

Elaine Henley

From: [REDACTED]
Sent: Tuesday, October 22, 2019 1:31 PM
To: CityClerk
Subject: 8 story Seniors apartment building 45 East White Hills Road

I am writing to oppose the construction of a 10 story Seniors apartment building at 45 East White Hills Road.

I live in this area.

While I think that "affordable" Seniors housing is definitely a need in the St Johns area, a 10 story Behemoth in an area where virtually all the other buildings in the area are 2 to 4 story is not the answer.

It will detract from the beauty of the area as well as set a precedent for future projects.

I'm sure the word affordable wasn't used when describing the proposal for this project either.

Nothing higher than 4 stories is suitable for Pleasantville. All you have to do is look around the area.

72 units will have a significant impact on traffic in this area. There is a limited traffic capacity on that section of the White Hills Road as well.

Please don't approve something for the sake of tax income while ruining the quality of life of residents who currently live in the area.

Ask for a revised plan with a 4 story reduction. This will tie in with the new apartment buildings that have been constructed in Pleasantville in recent years.

Thank you

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Thursday, October 10, 2019 6:19 PM
To: CityClerk
Subject: 45 East White Hills Road


Why are you building a 10-story building with seniors in mind?!? Any seniors I know do not want to deal with stairs, so when your electricity goes out, how do they get to/from their units?

Sent from my iPad

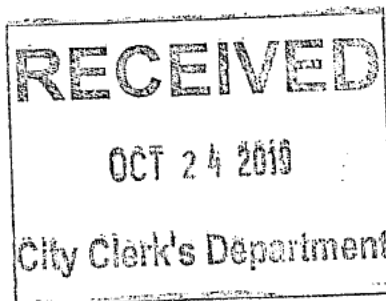
City clerk.
St Johns NZ.
PO Box 908,
St Johns. NZ
A1B-5M2

Re-45 East White Hills Rd.

Dear Sir / Madam

I have no objections of a 8 or 10 storey
bldg going on the site of 45 East White Hills Rd. St Johns NZ.
all I ask is that before the construction team tear down.
the old Wildlife bldg that the workers or city go in
& exterminate all the Rats & mice & creatures living there now
so they don't end up in our bldg  next door or any
other bldg in the neighborhood. I thank you & best of planning
with the New Seniors apartment bldg. Hope no one objects
to it. Great going! Excellent!

P.S. OH yes! Please remove all the old vehicles in the
parking lot in ^{back of} bldg of 45 East White Hills Rd.



Elaine Henley

From: Shanna Fitzgerald
Sent: Wednesday, October 23, 2019 12:19 PM
To: CityClerk
Subject: 45 East White Hills Road Submission

██████████ called reception of the City Clerk's Department and wants to put his comments on record against the development of 45 East White Hills Road and the increase in height to the proposed building:

1. He lives in the area and currently there are 2 apartments in close proximity to the proposed construction and a large number of multi apartment buildings in the area.
2. Concern about the view that they have of Quidi Vidi Lake and Southside Hills and with this new development their view will be affected.
3. White Hills Road is the start/end of the TCH and there is a lot of traffic and there are issues with speeding in that area and there would be increased traffic with a new development. Country Ribbon is down that road and there is already a significant amount of traffic due to that.

Shanna Fitzgerald

Legislative Assistant, Office of the City Clerk
City of St. John's
10 New Gower Street
PO Box 908
St. John's, NL A1C 5M2
(709) 576-2241



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Elaine Henley

From: [REDACTED]
Sent: Thursday, October 24, 2019 11:52 AM
To: CityClerk
Subject: Comments on 45 East White Hills Road

Good morning,

While I unfortunately will not be able to attend the public meeting re: 45 East White Hills Road next Wednesday, I live and work in Pleasantville and would like to provide my comments.

First and foremost, I am overall in favour of this senior's apartment building, and I hope that the new units will provide affordable housing for some of our city's most vulnerable residents.

I do have two concerns that I hope will be addressed. My first concern has to do with the design of the new building. The existing building is old and rundown, and I'm excited at the opportunity for it to be replaced. However, from the LUAR, it appears that the design is going to be dull and lifeless. On page A10, you can see brightly coloured existing buildings around it (yellow, green, blue, pink, red in the distance) and then the building itself is an unattractive tan/brown. Pleasantville is a colourful neighbourhood; one only has to look at the Pleasantville Apartments and Bennett House to see examples of renovations and new builds that add to its character. In its current proposed design, the senior's apartment building does not belong in Pleasantville. Given its height and the prominence it is going to have in the landscape, the building must maintain the colourful character of the neighbourhood.

My second concern is regarding traffic. I have e-mailed city councillors twice about my concerns at the intersection of East White Hills Rd. and Newfoundland Dr. While measures have been taken to improve safety at this intersection in the form of painted lines (which I have expressed my gratitude for), I hope that further consideration will be given to this intersection as this building moves through the approval process.

Sincerely,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, October 29, 2019 8:34 AM
To: CityClerk
Subject: 45 East White Hills Rd

To Whom It May Concern:

I have a couple of points to make regarding this proposal. First and foremost, in section D of the LUAR Terms of Reference which is supposed to include a requirement to address pedestrian connections to the property, it appears that an old LUAR Terms of Reference for an earlier project was provided to the developer which references Springdale Street. This is an important new requirement of the LUAR, and pedestrian access has often been poorly done or an afterthought in the past. Whether because of this error, or because of an oversight by the developer, this LUAR (or at least the version available on the City's web site) is incomplete and does not address all of the required elements. On that basis it should be rejected until it has been satisfactorily addressed by the proponent.

Any time we make walking a more convenient option, we are reducing car trips, which means reduced green house gas emissions, reduced traffic, and better health for the population. If we continue to build new developments where the closest path between destinations is blocked by curbs, walls, chain link fences, muddy fields, etc, we are missing opportunities to create a better city. The requirement to address and provide for good pedestrian access so that the shortest distance between the new development and anticipated pedestrian destinations is a necessary element of creating these public goods. This should include, where appropriate, pedestrian paths between the proposed development and neighbouring properties if the neighbouring property is a store, service, public space, or other public amenity.

One small additional point - although the Iceberg Alley concert series is not permanently sited on the Boulevard, it should be made clear to the proponent and future residents that this site has been and could be used in the future for concerts and other public events that may generate noise.

[REDACTED]

October 29, 2019



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

RE: Application for building at 45 East White Hills Road, Pleasantville

I am a resident of Pleasantville and I love living there. I am concerned that development in the area is taking place in an ad hoc way and not in accordance with the plan agreed to by the City and Canada Lands, a plan for a well-balanced mixed-type housing neighbourhood.

My two comments are:

1. No to the increase in building height of over three stories, or outside the current zoning.
2. Prior to approving any more application for Pleasantville, the City should develop and clarify the policy and vision for the area, stand by it, and make it known to all vested interests: residents, citizens of the City, developers and prospective homebuyers.

Pleasantville is a residential area in close proximity to parklands, surrounded by industrial. Neither the City, nor the provincial and federal governments should treat the area as vacant industrial land or as a potential apartment park. Apartment buildings are commercial structures, they are businesses. Pleasantville is a City gem with significant residential investments, and more to come. The residents and neighbourhood should be the priorities.

I disagree with the proposal to raise the allowable height of the Seniors Apartment Building proposed for 45 White Hills Road from three stories to eight stories. Eight Stories is very high and out of keeping with the land and feeling of the area. The three stories maximum allowable height for the zone was determined with the vision of creating a neighbourhood. Canada Lands and the City agreed to creation of a neighbourhood consisting of a mix of single standing homes and joined homes.

As this is public land, first use consideration should be for the betterment of the area and the city overall. It should only be auctioned with careful consideration of an area development plan. The developer is seeking to maximize profit at the expense of the neighbourhood plan utilizing public land resources. These lands are a rare inner city public resource so development should be done carefully.

Pleasantville could quickly become a senior's apartment block zone. The province will have plenty of seniors needing housing, but if development maximizes value of the land with only senior's high rise apartments, there will be a need for services and consideration of how an apartment block concept would support seniors. 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. High-density rental housing comes with a myriad of challenges for a City.

There are already six or more senior's apartments, plus Pleasantville Towers, and many other apartment buildings. If this is the intention for Pleasantville, then it should be clear in a policy and planning statement. At this time, there are several serious issues facing developments, a difficult responsibility to down load on the community, on residents. Already, most housing is joined condominium housing or close housing without gardens.

Opening the zoning or easing the regulation indicates a lack of faith by City officials in the current zoning, and, obviously, a belief by developers and residents that the zoning is unreliable. Before any more approvals, the City must be clear for the officials and city residents. The application to build up well outside the zone regulation, and the City's consideration of the request, communicates that lack of conviction. It is exceptionally important that the City of St. John's considers the plan for Pleasantville and be transparent with all interests.

Without a solid plan to guide City officials, there may not be a mixed living type neighbourhood. This is especially so since the most profitable developments are high-rise apartments and for sure developers are going to come in with similar applications.

I recently wrote a letter to Mayor Breen outlining how damaging and insulting the Iceberg Performance Tent has been to most residents of Pleasantville and surrounding areas. I noted a need to inform residents, and all prospective residents of the area, just what the plan is for Pleasantville. The Tent and this application are linked issues; they relate to what seems to be a lack of vision for area. Not so long ago, Pleasantville and the vacant land around Quidi Vidi was considered an industrial brownfield. That thinking must end. Development of these exceptionally valuable public land resources should take extra consideration in the context of an overall plan.

My concern is that the City will continue to approve development outside the zoning and repeatedly place the burden of planning on residents. It is the responsibility of the City of St. John's to consider how development should proceed. Without a clear approach, each developer who wants to build a high building, an apartment block, and/or a senior's apartment building, will push the City to ease regulation.

There is an opportunity right now to put a healthy community plan in place. Government buildings that are empty in the evenings and a high number of apartment towers cannot create a neighbourhood environment. There are already numerous government facilities, an abattoir and many apartments.

Finally, please, do not approve a commercial high apartment building in Pleasantville at this time. Prior to any more approvals, create and publish a vision and a policy structure for development of the Pleasantville area.

Sincerely,



CC: Hope Jamison, Hope Jamieson, Councillor Ward 2
Danny Breen, Mayor, City of St. John's

Elaine Henley

From: [REDACTED]
Sent: Tuesday, October 29, 2019 8:54 PM
To: CityClerk
Subject: 45 East White Hills Road

To whom this may concern,

This correspondence is in response to a notice I received regarding an application to Council to build an 8-story 72 unit Senior's Apartment Building at 45 East White Hills Road. I understand the applicant is seeking permission from Council to exceed the maximum allowable height. This seems to be happening all over the City e.g. Churchill Square, across the street from the Anglican Cathedral, next to Duckworth Street war memorial...all with excess heights proposed.

There is no doubt development can have a positive impact in the Pleasantville area, however, the applicant does not need to exceed the maximum allowable height to achieve this result. Residents in this area have expressed concerns related to:

- Building height and impact re: sunlight / shadowing.
- Safe removal of asbestos from the existing structure.
- Traffic flow. This 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 50km speed limit.
- Garbage collection. The current pick up arrangement is private. Additionally there is no blue bag pick up. Besides household garbage, it's not unusual to see furniture and appliances in the collection bins. I've seen people dump renovation materials in the bins e.g. gyprock and cabinets. Without a better plan for recyclables, the increase in residents only adds to current waste management issues.

Hopefully some of these issues have been taken into consideration with the proposed build.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, October 30, 2019 6:20 PM
To: CityClerk
Subject: 45 East White Hills Road

Regarding a developer application to build an eight story 72 unit seniors apartment complex, please accept the following as a listing of my concerns:

1. The additional vehicular traffic associated with a building of this magnitude is unacceptable for the geographical area proposed. Residents of 72 apartments, along with visiting relatives and friends will create an unacceptable level of vehicular movement in and around the adjacent building where I reside and those close by. We, in the area, already have ongoing concerns of non-area residents driving through our parking lots at excessive speeds - additional traffic will only serve to exacerbate this problem. In addition, East White Hills Road in effect can be viewed as the absolute beginning of the Trans Canada Highway - in as much as there currently exists a massive amount of vehicular traffic using East White Hills Road as a main gateway.
2. An eight story structure at the proposed location will not only be incongruous to the existing structures in the area, it will lessen the direct sunlight we currently enjoy and will negatively change the wind patterns experienced by adjacent buildings, especially during winter months. An example of a tall building in the area where excessive winds are experienced in and around the structure would be the old nurses residence of the old General Hospital Nursing School on Forest Road - a pedestrian walking Forest Road can literally be blown off their feet while walking past the nurses residence.
3. Even though City Council may approve a ten story building in this location, the general restriction (I think 4 to 5 stories) was put in place for a reason and I request that the building not be constructed beyond what has already been deemed acceptable.

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, November 8, 2019 12:13 PM
To: CityClerk
Subject: 45 East White Hills Road

Hello,

I would like to make a general comment about all of the Seniors residences which are being built around St. John's.

It would seem that many of these residences are being placed in areas which isolate residents from the community, the general public and general goings on in the city. For example, the one proposed building here is remote from shops and amenities which seniors would visit. It's fine to say that they can drive, but as they get older drivers permits may be removed isolating the person.

If you are supposed to be enhancing the quality of life of seniors then surely having them remain an active part of the community is essential.

Regards

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, November 19, 2019 8:37 AM
To: CityClerk

Good Morning, May I make two comments about the process of Application Senior's Apartment Building on 45 East Hills Road:

- I am surprised that there is not a date on this written correspondence. You give us a deadline to respond by yet no sent date on the document. I am surprised this could be omitted on a formal request.
- A stamp on the back of this document says, "Received Nov. 13, 2019 ARO". The document was put in my mailbox after lunch yesterday, Nov. 18not too much time for many to respond. Just wondering how accurate your response will be.

I do not agree with the building of this 8 Story Senior's Apartment Building consisting of 101 units. My main reason is significant increase of traffic. I moved to [REDACTED] one year ago. My previous address was [REDACTED] so my opinion on traffic has not changed as I experience and see this traffic increase every single day over the past several years from both sides of the Pond. I asked Jonathon Galgay a few years ago to do a traffic survey to include East White Hills Road and the Boulevard. This traffic on these two streets lead around the Pond to Forest Road and Boat House Lane and then onto Water Street and Artial Road and surrounding areas. The traffic comes from Pouch Cove, Logy Bay, Torbay, Elizabeth Ave, North East Development (Cole Place Torbay Road, Parsons Road etc.). These motorists must do this to avoid Kenna's Hill and King's Bridge Road. There is no other option.

One morning I counted over 200 cars come down East White Hills and up to Forest Road as fast as I could count and the same traffic between 4 and 6 pm.. I asked my [REDACTED], who lives in [REDACTED], why he passes my house every morning. He confirmed that he and most people in that broad area avoid Kenna's Hill and use East White Road. I even do this myself.

These 101 units will very likely own at least one car. A significant number of residents in Pleasantville are seniors yet we still do drive. So that extra traffic is not good. East White Hills Road has been turned into a major thoroughfare through residential. Also, if it proceeds you will be bombarded with complains from May to October with noise from motorcycles and muscle cars....deafening noise every night as they roar up the through the white hills.

So, for these logical and accurate reasons, I oppose the development. Thank you. [REDACTED]

Mayor Breen and Councillors,

I am writing in response to the proposal to construct an 8 story, 101 unit seniors complex at 45 East White Hills Road.

I strongly oppose the proposal for a number of reasons. Heritage, Height, Environment, and Salvage.

- 1) Pleasantville was constructed in the early 1940's by the Americans during the Second World War as part of the 'Destroyers-for-Bases' deal. Buildings of this age, size, and architecture are fast becoming a rarity. Many of the 1940's structures were demolished many years ago but the building at 45 East White Hills Road is one of the last of a very few remaining. Demolishing this structure would further erode the character and visible history of the area. A development which restores the building would be much more favourable.
- 2) An 8 story building (with zoning for a possible 10 stories) is far too tall for the Pleasantville Area. Pleasantville is currently seeing an increase in density through other forms of housing and buildings which do not soar to the heights that the proposal seeks to achieve. In my opinion, such a tall building in such a prominent location would not be in keeping with the rest of the area.
- 3) As councillors are aware, they unanimously declared a climate emergency. Demolishing buildings is not the way towards a sustainable future. Research from the United States National Trust for Historic Preservation found that an environmentally friendly new building takes 42 years for its energy savings to off set the carbon costs of demolishing the existing building which it replaces. The road to environmental sustainability and the suppression of the climate emergency does not lie in demolishing buildings which can be renovated and restored. There are other buildings on the city which are currently vacant which better suit the needs of the developer which would reduce carbon emissions, reduce landfill contributions, and reduce the need to import materials for construction. The vacant Hoyles Escasoni Complex on Portugal Cove Road springs first to mind.
- 4) Should council ignore the values of keeping the existing building, at the very least 45 East White Hills Road could be salvaged of its materials and reused elsewhere. The 1940's structure more than likely contains a plethora of old growth timber which should be salvaged for its reuse. Additionally the windows appear to be original which can be salvaged either completely or in part. Salvaging of buildings is big business in other cities and goes further to fight the climate emergency through reuse and recycling but also preserves the heritage of the building through its parts which can have new uses. The argument that the building probably contains dangerous substances such as asbestos is a moot point. Any asbestos must be removed regardless if the building is restored, salvaged, or completely demolished.

I urge council to adhere to its unanimous declaration of a Climate Emergency. In the interest of the environment and heritage, 45 East White Hills Road should NOT be demolished. Please vote against this proposal.

[REDACTED]
[REDACTED]

November 19, 2019



Office of the City Clerk
P.O. Box 908, St. John's, NL, A1C 5M2
cityclerk@stjohns.ca

Re: application to construct an eight story Seniors' Apartment Building at 45 East White Hills Road.

I am requesting Council to defer this application decision until a clear understanding of the development direction of Pleasantville is understood and made known to all citizens of the City.

Pleasantville is a community bounded by the golf course, the lake, the hills and by the public land along Churchill Avenue and Selfridge's Road. It is accessed by four entrances only.

The proposed apartment building at 45 E. White Hills Road is not a seniors building. At the Public Meeting on this development, the developer's representative spoke about the building calling it a seniors' building, and used his hands to make air quotes because it is not technically a seniors building. There are no common spaces, no visitors parking and no exterior space for gathering in pleasant weather.

It seems that it is begin called a senior's building so the developer will get institutional designation for the build, and therefore be able to use that land for a commercial apartment building. It is not an institution, and it would not technically be a seniors' building. There is also, no suggested age restriction on tenancy, such as over 50 years.

At the Public Meeting, when I asked the City Planners if they knew how many apartment buildings and seniors apartment buildings are in Pleasantville, they did not know.

The City Planning department did not consult with community organizations concerned with senior's housing to understand the issues. That should be done every time an application for build of a senior's building is proposed.

Within the area called Pleasantville are around 24 apartment buildings, and at least 6-7 seniors' buildings. It is unknown how many seniors live there, but a reasonable estimate is 1000. The proposed building for 45 E White Hills Road will add possible 200 more. Other buildings planned as seniors' buildings will add several hundred more. Senior's need other supports, especially those with health issues and mobility issues.

There is no community centre and no discussion on the supports that should be in place when planning a seniors' community, or for a high-density community. There is a community centre at Kenmount Terrace. There should be one for Pleasantville, also. The seniors' housing issues in not necessarily in the East End of the City.

This development. It should not go ahead without consideration and a better plan for the area, for supports for seniors, and/or for the accommodation of a bounded apartment community.

In 5-10 years there will not be a seniors' housing issue, and there should be a plan for that evolution of the City demographics. (Report of the seniors' Advocate NL, *Long May Your Big Jib Draw*) As in other jurisdictions, such as Toronto, there are now numerous problems for seniors when the demographic of their homes change.

There is so much not understood as the City builds a high-density apartment community and probably a seniors' community. The City Planning Department and a community advisory group should be tasked with a full review of the area and all the related issues.

If Pleasantville is scheduled to be a high-density resident and industrial community, it should be created with some understanding. The bounded community will soon be mainly apartment buildings and high-density condominiums. There are very few freestanding homes, and those already built do not have significant land to form a mix residence community.

I live in Pleasantville and have come to understand these as serious issues that will have long term impact on the area and City overall. The issues represent a lack of attention and planning. They represent an opportunistic grab for the last parcels of publically owned land in the City. These are federal and provincial lands, the property of the general population. The sale and development of these precious lands should be done so with consideration for the wellbeing of all citizens and in particular, the long-term viability of the people in that community.

It is unconscionable for the City Council to continue to allow development of the area without a clear understanding of the impact of their decisions.

The recent years of the Iceberg Performance Tent demonstrated the terrific lack of attention to the area. For example, the 24 + houses and the 2 apartment buildings directly adjacent to the tent grounds represent \$10 million plus investment by individuals and developers. The difficulty and pressure on the value of these properties was traded off for an offering with no investment in the community. If such decisions continue, value and investment falls and moves away. It does not contribute, but diminishes investment and care for the City.

I ask the Council to consider these comments, and halt all further developments until there is a planning group in place for Pleasantville, and a development concept that all citizens can work with.

Sincerely,



Resident of Pleasantville

Elaine Henley

From: [REDACTED]
Sent: Tuesday, November 19, 2019 1:34 PM
To: CityClerk
Subject: 45 east white hill roads

Hello,

1. I do not agree with an 8 story building. The tallest building in the area is only 4 stories.
2. How many parking spots will be provided by the developer and where will they be located?
3. I have concerns with staff and residents of the proposed facility taking over parking spaces currently provided by NL housing for its residents in the area.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 5:49 PM
To: CityClerk
Subject: Seniors Apartment Building

An excellent idea. Too bad it isn't in a quieter locality.

Regards,

[REDACTED]

Shanna Fitzgerald

From: Stacey Fallon
Sent: Wednesday, November 27, 2019 11:22 AM
To: Shanna Fitzgerald
Subject: Verbal Submission - East White Hills Road Application

Verbal Submission

[REDACTED]

Doesn't disagree with a seniors building but it would be going right across from the butcher shop which has a very bad odor in the summer time and is very loud sounds.

Stacey Fallon
Administrative Assistant
Office of the City Clerk

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