

BRIEFING SESSION NOTES
50-56 MACCARTHY CRESCENT
PROPOSED RESIDENTIAL INTENSIFICATION
(DISCRETIONARY)- DA24-0081



7:00 PM, THURSDAY, JULY 25, 2024
CITY HALL
3 CENTENNIAL STREET, MOUNT PEARL

Welcome and Introductions

Councillor Antle provided background on the proposal for public meetings, introductions and exits, and format of meeting

Question asked about the meeting minutes - the meeting minutes are not verbatim meeting minutes, however the minutes from the briefing session will be attached to the background report for Council.

Background

City of Mount Pearl presentation – background report read aloud by Jonathan Delaney, Development Inspector.

Presentation by Proponent

NextGen (Glen Mercer) presentation – request a copy of this presentation from the developer to be attached to the background report

Commentary by Residents

1. Judith Murrin

- Concerned about the amount of 17 parking spaces, will it be enough for residents and visitors – developer responded and mentioned about parking relief in general and there would be several residents that are mobility impaired and public transit utilized, parking relief required for 1 parking space.

2. Kevin Wright

- Parking is an issue – Council does not address parking issues – Riverview Ave and Glendale Gardens there was displeasure about the planning promises made and zoning would not get changed and it did change

3. Judy Dunne

- Developers are getting paid for developing these units – who is getting the funding for these developments?

Glen Mercer responded – this is a nonprofit co-op and providing required housing for

what people are looking for, not chasing federal government, not building to sell, they are rental.

Judy Dunne responded – 4 units being demolished that are worth good money, there are areas in Mount Pearl that could be looked at where there is vacant land to be looked at, privacy will be lost in the back yard, how is the privacy going to be taken care of, I was speaking to a real estate agent and this will reduce property values, will there be more of this type of development at Muskerry Place, Michener Avenue, MacCarthy Crescent?

4. Greg Bennett

- Developer stated this is not going to reduce value, I spoke to a professional real estate agent and this development will have a negative impact and referenced “injurious affection”. Allowing an apartment complex into a residential neighbourhood does not make sense, soon another corner will be developed and this style will continue, Greg stated he has considerable experience and this is his specialty - Glen Mercer responded – appraisal will look at that and this is not a large building it is a triplex with apartments, to be appraised this is what it is called – Greg Bennett responded – I object to this anywhere in the city, only people in close proximity will provide feedback, but feedback should be required from all the residents of the city, there will be parking issues, snow clearing issues, he requested a traffic count, MacCarthy is the busiest street in Powers Pond, if there was a fire there is quite big concern if there are going to be 8 more units.

5. Rhonda Hiscott

- The parking area is adjacent to my property, there needs to be an 8 foot noise reduction fence constructed before the demolition begins, how is the parking lot going to be lit, and the fence is extremely important.

6. Perry Goulding

- All the back yard trees along the property line and added privacy, where is the property line and it was confusing, there was an issue with the fence, who do they call for property maintenance, he wants a fence there is an embankment so the units balconies on the top will be overlooking his backyard and patio, privacy concerns

7. Sharon Downey

- Traffic and speeding on Michener Avenue is a dangerous situation, now there is going to be more traffic, this is being built for seniors who are not safe in the community currently, some traffic calming should be on Michener Avenue to stop the speeding, there are buses on the street and no one is slowing down, speeding is a big issue.

8. Barb Surrette

- Privacy issues with parking lot and adjoining back yards will be parking lots, this development is not placed directly and should not be there.

9. Geraldine Murdoch

- Current member of Apollo, the units are being developed for seniors, most units will only have 1 vehicle, how will that contribute to more traffic?

10. Sandra Goulding

- Agreeing with fence requirement, privacy issue, concerned about the maintenance, who owns the co-op, houses are not being kept up now, more housing will mean more maintenance

11. Rosalind Langer – Apollo Co-op Housing

- This project will allow members to age in place who will be downsizing from the 3 bedrooms into the 2 bedrooms, don't see issue with traffic, most seniors have 1 vehicle, snow clearing will be taken away and trucked off the lots, trying to provide seniors places to live that currently live in the co-op, 9 members who have been there 40 years, opening up the 3 bedroom for families, there are 300 people on file waiting for housing, there is no supply to meet the demand, co-op is across the country, co-op and CMHC and started a development fund, a win-win for everyone, privacy fence will be addressed, does not see it being an issue.

12. Natalie Tobin

- Issues: parking lot lighting, no guarantee this will be for seniors, when would construction begin and what is the duration, dust control, rodent issues, construction drives the rodents to the adjoining properties, no fence, loss of privacy – Jonathan Delaney responded – abatement plan will control pests on the site.

13. Ann Marie Power

- Maintenance issues with the fence as it was built 40 years ago, co-op dog coming into the yard with doggie doo being an issue, 2 massive rats in her yard, fence required.

14. Jane Critch

- I am 62 retired lived there 30 years, coop been there 40 years, the property are well maintained, kept maintained, there are a couple a little untidy, no garbage or wrecked cars, foolishness about parking, less parking means less cars, sick of the stairs, many homeless seniors, that require this development, if not there will be homeless seniors.

15. Joanne Bennett

- Where is the accessible parking that is required, this is 2 storey, where is the ramp to get inside if this is only for seniors?

16. Judy Dunne

- Love my neighbours, been there 50 years, there is a house on the corner, City of Mount Pearl does not do good maintenance on the side yard, general maintenance is not ok.

17. Judith Murrin

- The slope in the rear yard and drainage is bad in that area, sump pumps in the area, storm water will be part of the development, more pavement requires more storm water storage.

Some residents requested a second meeting.

18. Greg Bennett

- Maintenance and fence maintenance issues – Apollo Co-op Housing does not have funding for maintenance.

Staff advised that Q & A can be posted.

19. Rosalind Langer – Apollo Co-op Housing

- Fence is dilapidated and members need to maintain their fence at their expense, most decided to remove the fences.

20. Ann Marie Power

- Fence on her property, not once was the other side done, not working with government money, dogs owned by Apollo resident came into her yard.

21. Pamela Sooley

- Fence required, lost value of my house, patio looking down into her yard.

22. Reginald Kelland

- Clearing of parking lot, increased heavy traffic, one way street – not a priority for snow clearing at all, cow path after major storms, does the city have any plans for snow clearing there now to mitigate the extra traffic in the winter, noise pollution during construction.

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23. Shawn Humby

- Corners of city snow plowing gets through into the basement apartment, cancer patient can't open the door, he has to come out to make sure the snow doesn't get

into the yard, sparks flying from plows, snow should be trucked out of there, cars parking there and there are no tickets issued for parking next to stop sign, amount of traffic is too much for residential area, speed is a current issue.

24. Greg Bennett

- Want to reiterate to Council so tht they are fully aware, residents in the area do not want to live in an apartment setting, he raised his family here and longtime resident.

25. Barb Surrette

- In reference to Apollo Co-op Housing comment, concern are not with resident, not receiving maintenance of their properties, homeowners and low income are they expected to do that maintain properties?

26. Greg Bennett

- Please send the appeal process.

27. Pamela Sooley

- Why that location for this development.

Councillor Mark Rice

- Part of the HAF funding for the government is to create affordable housing to accelerate housing development, \$6.1 million to apply to develop any part of the city, at the discretion of council and go through the proper process, every time we have to have a public briefing session we hear your frustration, we are talking about the development going ahead, any concerns with the coop housing has nothing to do with this development, it is a separate matter, gentle intensification, last several months there have been other public meetings relating to other areas in the city, we going through the proper process here to hear the questions and concerns of residents.

28. Terry Hunt

- Highly developed area with schools and a lot of small children in the area, amount of construction for the children for a year of construction will be dangerous.

Rosalind Langer – Apollo Co-op Housing

- Apollo Co-op Housing does not get government funding, small funding but run like any other coop, not government funded.

Question about mailouts - mailouts go the property owner.

Meeting adjourned at 8:15pm.