

**Public Meeting – 45 East White Hills Road
Wednesday, October 30, 2019
Foran Greene Room – 4th Floor, City Hall**

Present: **City of St. John's**
Marie Ryan, Facilitator
Gerard Doran, Development Supervisor
Ken O'Brien, Chief Municipal Planner
Hope Jamieson, Councillor – Ward 2
Shanna Fitzgerald, Legislative Assistant

Proponents

Gerard Meaney and Tavish Russell of Carrick Engineering
and Kelvin Nyathi of Collective Architecture + Design Inc.
representing the proponent, P.A.I. Holdings

There were approximately 13 people in attendance, 5 of whom were area residents.

PURPOSE OF MEETING

- To consider an application to construct an eight storey seniors' apartment building at 45 East White Hills Road consisting of 72 units (***later revised to 101 units***) in the Institutional (INST) Zone which exceeds the maximum allowable height for the zone. Section 10.32.3(e) of the St. John's Development Regulations states that Council, subject to a Land Use Assessment Report (LUAR), may increase the height to 10 storeys.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Marie Ryan, Chairperson and Facilitator for tonight's meeting, called the meeting to order at 7:00 pm and outlined the process to ensue. The comments expressed tonight will be provided to Council. Any written submissions received prior to referral of this report to Council will be appended to this report and all personal information included on any submissions will be redacted as per ATIPP legislation.

The Chair invited staff from the City's Planning, Engineering & Regulatory Services Department to outline the planning review process for the proposed development, followed by comments from the developer and feedback from the residents in attendance.

Architectural renderings of the proposed development were displayed during the meeting. The applicant has applied to construct an eight storey seniors' apartment building consisting of 101 units in the Institutional (INST) Zone where seniors' apartment

buildings are permitted uses. The permitted use for height is 3 stories. Section 10.32.3(e) of the St. John's Development Regulations states that Council, subject to a Land Use Assessment Report (LUAR), may increase the height to 10 storeys. Council previously allowed a 10 storey building on Tiffany Lane in the Tiffany Village Development within an Institutional Zone. The proposed building is a 8 storey seniors' apartment building. When questioned if the building will be allowed to be rented to anyone other than seniors, staff noted that the City does not have a definition for a senior and the City has no jurisdiction in that area. The Developer can best respond to questions about the residents that will live in the building.

Discussion – Background and Current Status:

The application conforms to the yard requirements of the INST Zone; however, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject to Council's requirement of a LUAR. Staff recommended that a Terms of Reference be sent to Council for the development. The terms of reference were prepared by staff and approved by Council. At the request of the City of St. John's planning staff and Council, a LUAR was prepared to identify potential impacts of the proposed development on adjoining lands. The Land Use Assessment Report has been prepared by the applicant and is available on the City's Website for public review.

The design is an eight storey, 101 unit building with 104 parking spaces. The parking plan as submitted has been reviewed by engineering. The zone requirement (landscape) has been reviewed. Development of this land would require the demolition of an existing and vacant structure, pending approval for development and issuance of all necessary permits. The site plan has been approved in principal by the City's engineering division and the Development requirements have been met for that parcel of land. The item for discussion at this meeting is the height of the building. The engineering review of the development is 90% complete. The submission has been reviewed and that development can fit with the existing infrastructure.

Presentation by Developer:

Gerard Meaney introduced himself and Tavish Russell of Carrick Engineering and stated they were representing the proponent, P.A.I. Holdings. He noted that Kelvin Nyathi of Collective Architecture + Design Inc. was also in attendance to speak on the architecture of the site.

Gerard Meaney of Carrick Engineering presented the following points:

- 8 storey building proposed with 101 units and is being referred to as a seniors' apartment with an intended demographic of 55+ age group.
- Located at 45 White Hills Road – current site of Department of Wildlife Division which will be removed for the new development.

Tavish Russell of Carrick Engineering spoke on the following 3 items:

- Proposed Building Location – The proposed eight-storey 101-unit apartment building is in the City's east end, in the Pleasantville neighbourhood, approximately 300 m north of Quidi Vidi Lake. Notable landmarks in the area are Techniplex, Country Ribbon, and apartment buildings in the area. There is existing vacant structure on site which would be demolished.
- Building Site and Zoning Requirements – The building was designed to conform with City development regulations and exceeds some requirements such as setbacks, offset landscape buffers, and parking requirements. It is zoned as institutional and is proposed to build up to 8 stories. Adjacent zones nearby include low-density apartment buildings, institutional facilities and commercial industrial operations and large open space for recreation.
- Parking and Traffic – Design of site plan include 73 outdoor parking spaces with an additional 31 below grade parking garage for a total of 104. The parking requirements outlined by the city is 101 so they have met and exceeded the requirement. Traffic generation in the area was considered with no adverse impacts. The analysis predicted 52 peak hour morning commutes and 63 peak hour evening commutes. Metro bus have been consulted and have allowed provisions for an accessible concrete pad for a future bus shelter.

Kelvin Nyathi of Collective Architecture + Design Inc. spoke about the architectural design of the building. He noted the following:

- Underground parking includes 31 stalls and at the back of these units are storage units.
- Elevator core and stairs on either side and service room in the underground level.
- Main floor has 10 units: One unit is 1-bedroom and the other nine are 2-bedroom units.
- There is a Lobby/Lounge in center of building and an elevator core which goes from the underground to the 8th floor. There are also support offices on the main floor.
- The second to eighth levels consist of thirteen units per floor on seven of those levels. There is a 1-bedroom unit on the main floor.

- The 2-bedroom, 2 bath units are 900 sq feet. They considered the needs of a 55+ demographic and implemented universal design principals that included wider hallways and accessible showers, grab bars and an overall open concept to consider mobility.
- The 1-bedroom unit on the main floor is 645 sq feet - 1-bedroom, 1 bath.
- The outside of the development consists of a linear rectangle form.
- The façade is brick and the recesses are composite metal finish.
- The brick has punched windows made of aluminum.
- The brick inspiration is taken from the long-term care facility and the RCMP building as well as some of the other mid-rise apartment buildings within the neighborhood.
- The overall impact of height and shadowing on other buildings was discussed and it was noted that the buildings affected are Buildings 819 and 809. The heaviest shadowing will occur the morning of December 22 and possibly the surrounding days.

Marie Ryan invited those who wanted to speak to line up at center microphone. Of the five area residents who attended the meeting, three spoke against the proposed development.

The following is a summary of comments that represent the people who spoke and opposed the development at the meeting. It is noted that the majority of those opposed to the proposed development live near the subject property.

- Concern of the age of the sewer system.
- The location is inappropriate.
- Application doesn't fit the zoning laws.
- Seniors will not want to live in the 8th floor.
- No balconies included in design. 3-4 storeys with balconies and nice windows would be preferred.
- 7 buildings in same common lot.
- Lighting is an issue in the area.
- Construction will affect the health of seniors for the next 2 years (especially those with respiratory issues).
- Building height and impact re: sunlight / shadowing.
- Safe removal of asbestos from the existing structure.
- City of St. John's doesn't have a proper definition of senior. A legal definition for category of a senior should be determined before this is approved.

- Information sent out to residents said 72 units instead of 101 units and people may have shown up if it they were aware of the fact it was 101 units.
- Traffic flow is an on-going concern. White Hills Road has become a busy through-way, it's noisy, and it's a common occurrence to see motorists exceeding the 50kh speed limit.
- Garbage collection. The current pick up arrangement is private. Additionally, there is no blue bag pick up.
- The tall structure will lessen the direct sunlight residents currently enjoy and will negatively change the wind patterns experienced by adjacent buildings, especially during winter months. (example of a tall building in the area where excessive winds are experienced in and around the structure is the old nurses' residence of the old General Hospital Nursing School on Forest Road - a pedestrian walking Forest Road can be blown off their feet while walking past the nurses residence.)
- Notices were received by building owners and not the residents themselves.
- The private sale of the land should be made public so the owner can be known.
- Pleasantville is a City gem with significant residential investments, and more to come. The residents and neighbourhood should be the priorities. These lands are a rare inner-city public resource so development should be done carefully.
- There is currently an issue with accommodations with mobility issues for seniors. There are no services for people and is not accommodating for people with mobility issues.
- Lack of greenspace is an issue.
- In 10 years, there will be no seniors and no population, and it will remain as a ghetto.
- There should be a comprehensive development plan for the entire area.
- A seniors building needs a social area.
- There will not be a wider community for those seniors to interact with, no mix of different age groups or needed supports, and there will not be any children. The area will end up as an apartment park.
- A resident expressed frustration with the lack of response from the Ward Councillor about development in Pleasantville.

CONCLUDING REMARKS

Ken O'Brien, Chief Municipal Planner, spoke to the definition of a seniors building as an apartment building for older persons. It is not defined as an age because the City has no authority to regulate who can live in a building based on age. In the new development regulations, they will no longer be categorized as seniors apartment buildings and will be referred to as apartment buildings. He referred to a complaint

years ago about condominium on Bonaventure with younger persons living in it and that it was beyond the authority of the City to regulate who lived there. The issue at hand for this meeting was the additional stories in the Institutional Zone.

Gerard Doran, Development Supervisor, stated he will seek clarification on why the notices that were sent out to residents contain different information than the LUAR report and noted that it was not intentional. The information will be provided to Council and the Deputy City Manager.

Facilitator Marie Ryan noted that once the minutes of this meeting are prepared and combined with written submissions, the matter will be referred to Council at a regular meeting within the next month.

ADJOURNMENT

The meeting adjourned at 7:50 pm.

Marie Ryan
Chairperson/Facilitator