

Karen Chafe

From: [REDACTED]
Sent: Monday, November 6, 2023 7:44 PM
To: CityClerk
Subject: (EXT) 10 Blue Jacket Place

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Good evening,

My name is [REDACTED], I own the property at [REDACTED]. I received a notice in the mail with regards to a proposed Spa on 10 Blue Jacket Place. At first I thought it was the same notice I received a few weeks ago regarding a daycare at 16 Blue Jacket Place, of which I am supportive.

I also have no issue with this proposal. For similar reasons as I stated in my last opinion, it is good to see our neighborhoods become more mixed use, and away from stagnant, inefficient and unhealthy suburbia-only type of development. This proposal seems to be another step toward more inclusive communities. Therefore, I am happy again to support this enterprising proposal and at this rate, hopefully we will see more!

Best,

[REDACTED]

--

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 9, 2023 5:28 PM
To: CityClerk
Subject: Re: Application - 10 Blue Jacket Place

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Good evening,

I am writing in to submit my comments on the application for 10 Blue Jacket Place for a spa.

I cannot stress enough how much I support this initiative. I live [REDACTED] and have commented again and again on the need for integration of community services within the neighbourhood. Currently, residents have to travel quite a ways for services, with limited bus route options to get you around the city and poor (no) walkability in the wintry/snowy months. Having access to services that are within walking distance and support people within our community is critical, especially at a time when cost of living raises are happening across the board.

I work in affordable housing and intentional community design - enabling and empowering people to earn a living in a home-based business environment, while supporting others in their community is key to building a strong neighbourhood culture and identity. I really hope the City shows a strong commitment to supporting home-based businesses and diversification of neighbourhoods/services moving forward, especially in Kenmount Terrace where there are a number of amenities missing.

For some more specific comments:

Our neighbourhood, [REDACTED], do not experience high levels of traffic. I do not believe the spa will have any significant impact on parking or traffic in the area, especially with a 15-minute buffer between appointments and on-street parking available. The hours are very reasonable and will be a wonderful addition to the area. I am very much looking forward to this addition and already know a number of people who are excited to use these services.

Cheers,

[REDACTED]

Janet Norman

From: Karen Chafe on behalf of CityClerk
Sent: Friday, November 3, 2023 9:40 AM
To: [REDACTED]; CityClerk
Cc: Chris D Neary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christa Norman
Subject: RE: (EXT) Traffic and Safety Concerns Regarding Discretionary Use Application at 10 Blue Jacket Place

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: Friday, November 3, 2023 9:08 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) Traffic and Safety Concerns Regarding Discretionary Use Application at 10 Blue Jacket Place

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Dear City Clerk,

I am writing as a resident of the neighborhood surrounding 10 Blue Jacket Place, where a Discretionary Use application for a home-operated spa has been submitted. My intent is to express concerns about the potential increase in traffic and the consequent safety issues that could arise from the approval of this application, particularly in relation to speed and pedestrian safety during winter months.

With the proposed hours of operation extending from 10 a.m. to 8 p.m. on weekdays and up to 3 p.m. on Saturdays, the influx of clients will increase traffic flow within our community. This is particularly troubling as we have long been facing issues with vehicles exceeding the speed limit. The additional traffic drawn by the business could exacerbate this problem, further compromising the safety of our neighborhood.

Currently, the Blue Jacket cul-de-sac provides a relatively safe place for children to ride their bikes and for pedestrians to walk, given that it is somewhat insulated from the main thoroughfares. However, an increase in traffic could pose a new risk to these activities, which are essential to the well-being and leisure of our residents.

Moreover, the winter months bring additional challenges as the sidewalks are not consistently cleared of snow and ice, compelling pedestrians to walk on the streets. This is already a hazard and could be made worse by more cars frequenting the area. The lack of safe walking space coupled with increased vehicular traffic could lead to dangerous conditions for both residents and spa clients.

While I support local businesses and understand the benefits they bring to our community, I believe that it is imperative to address these traffic and safety concerns before moving forward with this application. Measures should be considered to mitigate the risks, such as:

1. Enforcing speed limits more rigorously, perhaps with the installation of traffic calming measures.
2. Guaranteeing regular and thorough sidewalk clearing during the winter months to ensure pedestrian safety.
3. Assessing the adequacy of on-site parking and ensuring that it will not overflow onto the streets, especially during peak business hours.

I am hopeful that these issues can be addressed constructively, allowing for the safe operation of the new business while maintaining the safety of our neighborhood.

Thank you for considering my concerns. I look forward to your response and to a positive outcome for our community.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Janet Norman

From: Karen Chafe on behalf of CityClerk
Sent: Friday, November 3, 2023 11:00 AM
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) Spa on 10 blue jacket place

Follow Up Flag: Follow up
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Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Friday, November 3, 2023 10:03 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Spa on 10 blue jacket place

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Hello

I heard of an application for a spa on 10 blue jacket which already adds traffic due to its air b & b.

Along with the application for a daycare at 16 blue jacket place which I'm totally against as well, they are ruining our quiet street. Cars parked all over the place, it's a disaster and unsafe for kids to play.

As a resident [REDACTED] I am 100% against this.

With the rentals on this street I already have other vehicles parked in front of my property pretty much everyday.

Then, with so many kids playing on the streets on this quiet cul de sac we have vehicles flying in the street...many who I have told off for doing so. This will add so much more traffic to the area...its not fair.

This is not a place for a business!

If they can't afford to live on the street ...move!

[REDACTED]