

Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 11:08 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 109 Winslow Street - discretionary use application

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

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

From: [REDACTED]
Sent: Monday, February 10, 2020 11:23 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 109 Winslow Street - discretionary use application

Hello,

My name is [REDACTED] I live at [REDACTED] in St. John's. I received a notice regarding 109 Winslow street and an application for Home Occupation for Yana Wellness.

My main concern would be regarding parking. I would assume that clients would have a tendency to park on-street, near the home. This could be problematic as the house is located near an uphill turn; this creates limited line of sight and could be potentially dangerous, especially in the winter.

I have lived in this home for a few years now and the road becomes increasingly narrow as the winter goes on as the neighbours try to find space for the snow while the city works to clear the road. Having vehicles parked on-street could effectively block one lane entirely, making it difficult for regular traffic to travel on the road. In the spring & summer there are often vehicles parked on the road, which adds to the difficulty to move on the street.

In brief, my concern would be that the business could potentially lead to congestion on the street & make it difficult for neighbours to enter & exit their driveway safely.

Thank you for your consideration.

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Karen Chafe

From: CityClerk
Sent: Monday, February 10, 2020 10:35 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 109 Winslow Street

Good Morning [REDACTED]

We thank you for your feedback and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regulatory Services.

All submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Saturday, February 8, 2020 7:41 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 109 Winslow Street

Hello, my name is [REDACTED] and I am a home owner on Winslow street. I would like to address a couple of concerns that I have regarding the Holistic business that is proposed for 109 Winslow St. It says in the description that it will be a healing program for mental health and addictions. This is rather worrisome, as it doesn't specify what types of addictions will be treated at this facility, and if the people frequenting the home will have a criminal record. This is a relatively quiet neighborhood and I would prefer that it stay that way. I think the description of the business and it's patrons needs to be more transparent in order to give the residents of Winslow street a clearer picture of the type of individuals that will be frequenting our area.

The second concern I have is the issue of parking. It says in the letter that no parking will be provided to the patrons of said business. Does this mean there will be extra cars parked along the street from 12 - 4 during the day? If so I think it would be better for this business to be in a commercial area rather than a residential neighborhood.

Thank for this opportunity to express my concerns.

Regards,
[REDACTED]

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message.

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Karen Chafe

From: CityClerk
Sent: Monday, February 10, 2020 10:43 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 109 Winslow Street

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 10, 2020 5:56 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Fwd: 109 Winslow Street

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

From: [REDACTED]
To: cityclerk@stjohns.ca
Date: February 10, 2020 at 5:24 AM
Subject: 109 Winslow Street

To Whom it May Concern,

I highly disagree with this application for a Yana Wellness. This is in a residential area with young families that already has high traffic. With no on site parking there will be more cars parked on the street and you cannot get down the street on a good summer day let alone in the winter due to narrow road. There is also a park for children on this road that is highly occupied with young children. While there is a demand for help for mental health and addictions, a proper location would be an asset.

P.S Rotary Drive presently has speed bumps in the summer and it wouldn't hurt for Empire Ave to have the same.

Thank you,
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Wednesday, February 12, 2020 11:18 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 109 Winslow St-Yana Wellness

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Tuesday, February 11, 2020 7:43 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 109 Winslow St-Yana Wellness

To City Clerk,

It concerns me that there is a chance an addictions and mental health clinic will be possibly be set up in our area. I have concerns that such a place can impact my property value and increase my Home Owners Insurance Policy.

I've lived in the area for 15+ years and in recent years we have been exposed to many incidents requiring police presence. The following are just a few I was exposed to:

1) In December 2019, I was awoken from my sleep to find Winslow St lite up in red and blue, RNC responding to gun shots on Carlow St . My property was located inside the police line . This incident was the 2nd at the same house as weeks previous there was an under age party at the same home requiring police response.

2) In April 2019, 66A Winslow St a property that is managed by Krown Property Mgmt housing 2 inmates from HMP had a presence of 8 police cars . A girl came running from property screaming call the police.
The way they get into the property is kicking the door in on a regular basis. One day they couldn't get in and asked a neighbour for a hammer only to beat the glass window out of the door.
Now we have to deal with one of the guys and his girlfriend knocking on our door looking for a phone to use. And I have big concerns as they seem to be on drugs of some sort.

3) Summer 2018, 70A Winslow St a property managed by Krown Property Mgmt housed a couple that were heavily involved in drugs and had a constant traffic to and from the property. it was a regular occurrence for them to be in a physical confrontation in the middle of the road. They are non longer at the location.

This is just a few incidents that I witnessed and from what I hear there are many more. I know in June when my insurance is up for renewal I will have to pay higher rates because of the increased policing in this area.

Regards



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Elaine Henley

From: [REDACTED]
Sent: Friday, January 31, 2020 4:41 PM
To: CityClerk
Subject: 109 Winslow Street -

Re: application for a Holistic Healing Program for Mental Health & Addictions
(Yana Wellness) 109 Winslow Street, St. Johns

We are opposing the above requested application for the following reason:

This is a residential area and would like to keep it that way.

If this application is approved, it will be the start of rezoning our neighbourhood, thus bringing down the value of our property.

When we had our home built, it was designed for residential and we want to keep it that way.

Thank you for letting us have input into this application.

Sincerely,

[REDACTED]

St. Johns, NI

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Thursday, February 6, 2020 12:54 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 109 Winslow Street - Yana Wellness - Discretionary Use Application

Good Afternoon [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Thursday, February 6, 2020 12:37 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 109 Winslow Street - Yana Wellness - Discretionary Use Application

I don't think it is a good idea to have a program for mental health and addictions in a residential area. We have a playground just down the road where there are lots of small kids in the area.

[REDACTED]
[REDACTED]
St. John's, NL
[REDACTED]

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Karen Chafe

From: [REDACTED]
Sent: Sunday, February 2, 2020 6:27 PM
To: CityClerk
Subject: 109 Winslow St

To whom it may concern:

I received a letter telling me that a discretionary use application has been submitted for a Home Occupation for Yana Wellness at 109 Winslow St.

I strongly oppose to this application for the following reasons:

- 1) My property value will decrease in value
- 2) There is no off street parking provided. During the summer this may not be a problem but during the winter, parking will definitely be a problem. I'm guessing that the next door neighbours will have problems with the on street parking, anytime of the year.
- 3) There are a lot of children in this neighbourhood and bringing people with drug addictions into this area is not a good idea for this neighbourhood.
- 4) it is stated in the letter that it will be a 12-4 operation. If approval is given it will only be a matter of time and it will be operating from 8-4, meaning more traffic and people in the area.
- 5) If approval is given to this application, does that mean that our residential zoning will be change to a commercial zone? What type of taxes will this person be paying to the city, commercial or residential?

This type of business is not welcomed in a residential area. I feel that a Wellness clinic should be located in a commercial/business area of town.

Yours truly,

[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Sunday, February 2, 2020 5:53 PM
To: CityClerk
Subject: 109 Winslow Street

Hello,

I'd like to comment on the application for Yana Wellness.

Based on the information provide I'm supportive of the application and don't seen any reasonable reason for this not to be approved.

Thanks,

[REDACTED]