

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, January 10, 2025 5:00 PM
To: CityClerk
Subject: Application - 39 Topsail Road

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I support this project, as well as the two others that have been greenlighted for Waterford Bridge Road.

I believe in densification. I also feel strongly in the potential for the west end of Water Street to become a thriving commercial and residential area. However, heavy traffic will kill any hope of creating a neighbourhood that anyone wants to live in.

The 3 housing projects underway in this area will bring 133 new dwelling units to the WBR area, which will likely mean at least 100 more cars. Waterford Bridge Road CANNOT HANDLE any more traffic.

NONE of these projects should be getting off the ground until a major change is implemented to address WBR traffic.

I've organized meetings with residents of Waterford Bridge Road. We all feel very strongly that a **traffic study needs to be conducted as soon as possible** for the following reasons:

- There are no businesses on WBR, other than those near the intersection of Leslie St.
- Drivers use it as a thoroughfare to downtown and back.
- The crosstown arterial provides easier, faster and safer access to and from downtown for motorists.
- WBR was designated an arterial BEFORE the crosstown arterial was built and this designation has not been reviewed since.
- There are no lights, no stop signs, and no speed bumps ANYWHERE on WBR.
- There are 2 schools on WBR.
- There is virtually NO police presence on WBR.
- Speeding and dangerous driving are rampant on WBR, especially in summer.
- WBR is easily accessible for drivers, while the crosstown arterial is not.
- WBR is TOO NARROW for heavy 2-lane traffic.
- Residents have been struck, threatened, and endangered by impatient drivers on WBR

I am requesting to be contacted in regards to this concern. Council has NO EXCUSE to deny a traffic study. This is an EXTREMELY important, urgent, and long-standing issue that has been ignored by one

council after the next. The traffic study will clearly show how dire and dangerous the situation is, and how desperately traffic calming measures are needed.

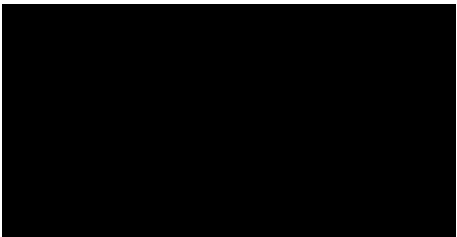
Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, January 15, 2025 6:40 PM
To: CityClerk; Sheilagh O'Leary; Greg Noseworthy; [REDACTED]
Subject: RE: 39 Topsail Road Apartment extension
Attachments: 39 topsail rd protest.docx

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The following is a letter of concern about the proposed apartment building extension to 39 Topsail Road, The letter is also attached below.



TO: City Clerk St. John's
CC: Deputy mayor Sheilagh O'Leary, Ward councillor Greg Noseworthy

[REDACTED]. We recently received notice of an application for an expansion to 39 Topsail Road to turn it into an 18 Dwelling Unit building. We have been informed that we have to respond to this proposal before January 29, 2025 so that is the purpose of this letter.

After contacting my neighbors [REDACTED] we all wish to voice our strong opposition to this proposal. 39 Topsail Road is situated [REDACTED]. We all use our gardens a lot. We fear that the proposed extension of the current Leaside Manor would have detrimental effects on our properties, privacy and well-being. We feel sure that under the current proposal, the new building and possible included parking lot(s) would cause great discomfort to us in our residence by increasing traffic and residential noise with up to 24 hour traffic and/or car light interruptions. It could also affect the esthetic outline of our area by imposing a larger building that could also greatly depreciate our current property values. Also, the pictures and plans supplied, do not give us all the information we need. As well, there is presently a back road connecting 39 Topsail Road to the adjacent Apartment building to the east and to Riverside Therapeutics which comes out on Waterford Bridge Road just to the east of our properties that would end up having increased usage. With 18 apartments added to this property, that could entail 30 or more cars and drivers to this area. This could affect the whole area including traffic, pedestrians and tourists who often visit this area. We have also not been informed of possible zoning changes that could affect our property usage and property values.

As a result of these future plans, we and our neighbours are requesting a meeting with council representatives, Mr Finley- the current property owner, and the engineering companies overseeing the construction of the site, so that we can address our concerns face to face and discuss how to solve our issues in advance of construction. We look forward to your reply.
Yours Truly,



Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, January 16, 2025 5:31 PM
To: CityClerk
Subject: Application - 39 Topsail Road

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While I don't live in the area I _do_ approve of this development.

Thank you.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, January 19, 2025 4:17 PM
To: Sheilagh O'Leary; Maggie Burton; Danny Breen; Mayor; Jill Bruce; Ophelia Ravencroft; Greg Noseworthy; Carl Ridgeley; Ron Ellsworth; Sandy Hickman; Tom Davis; CityClerk
Subject: Parker house / Leaside Manor proposal
Attachments: [REDACTED]

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Attached please find the letter from [REDACTED] regarding the proposal for development at 39 Topsail Road.

[REDACTED]

St John's City Council,
City Clerk cityclerk@stjohns.ca

Dear Councillors and Mayor,

As close neighbours of the proposed development of the old Parker house at 39 Old Topsail Road, we call on you to reject the proposal.

Our neighbourhood is a walking one – like many of our neighbours, we walk through it regularly, including down through the General Protestant Cemetery which lies immediately adjacent to the property at 39 Topsail Road. That the proposed building would be cheek-to-jowl to the northeast fence of the graveyard is a deeply unattractive prospect to us, but it is not the only one.

The plan as shown on Council's website is of course superficially attractive to many readers, no doubt including some City employees – the plan was constructed for that purpose and no doubt has swung a few heads already at City Hall. The pictures, like all modern architectural drawings, are pretty. The prospect of turning a medium tax-revenue lot into a larger one must seem like a very good idea to the senior municipal employees for whom budgetary bottom lines are, if not the only, then among the most important guiding principles of municipal policy. But you, the elected members of Council, know that simply increasing the revenue of the City is not upper-most in the minds of your constituents, the livyers and indeed tax-payers of the City. They want liveable neighbourhoods, clean and green environments, and they want historical and heritage continuity; this project offers none of these.

The picture shown in the proposal includes a northeast wing that is (at least on the front aspect) essentially the same early-twentieth-century bungalow that the Parker family constructed for themselves a century ago. But, built into its proposed southwest side, is a building that looks, in one version, like the post-fire Mansard-topped row houses found, say, on Hamilton Ave., and in the other like a barn that mimics and thus reduces the effect of the original building. Either way, it is a comical post-modern pastiche of architectural elements. And both versions are hardly heritage-oriented treatments of the building. Rather, they appear to be rooming-hall accessories to the original building. In terms of its context, neither is at all fitting – the new building is thrust up, lawnless, against the edge of the graveyard, removing several mature trees and endangering others in so doing. (Graveyards in cities, let us remind you, are like informal parks, quiet spots with soothing vistas, visited not nearly so much by grieving survivors of the dead as by neighbours out for a walk.)

The proposal says there will be eighteen "dwelling units" in the proposed building. It is not clear how these "dwelling units" will be inhabited. At a gross average of 82.73 square metres (or about 890 square feet and much less after lobbies and corridors are taken into account), these

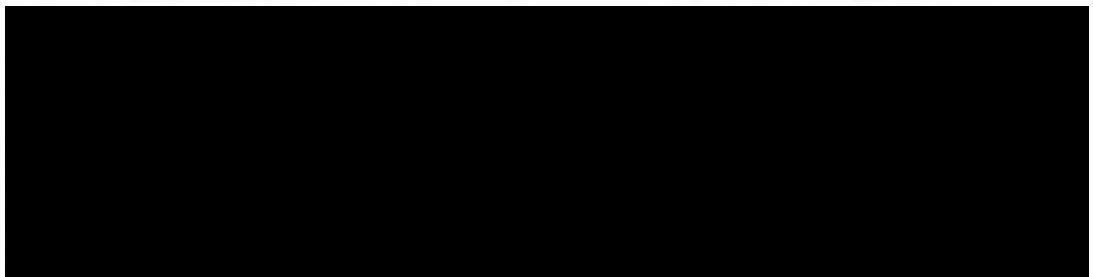
are not large apartments. Is there a plan to make the current boutique hotel into a larger one? Is this going to be an Air B&B-like operation? The long-term plans of the developers are not at all clear.

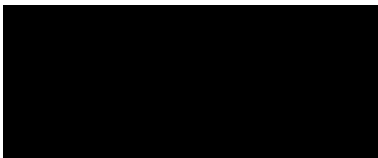
It is also not clear where these eighteen sets of inhabitants will park their cars, and no doubt there will be more cars than at present. Most "dwelling units" throughout the city have more than one person and thus the ratio of "dwelling unit" to car is somewhat less than one. In other words, if there are eighteen "dwelling units" we can expect more than eighteen cars looking for parking spaces. Having taken up a large chunk of a not-very-big property with a rooming-hall accessory building, a thin sliver at the back is left for those eighteen or twenty, or more, cars.

Having thought then about paving a substantial part of the backyard for these dozen or two dozen cars, consider the rainfall. There will no longer be a lawn at the front and side; rainwater that falls will land on the new roof and run downhill to the new parking-lot. There, water has, until now, soaked into the dirt and grass, nourishing trees, and has been held as a water bank for slow release. This will no longer be the case. That rainfall will now be diverted immediately into the storm sewers and contribute to the flood action of the Waterford River below.

Before you were elected, many of you thought hard about how St John's, as a city of human beings, is made up of real neighborhoods and how these neighbourhoods have been sometimes sloughed off in favour of developers who have no inclination to anything than their own financial bottom lines. For many of you, running for Council was precisely to see that neighbourhood and human interests outweighed "developer" interests in the Council chamber. Here is a chance to allow the neighbourhoods surrounding the old Parker property to continue to enjoy the collective resource that any beautiful property can be, and that this one has been for us. The existing residents' desires should be paramount in your decision making, and their quality of life must – in a democratic city – rise above the short-term and essentially destructive interests of so-called developers.

We therefore ask you to reject the proposal at hand.





January 18, 2025

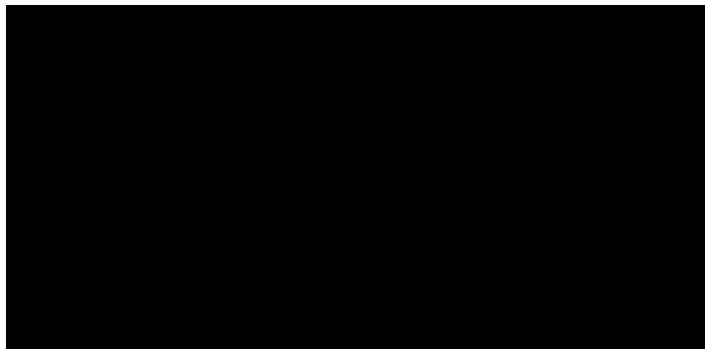
Dear Sirs:

We object to the development of #39 Topsail Road for the following reasons:

1. We had assumed that the purpose of the city's housing policy was to create a bank of "affordable" housing. We note that in the circular the word "affordable" does not exist.
2. The style is inappropriate. While the phrase "Tudor" is used in promotional literature, the design makes little use of that fact. Instead, the upper stories use late 19th century motifs such as mansard roofs. "Tudor" can only be approximate, and in this case, inappropriate. The design is in fact a mishmash of styles.
3. The time allowed for comment is far too short.
4. The traffic created by the ^{overly large} development will have to be carefully monitored.

When time allowed, I was an 

We trust that the Committee (or whatever) will take these facts into consideration.



Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 21, 2025 8:30 AM
To: CityClerk
Subject: 39 topsail road

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[REDACTED] I was apprehensive about the extension to Leaside manor. But after looking at the design that incorporates the heritage structure and reading about how the 18 units (2 bedroom apartments) will be used for long-term tenants, instead of Airbnb, I think it would be a great fit for our area.

The truth is we need more long-term rental units available for tenants in this city and if this helps with that then I am for the project. I would be very against the project if it was just building for more Airbnb rentals but it sounds like the owner wants to be a part of the solution for the lack of residential rentals while ensuring the structure remains similar for heritage purposes.

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, January 24, 2025 11:00 AM
To: CityClerk; council@city.st-johns.nf.ca
Subject: 39 Topsail Road

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Dear Mayor Breen and Councillors,

We are very concerned about the proposed development at 39 Topsail Road. We urge you to reject this proposal which does nothing to address the city's affordable housing needs. It is also an overly large development in a residential neighbourhood which will have negative effects on our neighbourhood and on the environment. Eighteen new apartments will greatly increase the traffic in an already high traffic area. The parking needed for these units will remove trees, which will increase the chance of run off to Waterfordbridge Road and into the Waterford River. The proposed extension comes very close to our historic graveyard and will likely remove more trees and destabilize long established graves. In addition, the developers's design is not in keeping with the original house design and will degrade an existing heritage house.

We strongly urge you to reject this proposal.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, January 24, 2025 1:05 PM
To: CityClerk
Cc: Greg Noseworthy
Subject: 39 Topsail Road
Attachments: 39 Letter.docx

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Attached is my submission regarding the discretionary use application for 39 Topsail Road.

Date: January 23, 2025

To: Office of the City Clerk

Re: Discretionary use at 39 Topsail Road (Leaside Manor)

[REDACTED] I cannot support the application for an additional 18-unit apartment facility on the west side of Leaside Manor and urge the Council and its committees to deny permission for the development.

I do this with some regret, as the current owners of the property have proven to be good neighbors, and one can only wish success to one's neighbors.

I also recognize the effort made to fit the proposal into the heritage by-law. However, this proposal ignores entirely the situation of the heritage building.

We should be clear about the heritage emphasis in St. John's. It is an attempt to preserve the public presentation of our past. It is not an attempt to retain unaltered interiors of buildings and to retain features like kitchens and coal cellars in their original configurations.

The heritage effort does ask that the public view be maintained. This is most obvious in references to streetscapes, but it has an impact on individual buildings as well. The grounds of Leaside Manor are an important part of the public view of this heritage property, setting the cottage in an appropriately open setting, allowing public views of three sides of the building.

No sensible person would put forward a proposal to place a similar addition in front of the building, even though the building itself would not be altered in the slightest, because the public presentation of the heritage building would be lost, although the steps that have been taken currently to satisfy the heritage by law would remain valid in such a case.

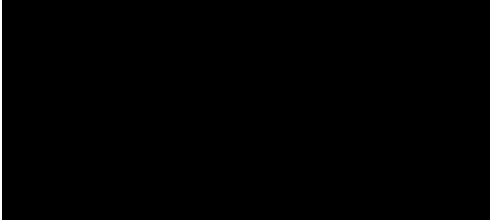
The open grounds around Leaside Manor establish a context for the building itself, offering remarkable views of both sides as well as the directly street-facing entry. Where in the artist's rendering is the view from the west from across the General Protestant Cemetery?

The proposal completely obscures that side of the structure. It hems in the cottage, treating it more like a particularly odd rowhouse, and entirely overshadows it.

As constructed, Leaside manor and its grounds have a visual integrity which has been overlooked in the planning process, but which is essential to the public presentation of this unique example of our built heritage.

I urge that the Council and its committees reject the application and retain the original setting.

Respectfully submitted,



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, January 24, 2025 4:17 PM
To: CityClerk
Subject: Discretionary Use application for 39 Topsail Road.

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To whom it may concern,

I would like it noted that I oppose the discretionary use application proposed for 39 Topsail Road and the structure that is proposed to be constructed on that property. I live in the area and the traffic is already unacceptable without adding another 18 x 2 bedroom apartments on a single piece of land. This has the potential of increasing the traffic by a seriously significant amount. On top of that, if any families with children move into those units, St Mary's school can not accommodate any more kids as it is already at capacity. I also have concerns about the water & sewer being able to keep up with that much extra usage.

I have no idea if environmental or traffic studies have been done but if they have, they should be made public as well as I can't imagine that these studies would support the addition of this structure and associated families.

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, January 27, 2025 5:53 PM
To: CityClerk; Ken O'Brien
Cc: Greg Noseworthy; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Faith Ford; Jason Sinyard; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Tracy-Lynn Goosney
Subject: Re: Application -- 39 Topsail Road

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Thank you, Mr. O'Brien for the exact measurement.

I apologize for the mis-wording in my previous e-mail. While not the best estimator of geospatial matters, I know that I'm much more than the requisite distance away for notices. I didn't mean to imply that I thought the City was lax in its obligations, just to say that despite the distance, I still consider the property in question part of my neighbourhood, particularly given that the community mailbox I use is directly across the street.

I remain in favour of this proposal if it can be guaranteed to provide permanent housing for people, opposed if it is primarily utilized for short-term stays and a company's bottom line.

Thanks again,

[REDACTED]

On Monday, January 27, 2025 at 09:29:18 a.m. NST, Ken O'Brien <kobrien@stjohns.ca> wrote:

[REDACTED] thank you for writing in with your comments.

For your interest, I measured from your house to 39 Topsail Road, and the distance is [REDACTED]. That's why you didn't receive a public notice in the mail. We still appreciate the feedback.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner

City of St. John's – Planning, Engineering and Regulatory Services

John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's, NL Canada A1C 5M2

Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>

Sent: Monday, January 27, 2025 8:47 AM

To: [REDACTED]
Cc: Greg Noseworthy <gnoseworthy@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@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: Application -- 39 Topsail Road

Good morning,

Thank you for your email. Via this reply, I am forwarding your feedback to our Planning and Development team for their input and review.

Comments received become a matter of public record and are included in the Council agenda on the date a decision will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly.

From: [REDACTED]
Sent: Friday, January 24, 2025 5:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Greg Noseworthy <gnoseworthy@stjohns.ca>
Subject: Application -- 39 Topsail Road

Hello,

I write regarding the application to extend the designated Heritage Building at 39 Topsail Road. The application is essentially to add a three-story building to an existing site, and to connect the new building with the existing one via a one-story link. The new building will contain 18 dwelling units, and I gather from a Telegram story these will be two-bedroom apartments.

The construction and occupation of this proposed building would certainly be a change to the neighbourhood. I would anticipate, for example, inconvenience during construction, particularly with regards to traffic and access to the community mailboxes across the street.

Ongoing occupation would mean loss of a neighbourhood green space. While the land is privately owned, we all benefit from walking past its natural beauty, particularly appreciated as it is next to a graveyard. 18 more occupied units would, of course, have an impact on both foot and auto traffic in the neighbourhood.

That all said, I would be completely in favour of this new construction, and could absolutely overlook a few months of traffic inconvenience, IF the units in question were to become permanent housing, and help make some small dent in the city's current housing crisis.

I am not in favour of changing the heritage landscape if the units are destined to become temporary accommodations, or an extension to the building's current use as a hotel/B 'n' B. I recognize that the city cannot require this as a condition of approving the application, but I would urge you to nonetheless consider the intended purpose of the new building as part of your decision.

For context, [REDACTED] Presumably I am more than 150 metres away, as I did not receive a notice, but this property is part of my daily walk/drive routine. As noted, the community mailboxes are directly across the street.

Should you need to reach me, [REDACTED]

Thank you for your consideration,

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, January 26, 2025 8:45 AM
To: CityClerk
Subject: 39 Topsail Road

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To Whom it May Concern:

I live in the immediate vicinity of this proposed development.

The proposed structure is too big for the lot, and for the neighbourhood. Not only will it increase traffic, which is already high, but it will create a problem with ingress and egress, essentially creating a four-way intersection. It will have to deal with traffic from Topsail Road and Craigmillar, Midstream Manor, Leaside Manor, and an 18-unit apartment building.

My main concern is that the property will not end up being used as it is being proposed. There is already a short-term rental building next door to 39 Topsail, and 39 Topsail is itself a bed and breakfast. The City should make certain that the units are not short-term; that they are less of them - maximum 8; and that the developer, who is not concerned with the City's rental problems, does not add to them.

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, January 27, 2025 10:45 AM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Greg Noseworthy; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; Tom Davis
Subject: Opposition to Proposed Development of 39 Topsail Road

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Dear City Clerk,

I am writing to express my opposition to the proposed development of 18 dwelling units at 39 Topsail Road. While I support responsible development of additional housing in St. John's and the preservation of our city's character, this proposal raises several serious concerns:

1. Circumvention of Envision St. John's Development Regulations - Labeling this project as a heritage development to justify the construction of an apartment building in an R1 residential zone is a way to circumvent the development regulations detailed in Envision St. John's.
2. Inadequate Parking - The proposed development does not include sufficient parking to accommodate the residents of the 18 units. This will lead to overflow parking on nearby properties and streets, creating congestion and inconvenience for the neighbourhood.
3. Increased Traffic - The addition of 18 dwelling units and associated vehicles will significantly increase vehicle traffic in the neighborhood, which is not designed to handle such a surge. This raises safety concerns for pedestrians, particularly children, and will diminish the overall quality of life for current residents. The parking lot/roadway connecting all three properties is already busy, with 18 additional dwelling units the backyards of 28-34 Waterford Bridge Road will be subject to a significant increase in traffic/noise.
4. Creation of a Business Compound in an R1 Residential Zone - It is concerning that one owner, controlling three adjoining properties + additional rental properties in close proximity, is effectively creating a business and apartment building compound in the middle of an R1 residential area. This fundamentally alters the residential character of the neighborhood and raises questions about long-term restrictions and regulations to prevent further commercialization of this zone.

I urge the city to carefully consider the implications of this project and uphold the principles of responsible urban planning.

Thank you for your attention to this matter.

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 28, 2025 12:53 AM
To: CityClerk; Greg Noseworthy
Subject: Apartment building re 39 Topsail rd.

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Zone 1 is a residential area. Now there is a proposal before council to change the zoning in this area to add an apartment building unto the Heritage designated Leaside Manor.

This would not be acceptable or appropriate for Mr Findlay's company to do. They are again looking for another discretionary use -now using a beautiful downtown Heritage home.....,same door, driveway, entrance to be used

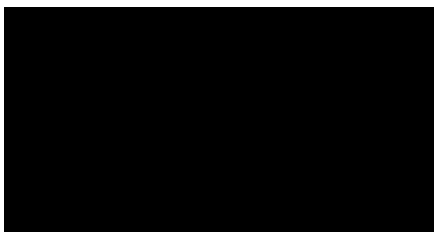
Parking there would be insufficient , no mention of underground parking or any other.
Permanent apartment buildings do not belong in this area.

Traffic in this area is quite high with 2 adjacent roads having traffic calming as they needed it with no street parking. Also below is Waterford Bridge Road which is very busy and fast. This will add to the congestion and safety issues. There is a school not far from here on Waterford Bridge Rd.

Parking now is only able to be accomplished on the LOWER side of the gravel space behind the existing building of Leaside Manor up to the open chain link fence. It is quite noticeable and lights glare in darkness. No real barrier

There is a make shift road on properties that is often used to drive between Topsail Rd and Waterford Bridge Rd. Number 39 Waterford Bridge Rd appears to be owned by the same. It has 3 apartments.

I hope council will stay with present rules and not letting Zoning and Heritage designations & parking insufficient areas be added to downtown St. John's tourist areas.



Theresa K. Walsh

From: [REDACTED]
Sent: Monday, January 27, 2025 1:59 PM
To: CityClerk; Greg Noseworthy
Subject: Proposal to expand the existing Historic property to build an apartment building

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[REDACTED]

We live in a R 1 neighbour hood & again , although I don't know him ,Mr Finlay , [REDACTED] and owns the Historic Properties behind and to the side is looking to change zone to meet his desires. We are upset because he is trying to change the requirements in this areas again. This time an apartment building with at least 18 units . Because it was not feasible or permitted by City Council in this area

Now They are trying to camouflaged as an addition to Leaside Manor . Same doors , driveway and parking as the one that presently exists .

Already in 2023 he applied to NL government and received a change to build a storm sewer at WaterfordBridge Rd (#39). This too is a 3 rental he owns as well as a few others on the street. So he had applied for apartment then.

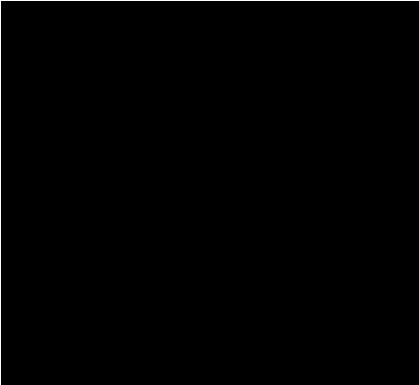
Parking is already insufficient for the units in Air B&B Leaside and Midstream and the parking encroaches [REDACTED] The fence is not a protection, we are often blinded with lights in the evening and strangers gathering to smoke or whatever near it. One couple having a fuss in the evening ended up breaking over the fece & running to Waterford Bridge Rd. Police were called & were apprehended

There is no concern about consulting his neighbours trying to have peace, quiet & comfort in their homes which is what they bought their homes for.

Traffic is a huge concern in all this area. Traffic calming is installed on Old Topsail Rd, Craigmiller Rd that both merge in front of Leaside. There is a make shift unnamed road that goes between Topsail Rd and Waterford Bridge Rd by Compton House privately I assume & allows cars to enter or exit on both roads causing more traffic volume Parking should have a major isufficient design for these unwanted and rule breaking proposals

I hope councillors and the City will take under intense scrutiny to savour resident taxpayers needs and comfort and safety in their home I& family living.

Sincerely



Theresa K. Walsh

From: [REDACTED]
Sent: Monday, January 27, 2025 2:45 PM
To: CityClerk
Subject: Re: Proposal 39 Topsail Rd.

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I am so upset to see this proposal. In the past few years we have seen the encroachment of Dion Finlay's business properties and the City into our neighborhood that is zoned R1. The city now calls this R1 discretionary. It seems this is a term to change the zoning to whatever you want it to be by the city.

Case in point.-- the owner purchased a Bed and Breakfast called Compton House. He operated it as a Bed and Breakfast. Fast forward it is now leased to businesses. There is that word "discretionary". That should never be, as I do believe that is a heritage home as well. How do you zone businesses out of a home? That should be left to a commercial zone.

The same owner purchased Leaside Manor as a Bed and Breakfast and operated it as a Bed and Breakfast. Fast Forward, _ He now wants to change it to add an 18 permanent apartment building to the "Heritage" Leas ide Manor. Zoning R1 there is that word again "Discretionary". When you look at the final plan, it doesn't look very like the same Heritage Home, it is changed drastically.

This same owner owns the large house next to Leaside Manor which has 10 units, called Midstream Manor, which is stated in the plan to have 10 units, and Compton House stated in the plan to have 12 units brings the total units to 50 units. I am willing to bet that the owner of all this, his next move will be to have Midstream Manor's zoning changed to that word again "discretionary" and put permanent apartments in that building. All three of these buildings are serviced by an internal driveway that connects them. Isn't that convenient.

_ Apartment units these days usually have 2 cars each same as homes do. That is a lot of cars. That is 100 cars. I did a count on Sunday the 26 of Jan, as Leaside manor was having an event. The lot had 14 cars and two of the 14 were parked horizontal to the building. How would a fire truck get in there in the event of a fire. These large houses are essentially in the same lot and connected by a gravel road that creates noise when driven on. The parking lots are also gravel. That road was permitted by the city. The driveway for Leaside Manor is very steep and cars have a hard time getting up it in the winter time. They spinning the tires and at times they have to back down, turn around and go out through Compton House to Waterford Bridge Road.

This is right over my back fence< and there is no way that this should be an apartment Building in an R1 zone. Please put your apartment Building on a commercial lot that is the proper zone for it.

Issues:

- every time that someone parks in the lot at Leaside Manor, [REDACTED]
- we hear all the cars as it is a gravel parking lot and roadway.
- permanent apartments have visitors, that will be more cars and more noise.
- permanent apartments have deliveries, more noise, more lights
- it will reduce my home value [REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, January 27, 2025 7:17 PM
To: CityClerk
Cc: Joan Rendell
Subject: Heritage Report: 39 Topsail Road

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Office of the City Clerk
cityclerk@stjohns.ca

Heritage Report
39 Topsail Road

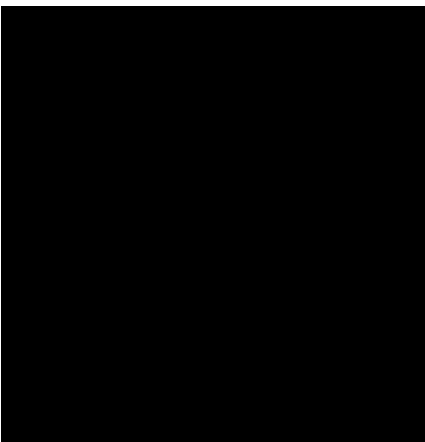
[REDACTED] Our concerns over the proposed development at Leaside Manor, 39 Topsail Rd., are related to two concerns and their interaction: the increased of 14 housing units to the population density *of a very small area*; and the traffic conditions in this area.

The intersection of Craigmillar Avenue and Topsail Rd. has always been an issue. Traffic comes down Craigmillar onto Topsail Road too fast and hits a pole on the sidewalk extension outside Midstream Manor. To prevent this speed bumps have been introduced: 5 each on Craigmillar and Topsail Rd between the foot of Craigmillar and the junction with Hamilton Ave. and Topsail Rd and Hamilton Ave. In addition to one on Topsail between its junctions with Water St. and Shaw St.

Despite these efforts to slow traffic in this area the sign is repeatedly knocked down!

To add traffic from 14 extra housing units in this area would be foolhardy!

Sincerely



Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 28, 2025 12:16 AM
To: CityClerk
Subject: Re: Comments 39 Topsail Rd

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Sorry my earlier email should have stated "... development at 39 Topsail Rd."

[REDACTED]

Please see attached our comments on the proposed development at 36 Topsail Rd.

Theresa K. Walsh

From: [REDACTED]
Sent:
To: CityClerk
Subject: Comments 39 Topsail Rd
Attachments: Comments 39 Topsail Rd.docx

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Please see attached our comments on the proposed development at 36 Topsail Rd.



27 January 2025

Re: Discretionary Use Application – Dorion Holdings Inc. - 39 Topsail Rd (aka Lea or, Leaside Manor)

[REDACTED]

[REDACTED]

[REDACTED] One of the first people we met in the neighbourhood was the previous owner of the Lea. She invited us into her home, showed us around and described with pride the Heritage Designation the building had received. Over the years we watched as she brought the Lea back to life and developed her successful B&B business. The Lea has remained a monument to an era in St. John's which is unfortunately disappearing. While there are positive aspects to the subject development, the proposed addition will forever alter the Lea.

We have reviewed the Heritage Report provided for the subject development and have listed our comments below. Based on our review, we would not support the development as currently proposed. Having said that we have supported the operation of Leaside Manor B&B for the entire duration of our time (26 years) at this location, as well as several other similar ventures in the neighbourhood. We support the Finlay's desire to grow their business and would certainly not object to a proposal that was smaller on a scale and more in tune with the buildings in the neighbourhood.

1. Neighborhood Context

It's necessary to get a better understanding of the neighbourhood context to fully evaluate the impact of the proposed development.

- a. The Heritage Report does not provide a complete "picture" of the area and adjacent properties. Except for the properties owned by the proponent (ie Midstream Manor, Leaside Manor and Compton House), almost all properties in the area are single family dwellings. There are a few exceptions but these properties are in the distinct minority. This point is was not mentioned in the report.
- b. The Heritage Report notes that "the Lea is situated in the scenic Waterford Valley, the location of many homes built for Newfoundland's upper class in the 1920's". This is true, however many have disappeared in recent years (ie; the Pratt property on Waterford Bridge Road, the Richmond Cottage on Shaw Street, Waterford Manor, etc). There are many reasons for their disappearance, but careless development is one of the causes. Gems like the Lea need to be preserved in its neighbourhood setting.
- c. While the Lea is architecturally unique, there are a number of similarly aged, large estate homes on Old Topsail Road and Waterford Bridge Road. Most if not all of these homes have been very well maintained and cared for over the decades. They

are operated as single-family dwellings and most have retained their large “dedicated” lots. Collectively they create a beautiful neighborhood within the old west end of the city.

- d. In some cases larger lots have been subdivided to facilitate additional single family dwellings. While this does alter the neighbourhood, there are many examples of how this can be properly done. Several years ago, there was a proposal turned down to build 41 townhouses on the land which was subsequently developed into ~13 large lots as McLea Park. Thankfully the collective efforts of the neighbourhood and the city resulted in this outcome.

2. Nature of the Proposed Development

On page 32 of the Heritage Report it is stated that “A change in land use will not diminish the property’s cultural heritage but rather enhance the connection to the surrounding community. The site currently and historically was built to offer accommodations.”

This is not correct. The property was not built for “accommodations”. As stated elsewhere in the report (P.8) the Parkers “contracted William McCarter to design and build the home while they were honeymooning”. This property was built as a family home and only evolved into a B&B in recent years. It would be a considerable leap of faith to see any alignment between the past life of this property (pre-1997) and the addition of an 18 unit, two bedroom apartment building. A proposal based on a small number of single-family dwellings similar to McLea Park would be more consistent with the neighbourhood.

3. Scale of Proposed Development

- a. The existing number of units in the complex of properties owned by the proponent is 32 (Midstream -10, Compton -10, Leaside -12). The proposed development increases this count by 18 to 50, a 56% increase. This is significant.
- b. The documents also indicate that there is a potential future addition of 10 units at Compton House (p.29). If this happened this would increase the number of units to 60, or an 87% increase in the number of units. This seems excessive.
- c. I understand that this future potential noted in b above is outside the proposal under consideration, but it is noted in the subject report and therefore it raises concern that any current proposal is just the start of a significant chain of development directly across the street from my property. We feel that the nature and scale of the current development is not suitable. Obviously, any larger development now or in the future would also not be suitable in our opinion.

4. Combined Impact With Leaside Manor Operations

It would be good to get some clarification from the proponent as to their plans for future operations at Leaside Manor should the development proceed. In the past there have been some large events (weddings, parties meeting, etc.) hosted (indoors or outdoors) from time

to time. If the plan is to continue hosting these events then the impact to parking and traffic will need to be considered by the city staff.

5. Traffic and Parking Concerns

- a. It is important for the city staff to consider the complete scope of the needs for parking and traffic volumes for the complete complex of properties including visitors, staff, tenants and event attendees, not just the Leaside parking needs.
- b. I note from the report that there is a plan to have traffic flow one way on the Leaside Property. Traffic will enter the Leaside property from Old Topsail Road and exit onto Waterford Bridge Road via a new driveway. It appears that this will be controlled with "Do Not Enter" signs at various locations. I'm not sure how adherence to this system will work. I doubt that people will pay attention to the signs. Increased traffic entering and exiting Old Topsail Road at this location will not be helpful to the driving public. This will be especially impacted by c and d below.
- c. The existing entrance to the Leaside property is very challenging for many people, especially eastbound drivers and new visitors who don't know where they are going. Utility poles on both sides of the driveway, low concrete walls, narrow entrance, poor marking, steep decline and short radius bump all negatively impact this entrance. It really needs to be reviewed.
- d. Traffic calming efforts in this area of Old Topsail Rd have met with mixed results. I see these issues every day. Numerous vehicles hit the chicane in front of Midstream Manor frequently (monthly). Many eastbound vehicles drift through the stop sign at the foot of Craigmillar Avenue resulting in many near misses. Vehicles, especially motorcycles travel at high speed east and west bound on Old Topsail Road/ Craigmillar Avenue. Traffic calming and vehicle noise issues will not be helped with additional traffic volume and or parking congestion.
- e. Street parking on Old Topsail Road has created congestion and dangerous situations at times. Eastbound traffic on Old Topsail Road near the Protestant Cemetery have a blind spot and come upon vehicles parked in front of Leaside Manor quickly, especially if they are travelling fast.
- f. If there is a plan to have a drop off for the new neighbours directly in front of Leaside Manor then that may present a problem for eastbound traffic

6. Snowclearing Considerations

Parking congestion in the complex of properties will complicate snowclearing. In my experience the current property maintenance staff at Leaside do a good job and are respectful of neighbours' properties. That has not always been the case. In the past snow was pushed across the street, Leaside contracted snow clearing vehicles backed into snowbanks on the opposite side of street collapsing previously cleared sidewalks. It would be preferred if we don't return to those practices.

7. **Garbage and Recycling Collection**

With the increased number of residents will a commercial dumpster system be used or will there be a large number of city bins employed.

8. **Impact of Construction Activities**

It would be beneficial to get some insight as to how the proponent will manage activities at the site to mitigate unnecessary negative impact to residents in the neighbourhood. Parking for construction workers, traffic issues, heavy equipment activity for excavations, material deliveries and marshalling etc. It would be preferred if the lives of area residents were considered in these activities.

9. **Property Value Impact**

The physical impacts of the development are somewhat easy to anticipate. [REDACTED] and will most likely incur significant negative physical implications as noted in the earlier discussion points. The Waterford Bridge Road neighbours will also experience significant (perhaps more) impact from the scale of activities that they will see at that end of the property.

It is more difficult to quantify the impact (positive or negative) that such a development will have on the value of one's property. In this case I don't believe that the impact will be positive. When we purchased our property and invested significantly in its renovations, we felt that we were making sound investments based on the nature of properties in the neighbourhood. It is concerning that adjacent developments can be proposed and approved that potentially negatively change the nature of the neighbourhood and consequently the value of one's property. I can understand that this risk is high when buying/building adjacent to greenfield. It is difficult to accept that this risk is high in a 100 year old neighbourhood in the center of a city.

Thank you for the opportunity to comment on this proposed development. I'm happy to discuss any of these concerns with the proponent should any of them not be clear.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 28, 2025 9:19 AM
To: CityClerk
Subject: Application -- 39 Topsail Road

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Hello – I am concerned about the addition proposed for the above, as the owner has made some very unsympathetic changes to his other heritage properties around it. Compton House has a terrible addition on the west side and the grounds have been essentially turned into a giant parking lot. I am therefore not confident that the proposed new building will follow the heritage committee’s direction. I worry that the property will not turn out as is being proposed, regardless of choice of the options, and will become overloaded with things like retaining walls, parking requirements, etc. Rarely are adaptive heritage projects “seamless”, as is promised by the designers. I also can’t understand why the buildings have to be joined (unless it is to circumvent some of the city’s requirements). What heritage structure has two essentially separate buildings connected together, creating a huge mass? For what it’s worth, the mansard roof concept is completely out of context with Leaside’s Arts and Crafts style and would just be yet another example of designers aping an architectural style that they think residents are familiar with and would “recognize” and therefore more likely accept. Thanks!

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 28, 2025 9:28 AM
To: CityClerk
Subject: Comments on Application - 39 Topsail Road (Leaside Manor)

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Hello,

[REDACTED] and I would like to express some concerns with the proposal and the content of the Heritage Report.

First of all, this development is being presented as if it were an extension to the Leaside Manor building, but the proposed “extension” is really a completely different building with a pedway attachment. Why attach it at all? From a heritage preservation perspective, the best course of action would be to leave Leaside as-is, and consider the development of a separate building. I suspect that the reason for presenting this proposed development as an “extension” to a heritage property is because there is not enough land to allow a separate building of this size at this location while respecting zoning setbacks and separation distance requirements between buildings for the construction type proposed.

Secondly, the heritage report is somewhat confusing and poorly written, but I gather that the proposal for a “contemporary” addition is actually an amateur pastiche of a Second Empire-style building?!? How does this design relate in any way with the Leaside Manor or any other adjacent buildings in this area?

Thirdly, aesthetics aside, there are numerous other issues with the illustrations in the report as well as the proposed site plan that bear further scrutiny. The proposed new structure is on the west side of Leaside Manor, which is the uphill side. In some of the illustrations, the new building is shown with the first above-grade storey facing Topsail Road being a full storey below the main level of Leaside. Given that the ground level is already rising by almost three meters across the site, there would have to be a six-meter deep hole in front of the new building, compared to Topsail Road, and adjacent to Leaside Manor to achieve this design.

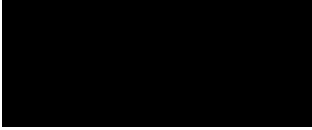
There is some indication of a small retaining wall on a couple of the renderings, but no clear indication on the two conflicting site plans provided of how this would practically be achieved. However it is accomplished, it would require a drastic change to the site, which would doubtlessly result in the loss of every tree adjacent to Topsail Road and the cemetery boundary.

Finally, it is also worth noting that one site plan shows a road leaving the south side of the Leaside Manor site and continuing through the front garden of Compton House to Waterford Bridge Road. This is another site intervention that will require drastic changes in the existing topography to negotiate a seven-meter change in grade. It will also require the removal of several large trees on the Compton House site and a section of the decorative block and iron wall along Waterford Bridge Road.

In conclusion, this area has seen an erosion of heritage infrastructure in recent years, including the treatment of the Leaside, Compton House, and Midstream Manor site (now largely a gravel lot) and an unsympathetic addition to Compton House; and the purposeful destruction of noteworthy heritage residences, namely Richmond Hill on Shaw Street, the Pratt mansion at 140 Waterford Bridge Road, and the former Tempelton house at 7 Waterford Bridge Road (currently the subject of an open planning application, though work has been progressing for well over a year).

If the City of St. John's Built Heritage Experts Panel, and the Council, were truly interested in preserving heritage structures, there would be no question that this development should not proceed as illustrated.

Thank-you,



Theresa K. Walsh

From: Dion Finlay [REDACTED]
Sent: Tuesday, February 4, 2025 7:49 PM
To: Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Greg Noseworthy; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman; Tom Davis; CityClerk
Subject: Leaside Manor
Attachments: Leaside response .pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Everyone

I've drafted a response to some of the neighbors who have expressed concerns, and I've attached it here. I've personally reached out to those I had contact information for and communicated my willingness to discuss their concerns directly.

This has been a long and educational process for me, especially in navigating city regulations. While at times it has been frustrating, I now see how the process ultimately benefits the project. A common theme in the concerns raised is that many, like myself, did not fully understand the complexities involved—particularly regarding the engineering of the storm drainage system to ensure there would be no negative impact. This has been thoroughly addressed, with an approved design and permits issued. Additionally, the process with the heritage committee and city staff has involved rigorous scrutiny, something that would be hard to appreciate unless you've been through it yourself.

I want to emphasize that this is not a short-term or transient addition; it is designed to provide long-term housing for the community. This is an important distinction, and one that I want to make clear to everyone. As we're already involved in this type of housing, we understand firsthand the significant need for it, as I'm sure many of you can relate.

Our business has had great support from the local community, especially in Leaside, which we've come to truly appreciate since purchasing the property in 2011. In fact, we named our umbrella company "The Leaside Group" because this area means so much to us. Our history of maintaining the property speaks for itself, and we've weathered many challenges, from AirBnB, COVID, inflation, to the potential impact of tariffs.

I truly believe that this project will enhance the property and ensure its long-term sustainability, regardless of future challenges. The city needs properties like these, and the local community enjoys them. Reflecting on the history of the property, built by the Parkers in 1921, I think about how we are merely stewards of it for a time—and I wonder what it will look like 100 years from now.

We can all agree that it should look as it does today, and this addition will help preserve that while also providing much-needed housing. That said, if there are further ways we can address any concerns from the neighbors, we are more than willing to discuss them. I hope the planning department can acknowledge our cooperative approach.

Feel free to share this letter with anyone who has concerns, or reach out to me directly with any questions.

Cheers

Dion



Dion Finlay



City Clerk's Office

City of St. John's

P.O. Box 908

St. John's, NL A1C 5M2

Email: cityclerk@stjohns.ca

Subject: Response to Concerns Regarding Proposed Development at 39 Topsail Road

Dear City Clerk,

I am writing in response to concerns raised regarding my proposed development at 39 Topsail Road. I understand that any new development in a residential neighborhood brings questions, and I want to provide some clarification about the intentions behind this project.

This proposal has been carefully designed to align with the city's planning framework and follows all necessary zoning and development regulations related to a heritage property. A fully engineered plan has been developed to handle any water run off and add additional paved parking and lot beautification. We have presented and made changes based on the recommendations of the heritage committee. It is not an attempt to bypass any rules but rather a way to enhance the property in a manner that respects the character of the neighborhood while addressing the demand for additional housing. The design has been thoughtfully considered to ensure it fits within the existing surroundings and contributes positively to the community.

Parking has been taken into account in the planning process, and the development will provide sufficient parking to minimize any impact on nearby properties. Traffic flow has also been carefully reviewed, and while I understand concerns about increased activity, the expected impact is not anticipated to be significant.

I recognize that change can sometimes bring uncertainty, but I want to assure residents that this is not a large-scale commercial development, nor is it intended to disrupt the residential nature of the area. My goal is to create a well-integrated, high-quality residential space that

aligns with the long-term vision for the community. I am open to ongoing discussions and appreciate the opportunity to work with both the city and residents to ensure that any concerns are addressed. I would hope that our successful history operating in the neighborhood for so long would come into consideration as well as our continued focus on maintaining older heritage properties.

Thank you for your time and consideration. I look forward to continuing this process in a way that respects both the needs of the neighborhood and the broader goals of responsible development in St. John's.

Sincerely,

Dion Finlay