

COMMISSIONER'S REPORT REGARDING:

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 14, 2024 &
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO 40, 2024**

**AMENDMENTS PERTAINING TO PROPERTY LOCATED AT
CIVIC NUMBER 188 NEW PENNYWELL ROAD, ST. JOHN'S**

**CLIFFORD JOHNSTON
COMMISSIONER
OCTOBER 9, 2024**

INTRODUCTION

I, Clifford Johnston, was appointed by the St. John's Municipal Council on September 3, 2024, as an independent Commissioner to chair a public hearing and prepare a report with recommendations for Council with respect to proposed map amendments to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations which were adopted by Council on September 3, 2024 which pertain to the property located at Civic No. 188 New Pennywell Road, St. John's. The subject property is identified in an airphoto attached to this Commissioner's Report as Appendix A.

The intent of these proposed planning amendments is as follows:

Municipal Plan Amendment Number 14, 2024

Redesignate land located at Civic No. 188 New Pennywell Road, St. John's, from the Rural Land Use District to the Residential Land Use District.

There are no text amendments proposed to the Municipal Plan as part of this amendment package.

A copy of the proposed Municipal Plan Amendment Number 14, 2024 is attached to this Commissioner's Report as Appendix B.

Development Regulations Amendment Number 40, 2024

Rezone land located at Civic No. 188 New Pennywell Road, St. John's, from the Rural (RUR) Land Use Zone to the Residential 2 Cluster (R2C) Land Use Zone and further, to also rezone land at Civic No. 188 New Pennywell Road from the Residential 1 (R1) Land Use Zone to the Residential 2 Cluster (R2C) Land Use Zone.

There are no text amendments proposed to the Development Regulations as part of this amendment package.

A copy of the proposed Development Regulations Amendment Number 40, 2024 is attached to this Commissioner's Report as Appendix C.

These proposed map amendment to the Municipal Plan and the Development Regulations are in response to a formal application submitted to the City by Nidus Development Inc. to rezone property at Civic No. 188 New Pennywell Road, to accommodate the construction of a townhouse development. The development will consist of four (4) buildings with eight (8) one-bedroom units in each building for a total of thirty-two (32) one-bedroom residential units.

The subject property is currently within the Residential Land Use District at the front of the property, and the Rural Land Use District at the rear of the property. To allow the proposed housing development, a map amendment to the Municipal Plan is required to redesignate the rear of the property from the Rural Land Use District to the Residential Land Use District. Further, a rezoning is required to rezone the front of the property from the Residential 1 (R1) Land Use Zone and the rear of the property from the Rural (RUR) Land Use Zone so that the entirety of the property goes into the Residential 2 Cluster (R2C) Land Use Zone.

PROCESS

My appointment as an independent Commissioner by the St. John's Municipal Council was made under the authority of Section 19 of the Urban and Rural Planning Act, 2000 with the accompanying duties established in Sections 21(2) and 22(1) of the Act. These sections of the Act provide that the appointed Commissioner is to hear objections and representations orally or in writing and subsequently to submit a written report with recommendations on the proposed planning amendments to Council for its consideration and decision on the amendments.

The City of St. John's determined that the public hearing would take place at St. John's City Hall on the evening of October 2, 2024. The public hearing was scheduled and organized as a hybrid hearing-interested persons had the option to either attend the hearing in person or to attend virtually.

Printed notice of Council's decision of September 3, , 2024, to adopt the subject planning amendments and the scheduling of the October 2, 2024 public hearing to provide an opportunity for public comment on the amendments, was placed on the City's website and printed on three occasions in The Telegram Newspaper- September 13th, 20th and 27th, 2024. In addition, notices of the October 2, 2024 public hearing were mailed by the City to property owners listed on the City's Assessment Role as being located within 150 metres of the subject site.

THE PUBLIC HEARING-OCTOBER 2, 2024

The public hearing was held on the evening of October 2, 2024, at St. John's City Hall. The hearing commenced at 7pm and concluded at approximately 7:30 pm.

In attendance at the hearing was the appointed Commissioner, along with City staff members- Anne Marie Cashin, MCIP, Lindsay Church, MCIP and Faith Ford, MCIP., all with the City's Department of Planning, Engineering and Regulatory Services. Ms. Church and Ms. Ford attended as observers. City Councillors Tom Davis and Ron Ellsworth attended the meeting virtually as observers.

Mr. Greg Hanley from Nidus Development Inc., the proponent for the proposed townhousing development, was in attendance to speak to his firm's proposed development.

Two (2) other people attended in person. I understand these persons are affiliated with the proponent. Two (2) members of the public had registered to attend virtually.

In my role as the appointed Commissioner, I made introductions at the beginning of the hearing and explained the purpose and format of the hearing. I advised those in attendance that in writing my report for Council on the proposed planning amendments, that in accordance with current City privacy protection measures, that my report would not reference the names and addresses and contact information of those private individuals who chose to make either a written and/or a verbal submission on the planning amendments. I further advised that any written public submissions received by the City Clerk's Office on the amendments would be attached in my report to City Council, with names, addresses and contact information redacted. I also indicated that I would accept further written public representations on the proposed planning amendments up to the end of the day two (2) days after the public hearing-the last date for written public representations would thereby be Friday, October 4, 2024.

I advised those in attendance at the public hearing that as the appointed Commissioner and in accordance with the provisions of the Urban and Rural Planning Act, 2000, that my report would contain recommendations only with respect to the potential approval of the planning amendments. The St. John's Municipal Council has the authority to accept, reject or accept in part, any/all of my recommendations.

At the request of the Commissioner, and for the benefit of those attending the public hearing, Ms. Cashin, through a power point presentation, outlined the background and purpose of the proposed planning amendments and gave an overview of the proposed townhousing development. As part of her presentation, Ms. Cashin provided a chronology of the City's processing of Nidus Development Inc.'s rezoning application for the site and the next steps in the processing of this application.

After Ms. Cashin's presentation, Mr. Handley of Nidus Development Inc. gave a brief verbal overview of the proposed townhousing development.

An opportunity was provided by the Commissioner from those members of the public in attendance at City Hall or attending virtually to ask questions of both Ms. Cashin and Mr. Handley. There were no questions or comments from any persons.

PUBLIC REPRESENTATIONS/SUBMISSIONS ON THE PROPOSED PLANNING AMENDMENTS/ TOWNHOUSING DEVELOPMENT

There were three (3) written public representations on the proposed planning amendments/proposed townhousing development that were received by the City Clerk's Office in response to the City's public advertising of the October 2, 2024, public hearing. These were all received prior to the public hearing. No individuals spoke to these written representations at the October 2, 2024, public hearing. There were no further written public representations received by the City Clerk's Office after the public hearing.

The following is a synopsis of all the written public representations which have been made on the proposed planning amendments/proposed townhousing development. Please note that the synopsis deals with all written representations received : (a) those received by the City Clerk's Office in regards to the City's initial public notification of the proposed rezoning of the property which process took place in June and July of 2024 before Council made its subsequent decision of September 3, 2024 to adopt the planning amendments; and (b) those written representations received by the City Clerk's Office in response to the advertising of the October 2, 2024 public hearing and received prior to this public hearing. Please note that It is possible that more than one written representation was submitted by the same person.

A copy of all written representations received by the City Clerk's Office on the proposed planning amendments/proposed townhousing development is attached to this report as Appendix D.

-A total of six (6) written public representations were received by the City Clerk's Office. There was a mixture of comments received both in favour of and with concerns/opposition to the townhousing development/planning amendments. As noted, some individuals may have submitted more than one written representation.

-One of the submissions was in clear support of the proposed planning amendments/townhousing development. This submission noted there is a great need for affordable seniors' housing in St. John's.

-One of the submissions indicated support for the proposed development providing a portion of the townhouses are affordable and landscaping includes native trees.

-One submission thought the proposed development of the property would appear to result in a rather congested area for thirty-two (32) residential units with only thirty-two (32) parking spaces. This same submission noted a rather long walk of 10 to 15 minutes to the nearest Metrobus stop for seniors living in the new development. They thought a closer bus stop would be helpful. This submission had some concerns on storm water runoff generated by the new development and had some suggestions for design and operation of the project as a seniors' housing development.

-One submission thought the proposed townhouse development was a bad idea owing to the loss of green space for flora and fauna.

-One submission strongly opposed the proposed townhouse development for several reasons. Among the reasons-New Pennywell Road not being able to handle additional traffic generated by the project; the intersection of New Pennywell Road and Old Pennywell Road is already at capacity and adding more traffic to the area would increase the potential for traffic accidents at this intersection; loss of trees and vegetation with the development of the application site; this area of the city is already overdeveloped with affordable housing.

-One submission expressed concerns with the apparent lack of on-site parking planned in the development for visitors including health care visits, as the project will be designed for seniors. Also, concerns for children living in the area with the generation of additional traffic; the nearest Metrobus stop being too distant for seniors living in the new development and uphill on the way back; the proposed housing development will not be compatible with the existing housing stock in the neighbourhood which consists mainly of single detached houses and semi-detached houses; this new housing development is supposedly designed for affordable senior living-however, there are a lack of amenities close by for seniors. This submission noted that there is already a concentration of affordable/social units on New Pennywell Road-the City should consider mixing of social economic builds throughout St. John's-concentrating affordable housing in one area is not a good idea.

ANALYSIS OF THE PROPOSED PLANNING AMENDMENTS AND THE PUBLIC REPRESENTATIONS

In preparation for my role as the St. John's Municipal Council's appointed Commissioner to consider the proposed map amendments in question to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations for the subject property, I have received and reviewed the applicable written background materials provided to me by City staff along with a copy of all written public representations on the proposed amendments received prior to the October 2, 2024 public hearing. The written materials from the City included the Land Use Report that Nidus Development Inc. was required by the City to prepare on the proposed townhousing development at its expense under terms of reference issued by the City. I have also received and reviewed the applicable City staff reports on the proposed planning amendments and townhouse development. I have also visited the application site.

In reviewing the objectives and policies of the Envision St. John's Municipal Plan, I do note that the proposed re-designation of the rear of the subject property to the Residential Land Use District and the proposed rezoning of the entirety of the property to the Residential 2 Cluster (R2C) Land Use Zone to allow the proposed townhousing development, is in keeping with both good municipal planning practices and certain specific housing policies of the Municipal Plan. Specifically:

1. Section 2.2 of the Municipal Plan ("Growth and Development Strategy") notes that one of the keys for balanced growth in the city will be ...
"Identification of undeveloped areas that are able to accommodate future well-planned growth, an emphasis on encouraging intensification, and a greater mix of uses through investment in infrastructure that supports higher density development along major corridors and centres where there are opportunities for development."

The proposed townhousing development would utilize an existing currently vacant property with municipal water and sewer services in the urban core of the city with frontage on New Pennywell Road.

2. Section 4.1 of the Municipal Plan ("Housing-Strategic Objectives) advises that among the City's strategic objectives for housing will be to encourage a range of housing options that contribute to community health, sustainable growth and economic activity. As another strategic objective, this section of the Municipal Plan indicates that the City of St. John's will promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

As noted above, the proposed townhousing development will be located on New Pennywell Road which has good links to major transportation routes within the city.

3. Policy 4.1.4 of the Municipal Plan recommends partnering with developers, other levels of government and non-governmental agencies to achieve construction of affordable, "age-friendly" Housing.

The proponent of the new townhousing development, Nidus Development Inc. has advised in their application that their target tenants for the development is seniors and that the project will be designed to be affordable for seniors. The units are all to have one (1) bedroom and will be designed with age-friendly design/construction features.

4. Section 4.1 of the Municipal Plan indicates that the City will enable a range of housing to increase diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

5. Policy 8.4(2) of the Municipal Plan states that the City will support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The proponent of the new housing development has advised that the project will be one-storey townhouse units, which is similar in building height to adjacent properties. The existing R1 Zoning of the front portion of the property allows a maximum building height of 9 metres. The proposed new R2C Land Use Zone designation of the entirety of the property will allow a maximum building height of 10 metres.

6. Policy 8.4.8 of the Municipal Plan supports a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socio-economic groups.

The seniors' age group cohort is increasing in the St. John's area. There is an established need to housing designed for this age group.

I note that that some of the public representations with regards to the proposed planning amendments/townhousing development, pertain to potential for increase vehicular traffic in the area and question the ability of the existing road infrastructure in the area to handle the additional traffic. I note that the City's development engineering and transportation engineering staff have reviewed the proposed townhousing development and City staff have not expressed concerns respecting the additional vehicular traffic that will be generated by the development.

With regards to on-site parking, the proponent has indicated in their Land Use Report that the development will have thirty-two (32) on-site parking spaces which I understand satisfies the City's on-site parking of one (1) off-street parking space per residential unit. The proponent has indicated that four (4) of the parking spaces will be wheelchair and van accessible.

I further note that there was one written public submission received expressing concerns on additional storm water generated by the new townhouse development. I note that the proponent's Land Use Report states that stormwater detention will be located on the development site.

I note that the front portion of the subject property is currently designated as Residential Land Use District under the Municipal Plan and the front portion of the property is currently zoned as Residential 1 (R1) under the Development Regulations. These current planning designations indicate that the City presently sees the front portion of the property as being appropriate for low density residential development. Through its application review process of the Nidus Development Inc. rezoning application, the City is potentially agreeing that it sees the entirety of the subject property at Civic No. 188 New Pennywell Road as being an appropriate location for a somewhat higher density residential development, and specifically, a townhousing development.

COMMISSIONER'S CONCLUSIONS REGARDING THE PROPOSED PLANNING AMENDMENTS

In my opinion as the appointed Commissioner, the proposed planning amendments to redesignate the subject property to the Residential Land Use District and Residential 2 Cluster (R2C) Land Use Zone to allow the construction of the proposed townhousing development, are appropriate planning designations for the property and would be in keeping with a number of specific planning objectives and policies which are endorsed in the Envision St. John's Municipal Plan. The proposed planning designations appear to me, to be compatible with the current Municipal Plan and zoning designations and present land uses of adjacent and nearby properties. Further, it is my view as the appointed Commissioner, that the subject property is an appropriate location for a new seniors' townhousing development that the proponent intends to construct.

The proposed townhousing project itself would offer the option of a form of multi-unit residential housing for interested individuals, in this case seniors, which would make good use of an existing vacant property in the urban core of the city which has good access to the existing municipal road structure, municipal water and sewer services, Metrobus service and pedestrian access from existing sidewalks in the area. The proposed location and one-storey/one-bedroom design of the seniors' townhousing project, in my view, has the potential to be well-integrated within the existing neighbourhood.

COMMISSIONER'S DETERMINATIONS AND RECOMMENDATIONS

1. It is my determination as the appointed Commissioner, that an appropriate public notification process for the public hearing held on October 2, 2024, for this package of proposed planning amendments, has been carried out by the City of St. John's and that the City's public notification process satisfies the applicable requirements of the Urban and Rural Planning Act, 2000 and the Provincial Department of Municipal and Provincial Affairs.
2. The proposed new Municipal Plan designation of "Residential Land Use District" and the proposed new Zone designation of "Residential 2 Cluster (R2C) Land Use Zone" for the entirety of the subject property at Civic No. 188 New Pennywell Road, are, in my determination as the appointed Commissioner, appropriate for the subject site and would be compatible with the current Municipal Plan designations and zoning of adjacent and nearby properties.
3. It is recommended that the St. John's Municipal Plan Amendment Number 14 2024 in its present form as adopted by the St. Johns Municipal Council on September 3, 2024, now be approved by Council.
4. It is recommended that the St. John's Development Regulations Amendment Number 40, 2024 in its present form as adopted by the St. John's Municipal Council on September 3, 2024, now be approved by Council.
5. The proponent has indicated in their Land Use Report for their proposed townhouse development that it is their intention to retain as much of the existing tree and vegetation stock as possible on the property during the construction phase.

It is recommended that the proponent work with the City's Municipal Arborist and applicable City staff to maintain as much of the existing tree and vegetation stock on the site as possible.

Respectfully submitted,



Clifford Johnston,
Commissioner

Attachments

**APPENDIX A: AIRPHOTO SHOWING THE PROPERTY
AT CIVIC NO. 188 NEW PENNYWELL ROAD, ST. JOHN'S WHICH
IS THE SUBJECT OF THE PROPOSED PLANNING AMENDMENTS/
PROPOSED NEW TOWHOUSING PROJECT BY
NIDUS DEVELOPMENT INC.**



BRIER AVE

RUR

R2

A2

R1

R2

R1

BEOTHUCK ST

BARKHAM ST

NEW PENNYWELL RD



1:2,706

SUBJECT PROPERTY

RUR

R1

R1

JAYCEE PL

LIONS RD

COLUMBUS DR

R1

R1

R1

EMPIRE PL

R2

EMPIRE AVE

R1

ELKS PL

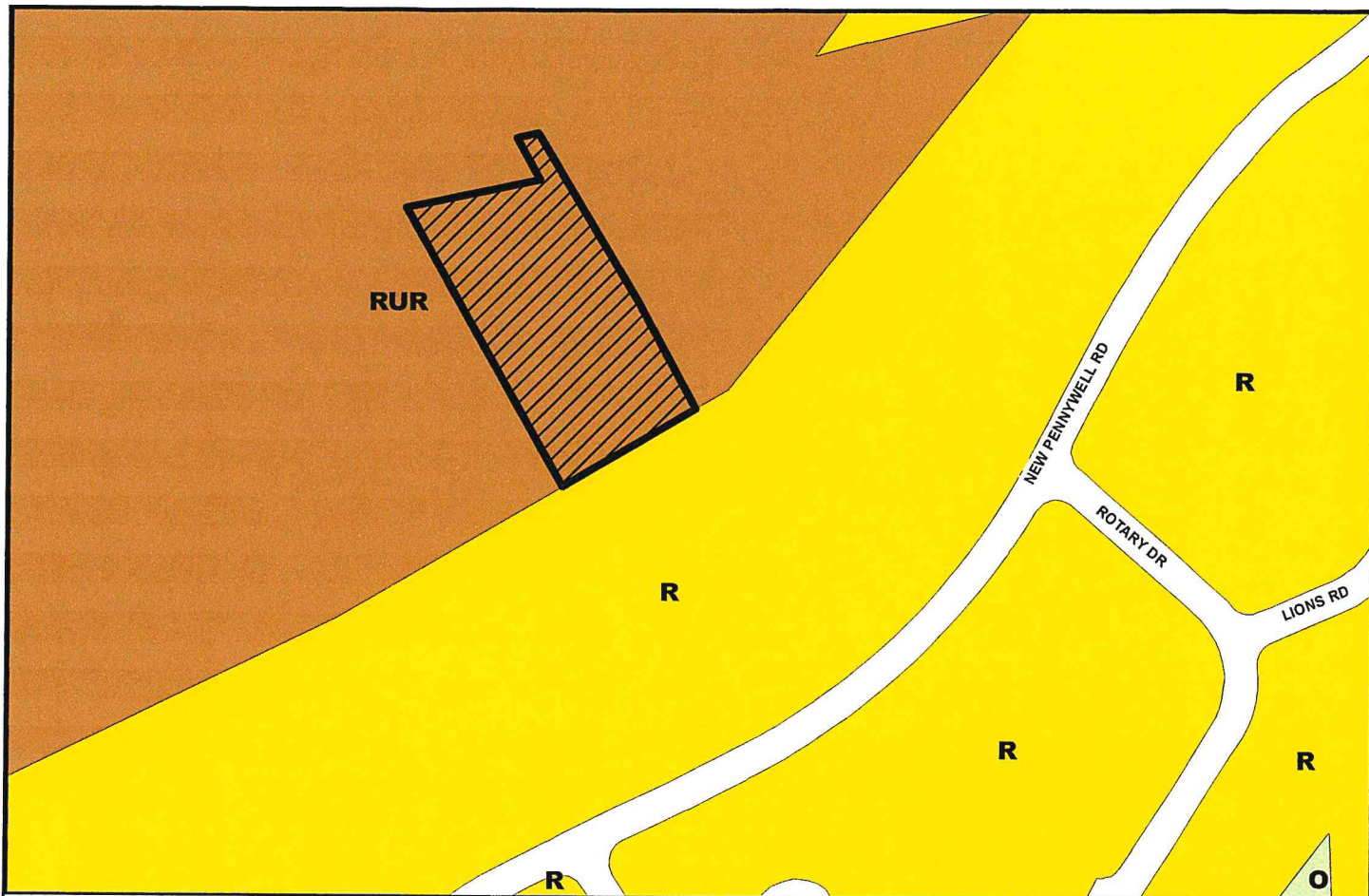
R1

R1

SHRINERS RD

ROTARY DR

APPENDIX B: COPY OF ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 14, 2024

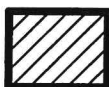


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 14, 2024**

Future Land Use Map P-1

2024 08 08 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (RUR) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**188 NEW PENNYWELL ROAD
Parcel ID 21007**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

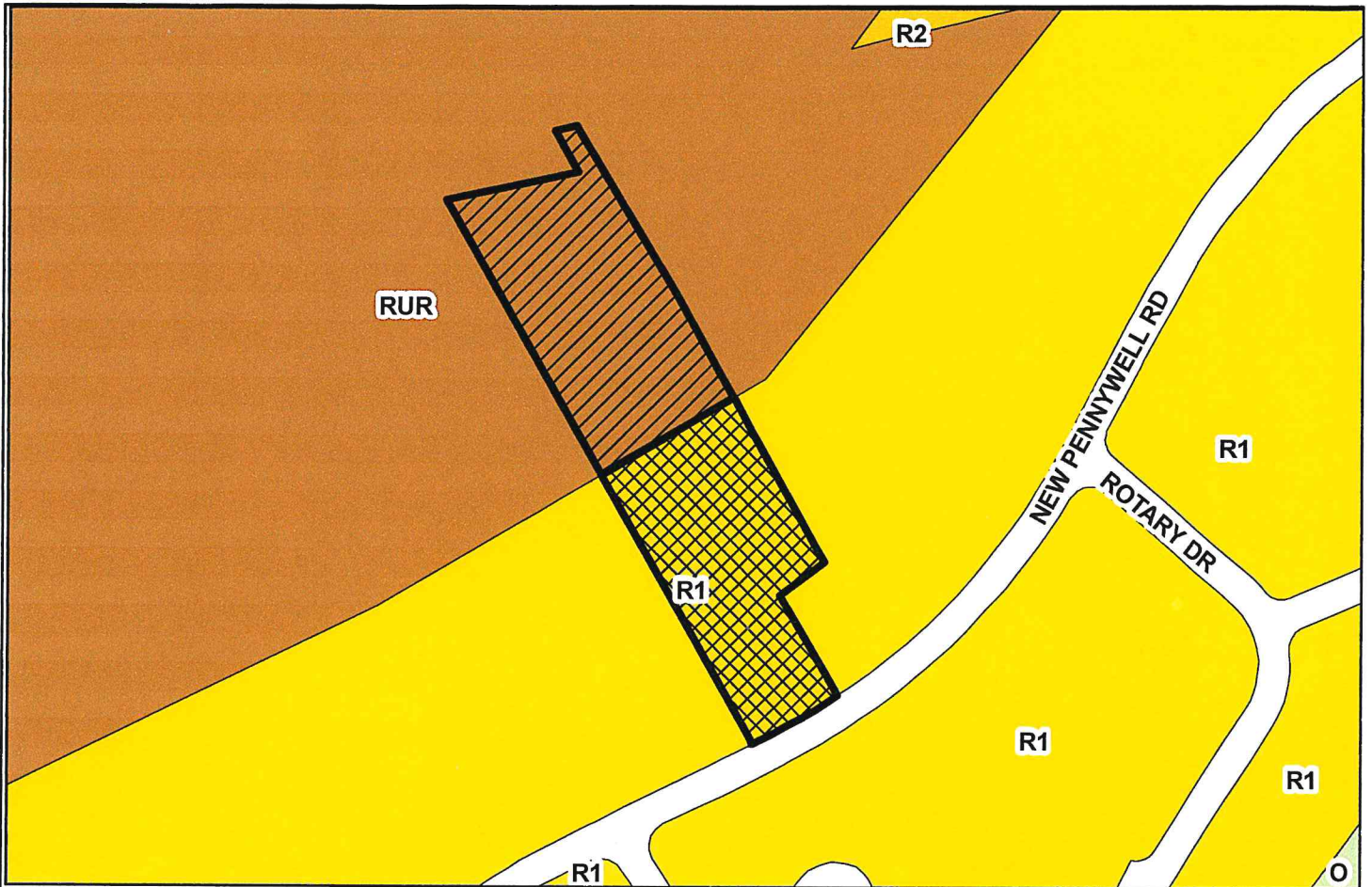
Number _____

Date _____

Signature _____

Provincial Registration

APPENDIX C: COPY OF ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO. 40, 2024

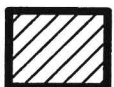


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 40, 2024

[City of St. John's Zoning Map]

2024 08 08 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
RURAL (RUR) LAND USE ZONE TO
RESIDENTIAL 2 CLUSTER (R2C) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL 1 (R1) LAND USE ZONE TO
RESIDENTIAL 2 CLUSTER (R2C) LAND USE ZONE

188 NEW PENNYWELL ROAD
Parcel ID 21007

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

**APPENDIX D: COPIES OF ALL WRITTEN PUBLIC SUBMISSIONS RECEIVED BY
THE CITY CLERK'S OFFICE WITH RESPECT TO THE PROPOSED PLANNING
AMENDMENTS/PROPOSED TOWNHOUSING DEVELOPMENT AT
CIVIC NO. 188 NEW PENNYWELLROAD, ST. JOHN'S**

Karen Chafe

From: [REDACTED]
Sent: Tuesday, July 2, 2024 6:33 PM
To: CityClerk
Subject: 188 New Pennywell Rd

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

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Hopefully this project will move along quickly as there is such a great need for affordable senior housing in the City.

Karen Chafe

From: [REDACTED]
Sent: Monday, July 15, 2024 2:54 PM
To: CityClerk
Subject: Comments on an application from Nidus Development Inc. to rezone property at 188 New Pennywell Road

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Good afternoon Ms. Chafe,

Re: The Above

The applicant is proposing four Townhouse Clusters/buildings that will contain between 8 dwelling units in each cluster, for a total of 32 units.

I recently drove up to have a look at this parcel of land.

- are these units definitely for senior use only
- looking at the property width and the proposed usage of space it would appear to result in a rather congested area for 32 housing units with 32 parking areas (also, will there be any parking for family visitors)
- while a 10 to 15 minutes walk to the closest bus route would seem reasonable for the majority of riders, a closer bus stop would seem appropriate given this development appears to have been chosen for seniors and will house at least 32 (or up to 64) seniors through all four seasons
- hard Surface 70% maximum... this will definitely reduce ground absorption of rooftop runoff and melting snow

- with reference to ... 'All existing trees to remain where practical.' ... leaves a broad interpretation
- with reference to ... 'The covered front overhang also helps reduce the need for mechanical snow removal in winter months.' Wind being a big weather feature here in NL causes snow drifts during storms and accumulate in various areas during regular snowfalls resulting in the need to keep door entrances clear. Does snow clearing include clearing entry ways to each senior unit?
- are these rental or ownership properties
- condo living involves monthly/yearly maintenance fees which are increased as needed ... this has a negative effect on persons with low and/or fixed incomes
- commercial buildings may require sprinkling systems yet it seems reasonable to think new buildings for seniors (or for that matter any new multi attached dwellings) should also include sprinklers
- given possibility of senior hearing deficiency, and slower or impaired mobility, a smoke alarm may alert occupants of the fire danger present only if it is heard and it does nothing to protect the property and/or keep the fire from spreading to other units
- given the city's role involves giving approval and, at times, rezoning of property it should be plausible a mechanism be developed whereby developers and/or purchasers be required to give a guarantee of 'affordable' housing based on a benchmark selling price particularly given our large homeless population and those living on a fixed income
- home development approval and transport/road development support systems should be twin requirements [hopefully St. John's will not follow many other Canadian cities (ie Toronto for one) having failed to take this seriously resulting in excessive vehicle congestion and later the need to close roads for extended periods of time (causing further problems) in order to modify roads to accommodate the 'after the fact' problems of housing developments]

I thank you for this community engagement opportunity.

Sincerely,



Karen Chafe

From: [REDACTED]
Sent: Thursday, June 27, 2024 8:00 PM
To: CityClerk
Subject: 188 new Pennywell Road

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

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I live [REDACTED] but I know this area well... I think it's a bad idea. We talk about preserving our green space and being environmentally friendly.... The area between Pennywell Road and Empire Avenue serves as a green space for many animals.. It's a Haven for many species of birds. Also, there are many wetlands in the area and as you know, or should know is a habitat for many animals as well as it helps prevent flooding.... I think you should definitely reconsider this and it should not be allowed.... there are more important things in life than construction. There are other areas and many buildings that have been abandoned... [REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: 188 New Pennywell Road
Date: Friday, September 13, 2024 2:54:56 PM

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Good afternoon,

I am submitting my comments with regards to the proposed development at 188 New Pennywell Road. I have previously submitted these comments during the public comment period, but it seems this process wants these comments again for the public hearing process.

I have several concerns with the proposed development at 188 New Pennywell Road. I want to make it clear that I am not against building more housing units in St. John's, there are however a number of concerns I have with this proposal in its current form.

1. This will make traffic significantly worse on New Pennywell Road. There are only 32 parking spaces for 32 units? Where will visitors park, or will the residents not expect to have guests? Where this proposed development is focused towards seniors, a demographic more likely to have in house health care visits, there is nowhere for any visitors or service providers to park. The street is already full of vehicles parked on both sides of the road, and now you plan to increase this number. Additionally, with the number of children living on this street, I have serious concerns with children crossing the street with additional vehicles parked on the road reducing visibility. This doesn't take into account either that in winter, after a snow fall, the city only makes one pass for the first couple of days following a snow storm.

2. Bus location- It is mentioned the distance to the bus stop is 800 metres, but it does not mention how it is downhill to the bus stop, and uphill on the way back. This is not an easy distance or elevation to the bus stop, especially for a building that will be built with seniors in mind. Additionally, it will be very dangerous for any individuals to walk to and from the bus stop in the winter months.

3. Threaten neighbourhood character- Excluding 3 New Pennywell Road which sits at the intersection of New Pennywell Road and the Brier Ave exit (one of the busiest exits in the city), the homes on New Pennywell Road are family orientated, detached or semi-detached. This housing proposal will stand out like a sore thumb on this street.

4. This proposal is for affordable senior living, however there are a lack of amenities close by for seniors. New Pennywell Road is a hill and where many seniors struggle with mobility issues, this is not the ideal location for this build.

5. There is already a concentration of affordable/social units on New Pennywell Road. The city should consider mixing of social economic builds throughout the city, so you don't have pockets of lower incomes individuals. Concentrating affordable housing in one area does not lead to a positive outcome.

Thank you for your time. If there is anything else required from me, let me know.

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [CityClerk](#)
Subject: Re: application from Nidus Development Inc. for rezoning of property at 188 New Pennywell Road to accommodate a Townhouse Cluster development.
Date: Sunday, September 15, 2024 10:42:38 PM

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To whom it may concern

As stated in my subject line, concerning the proposed townhouse development at 188 New Pennywell rd., I strongly oppose this addition.

At the current occupancy level, New Pennywell is already a busy congested roadway from time to time. Morning rush hour at the stop sign at the intersection of Old Pennywell can be a long wait and a very dangerous place to be in the morning for drivers and pedestrians alike. As well as the frequently ignored stop signs on rotary and Barkham streets. This is not a road that was built over 50 years ago to handle such growth.

[REDACTED] and have seen the growth and chaos that accompanies it as a downfall for the area. The low income housing at the lower end of the street lends its self to many unaccompanied children who tend to wander street side daily causing many drivers stress. The new subdivisions added to the side of New Pennywell has added cross traffic in abundance and that along with the growing number of pedestrians is a difficult drive.

This street is in constant disrepair and cannot handle an increase in traffic. An additional 32 units is a possibility of 32 cars. Possibly 64 as with some families, both working adults find it necessary to have a vehicle each. Add the increase in vehicle traffic along with most units having minimum of two or more inhabitants, 64 or more people then maybe children who will need places to play, of which there are minimal in this area and school bussing, which is also stressed along here.

All these aspects need to be addressed before approving this amendment. This area of town was initially developed with the standard one house one family in a straight line along the roadside as far back as the 1950s. It has been built up quite some since then but going to the point where residents are essentially living on top of each other, doesn't seem to be advisable for this area in my opinion. Between the overcrowded intersection each morning and long waits that cause a high number of accidents at the old pennywell injunction to the rolling stops that are a continuous hazard along the hill.

Take some time between 820-845am one weekday morning to observe the backlog of vehicles at the bottom of the hill and consider what adding additional inhabitants to this area will do. Look at the bussing and schools in the area and see how the possibility of adding more children to already a bustling juvenile population.

Approving the development of this area for a multiple housing unit will require foresight but not only for the future. This area still homes families that have held onto their parcel for generations and watching it be turned into an overcrowded, dirty, daily traffic jam on a roadway that is crumbling and sinking with every pass. An area where there's less trees and grass and family homes every year replaced with short term rentals, new branches of roads, much more traffic and now multi home units on smaller lots

Please take all aspects into consideration when making your decision. [REDACTED]
[REDACTED] It's nice to see developments and progress but to see people being

crammed into space that was not meant for so many and the area around suffering the consequences, it a disappointing thing to witness. This road has not been improved. It is dwindling lately because these developing areas. It is an embarrassment to say this is where we live right now. Adding more people to this area can't possibly make it any better.

The road is in ruins in parts, there is garbage dumped and left on various lawns. At any time you don't know what you may witness. Legal or otherwise Please don't add more people to this chaos

Thank you for taking the time if you have fully read my opposition letter. I apologize if it was long winded or rambling. I am trying to fully convey the repercussions of this development. While it may be a good idea for another area of town, this area is already full to capacity.

From: [REDACTED]
To: [CityClerk](#)
Subject: 188 New Pennywell Rd.
Date: Monday, September 23, 2024 5:07:12 PM

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I support the development providing a portion of the town houses are affordable and landscaping includes native trees.

[REDACTED]