

June 29, 2020

Office of the City Clerk

City of St. John's

RE: 5 Blackmarsh Road

We write to oppose the discretionary use application for the property at #5 Blackmarsh Road, St. John's, NL to make it a three apartment property.

We oppose this action for the following reasons:

RESIDENTS

We already have several commercial businesses in our area: Professional Uniforms & Mats Inc. at #3 Blackmarsh Road (which borders with the driveway at #5); McLoughlan Supplies and Lighting World; Jin Dragon Restaurant; The Bristol which contains numerous seniors apartments; the upcoming development of condos and town houses on/off Bennett Ave. These businesses alone bring a higher traffic volume to this area and more noise volume also, besides the constant traffic using Blackmarsh Road as a thoroughfare.

The existing homes in this area of Blackmarsh Road are all private, single dwelling family homes, with long time residents/owners, mostly seniors age now. # 5 Blackmarsh Road is the only two apartment house in our area. We do NOT wish to have a three apartment rental house in this area as it will certainly further devalue our homes and the enjoyment of our homes.

STREET PARKING

This property at #5 is located on the south side of Blackmarsh Road which is the only side of the street where parking is permitted. We would NOT wish to lose this only street parking for family and visitors to our homes should the landlord try to use the front lawns of #5 Blackmarsh Road for parking spaces.

BACKYARD PARKING:

There is only a single lane driveway associated with the property at #5 - leading to a rear backyard area where vehicles could park. We propose that this backyard area would NOT accommodate 'adequate' parking space for three - let alone more vehicles. Each apartment of #5 may have more than one vehicle per apartment. Remember there is only a single lane driveway as the way out of the backyard for #5.

SNOW REMOVAL

Also, backyard parking begs the question where the landlord would place snow in winter time with the backyard used for tenant parking. Snow in the single lane driveway at #5 has to be pushed into the backyard or removed from the property altogether. Tenants will NOT be prepared or want to shovel the driveway for themselves or other tenants especially.... as we have witnessed from past years.

Is a fire lane required between # 3 and #5 Blackmarsh Road?

Please consider these concerns in your deliberations on this matter concerning #5 Blackmarsh Road. If you wish to speak with us directly do not hesitate to contact us. Thank you and we look forward to hearing from you.

Sincerely,

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