

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 2020 12:55 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Battery development

Good Afternoon:

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 21, 2020 9:25 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Battery development

Please STOP overdeveloping these areas that are part of the citizen enjoyment of the city - see below
[REDACTED]



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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Monday, July 20, 2020 9:24 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Comments on application to subdivide 36 Cabot Avenue

Good Evening:

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Monday, July 20, 2020 8:41 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Comments on application to subdivide 36 Cabot Avenue

Dear City Clerk,

I am writing to submit my strong objection to the proposed project on 36 Cabot Avenue. As a resident of the area, I am frustrated and disappointed at the continuing erosion of our neighbourhood with ostentatious houses popping up everywhere.

This suburbanization of the Battery is having negative effects on the community in the following ways:

- 1-Increased vehicle traffic. Even with in house garages, this will encourage more visitors and livyers to park in the already congested area.
- 2-Transient population. The amount of short term rentals/AirBnB use in the Battery is mounting resulting in actual residents feeling like strangers in their own neighborhood. An observation during the SOE this January was that many of these houses were owned by absentee landlords, not pitching in to help clear the streets and fire hydrants.
- 3-loss of natural space. This area is loved by so many people because of its open, green space at the edge of the city. Please stop piecemealing it to wealthy developers!!

I believe that there are heritage guidelines in place to protect the Battery from being taken over by developers and I do not see how this proposed project follows any of these guidelines.

Lastly, while I do appreciate the public engagement effort, the notice I received in the mail does not accurately reflect the scale of the project. I only really understood what the impact would be when I saw the images online. I feel that if residents knew what the proposal is, and could see the rendering, there would be a lot more objection.

Thank you for registering my comments.

Kind regards,

[REDACTED]

--

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Monday, July 6, 2020 11:36 AM
To: [REDACTED]; CityClerk
Cc: Karl Kenny; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Application - 36 Cabot Avenue

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: Friday, July 3, 2020 7:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) Application - 36 Cabot Avenue

Dear City Councillors:

Further to to solicitation of commentary regarding the above referenced project. We the undersigned strongly support the development and believe it will be a welcome addition to the neighbourhood. We know the proponent and his architect and have full trust in their ability to deliver a quality project with a pleasing aesthetic.

Furthermore we express our concern that some councillors continue to act beyond their scope of authority to promote their personal agendas, while acting outside city bylaws and applicable regulations.

Respectfully

[REDACTED]

[REDACTED]

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, July 10, 2020 9:31 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Subdivide property 36 Cabot avenue

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

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

From: [REDACTED]
Sent: Thursday, July 9, 2020 7:59 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Subdivide property 36 Cabot avenue

After reviewing the information and looking at the site I have no problem with this development. I think it will fit in with the existing house's number 38 40 43 42a . [REDACTED] Sent from my iPhone

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Monday, July 20, 2020 10:55 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT)

Good Evening:

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Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED] >
Sent: Monday, July 20, 2020 9:45 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT)

Dear City Clerk,

I am writing to submit my strong objection to the proposed project on 36 Cabot Avenue. As a resident of the area, I am frustrated and disappointed at the continuing erosion of our neighborhood and determination it takes to protect the area we live and love.

The Battery is loosing it's character and charm. I thought The Battery was designated as a heritage area? Residents keep loosing their natural space and traffic continues to increase to boggling numbers. In the near future The Battery may be lost as a tourist destination, as it will look the same as any other suburban development.

I believe that there are heritage guidelines in place to protect the Battery from being taken over by developers.

I am sure if residents knew the true scale of this proposal, they would be shocked. Not everyone is on social media and the letter I saw doesn't come close to the true scale of the proposal that is available on line.

Thank you for registering my comments.

Thanks in advance,

[REDACTED]

Karen Chafe

From: [REDACTED] >
Sent: Wednesday, July 8, 2020 1:18 PM
To: CityClerk
Subject: (EXT) Development proposed 36 Cabot Ave

With regard to the proposed development at 36 Cabot Ave if this proposal meets the RB zone requirements and the LUAR for the Battery Area, as residents of [REDACTED] we have no objections to this development being approved.

[REDACTED]

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 9:05 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Monday, July 13, 2020 9:57 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

I am writing to voice my concerns over the division of the property at 36 Cabot Ave with the proposed development of two residences.

My first concern is the loss of green space. The Battery is the poster child of tourism and each year thousands of people hike the trails for the experience it provides. A great part of the magic of that walk is the feeling one achieves of being in a small village that is only steps away from the city center. Green spaces are like punctuation marks on the hikes, and one's senses are filled with the visual beauty of the lupin, wild roses, birch, lilac, chuckley pear and dogwood bushes. At night, or in the early morning the scents of the wild flowers fill your nostrils with pure delight. Even the odd planted apple or pear trees become an old friend as you walk along. Dogwood paints the landscape each autumn with fire. Winter walks fill one's soul with an escape from the city nearby framing the small structures that are home to many.. You may think this is a romantic notion. I beg to differ- we celebrate our artists who record this in Paintings and song, so why not celebrate the 'real thing'!

The green space at the bottom of the Cabot road property is significant and should be protected not bulldozed and replaced with two residences.

I would also like to add that every additional new property adds to the parking congestion. It is only my opinion, but most new houses with required garages(for approval) for parking rarely use them for parking. My guess is they become storage or work shop spaces, or places to park boats and the vehicles intended for these designated spots end up parked on the road.

Often the parking spot that is incorporated into an approved design requires some dexterity to actually wiggle in a car and once more the driveways are empty and the owner or Airbnb vehicle end up taking a spot away from a resident who has an older house with no parking.

It would be in the city's interest to have a moratorium on any Battery Development until a sound plan is in place and a guideline is in place to aid in the long term plan for The Battery. To do otherwise would make this a pivotal moment where the present council turned it's back on the preservation of Historic Integrity. This is a fragile area and it is important to maintain the small village feel of an old fishing community that is rich with history . It is not a place to sport infills on green spaces that look as if they have been moved from a new development like Galway.

Last year I attended two meetings where city representatives agreed with me that many historic areas in European cities and Peggy's Cove in Nova Scotia have protected the integrity of the historic value of their community... both times I heard " Yes I have been there and in many places similar..I would love to know how they did it?" The response troubles me...One would think if the historic value (wether it be for tourism or simply celebrating the historic integrity of the area) is really of concern it would be very easy to discover how these successful communities have achieved their commendable goals.

Let us make this a time to save this wondrous community not destroy it. Preserve and enhance it so our grandchildren can enjoy a piece of history.

Thank you for the opportunity to voice my opinion.

Kindest Regards,

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

Sent from my iPad

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, July 10, 2020 9:35 AM
To: [REDACTED]; CityClerk
Cc: Planning; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Friday, July 10, 2020 8:43 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Planning <planning@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

Dear City of St John's

It would be a good objective to make the Battery a prime residential area with first rate architecture where possible, but reflecting the character of the area.

A poor example has been set by the condos at 38-42 Battery Road, very unattractive, dominated by garages, unpleasant and exposed balconies, no variety. These buildings look cheap.

We would suggest that strong attention is paid to the architectural aspects in considering this application.

Sincerely, [REDACTED]

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 2020 12:56 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue.

Good Afternoon:

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Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 21, 2020 9:51 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue.

To whomever it may concern,
I have been in hold with the city for quite some time prior to the 9:30 deadline hoping to speak with someone about this matter.

Please note, I strongly URGE the City to reconsider this and all further development in this zone. This is not something I feel would enhance the development of that area. Furthermore, I find it deeply disconcerting that the City continues to permit such incongruous aesthetic in vulnerable and sensitive areas relevant to the entire Province without rethinking the zoning in a more current and relevant worldview.

Regards,
[REDACTED]

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Thursday, July 9, 2020 11:56 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

Good Morning:

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Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Wednesday, July 8, 2020 9:00 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

I am a St. John's resident and the owner of [REDACTED] and [REDACTED] near the site of the proposed new residences at 36 Cabot Avenue.

These have been thoughtfully designed by architect Stratford Barrett. The overall scale and form is compatible with houses in The Battery, and I have no objections to the proposed development. We need more infill houses like this project in this area and in the older neighbourhoods of St. John's to try to reduce the relentless construction of suburban housing dependent on the automobile. Perhaps the pandemic will give us a wake-up call that we now have the opportunity to change our planning priorities and focus on walkable, pedestrian-friendly, mixed use neighbourhoods. There are many properties like this one in The Battery and elsewhere in the city that have the potential for infill development. I should add that this project may also make this area of The Battery safer at night for pedestrians with more "eyes on the street." At present, this part of The Battery has fairly low density with few houses close to street level.

The only objections I have informally heard about new development in The Battery, such as this project and also my own new residential project at [REDACTED], is that the original residents in the area will be faced with higher property taxes. I hope the City of St. John's will monitor this situation so these original residents are not displaced by higher property taxes.

[REDACTED]

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 9:12 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue Building Application

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Saturday, July 11, 2020 5:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue Building Application

The Outer Battery is being used as a showcase for the city and the province in numerous pictures and promotional videos in order to promote tourism and attract visitors. The popularity of the area and the resulting traffic have increased dramatically in the last few years. The residents have notified the city of their concern regarding traffic safety and their privacy inconvenience. Reference is made to meeting with city representatives Wednesday July 27th, 2019.

The Outer Battery can only be accessed from the Battery Road in front of the proposed buildings. 64 resident mailboxes are located at the intersection of Cabot Avenue and Battery Road. The residents find it problematic to pick up the mail due to a lot of cars parked in the area belonging to people walking the North Head trail. The traffic situation is already a problem. Allowing two new houses there will make the situation even more difficult.

Further, reference is made to St. John's Municipal Plan where it is stated that "New buildings in this neighbourhood, regardless of the zone and use, shall visually harmonize with the natural and built environment of the Battery". It is questionable whether the two three story single detached buildings will meet this requirement.

For reasons given above the council should not approve the application.

Regards,
[REDACTED]

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, July 8, 2020 12:59 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

Good Afternoon:

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 7, 2020 5:57 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

I would like to add my support to the proposed development at 36 Cabot Avenue.

Responsibly increasing density in our City core is a very desirable goal and the proposed development accomplishes this without any undue impact on the neighbouring properties.

This is the type of development the City should be encouraging.

Regards,

[REDACTED]

[REDACTED]: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Monday, July 20, 2020 9:22 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Comments on proposed development 36 Cabot Avenue

Good Evening:

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. Your email submission is acceptable. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Monday, July 20, 2020 6:56 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Comments on proposed development 36 Cabot Avenue

I am forwarding comments regarding the proposed development. I am somewhat confused on whether comments can be provided by email or whether an official signed letter is required. I called about the matter earlier today but have not received a response. I have been out of town and a letter submission is not possible at this time due to the deadline. Please advise if my email is acceptable or not.

It seems shameful to increase the traffic burden on Battery Road by more development. The Road is a major walkway for residents in the area proper and nearby residents as well as local, national and international tourists. The Road is narrow with no sidewalks and requires avoidance of traffic by constantly looking backwards as well as squeezing to the roadside regardless of traffic direction. The beginning of the hill is also commonly a speedway with absolutely no regard for speed limits.

It is important not to continue to downgrade the quality of life for residents in the area. It is also important not to further devalue this iconic and historical Signal Hill area, which is a primary if not the primary go to site for tourists coming to St John's. Furthermore, it is a provincial and national treasure.

More development at the proposed site will also exacerbate the difficult walking and parking conditions along the road from around December to the latter part of May. Regarding parking difficulties, up to now, some small parking relief for a few vehicles was available at the side of the hill adjacent to the proposed development. This will be no longer possible since it will essentially block driveways to the houses.

It is noted in the plans that the houses will have parking garages but it appears there will be no regulation to prevent parking on the road. The road option would be especially attractive in winter due to driveway drifting or snowplough blocking. Thus the availability of garage parking is in essence a moot point.

Finally, it goes without saying that ongoing incremental increase in traffic at the four junction trouble spot at the beginning of Battery Road should not be taken lightly. When I walked by last evening there were 8 vehicles at one time competing for access. This is also the place for beginning of speedway driving for far too many drivers heading to Signal Hill. With absolutely no regard for the Slow Down signs in the area.

I look forward to the deliberations of the Council.

Respectfully

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

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 2020 12:51 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Comments on 36 Cabot Avenue

Good Afternoon:

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Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 21, 2020 8:47 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Comments on 36 Cabot Avenue

Hello,

I would like to submit comments on the application for 36 Cabot Avenue. I am speaking as someone who has been connected to the Battery for my entire life; my grandparents lived most of their lives in the Battery, I spent my early childhood there, and my family owns property there to this day. Additionally, I consulted The Battery Development Guideline Study that was prepared for the city in 2004 for additional unbiased information.

I have looked at both the location map and the background information for 36 Cabot Avenue and I have no opposition to the owner subdividing their property to create two additional building lots that front Battery Road. However, I do have issues with the design of the dwellings as communicated in the background information. I don't think that these dwellings in their current design have a place in one of the most historic neighbourhoods in St. John's.

While the background information claims that the proposed dwellings "are comparable in size and scale with other dwellings within the area," the Battery Development Guideline Study states that the average footprint size is 62 sq m, and these dwellings far surpass that value. These proposed dwellings may be comparable in size to other newer builds (e.g. the existing 36 Cabot Avenue, 38 Battery Road), but in fact, the Battery Development Guideline Study identified that 36 Cabot Avenue "is large for area or is out of proportion." So, is that really the standard we want to be using when shaping the future of this iconic neighbourhood? It's the small, century-old houses that give the Battery its unique sense of place, charm, and character. Considering these dwellings will be the first houses that welcome you onto Battery Road, I think it's especially important that these dwellings maintain the character of the neighbourhood, and that means not being so large.

The attached inhouse garages are also concerning. There are very few houses in the Battery that have them and the Battery Development Guideline Study even recommends "no single car garages." The garages are reminiscent of

suburban sprawl; they do not belong in a uniquely urban neighbourhood. Furthermore, the garages as a horizontal extension of the dwelling make it appear very long - maybe even too long, especially in the case of Lot B, based on an estimate of the form and proportions recommended by the Battery Development Guideline Study. With the garages, the form is not "fairly square and plain" and they will stand out from the rest of the neighbourhood.

Additionally, I have concerns about what the dwellings will actually look like given the unrealistic design concept illustrations that were presented in the background information. These drawings do not give a "real world" feel of what the dwellings will look like on Battery Road, what effort will be put into the "enhanced green space" on either side of the dwellings, the materials from which the dwellings will be constructed, or what colour(s) the final dwellings will be, etc. For example, the drawings appear to have a change of material (i.e. from the yellow to the multiple greys), but the Battery Development Guideline Study recommends that changes in material should be avoided. The study also states that bright or distinctive colours will cause an individual house to stand out, and these illustrations are not clear on the shade of yellow that will be used. I think that the illustrations should be further developed before the dwellings are approved because I am worried that the concept of these very large, very suburban houses hasn't been properly explored in the context of the neighbourhood of the Battery.

The Battery is one of our most historic neighbourhoods and I have unfortunately seen its character being eroded first-hand over the years. I hope that councillors will see that these proposed dwellings further erode the character of the Battery and that they will vote against them in their present design.

Sincerely,

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

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Karen Chafe

From: Karen Chafe
Sent: Tuesday, July 21, 2020 12:53 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Application for 36 Cabot Ave

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 21, 2020 9:21 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application for 36 Cabot Ave

To whom it may concern

I am writing to voice my concerns regarding the application to subdivide the property at 36 Cabot Avenue to create two additional building lots fronting Battery Road.

I was born and raised on the Battery, and still own property on Battery Road. The Battery is an iconic, quaint, historical neighbourhood within the city that should be maintained and protected, not exposed to large suburban-style houses that do not fit the character of existing homes. When I compare the design drawings of these two proposed dwellings there are many obvious issues, some of which are:

- as the first properties visitors/residents will see, they do not represent the style and character of the Battery
- garages are not typical in the Battery, and are only present in new development approved in the last several years, a trend going in the wrong direction
- contrary to the design concept "in scale with neighbouring homes", these houses are NOT in scale with the Battery dwellings
- materials choice is not consistent with clapboard, double-hung windows, which are the recommended materials according to the Battery Guidelines completed a number of years ago
- the design drawings, in my opinion, do not accurately represent the scale, positioning of these buildings, and surrounding landscape. To build these houses, blasting into the hillside will have to occur. I pass that location every day.
- that area is currently used by many walkers for parking.

Allowing these types of applications to go forward is eroding the culture and historical value of this city, one building lot at a time. And approval of this application will be another attack on the Battery's historical culture and value to the city.



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Karen Chafe

From: CityClerk
Sent: Tuesday, July 7, 2020 11:32 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

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

From: [REDACTED]
Sent: Tuesday, July 7, 2020 11:11 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

Hello. Just a comment on this application and the battery in general:

I'm very tired of city hall allowing for the surburbanisation of the Battery. This is an urban, walkable neighbourhood where walking comes first. The new density in this project is great! But we cannot keep letting bulky garages ruin one of the most historic neighbourhoods in North America.

[REDACTED]

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 2020 8:05 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ashley Murray; Ann-Marie Cashin; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Regarding Application to Subdivide Property at 36 Cabot Avenue

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the Access to Information and Protection of Privacy Act.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

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

From: [REDACTED]
Sent: Monday, July 20, 2020 11:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Regarding Application to Subdivide Property at 36 Cabot Avenue

Dear Councillors,

We are writing to oppose the application to subdivide the property at 36 Cabot Avenue into 3 lots to build two additional 3-storey dwellings that will front Battery Road.

We object on the grounds that the subdivision of the land and the proposed design contributes to the suburbanization of the Battery.

The City of St. John's back as far as the early 2000s recognized the value of the Battery as a unique part of the City that deserved recognition and protection from the pressures of development. The Battery Development Guidelines - and the height control overlay for the Battery Development area in the City's Development Regulations - both speak to that recognition.

Unfortunately the piecemeal approval of development in the Battery is now at a point that the unique nature of the Battery is threatened.

Allowing more 3-storey dwellings with ground level garages at street level - a very suburban design - fronting on Battery Road, does nothing to protect and celebrate the unique assembly of dwellings that the Battery is known for. Additionally, as pointed out in the Battery Development Guidelines, the views of the Battery from the downtown/harbour are a valuable and important feature to the City - attracting photographers from around the world, and often featured in our Province's very own promotional advertising celebrating the City and its 130-year Battery settlement.

As a Council, you have the right to approve or deny the proposed subdivision of land to allow for this development. The Battery is at a tipping point. Now is the time to pull back and give serious consideration to what Battery development should look like - and respect the intent of the Battery Development Guidelines. These guidelines were, after all, prepared at considerable expense and effort.

As residents in the area who have fought to protect and celebrate the Battery/Signal Hill area , we ask that the City not approve this proposed subdivision of land allow for the proposed development.



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Karen Chafe

From: [REDACTED]
Sent: Thursday, July 16, 2020 11:56 AM
To: CityClerk
Cc: [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

Further to my communication from yesterday it is understood that the developments, as currently planned, do not impact the easement; that said, it is important that all involved be aware of its existence.

Regards;

[REDACTED]



From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk
Sent: July 15, 2020 4:34 PM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: (EXT) 36 Cabot Avenue

Good Afternoon:

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Wednesday, July 15, 2020 4:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) 36 Cabot Avenue

Please be advised that the St. John's Port Authority has an existing easement (with a non-building restriction) that transits the north east end of 36 Cabot Avenue. Any planned development must ensure that such easement is maintained.



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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, July 15, 2020 4:34 PM
To: [REDACTED]; CityClerk
Cc: [REDACTED]; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

Good Afternoon:

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.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Wednesday, July 15, 2020 4:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) 36 Cabot Avenue

Please be advised that the St. John's Port Authority has an existing easement (with a non-building restriction) that transits the north east end of 36 Cabot Avenue. Any planned development must ensure that such easement is maintained.

[REDACTED]

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Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 2020 8:45 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Cabot Ave development, facing Battery Rd.

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

From: [REDACTED]
Sent: Tuesday, July 21, 2020 8:34 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Cabot Ave development, facing Battery Rd.

Good day,

I am writing to oppose the development of these properties at 36 Cabot Ave, SUB2000006.
They are out of character with the heritage of the Battery.
They are out of scale with the traditional small residences in the Battery.
They are very unattractive.
There is no evidence of the Battery Guidelines being considered.
The reference to the rooflines is ludicrous.
They will restrict and congest traffic at a very busy intersection bounded by already narrow roads.

Stop destroying the Battery.

[REDACTED]

[Sent from Yahoo Mail on Android](#)

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Karen Chafe

From: CityClerk
Sent: Friday, July 3, 2020 1:41 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 36 Cabot Avenue

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

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

From: [REDACTED]
Sent: Thursday, July 2, 2020 5:03 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 36 Cabot Avenue

We live at [REDACTED] adjacent to the proposed development and we support the project and knowing the proponent we are confident it will be a positive addition to the neighborhood

Sent from my iPhone

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From: [Elaine Henley](#)
To: [REDACTED]; [CouncilGroup](#)
Cc: [Shanna Fitzgerald](#); [Maureen Harvey](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) 36 Cabot Ave
Date: Monday, July 27, 2020 9:16:48 AM

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

From: [REDACTED]
Sent: Tuesday, July 21, 2020 12:23 PM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) 36 Cabot Ave

Hi all,

I'm deeply concerned we are allowing the look and feel of the Battery to erode away. It's a fragile area, and we are losing what makes it special.

If the Battery's zoning allows for garages to be built there, we should tighten the zoning to stop that. It is quite possible to live downtown and in the Battery without a garage, most of us do it! The proposed houses at 36 Cabot Avenue seem totally suitable (so far) to the neighbourhood (free standing flat-roofed homes) but the garages are about 200 years out of place.

So, can you approve the homes, but not the suburban garage? That would be an ideal outcome, I think.

Best,

[REDACTED]
[REDACTED]
[REDACTED] this newsletter
[REDACTED]

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