

Christine R. Carter

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, October 31, 2023 9:29 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Christine R. Carter
Subject: RE: (EXT) Comments for the Project on 40 Quidi Vidi Road

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and engineering staff for their consideration/review. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion with the report that goes to a future regular meeting of Council on this matter.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Monday, October 30, 2023 6:33 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Comments for the Project on 40 Quidi Vidi Road

Hello,

Following are my comments for the project proposal on 40 Quidi Vidi Road:

I am so happy that first light chose this neighbourhood as their office and their plan to expand this space but I strongly oppose one proposal in it that is to have a road pass through the Cavell park.

It is troublesome given that it is a rare green space that has a community garden as well as a kid's playground in the downtown core. It is such a wholesome space used by families with kids and pets from a lot of residents of the east end of downtown. What makes this small space feel larger than it is that it is well protected from passing traffic, it has separate access points connecting many pedestrian paths culminating to this garden. You can have kids play freely in this park without having to worry about vehicles passing through. A road would not only start encroaching upon a safe green space but disturb the community feel of the space that it holds connecting all that borders the space. It is a perfect venue for hosting community events including some of the amazing First light events hosted in the past. And can be more fruitfully used by all the concerned members of the city by not having a road but to work with other possible solutions.

Thanks and best regards,

Karen Chafe

From: [REDACTED]
Sent: Friday, November 3, 2023 6:34 PM
To: CityClerk
Subject: (EXT) Comments on 40 Quidi Vidi Road "driveway" extension

[REDACTED]

Hello,

I find it astonishing that there's even a consideration to put a driveway through a public park. As a [REDACTED] live in the area and use this park almost daily. The proposed plans seem to pretend to infringe on the park as little as possible; however, in reality, the proposed plans make the green space practically functionally useless for anyone trying to do activities other than use the playground.

And that being said, purely from a safety standpoint, driving cars through a park with a playground also seems an incredibly shortsighted idea that will only make people angry.

There seems to be an undercurrent in this province, or in urban planning in general, that green spaces are either spaces for children or need to be carved up with crushed-stone walkways, manicured trees, or some other "attraction" to "lure" people — that idea here being present in the notion that it's okay to carve space away from the "rest of the park" that isn't near the playground. Meanwhile that space is as beloved and utilized as any other part of the park simply for being open, flat, and green. There's precious little of that left in this city.

Don't put a driveway through the park.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 2, 2023 10:35 PM
To: CityClerk
Subject: (EXT) Re: Project No. 232030 - 40 Quidi Vidi Rd.

[REDACTED]
Dear Sir or Madam;

I am sending this in consideration of [REDACTED] [REDACTED] [REDACTED]
[REDACTED].
[REDACTED] family and loved the neighbourhood. [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] now keep in touch with the neighbourhood to visit and [REDACTED] quite regularly and appreciate that we can have easy access to [REDACTED]
[REDACTED] and parking lot of the former St. Joseph's Church building presently owned by First Light St. John's Native Friendship Centre Inc.

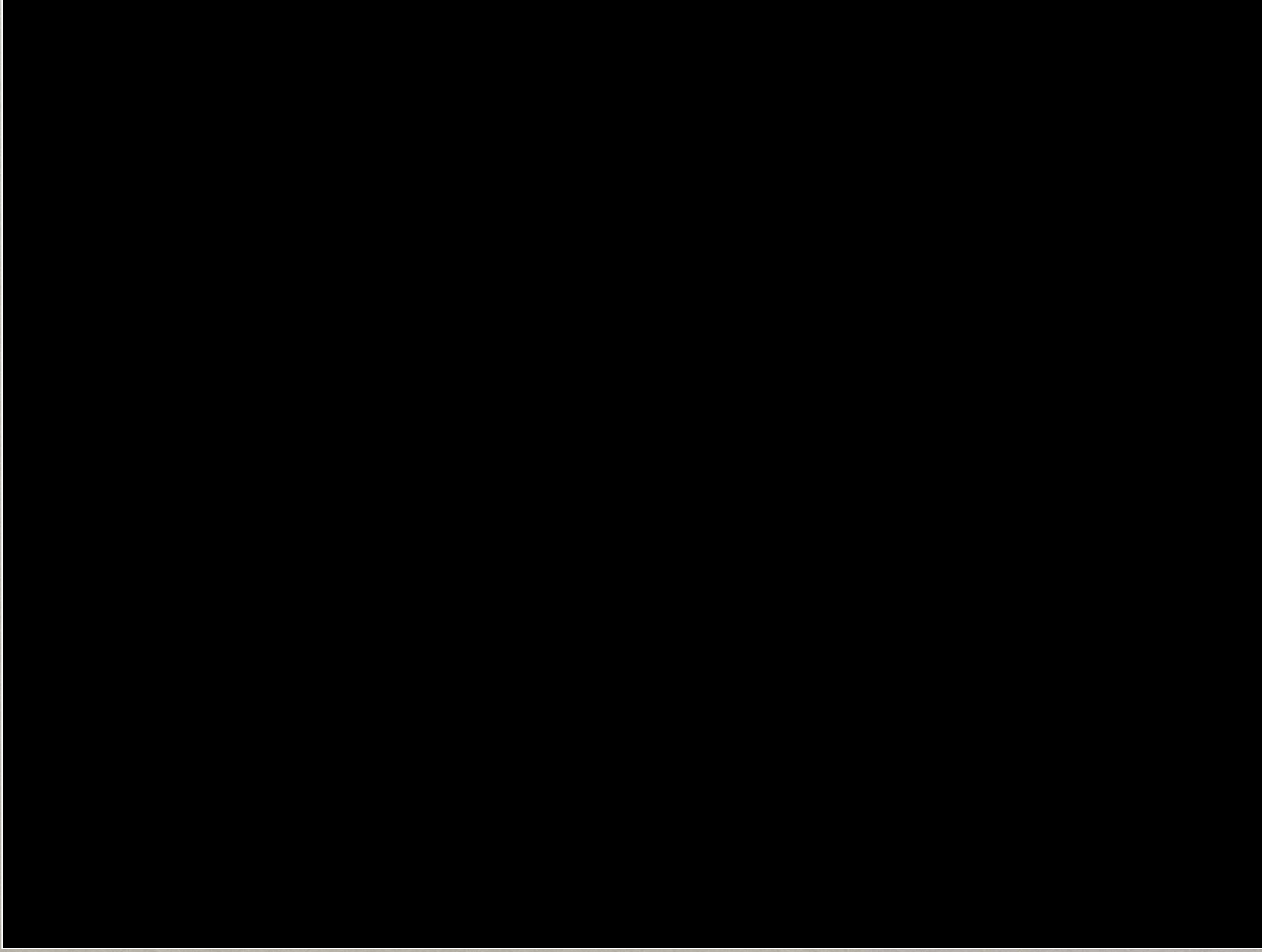
In the new proposed development plan, for the parking lot itself, it shows a right of access for the property of [REDACTED] It is good as it stands since all or almost all other properties on Cavell Ave. have driveways at the sides of their houses. We hope this right of access through the parking lot at 40 Quidi Vidi Rd. will be maintained for the present and future.

Also, regarding the Traffic Impact Analysis, Section 4.2.1, which says: "the turning sight distance cannot be met east of the access due to the length of Cavell Ave." and further that: "the limited sight distance is not expected to create safely concerns." This issue is very concerning, as some years ago, [REDACTED] was impacted by an incident involving [REDACTED] in a vehicle-pedestrian accident just at that intersection; [REDACTED] and the driver who was travelling on Quidi Vidi Rd. reported that he did not see [REDACTED] step off the curb to cross the street. Also, it is true that making a left turn at the bottom of Cavell Ave. is difficult and very much a safety concern with the "limited sight distance". Traffic has greatly increased in this neighbourhood over the past few years as Quidi Vidi Rd. is a main thoroughfare to Quidi Vidi Village, Signal Hill, and the Battery for tourism. I believe the Cavell Ave. intersection and access should be seriously considered regarding the proposal for change at 40 Quidi Vidi Rd.

Thank you for the opportunity to voice these concerns.

The city should reject the rezoning application for 40 Quidi Vidi Road and not approve the discretionary use as a place of assembly. The applicant does not meet the requirements of the terms of reference in the Land Use report. Public consultation was minimal and did not disclose the use of public land for driveway and additional parking. The building is massive and dominates the site. The illustrations minimize the scale and show views that do not exist. That the new place of assembly would begin operations at 11 AM and conclude at 7 PM must be questioned. The amount of taxi, delivery, and utility traffic is not accounted for. There is no lay-by area and no loading area. The project is too big for the site and cannot be supported without too many concessions. The city

circulated a notice of the public meeting that did not identify 36 Quidi Vidi Road and the use of Cavell Ave. Park as part of the development. Most questions concerned the use of the Cavill Ave. Park and Cavell Avenue as a thoroughfare. The proponent presented no information about the new building and proposed operations. No answers were given at the meeting and many questions were left unresolved. The city should reframe the terms of reference and a proper land use report be developed. All information should then go forward to a proper public meeting.



Karen Chafe

From: Engage St John's <notifications@engagementhq.com>
Sent: Thursday, October 26, 2023 10:07 AM
To: CityClerk; Ann-Marie Cashin
Subject: (EXT) A new question has been added to Questions

Hi there,

Just a quick heads up to let you know that a new question has been asked at 40 Quidi Vidi Road by [REDACTED]

The question that was asked is:

Why does the city's public information notice not include the integration of the Lunar Inn property, the annexation of Cavill Ave., Park for parking and the proposed changes to traffic routing on Cavell Ave.?

Please DO NOT reply to this email. If you want to provide an answer to this question, sign into your site and respond to the question from within the Q & A tool.

Regards

Bang The Table Team

Karen Chafe

From: [REDACTED]
Sent: Monday, November 6, 2023 10:53 AM
To: Mayor; Jill Bruce; Ophelia Ravencroft; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; Jamie Korab; Sheilagh O'Leary; CityClerk
Subject: (EXT) Re-Zoning of 40 Quidi Vidi Road
Attachments: [REDACTED]

[REDACTED]
Good morning

Just wanted to make reference to minutes a council meeting dated August 24th , 2009. The proposed extension of the parking lot into the park, at that time never did go ahead. The city, passed by a motion of council, were directed to have discussions with the provincial government to purchase, or have the land transferred to the city. This would have allowed council to keep Cavell Avenue Playground as a very valuable green space.

I ask council it they could check into this matter to see if there was any follow-up done.

I also ask council if they could once again start discussions with the province to have this park purchased or transferred to the city, so Cavell Avenue Playground can, once and for all, remain a valuable community green space, and not be turned into a road or parking lot.

Regards

5. Cavell Avenue Park

The Committee considered a letter dated July 28th, 2009 from [REDACTED] regarding her grave concerns about the loss of the Cavell Avenue Park green space to a parking lot. [REDACTED] frequents this park on a regular basis and it is also used by the neighbourhood. Councillor Duff indicated that as the land upon which the park is situated is provincially owned and is being sold for additional parking, that perhaps the City should take action to secure this land or a portion of it to maintain the area as an open space.

The Committee on motion of Councillor Galgay; seconded by Councillor Colbert: recommends that the City approach the Provincial Government with the intent of purchasing the Cavell Avenue Park or seek the transfer of this land so that it can be maintained as an open space.

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 2, 2023 1:00 PM
To: CityClerk
Subject: (EXT) 40 Quidi Vidi Road

[REDACTED]
Good day

Just wanted to have my opposition to the proposed rezoning of 40 Quidi Vidi Road on record. I have emailed all members of council late last week explaining my total opposition to the proposed road going through Cavell Avenue Playground. My concerns included...unsafe for children playing in the park....using valued green space used by all the community..... increased traffic on a very quiet cul-de-sac..... having to use an already dangerous intersection at the bottom of Cavell Avenue..... having less space to plow snow in the winter, [REDACTED] road is usually only one lane at best in the winter.

Also the picture of the property included in the rezoning never showed the road going through the park. People in the area only found out about this 3 days before the public meeting.

This rezoning should never be passed by council if the road going through the park is included. We all have to remember that among all the concerns we have, the SAFETY of our children and residents remain # 1.

Regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 2, 2023 9:56 PM
To: Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; Ken O'Brien; CityClerk
Subject: (EXT) First Light proposal and subsequent changes to Cavell Ave

[REDACTED]
Mayor and Councilors of the City of St. John's

[REDACTED] write in respect of the application from First Light, for a reconstruction to their building on Quidi Vidi Road, St. John's. In particular, the City's recommendation that, to accommodate this redevelopment, Cavell Avenue be made a thoroughfare by the construction of a road at the top of Cavell Ave, through the green space and Cavell Park situated there and linking up with the First Light parking lot. First of all, [REDACTED] do not oppose First lights application. [REDACTED] concern is two fold; one, safety and, two, the loss of green space. There are a number of safety concerns with the City's proposal, those being the safety of children in the area, [REDACTED] and, those using the park and greenspace. Also, as important, the extreme danger presented at the bottom of Cavell Ave with the increased traffic. This intersection of Cavell Ave and Quidi Vidi Road is already extremely dangerous due to the turn in Quidi Vidi Road where it meets Cavell Ave. Drivers exiting Cavell Ave have to proceed out into the drive lane on Quidi Vidi Road to see if there is any oncoming traffic..By approving the City's recommendation, this will exacerbate an already dangerous area. The second concern and no less important is the loss of green space and Cavell Park. There is very little green space in the east end and fewer parks for children, the nearest park being Bannerman Park. Cavell Park is used regularly by children in the area as well as children and adults from First Light. While some may argue that the park will not be affected, this is not true as the abutting green space will be gone to accommodate the road thereby reducing drastically the size of the play area. Then there'e the safety issue of children having to cross this new road to access the park. We are requesting that the City not approve this extension to Cavell Ave. and consider other alternatives when reviewing this application.

Thank you

[REDACTED]

Christine R. Carter

To: Karen Chafe
Subject: RE: (EXT) Protest to the proposal from First Light to request more parking and to put a road through to Cavell Avenue

From: [REDACTED]
Sent: Friday, October 27, 2023 1:47:12 PM
To: Sheilagh O'Leary <soleary@stjohns.ca>
Subject: (EXT) Protest to the proposal from First Light to request more parking and to put a road through to Cavell Avenue

Dear Deputy Mayor,

I am the homeowner of [REDACTED] and I am writing with regards to the proposal from First Light to request more parking and to put a road through to Cavell Avenue. In case you are unaware, [REDACTED] [REDACTED] from the proposed project.

Please note that [REDACTED] are COMPLETELY against this proposal and I intend to fight it in every way that I possibly can. There is a [REDACTED] [REDACTED] [REDACTED] who [REDACTED] and has [REDACTED] road safety. If you open up Cavell Avenue and turn it into a thoroughfare, you will be severely jeopardizing this [REDACTED]. For that matter, you will also be endangering every [REDACTED] [REDACTED] on this street (and I know for fact that [REDACTED] isn't the only one living on Cavell Avenue) and every other child who uses that playground. This is totally unacceptable to me as a resident and concerned citizen. Furthermore, [REDACTED] this area [REDACTED] and it's always been such a quiet, peaceful neighbourhood to raise a family, [REDACTED] would very much like to keep it that way. I have also been in contact with [REDACTED] regarding this who are as equally shocked, appalled, and upset by this proposal [REDACTED]

Please forward this letter to all other council members so they can be aware of the endangerment that this proposal poses to [REDACTED] children. Thank you. I would also appreciate a response to let me know that you have received the letter.

Sincerely,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Janet Norman

From: Karen Chafe
Sent: Friday, October 27, 2023 10:48 AM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Ken O'Brien; Jason Sinyard; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird; CouncilGroup
Subject: RE: (EXT) Protesting the proposal from First Light to request more parking and to put a road through to Cavell Avenue

My apologies [REDACTED]:

As you're aware, this is a public meeting scheduled for October 30th. As for when the report is to be submitted to Council, that is not yet confirmed but typically within 2-4 weeks of the public meeting being held.

Karen Chafe
City Clerk

From: Karen Chafe **On Behalf Of** CityClerk
Sent: Friday, October 27, 2023 10:45 AM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <rcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: RE: (EXT) Protesting the proposal from First Light to request more parking and to put a road through to Cavell Avenue

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and development staff for their consideration as well as members of Council as per your request. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion in the Regular Agenda of November 14th, 2023 at which time this matter will be referred to Council.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Thursday, October 26, 2023 2:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Protesting the proposal from First Light to request more parking and to put a road through to Cavell Avenue

Dear Sir or Madam;

I am the homeowner of [REDACTED] and I am writing with regards to the proposal from First Light to request more parking and to put a road through to Cavell Avenue. In case you are unaware, [REDACTED] [REDACTED] from the proposed project.

I want it noted on the public record that [REDACTED] are COMPLETELY against this proposal and [REDACTED] intend to fight it in every way that [REDACTED] possibly can. There is a [REDACTED] who happens to live on this street and has [REDACTED] of road safety. If you open up Cavell Avenue and turn it into a thoroughfare, you will be severely jeopardizing [REDACTED] safety. For that matter, you will also be endangering every [REDACTED] who lives on this street (and I know for fact [REDACTED] [REDACTED] Cavell Avenue) and every [REDACTED] who uses that playground. This is totally unacceptable to me as a resident and concerned citizen. Furthermore, [REDACTED] and it's always been such a quiet, peaceful neighbourhood to raise a family, we would very much like to keep it that way. [REDACTED] have also been in contact with [REDACTED] neighbours regarding this who are as equally shocked, appalled, and upset by this proposal as [REDACTED] am.

Please forward this letter to all council members so they can be aware of the endangerment that this proposal poses to [REDACTED] children. I would also appreciate a response to let me know that you have received the letter. Thank you.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, October 31, 2023 9:33 AM
To: Ken O'Brien; JohnAbbott@gov.nl.ca; Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; CityClerk
Subject: Re: (EXT) CAVELL AVENUE PLAYGROUND IS CROWNLAND; Call to HALT all plans for development

Good morning, everyone, and thank you to everyone who has responded so far. As I promised yesterday, I am going to include the information that [REDACTED] during last night's meeting, and [REDACTED] include a few points that I didn't actually get the time to say as time was extremely limited and there were a lot of people who needed to speak on this.

- * [REDACTED] [REDACTED] are the residents and owners of [REDACTED]
[REDACTED]
- * My family is physically endangered because of this proposal due to the fact that we happen to [REDACTED]
[REDACTED] they want to open up into a road
- * [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- * The current proposal is requesting to install an intersection [REDACTED] -- please, PLEASE consider how unfair and unreasonable it is to install a new intersection [REDACTED]
[REDACTED] you would not want this for YOUR family, please don't do it to mine
- * The intersection did not exist when [REDACTED], it is not fair to put one there now -- I BEG you not to put us in that position!
- * [REDACTED] needs to be looked at by city council, city staff, and First Light because it is so narrow that you can only go straight in and out of it -- this means that if you turn the top of the street into an intersection, [REDACTED] are going to be dealing with oncoming traffic when [REDACTED] hence [REDACTED] will be at risk of getting into a motor vehicle collision every time [REDACTED] attempt to get in and out [REDACTED]
- * In the wintertime when the Avenue is blocked with snow, are we going to be able to get to work in the morning? Are we going to be able to get [REDACTED] to school? Who will be responsible?
- * Whoever came up with these plans does not live on Cavell Avenue and are not the ones who will have to deal with any of the repercussions of it, specifically the extra traffic, the danger, the noise, the disruption to [REDACTED] lives, and the ruination of the peaceful enjoyment of [REDACTED] homes that [REDACTED] have known here for decades
- * Big plans were made for Cavell Avenue without discussing any of it with the people who actually LIVE on Cavell Avenue
- * [REDACTED]
[REDACTED] [REDACTED] able to go to the playground at the top of the street and [REDACTED] only had to watch for cars coming from below. [REDACTED] didn't have to watch for cars coming at us from every direction, and [REDACTED] certainly didn't have a roadway in the middle of our playground! All I want is for [REDACTED] to be able to grow up with that same safety
- * City Council and the Provincial Government have an obligation to protect [REDACTED] right to maintain the safety in [REDACTED] environment where [REDACTED] entire life

* If you vote in favor of the new road being installed through a children's playground, it will be reckless disregard for safety, you'll be putting ALL children's lives at risk (██████████), and if ██████████ or any other child gets struck by a car, you are going to have blood on your hands. Not only are they proposing to turn ██████████ into an unsafe and unfit environment ██████████ to raise ██████████ child, they are proposing to turn that playground into a deathtrap for any other child who uses it!

* Cavell Avenue and surrounding area is a HISTORICAL district -- ██████████ cannot change so much as a window in ██████████ house due to the Heritage Preservation Act, how can the City of St. John's change the layout of the entire street, take away a major portion of the playground, and turn a traditionally RESIDENTIAL, quiet, peaceful, little neighbourhood into a busy COMMERCIAL zone? -- This is a hypocritical double-standard, the City of St. John's is not playing according to their own rules

* The City has not dealt fairly with the residents on this issue because ██████████ were not told about the roadway in the original documents we were given pertaining to the proposed expansion; the City admitted that they erred on this

* First Light also do not want this new roadway to be installed -- NONE of us want this!

* First Light is also advocating to keep the playground a GREEN space

* First Light is only proposing the roadway because they were forced to do so by city planners who told them it was necessary for city regulations -- PLEASE either change that regulation or allow them an exception to it!

* Why are we considering a proposal that NO ONE, even First Light themselves, do not actually want?

* PLEASE let us all (city, provincial government, First Light, and residents) come together to come up with a better solution

* If the City are the ones who are insisting that the roadway has to be installed because of the city regulations, then please either change the regulation or allow an exception to it; ██████████ urge you not to change and disrupt the entire neighbourhood just because of a technicality that has extremely serious implications for the people who live here!

* This entire plan needs to be reworked to the satisfaction of everyone who lives in and uses this space

* As it was proven during last night's conversations, there is no need for a new roadway -- First Light is currently occupying the space that used to be St. Joseph's Parish and the people of this neighbourhood made it work back when that building when it used to be St. Joseph's. Allowing First Light to renovate without installing a new roadway is something that CAN work because it HAS worked before

██████████ this isn't going to magically go away because WE are not going away, ██████████ have already been here for ██████████, this is our ██████████, and the residents of this neighbourhood are NOT going to back down on this. This is a hill ██████████ ready and willing to die on, ██████████ going to fight to defend ██████████ and ██████████ the same way you would be fighting to save YOUR home and protect YOUR children if you were in my position. I also know that First Light also needs to renovate their space and I honestly WANT them to be able to do that, but not at the cost of ██████████ safety. There HAS to be another way. There's a lot at stake here on both sides and the only way this gets resolved is if everyone works together on a solution and everyone is REASONABLE. Expecting a ██████████ to live in the middle of an intersection isn't reasonable. Leaving the people who actually live in this area out of the conversation about our own homes also isn't reasonable. Please, municipal and provincial government, go back and rework this plan, give First Light a break on the ridiculous regulations that require this installation of a road through a playground that NOBODY wants, and this time, please involve the residents of this neighbourhood when you're making plans that are going to directly impact US.

Thank you ALL for your time and consideration, I sincerely hope that this matter will be resolved to the satisfaction for all.

Sincerely,

██████████

From: Ken O'Brien <kobrien@stjohns.ca>

Sent: October 30, 2023 4:16 PM

To: [REDACTED]; JohnAbbott@gov.nl.ca <JohnAbbott@gov.nl.ca>; Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Subject: RE: (EXT) CAVELL AVENUE PLAYGROUND IS CROWNLAND; Call to HALT all plans for development

[REDACTED] thanks for your comments and concerns. We will have a good discussion at tonight's public meeting (see <https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx> <<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.stjohns.ca%2Fen%2Fnews%2Fpublic-meeting-rezoning-application-for-40-quidi-vidi-road.aspx&data=05%7C01%7Ccityclerk%40stjohns.ca%7Cb256d4262abc43011ff908dbda094d76%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638343505767173539%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQljoIV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=EegWT66i6z2tseahQlUEmGijsZSiAitl%2FcTBCObm4Yo%3D&reserved=0>>).

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

[REDACTED]

From the applicant's land use report, page 36:

We realize the importance of park space, including the importance of Cavell Avenue Park for your neighbourhood and your family. The public comments and input will form part of Council's decision-making on the rezoning.

Ken O'Brien

Karen Chafe

From: [REDACTED]
Sent: Sunday, October 29, 2023 8:27 PM
To: CityClerk
Subject: (EXT) 40 Quidi Vidi Road

Good evening,

We are concerned about the proposed road/drive at 40 Quidi Vidi Road that will reduce green space at Cavell Park. As [REDACTED] who frequently uses the park, and [REDACTED] Cavell Park Community Garden, we feel that this reduction of green space and encroachment of a private road/drive on a public, recreational area will have an adverse effect on the quality of the park and neighbourhood.

It will make the park a less safe place for children to play given that cars will move immediately through the park's green space, cutting off a thicket of bushes that are a beloved "fort" for neighbourhood children.

While we support First Light's adaptive reuse of the building at 40 Quidi Vidi Road, we are very much not in support of the proposed new road/drive.

Thank you,

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Monday, October 30, 2023 3:44 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 40 Quidi Vidi Road

Thanks for your comments, [REDACTED]. WE hope to have a good discussion at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their review/consideration. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to referral to a future council meeting.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Sunday, October 29, 2023 10:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 40 Quidi Vidi Road

Hello,

I'd like to make an official statement with regards to the proposed development of 40 Quidi Vidi Road.

I do **not** support the plan as it is currently proposed in the land use report.

The redevelopment of the building is great and I welcome wholeheartedly First Light into the neighbourhood, However the plan states that there will be a one way road cutting through Cavell Park and this is completely **unacceptable**.

Downtown has too little greenspace as it is and any removal of park land for the use of cars is wrong.

This is a safe quiet space where [REDACTED] children play, where they are free, where they don't need to worry about cars. [REDACTED] of the community garden at the end of the park and use this space all the time. This would not be a negligible change, it would be significant to alot of people. Every vehicle would need to exit via this road and based on the size of the development that represents a considerable volume of traffic.

The charm of a small park like Cavell is that it is quiet and calm, ie away from cars. Even if a fence were erected to separate the road from the park the noise from hundreds of cars would ruin the experience, no one wants to picnic next to a road. Families couldn't kick a ball around or toss a Frisbie, because now it might go into a road.

The removal of park land hurts everyone. You may not hurt everyone for the sake of a few.

Develop the building leave the park alone.

Thank you,

Karen Chafe

From: Ken O'Brien
Sent: Monday, October 30, 2023 4:17 PM
To: [REDACTED] JohnAbbott@gov.nl.ca; Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; CityClerk
Subject: RE: (EXT) CAVELL AVENUE PLAYGROUND IS CROWNLAND; Call to HALT all plans for development

[REDACTED] thanks for your comments and concerns. We will have a good discussion at tonight's public meeting (see <https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>).

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

Dear Minister Abbott (MHA of our riding), Mayor, Deputy Mayor, City Clerk, members of City Council, City Clerk, and all City Staff;

I have previously written to you to make you aware of the fact that First Light's proposal will put [REDACTED] in danger because it would turn the top of the street ([REDACTED]) into an extremely dangerous intersection for [REDACTED] understanding of traffic safety. I intend to [REDACTED] tonight at the meeting and will be sending you a copy of it afterwards so you will have a better understanding of exactly how this plan is going to affect [REDACTED]

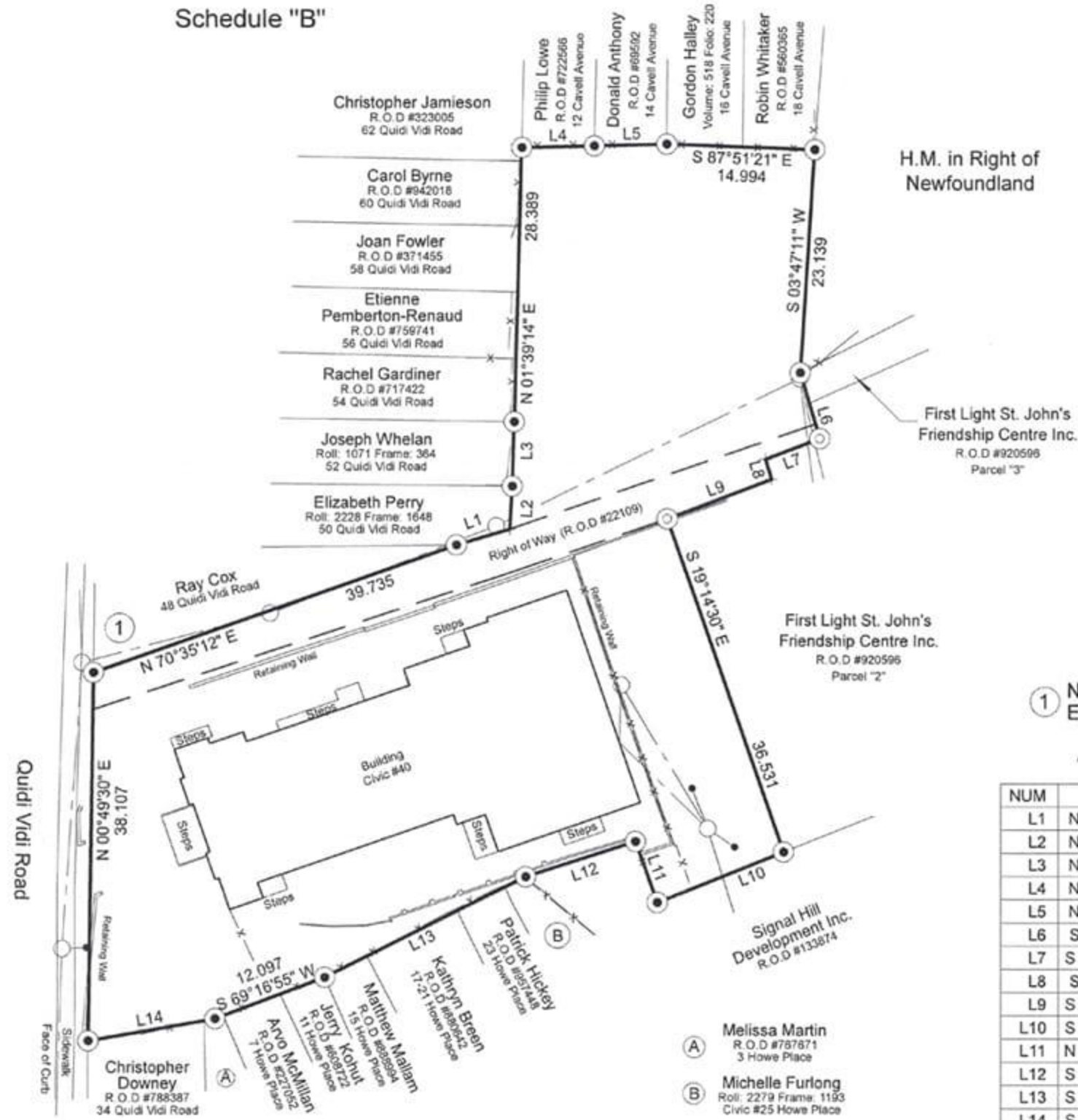
Today, however, I write to point out the fact that the top of Cavell Avenue, including the playground, is CROWN LAND, meaning that the City will first need to apply to the province before they can proceed with any such plans and we can elevate this issue to the provincial level. Therefore, I call upon all our elected officials and all city staff to put a HOLD on any and all plans of development until all parties have their proper input into this matter. There is a legitimate concern from the residents of the area that the matter is being pushed through and that the City has not dealt with us fairly on it. We need to do our due diligence and examine all aspects of this project before any permanent decisions are made and especially before any development begins that will cause irreparable damage to our area.

Thank you,

[REDACTED]

PS: For your convenience, I have attached paperwork to prove that the area is, in fact, Crown Land. Please find attached.

Schedule "B"



N
Grid North - Zone 1
CM 53° West (NAD 83)

Martin Surveys
& Land Services Inc.
P.O. Box 1068, Torbay, NL
A1K 1K7
Phone : 437-6593
www.martinsurveys.com

Unauthorized use or alteration is prohibited by law as outlined in THE COPYRIGHT ACT. This plan certifies the information shown as of March 01, 2021 and only as of that date.



James A. Martin, NLS.

Survey

Civic #40
First Light
Friendship Center Inc.

Quid^r
St. 39/92

Date 21-03

Job Number 908-08

Revision Number 00

Scale 1:600

Field / Plan KP / KP

Checked By JM

Control Used 82G3609

Scale Factor 0.999888

① N 5 270 471.654
E 327 557.080

Area = 0.362 Ha.

NUM	BEARING	DISTANCE
L1	N 73°05'53" E	5.718
L2	N 03°12'06" E	4.449
L3	N 01°48'39" E	6.680
L4	N 88°35'10" E	7.490
L5	N 88°35'56" E	7.790
L6	S 16°34'48" E	7.115
L7	S 69°04'52" W	6.017
L8	S 16°34'48" E	2.162
L9	S 69°04'52" W	11.528
L10	S 68°08'42" W	14.039
L11	N 19°38'20" W	6.691
L12	S 72°10'01" W	11.947
L13	S 63°22'52" W	23.220
L14	S 80°05'57" W	13.275

(A) Melissa Martin
R.O.D. #787671
3 Howe Place

(B) Michelle Furlong
Roll: 2279 Frame: 1193
Civic #25 Howe Place

Karen Chafe

From: Ken O'Brien
Sent: Monday, October 30, 2023 3:38 PM
To: CityClerk; [REDACTED]
Cc: Andrew Tobin; Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 40 Quidi Vidi Road

Thanks, [REDACTED] WE will discuss this at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

<planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird
<sbaird@stjohns.ca>
Subject: RE: (EXT) 40 Quidi Vidi Road

Good Morning:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their review/consideration. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to referral to a future council meeting.

Regards,

Karen Chafe
City Clerk

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

From: [REDACTED]
Sent: Sunday, October 29, 2023 8:27 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 40 Quidi Vidi Road

Good evening,

We are concerned about the proposed road/drive at 40 Quidi Vidi Road that will reduce green space at Cavell Park. As parents [REDACTED] uses the park, [REDACTED] Cavell Park Community Garden, we feel that this reduction of green space and encroachment of a private road/drive on a public, recreational area will have an adverse effect on the quality of the park and neighbourhood.

It will make the park a less safe place for children to play given that cars will move immediately through the park's green space, cutting off a thicket of bushes that are a beloved "fort" for neighbourhood children.

While we support First Light's adaptive reuse of the building at 40 Quidi Vidi Road, we are very much not in support of the proposed new road/drive.

Thank you,
[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Monday, October 30, 2023 3:42 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Thanks for your comments. WE will have a good discussion at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:



We are aware of the importance of park space, and the importance of Cavell Avenue Park to area residents. The public meeting is an important part of Council's decision process.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner
 City of St. John's – Planning, Engineering and Regulatory Services
 John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
 Mail: PO Box 908, St. John's, NL Canada A1C 5M2
 Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Monday, October 30, 2023 11:07 AM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>
Subject: RE: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Good Morning:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their review/consideration. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to referral to a future council meeting.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Sunday, October 29, 2023 10:08 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Dear Office of the City Clerk,

I do not support the proposed development of 40 Quidi Vidi Road, as it is currently described in the Land Use Report.

On Page 6 of the Land Use Report for the rezoning application of 40 Quidi Vidi Road, the Context Image (the figure at the bottom of the page) shows a new road going through the existing important greenspace of Cavell Park. This is labelled "7. New One-Way Exit onto Cavell Ave." in the legend.

There are several reasons that putting a road through the park is a bad idea:

1. We should not, in general, be replacing our precious urban greenspaces with pavement, and particularly not with pavements hosting cars. I'd argue this point anywhere in the city.
2. Cavell park is a peaceful place used by many sectors of our population, and all ages. It is a restful area. A good place for picnics, yoga, quiet play, reading a book. It's already a small park, but it is green on most sides, which is restful for the mind. The park cannot fulfil this function well if there is a road inside of it.
3. Children and adults currently use this area to play ball and frisbee games, tag, etc at other times of day. (I will point out that even the kids from *First Light's own daycamps* use this space every day all summer.) It is a safe place to do these activities. The balls don't end up in the road. The kids don't get run over by cars. No one needs to yell at the kids to keep them "in bounds", with a consequence of error of being run over by a car. Presently, all the cars adjacent to Cavell Park are relatively far from the kids, and are going very slowly: There's a fenced-off traffic turnaround on the Cavell Ave side, and parking spaces on the First Light side. However, with every car visitor to First Light potentially having to pass through a new exit road, which runs the length of the running-games part of the park, and at a much smaller distance to playing kids - well, that's many metres of traffic that would have to be fenced off effectively to even approach making this safe.
4. Raspberry plants are growing in precisely the area indicated for the new exit road. So even if one would say "Are the kids really playing right next to the edge of the park?", I would reply that we're using that space too, for foraging and wildlife habitat, besides having a buffer between park activities and roads.

Why is a new exit road needed, anyways?

Despite anticipated increases in programming, if the parking lot is not increasing in size... why do we think that the traffic will increase beyond what is currently handled with the parking lot's existing entrance? It seems to be good enough for now - what has changed?

Reasons that the road need not be put through the greenspace, even if the cars need some new exit road:

1. Let's let the traffic exit through *existing roads* which are adjacent to the other side of the First Light property.
2. There is absolutely no reason that the concerns of residents to the right of the First Light building (Howe Pl., St. Joseph's Lane, Power's Ct) are any more important than the concerns of those located on the Cavell Ave side, who this new traffic will impact at all hours that the centre is open.

What a waste of our greenspace a new road through the park would be.

No objections to First Light in general, or in expanding the building and bringing increased recreation and cultural facilities to this location. The building itself looks great.

But let's not ruin something that's already good by putting traffic into a park.



p.s. As an aside: I find it irritating and irresponsible that the image here [<https://www.engagestjohns.ca/40-quidi-vidi-road>] does not adequately indicate that the areas around the yellow "subject property" box will be potentially annexed for this project. Now that the Land Use Report exists, there should be some way to update that page to show that the park's current conditions are in peril.

Karen Chafe

From: Ken O'Brien
Sent: Monday, October 30, 2023 3:36 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 40 Quidi Vidi Road; Proposed Development Concerns

Thanks, [REDACTED]. You've devoted a lot of time to your comments.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:



November 3, 2023

Office of the City Clerk
P.O. Box 908
St. John's NL
A1C 5M2

BY EMAIL: cityclerk@stjohns.ca

Re: Rezoning Application for 40 Quidi Vidi Road

I am a resident/owner of [REDACTED] I was born and raised in a nearby neighbourhood, but I am very familiar with the old "St. Joseph's parish." I frequently attended mass at St. Joseph's church with my family; I had friends who attended St. Joseph's school and I took part in extra-curricular activities there; I dated a boy from Signal Hill for two years; I have shopped at Belbin's throughout my adult life. I bought this property ten years ago, and now, I am hoping to enjoy a safe and happy retirement here.

I attended the public meeting on October 30 [REDACTED]. It was very heartening to hear the widespread support in the neighbourhood for the excellent work that First Light has been carrying out here and in other parts of the city. I think that there is a lot of good will to try to help their efforts succeed. But in order for this particular initiative to maintain that support, we really have to find a balance between the hopes and needs of First Light and those of the many other residents of the neighbourhood.

Clearly, a site of tension is the likely impact of the proposed development on Cavell Park, which serves a very significant role as an urban green space. It is not a large park, but it is of sufficient size to accommodate swings and slides, family picnics, small neighbourhood events---even a pick-up game of Rounders, should anyone be inclined. It attracts various species of wildlife, an important benefit to urban neighbourhoods. Additionally, a number of neighbourhood residents make use of the community garden there. Because it sits just beyond the Cavell Avenue cul-de-sac, the park can currently be safely accessed by anyone in the neighbourhood, including children, Miller Centre patients, people with disabilities, and seniors. Running a roadway through it to empty traffic from the First Light centre onto Cavell Avenue will completely compromise that safe access. It will make the park not only less attractive but less viable for current uses. Surely, that cannot be the City's intention, because it would be in contravention of the Environ St. John's Plan, which specifically affirms the City's commitment to maintaining the city-wide system of parks and open spaces to encourage biodiversity and quality of human life.

The proposed thoroughfare also poses a heightened risk to people living on Cavell Avenue itself. I found it particularly heartbreaking to listen to residents of the street speak at the October 30 public meeting about their sense not just of intrusion, but of actual danger from the proposed traffic changes. Most were speaking as families who have long lived in the area---some for four or five generations. They already have profound difficulties entering onto Quidi Vidi Road because the overall traffic flow has increased exponentially over the past decade and the street has become a speedway for souped-up trucks and motorcycles. (The current traffic-calming efforts do nothing to stop the onslaught; SUVs and trucks can clear the speedbumps easily, while motorcycles simply drive through the gaps in the current installations.) In essence, if this proposal is passed, the Cavell Avenue residents will be facing increased danger on both ends of their street.

All residents of the neighbourhood have already had difficulties dealing with intensifying traffic. Vehicles come careening around the corner by HMP at high speed. And how there have not been multiple deaths at the intersection at the base of Signal Hill (the “intersection of anger” or the “intersection from hell”), I do not know. And the traffic and parking congestion is clearly going to increase in the area if this proposal is passed in its current form---as evidenced by the additional 56 parking spaces that First Light will need and references to increased taxi activity at the entrance. Although this issue received little attention at the public meeting, it is clear that moving the First Light clinic from another part of the city to the new facility will cause this increase in activity, as all other services are already available at the site. Is this relocation of the clinic essential to the health of the patients, or is it more so an attempt to bring multiple services together for convenience and cost-effectiveness? I realize that the latter would be important to First Light and their clients, but perhaps the clinic should be established at another location in order to prioritize safety for all residents.

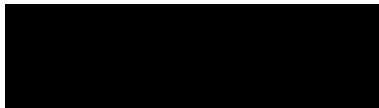
The footprint of the building itself is much too large for this small residential neighbourhood. At four storeys, it will be much taller than any of the other structures on the affected streets. I cannot imagine how claustrophobic the immediate neighbours on Quidi Vidi Road and Howe Place will feel as the facility pushes out towards the boundaries and squeezes every last inch out of the property lines. Is it possible to scale down the size of the building? Might First Light be willing to compromise and try to do a bit less---i.e., cut back on the number or the scale of services planned---for the sake of contributing to both the physical and emotional health of the broader community?

Finally, with re-zoning from R3 to RM, I worry about the potential for future incursions into the neighbourhood. This is a heritage area, and we residents moved into the neighbourhood and improved our homes with the understanding that the City would respect the built heritage of this place. The façade of the building, as proposed, does not reflect the built heritage of either the settler community or Indigenous communities. If rezoning to RM is permitted, we open ourselves up to other uses at the discretion of council. One of those potential uses would be an apartment building. What size of apartment building might be permitted? How tall might it be? What size might its footprint be? It seems that the residents of the neighbourhood are being asked to accept a lot of risk on the basis of faith alone.

While I appreciated the public consultation on Monday past, I felt that a lot of questions remained unanswered by the end of the meeting. Is there any intention to provide answers to concerned residents? Will there be another public forum that the architects and city planners could attend to speak to residents' concerns? I think that a further public consultation is necessary in order to ensure transparency and to maintain the good will that First Light has already earned in the area.

Thank you for your attention to my concerns.

Sincerely,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the contact information, consisting of two lines of text.

cc. Councillor Ophelia Ravencroft, oravencroft@stjohns.ca

Re: 40 Quidi Vidi Rd Proposal and Rezoning

I attended the public meeting on this proposal [REDACTED] on October 30th. While I do not live in the immediate neighbourhood, it is often on my walks; I do go there routinely to visit, and also to make use of the small businesses so I offer some comments within that framework.

1. Size and Shadows: As far as I can determine from the LUR, the building will be considerably larger than the one currently on the site. In addition, it will leave only the minimum clearance between the houses and the structure, particularly those on the harbour side of the building. And for the most part the building appears to be about four stories high (I know that we are not to think in terms of stories now but old habit die hard☺). The appendix showing the shadow on December 21st certainly indicated that a number of homes close to the building will be in its shadow during many hours on winter days. All in all, this structure will loom over the existing houses.
2. Heritage Area 3. While there seems to be growing loosening of designs that are allowed in a Heritage area 3, this building is certainly well outside them. I appreciate that there is much discretion given to the Council in Heritage 3 areas, however, this building design while interesting, certainly stretches the concept to the limit, if not beyond. I appreciate that the Built Heritage Committee has yet provide its report in the appropriateness of the proposal for Heritage Area 3.

The artistic representation of the building in the LUR shows a lovely redevelopment of an old and perhaps somewhat uninspired construction. I do have a question; however, regarding what appears be clear glass on the first and fourth floors. Will the glass actually be clear giving concerns about birds being killed flying into large windows? Will the glass be that whitish color, or be a dark shade that you see on many office buildings? If so what will that do the "Presence" of the building. And, what will the impact be on the nearby houses.

3. Noise: There is a community space outside the glassed in area on the 4th floor (harbour side), i.e. the roof top garden and gathering space. It is a considerable external space and can be used for various activities. It is directly adjacent to, and looks over the houses on the harbour side. How much disruption will that cause to people living in those homes?

When will the noise from these and other community events cease in the evenings? It is my experience that people "hang about" on steps and sidewalks during and certainly after events. This is not the type of activity that police will come to attend to if called, and the noise by-law does not come into effect until 11:00. I too live in a "downtownish" neighbourhood. Unfortunately for those of us with homes in these areas, there is considerable night time noise

created by people on short term stays (e.g. Air B&B's), or those passing through to go to or attend activities. This can negatively impact the comfort and sleep of permanent residents.

4. Parking: The parking in that area is already quite restricted; not an uncommon situation in the older areas of the City as we know. It is difficult to find a parking spot in the area, and as you can tell from signs like the one at Belbin's asking people not to use their parking lot, the small businesses are already being affected. The anticipated need for parking relief of 57 places would indicate that this project would further impact these businesses, and also the parking for residents and visitors to houses on Quidi Vidi Rd, Signal Hill, and the road leading to the Battery.

It was also a bit concerning that on the one hand the proponent stated that there would not be new activities at the site, so there would not be increased traffic or need for extra parking. However, at a later time in the meeting, one of the proponents mentioned that they would look forward welcoming some of their other activities that happen in the downtown to use this space. If the former, why is there a need for parking relief for 57 new parking spaces? If the latter, what will the impact on parking, traffic and noise activity be?

5. Clinic: There is a clinic planned. What is the intended use? Is it likely that the noise created by servicing the clients really going to be concluded at the time posted in the LUR? Treatment centres have a habit of having quite extended hours. Taxi and possible ambulances will be coming and going. The sketch in the LUR shows 8 cubicles. Would this be the expected number of patients at any one time? If the clinic on Brookfield Rd is closing, will this one be absorbing all the clients from that in addition to new patients from the east-end of the City? I don't think that any information on the activity generated in the west end clinic was provided. Again, what kind of external activity, both pedestrian and vehicular, will this create?
6. Local Road? The traffic study (Appendix 11) identified Quidi Vidi Rd as local road. If it was ever a local road, that type of use ended at least 7 or 8 years ago when drivers from the northeast neighbourhoods and communities, e.g. Logy Bay, Torbay, etc.) discovered that all those lights and congested streets like King's Bridge, Portugal Cove, and Carpaisian roads, could be avoided by heading further east, going through Quidi Vidi Village, and heading down Quidi Vidi Road toward the downtown. And then, there are the endless large motor bikes that thunder up and down that road in the spring, summer and fall. Perhaps the traffic study should be looked at again.
7. Is No 36 Quidi Vidi, which is own by First Light, part of the site and thus the LUR information? I am having trouble deciding based on the diagrams provided. Has that building already been zoned/rezoned for uses related to these First Light activities? If so what are they?
8. City's climate action plan. The City has a sustainability plan in which it states that it will protect green spaces. In addition to the little park which is of course of concern to the neighbourhood

families, there appears to be other natural green space this will get absorbed into this development. This will be unfortunate as the downtown is the densest housing area of the city.

9. There is a mention of some decision being referred to the Province. Does that mean that the neighbourhood should expect an EngageNL process to be implemented as well?

One last comment in conclusion – I have attended many Engage public meetings including ones about development in the downtown. My experience has been that these meetings have been more a dialogue with the attendees raising concerns, and the proponents providing a response or if the information was not available immediately, providing it at a date prior to the Council's decision. This did not appear to happen at this meeting. In a relatively recent development process, the proponent undertook to hold a follow-up meeting to continue the discussion and address concerns raised. This is a substantial proposal with far reaching implications. Can further consultation be expected?

Thank-you as ever for considering my input.



Christine R. Carter

From: [REDACTED]
Sent: Monday, October 30, 2023 6:26 PM
To: Ken O'Brien
Cc: CityClerk; Andrea Roberts; Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: Re: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Dear Ken,

Thank you for the reply.

I sincerely hope that council and decision-makers will take the comments from the public, both by email and those which come up during the meeting, into account in good faith before approving a final version of this project.

The expansion of such a facility should not go forward as planned if it causes such a major disservice to the neighbourhood in the form of a degradation of park space in order to do so. Other creative solutions should be explored first.

The explanation of how the idea for the new road originated in *no way* alleviates any of the concerns stated in my original email.

[REDACTED]

On Mon, 30 Oct 2023 at 15:41, Ken O'Brien <kobrien@stjohns.ca> wrote:

Thanks for your comments. WE will have a good discussion at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:



We are aware of the importance of park space, and the importance of Cavell Avenue Park to area residents. The public meeting is an important part of Council's decision process.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner

City of St. John's – Planning, Engineering and Regulatory Services

John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's, NL Canada A1C 5M2

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk

Sent: Monday, October 30, 2023 11:07 AM

To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LlyghtleBrushett@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>

Subject: RE: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Good Morning:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their review/consideration. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to referral to a future council meeting.

Regards,

Karen Chafe

City Clerk

From: [REDACTED]

Sent: Sunday, October 29, 2023 10:08 PM

To: CityClerk <cityclerk@stjohns.ca>

Subject: (EXT) 40 Quidi Vidi Road rezoning comment (exit road complaint)

Dear Office of the City Clerk,

Christine R. Carter

From: Ken O'Brien
Sent: Monday, October 30, 2023 4:07 PM
To: CityClerk; [REDACTED] Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter
Subject: RE: 40 Quidi Vidi Road Proposal (Cavell Avenue Park)

[REDACTED] thanks for your comments. We will have a discussion about this at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:



We realize the importance of Cavell Avenue Park for area residents. The public comments will form part of Council’s decision-making.

Ken O’Brien

Ken O’Brien, MCIP - Chief Municipal Planner
 City of St. John’s – Planning, Engineering and Regulatory Services
 John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
 Mail: PO Box 908, St. John’s, NL Canada A1C 5M2
 Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Monday, October 30, 2023 2:51 PM
To: [REDACTED] Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>;

Planning <planning@stjohns.ca>; Christine R. Carter <rcarter@stjohns.ca>

Subject: RE: (EXT) Re: Contact List for City - 40 Quidi Vidi Road Proposal (Cavell Avenue Park)

Good Afternoon:

Thank you for your email. Via this response, I am forwarding it to our planning and engineering staff for their consideration/review. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion with the report that goes to a future regular meeting of Council on this matter.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]

Sent: Monday, October 30, 2023 2:29 PM

To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>

Subject: (EXT) Re: Contact List for City - 40 Quidi Vidi Road Proposal (Cavell Avenue Park)

To: Mayor, Deputy Mayor, Counsellors, Chief Planner, City Clerk

Upon reading the Land Use Report, little or no consideration was given to the residents of Cavell Avenue or Quidi Vidi Road.

How are emergency vehicles (Police, Ambulance, Fire Trucks) going to access Cavell Avenue, and facing oncoming traffic coming down Cavell Avenue from First Light?

No consideration was given to residential garbage collection, snow clearing.

When snow clearing is performed, the only way to clear the street is to push the snow up into the park. During snowstorms, the street becomes very narrow, and residents have to park further from the curbside, making it much more difficult to access and causing more hazards for those who use curbside parking and also their driveways. During the wintertime, should an emergency occur, Cavell Avenue will become very narrow and hazardous. And during a storm, vehicles can tend to get stuck on the street, blocking the street. With the buildup of snow and snowdrifts, along with curbside parking, only an all-terrain vehicle will only get through.

Taking a portion of the park, which local families use is not acceptable. Families use this park for play and walking their pets.


I am sure the resident's property value will be affected through rezoning.

At the end of Cavell Avenue, there are 2 blind turns. One left, one right. On a good day, it is hazardous. As an example, before leaving Cavell Avenue for Quidi Vidi Road, I have to put the window down in the vehicle, turn the radio off, and listen for traffic, to get some idea what is coming, then quickly look left the right, then quickly get onto Quidi Vidi Road. The residents, being accustomed to this intersection, know what to expect when commuting and I'm sure, others not familiar with this intersection are in for a rude awakening.

During snow clearing, snow is pushed up to both corners at the bottom of Cavell Avenue making it near impossible to view Quidi Vidi Road for traffic. What kind of speed is going to be posted? Who is going to enforce it?? Who is going to be responsible/liable should an accident happen on Cavell Avenue as a result of this new development?

Those so-called speed bumps on Quidi Vidi Road are not effective, they are not big enough, Cars and trucks pass over those as if they weren't there.

All you need is to visit and talk to the residents of Cavell Avenue and see for yourself, the potential impact this will have for the residents of Cavell Avenue and adjacent Quidi Vidi Road. Reviewing an application on paper is not the same as actually looking at ALL ASPECTS of this project. Does anyone have any idea what Cavell Avenue looks like in the wintertime? If you want, I can get you some pictures. Come and visit Cavell Avenue, try exiting onto Quidi Vidi Road with your vehicle, try to see around blind turns, when traffic is coming both ways.

 Other residents on this street have been here longer. Consult with the residents. They will tell you much the same.

This project is maybe fine for First Light. The access to Cavell Avenue is not fine with us.

Section of Land Use Report:

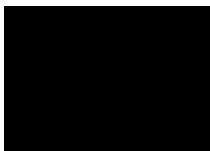
OFF-STREET PARKING AND SITE ACCESS

First Light will need to be permitted access to the lands required to install the proposed driveway connection to Cavell Avenue, and discussions are in progress between The City's Legal Division, First Light and the Province to address this.

Are there discussions in progress to consult with the residents of Cavell Avenue?

The access to Cavell Avenue from First Light must be withdrawn.

Yours truly,



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


Sent: Sunday, October 29, 2023 9:55 PM

Subject: Contact List for City - 40 Quidi Vidi Road Proposal (Cavell Avenue Park)

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 2, 2023 11:43 PM
To: CityClerk
Subject: (EXT) Rezoning Application 40 Quidi Vidi Road

[REDACTED]
Hello,

I am writing regarding the rezoning application for 40 Quidi Vidi Road. I am a resident living in the affected zone and wish to note my objection to the inclusion of a clinic, 54 parking spaces (unless they are not visible from Quidi Vidi Road and do not include the space at the end of Cavell Street), and opposed to buffering and screening.

I have no problem with rezoning to include an office, place of assembly but I am opposed to a clinic at this location and opposed to the buffering and screening consideration as well as a parking lot(s).

This is more or less a quiet, historical, residential neighbourhood. Rezoning to include a clinic, as well as buffering and screening, will significantly change the identity and streetscape of the area. Not only to a potential change to the outside of the physical building, in front of the building and potentially areas around for the creation of parking, but to the impact that a clinic, associated parking and screening will have on the neighbourhood, it's historical value, the families who live here and the general uniqueness of this community.

Firstly, can the services offered by a clinic be regulated by the city? There are many small children living in this area, many of which play in the park directly behind 40 Quidi Vidi Road. Unless the city have the authority to regulate the services offered by that clinic I am opposed to one being there due to the potential that a methadone clinic be offered now or in the future. Not only will a regular clinic increase the number of people, like many adults, utilizing the park, but a methadone program within the clinic, if it were to be offered would increase the number of people loitering in the area for longer periods of time. If they were to loiter in the park the many children in this area would lose their space to play freely and potentially safely. If people were to loiter in the street around the clinic there would be an increase volume in the area which will impact the wellbeing of the community.

Further, loitering in and around the street could impact the tourism revenue in this area. The area around 40 Quidi Vidi Road is a historical area which draws significant tourism every year, which a methadone clinic, if one were to be offered from the clinic, would likely impact the income generated by tourism in this area.

Further, there is already a hospital in this area. Rezoning to allow additional clinical spaces, screening and additional parking where a significant amount of parking lots already exist, will greatly impact the historical/ heritage makeup, the property values in the immediate area, and change the makeup of the neighbourhood features away from heritage, historic residential. The area is currently impacted by increase vehicle volumes during tourism season. Opening a clinic could also impact the overall noise levels in this quiet residential area year round (outside of the volume from tourism season). It would be unfair to the residents of this area to increase the volume of people in the area the year round, where other neighbourhoods don't have that added stress year round.

Further, increased, regular and consistent traffic on Quidi Vidi Road and potential Cavell Street, for those going to a clinic, will be unsafe for the children and residents in the area. It is already difficult to see if and when cars are coming from either direction due to cars parked in the road and the curves near 40 Quidi Vidi Road, Cavell and also Forest Road near the Miller Centre. Crossing the road and even parking in my own driveway is often difficult and unsafe as it is difficult to see around parked vehicles and because traffic do not stop or yield. Crossing the street [REDACTED] is also

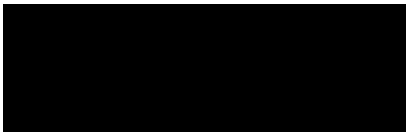
difficult as vehicles come quickly around the bends of the streets mentioned. Increased traffic to a clinic will add extra pressure to what is already challenging.

Additional parking space visible from Quidi Vidi Road will be unsightly, again significantly changing the makeup of this historical area and the economic income that tourism brings here. What tourists want to come to this beautiful city to look at a street that could be entirely made up of parking lots on one side? Probably not many. I am also oppose to parking spaces being made available at the end of Cavell Street where many children in this neighbour go through to access Cavell Park.

I ask that the city not allow the inclusion of a clinic in the rezoning application, nor buffering and screening.

Can you please advise what I need to do with my comments to ensure they are included in the consideration for the rezoning application.

Kind Regards,



Christine R. Carter

From: Karen Chafe on behalf of CityClerk
Sent: Monday, October 30, 2023 2:48 PM
To: Christine R. Carter
Subject: FW: (EXT) A new question has been added to Questions

For your folder for tonight

From: Engage St John's <notifications@engagementhq.com>
Sent: Monday, October 30, 2023 2:03 PM
To: CityClerk <cityclerk@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>
Subject: (EXT) A new question has been added to Questions

Hi there,

Just a quick heads up to let you know that a new question has been asked at 40 Quidi Vidi Road by [REDACTED]

The question that was asked is:

What is the intended use of the clinic. Which services will be provided exactly. Will there be a methadone clinic and/or future safe inject site?

Please DO NOT reply to this email. If you want to provide an answer to this question, sign into your site and respond to the question from within the Q & A tool.

Regards

Bang The Table Team

Christine R. Carter

From: Karen Chafe on behalf of CityClerk
Sent: Monday, October 30, 2023 10:58 AM
To: [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: FW: (EXT) 40 Quidi Vidi Road; Proposed Development Concerns
Attachments: Cavell Avenue Playground.jpg; Quidi Vidi Road Cavell Avenue South.jpg; Quidi Vidi Road Cavell Avenue North.jpg; Cavell Avenue Snow.jpg

Good Morning:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their review/consideration. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to referral to a future council meeting.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Saturday, October 28, 2023 6:10 PM
To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>
Subject: (EXT) 40 Quidi Vidi Road; Proposed Development Concerns

Good day.

I trust this letter finds you well, and I thank you all in advance for the time committed to read and address my concerns.

Speaking for [REDACTED], and unofficially on behalf of the residents of Cavell Avenue, I am writing with regards to the application before the City concerning 40 Quidi Vidi Road. [REDACTED] Cavell Avenue, I trust my opinions and concerns will be received with open ears, open mind, and respect.

On October 13th, [REDACTED] received correspondence from the City inviting engagement at a public meeting, or through other avenues, to express concerns around this proposed development. I must express my displeasure in the graphic accompanying that correspondence, which highlighted the boundary of said property, and the brief summary contained within. Neither portrayed the full scope of proposed changes to the neighbourhood. Assuming development would be contained to the property itself, I was either in support of, or indifferent to, all aspects of the development as we were initially shown. The only concerning issue I had at the time was the request for relief parking, which would include the south side of Cavell Avenue. That side of the street is not permit-only. I would have initially only lobbied to have permit-only parking added to the south side of Cavell Avenue, as it's the only parking available for half the residents on that side of the street, and for visitors to the street in its entirety. The idea of permit-only parking on both sides of Cavell Avenue is not a bad one, and it's something I would like to explore further at a later time.

That said, it is thanks to the diligence of one of our neighbours that we learned (on October 26th) of the proposed plans for an egress lane from the parking lot of First Light, through Cavell Avenue Playground ("Playground") onto the top of Cavell Avenue. This idea is fraught with safety concerns I, and many residents of the street, feel were not appropriately addressed in the Land Use Report ("Report") posted to the Engage St. John's website on October 12th. Many residents never thought to look at the Report because we believed development would be confined to the property in question. One could argue we were misled into that belief. I am of the opinion that the City should have been forthright and transparent on this matter, and not hide it inside a Report that many area residents were lead to believe wouldn't affect them.

The first issue I'd like to address would be the safety of anybody using the Playground. [REDACTED], [REDACTED] Cavell Avenue community for [REDACTED]. In fact, [REDACTED]. For decades children of all ages, from all over Signal Hill, The Battery, Forest Road, and the surrounding areas, have used Cavell Avenue Playground, including all its green space, and continue to do so year-round. In recent years a Community Garden has found a home on the south end of the Playground, which has meant an increase in the number of children frequently playing in every corner of the park. It is my understanding that First Light plans on using the playground extensively and add to its lure, energy, and vibrancy. It's a relatively sheltered, contained, and safe space for children young and old to run, play tag, kick a soccer ball, or throw a frisbee or baseball. Additionally, barbecues, birthday parties, personal fitness classes, and social events have all been held in the Playground, increasing in frequency each year. It's a valued green space. Placing a nearly five metre-wide road through that green space affects the usability of the Playground, and threatens the safety of the children who frequent it, including the children engaged in activities through First Light itself. I have attached a photo taken from the swings in the park of children, [REDACTED] playing. As you can tell from the photograph the entire green space is used, and there is no room to put a road through that green space and maintain a safe play area for children.

When [REDACTED] heard discussion in the house over the proposed development [REDACTED] asked what was going on. We told [REDACTED] they were planning on putting a road through [REDACTED] park." [REDACTED] sad reply? "They're putting a road through my park? Will I still be able to play there?" The only response we

could give [REDACTED] was, "Not as safely as we used to." [REDACTED] become friends with so many other children in that Playground, and I refuse to entertain the idea of something tragic happening to any of them because the park in which they play has a road running through it. Placing a road through the Playground is an irresponsible decision.

The second issue I'd like to bring forward was addressed in section 4.2.3 of the Traffic Impact Analysis, and it deals with Sight Distance, specifically at the intersection of Cavell Avenue with Quidi Vidi Road. The Analysis states there is roughly 50 metres of sight distance to the south of the intersection of Cavell Avenue, which is incorrect. The actual distance (I measured) from where a driver sits in a vehicle at the stop sign to where they can affirmatively see a car approaching from the south (to their left, just before an approaching motorist reaches the permanent speed bumps) is closer to 30-35 metres. This is less than half the distance required by the TAC, and that's on a road where cars are traveling at 40 kph. I will address speeds in a moment.

I must insist the Analysis was conducted during a time when no snow was on the ground, as it wasn't mentioned in the Analysis as it pertains to sight lines. To compound the issue of sight distance at this intersection it must be known that when any moderate accumulation of snow is on the ground sight distance at this intersection is greatly reduced in both directions. Drivers turning off Cavell Avenue routinely are forced to slowly proceed into the intersection until they can ensure no cross-traffic is present. This, just as routinely, puts the front of their vehicle well into the intersection and into the path of approaching motorists. A utility pole, sign post and fire hydrant on the north corner of Cavell Avenue, and often legally-parked parked vehicles on the south corner make removal of this snow difficult. Only on occasions of Snow Removal Operations or a significant snow melt do we see an improvement of sight lines at this intersection in the winter. Motorists traveling along Quidi Vidi Road in the winter often are not able to see vehicles stopped at the stop sign until they are almost on top of the intersection. I have attached two photos showing this intersection from the [REDACTED] car while stopped as far into the intersection as I could without being in the path of passing motorists. As you can tell from the photos these were taken after a relatively small snowfall, and there is minimal encroachment of snow and parked vehicles into the driving lanes of Quidi Vidi Road. Despite the small amount of snow you can barely see ten metres to the south and thirty metres to the north. If you were to factor in a moderate snowfall, or several subsequent snow events adding to the accumulation, turning from the intersection becomes increasingly risky. In summary, this intersection is dangerous in the winter, and it's only thanks to the familiarity of area residents and low traffic volume that this hasn't factored into any major collisions. It is inappropriate as a forced thoroughfare through a commercial parking lot.

While speaking of snowfall I'd like to bring your attention to snow accumulation and snow clearing on Cavell Avenue. [REDACTED] is a Priority 3 road, which means it may not receive a pass from a plow until close to twenty-four hours after a major snow event. I have attached a photo taken after a moderate snowfall of roughly 5-10 centimetres. There is only one vehicle in the photo, but you can clearly see where a vehicle had been parked to the left of the photo and to the right. If you imagine parked cars on both sides of the road for its entire length I question how this is appropriate or safe for the increase in traffic that would flow down this street. Following a major snow event or after several accumulating snowfalls [REDACTED] see a narrowing of the road due to snowbanks and parked cars. On Cavell Avenue the only place to put the snow until it is trucked away is on the small sidewalk or in the street. The turnaround at the top of the street is also regularly used by

operators to deposit snow, however often Cavell Avenue is narrowed to the point of only allowing one vehicle to pass at a time. I again must insist that snowfall and snow clearing were not considered in this Analysis, and as a result the suggestion that all traffic exiting First Light property must travel down this road is ill-advised.

Section 4.2.3 stated that safety concerns due to limited sight distance at the intersection (which were arguably inaccurately reported) should be minimal thanks to new traffic calming measures installed on Quidi Vidi Road. To that, I must disagree. The permanently-installed speed bumps, when compared to the temporary ones from last year, are not effective at adequately slowing down traffic. The permanent speed bumps are smaller and farther apart than the temporary ones. The driver of anything larger than compact SUV can drive over them without reducing their speed. Quite often motorists are able to miss them entirely, as they put their wheels on either side of them to stay on flat ground. Any resident of Cavell Avenue can testify to the fact that speeds on Quidi Vidi Road, while slightly slower than they'd be if there were no speed bumps present, are not as slow as last year. That is when the larger, more effective, temporary speed bumps were installed, and likely when this Traffic Impact Analysis was completed. The new, permanent speed bumps are also close to ten metres closer to the intersection. This, almost counterintuitively, means motorists are approaching the intersection faster. And because of the speed bumps' construction, they may not actually slow down.

I emailed the City on November 22, 2022, which was shortly after the temporary speed bumps were removed for the winter, to express my desire to have them installed permanently. I am delighted they were, however they haven't worked as well in 2023, and they certainly don't work well enough for this proposed egress path.

[REDACTED] I've been driving on Cavell Avenue the entire time. For nearly [REDACTED] years I have worked in some capacity as a [REDACTED] [REDACTED] the roads of the metro region. [REDACTED]

██████████ I feel I have adequate expertise that allows me to aptly speak to traffic concerns. I have seen the effects of collisions and crashes on innocent people, and on countless occasions I've heard how easy they can happen. I have a vested interest in traffic, ██████████ and ██████████ Forcing every vehicle that enters First Light property onto (and subsequently off of) Cavell Avenue is an irresponsible decision.

When I thought the development of First Light property would be contained to that property I had no issues with it. There would be increased foot and vehicle traffic to the general area, but that was OK. Even if the aforementioned permit-parking issue on Cavell Avenue never [REDACTED]

However, since learning of the proposal to build a road through Cavell Avenue Playground, I've been thinking non-stop of the multiple resulting safety concerns. I fear the City of St. John's is requiring First Light to mitigate a minor safety issue and inconvenience by creating several more safety issues that are much worse than the problem that is claimed to exist. My understanding is that the construction of a new building will not expand into the existing driving lane off Quidi Vidi Road. It has worked for decades as a two-way lane, for a church, school, and offices. It can continue to function as such.

Studies and analyses are fine, but the residents of Cavell Avenue are the experts of Cavell Avenue. ■■■ know the street. ■■■ know the neighbourhood. ■■■ families have been on this street for multiple generations. ■■■ want a safe neighbourhood. Making Cavell Avenue Playground and Cavell Avenue a virtual extension of a busy parking lot is an unsafe and ill-advised decision. I invite all councilors who will be voting on this matter to visit the street and the Playground in person and assess for themselves if a road through the valued green space of Cavell Avenue Playground is the safest, and only option available for this development to proceed.

Thank you again the time committed to read, contemplate, and address this.

Regards,

A large black rectangular redaction box covering the signature area.







EXCEPT
BY PERMIT
AREA 6

NO PARKING

DELDIN'S GROCERY

85



Christine R. Carter

From: Ken O'Brien
Sent: Monday, October 30, 2023 5:42 PM
To: CityClerk; [REDACTED]
Cc: Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter
Subject: 40 Quidi Vidi Road and proposed driveway through Cavell Park

Thanks you, [REDACTED] We will discuss this at tonight's public meeting.

First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

Thank you for your email. Via this response, I am forwarding it to our planning and engineering staff for their consideration/review. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion with the report that goes to a future regular meeting of Council on this matter.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Monday, October 30, 2023 3:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Fwd: Appalled at Access Road through Cavell park

Dear City of St John's
I have learned of the city's plans to extend First Light's entrance through Cavell Avenue park.

[REDACTED], I am appalled that such a proposal would be allowed.

I can only imagine the reason for this decision stems from a desire to reduce traffic into and out of quidi vidi road, but without evidence there can be no guarantee this risk would not be dropped on the feet of the residents and families along cavell ave and the users of the park as a safe public space, free from traffic - a bastion in the community: there is nowhere else in the neighbourhood that provides such a space.

- 1) The increased traffic along Cavell ave would have a drastic negative impact on the neighborhood and it's useability/family friendly nature - one which has been enjoyed for generations along this road. It will do nothing to reduce traffic or increase safety on quidi vidi rd.
- 2) An access road through a public park? The park is enjoyed by the community, including the neighbourhood garden, the Miller Center, and even First Light. It is enjoyed by children and people of all ages, [REDACTED]. It is short sighted to have traffic flow through this space.

I can't imagine any benefit to this proposal and urge council to oppose it outright.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, November 3, 2023 2:33 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter
Subject: RE: (EXT) 40 Quidi Vidi Road

Good Afternoon:

Thank you for your email. Via this response, I am forwarding it to our planning and engineering staff for their consideration/review. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion with the report that goes to a future regular meeting of Council on this matter.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Friday, November 3, 2023 2:01 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 40 Quidi Vidi Road

[REDACTED]

First Light's plans for the new facility at 40 Quidi Vidi Road are an exciting and vibrant adaptive reuse of the existing building, and will be a welcome addition to the neighbourhood. However, the requirement of the rezoning process that has necessitated the potential of putting a driveway through Cavell Park is deeply disheartening, for a number of reasons.

Cavell Park is well-used and well-loved neighbourhood space, by many groups: children and families on the playground, people running freely around the open space, gathering with friends for small celebrations, adults throwing frisbees or playing hacky sack, people accessing the trail that comes down through the back of the park, community garden members tending their community garden plots, pet owners taking their pets out for exercise, natural pathways (desire lines) of people commuting through the neighbourhood on their way home from work, grocery shopping, etc.

Safety issues

Introducing the new driveway creates significant safety hazards for families using the open green space for recreation—there will now be the added risk to children who will enter into the path of vehicle traffic to chase soccer balls, frisbees, or other sports equipment. Adults who frequent the park to use for similar recreation and leisure activities will now be pushed closer to the playground area, reducing their ability to safely share the park while multiple areas are in use by different demographics of people—the current footprint allows for keeping a safe distance while throwing frisbees, etc, without impinging on the playground area that is primarily used by children. Having uninhibited safe open space to run around and play in is a joy enjoyed by many age groups that use Cavell Park, but small children who are only just learning their limits are those who will be most endangered by the proposed driveway addition. Additionally, the increases in popular vehicle sizes, and the

corresponding reduction in sight lines for drivers compounds the safety hazards presented to the smallest members of our community.

Urban peace and quiet

Given the significant noise pollution experienced by this neighbourhood that is also generally lacking in private outdoor space due to the compact footprint of most residential properties, having that quiet open green space away from the din of traffic is a small but welcome solace to retreat to that [REDACTED] personally enjoy as [REDACTED] [REDACTED]. In the [REDACTED] [REDACTED] lived in this neighbourhood, we have used that park almost every day that it isn't prevented by inclement weather—our seasons are demarcated by whenever the park is dry enough to run around on in the spring, or too snow covered to safely use in the beginning of winter. [REDACTED] [REDACTED], we also visit Cavell Park [REDACTED]. Both green spaces are deeply beneficial to our mental and physical health.

In summation, if alternate provisions for vehicular access to First Light's new facility could be considered in this rezoning process that do not involve paving over a swath of an already modest but well-used community green space, it would be greatly appreciated by [REDACTED] and likely by others in our neighbourhood. Given the potential increases in foot traffic around and through Cavell Park with the revitalization of the site at 40 Quidi Vidi Road, perhaps pedestrian safety and accessibility should be prioritized over vehicles in the considerations for any changes made to it.

Thank you for your time,
[REDACTED]

November 1, 2023

To whom it may concern,

I am writing this letter in support of [REDACTED] communication to you regarding the proposed changes to Cavell Avenue.

[REDACTED] has outlined [REDACTED] worry regarding the safety of [REDACTED] if these changes are made and, as we know [REDACTED] personally, we agree that this issue is a major concern for their family. We also want to point out that this issue will impact other [REDACTED] in the area. Safe spaces are needed for the [REDACTED] as some can experience eloping and may not fully understand the impact of safety.

Unfortunately, safe and inclusive spaces for [REDACTED] are not the norm and many families are left worrying about how their children can take part in community spaces that their neurotypical peers can easily access. We ask that you fully consider inclusion and accessibility when reviewing this proposal.

We thank you for your time in considering the impact these decisions may have [REDACTED] [REDACTED] community in general and the broader community at large.

Sincerely,

Leah Farrell

Advocacy Manager

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, October 30, 2023 3:41 PM
To: Ken O'Brien
Cc: CityClerk; Ann-Marie Cashin
Subject: Re: (EXT) Question - 40 Quidi-Vidi Road application to rezone + amendments to Development plan

Thank you for that additional information.

What you have attached here was not sent out with the information flyer mailed to me about this meeting. This is such a terrible option. It will increase exhaust fumes to the garden area, add traffic in an area where neighbourhood children play and many people walk, take away the one bit of green space left - from all the car parking developed around the garden and playground.
When will it stop!

I am registered to attend [REDACTED] this evening.

[REDACTED]
On Oct 30, 2023, at 3:32 PM, Ken O'Brien <kobrien@stjohns.ca> wrote:

Hi, [REDACTED] First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

<image001.png>

Ken O'Brien, MCIP - Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
Mail: PO Box 908, St. John's, NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

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

From: [REDACTED]

Sent: Monday, October 30, 2023 10:24 AM

To: Ken O'Brien <kobrien@stjohns.ca>

Cc: CityClerk <cityclerk@stjohns.ca>

Subject: (EXT) Question - 40 Quidi-Vidi Road application to rezone + amendments to Development plan

Ken - I am writing to inquire about an application to rezone land at 40 Quidi Vidi Road and proposed amendments that they City is considering for section 7.6.3 of the St. John's Development Regulations.

There is a lot of information circulating about this that may or may not be correct.

Can you advise if this application (what was outlined in the letter to residents that went out) and in any other associated changes or amendments that are proposed in relation to the 40 Quidi Vidi property includes opening up Cavell Ave to connect to the First light property - so it can handle vehicles coming and going from the property. Right now Cavell is a cul-de-sac. There is a children's park that is heavily used bordering the cut-de-sac and a community garden bordering the area as well.

It would be helpful if you can provide clarification on the intention of the application and what has been discussed regarding opening up Cavell Ave to allow traffic from the First Light property to come and go.

Regards,

[REDACTED]

Christine R. Carter

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, October 31, 2023 9:30 AM
To: [REDACTED] Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; Ken O'Brien; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter
Subject: RE: (EXT) Cavell Avenue proposal

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and engineering staff for their consideration/review. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion with the report that goes to a future regular meeting of Council on this matter.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Monday, October 30, 2023 10:23 PM
To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Cavell Avenue proposal

Your Worship, Deputy Mayor, Mr. O'Brien, City Clerk, Councillors,

I want to register my profound opposition to the proposed paving of a section of Cavell Avenue Park that has been put forward as a component of the First Light proposal (concerning the development at 40 Quidi Vidi Road) discussed this evening at a public meeting at City Hall. Two things were made clear at this meeting: a) that there has been a decided lack of consultation with neighbourhood residents and b) there is massive opposition to this proposed roadway, primarily for reasons of safety and overall neighbourhood degradation.

I hope this aspect of the proposal will not be passed by Council and that safe and acceptable alternatives to the proposed roadway will be sought.

Sincerely,

[REDACTED]

Christine R. Carter

From: Ken O'Brien
Sent: Monday, October 30, 2023 4:13 PM
To: Karen Chafe; Christine R. Carter; [REDACTED]
Cc: Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 40 Quidi Vidi Road

Thanks, [REDACTED]

AS you're aware, First Light want to expand their building, which requires a rezoning. Their proposed work will squeeze their driveway and make it harder to see when entering and exiting. The City proposed an idea of extending a driveway from their parking lot to the end of Cavell Avenue to make a one-way exit to Cavell. We will discuss this at tonight's meeting, which will be in person and online.

<https://www.stjohns.ca/en/news/public-meeting-rezoning-application-for-40-quidi-vidi-road.aspx>

From the applicant's land use report, page 36:

To: CouncilGroup <councilgroup@stjohns.ca>

Subject: (EXT) Fwd: 40 Quidi Vidi Road

Dear Council members,

I originally sent the email below only to my Ward Councillor, Ian Froude (as Planning lead) and relevant City staff, but am forwarding it to you all now as it intersects with work that many of you are involved in. I want to reiterate that my concern is not with the proposal by First Light regarding their plans for 40 Quidi Vidi Road, which I very much welcome as a positive addition to [REDACTED] neighbourhood.

However, the proposal to run a road through a neighbourhood park is a major concern, particularly when there are other options, whether involving the existing driveway or using existing connections to the back of St. Joseph's Lane and/or Howe Place, which are already paved and will not require the sacrifice of public green space in the urban core.

Thank you for your attention. I plan to attend tonight's meeting, [REDACTED]

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

From: [REDACTED]

Date: Thu, Oct 26, 2023 at 2:11 PM

Subject: 40 Quidi Vidi Road

To: Ian Froude <ifroude@stjohns.ca>, <acashin@stjohns.ca>, <kobrien@stjohns.ca>, <oravencroft@stjohns.ca>, <cityclerk@stjohns.ca>

Dear Ian, Ophelia, Ken, and Ann-Marie:

I'm writing with a couple of concerns about the rezoning application for 40 Quidi Vidi Road, which is [REDACTED].

First, let me say that my concerns are not with the proposals for the subject property itself. I welcome the development of a centre that combines an Office, Clinic, and Place of Assembly - in effect, a kind of community centre. I see this as a positive development in my neighbourhood, and am glad to see First Light expanding its presence here.

My concerns are with the proposal to create a paved road through Cavell Park, exiting onto Cavell Avenue. My first concern is with this proposal itself. Cavell Park is a neighbourhood park - a common green space that is enjoyed by a wide range of users, from dog walkers to community gardeners, to people accessing Signal Hill, to small children and their parents. In the summer, people use it for picnics, impromptu music concerts, etc. This neighbourhood is also very much an urban one in the sense that there is little buffer between houses and streets. People do not have front yards. Cavell Park provides a space in the urban core where local kids can run around and play freely without having to be monitored for risks posed by motor vehicles. It is also populated by birds and crossed by other wildlife, being so close to Signal Hill with its wetlands and trees. I do not like the idea of having cars and pavement introduced to this greenspace.

On a second traffic-safety issue: the sightlines at the intersection of Cavell Avenue and Quidi Vidi Road are not great and - despite the welcome introduction of some traffic calming - people often drive through the area at speed. Increasing the volume of traffic turning off of Cavell Avenue seems ill-advised.

What puzzles me is why the proposal to sacrifice part of the park even arose: the First Light Property is already connected to roadways heading in the other direction (onto Signal Hill Road). Why not take advantage of that existing thoroughway?

My final concern is with the posted notice of application, which nowhere indicates the prospect of adding a "driveway" through Cavell Park. In fact, when I received the notice in the mail I simply thought that the proposal to redevelop 40 Quidi Vidi Road seemed positive and welcome, and I put it out of my mind. Only when a [REDACTED] told me about the Cavell Park "driveway" proposal did I realize that the public park was implicated. I have since spoken to a couple of other [REDACTED] who had the same response. I do not feel this notice constitutes good democratic consultation.

Thanks for your attention. I look forward to hearing back from you. I have also registered for Monday's [REDACTED] meeting and am hoping [REDACTED] attend.

[REDACTED]