

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, November 13, 2024 10:28 AM
To: CityClerk
Subject: Proposed Development at 5-7 Little St.

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Background:

In 2018 Civic #99 Hoyles Ave was a stand alone piece of property. Today according to your documentation it is represented as part of the property identified as 5-7 Little St. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I wish this information be confidential with the City of St. John's and the proponent.

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, November 15, 2024 3:32 PM
To: CityClerk
Subject: 5-7 Little Street

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To whom it may concern,

My name [REDACTED] I just received notice that there is a proposal to develop at 20 meter high apartment building [REDACTED] [REDACTED] To say I'm devastated would be an understatement.

[REDACTED] driveway and big backyard to insure the freedom and privacy that I have longed for, for may years. Which I believed I was getting when purchasing this property. I've spent the past summer clearing out the overgrowth due to neglect of previous owner in the backyard in preparation for next years projects (enclosed fence, new grass, trees, and flower beds). For my own little piece of heaven in center city.

My dream, plans, inner peace and privacy will be all wiped out if this proposal is allowed to proceed. More pacifically [REDACTED] zero privacy from the occupants of the building [REDACTED]

2. [REDACTED] with a 20 meter high industrial looking building [REDACTED] line of sight.
3. It will block out all the natural sunlight to [REDACTED]. Not allowing my future garden/flower beds to flourish.

[REDACTED] The only stress free part of my day is in the mornings enjoying my coffee [REDACTED] looking at my surroundings, listening to the birds, enjoying the warmth of the sun on my face, and my privacy This peace and calm helps me face the day ahead. After all the struggles I've overcome to achieve this little piece of peace and now hangs in the balance of this decision is truest heartbreaking.

... Please inform me what actions needs to be taken in order to ensure that this does not proceed .

Theresa K. Walsh

From: [REDACTED]
Sent:
To: CityClerk
Subject: 5 -7 Little Street

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To Whom it May Concern at Office of the City Clerk,

As an owner of the property [REDACTED], I would request that the following points be considered before allowing such change of property use for 5 & 7 Little Street as has been applied for by Nevada Properties Inc. :

1. The population density of the neighbourhood is already as high as, if not higher than, originally planned for when these streets were initially laid out. Adding 100 units on properties that originally housed only 2 or 3 homes would severely increase the residents of an already crowded area of the city.
2. Hoyles Avenue already has vehicles parked on both sides of the street that have to be maneuvered around by traffic including taxis, garbage and recycling trucks and snow plows. A 100-unit building that does not provide at least 100 parking spots will add parking congestion to Hoyles and the surrounding streets.
3. There will be an increase of vehicular traffic on small and already heavily parked-on streets causing dangerous conditions for the numerous pedestrians and children who play nearby.
4. A 4-6 story building on Little Street is completely out of proportion to the surrounding 1-1 1/2 story homes surrounding the property. Little Street, Graves Street, and Hoyles Avenue have mostly single or double homes. Even the multi-unit housing on Empire and Hoyles is only 2 stories high. Given the grade of the hill, the 6-story side of the proposed apartment building would be on the lower side of the property, i.e. on Hoyles, towering over many much smaller homes. It would negatively affect the aesthetics of the residential neighbourhood.

I would like to recommend that The City decline the proposal by the property owners to build this 100-unit apartment building for the safety and well-being of the current residents of the neighbourhood.



From:



To:

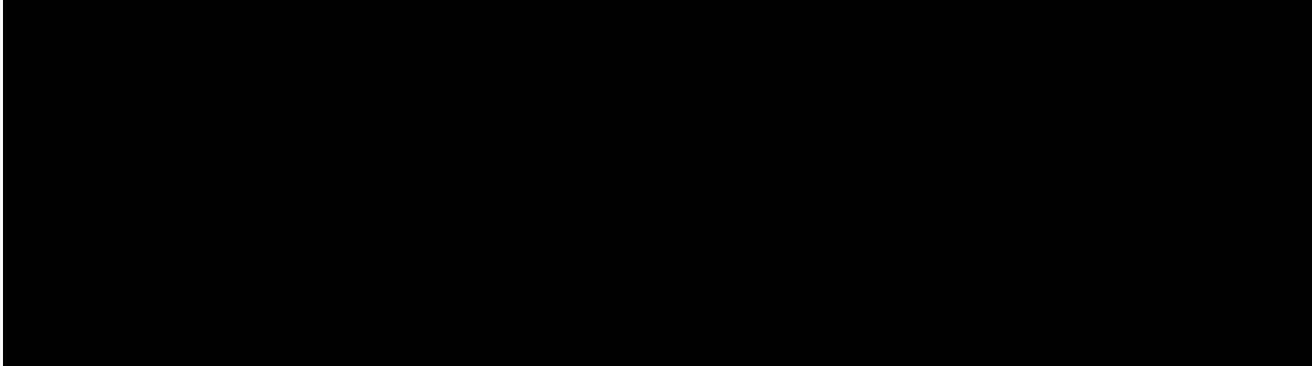
[CityClerk](#)

Subject:

Re 5-7 Little st. I'm afraid [redacted] morning sun will be greatly diminished and there will be a great increase in traffic in an area heavily associated with children! [redacted]

Date:

Monday, November 4, 2024 10:13:27 AM



Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, November 12, 2024 11:57 AM
To: CityClerk
Subject: 5-7 little street application concerns

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Good day,

I am the resident and home owner [REDACTED] with concerns regarding the development at 5-7 little street.

1. The sewer system in the area is inadequate to handle the increased requirements of an additional apartment building in the area. [REDACTED] 3 sewer backups [REDACTED] in the past 5 years resulting in property damage each time. The crews that responded the most recent time ([REDACTED]) explained how the Graves street sewer main flow almost stops, when it meets the Holes Ave main. [REDACTED] was the foreperson on duty who responded along with city staff Nathan and Charlie.

2. The tallest houses / apt buildings within 150m are no taller than 2 stories. The proposed building is 4-6 stories, which 50% taller. This will completely block the sun of neighbouring properties on Graves street. The existing houses were built in the mid 50's and have had sun in their backyards and windows for the last 70 years. These resident will be robbed of this normal part of life, ability to grow vegetables and plants and enjoy summer sun on their patios. Growing produce and buy local has been pushed for a number of years now and this development will hinder this movement.

Regards,

A concerned resident, property owner and tax payer.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, November 18, 2024 11:41 AM
To: CityClerk
Subject: Application Nevada Properties Inc. for 5 & 7 Little Street

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Office of the City Clerk
St. Johns, NL
A1C 5M2
November 18th, 2024

Re: Comments Property Owners within 150 metres of the application site

Thank you for your invitation to provide comments on the proposed development.

I am extremely concerned about the negative effects of this development on my enjoyment of [REDACTED] property, as well as the effect on its value.

My primary concerns are:

- loss of sunlight blocked by a 4-6 storey building on my southern border/back garden
- loss of privacy from a potential 50 units overlooking my back garden
- loss of green space
- loss of peace and quiet
- threat of flooding
- increased traffic in the neighbourhood

The proposed height of 4-6 storeys is not consistent with building heights in this neighbourhood.

The original approved development was 3 storeys and for a Personal Care Home. At least one of my neighbours refused to object to it because it was, " for the old people". Why do I get the feeling we've been duped ?

Or is this a case of, " Give them 3 storeys and they'll take 6" ?

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, November 19, 2024 8:29 PM
To: CityClerk
Subject: Re: 5-7 little street comments

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Hi team,

[REDACTED]
[REDACTED] I have recently been informed about city's letter about comment on new zoning. I apologize for the delay.

Here are my comments:

Its a great initiative but I have some concerns.

The proposed construction would totally block the little sun light [REDACTED] I would like if blueprints are available so that I know if it is going to be a significant concern or not.

Secondly, parking situation is going to be tight, specially in winters, whats the plan in their proposal to mitigate that situation? If parking situation gets tight and there is a need for an emergency vehicle to pass through, it could be a nightmare.

I would like to have more clarity how they are going to take care of these problems.