

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, May 29, 2025 9:23 AM
To: CityClerk
Subject: Discretionary Use Application 7 Chimo Place

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To whom it may concern,

As a taxpayer and resident [REDACTED], I am opposed to this application to set up a medical clinic at 7 Chimo Place for the following reasons:

1. Parking and traffic issues. There are 8 homes on this street with four homes having basement apartments. There are two other homes on Newfoundland Drive whose property borders on Chimo Place. One of those homes has their driveway on Chimo Place, and they have a basement apartment. That adds up to 14 families on this street, with a potential 28 residential vehicles. If the families had teenagers, there is potential for more vehicles. Most days there are 3-4 cars/trucks parked on the street. There is not enough parking space at #7 or on the Street to support a business.

2. Garbage Pickup Challenging. Garbage collection is challenging on this small cul de sac with a 90 degree bend coming into the street. By way of illustration, one home was being renovated and there were trucks parked on both sides of the street. The garbage truck could not make the turn to get into the street, and [REDACTED] ask them to move the vehicles to allow the garbage truck access to the street.

3. Safety. While most families are retired on Chimo Place, [REDACTED]. Safety for children living or visiting on Chimo Place would be an issue. When the last of the retired residents sell homes to younger families, the safety issue would become a bigger concern.

4. Fire Equipment. There is also a fire hydrant in front of #3 which must be accessible in case of fire at all times.

5. Snow clearing. Clearing snow on Chimo Place is challenging as there is nowhere to push the snow except in front of the homes. During heavy snow fall winters, the cul de sac gets quite small, often with only one cut. Increasing traffic flow and keeping a business open on this street will definitely be challenging.

While we need medical clinics, Chimo Place is not an appropriate location for such a business.

From: [REDACTED]
Sent: Friday, May 30, 2025 3:40 PM
To: CityClerk
Subject: Discretionary Use Application 7 Chimo Place

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To whom it may concern,

As a taxpayer and resident [REDACTED], I am opposed to this application to set up a medical clinic at 7 Chimo Place.

While we need medical clinics, Chimo Place is not an appropriate location for this, or any other business. In support of my opposition, I offer the following reasons:

1. Parking and traffic issues. *There is not enough parking space at #7 or on the Street to support a business.*

There are 8 homes on this small circular street with four homes having basement apartments. There are two other homes on Newfoundland Drive whose property borders on Chimo Place. One of those homes has their driveway on Chimo Place, and they have a basement apartment. That adds up to 14 families on this small street, with a potential 28 residential vehicles. If the families had teenagers, there is potential for more vehicles. Visitors to NL Drive homes and the Logy Bay Road apartment building, which has an accessible easement between their parking lot and Chimo Place, also park on our cul-de-sac. Most days there are 3-4 cars/trucks parked on the street that do not belong to residents.

2. Garbage Pickup Challenging. *Garbage collection is challenging on this small cul de sac with a 90 degree bend coming into the street.*

As an example, last fall one home was being renovated and there were trucks parked on both sides of the street just at the turn. The garbage truck could not make the turn to get into the street, and we had to [REDACTED] ask them to move the vehicles to allow the garbage truck access to the street.

3. Safety. *Safety for children living or visiting on Chimo Place would be a significant concern.*

While most families that live on Chimo Place are retired, [REDACTED]. When the last of the retired residents sell homes to younger families, the safety issue would become a much bigger concern, especially considering the layout of homes and driveways on Chimo Place.

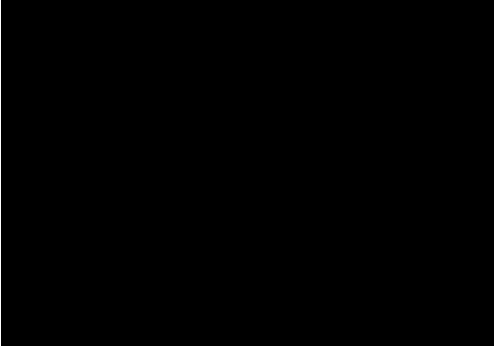
4. Fire Equipment. *Access to the street's only fire hydrant would be restricted.*

There is also a fire hydrant in front of #3 which, in case of fire, must be accessible at all times. #7 is located directly at the end of the street. The street is short and because of the way the cul-de-sac turns, the fire hydrant is effectively situated almost to the immediate left of #7. This further restricts the ability of patrons accessing the proposed business to park in this location

5. Snow clearing. *Access for snow-clearing equipment would be impeded.*

Clearing snow on Chimo Place is challenging as there is nowhere to push the snow except in front of the homes. During heavy snow fall winters, the cul-de-sac gets even smaller, often with only one cut through the snow. Visibility beyond high banks of snow at the end of all driveways on this street is severely reduced during the winter months. Increasing traffic flow and keeping a business open on this street would be beyond challenging.

Respectfully submitted.



Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, June 1, 2025 10:02 AM
To: CityClerk
Subject: Fwd: Re: 7 Chimo Place

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

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

Subject: Re: 7 Chimo Place

Date: 2025-06-01 09:52

From: [REDACTED]

To:

Good morning,

I received a letter stating a proposed clinic at 7 Chimo place.

The only problem I have with this location is parking, I think the parking situation would be horrendous.

Chimo place is a very small cul-de-sac and having 20 extra vehicles coming and going five days a week, would be a nightmare.

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, June 2, 2025 9:13 AM
To: CityClerk
Subject: I'm not in agreement with # 7 Chimo place being a Medical Clinic

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Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, June 1, 2025 6:52 PM
To: CityClerk
Subject: Rockwise medical

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

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Dear City clerk.

I don't want this Rockwise Medical to go ahead as this is a would create too much traffic on this cul-de-sec. We already see an increase in traffic due to turn around for postal boxes and cars parking to access the apartment building.

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

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, June 3, 2025 10:10 AM
To: CityClerk
Subject: 7 Chimo Place - Rejection of Application for Family Medical Clinic

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Good morning:

I am in receipt of a letter from the City of St. John's, notifying residents of a Discretionary Use application for a family medical clinic to be located at 7 Chimo Place.

While I think it is commendable that the individual would like to start a home based business, I am NOT in favour of this application.

Following are a list of reasons against the application. These are not in order of priority or preference.

- there are 8 houses in this cul de sac, which basically puts the parking and traffic flow at capacity
- residents are predominantly older, thus a quiet neighbourhood
- there are small grandchildren often in the area - increased traffic could be dangerous
- there is insufficient parking for a clinic; 7 Chimo Place has limited space thus requiring clients to park on the street, possibly blocking residents' driveways
- 20 clients means a minimum of 20 additional cars in the cul de sac Monday through Friday
- hours of operation from 8:00 am to 4:00 p.m means additional traffic before 8:00 am and after 4:00 pm
- servicing 4 clients at one time means more than one person running the clinic; thus increasing the number of vehicles
- a clinic could entice drug addicts and others for potential break-ins, looking for drugs or medical paraphernalia
- if this is a methadone clinic or changes to a methadone clinic, then addicts will be prevalent in the area
- there is already an increase in the cul-de-sac traffic due to couriers and number of family units. There are also utility vehicles which come to the cul-de-sac when servicing the apartment building
- sometimes overflow parking for St Marks Church park in the cul-de-sac; this is not often and is understandable due to funerals etc; however, additional clinic vehicles will be problematic
- if clinic clients park in St. Mark's Church parking lot, they will access the clinic via access to resident's property, thus necessitating building of fences for these residents for privacy

- winter snow clearing is already problematic, due to the road being a cul-de-sac. Clinic clients unable to access Chimo Place due to the road not cleared will have to part on Newfoundland Drive
- if there is 'some' snow on the road and cars park on the road before the plow arrives, this will be problematic for the snow plow operators as well as the residents
- small children are in the area and additional traffic is dangerous
- there was a clinic and pharmacy just down the road by Virginia Park which incurred several break-ins..... this could now transition up to Chimo Place That clinic is now closed
- Discretionary use for R1 includes: Adult Day Centre; Home Occupation; Bed and Breakfast; Parking Lot; Child Care Centre (2024-03-15); Public Utility; Heritage Use. I do not see how the application fits any of these categories

Having spoken with other residents, I know they feel similar and I hope they submit their opinion on the application.

Thank you for the opportunity to voice our opinions.

Sincerely,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, June 6, 2025 2:39 PM
To: CityClerk
Subject: Discretionary use application 7 Chimo Place

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[REDACTED]

In regards to this application I strongly disagree with Rockwise medical opening a clinic in the residential area of which I live. The reasons for this are as follows:

*Parking: Currently with the amount of residents within the cul de sac including basement apartment tenants, there are already numerous vehicles parked in driveways and curbsides. The distance between driveways is not long enough to equipt extra vehicles without blocking residents' driveways. There is already an increased amount of traffic coming in and out of this cul de sac from people checking their mail as well as using it to turn around. This already proposes a saftey risk [REDACTED]

[REDACTED] Parking relief is unobtainable.

*Snow clearing: Increased traffic will inhibit the cities ability to safely clear snow during the winter leaving the current residents inconvenienced.

*Garbage removal: This cul de sac is small and the garbage trucks already have difficulty maneuvering during garbage removal. Increased traffic will make garbage removal impossible and from my experience if vehicles are in the way the city workers will not collect garbage.

*Fire hydrant access: Currently there is a fire hydrant on the lawn of #3 Chimo Place. Although there is enough space between driveways at said property for a vehicle to park, they will block access to the fire hydrant. As per city parking laws you are not allowed to block fire hydrants.

*Potential drug storage: A medical clinic often houses different types of medications. My concern would be the potential for increased break ins or criminal activity in this area. These break-ins could include homes within the vicinity of the clinic. This is of great concern to me as my home is directly next door.

In conclusion, I again strongly disagree with a commercial medical business being allowed to operate within a residential area. While I totally agree with the importance of opening more medical clinics in the city I think there are more than enough commercial spaces available that could house a clinic.

Theresa K. Walsh

From: Planning
Sent: Tuesday, June 10, 2025 2:38 PM
To: CityClerk
Subject: FW: 7 Chimo Place

From: [REDACTED]
Sent: Tuesday, June 10, 2025 2:24 PM
To: Planning <planning@stjohns.ca>
Subject: 7 Chimo Place

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RE: Proposed Medical Clinic at 7 Chimo Place

To Whom It May Concern,

I am writing as a [REDACTED] resident with regards to the public application for a medical clinic to be established at 7 Chimo Place.

While I appreciate the importance of accessible healthcare services, I have serious concerns about the appropriateness of this location for a medical clinic, given the residential nature and layout of the area.

1. Traffic and Parking

A medical clinic will likely generate significant daily traffic from patients, staff, and deliveries. The cul-de-sac in question is not designed for high traffic volumes, and there are limited options for off-street parking. This could lead to congestion and increased on-street parking in surrounding residential areas, posing safety risks for children and pedestrians. The estimate of 20 clients per day could be low even for just one family doctor – if there is more than one doctor, it becomes even less likely (granting that there may be some virtual appointments).

2. Neighborhood Character and Zoning

This area is currently zoned for residential use and is valued by residents for its quiet, community-oriented character. Introducing a commercial operation such as a clinic would fundamentally alter the nature of the neighborhood and may set a precedent for further commercial development, which many residents may find unwelcome.

3. Noise, Privacy, and Disturbance

The clinic's operation—potentially including early morning or evening hours—could lead to increased noise, foot traffic, and a loss of privacy for nearby homes. The cumulative effect would erode the peaceful living environment that residents expect and value.

4. Infrastructure and Environmental Impact

Concerns also exist regarding whether existing infrastructure can accommodate the demands of a medical clinic, including waste disposal, water usage, and snow clearing, especially during winter months.

In summary, while I support improved healthcare access in our city, I believe that this specific location is not suitable for a medical clinic due to the likely negative impacts on the surrounding residential community. I respectfully ask that Council consider these concerns when evaluating the application.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Re: 7 Chimo Place

Discretionary use application for a family medical clinic.

- 1. Parking.** 8 houses and many of them have bstm. appartments visitors to the apt bldg. park in the cul de sc.
It is hard to turn around sometimes because of the number of cars and trucks parked there....
O ften the cul de sac do not get ploughed out in the winter until after noon. So these patients can't get in to park to see the doctor.
Therefore they will park on Nfld Dr. in front of houses preventing the snow plow from clearing the snow.
- 2.** Mny times when an older person has a dr's appt. and requires another person to drive them they will park and wait.
- 3. Sewage system.** All the 8 houses plus bastement appts and the Apt Building Logy Bay Manor. All empty
into the cul de sac. Now there will be a medical clinic added to it.
- 4. Fire** If there was a fire in the cul de sac or an abulance had to get in ,they could be delayed due the number of cars.
Fire truck went in a couple of years ago and had to back out because they could not turn around.

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, June 16, 2025 10:23 PM
To: CityClerk
Subject: Application - 7 Chimo Place Rockwise Medical

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RE: A discretionary use application submitted by Rockwise Medical for 7 Chimo Place

Thank you for the notice the City sent me regarding the above.
captioned. I am OPPOSED to the request. The following are some reasons for my position.

Chimo Place is a quiet cul-de-sac where residents enjoy peaceful living and the serenity of a quiet neighborhood. This business will be operating on a full-time basis with numerous clients and will result in increased traffic flow. As a result, the dynamics and safety of the neighborhood will be significantly altered and compromised.

The notice provides limited information about this business, its clients and the medical supplies that will be on the premises, parking and traffic issues and safety issues related to storing medical supplies.

Furthermore, it raises the question of precedent setting rezoning with respect to other residential areas. This matter is very important and I ask that councillors consider the inherent problems and the direct impact it may have.

Frankly, I find that there is a lack of information provided to us in this regard. If I may, I offer the following questions,

Is this recently renovated property now owned by a family/person or business?

Is this house to be a full time residence or a full time clinic?

Will medical supplies, i.e. medications, etc. be on site?

Will parking be compromised for residents?

As you can see the information is lacking in this notice and poses a myriad of questions and concerns. Sadly, concerns about criminal activity if drugs are on the premises is warranted, the complete change in the neighborhood, increased traffic flow of people and vehicles, the impact on the residents living there and their enjoyment of their current lifestyles, and so many other concerns that have not been mentioned, I caution councillors to consider all the facts, including those not given to us, in making your decision.

Sincerely,

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, June 17, 2025 8:38 AM
To: CityClerk
Subject: 7 Chimo Place - Notice of Application by Rockwell Medical
Attachments: 7 Chimo Place letter to Council.odt

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Dear City Council:

I am sending a response to the above via the following letter, with the same letter as an attachment.

RE: 7 Chimo Place – Rockwise Medical

With reference to a notice sent to me at [REDACTED] regarding the proposed medical clinic at 7 Chimo Place, I would like to voice my strong objection to any medical clinic being established at 7 Chimo Place. I am very familiar with the issues that would arise as [REDACTED]
[REDACTED]

1. Chimo Place is not a busy thoroughfare, but a quiet residential neighbourhood with almost no discretionary parking. The amount of traffic generated by the proposed clinic would change the nature of this quiet neighbourhood irrevocably. Further, the notice from the City does not identify the kind of medical clinic proposed. Is this going to be a treatment centre for substance abusers? Will there be medical waste associated with this business? What kind of business use will be allowed there or in another property in the future?
2. If Council were to grant permission for such a business to operate, would it feel obligated to also grant such permission if another homeowner wanted to open another similar business on Chimo or another residential street? Aside from the constant flow of traffic, the same issue of parking and traffic congestion arises.
3. As there is virtually no parking on Chimo Place, other neighbours – more specifically the church and the residential apartment unit - would be targeted as parking places for clients of the clinic. The church would be the larger target, which would likely mean that clients would be constantly cutting through another neighbour's yard to access the clinic. That neighbour would likely have to install a fence to control the foot traffic on her property.
4. This does not rule out clients using the private parking places of other residents to conduct their business or blocking off entrance to their parking places on Chimo Place, as currently happens with at least one resident there, by motorists visiting Newfoundland Drive.
5. In addition, there is no provision whatsoever for parking for the disabled. One can only foresee this problem becoming worse in the winter, as Chimo Place is not a high-priority street.
6. The amount of traffic coming and going all day looking for parking would be detrimental to all the neighbours, most especially younger children playing and biking around the neighbourhood. What would be the potential impact on property values if this application were allowed?
7. If there are 4 clients at a time expected, does this mean that there will be another 4 clients overlapping the allocated time while they find a parking space and proceed to their appointment? There would be constant to-and fro from the traffic and people, causing major disruption to the neighbourhood.

8. A decision to change the nature of a long-established family neighbourhood to a business zone would potentially affect every other residential neighbourhood in the city by setting a precedent for the types of businesses that could operate in residential neighbourhoods. The list is endless – hair and nail salons, massage clinics, cooking schools, group therapy or counselling centres -- all looking to park on someone else's property and crowd a small cul de sac or residential street with constant noise and traffic.

9. A few years ago, I had a conversation with a city councillor regarding a potential change in a traffic pattern near a property that I owned at the time. The councillor expressed a guiding principle that Council tries to avoid routing traffic through residential neighbourhoods to preserve the tranquility and safety of the neighbourhoods. There is hardly a more tranquil street in St. John's than Chimo Place.

10. There are ample business locations in St. John's to establish a business of the type proposed without having to destroy a residential neighbourhood.

Thank you for your kind attention.

Regards,

[REDACTED]

RE: 7 Chimo Place – Rockwise Medical

With reference to a notice sent to me at [REDACTED], [REDACTED] regarding the proposed medical clinic at 7 Chimo Place.

I would like to voice my strong objection to any medical clinic being established at 7 Chimo Place. I am very familiar with the issues that would arise as I [REDACTED]
[REDACTED]

1. Chimo Place is not a busy thoroughfare, but a quiet residential neighbourhood with almost no discretionary parking. The amount of traffic generated by the proposed clinic would change the nature of this quiet neighbourhood irrevocably. Further, the notice from the City does not identify the kind of medical clinic proposed. Is this going to be a treatment centre for substance abusers? Will there be medical waste associated with this business? What kind of business use will be allowed there or in another property in the future?
2. If Council were to grant permission for such a business to operate, would it feel obligated to also grant such permission if another homeowner wanted to open another similar business on Chimo or another residential street? Aside from the constant flow of traffic, the same issue of parking and traffic congestion arises.
3. As there is virtually no parking on Chimo Place, other neighbours – more specifically the church and the residential apartment unit -- would be targeted as parking places for clients of the clinic. The church would be the larger target, which would likely mean that clients would be constantly cutting through another neighbour's yard to access the clinic. That neighbour would likely have to install a fence to control the foot traffic on her property.
4. This does not rule out clients using the private parking places of other residents to conduct their business or blocking off entrance to their parking places on Chimo Place, as currently happens with at least one resident there, by motorists visiting Newfoundland Drive.
5. In addition, there is no provision whatsoever for parking for the disabled. One can only foresee this problem becoming worse in the winter, as Chimo Place is not a high-priority street.
6. The amount of traffic coming and going all day looking for parking would be detrimental to all the neighbours, most especially younger children playing and biking around the neighbourhood. What would be the potential impact on property values if this application were allowed?
7. If there are 4 clients at a time expected, does this mean that there will be another 4 clients overlapping the allocated time while they find a parking space and proceed to their appointment? There would be constant to-and fro from the traffic and people, causing major disruption to the neighbourhood.
8. A decision to change the nature of a long-established family neighbourhood to a business zone would potentially affect every other residential neighbourhood in the city by setting a precedent for the types of businesses that could operate in residential neighbourhoods. The list is endless – hair and nail salons, massage clinics, cooking schools, group therapy or counselling centres -- all looking to park on someone else's property and crowd a small cul de sac or residential street with constant noise and traffic.

9. A few years ago, I had a conversation with a city councillor regarding a potential change in a traffic pattern near a property that I owned at the time. The councillor expressed a guiding principle that Council tries to avoid routing traffic through residential neighbourhoods to preserve the tranquility and safety of the neighbourhoods. There is hardly a more tranquil street in St. John's than Chimo Place.

10. There are ample business locations in St. John's to establish a business of the type proposed without having to destroy a residential neighbourhood.

Thank you for your kind attention.

Regards,

A black rectangular redaction box covering the signature and name of the sender.

marked in
06/10/25

1. 20 patients a day
4 at the one time
where are they going to park?
I will not have
Blocked with cars!!!
A B T G NO

Application

A Discretionary Use application has been submitted by Rockwise Medical for 7 Chimo Place.

Description

The application is a Home Occupation for a family medical clinic. The floor area will be approximately 43m² and operate Monday to Friday, 8 a.m. – 4 p.m. The business will have up to 20 clients per day, with up to 4 clients at one time. Parking relief will be required.

Comment By

9:30 a.m. Tuesday, June 17, 2025.

Comments

Provide your comments to the Office of the City Clerk including your name and address to cityclerk@stjohns.ca or P.O. Box 908, St. John's NL A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

Council Decision Date

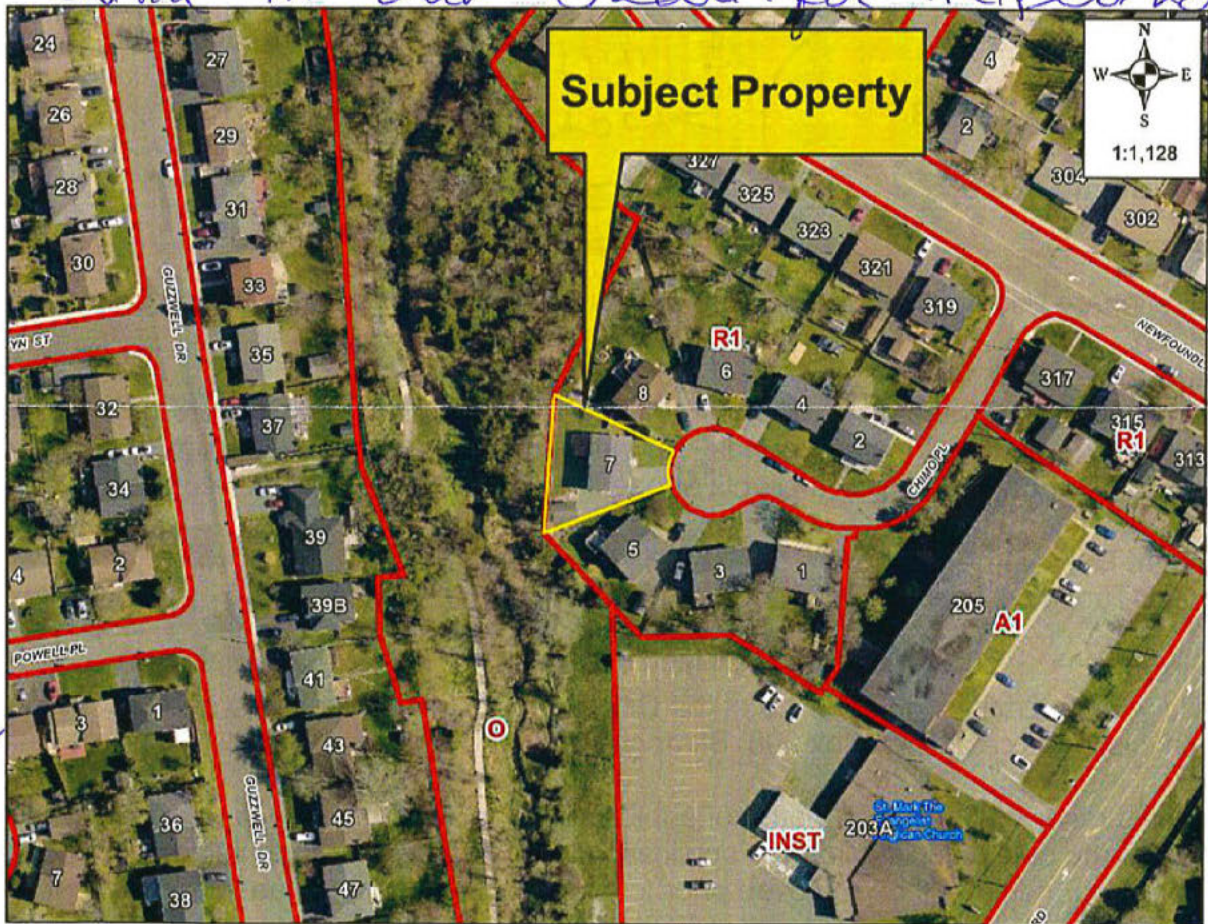
July 2, 2025.

Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email planning@stjohns.ca.

ST. JOHN'S

My absolute NO to this medical clinic in our beautiful neighborhood !!!



26/05/25

Let me start by saying how utterly absurd this is. This will have an effect on the value of [redacted] what happens to our property taxes. Will they go up?? If this is approved I hope the city decreases my property tax. Just reduced the value of [redacted]. It is a cul de sac that is ~~constantly~~ congested at the best of times. With 2 to 3 cars in each driveway !!! no where for visitors to park. This is a private lovely spot & you will drive into a busy commercial area. This is definitely a NO! NO! My neighbor & I will fight this tooth & nail. In the winter even less room for parking. I will be [redacted] if it is approved!

Theresa K. Walsh

From: Planning
Sent: Tuesday, June 17, 2025 4:16 PM
To: CityClerk
Subject: FW: 7 Chimo Place

From: [REDACTED]
Sent: Tuesday, June 17, 2025 4:03 PM
To: Planning <planning@stjohns.ca>
Subject: 7 Chimo Place

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I would like to make the point that this is a small cul de sac. I worry about parked cars and the potential for young children to walk out from behind those cars and get hurt by traffic. Visibility could be an issue a long with congestion. Snow clearing would also be a problem. Not in favour.

Thank you

