

Karen Chafe

From: Engage St John's <notifications@engagementhq.com>
Sent: Saturday, November 18, 2023 11:55 AM
To: CityClerk; Ann-Marie Cashin
Subject: A new question has been added to Questions

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Hi there,

Just a quick heads up to let you know that a new question has been asked at 725 Southlands Boulevard (Galway) by jar_--.

The question that was asked is:

Based on the revised Schedule B, are there any potential design flaws, and how has the City and Developer factor in the consideration the 100-year floodplain and its elevation of approximately 190 meters: Floodplain Proximity: Will the development's proximity to the 100-year floodplain might pose a risk of flooding? The plan does not seem to include adequate buffer zones or flood mitigation strategies. Elevation Concerns: If parts of the development are lower than the 190-meter floodplain elevation, are these lower areas at risk? The plan does not clearly show if there are any elevation safeguards. Stormwater Management: Is the designated stormwater management area might sufficient, especially if the floodplain's water levels rise? There seems to be no secondary containment or overflow areas. Service Easement: The service easement near the floodplain could this be vulnerable to flooding, potentially disrupting utilities? The plan should consider relocating critical infrastructure. Green Space Placement: The Village Green and natural park (N.P.) are close to the floodplain, will this make Village Green, unusable during and after flood events? Residential Zoning Near Floodplain: Will residential zones near the floodplain require additional flood-proofing measures? These are not evident in the plan. Road Access: There appears to be only one main access point near the floodplain, which could be cut off in a flooding event, trapping residents. Emergency Evacuation Routes: The subdivision lacks clear emergency evacuation routes, particularly for areas adjacent to the floodplain. Where are the emergency routes? Land Use Planning: The plan places higher-density housing (apartment buildings or condos) near the floodplain, which could exacerbate the impact of a flooding event on more residents. What mitigation measures are being implemented to protect future residents? Infrastructure Durability: Will the infrastructure such as roads and sidewalks be designed for the increased moisture and potential overland water flow from the nearby floodplain? Considering these potential design flaws, the development would benefit from a comprehensive review by urban planners and civil engineers specializing in flood mitigation to ensure the community's long-term safety and sustainability.

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Regards

Bang The Table Team

Karen Chafe

From: Engage St John's <notifications@engagementhq.com>
Sent: Saturday, November 18, 2023 11:44 AM
To: CityClerk; Ann-Marie Cashin
Subject: A new question has been added to Questions

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Hi there,

Just a quick heads up to let you know that a new question has been asked at 725 Southlands Boulevard (Galway) by jar-_-.

The question that was asked is:

Environmental Impact: How will ongoing environmental changes, such as climate change, affect the sustainability and environmental impact of the Galway Development? Infrastructure Demand: As the population in the Galway area grows, how will infrastructure needs, such as roads, public transport, and utilities, adapt to accommodate increased demand? Community Needs and Demographics: As demographics shift over time, how will the Galway Development plan to meet the changing needs and preferences of its community? Urban Planning and Design Trends: How will Galway respond to new urban planning and design trends to ensure it remains a modern and attractive living space? Public Services and Amenities: As the Galway community grows, how will the development ensure that public services and amenities, like parks, and recreational facilities, are scaled appropriately to serve the population effectively?

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Regards

Bang The Table Team

Karen Chafe

From: Engage St John's <notifications@engagementhq.com>
Sent: Saturday, November 18, 2023 11:36 AM
To: CityClerk; Ann-Marie Cashin
Subject: A new question has been added to Questions

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Hi there,

Just a quick heads up to let you know that a new question has been asked at 725 Southlands Boulevard (Galway) by jar_--.

The question that was asked is:

Community Integrity at Stake: Our neighborhood's essence, characterized by its low-density and green character, is in jeopardy due to the proposed increase in housing density and reduction in lot sizes. How will the developers preserve the unique character of our community amidst these changes? Quality of Life Concerns: The reduction in green spaces and increased housing density could significantly alter our community's character, potentially eroding the quality of life. Were these impacts considered in the planning process? Construction Disruption: The anticipated construction phase, bringing increased noise and dust, could disrupt the tranquility of our community. What measures will be implemented to minimize this impact? Traffic and Infrastructure Strain: With more residents, we face potential traffic congestion and infrastructure strain. Is there a plan to enhance infrastructure to accommodate the increased population? Environmental Impact: The hilltop location of our community makes it susceptible to water runoff and erosion, heightened by the loss of vegetation. How will the revised water management systems address these environmental concerns? Legal and Trust Issues: As residents, we invested in our homes based on specific promises and covenants. How does the new plan align with these legal agreements, and what recourse do we have? Shadowing and Privacy: The construction of taller buildings could infringe on the privacy and natural light of existing homes. What guidelines are in place to prevent this? Property Values and Community Appeal: There's a concern that the proposed changes might devalue our properties. How will the development ensure the maintenance or enhancement of property values? Public Consultation and Transparency: It appears that the revision process lacked adequate public consultation. How can residents ensure their voices are heard and considered in future planning stages? Alternative Solutions: Were less disruptive alternatives explored that could meet expansion needs without compromising our community's character? Planning and Zoning Compliance: Does the increased density comply with local zoning and planning standards, which are vital for balanced community development? Precedent for Future Developments: This plan could set a concerning precedent, prioritizing profit over community welfare and agreements. How can we safeguard against such trends? Long-Term Environmental Consequences: The potential long-term environmental impacts, particularly on the Galway Wetlands, seem under-addressed. What studies support the environmental sustainability of this plan? Flood Risk and Erosion Mitigation: Given our hilltop location, effective flood risk management is crucial. How robust are the proposed water management facilities in mitigating these risks? Legal Recourse for Covenant Violations: If these changes violate existing covenants, what legal avenues are available to us for enforcement and protection of our rights? Violation of Existing Protective Covenants and Agreements: The proposed changes contravene the existing protective covenants that were agreed upon by current residents. These covenants, which specify lot sizes, green spaces, and community character, are legally binding agreements. What is being done to protect current residents? Misrepresentation: The marketing material, going back to 2015, statements in the media, have now become misleading and might result in

financial loss or other harm, is a case for misrepresentation possible? Covenants and HOA Rules: If certain standards or qualities of life are explicitly stated in the covenants, bylaws, or rules of a homeowners' association, these can be legally binding. Current residents were promised a certain standard of living, the proposed changes counter these agreements, therefore what legal action can current owners take against the proposed changes? Consumer Protection Laws: Some jurisdictions have laws that protect consumers from false or misleading advertising. These laws might come into play if the implications in marketing materials are deemed deceptive. Based on the marketing campaign dating back to as early as 2015, are any consumer protection laws being broken? Sustainability Integration: "How have sustainable development practices been integrated into the design and construction of the Galway development, especially considering the latest environmental standards and climate change projections?" Infrastructure Strain: "Can you provide detailed projections on how the increased population density will impact local infrastructure and what plans are in place to address these impacts?" Community Consultation Process: "What specific steps have been taken to ensure comprehensive community consultation, and how have the feedback and concerns of current residents been incorporated into the development plan?" Economic Impact Assessment: "Could you share a thorough economic impact assessment of this development, particularly focusing on how it will affect local businesses and property values in the surrounding areas?" Green Space and Recreational Facilities: "With the proposed increase in housing density, what specific measures are being implemented to ensure adequate green space and recreational facilities for both new and existing residents?" Traffic and Transportation Solutions: "Given the expected increase in residents, what innovative traffic management and transportation solutions are being considered to mitigate potential congestion and parking issues?" Environmental Impact Analysis: "Can you provide a detailed environmental impact analysis, especially concerning water management, Galway Wetland preservation, and natural habitat protection in the area?" Long-Term Community Support: "What long-term strategies are in place to support the community's development and maintenance, ensuring that Galway remains a vibrant and sustainable place to live for future generations?" Traffic Congestion Mitigation: "What specific measures are in place to manage the expected increase in traffic and prevent congestion, especially during peak hours?" Green Space Preservation: "How do you plan to preserve green spaces and local biodiversity in light of the proposed development density increase?" Stormwater Management: "Could you elaborate on the stormwater management plan, especially concerning the hilltop location and potential runoff issues as the number of impermeable surfaces like roads, sidewalks, and buildings increases, the ability of the land to naturally absorb rainwater decreases, leading to more surface runoff. This runoff needs to be managed effectively to prevent issues such as flooding, water pollution, and erosion. What is the developer and city proposing to address these challenges, including any 100 year storms? Higher-density What proactive measures to address the increased runoff challenges posed by denser construction and reduced permeable surfaces, especially in a topographically sensitive area like a hilltop?"

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Regards

Bang The Table Team

Karen Chafe

From: [REDACTED]
Sent: Wednesday, January 3, 2024 6:23 PM
To: CityClerk
Subject: Proposed development in Galway

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Please send this e mail to all councillors at city hall.

Good Morning. My name [REDACTED] and shown a map of a beautiful development that would include Small lovely shops, cafes and a beautiful green space. We needed a place to live, and the development had everything we were looking for, if we were to believe what they had planned for this area, but here we are [REDACTED] and find out we were sold a pack of lies.

I have been reading comments on line, very hateful and vicious about the people who live here, I guess “ Newfoundlanders are so nice” is also a bit of a lie, because no not all are. To address some of these comments to council, which I fear some could be behind these to fit their agenda, we see this all over the country at municipal levels, so I can only hope I am wrong about all of you.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]. Our money that bought this home we have in Galway was bought with hard earned money, it was to be an investment [REDACTED] What you are proposing for Galway could put that investment(our only investment) at great risk, then what happens to us when we can not afford even to dream of moving into your planned senior complex ,will you be there for us, I highly doubt it.

I need to know more about these developments, one being (Affordable Housing) what exactly does that mean, is it just a political correct way of saying (low income housing), I am not a snob by no means, we have lived in some of these places, but we worked hard, went without, and saved every penny we could, so you tell me how you are going to protect my hard earned investment. As the saying goes “ Fool me once shame on you, Fool me twice shame on me”. So I will be watching very carefully, and I will be holding you all accountable.

I also would like an answer from you all as to why a young man from Airport Heights, a known activist, was given so much time at town hall, addressing Galway, when he has no stake in this venture, I hope he was not a plant, as there has been some questions in our community about that, and so you can well imagine the lack of trust growing in regards to City council.

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

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

Re: Application from Galway Residential GP Incorporated to revise Schedules A to D in the Planned Mixed Development 1 (PMD1) Zone – Galway, St. John’s

Hello Mr. O'Brien,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] of land that was advertised to buyers as a permanent greenbelt.

Regarding the proposed changes to lot size and housing, I am not in opposition to these amendments. Galway was initially marketed as a subdivision with housing of differing sizes and values (this was my impression anyway) and I would like to see the neighbourhood undergo further development to attract more residents of all kinds.

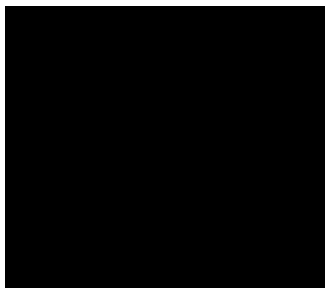
One of the concerns raised by me and my neighbours is the loss of the permanent green belt behind my home. This has been very upsetting and not what we were told by Galway Living when we were considering purchasing our current home. Prior to living in Galway, we lived in a residential neighbourhood in [REDACTED] with houses in very close proximity and little privacy - anything we did in our backyard could have an audience from multiple sides. The lack of privacy in this regard was quite bothersome to us. When we started shopping for a new home, the permanent green belt [REDACTED] was a major selling point for us. It has been very distressing to see this space limbed. It has been completely clear-cut, not just thinned out, as indicated in the attached pictures. Knowing that there could eventually be apartments beyond that permanent green belt when we purchased was not a concern as the greenbelt was quite thick and maintained the level of privacy we wanted. Since it was clear-cut last year, the difference is quite stark. If the land in the advertised greenbelt was not owned by Galway Living, they falsely represented it as a permanent greenbelt when they were not in the position to do such. Both the current and proposed plan for Galway show the permanent greenbelt and it no longer exists – if there is no intention to restore this land to the state it was when we purchased, the plans must be updated. The entire length of street parallel to the greenbelt is occupied by homes, purchased and built when the land beyond their properties looked like a forest – it is unacceptable that this area has been clear-cut when it was used as a selling point by Galway Living and many people bought it.

The second concern I have regarding the proposed amendments is the possibility of having a personal care home (PCH) [REDACTED] Prior to purchasing, we were told this area would be an apartment/condo building (which was in line with the marketing at

the time of Galway having many different types and sizes of residential housing). **It is absolutely unacceptable to change the zoning of this land after the expensive lots have be purchased and homes built.** We were sold a brand, and it was marketed as elevated residential living with specific features not found in most other residential areas of St. John's. [REDACTED] have worked very hard our entire lives to purchase the house we now have, [REDACTED] now violates the terms of the contract we agreed to upon purchase. It also lowers the value of my home – selling my house to a prospective buyer with a personal care home [REDACTED] is not an attractive attribute. [REDACTED] The introduction of a PCH in the middle of a residential neighbourhood introduces significantly more traffic – visitors, deliveries, staff, medical vehicles, garbage and sanitation disposal - and noise and residents who already live right next to this can do nothing to escape it.

I am not opposed to Galway development building PCHs in areas that have yet to be developed. Housing in these areas is also not started and prospective buyers for these lots will be fully aware that a PCH will be in their neighbourhood prior to making a purchase. This approach is transparent and sincere, giving buyers all information prior to making their choice. Selling a brand and set of criteria to prospective buyers and then changing it many years later after they have purchased is not acceptable.

I appreciate that development plans for subdivisions may evolve over time but those should be only to those areas that are not yet sold and occupied. If the City passes these proposals, I could have a PCH i [REDACTED] no privacy in between. Had I known this in [REDACTED] I most certainly would have purchased a much cheaper home in Southlands or Mount Pearl. We were marketed a brand, a concept, and a model; Galway Living succeeded in selling us that vision and it needs to be upheld.





Both of these pictures are the permanent greenbelt today (November 2023).





This was the permanent greenbelt in June 2019. You cannot see through it, unlike the other photos of the current situation.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, December 13, 2023 12:37 PM
To: CityClerk
Subject: Re application by Galway Residential GP incorporated .

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My response to this is (Why Now) after residents have purchased already? These changes are huge and will totally alter this area from quiet residential retirement community to high-volume traffic areas to imposing high rise structures and reduction of open space areas. This plan didn't happen overnight, why was it kept from residents who, had they known would have, of course, considered other options? [REDACTED]

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Karen Chafe

From: [REDACTED]
Sent: Friday, December 29, 2023 4:17 PM
To: CityClerk; Carl Ridgeley
Subject: 725 Southlands Boulevard (Galway) - PLEASE FORWARD TO ALL CITY COUNCILORS

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Hello,

I am writing to you to resubmit my concerns regarding the proposed new plans for Galway. I understand that my initial comments submitted at the meeting held on Nov 21 and via the engage website were not forwarded to all city councilors for consideration when the plans go before council, so I am requesting that this email is forwarded to all.

[REDACTED] We chose Galway based on what was sold to us as a residential master planned community. I have the following concerns:

- The proposal of a 5 story personal care home was never presented as an option for this lot. The max size of building was to be 3 stories. A [REDACTED] story building in the middle of a small residential community is significant. All other personal care homes in the city of St. John's of this size are not in amongst residents and are located on main roads going in or out of a residential community. This proposal is a departure from what the city has previously done and significantly disrupts the quality of living to current residents of Galway.
- We purchased our lot and built our home with certain conditions and agreements of what was going to be built in the community and a personal care home / 24-7 business was not in those plans. We also had to sign covenants as residents when purchasing in Galway to agree to keep a certain esthetic and standard for our house and are still held to these. It does not seem right that the builder is also not held to the same. The addition of a 5 story personal care home will have significant negative impact to our property value and our family's quality of life. We would have never purchased this lot or built in Galway if we had thought that the builder could deviate so much from the original plan. We will also not be able to sell our house now without taking a significant loss due to the proposed changes.
- Adding a personal care home to this lot is adding a 24-7 business right in the middle of a residential community where kids are currently playing freely and traffic is kept to a minimum. A business would introduce a large amount of traffic, not to mention the requirement for snow clearing at all hours to accommodate the needs of a personal care home and its residents. Emergency vehicles will require access, staff will be coming and going throughout the day and night as well as the addition of visitors. I am deeply concerned about the increase in traffic and the impact [REDACTED] the neighborhood children's safety.
- Galway has a large amount of land to choose from and a personal care home would be better suited on a main road into or out of the community rather than situated right in amongst houses and next to the community playground where children are playing.

I request that the concerns of the residents are heard and that council reconsider the proposal and require the builder to investigate other locations or solutions.

Galway Residential GP Incorporated/City of St. John's,

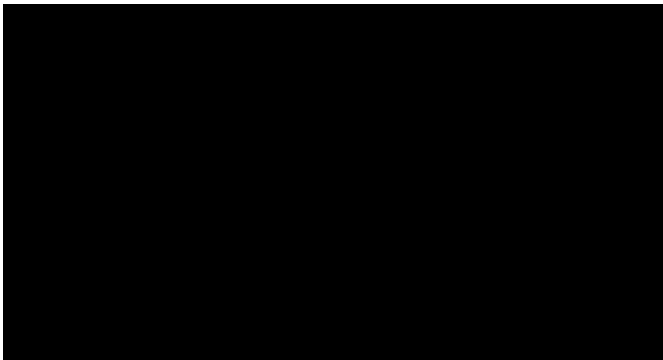
Nov 21st, 2023

[REDACTED]. We are early supporters of the development and would like to continue to support development within the community. Unfortunately, we will not be able to attend the meeting regarding the planned revisions to schedule A to D in the PMD1 zone.

We are writing to request that the changes to this zone be re-considered. The initial plan for the development, including the original street plan and green space organization, is one of the main reasons that we chose to move into Galway in [REDACTED]. We are interested in moving to a larger lot within the neighbourhood once development progresses and the planned changes are removing that option to increase the total number of units in the development. The original plan for the development included larger lots on Kinsale Walk with backing onto green space shown below:



Based on the recent proposed changes, these lots will no longer be developed. We feel the original planned layout was one of the main incentives for investing in the development. Thank you for taking this into consideration.



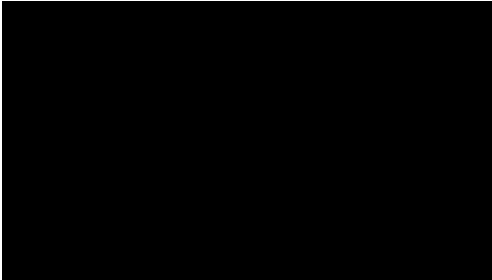
Karen Chafe

From: [REDACTED]
Sent: Thursday, January 25, 2024 11:07 AM
To: CityClerk
Subject: 725 Southlands Boulevard (Galway)

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

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We are residents of the subject area in Galway. [REDACTED] have the same concerns as our neighbours with the proposed changes . We would like to be notified of any city council meetings concerning these changes .












November 22, 2023


Re: Application from Galway Residential GP Incorporated to revise Schedules A to D in the Planned Mixed Development 1 (PMD1) Zone – Galway, St. John’s

To whom it may concern:

I am a resident of Galway, St. John’s and 
. I have a few additional comments for consideration by the city related to this application.

Given the scope of this project I fully understand that changes may need to occur from time to time to align with the given housing market, demand, etc. This is not unexpected. Most of the changes proposed in this application are perfectly acceptable to me and I welcome any changes proposed that will allow for a variety of housing options, affordability, diversity and quick development. Attracting more residents to this area, in my opinion, will expedite the development of infrastructure I have come to expect for this area, including parks and walking trails for example. My only concern is ensuring this is done in a way that maintains the vision of Galway subdivision and the ideas I have been sold on .

With this in mind, I do feel it is completely unfair to now propose changes to the section of this development where many of us have already purchased property and settled. When we picked out a building lot in  our decision was based on many factors including the greenbelt  the plan for the street and neighbouring properties. As I stated, I do welcome a variety of housing options and we made our decision to build at  with the expectation that a multi-level, multi-unit, housing option would be located directly across the street. Whether or not this was in the form of an apartment or condo building was not important. It is completely different, however, to propose the option of personal care home at this location at this stage in development, as I am no longer able to consider this information with deciding on a building lot.  a personal care home is a private business, for profit, that is licensed by the health authority. As a business, this will dramatically change the level of activity one would expect compared to the original plan of private condos. As a business, it would have employees that will have to converge at this location on a daily basis, 24 hours per day, 365 days per year. It will likely have more residents than a building with private condos (to maximize profits) thereby meaning more visitors, more taxis, more delivery trucks, etc. To change the plans now and accept a personal care home at this site is unacceptable.

 I do support the inclusion of personal care homes in Galway, but will need to be located at a site where those potential neighbouring residents are able to factor this information into their building lot decisions. Allowing a personal care home on the site plan for any area of Galway that has yet to break ground is completely reasonable and acceptable.

Kindly consider this information when making a decision on this proposed application.



Karen Chafe

From: [REDACTED]
Sent: Wednesday, January 3, 2024 9:14 AM
To: CityClerk; Carl Ridgeley
Subject: FW: Re: 725 Southlands Boulevard (Galway) - comments to Public Meeting regarding proposed changes to the Planned Mixed Development 1 (PMD1) Zone

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Hello,

I am writing to you to resubmit my concerns regarding the proposed new plans for Galway. I understand that my initial comments submitted might not have been forwarded to all city councilors for consideration when the plans go before council, so I am requesting that this email is forwarded to all.

In addition to my original comments below, I would like to personally appeal to with two thought scenarios, as these proposed changes are up to you to approve or hopefully decline.

Firstly, we purchased a premium lot and built a house based on promises made, including advertising on a fantastic neighborhood. Now, imagine if **you** have built a cabin on a lake somewhere with promises made for quiet neighborhood with safe access to the lake, and suddenly someone like yourself was asked to change the zoning and build **5 story personal care** homes right next to you. I think it is easy to agree that this re-zoning as proposed needs to be rejected!

Secondly, I understand Newfoundland has the country's oldest and most rapidly aging population. But, you can't fix that with building personal care homes inside existing neighborhoods as proposed here. We need people like myself, [REDACTED] St.

John's the biggest challenge we had was finding a good home in a neighborhood that suited us. We found it in Galway, but are now second guessing the move, and hesitant to recommend others to do the same. [REDACTED]

[REDACTED] brining business, young people and more work to Newfoundland. If we shall succeed in that, we need neighborhoods like Galway!

Regards,

To [REDACTED]

Subject: Re: 725 Southlands Boulevard (Galway) - comments to Public Meeting regarding proposed changes to the Planned Mixed Development 1 (PMD1) Zone

I am writing to express my deep concerns about the proposed changes to the Galway community, which were brought to my attention recently. As a current resident who chose Galway as our home due to its envisioned low traffic, spacious sidewalks, and abundant green spaces, I am worried that the proposed alterations may compromise the unique character that attracted us to this neighborhood.

One of the key reasons for [REDACTED] was the promise of a well-planned community with ample parks, spacious lots, and a safe environment [REDACTED]. The proposed changes, particularly the removal of parks, increased housing density, and reduction of planned lot sizes, appear to deviate significantly from the concept that initially drew us to Galway.

I kindly urge the city to reconsider these changes, as they may not align with the expectations and needs of the current and future residents of Galway. It is crucial to preserve the essence of the neighborhood, maintaining the balance that makes it an attractive and desirable place to live.

I understand the complexities involved in urban planning, and I appreciate the city's efforts to enhance our community. However, I believe that open dialogue and collaboration with residents can lead to solutions that better align with the shared vision for Galway.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, January 4, 2024 3:55 PM
To: CityClerk
Subject: 725 Southlands Boulevard - Please forward this email to all St.John's city councillors

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Please forward this email to all St.John's city councillors

Further to the Public Meeting on November 21 regarding the subject matter, the purpose of this email is to formally register our objection to the application to revise the Planned Mixed Development 1 zone .

Our concerns are specifically related to several amendments for use being proposed.

1. Changes to permit development of personal care home (Claddagh Road).

The concern is that this property will be for profit , more "institutional" and governed by the province of NL , and not for the originally intended owner occupied residential use. Of particular concern is that as a 5 story personal care home , this will become a place of business 24/7 and would result in significant increased traffic through this area with staff, services , and visitor traffic etc. While little to no specifics have been provided at this stage, one can expect that as a "for profit" business , the occupancy will be maximized for the foot print available, meaning a multi level structure with smaller individual rooms to accommodate more residents. This compares to the original concept which was communicated to us at the time of lot purchase , that the site was intended for a 3 story condominium type owner occupied residential units. They would be Owner occupied , not as densely populated and would not generate the same level of traffic as personal care home facility. Galway has over 2000 acres of land with a commercial area designated for business activity . We would like to see a Personal Care Home in Galway just *not situated on Claddagh road* where it would reside on the same parcel of land as Village Green, the parking lots and 2 min- malls and directly in front of the residential homes. We would suggest that this is not the right location for such a facility and a more suitable area in Galway would better accommodate the needs of this business.

2. Changes to permit higher density residential development.

As the developer's representatives had indicated , the proposed changes to the residential development is driven by changed economic conditions that has clearly dampened demand for the larger lots in the current plan configuration. The major concern here is the increased traffic flow that will result from this change. Developers are proposing a revised street plan to reflect a grid design and with a much narrower 36 ft frontage lots. These lot sizes will also likely contribute to parking issues due to reduction in off street parking. Most households can be expected to have more than one car. It is also different conceptually from what we as purchasers believed that this development would look like. In our view , we were willing to pay a premium for our lot in Galway , from what similar sized lots in nearby developments were being sold for. We also agreed to specific covenants that we understood and believed would help ensure that value would be retained in the concept. We believe that the changes being proposed will work counter to

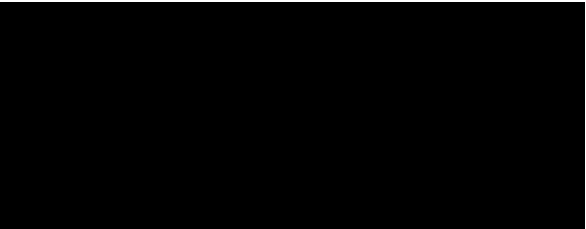
that.

3. Commercial Development (eg: Town Hall with mini-malls x2)

The third point that is of some concern is the possibility commercial development in the area of the park / playground area. We don't think that this is appropriate in this neighbourhood. The larger Galway area has much area designated for commercial area in close proximity and we believe that the residential area should remain free of commercial development.

4. Conclusion

In conclusion Galway differs from most subdivisions in the city of St. John's in that residents have to abide by a restrictive covenant that is designed to protect the value of properties in the area. All of the three points addressed contribute to higher density, increased noise levels, headlights from vehicles visiting the area pouring into our bedroom windows, and the lack of privacy and enjoyment of living in this community. We feel that this is not in keeping with a covenant to protect the value of properties. In addition these things do not facilitate the Galway promise of building "the dream of a stress free lifestyle" nor do they lend themselves to the "tranquility of suburban living". The congestion that these changes will have on the community will affect our enjoyment of this peaceful area. In addition, there is the negative impact that the higher density and commercial businesses will have on real property values. We are paying high property taxes, which we understood because the value was going to be in the home and complemented by keeping the value of properties in the area. [REDACTED] now and we did not foresee that we would be facing these types of proposed changes. Access to the general Galway area is challenged enough with only a single point of access for a very busy commercial area and it is indeed challenged in the residential area.



Karen Chafe

From: [REDACTED]
Sent: Wednesday, January 17, 2024 12:51 PM
To: CityClerk
Subject: 725 Southlands Boulevard Rezoning Please forward to all city councillors

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Please forward this email to all city councillors.



Please see Galway development plan attached (sections in pink.)

Good afternoon councillors,

We are writing to oppose rezoning for a personal care home on Claddagh Road. The pink sections on the plan attached show that developers have plans for apartment buildings and personal care homes off Donegul Run. It is beautifully planned, fits into the neighborhood and is appropriately located on a cul de sac. It has great access to amenities and its activities do not impede on the private

residences in that area. That arrangement is nicely planned and it works for this community . In comparison the personal care home on Claddagh Road is proposed to be a hugh 5 story building a short distance from and directly in front of private homes . Every vechile that enters into this building lot must exit in front of the homes across the street with their headlights peering into their house windows day and night 24/7. The noise from the ever visible parking lots and business activities associated with this for- profit business is also much more disruptive to the lives of homeowners who live directly across the street.This is much more intrusive to residents than what is proposes for Donegul Run. Claddagh road already has 2 mini malls proposed and village green park directly in front of the residents homes . We saw a great deal of activity on the street just with the park opening last fall and we know that there is going to be much more activity when the mini malls open. We ask councillors "Please do not approve a personal care home on Claddagh Road. "

Thank you for considering this request.



Karen Chafe

From: [REDACTED]
Sent: Friday, December 29, 2023 10:54 PM
To: CityClerk; Carl Ridgeley
Subject: 725 Southlands Boulevard

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Please see my comments that were submitted for consideration of 725 Southlands Boulevard:

Community Integrity at Stake: Our neighborhood's essence, characterized by its low-density and green character, is in jeopardy due to the proposed increase in housing density and reduction in lot sizes. How will the developers preserve the unique character of our community amidst these changes?

Quality of Life Concerns: The reduction in green spaces and increased housing density could significantly alter our community's character, potentially eroding the quality of life. Were these impacts considered in the planning process?

Construction Disruption: The anticipated construction phase, bringing increased noise and dust, could disrupt the tranquility of our community. What measures will be implemented to minimize this impact?

Traffic and Infrastructure Strain: With more residents, we face potential traffic congestion and infrastructure strain. Is there a plan to enhance infrastructure to accommodate the increased population?

Environmental Impact: The hilltop location of our community makes it susceptible to water runoff and erosion, heightened by the loss of vegetation. How will the revised water management systems address these environmental concerns?

Legal and Trust Issues: As residents, we invested in our homes based on specific promises and covenants and the fact the Galway was a "Master Planned Community". How does the new plan align with these legal agreements, and what recourse do we have? And can the Developer define what is meant by a "Master Planned Community"?

Shadowing and Privacy: The construction of taller buildings could infringe on the privacy and natural light of existing homes. What guidelines are in place to prevent this?

Property Values and Community Appeal: There's a concern that the proposed changes might devalue our properties. How will the development ensure the maintenance or enhancement of property values? All the changes proposed by the Developer are viewed by the current residents as downgrades, not upgrades.

Public Consultation and Transparency: It appears that the revision process lacked adequate public consultation. How can residents ensure their voices are heard and considered in future planning stages? These changes will set the precedence of future phases, considering this was supposed to be a "Master Planned Community".

Alternative Solutions: Were less disruptive alternatives explored that could meet expansion needs without compromising our community's character? Has the Developer considered lowering the costs of land to generate sales? Profit or lack of is one major driving force behind the increased density proposal.

Planning and Zoning Compliance: Does the increased density comply with local zoning and planning standards that were agreed upon and sold to the existing residents? This answer is no.

Precedent for Future Developments: This plan could set a concerning precedent, prioritizing profit over community welfare and agreements. How can we safeguard against such trends?

Long-Term Environmental Consequences: The potential long-term environmental impacts, particularly on the Galway Wetlands, seem under-addressed. What studies support the environmental sustainability of this plan?

Flood Risk and Erosion Mitigation: Given our hilltop location, effective flood risk management is crucial. How robust are the proposed water management facilities in mitigating these risks?

Legal Recourse for Covenant Violations: If these changes violate existing covenants, what legal avenues are available to residents for enforcement and protection of our rights? Residents and all media pertaining to Galway guarantee a certain standard of living. Is this considered false advertising? Are there legal actions residents can take, how does the City Council protect residents from such false advertising and promises?

Violation of Existing Protective Covenants and Agreements: The proposed changes contravene the existing protective covenants that were agreed upon by current residents. These covenants, which specify lot sizes, green spaces, and community character, are legally binding agreements. What is the City doing to protect current residents?

Misrepresentation: The marketing material, going back to 2015, statements in the media, have now become misleading and might result in financial loss or other harm, is a case for misrepresentation possible?

Covenants and HOA Rules: If certain standards or qualities of life are explicitly stated in the covenants, bylaws, or rules of a homeowners' association, these can be legally binding. Current residents were promised a certain standard of living, the proposed changes counter these agreements, therefore what legal action can current owners take against the proposed changes?

Consumer Protection Laws: Some jurisdictions have laws that protect consumers from false or misleading advertising. These laws might come into play if the implications in marketing materials are deemed deceptive. Based on the marketing campaign dating back to as early as 2015, are any consumer protection laws being broken?

Sustainability Integration: "How have sustainable development practices been integrated into the design and construction of the Galway development, especially considering the latest environmental standards and climate change projections?"

Infrastructure Strain: "Can you provide detailed projections on how the increased population density will impact local infrastructure and what plans are in place to address these impacts?"

Community Consultation Process: "What specific steps have been taken to ensure comprehensive community consultation, and how have the feedback and concerns of current residents been incorporated into the development plan?"

Economic Impact Assessment: "Could you share a thorough economic impact assessment of this development, particularly focusing on how it will affect local businesses and property values in the surrounding areas?"

Green Space and Recreational Facilities: "With the proposed increase in housing density, what specific measures are being implemented to ensure adequate green space and recreational facilities for both new and existing residents?"

Traffic and Transportation Solutions: "Given the expected increase in residents, what innovative traffic management and transportation solutions are being considered to mitigate potential congestion and parking issues?"

Environmental Impact Analysis: "Can you provide a detailed environmental impact analysis, especially concerning water management, Galway Wetland preservation, and natural habitat protection in the area?"

Long-Term Community Support: "What long-term strategies are in place to support the community's development and maintenance, ensuring that Galway remains a vibrant and sustainable place to live for future generations?"

Traffic Congestion Mitigation: "What specific measures are in place to manage the expected increase in traffic and prevent congestion, especially during peak hours?"

Green Space Preservation: "How do you plan to preserve green spaces and local biodiversity in light of the proposed development density increase?" and "What is the total reduction of greenspace?"

Stormwater Management: "Could you elaborate on the stormwater management plan, especially concerning the hilltop location and potential runoff issues as the number of impermeable surfaces like roads, sidewalks, and buildings increases, the ability of the land to naturally absorb rainwater decreases, leading to more surface runoff. This runoff needs to be managed effectively to prevent issues such as flooding, water pollution, and erosion. What is the developer and city proposing to address these challenges, including any 100 year storms? Higher-density What proactive measures to address the increased runoff challenges posed by denser construction and reduced permeable surfaces, especially in a topographically sensitive area like a hilltop?"

Environmental Impact: How will ongoing environmental changes, such as climate change, affect the sustainability and environmental impact of the Galway Development?

Infrastructure Demand: As the population in the Galway area grows, how will infrastructure needs, such as roads, public transport, and utilities, adapt to accommodate increased demand?

Community Needs and Demographics: As demographics shift over time, how will the Galway Development plan to meet the changing needs and preferences of its community?

Urban Planning and Design Trends: How will Galway respond to new urban planning and design trends to ensure it remains a modern and attractive living space?

Public Services and Amenities: As the Galway community grows, how will the development ensure that public services and amenities, like parks, and recreational facilities, are scaled appropriately to serve the population effectively?

Based on the revised Schedule B, are there any potential design flaws, and how has the City and Developer factored the consideration the 100-year floodplain and its elevation of approximately 190 meters:

Floodplain Proximity: Will the development's proximity to the 100-year floodplain might pose a risk of flooding? The plan does not seem to include adequate buffer zones or flood mitigation strategies.

Elevation Concerns: If parts of the development are lower than the 190-meter floodplain elevation, are these lower areas at risk? The plan does not clearly show if there are any elevation safeguards.

Stormwater Management: Is the designated stormwater management area sufficient, especially if the floodplain's water levels rise? There seem to be no secondary containment or overflow areas.

Service Easement: The service easement near the floodplain could be vulnerable to flooding, potentially disrupting utilities? The plan should consider relocating critical infrastructure.

Green Space Placement: The Village Green and natural park (N.P.) are close to the floodplain, will this make Village Green, unusable during and after flood events?

Residential Zoning Near Floodplain: Will residential zones near the floodplain require additional flood-proofing measures? These are not evident in the plan.

Road Access: There appears to be only one main access point near the floodplain, which could be cut off in a flooding event, trapping residents.

Emergency Evacuation Routes: The subdivision lacks clear emergency evacuation routes, particularly for areas adjacent to the floodplain. Where are the emergency routes?

Land Use Planning: The plan places higher-density housing (apartment buildings or condos) near the floodplain, which could exacerbate the impact of a flooding event on more residents. What mitigation measures are being implemented to protect future residents?

Infrastructure Durability: Will the infrastructure such as roads and sidewalks be designed for the increased moisture and potential overland water flow from the nearby floodplain? Considering these potential design flaws, the development would benefit from a comprehensive review by urban planners and civil engineers specializing in flood mitigation to ensure the community's long-term safety and sustainability.

Karen Chafe

From: Stacey Baird
Sent: Monday, November 27, 2023 9:20 AM
To: CityClerk
Subject: FW: Galway Community Meeting.

Stacey Baird
Legislative Assistant
Office of the City Clerk
(709)576-7514

-----Original Message-----

From: [REDACTED]
Sent: Friday, November 24, 2023 1:37 PM
To: Stacey Baird <sbaird@stjohns.ca>
Subject: Galway Community Meeting.

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Unfortunately [REDACTED]
[REDACTED]. I understand that the topic for discussion was the construction of a senior's care home. We originally understood that it would be living accommodations for seniors but not a care home. A care home would mean traffic for workers, delivers and of course visitors and maybe a multi level building. We chose this location because there were many regulations such as only approved building plans— type of house, color landscaping etc A burm / hill was constructed in order to create a more natural park setting. The proposal seems to be a commercial building which would need to accommodate employee parking ,visitor parking and it will no doubt lead to on street parking. and consistent commercial delivery traffic and ambulance 24 hour service. This is all in conjunction with a multi million dollar park which was constructed for benefit and easy access for the young kids and families of the residents of both Galway and South Lands.

Sent from my iPad

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Karen Chafe

From: [REDACTED]
Sent: Wednesday, January 3, 2024 12:48 PM
To: CityClerk; Carl Ridgeley
Cc: [REDACTED]
Subject: 725 Southlands Boulevard (Galway) - comments to Public Meeting regarding proposed changes to the Planned Mixed Development 1 (PMD1) Zone

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To Whom it may concern,

I am emailing [REDACTED] regarding the proposed changes to the Planned Mixed Development 1 Zone at Galway. [REDACTED] We have significant concern about what changing the zoning will mean in terms of disruption to the community, ability to maintain city standards, and change to the neighborhood character. Some of our concerns include

- Increased commercial construction disrupting ability to use sidewalks and public areas
- Increased disruption to street parking and reduced street parking spaces
- Decreased ability to clear snow with reduced lot sizes
- Ability for the city to maintain current standards of municipal services with increased user load
- Disruption to current sight lines and exposure to the natural environment and overall ability to enjoy nature.
- Disruption to the watershed area and its ability to retain water and increased risk of flooding of nearby areas.

Please forward these concerns to all city councilors.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, December 20, 2023 9:45 AM
To: CityClerk
Subject: Re: Galway- Proposed Changes

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On Sat, Dec 16, 2023 at 10:16 AM [REDACTED] wrote:

Please circulate the following correspondence to all members of city council. Thank you,

>

> Hello,

> [REDACTED]

[REDACTED]s. After investing a significant amount of money to build a home in this area, the developers are proposing to change the initial plan(the one we bought into) to something very different: a personal care home [REDACTED], changes to green space areas and much smaller lots. These changes will obviously create more congestion in an area of the city that is already congested by Costco traffic.

> I ask that city council support the residents of this area by rejecting these proposed changes and insuring they receive the initial plan as is . The plan they paid for and not some midstream change because the economics of the project has changed due to higher interest rates.

>

> In my opinion, any changes that do occur should happen outside of this current phase. If approved, Claddagh Road will have a personal care , a park and the current homes. All of which will result in conjection in our location and likely reduced property values. [REDACTED]

>

> To be clear, I am not opposed to Personal Care Homes in the area but believe it should be properly located.

>

> I ask that each councillor seriously consider the implications of these proposed changes on the current residents before voting . Should we have the right to receive what we were promised and already paid for? I think so. Should our elected officials protect these rights for us? I think so.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, January 4, 2024 11:33 AM
To: Carl Ridgeley; CityClerk
Cc: [REDACTED]
Subject: 725 Southlands Boulevard (Galway) - PLEASE FORWARD TO ALL CITY COUNCILORS

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Good morning,

I wrote the following before the holidays but did not receive a response so re-sending to ensure it is received.

We are writing as concerned citizens of the Galway neighborhood with respect to the proposal to allow a 5-storey personal care home on Claddagh Road. [REDACTED]
[REDACTED]

To start off, while the other proposed changes which may allow for more affordable housing and increase population in the area may not be ideal, we understand and see firsthand that this neighborhood does need a "change" in order for more people to want to live here. That being said, I don't think the price of homes is the primary deterrent (prices are comparable to southlands). For many people we know, it's the lack of accessibility to the neighborhood, the negative opinions towards Danny, the absence of a bus for kids who go to St. Peter's to do the French stream, and the lack of playgrounds/park until this year.

While we appreciate there is a need for more personal care homes in the city, allowing one in the proposed location will directly impact the quality of living for those who have very recently invested in homes on this street. We are concerned about the size of the structure, the 24 hour traffic going to and from to support the needs of the residents and staff, creating increased dangers to the kids on this street [REDACTED]. We also struggle with the thought that this personal care home will significantly reduce the value of our home, which will make it very challenging for us to sell our home to move away from the personal care home.

[REDACTED]
[REDACTED] number of employees that would be standing on the outskirts of the property smoking on their breaks, as they were not allowed to smoke on the property itself.

We respect the senior population and their right to access personal care homes, but feel there have to be other options in terms of places this building could go up.

Regards,
[REDACTED]