

Karen Chafe

From: [REDACTED]
Sent: Wednesday, February 28, 2024 10:54 AM
To: CityClerk; Planning
Subject: 214 Waterford Bridge Road Rezone Application Notification

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[REDACTED]

Good day,

I received the notification of the rezone application for 214 Waterford Bridge Road from NST to A2. I strongly disagree with this application. This neighbourhood has seen traffic volumes and speeds increase steadily over the years with no intervention, despite repeated formal requests to do something about the situation. I have written to this council several times to do something to implement traffic calming in the area, specifically for the Beaconsfield Junior High School/Iris Kirby House area, along with the area following East of the St. Mary's School zone where the street has its most narrow passage. Nothing has changed. Now we receive this proposal, likely a forgone conclusion, making a bad situation worse. By building 85 apartment units, you will significantly increase traffic volumes 24/7, which in turn will decrease safety in the area for the residents, school and shelter. I would be more supportive using this land for single home dwellings as has been done at Westmount Place, but certainly not what is being proposed here.

[REDACTED]

Karen Chafe

From: Ann-Marie Cashin
Sent: Monday, February 19, 2024 3:11 PM
To: CityClerk
Subject: FW: 214 Waterford Bridge Rd

Hi Karen,

Could you include this with the submissions for 214 Waterford Bridge Road please?

Thank you,
Ann-Marie

From: [REDACTED]
Sent: Monday, February 19, 2024 3:09 PM
To: Ann-Marie Cashin <acashin@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>
Subject: 214 Waterford Bridge Rd

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Hello:

I would like to express my concern about this proposed development [REDACTED]
[REDACTED] Particularly, traffic volume and speed is a major issue in this area, and I believe this proposed development will contribute to the ongoing deterioration of pedestrian conditions.

I appreciate your response.
Best,

[REDACTED]

The information contained in this e-mail may contain confidential information intended for a specific individual and purpose. The

Karen Chafe

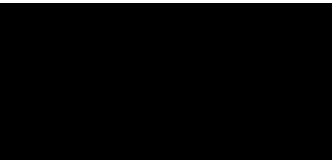
From: [REDACTED]
Sent: Saturday, February 17, 2024 8:57 PM
To: CityClerk
Subject: Waterford Bridge apartments

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Why not those areas that were just cleared out on Kenmount road! So much land there! There's already too much congestion down in the Waterford Bridge road area. Even out back of Kenmount Terrace or up around Danny Land. So much land there.

Why jam a small apartment in there when you can get a bigger location, build a bigger facility and house more people?



Karen Chafe

From: [REDACTED]
Sent: Sunday, February 18, 2024 7:34 AM
To: CityClerk
Subject: 214 Waterford Bridge Road

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To the Office of the City Clerk,

I am writing to inform you of my complete support for the proposed rezoning of the land at 214 Waterford Bridge Road from the Institutional (INST) Zone to the Apartment 2 (A2). As people experience a housing shortage in this city, higher density low rise apartments are an excellent use of land and should be highly encouraged except where it is obviously unreasonable.

Sincerely,



Karen Chafe

From: [REDACTED]
Sent: Monday, March 4, 2024 5:45 PM
To: CityClerk
Subject: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

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The comments listed below are in relation to the proposed development at 214 Waterford Bridge Road by Jendore Limited. As per correspondence from the City of St. John's, my comments are due for submission to the city by: **9:30 a.m. Tuesday, March 5, 2024**. Today is Monday, March 4, 2024 at 5:44 p.m.

I have a number of questions that I would like to address with regards to the proposed apartment development on 214 Waterford Bridge Road by Jendore Ltd.

- 1) I would like to know how far the building will extend from Columbus drive towards Residence at Littledale? [REDACTED]
[REDACTED]
[REDACTED] When the Residence at Littledale was being built I was told at the time that the tree line [REDACTED] would not be impacted [REDACTED]. This was not the case and the trees were removed leaving the space [REDACTED] wide open. Are there any plans in place to plant rows of trees [REDACTED] especially with a new building being constructed. [REDACTED]
[REDACTED] We purchased our property due to the fact that it was a very quiet and peaceful neighbourhood. I would like a commitment if possible to plant trees [REDACTED]
[REDACTED] To add to this, the proposal states it will be a four storey building. Are there any plans to change the height and add more floors.?
- 2) What type of lightning is going to be used on the building, the type of light surrounding the building and the lightning on the parking lot. The lightning is a concern [REDACTED]
- 3) I am concerned about the noise that will be generated from the proposed building and increase in traffic. Right now, noise from (I assume the fans on the top of the building) Residence at Littledale can be heard especially at night and particularly in the summer [REDACTED]. What is the proposal to minimize the noise generated by the air conditioning, the exhaust fans, etc.
- 4) I am very concerned that this proposed apartment building will decrease the resale value of my home and property.
- 5) With regards to clientele, it states that the apartment is for seniors and 55+. Is this guaranteed or is there a possibility it may change to accommodate other clientele, ie: families or people with dogs?

I want it to be known that it was very noisy and stressful when the Residence at Littledale was being built. Work started early in the morning and at times went until later in the evening. The worksite generated a lot of dust. [REDACTED]
[REDACTED] It was very disturbing at times, [REDACTED]
[REDACTED]. [REDACTED]. [REDACTED]

I appreciate all of my concerns being taken into consideration and await your response to my questions and concerns. Thank you.

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, March 4, 2024 6:47 PM
To: CityClerk
Subject: 214 Waterford Bridge Road

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Good afternoon.

I am writing to voice my objection to the application to rezone land at 214 Waterford Bridge Road to allow for an apartment building with 85 units.

I do understand there is a shortage of housing in St. John's, but common sense must be applied to applications like this one. I respect the developer for having improved the condition of the heritage house on that property, and would suggest that allowing that house to accommodate a small number of units would make sense. But to consider having 85 units on that lot, on this street, is not in the best interests of the City.

The logic of math aside and what that lot could physically fit, the site in question is not suitable for such a large structure because of the reality of the Road infrastructure.

A complex of 85 units would bring well over 100 vehicles to that immediate area, which is at the juncture of an already busy intersection. Beyond the residents' vehicles, it will result in far more vehicles, e.g. friends, family, service, deliveries, etc.

Waterford Bridge Road is already extremely busy. It is a Road built at a time in history when even the current traffic was not contemplated. The twists and turns, the unusually close proximity of many houses to the Road, not to mention some areas of sidewalk that actually jut out into the Road (quite the surprise to tourists and newcomers let me tell you from first-hand experience), already make it difficult to navigate, as is evidenced by the 30 km speed zone. It would be a danger to the schools in the area – parents picking up their children, children walking home – drivers in general – to increase the traffic further.

The bottom line is that Waterford Bridge Road was simply not built with that kind of congestion in mind, and obviously cannot be altered to accommodate it. Or – is the City contemplating upgrading Waterford Bridge Road to make it safe for this proposed large complex? I would think not.

Please do what's right. Please allow residents of St. John's to add second or third units to their homes, by offering incentives and streamlining the process around it. That will support the goal of intensifying density.

For large complexes as this one, please consider only those areas where there is appropriate road infrastructure.

Intensifying density is part of the solution to the housing problem in St. John's – but allowing this 85-unit complex on this already challenging old Road is not part of that solution.

Best regards,

[Redacted signature]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, March 5, 2024 7:59 AM
To: CityClerk
Subject: Fwd: 214 Waterford Bridge Road

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Hello,

To whom it may concern, please see questions below:

1. Will the AHU be roof mounted or near an external wall on the ground level? Will there be sound proofing methods installed to reduce the vibration and noise?
2. Will the external lighting be mounted on an angle?

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: Ann-Marie Cashin
Sent: Friday, March 22, 2024 3:02 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Jason Sinyard; Jennifer Squires; Justin Tucker; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Subject: RE: 214 Waterford Bridge Road

Good afternoon [REDACTED]

Thank you for your questions. The external lighting can be found on page 4 and Appendix 13 of the Land Use Report: <https://www.engagestjohns.ca/36047/widgets/148482/documents/123924> . We will get the applicant to include more information on any exhausts or fans and how they propose to minimize the impacts. Should the amendment proceed, an updated Land Use Report with that additional information will be available prior to the public hearing. If you have any further questions, please let us know .

Thank you,
Ann-Maire

Ann-Marie Cashin, MCIP - Planner III
City of St. John's - Planning, Engineering and Regulatory Services
Phone: 709-570-2041 Fax: 709-576-2340
Email: acashin@stjohns.ca
John J. Murphy Building (City Hall Annex), 4th floor
Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 10:12 AM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>
Subject: RE: 214 Waterford Bridge Road

Good Day:

Thank you for your email. Via this response, I am forwarding your comments to the City's planning and development staff for their review/consideration or response. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to referral to a future Regular Meeting of Council. You may also wish to check out the City's Engage Page which has further information on [214 Waterford Bridge Road](#).

Regards,

Karen Chafe

From: Ann-Marie Cashin
Sent: Friday, March 22, 2024 2:46 PM
To: CityClerk [REDACTED]
Cc: Andrea Roberts; Jason Sinyard; Jennifer Squires; Justin Tucker; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Subject: RE: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

Good afternoon [REDACTED]

Thank you for your comments. With respect to your questions:

- The building is proposed to be 7.7m from their property boundary along Columbus Drive. The landscape plan can be found in Appendix 4 of the Land Use Report. This will show where trees are proposed. <https://www.engagestjohns.ca/36047/widgets/148482/documents/123924>
- The proposal is for a four storey (19.4m) building. They have not indicated that they would like to increase the height. The maximum building height in the proposed A2 Zone is 24m.
- The proposed lighting can be found on Page 4 and Appendix 13 of the Land Use Report
- We will request that the applicant add more detail on the proposed exterior HVAC equipment and how they will minimize impacts. Should the amendment proceed, this will be provided in an updated Land Use Report.
- The City does not regulate the users of a building or whether pets would be permitted. This would be at the discretion of the property owner.

If you have any further questions, please do not hesitate to ask.

Thank you,
Ann-Marie

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 9:40 AM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>
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Karen Chafe