

Karen Chafe

From: CityClerk
Sent: Monday, July 6, 2020 11:15 AM
To: Steve Burbridge
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: FW: (EXT) City of St. John's - 25 Sea Rose Avenue
Attachments: City of St. John's - 25 Sea Rose Avenue.pdf

Good Morning Mr. Burbridge:

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: Steve Burbridge <SBurbridge@stjohnsairport.com>
Sent: Friday, July 3, 2020 3:57 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) City of St. John's - 25 Sea Rose Avenue

Good afternoon,

Please accept this as the SJIAA response to your rezoning notification for 25 Sea Rose Avenue.

SJIAA has previously reviewed and commented on the development proposal at 25 Sea Rose. IAW the development review, our only observation is that the office building in this development would be located within an area of heightened noise exposure.

The Airport Authority has a Noise Exposure Forecast (NEF) map that plots noise exposure at any given location. The proposed development at 25 Sea Rose falls within the 30-35 NEF (Noise Exposure Forecast) contour. According to the TP1247 – Land Use in the Vicinity of Aerodromes, office buildings are permitted within the 30-35 NEF. However, it is strongly recommended that such developments **be subject to a noise analysis with required noise insulation features considered by the architectural consultant responsible for the building design.**

The SJIAA **conditionally supports** this proposed re-zoning request. This support is **conditional upon** the completion of a noise analysis and the further consideration of the results of this study into the overall design process. This will be critical for the long term performance of this building as well as the comfort of its future occupants.

If you have any questions please don't hesitate to give me a call.

Cheers
Steve

Stephen Burbridge, P.Eng, PMP, AAE
Director – Infrastructure & Planning
St. John's International Airport Authority
E: SBurbridge@stjohnsairport.com
T: 709-758-8506 C: 709-730-3068



From: Lynn Holwell
Sent: Tuesday, June 30, 2020 2:35 PM
To: Steve Burbridge <SBurbridge@stjohnsairport.com>; Kirk White <KWhite@stjohnsairport.com>
Cc: Peter Avery <PAvery@stjohnsairport.com>
Subject: City of St. John's - 25 Sea Rose Avenue

As information.

Regards,

Lynn Holwell

Executive Assistant
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July 13, 2020

City of St. John's
City Clerk Office
PO Box 908
St. John's, NL A1C 5M2
Attention: Elaine Henley, City Clerk

RE: Rezoning Application REZ2000002 (25 Sea Rose Avenue)

Ms. Henley;

Please accept this letter as a formal objection by Crosbie Group Limited & Member Companies at 80 Hebron Way, St. John's, to rezoning application REZ2000002 submitted by KMK Capital Inc. for 25 Sea Rose Avenue, St. John's. An 8-storey office building and 10-storey parking garage as proposed are wholly incompatible with the surrounding area as they will dominate the skyline and significantly increase traffic volumes.

Crosbie Group moved into 80 Hebron Way in 2015 after operating from 1 Crosbie Place since the 1960s. The decision to move our headquarters was made carefully and we bought the land on Hebron Way from KMK Capital because the area would be a lower density mixed usage business park, with the entire commercial area being zoned as Commercial Regional (CR). The wide variety of approved uses and the 15-metre height limit under CR zoning would allow a diverse mix of businesses to develop in the area, providing dining and shopping options for our team and modest traffic levels for commuting safely.

The Crosbie Building was designed such that the surrounding view and daylight would be maintained even after the business park was fully developed. The 2017 increase in allowed height from 15 metres to 20 metres for CR has already greatly increased the permitted size of buildings in the area and provides flexibility in designing 4-storey office buildings that will complement the area and not overwhelm the infrastructure. The dominating height of the two proposed structures will obstruct our view of the surrounding area and significantly decrease the amount of natural light for our building. These structures will tower over all nearby properties and fundamentally change the skyline in the area.

Current traffic volumes and congestion in the area are also serious concerns, as expressed in our letter to the Mayor and City Council dated January 14, 2020. The ongoing work to connect Hebron Way and Major's Path will help to accommodate existing traffic and keep up with new traffic from office buildings that are opening soon, but many other recommendations from the 2017 transportation impact study (REF No. 151-08990) have yet to be implemented. Traffic in the area is already able to grow past what was planned at the time of the study due to the CR



allowable height increase and rezoning 25 Sea Rose Ave to Commercial Office (CO) would be another density increase that is not accounted for in that analysis. These factors would need to be included in a transportation study to determine if the Torbay Road North Commercial Area can accommodate this increased level of traffic.

Thank you for considering our concerns with respect to our new home on Hebron Way; please keep us updated on any progress with this rezoning application.

Respectfully,

G. Mark Collett
Chief Operating Officer
Crosbie Group Limited & Member Companies

City of St. John's
1st floor City Hall,
10 New Gower Street, St. John's, NL A1C 5M2

January 14, 2020

To: Mayor Danny Breen & City Councilor's:

We are sending this letter as an expression of concern regarding the current and anticipated future traffic issues entering or exiting Hebron Way onto Torbay Road. We at Crosbie Group and our employees have noticed the increasing amount of traffic on Hebron Way in the past 6 months. By the end of 2020 there will be approximately a total of 1200-1500 employees (plus associated business traffic) moving into the commercial area that will need to use the Hebron Way/Torbay Rd. exit.

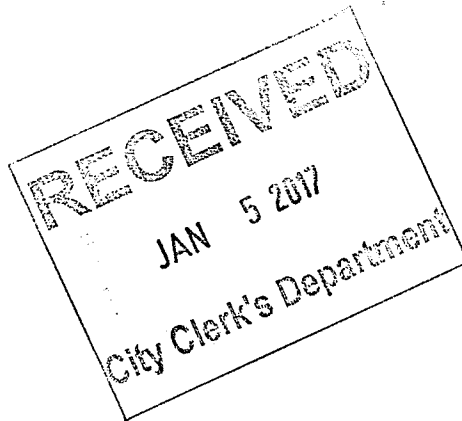
As I am sure you are aware there is currently only one entrance/exit into Hebron Way from Torbay road, there has been speculation that there will be an additional entrance/exit from Hebron Way through to Major's Path. We would like to understand what the new entrance will be and when the new entrance will be available for our employees and clients to use.

We believe our concerns are also shared by several other businesses that are set up in the area and or will be moving into the area.

Respectfully,

Terry Taylor
VP Real Estate, Crosbie Group Limited
Tel. (709) 778-2814
Cell. (709) 330-4934
ttaylor@crosbiegroup.com

City of St. John's
City Clerk Office
PO Box 908,
St. John's, NL, A1C 5M2
Attention: Elaine Henley



January 4, 2017

Ms. Henley;

Please accept this letter as a formal objection by the Crosbie Group of Companies at 80 Hebron Way, St. John's to the rezoning application submitted by KMK Capital Group of Companies which has applied to build a six storey, 272,000 sq. foot office building at 25 Sea Rose Ave., St. John's.

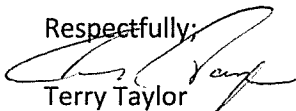
The project will require rezoning of the Commercial Zone height allowance for buildings of 15 meters to 28 meters in order for the applicant to position a building of this size within the footprint of the land.

Crosbie Groups Corporate Office is directly in front of the applicant's proposed building, a massive structure approximately covering 45,334ft²/floor. The shear height of the proposed building will definitely tower above any current structures in the area.

The dominating height of the building will definitely create an obstruction of our view of the surrounding area and as well decrease the amount of natural light into our building. There will also likely be significant effect on the wind with the increase in height as the site is currently very windy. We originally purchased the land with knowledge of the current height allowance of future buildings so our view of the airport would not be obstructed.

Please inform us of any public hearings that may occur regarding this application.

Respectfully;



Terry Taylor
VP Real Estate

Crosbie Group Limited & Member Companies