

**Theresa K. Walsh**

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**From:** Faith Ford  
**Sent:** Tuesday, June 3, 2025 2:43 PM  
**To:** CityClerk  
**Subject:** Fw: 55 Groves Rd.

FYI.

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**From:** Faith Ford <fford@stjohns.ca>  
**Sent:** Tuesday, June 3, 2025 2:41 PM  
**To:** [REDACTED]  
**Subject:** Re: 55 Groves Rd.

Hi [REDACTED]

Thank you for providing your comments about this rezoning application. Currently, this amendment is with the Province for review, and following release from Provincial review, the application will return to Council to set a date for the public hearing. The meeting date and time will be advertised and property owners within 150 m of the site will receive notice of the meeting details via mail.

I will pass along your comments to the City Clerk to ensure your feedback is included in a future agenda package to Council.

Regards,

**Faith Ford, MCIP**

Planner III

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

Phone: 709-576-8861

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

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**From:** Development Team <developmentteam@stjohns.ca>  
**Sent:** Tuesday, June 3, 2025 2:26 PM  
**To:** Faith Ford <fford@stjohns.ca>  
**Subject:** FW: 55 Groves Rd.

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**From:** [REDACTED]  
**Sent:** Tuesday, June 3, 2025 5:40 AM  
**To:** SarahStoodley@gov.nl.ca  
**Cc:** Development Team <developmentteam@stjohns.ca>  
**Subject:** 55 Groves Rd.

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Good day,

Recently we have seen that there is a request put in by developers for the development of a area of Groves road for multi family duplexes. The history of Groves road is old and historic in St. Johns, with lots of farming and agriculture in the area. With the development of these duplexes, this will take away from the beautiful area of Groves road, and I wanted to voice my discern with this. Currently, there is already a lot of traffic driving up and down the road, as there is only one way up and down, with no side walks in the area. Adding all of these additional housing units will increase the interaction with pedestrians and vehicles, which ultimately puts people in danger. This is a beautiful green space, that should remain as such. I hope that you can find the time, if your ever in the area to drive up there, and see the beautiful area, and realize that some things should stay the way they are. [REDACTED]

If you ever have a moment to chat over the phone, that would be great. My number is [REDACTED].

Best regards,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Saturday, April 19, 2025 10:19 PM  
**To:** CityClerk  
**Subject:** 55Groves rd

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Well, I don't live in the area... the development of 55 Groves Rd. would destroy a lot of trees . I think we need to preserve as many green areas as we possibly can for this reason I am against developing in this area.. I find it most unfortunate that we can't be more imaginative than always destroying the environment as a solution.... Just my opinion.

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 1:39 PM  
**To:** CityClerk  
**Subject:** Groves road

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Hi .  
I live on [REDACTED] st John's. I disapprove of what the city is going to do. There is excessive amounts of traffic now.  
Regards concerned tax payer and resident

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**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, May 7, 2025 11:45 AM  
**To:** CityClerk  
**Subject:** Re: 55 Groves Road

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Hi,

Pippy Park Commission have no concerns with this development as it falls outside of our boundary area.

Thanks,

Keith O'Driscoll  
Manager of Park Operations  
Pippy Park Commission  
709-738-3616

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**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 22, 2025 9:51 AM  
**To:** CityClerk  
**Subject:** 55 Groves Road application

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Hello,

I completed the public comments survey on this application, but just wanted to highlight one issue.

The school catchment area for this address is already woefully over capacity. The problem is so dire that that last year they had to adjust the grade distribution among the schools to address a fire safety concern related to overcrowding at Larkhall Academy. The numbers at that school are now very close to the same level that triggered that redistribution. The junior high is also way beyond its intended capacity. I don't have data on the high school but I assume it is in a similar predicament given the fact that grade 9 was moved to that school last year.

I strongly content that it is a mistake to continue adding more high density residential to this area before capacity is added to the schools in this catchment zone.

I have consulted with the MHA for the area and she has confirmed that there is no longer any expectation that the proposed new Kenmount Terrace school will be completed within the next two-three years. Until there is a firm date for that school, no applications to add high density residential to this area, including duplexes, townhouses, or apartments, should be considered.

Thanks so much for adding this to the public feedback for this application.

Have a great day,

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Sunday, May 4, 2025 5:22 PM  
**To:** CityClerk  
**Subject:** Proposed development on Groves Road

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To whom it may concern

As a resident [REDACTED] I wish to express my grave concerns and objection to the proposed development. I think that the proposed development would NOT be a positive step for our area at this time.

[REDACTED] At that time, myself and other family members took several factors into consideration. One of the first considerations that attracted us to the [REDACTED] development was the rural setting. It was very important to us that we live in an area with green space. This green space helps us maintain our mental health and emotional well-being in an area that is close to but not in the more urban settings of the city. Without this green space, we would not have purchased property in the area. The proposed development is now threatening this green space and overall, more rural setting. Has the city considered how this development will impact the well-being of the current residents? Does the city recognize that longtime residents, [REDACTED] do not want to live in a tightly packed urban landscape? I do not think it is fair to subject those of us that have chosen this more rural setting to a more urban existence. Additionally, with more urban, tightly packed areas come more complex issues such as increased crime. Crime, as it is, is already at an unacceptable level. It would be devastating to see it increase as a result of a decision made by the city.

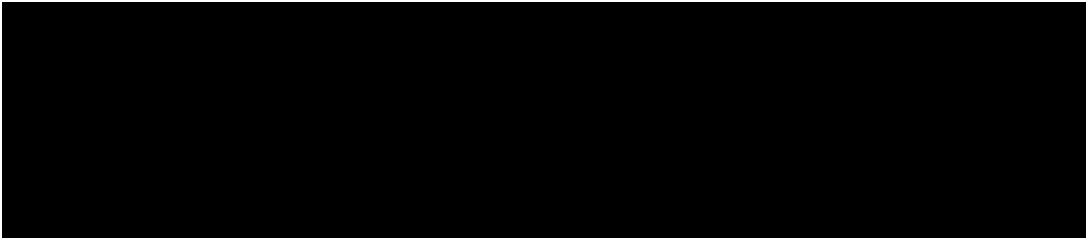
Related to the consideration and desire to live in an area with more green space is the consideration that should also be given to the native plants and animals of the area. The proposed development would see the destruction of a greenbelt area that supports local plant and animal life. It is a pleasure to wake up each morning to Bluejays and Juncos. Their songs could possibly disappear if the proposed development is approved. The urban sprawl has already taken away a lot of their habitat. They need the proposed area for survival and we need them for our mental and emotional well-being. I have always viewed the city as forward thinking in their commitment to preserve green spaces in our city. Why then is the city trying to take this valuable resource away from its residents [REDACTED]

Lastly, related to my above points is the consideration of the increased amount of pollution that the proposed development will bring to the area. The proposed development will increase air pollution, noise pollution and light pollution. All of these have detrimental impacts on a person's mental and emotional well-being. The level of noise pollution is already very high in the area given the busy stream of traffic on Thorburn Road. An additional source of noise pollution in the area is the excessive

and unnecessary fireworks in the area of Groves Road. If the proposed development were to proceed, levels of all types of pollution will increase dramatically possibly affecting the mental health of those on Groves Road and in the Grovesdale Road subdivision. As there is already a mental health crisis in our country, province and city, why is the city trying to increase factors that could further deepen that crisis?

In conclusion, I realize that there is a housing crisis in our country. province and city. People need to be able to access safe and affordable housing. However, I think that the measures taken to address this crisis should not be short sighted and rash. In contrast, they should be well planned, taking into consideration the impacts that increased urbanization will have on established neighborhoods. I would hope that upon consideration of my presented arguments that city council DOES NOT support the proposed development on Groves Road.

Thank you for your time,



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, May 5, 2025 6:57 PM  
**To:** CityClerk  
**Cc:** Mayor; Tom Davis; Maggie Burton; Ron Ellsworth; Sandy Hickman; Sheilagh O'Leary  
**Subject:** Opposition to Proposed Development at 55 Groves Road  
**Attachments:** Letter to City - re Groves Road.pdf

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Dear City Clerk, Mayor, and Members of Council,

Please find attached my letter outlining concerns and opposition to the proposed rezoning and development at 55 Groves Road. I appreciate your time and consideration, and I trust that the voices of residents will be carefully weighed in this decision-making process.

Kind regards,

[REDACTED]







05 May 2025

City of St. John's Planning and Development Department  
10 New Gower Street  
P.O. Box 908  
St. John's, NL  
A1C 5M2

Re: Opposition to Proposed Rezoning and Development at 55 Groves Road

Dear City Clerk, Mayor, and Members of Council,


 writing to formally express  strong opposition to the proposed rezoning and development at 55 Groves Road.

 having lived in and visited this area  have significant concerns regarding the impact this project will have on the surrounding community, environment, and infrastructure.

When Grovesdale Park, including Seaborn Street and Faulkner Street, was originally developed by the City in the early 2000s, residents of Groves Road were assured there would be a buffer between their properties and future developments. Proceeding with this application breaks that trust and removes a critical green space buffer that contributes to the character and livability of our neighbourhood.

Moreover, this proposal further encroaches on Mount Scio and Pippy Park—an invaluable urban green space that provides vital access to nature for city residents. Mount Scio is not an appropriate location for further densification. Developing here undermines the “rural” quality of this area, increases vehicular traffic on Mount Scio Road, and risks compromising the health and accessibility of one of the city’s most cherished outdoor spaces. These spaces are essential for the physical and mental well-being of residents and should be protected, not incrementally eroded.

From an infrastructure perspective, water pressure in this area is already low. Adding 18 new semi-detached dwellings will place additional strain on municipal systems that are already stretched thin.

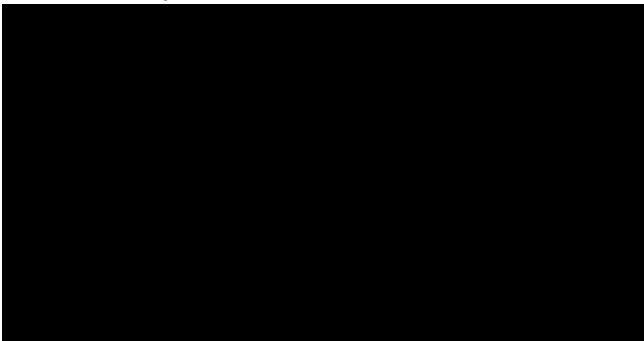
 also deeply concerned about the environmental risks associated with this parcel of land. This area, once used as a dump, is visibly overrun with Japanese Knotweed—a notoriously aggressive invasive species. It is well-documented that this plant can cause severe damage to building foundations and spread rapidly underground, often going undetected until it is too late. Development of this site without a comprehensive, expert-led

remediation plan would be irresponsible and could lead to costly consequences for future homeowners, existing homes, and the City.

In closing, I respectfully urge Council and the City to consider the long-term impacts of this rezoning—not only on nearby residents, but on the city’s natural environment, infrastructure, and the promises made to the community. There are other, more appropriate areas of St. John’s for infill development. This location is not one of them.

Thank you for your attention to this matter.

Sincerely,



Theresa K. Walsh

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**From:** [REDACTED]  
**Sent:** Monday, May 5, 2025 8:20 PM  
**To:** CityClerk  
**Subject:** Groves Road development comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Madam/Sir,

[REDACTED] responding to your recent letter requesting comments about an application to rezone land [REDACTED] from Rural to Urban Development to allow the development of semi-detached dwellings. [REDACTED] have a number of concerns with this proposal. The road is not suitable for such a densely populated development - there is already too much traffic in this area and no sidewalks are in place which poses a safety hazard. The land level is deep and would require a great deal of infill which could have a negative impact on our well and septic systems. [REDACTED] do not know whether residences [REDACTED] would have the option to hook up with the City's water and sewer system and whether any rezoning would apply to [REDACTED]. Current residents would need to be further consulted regarding the specific potential impact of such a dramatic change to their quality of life.

Sincerely,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 9:06 AM  
**To:** CityClerk  
**Subject:** Re: 55 Groves Road Rezone Proposal - Opposition  
**Attachments:** Letter to City - re Groves Road.pdf

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Good morning,

Please see attached letter regarding my opposition against this development at 55 Groves Road.

Thank you,



05 May 2025

City of St. John's Planning and Development Department  
10 New Gower Street  
P.O. Box 908  
St. John's, NL  
A1C 5M2

**Subject: Strong Opposition to Proposed Rezoning and Development of 55 Groves Road**

Dear Members of Council,

█ writing to express █ strong opposition to the proposed rezoning and development of the greenbelt located at 55 Groves Road. This parcel of forested land provides significant environmental, social, and safety benefits to the surrounding community and its destruction would have long-term, negative consequences.

**1. Essential Green Space Buffer:**

The area in question serves as a vital green buffer between residential housing and nearby infrastructure. This forested stretch enhances the quality of life for residents by offering a natural sound and visual barrier, improving air quality, and fostering mental well-being. The value of such green spaces in urban planning is well-documented, particularly as cities grow denser. Removing this buffer would diminish the character and tranquility of the neighborhood, directly impacting residents whose homes back onto this land.

**2. Threat to Local Wildlife:**

This undeveloped land is a haven for a variety of wildlife species, many of which rely on uninterrupted habitats to survive. The proposed development would fragment this ecosystem, displace animals, and reduce biodiversity. Urban development too often underestimates the cumulative impact on local fauna, which in this case would be significant.

**3. Increased Risk of Rainfall Runoff and Flooding:**

The land at 55 Groves Road sits at a higher elevation than the adjacent homes. The natural forest currently absorbs and manages rainfall, preventing runoff from flowing directly into residential properties. Development would likely replace permeable soil with impermeable surfaces, increasing the risk of flooding, basement damage, and soil erosion for the homes below. No development plan can fully replicate the natural water management functions of an established greenbelt.

**4. Presence of Japanese Knotweed – An Invasive Threat:**

Japanese Knotweed, a highly invasive and destructive plant species, has been identified in this area. Disturbing the soil during construction could exacerbate its spread, creating

significant challenges for containment and eradication. This species is known for damaging infrastructure and is notoriously difficult and expensive to manage. Introducing construction to an area with a known infestation is irresponsible and poses long-term ecological and financial risks to the city and its residents.

### **5. Traffic and Infrastructure Strain**

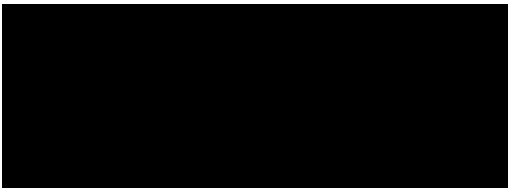
New development will inevitably bring increased vehicle traffic to Groves Road and surrounding residential streets, which may not be designed to handle the added load. This can lead to congestion, road safety concerns—especially for children and pedestrians—and increased noise pollution.

### **6. Precedent for Future Encroachment**

Rezoning this greenbelt could set a precedent that makes it easier for other green areas to be rezoned in the future, leading to a domino effect of environmental loss.

In conclusion, the rezoning and development of 55 Groves Road would represent a short-sighted decision with irreversible consequences. I urge the Council to prioritize environmental stewardship, community welfare, and long-term urban sustainability by rejecting this proposal. Our green spaces are not surplus land—they are essential assets to be protected, not paved over.

Sincerely,



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** CityClerk  
**Subject:** Rezoning land at 55 Groves Road

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[REDACTED]

[REDACTED] seen a lot of changes in this area over the years the worst of which is the traffic congestion. Groves road was never designed for the traffic increase that has resulted from the development that has taken place and continues to take place on Gilles Rd, Pitchers Path and at the end of Groves Rd. Groves Rd does not have sidewalks and no room for sidewalks, a poorly maintained shoulder and is basically a narrow rural road.

When the Groves Dale townhouse project was originally built [REDACTED] were offered to be hooked up to city water and sewer system if town houses were built on the site in question at that time and [REDACTED] all opted for the green belt. Its sad that this issue is raising its head again. [REDACTED] still don't want the town houses there and [REDACTED] still don't want the water and sewer hook up. What exactly is so bad about a few trees inside the city on a truly rural road. [REDACTED] really dreading you (City Council) allowing housing on this peace of land, [REDACTED] sure nothing good will come of it. The truly rural in the country feel Groves road had is slowly but surely falling by the wayside in that quest for profit and property taxes. People might say it's progress [REDACTED] just think it is sad.

Thanks for your time and consideration.

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:17 AM  
**To:** CityClerk  
**Subject:** 55 Groves Rd Development

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Hi there,

[REDACTED] strongly opposed to rezoning the land for the purpose of building semi-detached dwellings. Part of what makes Groves Rd such a special street [REDACTED] is feeling secluded in the middle of the city. This would remove a large green belt and take away much of that feel. Additionally, there are already several vehicles that speed up and down the road without any speed bumps or sidewalks. Increasing vehicle traffic would be less safe for the families already living there. I strongly suggest you reconsider.

Take care,

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:24 AM  
**To:** CityClerk  
**Subject:** 55 Groves Road

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Good day,

I recently seen online that there was a survey for the rezoning of 55 groves road to a residential development area [REDACTED] I do not support this. [REDACTED] [REDACTED] never seen the survey prior to the closing.

Groves road has been a nice and quite area, with a beautiful green belt the whole road. Taking away this would be a shame to the road and to the area. There is so much history in the area and to get rid of that natural green area would be a terrible idea. Aswell, the market for the new development would be for families, and there is no sidewalks the entire length of the street, meaning there would be more interaction with cars and pedestrians which will be dangerous.

I strongly recommend you reconsider this request.

Theresa K. Walsh

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**From:** [REDACTED]  
**Sent:** Tuesday, May 13, 2025 5:32 PM  
**To:** Ken O'Brien  
**Cc:** Faith Ford  
**Subject:** 55 Groves Rd

**Follow Up Flag:** Flag for follow up  
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Good day Mr. Obrien,

I am writing you on behalf of the proposed development of 55 Groves Road. [REDACTED]

[REDACTED] have a few concerns about this proposal, and wanted to bring it to your attention.

This proposal has already been brought forward once before by a developer and the city denied it; what has changed since then? The residents of the area do not want this, and it's still apparent that this has not changed.

What happens to the value of [REDACTED] property? [REDACTED] If 18 new dwellings at an average price of \$300-\$350k are added [REDACTED], what does that do to the value [REDACTED]? I don't imagine we will be adding value to [REDACTED] home if this happens.

[REDACTED] because of the quietness and the serenity of the area. The greenery, the trees, the nature that surrounds [REDACTED] in a beautiful area. If [REDACTED] had known that this development would be proposed [REDACTED] would of reconsidered our options [REDACTED]

[REDACTED] know that there has been at least 3 accidents with motor vehicles [REDACTED] At the crossing of Mount Scio and Groves road. [REDACTED] to call 911 on several occasions of T bone collisions there. Adding more residents to the area will only increase the likelihood of another injury with pedestrians and vehicles. Likewise, there are no sidewalks on the entirety of Groves road.

If you ever get the chance to visit the area, and see what a beautiful area it is now currently with this green space [REDACTED] suggest you do so. [REDACTED] really hope you reconsider this decision to develop this historic area of town.

[REDACTED] really do not want this planned development to go ahead. [REDACTED]

[REDACTED] hope you understand [REDACTED] concerns.