

COMMISSIONER'S REPORT REGARDING:

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 12, 2024 &
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO 33, 2024**

**AMENDMENTS PERTAINING TO PROPERTY LOCATED AT
CIVIC NUMBER 214 WATERFORD BRIDGE ROAD, ST. JOHN'S**

**CLIFFORD JOHNSTON
COMMISSIONER
SEPTEMBER 9, 2024**

INTRODUCTION

I, Clifford Johnston, was appointed by the St. John's Municipal Council as an independent Commissioner to chair a public hearing and prepare a report with recommendations for Council with respect to proposed map amendments to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations which were adopted by Council on July 9, 2024. The intent of these proposed amendments is as follows:

Municipal Plan Amendment Number 12, 2024

Redesignate land located at Civic No. 214 Waterford Bridge Road, St. John's, from the Institutional Land Use District to the Residential Land Use District.

There are no text amendments proposed to the Municipal Plan as part of this amendment package.

A copy of the proposed Municipal Plan Amendment Number 12, 2024 is attached to this Commissioner's Report as Appendix A.

Development Regulations Amendment Number 33, 2024

Rezone land located at Civic No. 214 Waterford Bridge Road, St. John's, from the Institutional (INST) Land Use Zone to the Apartment 2 (A2) Land Use Zone.

There are no text amendments proposed to the Development Regulations as part of this amendment package.

A copy of the proposed Development Regulations Amendment Number 33, 2024 is attached to this Commissioner's Report as Appendix B.

These proposed map amendment to the St. John's Municipal Plan and the St. John's Development Regulations are in response to a formal application submitted to the City by Jendore Ltd. to rezone property at Civic No. 214 Waterford Bridge Road, to accommodate the construction of a four (4) storey apartment building with a total of eighty-five (85) dwelling units. A Municipal Plan amendment and a rezoning are required to allow the development of the proposed apartment building as the current Institutional District designation and the current Institutional (INST) zoning of the property do not allow private apartment buildings.

Jendore Ltd. proposes to subdivide the subject land from the overall parcel. In the initial application, the new apartment building and lot would use the existing access from Columbus Drive. If the parcels are at some point to be subdivided, an access agreement would be required as the City would not permit a parcel of land to be landlocked with no access to the street. The subject property is outlined in the aipphoto attached to this Commissioner's report as Appendix C.

PROCESS

My appointment as an independent Commissioner by the St. John's Municipal Council was made under the authority of Section 19 of the Urban and Rural Planning Act, 2000 with the accompanying duties established in Sections 21(2) and 22(1) of the Act. These sections of the Act provide that the appointed Commissioner is to hear objections and representations orally or in writing and subsequently to submit a written report with recommendations on the proposed planning amendments to Council for its consideration and decision on the amendments.

The City of St. John's determined that the public hearing would take place at St. John's City Hall on the evening of August 14, 2024. The public hearing was scheduled and organized as a hybrid hearing-interested persons had the option to either attend the hearing in person or to attend virtually on-line.

Printed notice of Council's decision of July 9, 2024, to adopt the subject planning amendments and the scheduling of the August 14, 2024 public hearing to provide an opportunity for public comment on the amendments, was placed on the City's website and printed on four occasions in The Telegram Newspaper- July 13th, 20th, 27th and August 3rd, 2024. In addition, notices of the public hearing were mailed by the City to property owners listed on the City's Assessment Role as being located with a minimum radius of 150 metres from the boundaries of the subject property. City staff have provided the Commissioner with copies of the applicable public notices.

THE PUBLIC HEARING-AUGUST 14, 2024

The public hearing was held on the evening of August 14, 2024, at St. John's City Hall. The hearing commenced at 7pm and concluded at approximately 7:30 pm.

In attendance at the hearing was the appointed Commissioner, along with City staff members- Ken O'Brien, MCIP, the City's Chief Municipal Planner, Anne-Marie Cashin, MCIP, Planner III and Faith Ford, MCIP, Planner III.

Two representatives from Jendore Ltd. were in attendance to speak to the proposed apartment building development: David Cahill, Senior Vice President Operations with The Cahill Group and Jeremy Bryant, Architect with LAT 49 Architecture Inc.

Approximately half a dozen members of the public attended in person and three (3) persons had registered to participate virtually.

There was no recording made of the public hearing and the Commissioner's written notes serve as the record of the hearing.

In my role as the appointed Commissioner, I made introductions at the beginning of the hearing and explained the purpose and format of the hearing. I advised those in attendance that in writing my report for Council on the proposed planning amendments, that in accordance with current City privacy protection measures, that my report would not reference the names and addresses and contact information of those private individuals who chose to make either a written and/or a verbal submission. I further advised that any written public submissions received by the City Clerk's Office on the amendments would be attached in my report to Council along with names, addresses and contact information redacted.

I advised those in attendance at the public hearing that as the appointed Commissioner and in accordance with the provisions of the Urban and Rural Planning Act, 2000, that my report would contain recommendations only with respect to the potential approval of the proposed planning amendments. The St. John's Municipal Council has the authority to accept, reject or accept in part my recommendations as the appointed Commissioner.

As the Commissioner, I advised those in attendance that I would agree to accept written public submissions on the amendments provided these were submitted to the City Clerk's Office by the end of the business day on August 16, 2024. Two (2) written public submissions were received by the City Clerk's Office after the hearing.

At the request of the Commissioner, and for the benefit of those attending the public hearing, Ms. Cashin, through a power point presentation, outlined the background and purpose of the proposed planning amendments and gave an overview of the proposed apartment development. As part of her presentation, Ms. Cashin provided a chronology of the City's processing of Jendore's rezoning application for the site and the next steps in the processing of this application.

After Ms. Cashin's presentation, the two representatives for Jendore Ltd., Mr. Cahill and Mr. Bryant, gave a brief overview of the proposed apartment development.

An opportunity was provided by the Commissioner from those members of the public in attendance to ask questions of both Ms. Cashin and the representatives for Jendore Ltd.

PUBLIC REPRESENTATIONS/SUBMISSIONS ON THE PROPOSED PLANNING AMENDMENTS/ APARTMENT BUILDING DEVELOPMENT

The following is a synopsis of the written and verbal public representations which have been made on the proposed planning amendments/proposed apartment building development. Please note that the synopsis deals with all representations:(a) those received by the City Clerk's Office in regards to the City's initial public notification of the proposed rezoning of the property which process took place in February, 2024 before Council made its subsequent decision of July 9, 2024 to adopt the planning amendments; (b) those written representations received by the City Clerk's Office in response to the advertising of the August 14, 2024 Commissioner's public hearing and received prior to this public hearing ; (c) verbal representations received by the Commissioner at the August 14, 2024 public hearing; and (d) the two (2) written representations received by the City Clerk's Office subsequent to the August 14, 2024 public hearing.

A copy of all written representations received by the City Clerk's Office on the proposed planning amendments/proposed apartment building is attached to this report as Appendix D.

-A total of fourteen (14) written public representations were received by the City Clerk's Office. ***Please note that some individuals may have submitted more than one written representation.*

-Five (5) of the written representations were in support of the proposed planning amendments/development of the proposed apartment building.

--Letters of support noted the need to provide/construct additional housing in the city - and that the subject property is an appropriate site for a higher density development.

-Written and verbal representations in opposition to the proposed planning amendments/proposed apartment building expressed a series of concerns. Among these were the possibility of increased traffic in the area, particularly along Waterford Bridge Road; the possible deterioration of pedestrian movement in the area; the inability of Waterford Bridge Road to handle additional traffic.

-Other public concerns relate to the possible negative impacts on the scenic integrity of the Waterford Bridge Road/Littledale area; possible loss of tree cover with the construction of the apartment building; potential negative impacts on the views of existing homes in the area; potential for devaluation of property values of existing homes in the area; concerns about dust and noise during the construction of the apartment building; potential for noise from the HVAC system of the apartment building.

-One individual at the August 14, 2024, public hearing verbally noted that the applicant for the proposed apartment building has requested parking relief from the City of ten (10) parking spaces for the apartment building. He noted that there is an ongoing trend for parking relief in the city for developments and wondered if this was a trend the City of St. John's need be concerned about.

ANALYSIS OF THE PROPOSED PLANNING AMENDMENTS AND THE PUBLIC REPRESENTATIONS

In preparation for my role as the St. John's Municipal Council's appointed Commissioner to consider the proposed map amendments in question to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations for the subject property, I have received and reviewed the applicable written background materials provided to me by City staff along with a copy of all written and verbal public representations on the proposed amendments received prior to, at, and subsequent to the August 14, 2024 public hearing. The written materials from the City included the Land Use Report that Jendore Ltd. was required by the City to prepare on the proposed apartment building development at its expense under terms of reference issued by the City. The completed Land Use Report was submitted by Jendore Ltd. to the City in May of 2024. I have also received and reviewed the applicable City staff reports on the proposed planning amendments. I have also visited and walked the subject property.

In reviewing the objectives and policies of the Envision St. John's Municipal Plan, I do note that the proposed re-designation of the subject property to the Residential Land Use District and the Apartment 2 (A2) Land Use Zone to allow the proposed apartment building is in keeping with both good municipal planning practices and certain specific housing policies of the Municipal Plan. Specifically:

1. Section 2.2 of the Municipal Plan ("Growth and Development Strategy") notes that one of the keys for balanced growth in the city will be ...
"Identification of undeveloped areas that are able to accommodate future well-planned growth, an emphasis on encouraging intensification, and a greater mix of uses through investment in infrastructure that supports higher density development along major corridors and centres where there are opportunities for development."

The proposed residential apartment development would utilize an existing large, currently vacant property with municipal water and sewer services in the urban core of the city which can be accessed via Columbus Drive which is a major arterial road in the city.

2. Section 4.1 of the Municipal Plan ("Housing-Strategic Objectives) advises that among the City's strategic objectives for housing will be to encourage a range of housing options that contribute to community health, sustainable growth and economic activity. As another strategic objective, this section of the Municipal Plan indicates that the City of St. John's will promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

As noted above, the proposed location of the apartment building is proposed to be located close to Columbus Drive—a key piece of road transportation infrastructure in the city.

3. Policy 4.1.4 of the Municipal Plan recommends partnering with developers, other levels of government and non-governmental agencies to achieve construction of affordable, “age-friendly” Housing.

The proponent of the new apartment building, Jendore Ltd. has advised in their application that their target tenant for the apartment building is “55-plus” or retirement lifestyle, looking to downsize from a single-family home.

4. Section 4.1 of the Municipal Plan further indicates that the City will enable a range of housing to increase diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

5. Policy 8.4.8 of the Municipal Plan supports a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socio-economic groups

Jendore Ltd. is proposing the construction of the four (4) storey, eight-five (85) unit apartment building, including one level underground parking for the current vacant/undeveloped lot at Civic Number 214 Waterford Bridge Road. The property which is the subject of the proposed planning amendments is approximately 11,355 square metres in size. The new building will be located between the existing “Residence at Littledale” retirement facility, which is a multi-storey residential building and Columbus Drive, just south of Blue River Place. Blue River Place is a cul-de-sac featuring single-detached homes.

Jendore Ltd. advises in their Land Use Report, that the target tenant for the new building is 55-plus or retirement lifestyle, looking to downsize from a single-family home.

The proponent’s Land Use Report notes that the primary roof of the building sits 14.8 metres above ground level with an additional 1.2 metres to the top of the parapet. The building is intended to fit within the Tower Corporate Campus and in conjunction with “The Residence at Littledale”.

Vehicular access to the proposed development is proposed to be provided through two driveways located off the existing two-lane private roadway which stretches between Columbus Drive and Waterford Bridge Road and services the existing “The Residence at Littledale” retirement home, Sisters of Mercy building and the Tower Corporate Campus. The driveways will be located approximately 55 metres and 145 metres east of Columbus Drive.

The development will be serviced by municipal water, sanitary sewer and storm sewer services.

The applicants have included trails along the property to Columbus Drive in their design plans.

The subject property is surrounded by residential land uses to the north and the south of the site, Columbus Drive to the west and institutional and office land uses to the east.

I note that some of the public representations with regards to the proposed planning amendments/apartment development, pertain to potential for increase vehicular traffic in the area and questionable ability of Waterford Bridge Road to handle the extra traffic. I note that the City's development engineering and transportation engineering staff have reviewed the proposed apartment building development and are of the opinion that it can be constructed as proposed for its design by Jendore Ltd. City staff have not expressed concerns respecting the additional vehicular traffic that will be generated by the development. I understand the new development should not have any traffic impacts on the existing homes on Blue River Place since the two areas are not linked for vehicular access.

I note some of the public concern deals with the new apartment building deals with the potential impacts of the new apartment building on private views from existing homes in the area and the loss of tree cover between Blue River Place and the subject property during the construction phase. I note that the Land Use Report prepared by Jendore Ltd. does not anticipate shadowing effects from the new apartment building on the existing buildings or residents in the area. A City staff report to Council notes that as the application site is located at a lower elevation than Blue River Place, this factor should help minimize the impact of the apartment building on the existing residential neighbourhood. I am inclined to agree with this assessment from my walking tour of the site.

The loss of existing tree cover/buffer between the existing homes on Blue River Place and the application property is a concern of some existing area residents and I understand and appreciate this concern. I would suggest that representatives from Jendore Ltd. work with the City's Municipal Arborist/applicable City staff to investigate measures to limit the loss of tree cover and/or the planting of new trees as part of the construction of the apartment building.

I note that the subject property is currently designated as Institutional Land Use District under the Municipal Plan and currently zoned as Institutional (INST) under the Development Regulations. These current planning designations imply to me that the City already sees the property as being appropriate for development other than low-density residential development. The Institutional (INST) Zone itself can allow a range of higher density density types of lands uses such as a long-term care facility, a residential care facility and institutional uses. The INST Zone allows a maximum building height of 23 metres which is less than the height of the proposed apartment building.

COMMISSIONER'S CONCLUSIONS REGARDING THE PROPOSED PLANNING AMENDMENTS

In my opinion as the appointed Commissioner, the proposed planning amendments to redesignate the subject property to the Residential Land Use District and the Apartment 2 (A2) Land Use Zone to allow the construction of the proposed apartment building, are appropriate planning designations for the property and would be in keeping with a number of specific planning objectives and planning policies which are endorsed in the Envision St. John's Municipal Plan. The proposed planning designations appear to me, to be compatible with the current Municipal Plan and zoning designations and present land use of adjacent and nearby properties. Further, it is my view as the appointed Commissioner, that the subject property is an appropriate location for a new residential apartment building development such as the project that Jendore Ltd. is proposing to construct.

The proposed apartment building project itself would offer the option of a form of multi-unit residential housing for interested individuals which would make good use of an existing property in the urban core of the city with access to the existing municipal road structure, municipal water and sewer services, Metrobus service and pedestrian access, access to commercial services and to several walking trails and nearby Bowring Park. The proposed apartment building location and design, in my view, has the potential to be well-integrated within the area of the city that abuts it.

COMMISSIONER'S DETERMINATIONS AND RECOMMENDATIONS

1. It is my determination as the appointed Commissioner, that an appropriate public notification process for the public hearing held on August 14, 2024, for this package of proposed planning amendments, has been carried out by the City of St. John's and that the City's public notification process satisfies the applicable requirements of the Urban and Rural Planning Act, 2000 and the Provincial Department of Municipal and Provincial Affairs.
2. The proposed new Municipal Plan designation of "Residential Land Use District" and "Apartment 2 (A2) Land Use Zone" for the subject property at Civic No. 214 Waterford Bridge Road, are, in my determination as the appointed Commissioner, appropriate for the site and would be compatible with the current zoning of adjacent and nearby properties.
3. It is recommended that the St. John's Municipal Plan Amendment Number 12, 2024 in its present form as adopted by the St. Johns Municipal Council on July 9, 2024, now be approved by Council.
4. It is recommended that the St. John's Development Regulations Amendment Number 33, 2024 in its present form as adopted by the St. John's Municipal Council on July 9, 2024, now be approved by Council.
5. It is recommended that the proponent/developer of the proposed apartment building, Jendore Ltd. work with the City's Municipal Arborist /applicable City staff to maintain as of much of the existing tree stock as feasible on the development site and to look at measures such as new tree planting if determined by City staff to be appropriate to do so.

Respectfully submitted,



Clifford Johnston,
Commissioner

Attachments

APPENDIX A: COPY OF ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 12, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 12, 2024

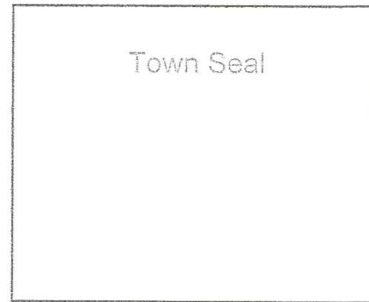
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 12, 2024.

Adopted by the City Council of St. John's on the ____ day of Click or tap to enter a date..

Signed and sealed this ____ day of _____.

Mayor: _____

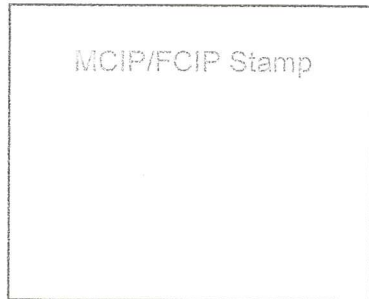
Clerk: _____

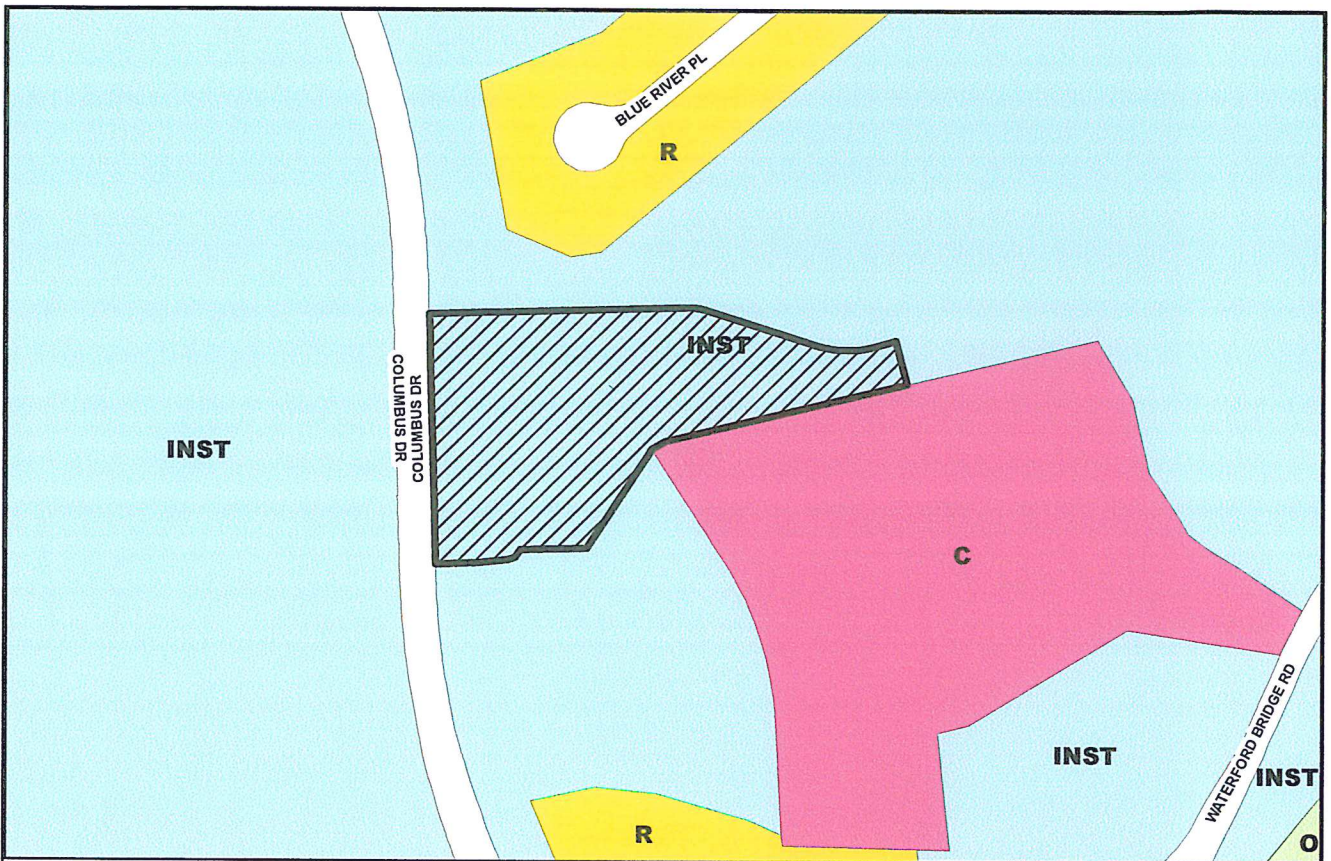


Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 12, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____





**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 12, 2024**

2024 02 19 Scale: 1:3000
City of St. John's
Department of Planning, Development
& Regulatory Services

Future Land Use Map P-1

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

APPENDIX B: COPY OF ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 33, 2024

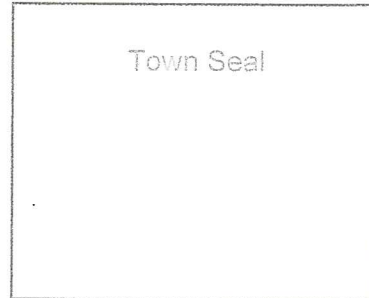
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 33, 2024.

Adopted by the City Council of St. John's on the ____ day of Click or tap to enter a date..

Signed and sealed this ____ day of _____.

Mayor: _____

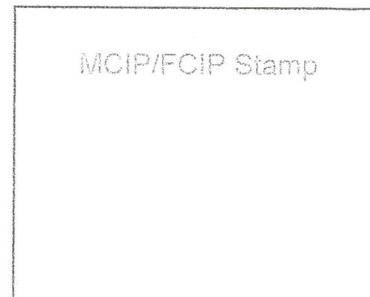
Clerk: _____

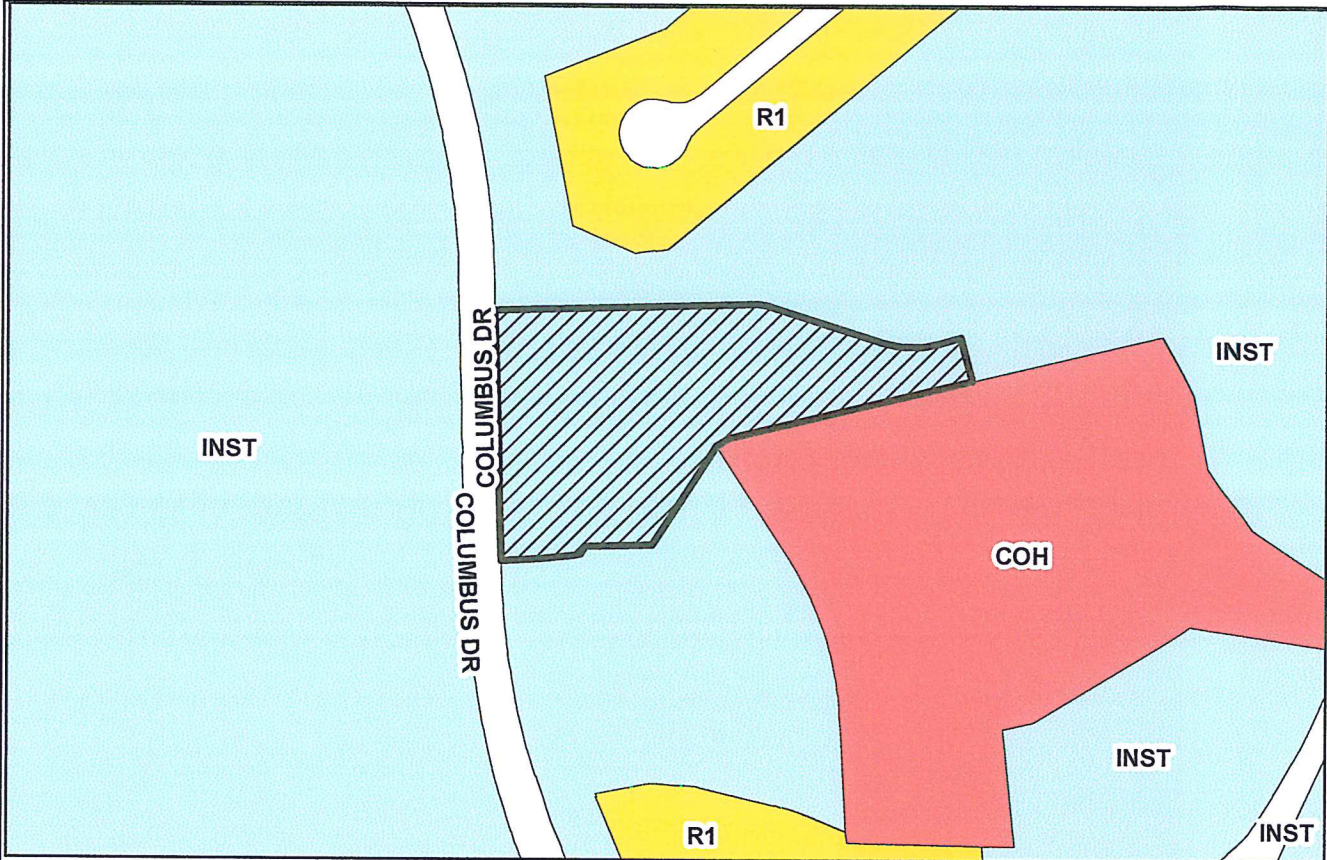


Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 33, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 33, 2024**

[City of St. John's Zoning Map]

2024 02 19 Scale: 1:3000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 2 (A2) LAND USE ZONE

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment
REGISTERED

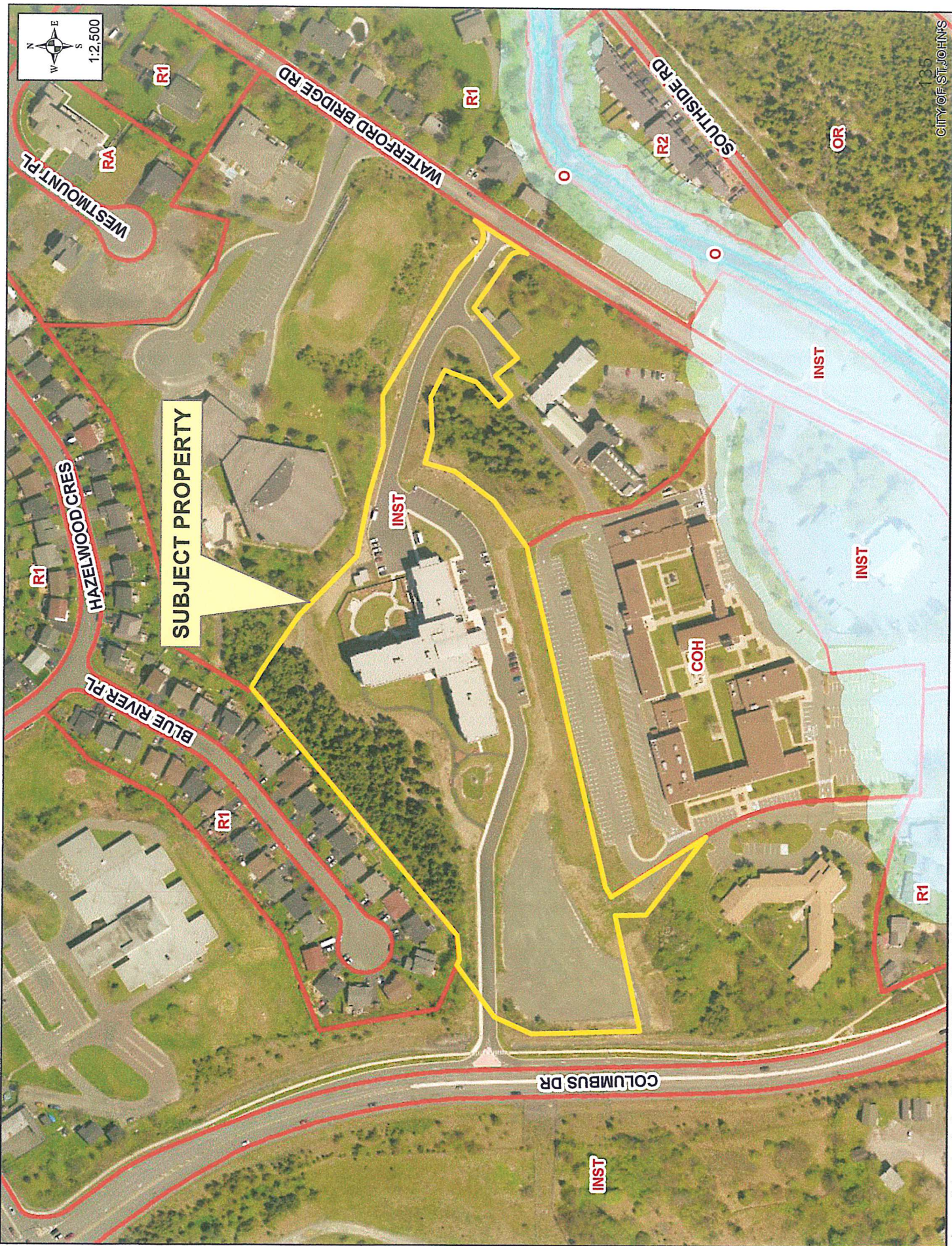
Number _____

Date _____

Signature _____

Provincial Registration

**APPENDIX C: COPY OF AIRPHOTO SHOWING THE PROPERTY
AT CIVIC NO. 214 WATERFORD BRIDGE ROAD WHICH
IS THE SUBJECT OF THE PROPOSED PLANNING AMENDMENTS/
PROPOSED NEW APARTMENT BUILDING PROJECT**



**APPENDIX D: COPIES OF ALL WRITTEN PUBLIC SUBMISSIONS RECEIVED BY
THE CITY CLERK'S OFFICE WITH RESPECT TO THE PROPOSED PLANNING
AMENDMENTS/PROPOSED APARTMENT BUILDING AT
CIVIC NO. 214 WATERFORD BRIDGE ROAD**

Karen Chafe

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

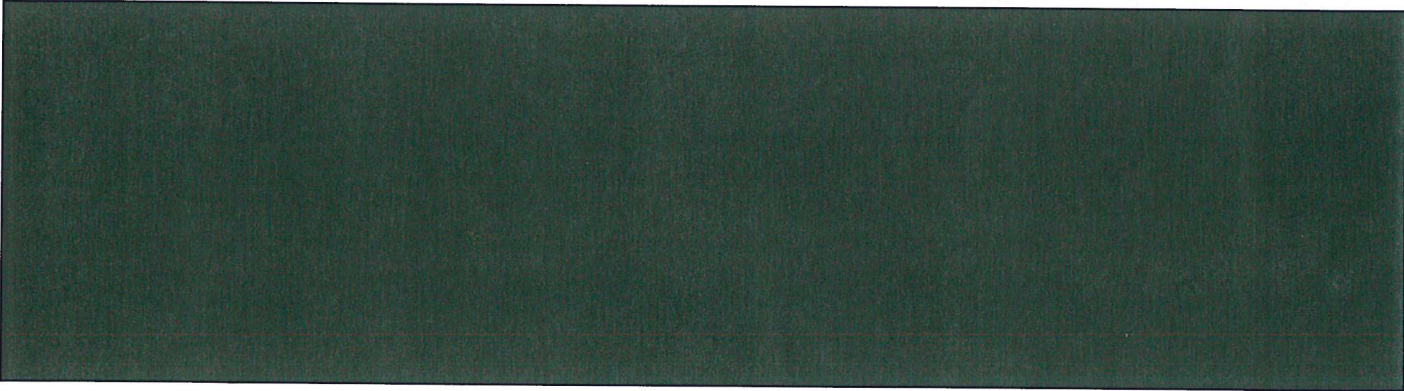
Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.



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.



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

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

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

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

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

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.



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,

[REDACTED]

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

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].
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]

[Redacted]

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 <aoberts@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: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

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

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 3:22 PM
To: CityClerk
Subject: 214 Waterford Bridge Rd

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I support the proposed 4 apartment building at 214 Waterford Bridge Rd. This city needs more apartments.



Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 3:30 PM
To: CityClerk
Subject: Regarding the rezoning of 214 Waterford Bridge

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Hello,

I'm a city resident [REDACTED] and am struggling with the current housing market to find a place to live within close distance to offer my support.

The west end currently is alack of medium to high density options, making rents in the lower density units much higher [REDACTED]. It would be greatly appreciated if you took my comment into consideration for this proposal, as i believe the development is a good start to improving the current situation in the city.

Have a good day,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 2:56 PM
To: CityClerk
Subject: Application - 214 Waterford Bridge Road, July 2024

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Hello,

I am expressing my support for this rezoning and proposed development. [REDACTED] the area would benefit from a development like this.

Best,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, July 15, 2024 11:46 PM
To: CityClerk
Subject: 214 Waterford Bridge Road

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Hello,

I hope this message finds you well. I'm writing to express my strong opposition to the proposed apartment building on 214 Waterford Bridge Road. This historic area holds significant cultural value, and increasing traffic here would compromise its charm and safety for residents.

Rather than altering this unique neighborhood, I believe there are more suitable locations for apartment buildings, such as the east end of town. Additionally, the proposed building's height is excessive for our area and would disrupt the existing visual harmony including the green space.

Please reconsider this proposal and explore alternative locations that align better with the city's development goals while preserving the historical integrity of Waterford Bridge Road.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

Sent from my iPhone

From: [Ann-Marie Cashin](#)
To: [CityClerk](#)
Subject: FW: Public Hearing - 214 Waterford Bridge Road
Date: Friday, August 16, 2024 11:43:28 AM

Good morning,

Could you redact this email and include it with the submissions received for the 214 Waterford Bridge Road public hearing please? During the meeting we advised that we could accept submissions until Friday, so there may be a couple more come in today.

Thank you,
Ann-Marie

From: Ann-Marie Cashin
Sent: Friday, August 16, 2024 11:39 AM

[REDACTED]
Subject: RE: Public Hearing - 214 Waterford Bridge Road

[REDACTED]

Thank you for your comments. These will be passed along to the Commissioner preparing a report on the proposed amendments, and to Council prior to making a decision. If you have any further questions or comments, please let me know.

Thank you,
Ann-Marie

[REDACTED]
Sent: Friday, August 16, 2024 11:03 AM
To: Ann-Marie Cashin <acashin@stjohns.ca>

[REDACTED]
Subject: Re: Public Hearing - 214 Waterford Bridge Road

[REDACTED]

Hi Ann-Marie

I have a couple of comments on the process. I read the article this morning in the Telegram and was not surprised to see that only 2 people attended. Holding a hearing on a large development like this in the middle of the summer seriously curtailed involvement as many residents are away.

I don't know how many tried to join on Zoom, and I appreciate your offer to have a call, but as [REDACTED] commented that due to the misinformation on the Zoom call time the hearing should be rescheduled. I would also like to suggest that St. John's invest in a professional sound system, e.g. an OWL system that will provide clear sound as it was very difficult to hear anything.

My major concern is the exacerbation of the already worsening problem of excess traffic on Waterford Bridge Road. This summer's disruption due to the work on Pitt's Memorial drive was a serious hazard and made life untenable for residents. The city assured us that a traffic study would be undertaken before any further development on the road would be permitted. I sincerely hope that this will be accomplished before approval of this project to proceed.

Regards

[REDACTED]

[REDACTED]

Good morning,

I am reaching out to you regarding the Zoom registration for the 214 Waterford Bridge RoadT Public Hearing. The meeting was set and advertised for 7pm, however the zoom meeting invite said the meeting started 7:30pm. I apologize for the mix up. The hearing was short a was concluding around 7:30pm.

If you have any questions or concerns about the development, I can give you a call to discuss if you like. We have also extended the written submission deadline to this Friday, August 16 if you would like to make a submission. Again, I apologize for the mix up and inconvenience.

Thank you,
Ann-Marie

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

Hi Ann-Marie,

I was wondering what was going on with the meeting as I was sitting in the waiting room for the zoom meeting for awhile before giving up.

Hopefully, this isn't too late. My main reason for wanting to attend the meeting was to express my support for the project. There is a severe shortage of apartments in this city and I think that this proposed complex would really contribute to addressing the shortage of apartments. I've read some of the comments on the project page for this development, and while I realize that the neighbours have some legitimate concerns about privacy with the apartment overlooking their yards and potential noise, I'm not sure that it's an argument for rejecting this project. I'll note that I'm living in a three story townhouse in the [REDACTED] area and I can easily see into several of my neighbours yards from the 2nd and 3rd floors of my house. This is a common occurrence in the urban environment. I used to live in the [REDACTED] apartments, which I believe were built in [REDACTED], well after the neighbouring houses and so I would suggest there's a precedent for building large apartment buildings adjacent to single family homes. Similar to my townhouse, the backyards of several homes were visible from the apartments at [REDACTED], so it would seem the city has found this to be an acceptable outcome in the past. I also saw some concerns about the potential noise from the HVAC system of the apartment, and again, this is a common noise in an urban environment. Many people in the city are installing a/c units or heat pumps, and so I'd suggest this is a common element in the city.

Thanks,

[REDACTED]

