

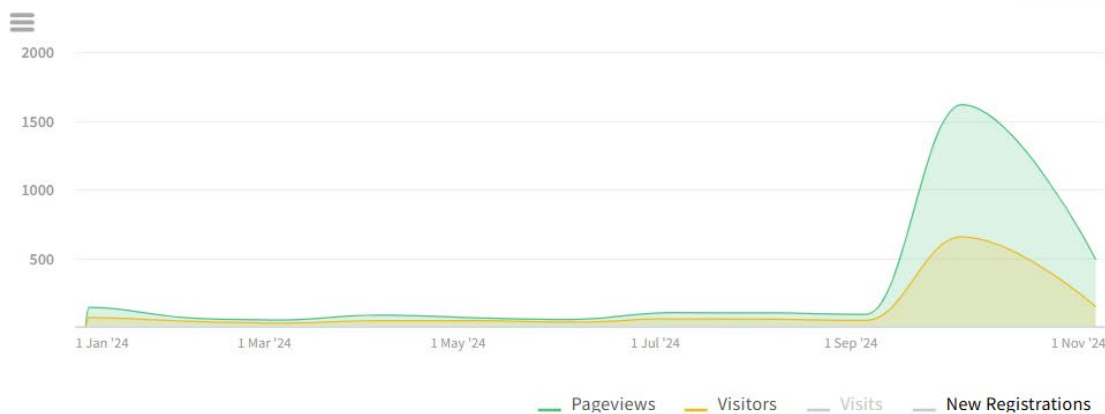


Planning St. John's
EngageStJohns.ca Report
 34 New Cove Road

Visitors Summary

City Of St John's from 01 Jan '24 to 13 Nov '24

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
1.3 k	252	3
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
15	323	1 k

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments (verbatim)	What is your overall feedback of this application?
<p>This development is a step in the right direction for the city in addressing the housing crunch, and reversing the trend of urban sprawl. As somebody who splits their time between St. John's and Halifax, we are definitely falling behind in these departments. The city needs to be much more adaptable, and be less restrictive, especially in areas of minimal historic significance and allow increased density. The restrictions being brought up with regards to building setback and shadowing are an unnecessary hinderance to sustainable development and jeopardize the viability of this project.</p>	<p>Support</p>
<p>Good to see this kind of density being proposed - especially with the variety of services close to this location. My only concerns would be to ensure good bus services are close by, and that there should be cycling infrastructure close at hand when considering density like this.</p>	<p>Support</p>

Housing and increase density is sorely needed in St. John's.	Support
Fully support - we need more high density residential units in St. John's!	Support
This is a great idea, and should be moved along as quickly as possible. I think they should put more units in, and ensure that some of those units are reserved for low income people	Support
We need more developments like this. We're should remove setback requirements for all apartment buildings	Support
Great use of space to increase density within the city and infill for residential living, as opposed to increasing sprawl. We need more projects like this in St. John's. As a city, we cannot keep succumbing to NIMBYism and killing projects like this. Every other large city in Canada has development like this, and despite what people think, St. John's is not that unique in that "it just wouldn't work here." I'm very tired of that antiquated way of thinking.	Support
I note that many other buildings in St. John's are not subject to the "step back" rule. There is a need for additional rental spaces in the city at this time, this project appears to be working to ward that goal.	Support

<p>I live relatively close to the proposed site. I think it's a great use of a property that's not being used to its full potential and will go a long way towards addressing the housing shortage in the city! Additionally, when I read the Land Use Report, it seemed to me that many of the concerns regarding the development are at least partially under the purview of the City (ex. sidewalks, snowclearing) or things that can be ameliorated by the City (ex., responsible street design to maximize the safety of pedestrians.) I'd be interested to hear if there are measures being considered to address these concerns that fall outside the parameters of this planning application.</p>	<p>Support</p>
<p>I understand the need for housing. It is imperative we have a city that is diverse. My concern as a neighbour is two fold. Initially during construction it is imperative that my peaceful enjoyment of my property not be disturbed during non working hours as this is a long project. My concern is with noise, garbage, and traffic. COnstruction debris and dust can be controlled with some type of site maintenance specification. If the bottom of McNaughton has closed off access, the site is fully hoarded (including access from the houses on Chaulker Place) and there is a mandate to maintain a clean site then this could be a successful build. Secondly, it is important that some sort of traffic study be conducted and another road access be provided to mitigate people cruising down McNaughton at a high rate of speed. It already experiences people pulling out the max centre thinking they are Mario Andretti in</p>	<p>Mixed</p>

<p>Formula One and the road is already thinner than a normal road. Increase that traffic by at least 107 cars per day and you are going to get a kid run over (lots of kids use that road to learn to bike or skateboard). Speed bumps at the transition perhaps? If these items are prioritized during design and construction, it can be a very successful project. Thanks for the opportunity to provide feedback.</p>	
<p>The city needs more housing, and this project will help address demand. More housing results in less pressure on rents, creating conditions for greater affordability. So I do not believe it is necessary to include a requirement for affordable residential units. However, I feel that one should consider a certain amount of Building Stepback. The Land Use Report states: Compared to the existing building, shade from the new building will have the greatest impact on three structures - two dwellings and an office building across Kenna's Hill with shadowing in the late afternoon throughout the year. ... The new structure will not significantly increase shadowing on these building during the winter months." Questions should be posed to the developer to determined how true this statement is. And surely the summer months and other times should also be considered.</p>	Mixed
<p>Will the building definitely be for apartments? I would not support a condo building development.</p>	Mixed

<p>First I think that the city staff were correct in their recommendation to council to uphold the setback requirements. These development requirements are in place for an important reason and that is to protect the interests and property integrity of existing residents. As a homeowner you count on the city and particularly the council to protect your interests. The council shouldn't be so easily influenced any time a developer complains about costs. They are a business with the sole purpose of maximizing profits.</p> <p>For 34 New Cove Road the setbacks should be maintained. In particular the houses on the west side of Kenna's Hill are vulnerable to adverse effects if the south side setback requirement is removed.</p>	<p>Mixed</p>
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Public Q&A Questions (verbatim)	Public Response
<p>As mentioned in another application, this type of zoning change seems very common. Could the institutional zone be changed to allow apartment buildings as permitted or discretionary uses? Perhaps permitted for type A1 and A2 and discretionary for A3. Would this speed up the process for developers and reduce the amount of zoning changes being requested?</p>	<p>Thank you for your comment and questions. In order to permit apartment buildings in an Institutional Zone, the intent of the Institutional Land Use District would have to change. At this time, the City is not looking to change the overall intent of the Institutional District. That sort of</p>

	change would follow a similar process.
<p>When will the construction start? There is severe housing crunch in St John's any addition in housing will be greatly appreciated. Also, I hope this isn't a luxury building and is rather a relatively affordable practical housing building for common folks.</p>	<p>The amendment process will have to conclude before construction can begin. Therefore, the exact start date is unknown at this time.</p>