

From: [REDACTED]
To: [CouncilGroup](#); [CityClerk](#)
Cc: [REDACTED]
Subject: Consultation process for 430 Topsail Road
Date: Thursday, October 24, 2024 3:36:21 PM

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Dear Mayor, Deputy Mayor, Councillors and the City Clerk

In light of the inadequate information presently available about the proposed development at 430 Topsail Road, Happy City must ask that Council defer final approval of the proposal until it and the public can be provided with sufficient documentation to fully understand its implications and provide adequate feedback. Please note that this request does not imply either approval or disapproval of the project on Happy City's part.

Happy City is aware that the proposal is being considered as a discretionary use. We, as would most laypeople, feel that a development of this scale and importance would normally fall under the category of a zoning change. In that case, after an initial decision to approve the change based on a preliminary description, the public and council have the chance to re-examine the proposal once further details are provided. This is not however the normal process for a discretionary use application, which need only be publicly considered once.

Whatever technical reasons there may have been for not treating this application as a re-zoning proposal, we feel it is imperative that the City ensure the public has a similar opportunity, once fuller details are available, to examine them, to consider the merits of the proposal and to request any appropriate changes.

Regards,

David Brake, Vice Chair and Communications Director of Happy City St John's on behalf of the board

--



David Brake, PhD (he/him)

[Vice-Chair and Director of Communications](#)



I am a settler living and working on the island of Ktaqmkuk (Newfoundland), the unceded, traditional territory of the Beothuk and the Mi'kmaq. I am dedicated to my role in decolonization while building relationships with the Indigenous peoples of this land.

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, October 29, 2024 1:54 PM
To: CityClerk
Subject: Personal submission as public feedback about 430 Topsail Road development
Attachments: David Brake public submission to council on 430 Topsail Road.pdf

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Attached please find a submission for council to consider about the 430 Topsail Road development application.

As a side note - it is completely appropriate to offer anonymity to those who make such submissions... but should it not be possible to waive that option if you don't mind being associated with what you have put forward? If that is indeed the case, I do waive my right to anonymity and would like the attached to be added to the appropriate agenda as written.

--

Dear Councillors and city staff,

I would like to share my views about and recommendations for the development proposal on 430 Topsail Road. These are my personal views and concerns - I am not speaking on behalf of [REDACTED] nor can I speak for the views of any other organizations to which I belong.

I strongly support the construction of apartment buildings in the city as a way of tackling the chronic shortage of housing - particularly for those who cannot afford single family homes or for those for whom they are not suitable.

As you know, [REDACTED] concern at the speed with which the approval process is taking place, especially given the lack of information available about what is proposed¹. I stand by those views.

Supporters of this project have suggested there is no need to be concerned that we have so little information now - once the project is approved the developers will still have to furnish the rest of the details of their plans and any concerns that arose could be dealt with then. If this proposal were being treated as a re-zoning application, that would be reasonable, since the council and public would have a second opportunity to debate them.

As things stand now, however, if council approves this as a discretionary use in the usual way, these detailed plans would not become public as they emerge, and there would be no opportunity for the public to provide further input at a public meeting or online once the details became clear. If this proposal is approved without some subsequent public discussion about how it should fit in with wider possible plans for the area it would much harder to press for changes later.

It is correct that discretionary use applications do not require developers to do any further public consultation. I would not want to see most discretionary use applications require public consultation either. But I believe the council *does have the power to ask for further consultations if it chooses*², and in a situation like this, I believe it should use those powers.

¹ I have subsequently learned via a city tweet that the floor plan and survey we fought to get and share "may not be an accurate depiction [and] could be misleading and cause confusion". Though I claim no expertise in this area, I have read subsequently that the units in the building as described would be unusually, even impractically, large. If true, this suggests either that the actual building might be significantly smaller or the number of units provided might be significantly larger #. I hope if councillors consulted these plans they were cautioned about these limitations.

² Emphases mine: Section 4.5.3 - "Council, after considering an application and being satisfied that the proposed Development, **subject to submission and approval of detailed plans**, is in compliance with the Act, the Municipal Plan, these Regulations, and any policy adopted thereunder, may grant approval in principle for such application **and attach conditions** that shall:
(a) be met prior to the issuance of final approval; and

I am confident that if this application is approved, the city will ensure that whatever is built complies with its regulations, and I believe that any apartment building as described in this otherwise wasted space would be a valuable addition. But this proposal as described could be anything from a small step forward to an initiative that could transform this area of the city, depending on how it is *actually approached* by the city and the developer.

Lacking both the detailed plans and a good sense of the potential costs of different approaches for the city, I can only broadly outline some of the opportunities this could offer. Without a thorough understanding of the economics of different choices, it's hard to say what ideas would represent onerous burdens on the city or the developer and which could be easily incorporated. But I would like to see ideas like these considered and even if the council decides not to add an opportunity for public engagement, I urge the city to explore these issues fully with the developer as it puts together its detailed proposal and as a starting point for discussion of future applications in this area.

- 1) Scale - it is hard to imagine a better place for large-scale apartment accommodation than this particular spot. I would urge the developer and city to work together to determine the largest number of housing units that could be built there profitably and still served effectively with the transit, transportation and other infrastructure available. While 110 units is a large amount of housing by recent St John's standards, it is still small compared to what is now being built in the Halifax area, for example. In downtown Dartmouth they've approved [142 units in a 26 story tower](#) on a much smaller plot of land. There is no zone in our current development regulations that would even allow a building that tall to be considered.
- 2) While any additional housing will help address the cost of housing in the city overall, if the individual units are anything like the size and type that have been pictured in the initial sketch, none seem likely to be affordable. The majority would be two bedroom or larger, none would be studio apartments or micro units, although there is a severe shortage of smaller units in particular. It is also unclear what proportion (if any) are being built for rental. Perhaps the city could help the developer take advantage of available grants from all three levels of government to make some proportion affordable?
- 3) Since the developer also controls land around the Village Mall which houses one of the city's busiest transit hubs, and since the availability of good links to transit is one of the best justifications for reduced parking requirements and increased density, this is an

(b) ensure the Development is carried out in a manner **consistent with the Act, the Municipal Plan, these Regulations and any policy adopted thereunder.**"

Section 4.8 (3) "Council **may require a Public Meeting to be held** in respect of any of the above or any other matter arising under these Regulations." And while council does not have to ask for one, under Section 4.9 "Council **may require a Land Use Report** as part of any other Development application review process."

ideal opportunity for the city and the property owners to work together on a re-sited and improved bus terminal between the Mall and the new accommodation³.

At present, bus users in this new development would have to walk at least 300m, partly or fully outdoors, to reach bus shelters, not all of which have benches and none of which are adequately enclosed from the weather. They also appear not to be fully wheelchair accessible and concerns have also been raised about the flow of traffic in the existing layout as buses arrive and leave. Federal funding would likely be available to cover a large proportion of the cost of such enhancements, but the developer would need to be willing to enable the existing stops to be improved and, ideally, re-sited.

By moving where buses arrive and by providing some kind of covered walkway between the buses, the mall and new housing, West End residents could access transit in comfort. Changes to road layouts entering this area are already likely to be needed because of more density here and future developments nearby could also benefit from the same improvements. A better transit hub - potentially with enhanced bus service and routes - would bring more customers, provide residents with better connections outward and of course improve the service for the whole West of the city.

- 4) The council should consider using its discretion to sharply limit the number of parking spaces it would normally require for such a development - and could be more confident in doing so if the Village Mall agreed to help enable a better bus interchange nearby. This reduction would make the development more profitable while enabling more housing to be built. Parking garages are expensive to build, and land allocated excessively to provide surface parking is space lost that could allow better landscaping or more housing. There is such an abundance of parking surrounding the planned development associated with the Village Mall itself this could provide an ideal opportunity to demonstrate how effectively resident parking (which tends to be most used in the evening) and parking for shopping (mostly in the day) could offset one another. There is already precedent for approving sharply reduced parking requirements - the student residences near the university. If council made it clear it would be willing to entertain a similar reduction, it might enable the developer to offer many more units than its present preliminary sketch suggests.

In conclusion

The land owner certainly has the resources to invest in an ambitious scheme and since it also owns the nearby mall, it should have a strong incentive to make the whole area into a showpiece since more nearby residents and more people drawn to the area would lead to better prospects for retailers in and around the mall. The city would benefit greatly in turn from the increased economic activity and residential and business rates that would follow.

³ If built with Metrobus' electrification plans in mind, an electric fleet would be almost silent and a terminal could be almost completely enclosed without needing to worry about ventilating exhaust fumes.

This and the surrounding area have clearly had potential for significant redevelopment for years, but the city has not publicly articulated a vision of its own for what kinds of development and redevelopment it would like to see brought forward. Nor has it spelled out what supports it might be able to provide for plans that would advance that vision. It is not surprising therefore to see the city being offered what appears (from what little we know!) to be just more of the same. It's somewhat larger than usual, but otherwise seems designed to fit a familiar and easy-to-approve template.

I personally believe too much of your time at council meetings has been spent considering minor development decisions affecting very few people or approving zoning changes individually in order to allow or prevent a single proposal. Instead I would like to see the council spending more of its time looking strategically at the potential for coordinated redevelopment across larger areas.

Because of the location of this proposal and because of the amount of commercial, transit-related and (potentially) residential land with a single owner in the area, the council has a golden opportunity. Seize this chance - a bold decision on this single application could have a transformative effect on the whole area, and could set a good precedent for the way council, developers and other organizations could plan together. Not all of the ideas I outlined might be feasible but I would like to ensure that some combination of them has been at least explored - preferably in public.

A new apartment building next to a parking lot would be clearly better for the city than a parking lot alone. But if that's all that emerges, it's a wasted opportunity to demonstrate that the city, the public and developers can transform a key part of St John's when they work together.



From: [REDACTED]
To: [CityClerk](#)
Subject: 430 Topsail Road Discretionary Use application
Date: Saturday, November 2, 2024 3:14:53 PM

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

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Let me start by saying that I am not opposed to city development and new housing projects. However, I would like to have more information about the proposed development for 430 Topsail Road. The memorandum that was mailed to us was vague and I have seen more detailed information on the news and social media but of course I don't know if this is correct.

The memo from the city does not show the exact location on the map where the building will be built. However, I have seen a drawing which showed it immediately on back of Robinsons Place. Is this the location where it will be built? Also, the memo from the city did not indicate the number of levels for the building but news and social media are stating it will be 6 levels. Is this correct? I do have concerns with both these issues [REDACTED] A 6-story building [REDACTED] [REDACTED]

I also would like confirmation that Robinsons Place will not be used as a thoroughfare to this proposed building.

Traffic will be increased in this area as a result of this proposed development. This is concerning since Canada Drive has been narrowed significantly in the past year to accommodate the shared path.

Exact details should be made available so that residents in this area could comment and express their concerns.

I look forward to receiving additional details.

[REDACTED]

Theresa K. Walsh

From: Access St. John's
Sent: Thursday, October 31, 2024 8:48 PM
To: CityClerk
Subject: Fw: village mall proposed development

from Access email

Thanks,
John

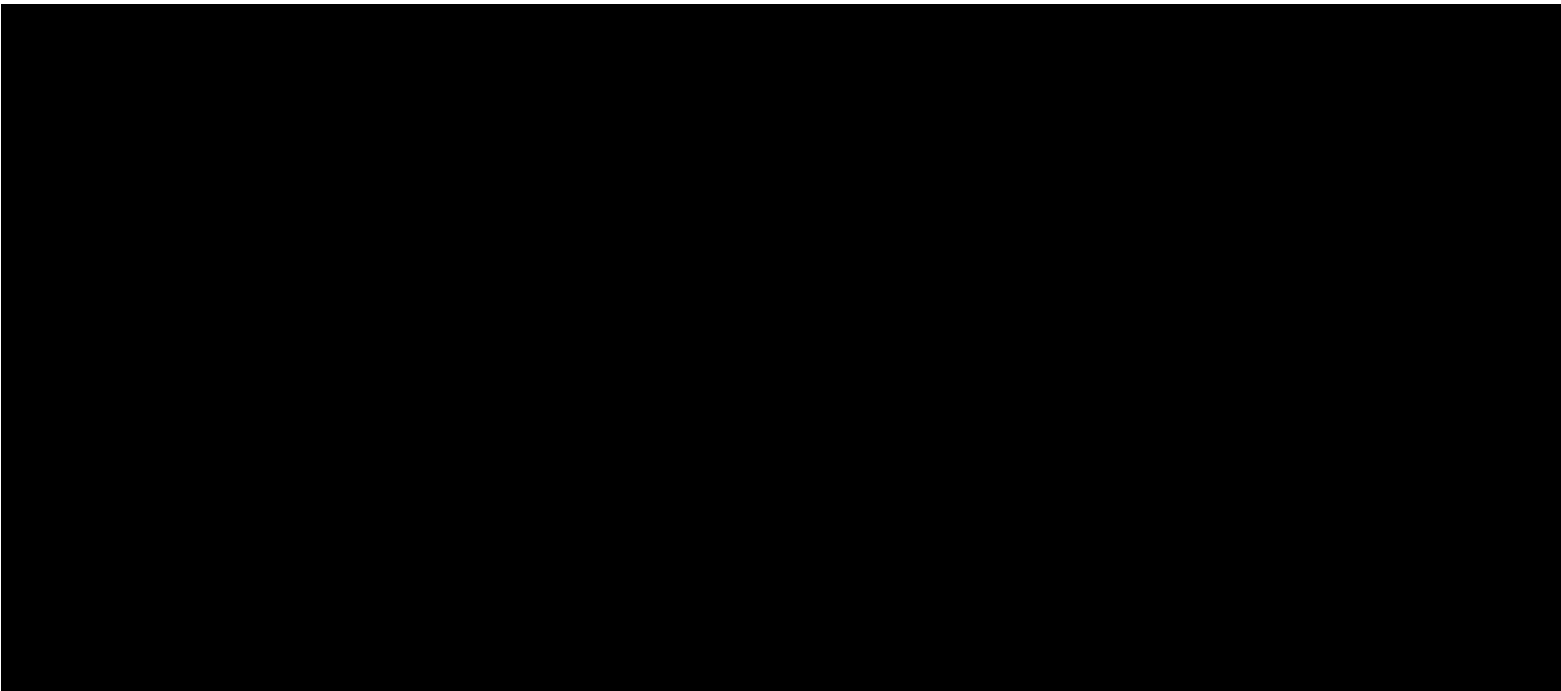
**Access St. John's
Web Service**

Call: 311 or 709-754-2489
Fax: 709-576-7688

From: noreply@stjohns.ca <noreply@stjohns.ca> on behalf of [REDACTED]
Sent: Thursday, October 31, 2024 6:18 PM
To: Access St. John's <access@stjohns.ca>
Subject: village mall proposed development

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The building look cheap lacks any style . A smaller foot print and more stories would make it more modern . This looks an old 50's style building ready to be replaced .It will be around for a long time . Take your time do it right and make it an attractive addition for the city .



From: [REDACTED]
To: [CityClerk](#)
Subject: Purposed New Complex at 430 Topsail Rd., The Village Mall.
Date: Sunday, October 20, 2024 8:59:01 PM

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[REDACTED]
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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

City Clerk
St. John's, NL:

This e-mail is to voice my opposition to the purposed new construction at 430 Topsail Rd., The village Shopping Centre.

It is of great concern to me that there seems to be a complete lack of concern for the quality of life for the people that live in this little circle surrounded by a wall of concrete and roads packed with traffic. The people who have their back gardens and windows bordering on the Village presently have a partial view of some green on the Southside Hills, that will be replaced by a wall of brick that will block out any natural view.

Has land in St. John's become so scarce that this is the last or only place that such a complex can be accommodated. If that should be the case then we are doomed to be another GTA, Greater Toronto Area. My, how we have progressed! Just to point out what I think the goal of any city should be, it is to minimize as much as possible high density areas. The residential area that we once lived in has certainly already become high density, are we to become the next Water St.? If the property has become that valuable I am open to an offer! I would like to explain by means of fact why I feel this way.

Within less than one square mile we have the following structures surrounding us: High density NL Housing on Hamlyn Rd., Council Housing on upper part of Hamlyn Rd., NL Housing Complex on Canada Dr. Then you have NL Hydro on Columbus Dr.

and more NL Housing bordering on Columbus Dr. Then there is the new Day Care Center were the Telegram was formally. Continuing down we have Shopper's Drug Complex. On Topsail Rd. Beaconsfield High School and Waterford Valley High School. Then there's Lawton's Medical Center, from there you cross back to Sobeyes with another large cliental. And now we are back the Village Mall itself. Again as we follow up the lower part of Hamlyn Rd. we find a strip mall with many more stores. How about the apartment complex on the upper part of Cowan Ave., and the condos on Pasadena Ave. Then we have McDonalds and Burger King. Hortons and Esso can't be left out. All of this makes me want to have a drink, that reminds me, there is the Liquor Store too.

The bottom line is, I think there is already way too much people and car traffic in the area and not enough green space.

[REDACTED] there was supposed a small park on the edge of the Village Mall. We thought this would be great for [REDACTED] [REDACTED] and you guessed it, NO PARK. I think I would like to wait just as long for this addition to the Village Mall!

Yours Sincerely,

[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: RE: Application - 430 Topsail Road
Date: Saturday, October 19, 2024 11:40:57 AM

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Good morning,

[REDACTED] the Village Mall and am in strong support of this application.

[REDACTED]

Sent from [Outlook](#)

From: [REDACTED]
To: [CityClerk](#)
Subject: 430 Topsail Road
Date: Saturday, October 19, 2024 11:48:27 AM

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The information provided does not really give a lot of explanation as to the development of this new building. How many storeys are planned? Is it just going to be residential? Will there still be commercial properties here (i.e. shopping outlets)? Where will the exits and entrances be? What type of residents are you looking to house? Can't really give an opinion without further information.

Sincerely,

A Concerned Local Residential Home Owner

Sent from my iPhone

From: [REDACTED]
To: [CityClerk](#)
Subject: Application - 430 Topsail Road
Date: Sunday, October 27, 2024 9:54:08 AM

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I think this proposal is a positive one for this area.

My issues with this area though are with the intersections nearby.

It would be very helpful if there could be a pedestrian under or overpass between Forbes Street and the Village Mall area. To make it more of a neighborhood and accessible I've believed this should've been done many years ago.

Also the intersection at Canada drive and Columbus should be reconnected somehow even if it's a traffic circle to the Forbes street area. I know many years ago before Columbus it was attached.

Thanks for listening to my concerns and suggestions.

[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [CityClerk](#)
Subject: Village shopping centre new building
Date: Sunday, October 20, 2024 2:34:12 PM

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Hi, I live o [REDACTED]. I received a letter regarding the new building. I would like more information regarding this. In what part of the village shopping centre is this building being built? How many floors are they planning on building? Will this buildin [REDACTED] The families cannot give their opinions on this without more information.

Hopefully I can get a email back with this information.

Thanks
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Village Mall Subdivision
Date: Saturday, November 2, 2024 12:32:26 PM
Attachments: [image001.png](#)

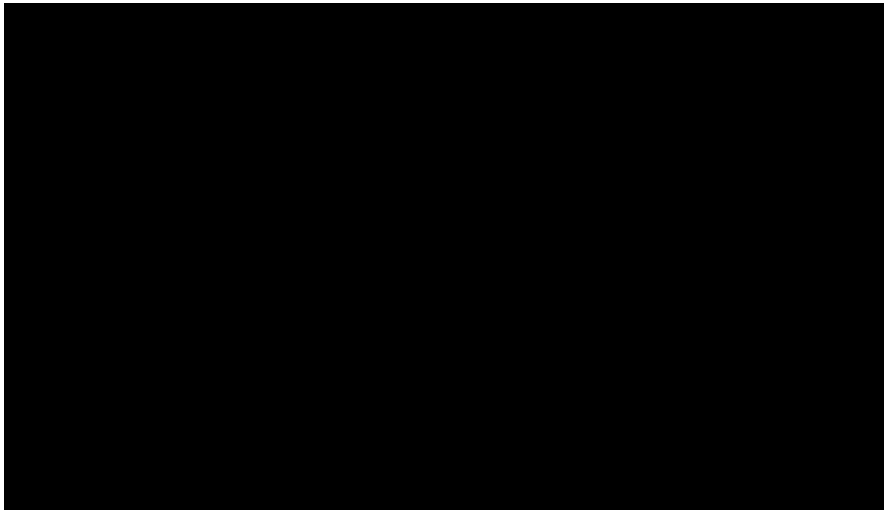
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To Whom it May Concern:

Please accept this a letter of support for the proposed housing development at the rear of the existing Village Mall. At a time where affordable housing is a challenge throughout our country, this development can make a difference in our City. It a thoughtful and well positioned urban development that will immediately address housing needs for our residents.

With respect,



From: [REDACTED]
To: [CityClerk](#)
Subject: 430 Topsail Road
Date: Tuesday, November 5, 2024 3:15:28 PM

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Dear City Clerk,

This letter is in response to the letter I received for a Discretionary Use application submitted by Village Shopping Centre (2006) to build a parking garage and 110 Dwelling Units in the back parking lot of 430 Topsail Road. I am not in favor of this application being approved. Please see below for some of my concerns.

1. The Village Mall property is one of a few remaining commercial retail areas in the west end of the city. Although this mall is underutilized at present, there appears to be a growing trend and resident desire in other cities to move towards neighborhood shopping. This needs to be taken in account for the future of our city and our children coming behind us.
2. There would be a significant further increase to traffic in the area, in addition to the high school, when adding an additional 140 housing units in such a condensed densely populated area. Traffic safety is already a huge issue in this area.
3. The general area is already densely populated with apartment buildings, condo buildings, townhouses and city/government housing.
4. Adding 140 more homes will potentially attract more crime to this area.
5. A 6 story apartment building is higher than any in the west end of city. The proposed building would take up a large square footage of the parking lot to contain 28 units per floor.
6. The quality of life for adjacent and nearby residents would significantly decrease for any of the aforementioned reasons.
7. I question if the large new housing incentives (grants and monies) from our government tax dollars should be allocated to Village Shopping Center (2006) when they are lacking in transparency to the public and nearby neighborhoods as to the type of housing they are planning.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: 430 topsail rd application
Date: Saturday, October 19, 2024 12:14:26 PM

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Hi,

Will they be realigning their exits on Hamlyn rd? It's a hard spot to turn left.

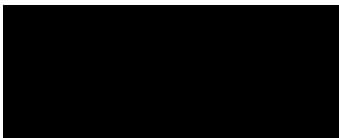
From: [REDACTED]
To: [REDACTED]
Subject: 430 Topsail Road
Date: Tuesday, October 22, 2024 12:28:05 PM

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While not completely opposed to residential units on the property in question my level of opposition differs depending on the following questions:

- 1) Where on the property will the building be erected? I'm assuming in the back of the mall but how many feet away from the houses on Robinsons Place?
- 2) How many stories will be required to accommodate a parking garage and 110 dwelling units? It only says 2nd and higher stories.
- 3) Will the building significantly decrease [REDACTED] view and the amount of sunlight present?
- 4) Will upper floor balconies and windows severely decrease privacy? Or will the building be far enough away?
- 5) Will there be a green space between the properties on Robinsons Place and the suggested property? Trees that will be able to grow and eventually create a visual and noise barrier for instance.
- 6) What is the intended demographic for occupancy? Is this bachelor units? Condos for seniors or professionals? Low income housing?
- 7) What is the estimated time frame for construction? What hours would construction be ongoing?



From: [REDACTED]
To: [CityClerk](#)
Subject: 430 Topsail Road
Date: Saturday, October 19, 2024 3:14:11 PM

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Finally, a step in the right direction. I think this is brilliant.

So long as these units don't end up price gouged out the wazoo, this is exactly what we need. We'll done.

[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: Village Mall 430 Topsail Road
Date: Saturday, October 19, 2024 1:47:20 PM

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Hi

Just wondering if the village mall will be turned into units or if the units will be built on top of the mall? Will the actual village mall become the parking garage and then units built on top?

Would that mean Pipers, Dollarama, Home Hardware, and West Sude Charlie's would close.

I appreciate any information.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, October 29, 2024 2:59 PM
To: CityClerk
Cc: [REDACTED]
Subject: 430 Topsail Road Development - Letter of Endorsement
Attachments: Letter Of Endorsement - Plaza REIT Development.pdf

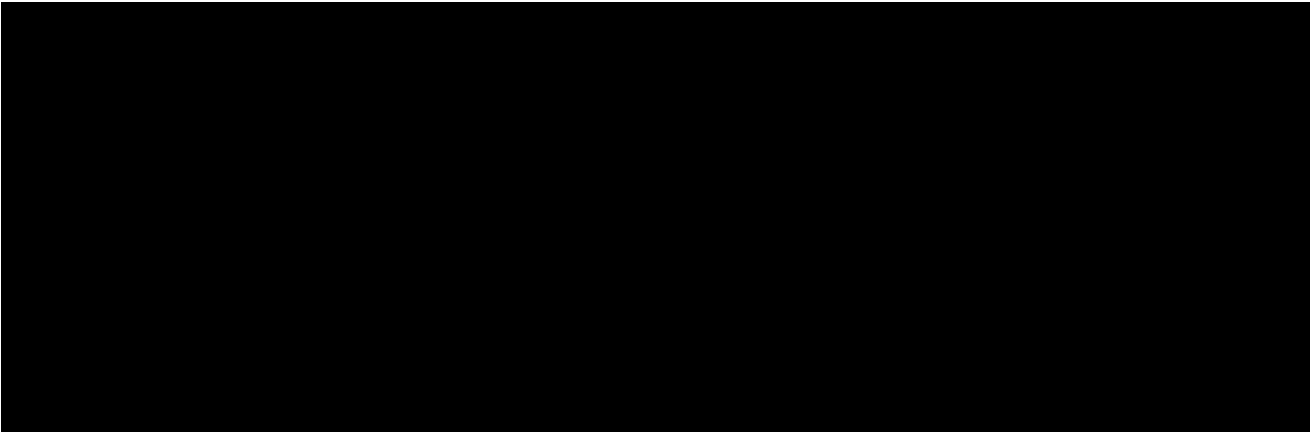
You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello,

Please see attached Letter of Endorsement for the above noted development at the Village Mall Property. Should you have any questions or concerns, please do not hesitate to contact me at the undersigned.

All the best,





Date: October 29th, 2024

City of St. John's

Planning and Development Department
10 New Gower Street
St. John's, NL A1C 5M2

Subject: Letter of Endorsement for 110-Unit Apartment Building Project at 430 Topsail Road, Village Mall Property, PLAZA REIT Development

Dear Members of the Planning and Development Department,

On behalf of Olympic Construction Limited, I am pleased to express our endorsement for the proposed 110-unit apartment building located at 430 Topsail Road on the Village Mall property in St. John's. As a resident of St. John's and an active member of the development industry, I believe that this development aligns well with the city's goals for urban growth and community enhancement, contributing to both housing availability and economic growth in the region.

The project at 430 Topsail Road promises to address critical housing needs while enhancing the architectural landscape of the Village Mall area. With its convenient location and thoughtful design, this development will support community members, including young professionals, families, and seniors, by providing modern, high-quality residences within easy reach of local amenities, public transportation, and essential services.

Olympic Construction Limited is committed to supporting developments that foster community vitality and economic resilience. We are confident that the proposed 110-unit apartment building will bring both immediate and long-term benefits to the City of St. John's by generating employment opportunities during construction, increasing housing options, and promoting sustainable urban growth.

Please consider this letter as a formal endorsement of the project, and we look forward to collaborating with the City of St. John's to see this development come to fruition.

Thank you for considering this project for approval. Should you have any questions or require further information, please feel free to contact me at [REDACTED]

Warm regards,

Matthew Mallam, P.Eng.

Vice President
Olympic Construction Limited

From: [REDACTED]
To: [CityClerk](#)
Subject: Application - 430 Topsail Road
Date: Saturday, October 19, 2024 11:43:42 PM

You don't often get email from [REDACTED].

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[REDACTED]

Comments:

This is a great idea to use the space behind the Village Shopping Center to build dwelling units. It is a great location. I personally would love to live there because it's close to a lot of amenities and I use public transit to get around the city.

My only concern is that these dwellings be affordable. It would be such a waste to build fancy condos here when so many people are in need of affordable housing. I am currently paying almost a thousand dollars a month for an apartment that has not been updated since the 1970s.

Affordable housing is a **MUST** for the residents of this city. Please take this into consideration when evaluating this application.

From: [REDACTED]
To: [CityClerk](#)
Subject: Village Shopping Centre (2006) Inc. comments
Date: Saturday, October 26, 2024 12:06:02 PM

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[REDACTED]y
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.

Dear City Council,

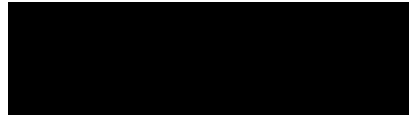
As a West End resident, I am supportive of this application. We need more housing and higher density in St. John's. This is the perfect location for a new building with several amenities and public transportation close by. It is important to account for landscaping. The area is in sore need of beautification which also improves the quality of living.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Application - 430 Topsail Road
Date: Saturday, October 19, 2024 2:05:53 PM

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I think this is an excellent plan. More conveniently located and accessible housing is desperately needed. I hope that units will be affordable to all members of our community.

From: [REDACTED]
To: [CityClerk](#)
Subject: Discretionary Use - 430 Topsail Road
Date: Tuesday, October 22, 2024 1:42:57 PM

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From:

[REDACTED]

[REDACTED]

I do enjoy the small feel of the City of St. John's, even though it is among the largest cities in Atlantic Canada. Despite this, the lack of development in the face of a national housing crisis has been discouraging. The landscape on the Halifax peninsula and the surrounding suburbs changed dramatically [REDACTED]. An exponential increase in residential buildings has contributed greatly to a bustling construction industry and attracted many newcomers, increasing its population and the Provincial totals overall. Without new private infrastructure, it would not have been possible.

The Village Mall site sits mostly empty when I visit. Commercial property like this would have been developed by now if it were anywhere else. The demand for residences in St. John's appears to be at an all time high, so I do believe it is time to consider all options. The site sits on Columbus Drive, in close proximity to our highway system, so I do not believe it will contribute to any traffic congestion. The proposed parking garage is also a plus, as many of the multiunit apartment buildings around the city have no inside parking. The Village Mall itself does not appear to be as busy as it once was. I believe that the new property will help to rejuvenate activity for them, and help surrounding businesses.

To conclude, I encourage you to approve this. I am not aware of who this developer is and I have no vested interest in the project. It just makes perfect sense to me.

Let's go.

From: [REDACTED]
To: [CityClerk](#)
Subject: Village development
Date: Tuesday, October 22, 2024 1:53:57 PM

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

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Hello

This is insufficient information for anyone to make meaningful input.

Thank you.
Sent from my iPad

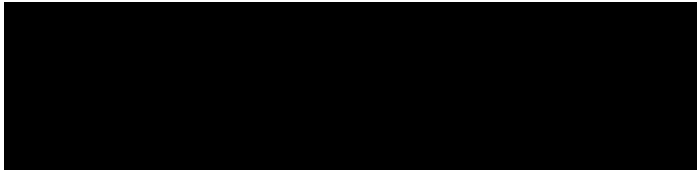
From: [REDACTED]
To: [CityClerk](#)
Subject: Application - 430 Topsail Road
Date: Friday, October 25, 2024 2:47:17 PM

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This is an excellent proposal and will add some desperately needed supply to the St. John's housing market. This project will help directly meet the housing needs of 150 households while easing the housing market across the metro. The greater good the project does trumps all the inconveniences it can cause.

The location is perfect for such a project, close to grocery stores, public transportation, and bowling park. It will be a boon to young people who are starting out or newcomers who want to make St. John's home.



From: [REDACTED]
To: [CityClerk](#)
Subject: Proposal for Apartments at 430 Topsail Road
Date: Monday, October 28, 2024 9:29:17 PM

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Dear Members of the City Council:

I am writing to express my strong support for the proposed development of 110 apartment units located at the Village Mall parking lot. As a resident of the City of St. John's, I believe that this project will bring significant benefits to our community and contribute to the overall well-being of our city.

The development of these apartment units aims to alleviate the housing shortage in our city. This initiative is particularly important because it will provide much-needed housing options for our residents, helping to address the growing demand for affordable and accessible living spaces. Additionally, the location of the development is ideal, as it is close to main traffic routes, making it convenient for residents to commute and access essential services.

Furthermore, the successful implementation of this project will have long-term benefits for our community. It will not only provide housing but also stimulate economic growth and development in the area. By supporting in initiatives like this, we can foster a better quality of life for all residents of St. John's.

I urge the City Council to approve and support the development of the 110 apartment units at the Village Mall parking lot. Your leadership and commitment to the betterment of our community are greatly appreciated, and I am confident that this project will have a lasting positive impact on our city.

Thank you for your time and consideration.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Comment on Application - 430 Topsail Road
Date: Saturday, October 19, 2024 7:05:24 PM

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My name is [REDACTED]

I would urge council to approve this application, but I would also wish for council to attach the conditions that the proposal is for affordable housing rather than luxury units in the realm of the Churchill Square development.

We desperately need more affordable living spaces whether it is condominium units or apartments, and this is a unique and out-of-the-box approach to revitalizing the commercial area immediately surrounding the subject property, including the Village Mall itself as well as Hamlyn Road Plaza.

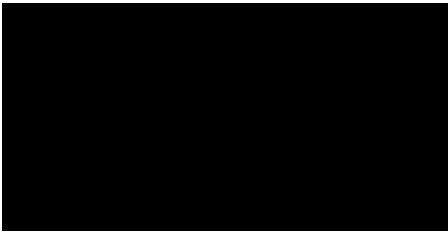
[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: Application - 430 Topsail Road
Date: Monday, November 4, 2024 12:04:47 PM

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Building this large residential building is a great idea. I'm fully in support of more dense housing being built, especially in the heart of the city and near existing transit routes. The more people who can live in or near the center of the city and access the things they need within a short walk, the better off we all are. If people can live near the places they wish to go, there is a reduced need for transportation, especially by private automobile, which makes the city much more pleasant and livable for all. At the same time, concentrating city services such as sewage and waste collection within a smaller area per person similarly saves all residents money and hassle. Please allow more dense housing like this in areas like this, near the city center and downtown.

Cheers,



From: [REDACTED]
To: [CityClerk](#)
Subject: Village mall application
Date: Wednesday, October 30, 2024 7:50:02 AM

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Hello,

Writing to indicate my support for the proposal to build a multi storey apartment building in an area currently occupied by a portion of the Village Mall parking lot. I am an area resident, living on [REDACTED]. Infilling developments like this are ideal ways to increase density in the city and address the housing supply issues we're facing. I especially appreciate that this development would eliminate a small amount of the huge expanse of useless pavement we have in this city.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Application - 430 Topsail Road
Date: Sunday, October 20, 2024 2:07:34 PM

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Dear City Clerk,

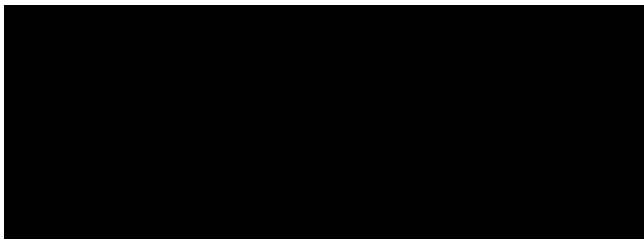
I appreciate the opportunity to provide feedback on the proposed development at 430 Topsail Road. I believe this project has the potential to bring positive growth to the area, provided that certain considerations are addressed.

My main concern is traffic flow. With increased residents and vehicles (coming from the 110 units), the flow of traffic along Topsail Road and adjacent residential streets will need careful management. Streets such as Hamlyn, Barachois, Canada Dr may not be able to handle the congestion.

Second, these extra people living in this area will need access to public transportation, which is very accessible at Village Mall. However, it is out in the open and doesn't offer any sort of protection against environmental factors such as rain, snow, cold etc. It is a problem now and will be a bigger one with more people living in the area.

Third, integrating green spaces or parks within the development can provide residents with recreational areas, promote community interaction, and enhance the neighbourhood's aesthetic appeal. On the other hand, if only dwellings are built, without trees, green spaces and the like, this will significantly diminish the appeal of the neighborhood. What good the developments on Canada Drive be when they will be next to this ugly parking & housing development right next to it? Proper walkways, greenery, lighting, and signage will be of utmost importance to ensure safety and inclusivity.

Thank you for considering these points as part of your review process.



From: [REDACTED]
To: [Andrea Roberts](#)
Cc: [CityClerk](#); [Lindsay Lyghtle Brushett](#); [Ken O'Brien](#)
Subject: Re: 430 Topsail Road Development Application
Date: Monday, October 28, 2024 2:40:52 PM

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Thank you Andrea, I appreciate your response.
I was able to access some additional preliminary information regarding the proposal from other sources over the weekend that has helped to shape the ask before Council. I will reach out if there are any additional questions and will continue to follow this file.

[REDACTED]

Sent from my iPad

On Oct 28, 2024, at 09:13, Andrea Roberts <aroberts@stjohns.ca> wrote:

Good Morning, and thank you for your comments.

Information can be found at this link:
<https://www.stjohns.ca/en/news/application-430-topsail-road.aspx>

I will advise that this application is a concept only at this point, and Council will consider the information below.

An application has been submitted by Village Shopping Centre (2006) Inc. for a new building that will be located toward the north side of the property near Robinson's Place. The new building is proposed to be 6 floors with a maximum height of 20 metres. The proposed Parking Garage will be located on the 1st storey and 110 residential Dwelling Units are proposed for the 2nd and higher storeys of the building.

I hope this helps, but please let me know if you have further questions.

Regards,
Andrea Roberts, P.Tech (She/Her)
Senior Development Officer
Planning, Engineering & Regulatory Services
City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2
(709) 576-8430 | email: aroberts@stjohns.ca

<image002.png>

From: CityClerk <cityclerk@stjohns.ca>

Sent: Tuesday, October 22, 2024 8:46 AM

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Faith Ford <fford@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>

Subject: RE: 430 Topsail Road Development Application

Good morning,
Thank you for your email. With this response, I am forwarding your request to our Planning and Development team.

Please be advised, all submissions sent to the Office of the City Clerk will be redacted of private contact information prior to being forwarded to the Regular Council meeting on November 12th, 2024.

Thank you,
Theresa

Theresa Walsh

City Clerk, Office of the City Clerk

Tel. (709) 576-8619 | twalsh@stjohns.ca

www.stjohns.ca

<image003.png>

[Redacted]
Sent: Monday, October 21, 2024 6:54 PM

To: CityClerk <cityclerk@stjohns.ca>

Subject: 430 Topsail Road Development Application

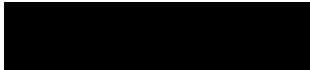
[You don't often get email from [Redacted] Learn why this is important at <https://aka.ms/Le> [Redacted] fication]

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Good afternoon,

I am interested in reviewing additional information, such as plans and elevations, for the above noted application. Please send a link to the materials or pdfs to this email address.

Thank you in advance.



Sent from my iPad

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From: [REDACTED]
To: [CityClerk](#)
Subject: Village mall proposal
Date: Saturday, October 19, 2024 1:51:51 PM

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Hello,

My name is [REDACTED] and I am writing about the village mall proposal. I have a question and also comments on it (and housing in general) that I'd like to include but I wish to remain anonymous.

[REDACTED]

The village mall proposal is unclear to me. Would you mind clarifying if the apartment complex will be built on top of the mall, if the mall will be torn down, or if the complex will be built somewhere on their parking lot?

Either way, it seems like an excellent location. It's one of very few metrobus exchange hubs, is near grocery stores and pharmacies, is not too far from nature/walking trails (Mundy Pond, Bowering Park). I think including a green space like a small park or planting a lot of trees on the property is important because the area is very car-heavy, brutalist looking, and not conducive to peaceful enjoyment.

My other comment to relay is the urgent need for 1 bedroom apartments (NOT bachelor) between \$900- \$1050 per month, that are rentable year round, and have in-unit laundry (NOT shared, NOT coin-operated).

I have a good job where I earn well above the living wage, I have no debt other than a small student loan, I have no car or car payments, but with the cost of living, that is the maximum I can comfortably pay for rent. I cannot find a 1 bedroom apartment in St. John's that is in liveable condition and is available year round for under \$1,700. (99% of apartments I have come across in the past 2 years of searching are only available November-April because they are airbnb's in high season).

I have been priced out of downtown [REDACTED]. Normally I would not choose to live near the village/west end, but if I could afford a 1 bedroom in this complex, I would, [REDACTED]

Thanks so much for your time! I'm excited about the possibility of more housing in St. John's.

[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: Apartment Complex Proposal Village Mall area
Date: Friday, October 18, 2024 12:11:36 PM

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Support this application. Finally the “west” of St John’s will have another option rather than moving to east of St John’s. Now it remains to be seen what price point these units will cost.

Await more info as project moves forward beyond planning and city approval.

