

# ST. JOHN'S

---

## Regular Meeting - City Council Agenda

August 4, 2020

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
3. APPROVAL OF THE AGENDA
  - 3.1 Adoption of Agenda
4. ADOPTION OF THE MINUTES
  - 4.1 Adoption of Minutes - July 20, 2020 7
5. BUSINESS ARISING FROM THE MINUTES
6. NOTICES PUBLISHED
  - 6.1 Notices Published for the week of August 4, 2020 - 4 Holdsworth Street 23

**Ratification of E-Poll conducted July 28, 2020**

A Discretionary Use application has been submitted by The Bull & Barrell for an Outdoor Lounge Area at 4 Holdsworth Street.

The area will be approximately 25.3m<sup>2</sup>, utilizing the existing deck. The hours for the Outdoor Area will be 6 p.m. – 2 a.m., seven days a week.

No submissions received.

- 6.2 Notices Published for the week of August 4, 2020 - 19 Dundas Street - Residential Low Density (R1) Zone - Ward 4 25
- A Discretionary Use application has been submitted for a Home Occupation for a blood collection & urinalysis service at 19 Dundas Street.
- It will occupy a floor area of 17m<sup>2</sup>, and clients will be seen Monday – Friday, 7 a.m. to noon. 1 client per every 15-minute appointment. The applicant is the sole employee. 1 parking space is provided for the business.
- Seven (7) submissions received.
- 6.3 Notices Published for the week of August 4, 2020 - 90 Duckworth Street - Commercial Central Mixed Use (CCM) Zone, Ward 2 38
- Ratification of E-Poll**
- A Discretionary Use application has been submitted by Bannerman Brewery for an Outdoor Eating and Lounge Area at 90 Duckworth Street
- The outside area will be temporary with an area of approximately 88m<sup>2</sup> and located in the front of the building on the asphalt around the existing deck. The hours for the outdoor area will be noon – 10 p.m., seven days a week, weather permitting.
- Seven (7) submissions received.
- 6.4 Notices Published for the week of August 4, 2020 - 167 Water Street/50 Harbour Drive - Commercial Central Retail (CCR) Zone - Ward 2 53
- Ratification of E-Poll**
- A Discretionary Use application has been submitted by Pier 8 Development for an Outdoor Eating and Lounge Area at 167 Water Street/50 Harbour Drive
- The area will be approximately 98m<sup>2</sup> and is located at the rear of 167 Water Street. The hours for the Outdoor Area will be 11 a.m.- 9 p.m., seven days a week.

- 6.5 Notices Published for the week of August 4, 2020 - 95 Merrymeeting Road - Residential High Density (R3) Zone - Ward 2 56
- A Change of Non-Conforming Use Application has been submitted by Jack Axes to change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing randy and recreational liquor license.
- The proposed business will occupy a floor area of 149m<sup>2</sup> and will have 4 target lanes. The proposed hours of operation are Monday – Wednesday, 4 p.m. – 10 p.m., Thursday 4 p.m. – 11 p.m., Friday 4 p.m. – 12 a.m., Saturday 12 p.m. – 12 a.m., and Sunday 2 p.m. – 10 p.m.. The business will employ 8 people with 1-3 people per shift. 6 parking spaces are provided on site.
- Forty-seven (47) submissions.
- 6.6 Notices Published for the week of August 4, 2020 - 36 Cabot Avenue - Residential Battery (RB) Zone - Ward 2 129
- Ratification of E-Poll**
- An application has been made to subdivide property at 36 Cabot Avenue to create two additional building lots which will front Battery Road.
- Each dwelling will be a 3 storey Single Detached Dwelling with an inhouse garage and meet the Residential Battery (RB) Zone Requirements. A Land Use Assessment Report (LUAR) subject to the St. John's Development Regulations has been submitted and is advertised for review.
- Twenty-one (21) submissions.
- 6.7 Notices Published for Week of August 4, 2020 - Approval of Discretionary Use and Temporary Parking Relief for an Outdoor Eating Area and Lounge - 115 Duckworth StreetDEV2000099 162
- An application was submitted to add a temporary Outdoor Eating Area and Lounge to the "The Vu" Eating Establishment at 115 Duckworth Street. This application is a Discretionary Use as the property is located within 150 metres of a Residential Zone, Apartment Zone, Church, or a School. The proposed Use was advertised subject to Section 5.5 of the Development Regulations.
- No submissions received.

6.8	Notices Published for week of August 4, 2020 - Approval of Discretionary Use and Parking Relief for Outdoor Eating Area and Lounge - 4 Cathedral Street (288-290 Duckworth Street)DEV200095	165
-----	---	-----

An application was submitted to extend the outdoor Eating Area and Lounge at 4 Cathedral Street. This is a Discretionary Use as it is located within 150m of a Residential Zone, Apartment Zone, Church, or a School. The proposed extension is approximately 23.3 m<sup>2</sup>, for a total patio area of 32.2 m<sup>2</sup>, which is located on the northwest side of the property. Hours of operation will be noon to 10 p.m., seven days a week and outdoor speakers are proposed.

Fourteen (14) submissions received.

## 7. COMMITTEE REPORTS

### 7.1 Development Committee Report

1.	Request to Set Building Line Setback 10 Carriage Lane DEV2000090	189
2.	Proposed Subdivide for Two Additional Building Lots 36 Cabot Avenue SUB2000006	194
3.	Request for Parking Relief 167 Water Street / 50 Harbour Drive DEV2000085	231
4.	Request for Temporary Parking Relief 90 Duckworth Street DEV2000086	236
5.	Crown Land Amendment to Existing Lease and Grant 24 Main Road	240
6.	Proposed Enclosure of Stairwell - Broad Cove Watershed 134 Bennett's Road INT200063	244

7.2	Committee of the Whole Report - July 22, 2020	248
-----	---	-----



1.	Environment & Sustainability Experts Panel Report June 26, 2020	250
1.	Review of Parking Requirements for Section 8 of the Envision St. John's Development Regulations	252
<b>8.</b>	<b>DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)</b>	
8.1	Development Permits List For The Period Of July 16, 2020 To July 29, 2020	261
<b>9.</b>	<b>BUILDING PERMITS LIST</b>	
9.1	Building Permit List for week ending July 29, 2020	262
<b>10.</b>	<b>REQUISITIONS, PAYROLLS AND ACCOUNTS</b>	
10.1	Weekly Payment Vouchers for the Week Ending July 22, 2020	269
10.2	Weekly Payment Vouchers for the Week Ending July 29, 2020	270
<b>11.</b>	<b>TENDERS/RFPS</b>	
11.1	2020113 – Two (2) New, current production, Cab & Tandem Chassis Dump Trucks	271
11.2	2020117 Infrastructure Water and Sewer	274
11.3	2020095 – Two (2), New, not used, Pumper Apparatus	277
11.4	2020101- Loader.	279
11.5	2020111 – Two (2) 2020 Sanders	281
<b>12.</b>	<b>NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS</b>	
<b>13.</b>	<b>OTHER BUSINESS</b>	
13.1	Block Party – Elton Place	283
	<b>Ratification of E-Poll</b>	
13.2	Demolition of Dwelling – 2 Hartery Crescent	286
13.3	Evaluation of Transportation Changes in Response to COVID-19	289

## 14. ADJOURNMENT

# **ST. JOHN'S**

## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**July 20, 2020, 3:00 p.m.**

**Present:**

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Dave Lane
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Deanne Stapleton
- Councillor Hope Jamieson
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Wally Collins

**Staff:**

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Administration
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, Supervisor - Office of the City Clerk
- Shanna Fitzgerald, Legislative Assistant
- Susan Bonnell, Manager - Communications & Office Services

### **Land Acknowledgement**

**The following statement was read into the record:**

**“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”**

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

**SJMC-R-2020-07-20/333**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Lane

That the Agenda be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Regular Minutes - July 6, 2020**

**SJMC-R-2020-07-20/334**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That the minutes of the Regular meeting held July 6, 2020 be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**
6. **NOTICES PUBLISHED**

**6.1 389 Elizabeth Avenue - Commercial Neighbourhood (CN) Zone - Ward 4**

A Discretionary Use application has been submitted by Guv'nor Pub and Eatery for an Outdoor Eating and Lounge Area at 389 Elizabeth Avenue.

The area will be approximately 55.7418 m<sup>2</sup> and be permanently located along Elizabeth Avenue. The hours for the Outdoor Area will be 11 a.m. – 8 p.m. weather permitting.

16 submissions received

**Approved via E-Poll on July 14, 2020**

**SJMC-R-2020-07-20/335**

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council approve the application submitted by Guv'nor Pub and Eatery for an Outdoor Eating and Lounge Area at 389 Elizabeth Avenue, subject to meeting all applicable regulatory requirements.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**6.2 5 Beck's Cove - Commercial Central Retail (CCR) Zone - Ward 2**

A Discretionary Use application has been submitted by Gypsy Tea Room for an Outdoor Eating and Lounge Area at 5 Beck's Cove, Murray Premises.

The outside area will be approximately 610 m<sup>2</sup> and be temporarily located in the parking lot on the Bishop's Cove side of the building. The hours for the Outdoor Area will be 11:30 a.m. – midnight. Outdoor speakers are proposed.

11 submissions received

**Approved via E-Poll on July 14, 2020**

**SJMC-R-2020-07-20/336****Moved By** Councillor Jamieson**Seconded By** Deputy Mayor O'Leary

That Council approve the application submitted by Gypsy Tea Room for an Outdoor Eating and Lounge Area at 5 Beck's Cove, Murray Premises, subject to meeting all applicable regulatory requirements.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)****6.3    5 Blackmarsh Road - Residential Medium Density (R2) Zone - Ward 2**

A Discretionary Use application has been submitted to convert the existing dwelling into a Multiple Dwelling with 3 units.

The proposed additional unit will be 75.52 m<sup>2</sup> and contained within the existing structure. On-site parking will be provided.

1 submission received

**SJMC-R-2020-07-20/337****Moved By** Councillor Jamieson**Seconded By** Councillor Lane

That Council approve the application to convert the existing dwelling into a Multiple Dwelling with 3 units at 5 Blackmarsh Road, subject to meeting all applicable regulatory requirements.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)****6.4    25 Allandale Road - Residential Low Density (R1) Zone - Ward 4**

A Change of Non-Conforming Use application has been submitted requesting permission to change the occupancy of the entire building at 25 Allandale Road from Clinic Use to Office Use.

The hours of operation are five days a week 9 a.m. – 5 p.m. and will have six employees. The building has a floor area of approximately 224.8 m<sup>2</sup>. On-site parking is provided

1 submission received

**SJMC-R-2020-07-20/338**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council approve the application to change the occupancy of the entire building at 25 Allandale Road from Clinic Use to Office Use, subject to meeting all application regulatory requirements.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**6.5    3 Cypress Street - Residential Low Density (R1) Zone - Ward 5**

A Discretionary Use application has been submitted to operate a Home Occupation in a portion of the dwelling at 3 Cypress Street. The proposed business will offer Hair Salon services such as cutting, coloring & styling.

The proposed salon will have a floor area of 9.85 m<sup>2</sup>. The salon will operate Monday & Wednesday 9:30 a.m.–5:30 p.m., Tuesday & Thursday 11 a.m.– 7 p.m., and Friday 9:30 a.m.–3:30 p.m. Bookings are by appointment only, one client per booking with 15-30 minutes between each session. The property owner is the sole employee. On-site parking is provided.

No submissions received

**SJMC-R-2020-07-20/339**

**Moved By** Councillor Collins

**Seconded By** Councillor Hanlon

That Council approve the application to operate a Home Occupation in a portion of the dwelling at 3 Cypress Street, subject to meeting all applicable regulatory requirements.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

## **7. COMMITTEE REPORTS**

### **7.1 Development Committee Report**

#### **1. Request for Building Line Setback for Reconstruction - DEV2000065 - 113 Rennie's Mill Road**

**SJMC-R-2020-07-20/340**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council approve a 6.73 metre Building Line Setback at 113 Rennie's Mill Road to accommodate the reconstruction of the Dwelling.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

#### **2. Request for Accessory Building in the Floodplain Buffer - INT2000061 - 21 Bonnie Drive**

**SJMC-R-2020-07-20/341**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council approve the proposed 45 m<sup>2</sup> Accessory Building at the rear of 21 Bonnie Drive in accordance with Section 11.2.4(2) of the St. John's Development Regulations.



For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**3. Request to Establish Building Line Setback - 60 Doyle's Road - DEV2000089**

**SJMC-R-2020-07-20/342**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the 7.3 metres Building Line Setback at 60 Doyle's Road for a new Single-Detached Dwelling.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**4. Crown Land Grant for Metal Recycling Yard Incinerator Road – west of Civic 200 - CRW2000009 (Crown Land reference #1040022/156759)**

Councillor Lane retired from the meeting.

**SJMC-R-2020-07-20/343**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the Crown Land Grant for 3.13 hectares on Incinerator Road, west of 200 Incinerator Road, for a proposed metal recycling yard subject to the submission of a Development Application should the Crown Land grant be approved by the Provincial Department of Fisheries and Land Resources.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**5. Crown Land Grant for Parking Area and Storage  
Adjacent 2800 Trans Canada Highway - CRW2000010 (Crown  
Land Reference #153300)**

**SJMC-R-2020-07-20/344**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the proposed Crown Land Grant for the proposed parking and storage area adjacent to 2800 Trans Canada Highway subject to:

1. The submission of a Development Application should the Crown Land Grant be approved by the Provincial Department of Fisheries and Land Resources.
2. Survey which consolidates this new parcel of land with the property at 2800 Trans Canada Highway.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**6. Request to Re-establish the Building Line - INT2000060 - 20  
Lannon Street**

**SJMC-R-2020-07-20/345**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the Building Line Setback at 4.92 metres for 20 Lannon Street with the condition that no obstructions in the front yard will extend beyond the established building line.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**7.2 Committee of the Whole Report - July 8, 2020**

**1. Galway Village Green Community Park**

**SJMC-R-2020-07-20/346**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That Council

- approve the attached concept plan for the Galway Village Green Community Park;
- commit to a phased approach to build the park based on available funds and Council's spending priorities in any given year;
- refer Phase 1 for consideration for funding from the Parks & Open Space Fund in 2021.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**2. Parks and Open Spaces Reserve Capital Projects**

**SJMC-R-2020-07-20/347**

**Moved By** Councillor Lane

**Seconded By** Councillor Froude

That Council defer the following capital projects:

- Bowring Park observation decks

- McNiven Place to Durness Trail
- Phase 1 of the Galway park

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**SJMC-R-2020-07-20/348**

**Moved By** Councillor Lane

**Seconded By** Councillor Burton

That the decision of funding for the Kelly's Brook Trail project as part of the Bike Master Plan be deferred to a future meeting of Council pending response from other levels of government on cost shared funding.

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Jamieson, and Councillor Froude  
Against (5): Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

**MOTION CARRIED (6 to 5)**

**3. Stormwater Management Policy**

**SJMC-R-2020-07-20/349**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That this item be referred to the Environment and Sustainability Experts Panel.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**4. Text Amendment to Section 9 - Off-Street Parking Requirements for Buildings with five (5) or more occupancies**

**SJMC-R-2020-07-20/350**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That the proposed text amendment to revise the parking requirement for existing Buildings with five (5) or more occupancies be considered under Section 9 Off-Street Parking Requirements.

Further, that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

**8.1 Development Permits List for the Period of July 2 to July 15, 2020**

**9. BUILDING PERMITS LIST**

**9.1 Building Permits List for the week ending July 15, 2020**

**SJMC-R-2020-07-20/351**

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

That Council approve the Building Permits List for the week ending July 15, 2020.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (11 to 0)**

**10. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**10.1 Weekly Payment Vouchers for the Week Ending July 8, 2020**

**SJMC-R-2020-07-20/352**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Hanlon

That Council approve the Weekly Payment Vouchers for the week ending July 8, 2020 in the amount of \$6,553,798.29

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**10.2 Weekly Payment Vouchers for the Week Ending July 15, 2020**

**SJMC-R-2020-07-20/353**

**Moved By** Councillor Stapleton

**Seconded By** Deputy Mayor O'Leary

That Council approve the Weekly Payment Vouchers for the week ending July 15, 2020 in the amount of \$1,709,997.53.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**11. TENDERS/RFPS**

**11.1 2020057 – Supply and Delivery of Work Coveralls**

**SJMC-R-2020-07-20/354**

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council award open call 2020057 – Supply and Delivery of Work Coveralls, Section 2 Insulated Coveralls, to the lowest bidder meeting the specifications for this section, Source Atlantic Ltd. for \$64,618.44 (including HST), as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**11.2 2020100 – Diesel Pickup Trucks**

**SJMC-R-2020-07-20/355**

**Moved By** Councillor Froude

**Seconded By** Councillor Hanlon

That Council award open call 2020100 – Three (3) Diesel Pickup Trucks to the lowest bidder meeting specification, Terra Nova Motors, for \$149,486.50, HST included, as per the Public Procurement Act. The City reserves the right to order an additional 1 or 2 units within 6 months of award of tender, at the same tendered price.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**11.3 2020097 – Snowblower Attachments**

**SJMC-R-2020-07-20/356**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council award bid number 2020097 – two (2) Snowblower Attachments to the lowest, and only bidder meeting specification, J. A. Larue Inc., as per the Public Procurement Act, for \$312,450.40, HST included. The City reserves the right to order an additional 1 or 2 units within 6 months of award of tender, at the same tendered price.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**11.4 2020093 - Lease- 2 Dozers - Robin Hood Bay**

**SJMC-R-2020-07-20/357**

**Moved By** Councillor Froude

**Seconded By** Councillor Stapleton

That Council award bid number 2020093 - Lease – 2 Dozers – Robin Hood Bay, to the lowest, and only bidder meeting specification, Toromont Industries Limited, as per the Public Procurement Act, for \$3,790,032.00 HST included.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

**13. OTHER BUSINESS**

**13.1 Intermittent Overnight Construction – Kenmount Road Trunk Storm Sewer Phase 2 (Peet Street to Pippy Place)**

**Approved via E-Poll on July 9, 2020**

**SJMC-R-2020-07-20/358**

**Moved By** Councillor Froude

**Seconded By** Councillor Hanlon

It is recommended that Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00pm and 7:00am for the Kenmount Road Trunk Storm Sewer Project. This work is anticipated to be sporadic, and therefore public notifications will be provided through the City's website prior to any overnight work taking place.



For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**13.2 Request for Parking Relief - 389 Elizabeth Avenue - Commercial Neighbourhood (CN) Zone**

**Approved via E-Poll on July 14, 2020**

**SJMC-R-2020-07-20/359**

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the parking relief of 2 parking spaces to accommodate the Outdoor Eating Area at 389 Elizabeth Avenue.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**13.3 Delegation of Authority – Light Duty Vehicles**

**SJMC-R-2020-07-20/360**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council delegate the City's purchasing authority to the Public Procurement Agency for the purchase of light duty vehicles on an as and when required basis. This contract will be for a four (4) year period with an option to renew for an additional two (2) one (1) year periods.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**13.4 25 Sea Rose Avenue - Adoption REZ2000002**

**SJMC-R-2020-07-20/361**

**Moved By** Councillor Burton

**Seconded By** Councillor Stapleton

That Council adopt St. John's Development Regulations Amendment Number 709, 2020, which will rezone land at 25 Sea Rose Avenue from the Commercial Regional (CR) Zone to the Commercial Office (CO) Zone.

Further, that Council require a noise analysis for the proposed development at the development approval stage, and consideration of the results of this study be incorporated into the overall design process.

For (8): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

Against (2): Deputy Mayor O'Leary, and Councillor Hickman

**MOTION CARRIED (8 to 2)**

**14. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:31 pm.

---

MAYOR

---

CITY CLERK

### NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 4, 2020**.

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>4 Holdsworth Street</b> Commercial Central Retail (CCR) Zone Ward 2	<p><b>Application</b> A Discretionary Use application has been submitted by The Bull &amp; Barrell for an Outdoor Lounge Area at 4 Holdsworth Street.</p> <p><b>Description</b> The area will be approximately 25.3m<sup>2</sup>, utilizing the existing deck. The hours for the Outdoor Area will be 6 p.m. – 2 a.m., seven days a week</p>	0 Submission Received (attached)	<p>It is recommended to approve the application subject to meeting all applicable regulatory requirements.</p> <p><b>** Approved via e-poll on July 28, 2020</b></p>

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

---

Jason Sinyard, P. Eng, MBA  
Deputy City Manager,  
Planning, Engineering and Regulatory Services

# Result of E-Poll

## 4 Holdsworth Street

Commercial Central Retail (CCR) Zone

Ward 2

A Discretionary Use application has been submitted by The Bull & Barrell for an Outdoor Lounge Area at 4 Holdsworth Street.

### E-Poll – July 28, 2020

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>
Danny Breen	X	
Sheilagh O'Leary	X	
Maggie Burton	X	
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon	No response	
Deanne Stapleton	X	
Hope Jamieson	X	
Jamie Korab	X	
Ian Froude	X	
Wally Collins	X	

### **NOTICES PUBLISHED**

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 4, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>19 Dundas Street</b> Residential Low Density (R1) Zone Ward 4	<b>Application</b> A Discretionary Use application has been submitted for a Home Occupation for a blood collection & urinalysis service at 19 Dundas Street.  <b>Description</b> It will occupy a floor area of 17m2, and clients will be seen Monday – Friday, 7 a.m. to noon. 1 client per every 15-minute appointment. The applicant is the sole employee. 1 parking space is provided for the business.	7 Submission Received (attached)	It is recommended to approve the application subject to meeting all applicable regulatory requirements.

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

---

Jason Sinyard, P. Eng, MBA  
Deputy City Manager,  
Planning, Engineering and Regulatory Services

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 12:57 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) Application at 19 Dundas St.

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 12:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application at 19 Dundas St.

Regarding the application for a blood collection and urinalysis at 19 Dundas St.

Although the letter mentions that one parking spot is provided neither the letter nor the map indicate exactly where that spot is, whether it is in their driveway or on the street. Also one must consider that it would be quite common to have two vehicles, or even three at a time as some people arrive early, others late, and then there can be delays as well causing things to back up. Also there is a fire hydrant is in front of number 19 to consider.

Beyond that not sure that a residential area needs to have businesses operating there, when there are places for rent and lease and zoned as such, such as at Oxen Pond and Freshwater Rd, where there is a dental office with space available and its own parking.

I'm not overly worried about it, but some thought has to be put into some issues to make sure no problems arise. Keeping costs down by having places like this may be helpful overall, so that could be a good thing.

Please keep everything completely confidential.

[REDACTED]

Hold Enshrined With Hearts Entwined The Loved Land Midst The Waters

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:46 PM  
**To:** [REDACTED]  
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 19 Dundas Street

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.

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 2:52 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 19 Dundas Street

I support this application.  
[REDACTED]

[Sent from Rogers Yahoo Mail on Android](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## 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) 19 Dundas 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.

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

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

**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 11:23 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) 19 Dundas Street

Good day,

I am emailing to voice my concerns to your notification on the new business that will potentially be operating out of 19 Dundas Street.

My concerns are that as a resident of [REDACTED] Street, this is a quiet residential area with limited parking which does not usually have high traffic passing through. I also would like to make you well aware of the children, seniors and jogging groups that live, walk, play and jog the area, as they enjoy and take comfort in the safety of the low traffic level streets.

In my opinion, if approved you will be greatly compromising the residential atmosphere, peace, quiet and safety that our residents enjoy so much about Dundas Street.

With that said, I have a greater concern for the clientele that this business will bring to our street on a daily basis. I have worked in construction for many years and know of too many instances where clients would arrive at Medical Testing Facilities and fail a drug and alcohol test.

During your review process please consider how this business will impact our residential neighborhood and consider if it was on your street, where your children play or your parents stroll, would you approve of it?

I clearly do not approve of this type of business to operate on Dundas Street or any other residential street due to the potential safety risk it brings to its residents.

Thank you for your time and consideration,



Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 2:26 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) Response to the application at 19 Dundas Street

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 14, 2020 1:09 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Response to the application at 19 Dundas Street

Good afternoon,

I am responding to a notification my husband and I received in the mail last week about an application for a home-based business providing blood collection and urinalysis services at 19 Dundas Street. Our position is that we oppose this application, as we feel it will negatively impact the neighborhood due to the increase in road congestion.

My husband and I purchased our home on [REDACTED] 5 years ago. During this time, we have observed that many houses on our street and the surrounding areas (Wexford, Oxen Pond, Dundas, Hatcher, and University Avenue) have two apartments, which poses quite the congestion for parking and traffic – especially in the winter when snow banks make the streets narrower. The application indicates that the business will see 1 car every 15 minutes, 5 days a week from 7 am to noon. This amounts to 20 cars traveling in and out of the area before noon when the business is operating, which will further add to the road congestion of an already high-density area. Additionally, I question whether enough business-related parking will be available. At this point, the application states that 1 parking space is provided for the business. With overlapping between customers, there will be a requirement to park on the road, further adding to the parking dilemma - especially since the houses are quite close together and there is limited space between driveways.

Thank you for your time,

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 9:11 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) Application for 19 Dundas 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.

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

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

**From:** [REDACTED]  
**Sent:** Monday, July 13, 2020 4:58 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for 19 Dundas Street

I have reviewed the application for the blood collection and urinalysis service at 19 Dundas Street. I live at [REDACTED] Street and have some concerns, itemized below:

1. This neighbourhood is residential. I purchased my home on [REDACTED] because it is a residential neighbourhood and have invested accordingly. Allowing business ventures to move into this neighbourhood stands the risk of significantly impacting my property value. This is the third time in recent years that an application has been made to open a business in this neighbourhood and the city should defend the zoning under which I purchased my home and invested in my property.
2. This is a high density, area with a high number of two apartment units, multiple renters in each unit and a significant parking issue. This is most evident during winter when street parking is limited. Our proximity to the university results in students parking in this area and walking to campus. We also have two schools in this neighbourhood and University Avenue and Oxen Pond Rd are major bus routes to the university. Wexford Street has high traffic as a short cut to the Parkway and the Health Sciences Center. Traffic is currently high in all streets leading to Dundas Street. The streets aren't wide enough to handle the number of parked cars and high traffic, especially with snow. The city needs to address this issue, especially the parking limitations and the high number of unregistered two apartment units. A business moving into this area will further add to the existing problem. The applications outlines that 4 cars per hour can be expected to visit the unit five days a week, with overlap as clients change. The neighborhood can not handle that volume.
3. Houses are relatively close together and 4 visitors per hour to one unit is a significant intrusion on privacy of neighbouring homes and families which will only further erode property value.
4. Many units in this neighbourhood are rented and are not well-maintained. Opening businesses will further erode the property value.
5. Finally, the multiple rentals in this area will mean that many property owners aren't receiving this notice. It is also summer and people are on vacation. I'm concerned that you will get little feedback from actual home owners.

I am supportive of small business, especially in the current climate but it has to complement a neighbourhood not sabotage it. This neighbourhood needs a revitalization plan and the current issues outlined above have to be addressed by the city. Opening businesses will be a step backwards and home owners such as myself will pay the price for that.



Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 4:50 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) Application for business 19 Dundas St.: Blood collection and urinalysis

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:** Monday, July 20, 2020 4:33 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for business 19 Dundas St.: Blood collection and urinalysis

We are opposed to the business application as noted above for the following reasons:

1. On street parking continues to be a major issue in this area given the number of students with vehicles and two apartment homes in the area. It is not uncommon to see cars parked on lawns as there is already not enough on street parking available. Business use of a property will only add to this problem.
2. Having worked in urinalysis testing ([REDACTED]) I am skeptical as to the accuracy of one client per 15 minutes. It is quite possible to collect many more samples per hour. As well testing protocols allow for significant wait periods requiring the client to remain on site in the event of a "failure to provide" which is very common in that industry. This could potentially result in five or six clients stacked in a holding pattern at the location at the same time.
3. In many blood and urine collection clinic it is common to see clients socializing outside the clinic as they have commonalities such as work or even addictions. This would also potentially compound the traffic in a of our area and also detract from the residential nature of our area.
4. I purchased my home with knowledge in was in a residential area and zoned for same. Most recently we were plagued by a house two doors away from our home being used as an emergency shelter with no support staff and police continually responding to criminal and violent disturbances at this home. We were also victims of a Break and Enter and believe it was related to the clients at this shelter operating in our neighbourhood with little or no governmental oversight. We remain opposed to any further commercialization in our residential zone.

Thank you for allowing us input on this application,

[REDACTED]

[REDACTED]

I have reviewed the application for the blood collection and urinalysis service at 19 Dundas Street. [REDACTED]

[REDACTED]temized below:

Sent from [Mail](#) for Windows 10

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 9:03 AM  
**To:** [REDACTED]; 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) Home Occupation 19 Dundas 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.

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

---

**From:** [REDACTED]  
**Sent:** Sunday, July 12, 2020 2:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; [REDACTED]  
**Subject:** (EXT) Home Occupation 19 Dundas Street

Dear Sir/Madam:

We wish to voice objection to the use of a blood collection and urinalysis service at the address listed above.

- a) There would be an obvious increase in traffic related to such an operation, potentially 20 vehicles per day. 15 minutes per appointment for 5 hours.
- b) There is always the precedent that it will result in further residential erosion and that more such businesses will gain entry into these totally residential streets.
- c) There is an abundance of commercial office space available in the general area for such a business outlet
- d) In the 90s, a business attempted to run an electronics store on Oxen Pond Road, near the current establishment, Biggs, and it was similarly frowned upon for the same reasons. This is a long time homogenous residential area and should not be downgraded.

Thank you for this opportunity to express our opposition to such a development.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Result of E-Poll

### 90 Duckworth Street

Commercial Central Mixed Use (CCM) Zone

Ward 2

A Discretionary Use application has been submitted by Bannerman Brewery for an Outdoor Eating and Lounge Area at 90 Duckworth Street

### E-Poll – July 29, 2020

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>
Danny Breen	X	
Sheilagh O’Leary	X	
Maggie Burton	X	
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon	No response	
Deanne Stapleton	X	
Hope Jamieson	X	
Jamie Korab	X	
Ian Froude	X	
Wally Collins	X	

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 4:00 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) Bannerman Brewing, 90 Duckworth

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 3:16 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Bannerman Brewing, 90 Duckworth

Dear City Clerk,  
We fully support Bannerman brewing application for a discretionary use permit at their 90 Duckworth Street location. We have a condominium almost exactly across the street and have watched how the management and owners have tried, and succeeded spectacularly, to be responsible and careful members of the community. Furthermore, in these awkward financial times, we believe it is vital to support downtown businesses both in the short and long term. We hope you agree and grant the permit.  
Andrew & Maura Edmonds

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 11:25 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) Bannerman Brewery 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

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

**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 10:15 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Bannerman Brewery application

Dear City Clerk

I am writing regarding the letter we received today about the application from the Bannerman Brewery to set up an outside temporary eating and lounge deck at 90 Duckworth St. I am a neighbour just around the corner and I would like to state my unequivocal support for this development.

The Brewery has been a very welcome addition to our neighbourhood. It is the perfect kind of business, small scale, community-minded, accessible, responsive. I was initially concerned that it might have a parking impact on our street but that has not been the case. I expect much of its clientele walks rather than drives: another plus.

This business is a good neighbour. I am very concerned about the survival of small businesses in this city, including this one. We need these businesses to survive and thrive. We need to move fast to support and help all small businesses in our City.

Could you please do everything within your power to ensure a positive decision is made on this application as quickly as possible.

Sincerely,

[REDACTED]

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 9:37 AM  
**To:** [REDACTED]  
Ashley Murray; Andrea Roberts; Ann-Marie Cashin; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Bannerman Brewery Application (90 Duckworth)

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:** Friday, July 10, 2020 8:47 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Bannerman Brewery Application (90 Duckworth)

Dear City Clerk

Re: your letter received today about an outside temporary eating and lounge deck at 90 Duckworth St (Bannerman Brewery).

My family and I are 100% in support of this request. This business is a good neighbour. We need to business to survive and thrive. We need to move fast to support and help all small businesses in our City.

Could you please do everything within your power to ensure a positive decision is made on this application as quickly as possible.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 12:11 PM  
**To:** [REDACTED]  
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 90 Duckworth Street -- Bannerman Brewery

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:** Friday, July 10, 2020 11:54 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) 90 Duckworth Street -- Bannerman Brewery

I'm writing to express my support for Bannerman Brewery to add seating capacity on their parking lot during the summer, in response to a letter we received from the City on Thursday. I realize that often, people in the area seem to express concern and lack support for added commercial activity in our area, but as a resident of [REDACTED], just [REDACTED] doors up from Bannerman, I am absolutely in support of providing them with the tools to succeed in these difficult times.

I would like to add my disappointment in the City for dragging this process on so long with them given how short our summer season is. I noticed that the decision date is August 4, which is almost another month of reduced capacity for the business, which I think is terrible given the restraints on businesses due to COVID19. I applaud the city for their work on Water Street with the new mall, but helping other businesses succeed within the A1C needs to be paramount as well.

The only concerns that I've ever had with Bannerman is the lack of parking enforcement on Ordnance Street as many patrons park illegally, which is not something the business can control. There is never problematic noise or worrisome behavior at or near the establishment.

I believe that Bannerman greatly adds to the social fabric of our neighbourhood, and they have proven to be very respectful of the area and their neighbours -- their success is in the interest of the east end of downtown.

Thank you,

[REDACTED]



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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) 90 Duckworth St

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 9:43 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 90 Duckworth St

I wish to express serious reservation about extending the outside eating and drinking area at this property. I travel by there several times a day. It is already a congested vehicle and pedestrian traffic area which is challenging to handle. I also assume they are seeking to use their parking space to expand for service. Also not clear in your circular what temporary really means  
Not a great idea!

[REDACTED]  
home owner [REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 10:50 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) 90 Duckworth- 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

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 4:39 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 90 Duckworth- Application

Good afternoon,

I live at [REDACTED], and am supportive of the patio extension application being made my Bannerman Brewery for an outdoor eating and lounge area.

I have lived here at this address since before Bannerman was open. I have a deck which faces Duckworth and I have never heard any noise coming from the brewery. It's a great addition to the neighbourhood.

Thank you,

[REDACTED]

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:00 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** [REDACTED] Hope Jamieson; Sheilagh O'Leary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Planning; Lindsay Lyghtle Brushett  
**Subject:** RE: (EXT) Regarding Application - 90 Duckworth Street

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:** Thursday, July 16, 2020 7:48 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED] Hope Jamieson <hjamieson@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** (EXT) Regarding Application - 90 Duckworth Street

City Clerk,

I am in favour of the above application as written.

The proponent has indicated that they use their own business property for this outdoor extension, and it does not in any way affect the ambulatory public.

I am disheartened that a taxpaying business has not quickly been permitted to use their own property to complete an extension, while other businesses have been free-issued public space to their profit, at the burden of the taxpaying public, and apparently without further consultation. (Ref: <http://stjohns.ca/public-notice/application-eating-establishments-and-lounges-downtown-0>) I am not in favour of profit over people.

Please approve and expedite the 90 Duckworth St, Bannerman Brewery application as written.

[REDACTED]

[REDACTED]

Cc: Bannerman Brewery  
Ward 2 Councillor Hope Jamieson

Deputy Mayor Sheilagh O'Leary

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Wednesday, July 29, 2020 9:51 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Maureen Harvey; Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 90 Duckworth Street

Good Morning Ms. [REDACTED]

We than 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 28, 2020 2:30 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 90 Duckworth Street

Hello,

I wanted to put forward my comments on the proposed temporary patio. I am in favour of this proposal and hope that it helps this business thrive.

It is important that prior to proceeding the City ensure that a fully executed development agreement is in place, registered, and circulated to the neighbouring property owners. Additionally, as the deck will eliminate parking, the City needs to review its parking plan and to address pedestrian safety in front of the property.

Thank you for your consideration.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

# Result of E-Poll

## 90 Duckworth Street

Commercial Central Mixed Use (CCM) Zone

Ward 2

A Discretionary Use application has been submitted by Bannerman Brewery for an Outdoor Eating and Lounge Area at 90 Duckworth Street

### E-Poll – July 29, 2020

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>
Danny Breen	X	
Sheilagh O’Leary	X	
Maggie Burton	X	
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon	No response	
Deanne Stapleton	X	
Hope Jamieson	X	
Jamie Korab	X	
Ian Froude	X	
Wally Collins	X	



### NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 4, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>167 Water Street/50 Harbour Drive</b> Commercial Central Retail (CCR) Zone Ward 2	<p><b>Application</b> A Discretionary Use application has been submitted by Pier 8 Development for an Outdoor Eating and Lounge Area at 167 Water Street/50 Harbour Drive</p> <p><b>Description</b> The area will be approximately 98m<sup>2</sup> and is located at the rear of 167 Water Street. The hours for the Outdoor Area will be 11 a.m.- 9 p.m., seven days a week.</p>	1 Submission Received (attached)	<p>It is recommended to approve the application subject to meeting all applicable regulatory requirements.</p> <p><b>** Approved via e-poll on July 28, 2020</b></p>

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

---

Jason Sinyard, P. Eng, MBA  
Deputy City Manager,  
Planning, Engineering and Regulatory Services

## Result of E-Poll

**167 Water Street/50 Harbour Drive**

Commercial Central Retail (CCR) Zone

Ward 2

**E-Poll – July 28, 2020**

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>
Danny Breen	X	
Sheilagh O'Leary	X	
Maggie Burton	X	
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon	No response	
Deanne Stapleton	X	
Hope Jamieson	X	
Jamie Korab	X	
Ian Froude	X	
Wally Collins	X	

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 11:59 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) 167 Water Street/50 Harbour Drive

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 5:52 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 167 Water Street/50 Harbour Drive



The owner of this company has been flaunting development codes and requirements for years.  
The whole parking lot of this address as been developed by [REDACTED] and [REDACTED] without proper permits.  
This information is known by most business owners and residents who work and live downtown.  
Development of the whole block as been done without care or concern for other business owners and without proper licencing or code adherence.  
It may be a good plan to check in on this developer.  
I firmly object to this licence.

[Sent from Yahoo Mail on Android](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 4, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>95 Merrymeeting Road</b> Residential High Density (R3) Zone Ward 2	<p><b>Application</b> A Change of Non-Conforming Use Application has been submitted by Jack Axes to change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing randy and recreational liquor license.</p> <p><b>Description</b> The proposed business will occupy a floor area of 149m<sup>2</sup> and will have 4 target lanes. The proposed hours of operation are Monday – Wednesday, 4 p.m. – 10 p.m., Thursday 4 p.m. – 11 p.m., Friday 4 p.m. – 12 a.m., Saturday 12 p.m. – 12 a.m., and Sunday 2 p.m. – 10 p.m.. The business will employ 8 people with 1-3 people per shift. 6 parking spaces are provided on site.</p>	47 Submission Received (attached)	It is recommended to approve the application subject to meeting all applicable regulatory requirements.

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 17, 2020 10:54 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) Comments Re: Application - 95 Merrymeeting Road

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 17, 2020 10:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Comments Re: Application - 95 Merrymeeting Road

Good day,

I am writing to express my concerns with the application by Jack Axes to operate an axe-throwing establishment at 95 Merrymeeting Road. I live less than [REDACTED] metres from the site, and my main concern is with the noise level. I have been to Jack Axes facility on Water Street, and the noise level of axes hitting wood is deafening. I am concerned that the non-stop BANG BANG BANG of axes hitting targets will decrease the quality of life for the surrounding residents. I'm sure that the applicants could find a more suitable location elsewhere in the city, where this would be a non-issue.

If the applicants can prove that they intend to provide ADEQUATE noise deadening as part of the renovation plan then they have my support.

Sincerely,

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 9, 2020 11:58 AM  
**To:** [REDACTED]  
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 95 Merrymeeting Road

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:** Thursday, July 9, 2020 11:01 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Hello, I am writing this email to express my opinion on the possibility of Jack Axes being opened on 95 Merrymeeting road.

I believe this is a wonderful opportunity to revive and bring some new business into this area. I fully support the decision for this business to be a part of my community.

Thank you



[REDACTED] 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 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) 95 Merrymeeting Road

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.

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

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:43 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Good Afternoon,

I want to send along a note of my support of Jack Axes and it's bid to purchase 95 Merrymeeting Road.

Jack Axes has provided a wonderful community space and are great community members - regularly hosting events and giving back to various organizations in St. John's. I urge council to approve the purchase as well as changing any zoning necessary.

Thanks,  
[REDACTED]

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 23, 2020 4:55 PM  
**To:** [REDACTED]; [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) Re: Jack Axes

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

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

From: Keith Bradbury <bradbury5@hotmail.com>  
Sent: Thursday, July 23, 2020 4:15 PM  
To: Patti Connolly <pattiwalshconnolly@gmail.com>  
Cc: CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>; edwardconnolly@nf.sympatico.ca  
Subject: (EXT) Re: Jack Axes

[REDACTED]

We support your opinion 100%. This proposal is NOT what our neighbourhood needs right now.

[REDACTED]

Sent from my iPhone

> On Jul 20, 2020, at 16:45, [REDACTED] <[REDACTED]@[REDACTED]> wrote:

>

> Good afternoon. When first hearing of this issue via a neighbour, I thought it might be a joke. A week or so later, we received your notice.

>

> To say that we are opposed to this, is an understatement.

>

> Here are the reasons:

> 1. The crime rate, with regards to armed robberies, in the center city area is already high. Open an establishment with axes and alcohol and that would not lend to a safe neighbourhood and this rate would undoubtedly, rise. We would certainly question the fact that an alcohol establishment in a residential area, would be advisable.

>

> 2. While there would be some onsite parking, the overflow parking would be on the street. This would be on the corner of Mayor and Merrymeeting, which would be quite dangerous for vehicle and pedestrian traffic. We already



have an issue with parking on the corner of Mayor and Howley Ave. Ext. as there is a barbershop and a laundry/cleaning business and many neighbours have been discussing this issue as it is difficult for vehicles to see as well as pedestrians to cross the road. This is literally the next corner going south.

>

> 3. The intersection of Mayor and Merrymeeting is a very busy one. This has been well documented over the years and many accidents have taken place there. I am sure the RNC would have stats on this. The city had to reconfigure the lights in that area some years back due to high traffic.

>

> To us, there are places for such establishments, but the center city, in a residential neighbourhood with very high traffic volume, is not the place for this establishment.

>

>

>

>

>

>

>

>

> Sent from my iPad

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:44 AM  
**To:** [REDACTED] Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** FW: (EXT) Objections re 95 Merrymeeting Road non-conforming use application  
**Attachments:** AXE THROWING PROPOSAL.pdf

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:** Sunday, July 19, 2020 5:18 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Objections re 95 Merrymeeting Road non-conforming use application

See attachment.



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## **AXE THROWING and BAR VENUE PROPOSAL**

We are totally against allowing the axe throwing and bar venue on Merrymeeting Road.

We have been living at [REDACTED] for 46 years, one block from the proposed venue, and we enjoy our neighbourhood. Residents have been working hard to improve our neighbourhood for many years and have been succeeding. More and more people are improving their houses and doing some landscaping. Younger families are moving in and reviving the family spirit of the neighbourhood. For the most part, it has been an enjoyable, quiet, family friendly neighbourhood.

### **Our Objections:**

- the place will be open 7 days a week which means there will be no respite of activity from it for neighbours
- 6 parking spaces won't be enough. Most people don't go to axe throwing venues on their own. They go with a group of friends, most of whom will arrive in separate cars. There are not enough parking spaces on Mayor or Merrymeeting to comfortably meet the resulting overflow parking and will make it difficult for residents to park. In the winter, snow clearing and build up of plowed snow on the premises will dramatically reduce parking space, greatly exacerbating the problem.
- the corner of Mayor and Merrymeeting has been the site of numerous serious accidents over the years. Adding extra cars turning in and out at that corner will increase the danger. Not to mention that drinking will be allowed at the establishment which will likely increase the odds of having accidents
- extra noise - clientele exiting the premises will mostly be in an excited state after their drinking and axe throwing which means loud talking, yelling, high fives etc. This will be very disturbing to the neighbours every day of the week. No doubt there will probably also be some squealing of tires and excessive speeds as some over excited and possibly inebriated patrons exit the parking lot
- the city decreed this to be a soft heritage area to try to preserve and improve the city, and an axe throwing and bar venue does not conform to the heritage rules the city is requiring the current residents to follow

Axe throwing and drinking are activities some people want to enjoy but they should absolutely be located well away from residences so people's enjoyment in their homes will not be impaired and home values in the area will not be compromised.

Thank you,

[REDACTED]

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:05 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) A welcome safe space

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 8, 2020 7:22 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) A welcome safe space

Hi There,

I heard that Jack Axes may be moving into my neighborhood (95 Merrymeeting Road) and I had to let you know just how great I thought the idea was.

They're deeply involved with the community - hosting/organizing fundraisers for a number of community members (YACC, Planned Parenthood, SHOP and Big Brother, Big Sisters - just to name a few). They love to work within the community - including Camplify, Pride week, and several events working with neighboring businesses. From staff to league members, the axe throwing community is an open-minded one that embraces diversity, is accepting of everyone and would be a great addition to the community.

My husband and I look forward to seeing them around the corner.

--

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 3:01 PM  
**To:** [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) Zoning changes 95 Merrymeeting Road

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

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

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 2:28 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Zoning changes 95 Merrymeeting Road


Dear sir,

I am responding to a notice of a proposed Non-conforming Use change for 95 Merrymeeting Road to allow Jack Axes to operate there. I have a number of concerns. The hours of operation are particularly late, 10PM Monday to Wednesday, 11 PM Thursdays, and 12AM on weekends. I would imagine that four lanes of people throwing axes at walls would be very noisy, especially if you add liquor-fueled encouragement to the mix.

This is a mature neighbourhood and overall very quiet, I for one would not appreciate my evening hours being continually disrupted, seven days a week. I suspect you will have continuous noise complaints. Then there is the parking problem. You say there are six parking places, and eight employees. That's at least one parking space constantly occupied, leaving five for customers. If you have four lanes of, say, three customers each, that's easily the remaining spaces, and then some. Where will the overflow customers park? On street parking is already limited and area residents have a hard enough time as it is, especially during the winter. In my opinion, the proposed use would be more appropriate in a commercial area such as O'Leary Avenue or Stavanger Drive, not in a quiet Downtown neighbourhood like Merrymeeting Road. I request that you reject this application. Please confirm you received this.

Sincerely,

[REDACTED]



Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 4:51 PM  
**To:** [REDACTED] CityClerk; Planning  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Jack Axes

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

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

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 4:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Jack Axes

Good afternoon. When first hearing of this issue via a neighbour, I thought it might be a joke. A week or so later, we received your notice.

To say that we are opposed to this, is an understatement.


Here are the reasons:

1. The crime rate, with regards to armed robberies, in the center city area is already high. Open an establishment with axes and alcohol and that would not lend to a safe neighbourhood and this rate would undoubtedly, rise. We would certainly question the fact that an alcohol establishment in a residential area, would be advisable.
2. While there would be some onsite parking, the overflow parking would be on the street. This would be on the corner of Mayor and Merrymeeting, which would be quite dangerous for vehicle and pedestrian traffic. We already have an issue with parking on the corner of Mayor and Howley Ave. Ext. as there is a barbershop and a laundry/cleaning business and many neighbours have been discussing this issue as it is difficult for vehicles to see as well as pedestrians to cross the road. This is literally the next corner going south.
3. The intersection of Mayor and Merrymeeting is a very busy one. This has been well documented over the years and many accidents have taken place there. I am sure the RNC would have stats on this. The city had to reconfigure the lights in that area some years back due to high traffic.

To us, there are places for such establishments, but the center city, in a residential neighbourhood with very high traffic volume, is not the place for this establishment.

[REDACTED]





Sent from my iPad

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 1:42 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) 95 Merrymeeting Road

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:** Monday, July 20, 2020 12:40 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

I am writing in connection to the application of non-conforming use submitted by Jack Axes regarding 95 Merrymeeting Road. I live [REDACTED] doors down from the intersection of Merrymeeting and Mayor. I do not wish this business to be located here for several reasons.

1. There is insufficient parking. The business will have 6 parking spots, with 1-3 people working per shift, presumably taking up 1-3 of the designated spots, which leaves 3-5 for customers. The customers of this business will then need to find parking on side streets in this predominately residential area. Many people who live in the area require street parking and will now be competing for a parking spots with Jack Axes customers. This may prove particularly difficult in the winter.
2. My driveway is frequently used by motorists to turn their vehicles around. This is not a concern during the day but in the evenings this leads to bright lights shining in my living room and bedroom and dog barking and other commotion. I am sure this will increase as customers of Jack Axes seek parking or as taxi's come into the area to pick up customers.
3. The proposed hours and the serving of alcohol will lead to increased noise and activity in the area after business hours.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe  
**Sent:** Friday, July 17, 2020 4:20 PM  
**To:** Sheilagh O'Leary  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Karen Chafe; CityClerk  
**Subject:** Re: No to Jack Axes

Will do Deputy Mayor

Karen

---

**From:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Sent:** July 17, 2020 4:06 PM  
**To:** Karen Chafe <kchafe@stjohns.ca>  
**Subject:** No to Jack Axes

Karen,  
Can you kindly make a record of the phone comment I received?

[REDACTED] of [REDACTED] is opposed to the business proposal for Jack Axe's, corner of Mayor and Merrymeeting as it is a busy intersection and not appropriate for the area.

Thank you.

Get [Outlook for iOS](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe  
**Sent:** Monday, July 20, 2020 9:16 PM  
**To:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Cc:** Sheilagh O'Leary  
**Subject:** FW: (EXT) Message from [REDACTED]  
**Attachments:** VoiceMessage.wav

[REDACTED] of [REDACTED] Road left a message with Deputy Mayor O'Leary to advise of his opposition to the Jack Axes application for 95 Merrymeeting Road for various reasons, i.e. traffic safety (several accidents occurring at this intersection) and incompatibility with the residential neighbourhood.

Karen Chafe  
Acting City Clerk

---

**From:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Sent:** Monday, July 20, 2020 9:08 PM  
**To:** Karen Chafe <kchafe@stjohns.ca>  
**Subject:** Fwd: (EXT) Message from [REDACTED]

Karen,  
Please add this voice message opposition to the comments for Merrymeeting and Mayor Road application for Jack Axes business.

Thanks.

Get [Outlook for iOS](#)

---

**From:** Cisco Unity Connection Messaging System <[unityconnection@cmu01.stjohns.ca](mailto:unityconnection@cmu01.stjohns.ca)>  
**Sent:** Monday, July 20, 2020 5:54:42 PM  
**To:** [soleary@cmu01.stjohns.ca](mailto:soleary@cmu01.stjohns.ca) <[soleary@cmu01.stjohns.ca](mailto:soleary@cmu01.stjohns.ca)>  
**Subject:** (EXT) [REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:07 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) New business

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 8, 2020 12:21 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) New business

Hi, I'd like to give my input on Jack axes wishing to purchase the old needs convenience on Merrymeeting road.

I live on [REDACTED] street and I fully support the opening of any business wishing to operate in center city.

This is very exciting and our neighbourhood can use more small business

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:57 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) 95 Merrymeeting Road

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.

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

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 5:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Dear City Clerk,  
We understand that Jack Axes is hoping to purchase the building at 95 Merrymeeting Road. We would like to go on record supporting this. The owners and managers of Jack Axes have shown themselves to be very community minded people and they operate a unique and valuable business. We hope you will support this purchase.

[REDACTED]

[REDACTED] St.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.







78

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 1:05 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) FW: 95 Merrymeeting Road

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 12:59 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) FW: 95 Merrymeeting Road

Hello

I own [REDACTED] Road and would like to offer the following in relation to the application by Jack Axes re 95 Merrymeeting Road.

First and foremost I totally support mixed use neighborhoods. I love the idea of having businesses such as cafes, entertainment etc within walking distance. I think this is what neighborhood should look like.

My concern, which predates this application, is parking. Currently 90 to 110 Merrymeeting Road consists of 2 sets of attached homes. I believe only one of those homes has a driveway (1 car only) in front of it. There is a shared lane way between 100 and 98, as well as a laneway between 110 and 112 (which I believe 112 has claimed as their own). I also believe 90 -96 park behind their homes, which they can access via a lane from Mayor Avenue. That leaves about 3 on-street parking spots within proximity, across the street in front of 103-105, for the remaining homes, plus any visitor parking. A large portion of the potential on-street parking is eliminated by the garage entrance at 99-101 and no parking in front of 97.

I rent my home in that area and the main complaint from my tenants has been about the parking. This is without an additional business in the area. While I understand this business would have 6 parking spots on site, I don't know that this will meet the demand of 4 target lanes with multiple players plus staff – hopefully it will!

So how do we support a mixed use neighbourhood without sacrificing the needs of the residential tenants. We need to explore all options. Perhaps the laneway that runs behind these houses on Merrymeeting Road can be better utilized. I know this type of arrangement is used in other downtown areas... for example, there is one that runs parallel to Bonaventure Avenue, behind the attached housing there without driveways. I've attached a photo of that laneway, as

well as the laneway behind Merrymeeting Road. While the laneway at Merrymeeting Road is not as wide, if the electrical pole was moved, more people would be able to drive through to park in their backyards. Just a thought.

While I would be fine with the approval of the Jack Axes application, I hope someone can consider my comments about the laneway. Right now it is used quite frequently by the neighbours when they need to access their back yards. They basically park at the Mayor Avenue entrance of the laneway and carry things to/from their vehicles. I think if we could drive through the laneway, more of us would utilize this to actually park in our backyards, thus alleviating some parking issues.

Thank you for your time. If you have any questions I can be reached at 685-5453.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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) Feedback - 95 Merrymeeting Road - Jack Axes Proposal

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 8:30 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Feedback - 95 Merrymeeting Road - Jack Axes Proposal

**To the City of St. John's Mayor, Deputy Mayor, Counsellors and the Planning Department,**

My wife and I are strongly opposed to the application by Jack Axes to set up one of their establishments at **95 Merrymeeting Road**. Our immediate concern is the message that such establishments send to the community, that it is OK to participate in potentially dangerous activities such as axe throwing while under the influence of alcohol. An axe is clearly a deadly weapon in the wrong hands. The area is zoned residential and no such establishment should be allowed to set up in any residential neighbourhood.

One of our neighbours brought up a number of additional points that reinforce our opinion that this application must be turned down:

- The location is on a busy, somewhat dangerous corner/intersection.
- There are only 6 parking spots so there will likely be overflow parking on nearby residential streets such as Howley Avenue Extension where many young families and seniors reside.
- Once the business is established, it can easily request an extension of the operating hours. Once a bar closes, there is still closing up time so a 12:00 am closing could mean 1:00 am and a 1:00 am closing could mean 2:00 am etc. A later closing time means more time to consume alcohol and greater potential of people driving home over the legal limit. This also means more noise late at night in the immediate neighbourhood while families are trying to sleep.

- Normal bars have bouncers to control unruly behavior. How will such a situation be managed at a Jack Axes establishment (1 to 3 staff for 4 axe lanes and a bar)? A small number of staff can easily be overwhelmed.

We hope you will listen to the valid arguments of the citizens in the neighbourhood of 95 Merrymeeting Road and deny the application of the Jack Axes establishment.

Sincerely,

A large black rectangular redaction box covering the signature area.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:00 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) JACK AXES Property Purchase

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 6:57 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) JACK AXES Property Purchase

Hi,

I fully and completely support the intention of Jack Axes to purchase the property at 95 Merrymeeting Road. They have been wonderful members of the community during their time in downtown in the old TD building, and support many community initiatives and charities. We've missed them in the short time they've been closed. Please allow them to purchase this location as their community of axe throwers have been eagerly waiting for a new home for our league.

Thanks,  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:01 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) Jack axes / 95 merry meeting road

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

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 8:43 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack axes / 95 merry meeting road

To whom this may concern ,

I wanted to take this opportunity to tell you about my experiences with Jack Axes.

At 35 years old, My life was turned upside down, and I was in desperate need of making new friends. I found out about Jack Axes recreation throwing league and joined. It was honestly one of the best decisions I have made. The owners and staff are above and beyond responsible, respectful, and giving people. They support local beer, clothing, and have given to charity. They strive to create a sense of community with axe throwing , and they have succeeded in doing so.

I have been in throwing league since April 2019. I have met the most amazing caring and welcoming people, who accept anyone and everyone with open arms and hearts. In fact, my axe throwing friends are now my very best friends. It has grounded me, given me a healthy hobby, and I have never felt more welcome in all my life. These are good people, with good intentions and they are oh so respectful and responsible. Please allow them to take residence in 95 Merrymeeting road.

I can't wait to get back with my axe throwing family , and look forward to meeting more new people and welcoming them into our close knit community. Axe throwing at Jack Axes has changed my life for the better.

As a side note: If you've never been there, I look forward to hopefully meeting some of you in the future. Warning though: you will get addicted to everything they have to offer- amazing staff, amazing friends, craft beer, and axe throwing.

Thank you!

Sincerely,  
[REDACTED]

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, July 7, 2020 2:21 PM  
**To:** [REDACTED]; 'St. John's e-Updates No-Reply'; CityClerk  
**Cc:** Hope Jamieson; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) AGAINST: Application - 95 Merrymeeting Road

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:** Tuesday, July 7, 2020 1:00 PM  
**To:** 'St. John's e-Updates No-Reply' <no-reply@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>  
**Cc:** Hope Jamieson <hjamieson@stjohns.ca>  
**Subject:** (EXT) AGAINST: Application - 95 Merrymeeting Road

The proposed use of 95 Merrymeeting Road is a significant departure from the primarily residential character of the area and the facility plus bar would introduce noise and parking issues until late in the evening. I believe it is an inappropriate location for a Jack Axes facility and the application should be denied.

---

**From:** Public Notices [<mailto:PUBLICNOTICE@LISTSERV.STJOHNS.CA>] **On Behalf Of** St. John's e-Updates  
**Sent:** Tuesday, July 7, 2020 11:21 AM  
**To:** [PUBLICNOTICE@LISTSERV.STJOHNS.CA](mailto:PUBLICNOTICE@LISTSERV.STJOHNS.CA)  
**Subject:** Application - 95 Merrymeeting Road

City of St. John's Media Relations has issued the following:

=====

Public Notice

Tue, 2020/07/21 - 9:30am

Application - 95 Merrymeeting Road

**Application**

A Change of Non-Conforming Use Application has been submitted by Jack Axes to the change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

**Description**

The proposed business will occupy a floor area of 149 m<sup>2</sup> and will have four target lanes. The proposed hours of operation are Monday-Wednesday, 4-10 p.m., Thursday 4-11 p.m., Friday 4 p.m.-midnight, Saturday noon-midnight, and Sunday 2-10 p.m. The business will employ eight people with one to three people per shift. Six parking spaces are provided on site.

**Comment By**

9:30 a.m. July 21, 2020

**Comments**

Provide your comments to the Office of the City Clerk including your name and address to: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) or P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

**Council Decision Date**

August 4, 2020

**Additional Information**

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email [planning@stjohns.ca](mailto:planning@stjohns.ca).

[Location Map](#)

---

**DISCLAIMER**

To protect your privacy the City of St. John's has strict controls in place. Your e-mail address will only be used to subscribe to this e-mail update and for no other purpose.

Information contained in City of St. John's e-Updates is provided as a public service and solely for the user's information. Information is provided without warranty or guarantee of any kind, express or implied. The City of St. John's cannot guarantee that all information is current or accurate. Users should verify information before acting on it. The City of St. John's will not be liable for any loss or damages of any nature, either direct or indirect, arising from the use of information provided in this e-Update.

If you have any questions about City of St. John's e-Updates contact [accessstjohns@stjohns.ca](mailto:accessstjohns@stjohns.ca).

To unsubscribe from any City of St. John's mailing list, click the following link:

<http://www.stjohns.ca/eupdatesunsubscribe>

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 9:04 AM  
**To:** [REDACTED]  
Mayor; Sheilagh O'Leary; Hope Jamieson; Jamie Korab; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; dstaplteton@stjohns.ca; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Change of use request for 95 Merrymeeting Road

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:** Sunday, July 12, 2020 6:02 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; dstaplteton@stjohns.ca  
**Subject:** (EXT) Change of use request for 95 Merrymeeting Road

Dear Sir/Madam

I am strongly opposed to the application by Jack Axes to change the use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

As a nearby resident I feel I will be adversely impacted by the introduction of a drinking and axe throwing establishment into the neighbourhood. This kind of business belongs more properly in a strictly commercially zoned area without the high level of residential use that our neighbourhood has. A strictly retail street or mall venue would be more appropriate. I make this assessment partly based on Jack Axes' statement on its website: "Jack Axes is an expanding chain of urban hip axe throwing lounges. Founded on the belief that accessibility is powerful, we're attracting a new crowd to the sport we love."

This site at 95 Merrymeeting has formerly served the neighbourhood with food convenience stores. I believe businesses coming into this primarily residential neighbourhood should have a primary purpose of serving the residents of the adjacent community, and then only secondarily others from outside. It appears that Jack Axes intends to draw customers from all over the city with an attendant increase in traffic on neighbourhood streets. This raises the definite possibility of drivers operating vehicles after drinking. In a neighbourhood with many families, elderly and mobility-challenged residents, this can't help but create unnecessary increased risks for safety on public streets and crossings.

Further, closing hours ranging from 10 pm to midnight 7 nights a week for this drinking establishment can't help add to later night noise and commotion in the vicinity of this business impacting many of the nearby residents. With only 6 parking spaces on site, this business would most certainly create extra pressure on parking. As a venue of fairly limited size, there is the possibility that over-capacity customers would be waiting outside for an opportunity to enter creating the possibility for further noise and disruption in the vicinity.

Overall, this change of use application is a bad idea for the neighbourhood and I strongly request that city council turn this application down outright.

Yours truly,

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

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Planning  
**Sent:** Tuesday, July 14, 2020 2:38 PM  
**To:** [REDACTED]  
**Cc:** CityClerk; Garrett Donaher; Lindsay Lyghtle Brushett  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

[REDACTED] thanks for writing in. I am passing along your comment to the City Clerk for the record.

On-street parking spaces are not reserved for the nearest house, except in the case of a handicapped parking space. For residential permit parking, a permit allows the holder to park anywhere in the parking permit area but again does not reserve a particular space. I am copying this to our transportation engineer, Garrett Donaher, for his comment. I am also copying our supervisor of planning and development, Lindsay Lyghtle Brushett, for her information.

Thanks you.

Ken O'Brien

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's – Planning, Engineering and Regulatory Services  
John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor (but now working from home)  
Mail: PO Box 908, St. John's NL Canada A1C 5M2  
Phone 709-576-6121 (rings to my home) Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 11:07 AM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** (EXT) Jack axes going in

Hi my name is [REDACTED] I live at [REDACTED] right across from where they want to put Jack Axes. I have no problem with them putting it in, the only thing that bothers me is if I would lose my parking spot. I park on street and have been here for over 30 years, so if my parking space in front of my door is safe it does not bother me for them to move in. Thank you  
Get [Outlook for iOS](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 11:27 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) 95 Merrymeeting Road

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:** Friday, July 10, 2020 11:09 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Hi, I want to submit a comment about the proposal for Jack Axes at 95 Merrymeeting Road.

I own a rental property on Edinburgh Street. This business would be great for my tenants and other residents in the area. I feel this is a great location for a Jack Axes.

[REDACTED]

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 2:25 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) RE: 95 Merrymeeting Rd.

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 14, 2020 11:29 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) RE: 95 Merrymeeting Rd.

[REDACTED]

To Whom it May Concern:

I am totally against this establishment opening in my neighborhood.

I do not agree with having Jack Axes opening up in a Largely resident area. I'm not comfortable with the drinking they have on their premises & I also have concerns about the parking. There are only 6 parking spaces available & where will the overflow of patrons park? Probably on my street where parking is currently limited

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:00 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) Application for 95 Merrymeeting Road/COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | dailynebraskan.com

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 9:50 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for 95 Merrymeeting Road/COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | dailynebraskan.com

To the City of St. John's mayor, deputy mayor, counsellors and the planning department,

First let me state upfront that I am fully OPPOSED to the application by Jack Axes at 95 Merrymeeting Road. I have also discussed this with neighbours who have voiced their concerns.

My concerns are as follows:

- this type of business, axes with alcohol, in a quiet residential neighbourhood I feel is totally not appropriate;
- the safety of residents and the clientele are at issue;
- the location is on a busy, somewhat dangerous corner/intersection;
- with only 6 parking spots there will likely be overflow parking in nearby residential streets where many young families and seniors reside;
- once the business is established it can easily request an extension of the operating hours;
- once a bar closes there is still closing up time so 11 pm closing could mean in real time 12 am.

My questions are as follows:

- with 1-3 staff on site managing 4 axe lanes and a bar, who will control any negative behaviour if things get out of hand?
- can clientele bring their own axe(s) and if so how will safety be ensured transporting it to and from a car parked on a residential street?
- what about noise violations, who will control this?

I may have other concerns and questions come to mind later. Will there be a public consultation on this proposed application?

In the meantime I would appreciate your open consideration of the concerns and questions I have noted above.

Furthermore, I have attached an article for your perusal and consideration.

Regards,



COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | [dailynebraskan.com](http://www.dailynebraskan.com)

[http://www.dailynebraskan.com/opinion/counterpoint-axe-throwing-bars-are-a-reckless-new-fad/article\\_1b299848-19fe-11e9-b8d9-071b368f3e1c.html](http://www.dailynebraskan.com/opinion/counterpoint-axe-throwing-bars-are-a-reckless-new-fad/article_1b299848-19fe-11e9-b8d9-071b368f3e1c.html)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:06 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) 95 Merrymeeting road - Jack Axes

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 8, 2020 10:00 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting road - Jack Axes

To Whom it May Concern,

I'm writing in regards to entering into the record my feelings about the proposed move to allow Jack Axes to take over the facility on Merrymeeting Road.

I grew up in this area, I went to the Bishop Abraham, Bishop's College and Holy Cross. I lived on Pennywell Rd, and as I'm sure you know, with so many schools in the area we spent a lot of time around the area. I had friends who grew up on Merrymeeting Rd. My dad took me to the barber shop just down the road (when hair cuts only cost \$10), and My mom worked at the Hub. While I will admit that I don't work/live in the area now, it does hold a fair bit of memories for me.

I can't imagine a better option than Jacks to move into that neighborhood. I've been a member of Jack Axes for almost 4 years, joining friends and family at the old location in Downtown St. John's every Monday night. Adrian one of the owners of the company, is amazing, couldn't be a nicer guy, and he cares about the area he lives in. The pillars of Jack Axes is not just to make money, but to build a community from helping downtown, to charities in the community to working with our local beer suppliers to give them a front an center place on the bar. Jacks is about community from start to finish.

I could mention how that area is struggling for new business, I don't remember the last time I noticed something in 95 Merry Meeting Rd. Or I could talk about the impact of COVID-19 on small business, or how the City seems to love to take advantage of small business, but I think that's been beaten to death. After Snowmageddon and now COVID-19, I think it's time for the City to redirect efforts to encourage small Newfoundland owned business make them feel home, and get people excited about buying local again.

I highly encourage the city take everything into account, and give Jack's the permit to open it's new location and service Newfoundland and Labrador.

Thank you,

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:49 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) Jack Axes

Good Afternoon Ms. [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.

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes

To whom it may concern:

Hello,

My name is [REDACTED] [REDACTED] and I wanted to send a note to express my support and excitement for Jack Axes to find a new venue. I know they are looking to purchase 95 Merrymeeting Road and I just think it would be a great addition to that neighborhood. (And to the city at large!) The owners of the business are intelligent, business savvy folks who have built one of the most positive and inclusive communities that I've ever been a part of!

Thank you!

[REDACTED] [REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:45 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) The Guv'nor patio

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.

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

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

**From:** [REDACTED] >  
**Sent:** Tuesday, July 7, 2020 2:33 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) [REDACTED]

I see no reason this shouldn't be allowed.  
This is not a loud downtown establishment.  
People should have the choice to sit outside and eat if they so choose.

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:**



Thursday, July 16, 2020 6:37 PM

**To:**

CityClerk

**Subject:**

(EXT) 95 Merrymeeting Road

My name is [REDACTED] [REDACTED] and I live at [REDACTED] [REDACTED] St. John's.

I hope that Jack Axe's will be approved to open in my neighborhood. I recall some councillors talking about mixed use neighborhoods and I really like the idea of that and I believe Jack Axe's would be a good fit. I don't think parking will be an issue (the building does come with some parking but I feel people should be encouraged to use other modes of transportation. The Route 10 is a major bus route that services Merrymeeting regularly 👍).

I really hope council gives this business a chance to continue to do the work they love and thrive in a new area. Thank you.



## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 1:14 PM  
**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) Property at 95 Merrymeeting Road

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

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

**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 1:01 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Property at 95 Merrymeeting Road

I disagree with the application submitted by Jack Axes to change the use of 95 Merrymeeting Road to a place of Amusement for an axe throwing range and a recreational liquor licence...my name is [REDACTED] and I live at [REDACTED]

As written prior, I disagree with this type of establishment being created on that property simply because our neighbourhood is noisy enough..Mayor Avenue is a main route to both hospitals and both types of traffic (speeding vehicles and pedestrians) are heavy day and night .....there is loud, noisy, drunk traffic during the night with party people and revellers coming up from downtown ....so from my opinion..enough is enough! Another reason for disagreement of this type of establishment...there is limited parking there on that property and on properties in general in this area so some residents who depend upon street parking would not have use of street parking because the same spaces would be also open to Jack Ax customers. I hope this decision is not accepted. Thanks, [REDACTED]

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:42 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) 95 Merrymeeting Road

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:** Sunday, July 19, 2020 10:55 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Good morning

I object to the change of use for 95 Merrymeeting. This is a neighbourhood with a few 'rooming houses' and the people there do not need to have easy access to alcohol. I really do not want to see a licensed establishment on our street, we have enough issues already.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 9:18 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) Application 95 Merrymeeting Road

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.

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

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 5:42 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application 95 Merrymeeting Road

I am hereby expressing my opposition to wish the application for a Bar and Lounge and Axe Throwing Facility at 95 Merrymeeting Road on a number of grounds.

This is a residential neighbourhood and is not an appropriate place for a bar. There are already bars within walking distance, for example, at Churchill Square and Cookstown Road. That is quite sufficient for the area.

Merrymeeting Road has at least one half-way house on it. It would be unfair to the residents to expose them to such temptation close at hand. The area also seems to have more than its fair share of disturbances. It seems there is hardly a week goes by without multiple cop cars showing up. It would seem unwise to add a Bar and Lounge to the mix.

I notice that the application is for a Bar and Lounge with Axe-throwing. That sounds like a weird combination with such an apparent potential for accidents that I'm surprised it would even be considered.

I also have a few questions. If the Axe-Throwing activity is not successful would the Bar and Lounge still be allowed? (I have heard that this business was previously situated on Water Street and failed there). If so is this perhaps a backward way of getting a bar licence for the longer term? So in summary: Axe throwing if you must. Bar and lounge

Yours Truly,

A large black rectangular redaction box covering the signature and name of the sender.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 10:56 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) 95 Merrymeeting Rd, Jack Axes proposal

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

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

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 9:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Rd, Jack Axes proposal

I wish to state my concerns regarding the proposal referenced in the subject line.

I believe that this proposed use is not at all a good fit to the neighbourhood.

1. This neighbourhood is for all intents and purposes a residential entity. Close by there is a supermarket, a take-away food service, an automobile service and a cleaning service; there were in recent history a barber shop and a dance studio. While personally I would have liked to have seen a small neighbourhood pub with limited pub hours placed in the area within convenient walking distance, an establishment such as a Jack Axes does not fit my definition. A look at their website shows the types of activities proposed, and these activities involve larger numbers of younger individuals entertaining themselves in a competitive manner. Such competition can and often results in excessive and unwanted noise levels for the neighbourhood.

2. There are 4 general and 2 disabled parking spaces for this property as seen on the diagram accompanying the City's notice. Assuming a minimum of 3 reserved for employees (a manager, a bartender, and an axe handler), a maximum of 3 spaces are available for customers, 2 of whom would be disabled. This is hardly adequate for a liquor-serving entertainment establishment in this city.

3. It is generally the case, in my opinion, that applications such as this represent the "thin edge of the axe" (if you will pardon the pun) in that in many cases, the initial applications for liquor service in an establishment up to the hours of midnight are eventually followed by applications for operations to later hours extending well past midnight. These are often granted if the applicant has a "reasonable" argument, and such decisions often guided by precedent.

For these reasons, I must state my objections to the proposal and look forward to the proposal being denied.

[REDACTED]

[REDACTED]

--

This email has been checked for viruses by Avast antivirus software.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7C%7C1f050ff794364635c9d108d82d14f5f0%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637308915330963902&sdata=05zn%2FhM7PF8WyuBzckoBBdywpKxDifHrhhE1NNjDiIM%3D&reserved=0>

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 9, 2020 11:54 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Hope Jamieson; Jamie Korab; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; dstaplteton@stjohns.ca; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Re-zoning Request - 95 Merrymeeting Road

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.

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

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 8, 2020 7:00 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; dstaplteton@stjohns.ca  
**Subject:** (EXT) Re-zoning Request - 95 Merrymeeting Road

Sir or Madam:

I wish to voice my opposition, in the strongest possible way, to the application cited below for an Ax Throwing establishment at 95 Merrymeeting Road. While my deep concerns are many, I have summarized them within 3 categories:

§ Alcohol service 7 days-a-week in a high-density residential area.

1. The risks associated with takeaway beer sales at the previous corner store establishment cannot be compared with on-site alcohol consumption.
2. How can 1 or even 2 employees manage any potential negative behaviors associated with alcohol consumption within the nearby neighbourhood?
3. Could the possession of a "recreational" alcohol vending licence facilitate installation and operation of video gambling stations?

4. The sale and consumption of alcohol at 95 Merrymeeting Road will seriously limit the occupancy options for the adjacent property at 27 Mayor Avenue which was last used as a Dance School.

§ Parking for 6 vehicles [at the immediate corner of a traffic signal-managed intersection].

1. I can only assume that a “four target lanes” establishment could facilitate from 8-16 players. Combined with working staff, “next bookings” and onlookers, 6 parking spots will result in very significant “spillover” parking to scarce adjacent residential parking. Much of the area is currently parking-restricted or area-designated, while Blatch Avenue is a designated winter snow route. The few, available, neighbourhood, on-street parking spots are used by residents with NO driveways or nearby alternatives.
2. The previous occupant had configured 5 general parking spots and 1 disabled parking spot. Would the applicant be required under, current regulations, to provide this sole disabled parking spot and are we now entertaining not 6, but 5 general parking spots?
3. Five of the six noted parking spots will inevitably lead to cars backing into double lanes of traffic heading east on Merrymeeting Road.



§ Area Traffic

1. Any patrons attempting to access parking from the east will have to cross 2 lanes of traffic at the signal-managed intersection of Merrymeeting Road and Mayor Avenue.
2. Traffic volumes along Merrymeeting Road are quite significant. Exact numbers are available from the City of St. John's Dept. of Planning, Engineering & Regulatory Services as part of Land Use Impact Assessments and Land Use Impact Reports for various neighbourhood-area developments.
3. Several years ago the traffic signals at the Merrymeeting/Mayor intersection were removed and replaced with a 4-Way Stop. In less than 12 months, the signals were re-installed after several vehicle accidents including a serious car/house collision.

In conclusion, I feel this request **must** be denied for the vehicular and social safety reasons outlined. I appreciate the opportunity to have input to the process and I thank you, in advance, for confirmation of receipt of this communication.

Regards,



  
PS: If you have any questions or clarifications, please feel free to contact me at 

Attachment:

Public Notice

Tue, 2020/07/21 - 9:30am

Application - 95 Merrymeeting Road

**Application**

A Change of Non-Conforming Use Application has been submitted by Jack Axes to the change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

**Description**

The proposed business will occupy a floor area of 149 m<sup>2</sup> and will have four target lanes. The proposed hours of operation are Monday-Wednesday, 4-10 p.m., Thursday 4-11 p.m., Friday 4 p.m.-midnight, Saturday noon-midnight, and Sunday 2-10 p.m. The business will employ eight people with one to three people per shift. Six parking spaces are provided on site.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:38 AM  
**To:** [REDACTED]@ [REDACTED]  
**Cc:** Ann-Marie Cashin; Andrea Roberts; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** FW: (EXT) Fwd: I am sharing '95 Merrymeeting Rd' with you  
**Attachments:** 95 Merrymeeting Rd.docx

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 17, 2020 1:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: I am sharing '95 Merrymeeting Rd' with you

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Tue., Jul. 14, 2020, 12:31 p.m.  
**Subject:** I am sharing '95 Merrymeeting Rd' with you  
**To:** [REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:30 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) Jack Axes Application for 95 Merrymeeting 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.

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

**From:** [REDACTED]  
**Sent:** Friday, July 17, 2020 6:11 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes Application for 95 Merrymeeting Rd.

Hi,  
I oppose the application to allow Jack Axes to open a bar at 95 Merrymeeting Rd. There is no on street parking in the area. As stated in the application there are only 6 off-street parking spaces available. This is certainly not adequate parking for this type of establishment and will lead to congestion on the lot for dropping off and picking up customers. The lot is also on a very dangerous intersection. There have been quite a number of accidents at the intersection even though it is controlled by traffic lights. Also it is a low income residential area. There are a number of children in the area and the noise that will be generated by this type of establishment will be unacceptable at times. An establishment of this type is not appropriate for the area. Thank you for considering my opposition to this request.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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) Jack Axes 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

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

**From:** [REDACTED]  
**Sent:** Monday, July 13, 2020 10:14 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes application

I am a former resident of Merrymeeting Road and have relative(s) still living a short distance from the proposed Jack Axes facility.

I implore the City of St. John's to not put this business in the middle of a residential area. I'm sympathetic to the business owners search for an affordable venue but the lack of parking associated with this property should be reason alone to decline it. With only six spaces being declared, it is likely there will be more than 6 patrons in the establishment at any given time seeking parking spaces. The neighbourhood itself has almost no residences with driveways and therefore rely on the street parking that will be surely snapped up by this business on a daily basis. It is being placed on an intersection that has seen multiple accidents at the traffic light. When you add to this the fact that this neighbourhood is a fairly quiet older heritage area of the city, this business does not fit in with the it. Regardless, of the high rent business owners are facing, this should not be a reason to allow them to infiltrate more affordable areas where the business does not fit in.

Regards  
[REDACTED]

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:04 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) merrymeeting rd bar

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:** Thursday, July 16, 2020 10:38 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) merrymeeting rd bar

Hello There,

I am writing with objections to the proposal of an axe throwing bar on Merrymeeting road. This is a residential neighborhood with many elderly long term home owners and young families with children trying to sleep. Putting such an establishment would be disadvantageous to their well-being and safety. The noise and fights that could come out of this installation is not fair to the residents of this area - whatsoever. It's NOT George street. The concept is in fact ridiculous. My 92 year old Nan lives directly across from this property and I grew up next door.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:44 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) Re: 95 Merrymeeting 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.

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

---

**From:** [REDACTED]  
**Sent:** Sunday, July 19, 2020 3:16 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re: 95 Merrymeeting Rd.

Dear Council,

Please accept these remarks as my full support of the proposed non-conforming use of Jack Axes with the subject property. This is a great use of a currently derelict building that will provide economic stimulus in the city. As a resident of the West End, I fully endorse this proposal and wish to see this and similar projects continue to be approved by the city.

Sincerely,  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, July 7, 2020 2:19 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) 95 Merrymeeting Road

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.

Your personal information, including name, will be redacted.

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 11:44 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

We need a laundry mat not another drinking place keep all that downtown.....that's all we need in a residential area .....nope!!!!.....I would like to be anonymous.....but we don't need this .....there is not one laundry mat in st johns or mount pearl!!!!!!!

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Garrett Donaher  
**Sent:** Wednesday, July 15, 2020 10:43 AM  
**To:** CityClerk; Lindsay Lyghtle Brushett  
**Subject:** FW: (EXT) Re: Jack Axes going in at 95 Merrymeeting Road

FYI

-Garrett

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 10:40  
**To:** Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>  
**Subject:** (EXT) Re: Jack Axes going in at 95 Merrymeeting Road

Hi understand that it's each there own with on street parking, I have a handicap parking in front of my house allso, which I know it's up for grabs to any one allso. But we have been here for over 30 years and everyone around our area has picked a spot to park and we don't take each other's parking spot, that's just respect from all our neighbors. It would be awesome to see something to go into that empty spot. Like I said as long as the owner can respect the people that has lived here for along time. I would even visit Jack axes sounds like fun. Thank you

Get [Outlook for iOS](#)

---

**From:** Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>  
**Sent:** Wednesday, July 15, 2020 10:21:02 AM  
**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>; [REDACTED]  
[REDACTED] <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

Good-day all,

Just a minor correction to Ken's note: we do not reserve accessible spaces for the adjacent owner either. The City does not reserve any on-street parking spaces.

-Garrett

---

**From:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>  
**Sent:** Tuesday, July 14, 2020 14:38  
**To:** [REDACTED]  
**Cc:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>; Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

Ms. [REDACTED] thanks for writing in. I am passing along your comment to the City Clerk for the record.

On-street parking spaces are not reserved for the nearest house, except in the case of a handicapped parking space. For residential permit parking, a permit allows the holder to park anywhere in the parking permit area but again does not reserve a particular space. I am copying this to our transportation engineer, Garrett



Donaher, for his comment. I am also copying our supervisor of planning and development, Lindsay Lyghtle Brushett, for her information.

Thanks you.

Ken O'Brien

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's – Planning, Engineering and Regulatory Services  
John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor (but now working from home)  
Mail: PO Box 908, St. John's NL Canada A1C 5M2  
Phone 709-576-6121 (rings to my home) Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 11:07 AM  
**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>  
**Subject:** (EXT) Jack axes going in

Hi my name is [REDACTED] I live at [REDACTED] right across from where they want to put Jack Axes. I have no problem with them putting it in, the only thing that bothers me is if I would lose my parking spot. I park on street and have been here for over 30 years, so if my parking space in front of my door is safe it does not bother me for them to move in . Thank you  
Get [Outlook for iOS](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 12:52 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) Proposed JackAxes on Merrymeeting Rd

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 9:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Proposed JackAxes on Merrymeeting Rd

Dear Members of the Committee,

I am writing to offer my comments in opposition to the application by JackAxes to change 95 Merrymeeting Rd to a place of amusement for an axe throwing range and recreational liquor license.

The proposed location is in the middle of a highly residential area. The business has suggested limited off-street parking and business hours that specifically lend themselves to evening recreation with alcohol. As a resident, I have seen the substantial development of this neighbourhood in the past 15 years with an increase of young families with very young children who, rather than renting short term, invest in this neighbourhood. It has developed into a quiet, residential community and it is attracting residents for that very reason. Residents have made significant property investments to create a well-tended, safe, and quiet environment and those living here appreciate the community feel within central St. John's.

Concerns regarding the proposal are as follows:

- the lack of significant off-street parking (combined with the existing traffic of Merrymeeting Rd) will mean that the surrounding residential streets will be used for that purpose; parking availability, snow clearing, and safety on our narrow streets is already a concern for residents particularly in the winter months
- there will be a significant increase in foot and car traffic from afternoon until 10:00pm-Midnight contributing to a potentially unsafe and noisy environment for local residents and their children
- the increase of traffic flow from 4.00pm will coincide with return travel from the area's elementary schools and after-school recreation programs and the late night (10:00pm/11:00 weekday; Midnight weekend) closing will significantly disrupt local residents
- the approval of a business liquor licence in this neighbourhood is a decided step backwards and again, has a significant likelihood to contribute to late night noise and the accompanying concerns that are not suitable to a business in a residential area
- axe throwing parties are often group events, increasing the likelihood of noise and foot/car traffic in the area

Thank you so much for considering these concerns as they relate to this application,

All best wishes,

[REDACTED]

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:54 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) 95 Merrymeeting Road - Jack Axes

Good Afternoon [REDACTED] [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.

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:41 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road - Jack Axes

Hello,

I am a long standing member of the Jack Axes Axe Throwing League (2 x Rec League Champion) and I have to strongly recommend them in use of this space.

Adrian is one of the smartest and easy going guys I know and this business attracts nothing but positivity and inclusion.

We as an axe throwing community along with Jack Axes support numerous charities in the province as well as accept everyone no matter where they come from.

To have this space used by Jack Axes would mean a lot to me and countless others as it has become more than throwing axes to us all. It's a place to meet new people and compete in friendly games with one another.

Please consider them!

Thanks,  
[REDACTED] [REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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) Re: 95 Merrymeeting Road

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 9:28 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re: 95 Merrymeeting Road

To whom it may concern,

We write in relation to the application for a change of non-conforming use filed by Jack Axes for 95 Merrymeeting Road.

We have lived at [REDACTED] for approximately 4.5 years and welcome new development in the neighbourhood. We do, however, have some concerns regarding the above-noted application.

Our primary concern relates to parking overflow on Mayor Ave, particularly on the even numbered side. Because so many residents rely on on-street parking in this area, there is already limited parking on our street. As such, there is currently no capacity for any overflow parking from guests of Jack Axes. This is especially the case during the winter months, when the snow further limits the parking capacity of our street. We therefore request that you consider implementing permit parking on Mayor Avenue to allow residents to have exclusive access to on-street parking if this application is approved.

Secondly, we are concerned about evening noise generated both by the establishment itself and guests congregating outside of the establishment. As parents of a toddler who goes to bed at 7:00 p.m., we are extremely concerned that the proposed hours of operation will interfere with her and our sleep patterns. We respectfully request that conditions be put in place to limit the noise generated by the establishment, including reducing the sound of the axes making impact with a wall and the noise generated by guests both inside and outside the establishment. Given the high impact and low frequency of the strike of an axe and the nature of sound transmission, there will be a significant projection and dispersion of this sound in our neighbourhood. Because there will be hundreds or thousands of axes thrown each day, strict measures must be put in place to reduce or eliminate any negative impact on our neighbourhood.

Finally, we request that Jack Axes' evening hours of operation be restricted to a 10:00 p.m. closing time to further

reduce any negative impact that this establishment will have on neighbourhood residents. We are also concerned that the proposed hours not be expanded should another corporate entity take over the building in the future. We query whether there is a mechanism by which the hours approved for Jack Axes can be locked in place in the event that another business occupies the property in the future.

As noted above, we welcome new development in our neighbourhood and we believe that Jack Axes could make a very positive contribution to our neighbourhood provided that proper measures are put in place to mitigate any negative impact on residents.

We thank you for your time and consideration.

Yours very truly,

A large black rectangular redaction box covering the signature area.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:43 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) 95 Merrymeeting Road

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:** Sunday, July 19, 2020 12:33 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

I live on [REDACTED] [REDACTED] [REDACTED] close proximity to the proposed establishment. I support the property being reclassified to allow the axe throwing facility. Consideration should be made regarding where people allowed to park on the street....maybe new signage at intersections.

Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:01 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Sheilagh O'Leary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 95 Merrymeeting road proposal

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

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

**From:** [REDACTED]  
**Sent:** Thursday, July 16, 2020 7:54 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting road proposal

July 16, 2020

Good day,

My name is [REDACTED] and I am a home owner on [REDACTED]. I am writing in regards to the application for a change use at 95 Merrymeeting road. I do not support an establishment that serves alcohol to occupy this space. This is a neighbourhood where there are many seniors and families. I'm very interested in accessible development that brings social opportunities to everyone. Jack Axes is an establishment that serves a small group of our population and having been there myself, I understand that first hand. It would be physically located in our community neighbourhood but not serving it. For this reason I oppose this change.

With thanks and understanding.

Best

[REDACTED]

Disclaimer: 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.



Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:04 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) Jack Axes application to buy 95 Merrymeeting Rd.

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 10:39 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes application to buy 95 Merrymeeting Rd.

To whom it may concern,

I am writing today to express my support of Jack Axes' bid to purchase the property at 95 Merrymeeting Rd. I am a lifelong resident of the east end of St. John's. I have been to Jack Axes several times since their opening, and began participating in leagues there on Water Street in the summer of 2019. Jack Axes is a wonderful, community-focused, business owned and operated by responsible, friendly people. It provides a fun, prosocial, inclusive, and engaging atmosphere for adults of various walks. Any community would stand to benefit from having a business like this in their area!

Kind regards,  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 10:50 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) 95 merry meeting 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.

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

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 8:48 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 merry meeting rd

Good day, the parking on merry meeting is bad enough now. Some houses have 2 or 3 cars, and many nights I have to leave because I cant park by my house I pay taxes on for 140 grand which is only worth 50. It seems to me we should have permits, all around have them and when they are stuck they park by my house, BUT I CANT PARK ANYWERE ELSE. There is a big parking lot at st georges court but you cant park there. Merry meeting is a free for all. If I were not stuck and I mean stuck I would be gone.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

July 221, 2020

Re: 95 Merrymeeting Road

Dear City Clerk,

Please be advised that the application submitted by Jack Axes for 95 Merrymeeting Road draws concern with regards to parking.

The parking lot at 95 Merrymeeting Road has limited parking spaces. As a business owner, I am concerned that our parking lot will be used by participants which will create problems with regards to snow clearing, etc.

Please take my concern into consideration.

Thank you,

[REDACTED]  
[REDACTED]  
[REDACTED]

### NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 4, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>36 Cabot Avenue</b> Residential Battery (RB) Zone Ward 2	<p><b>Application</b> An application has been made to subdivide property at 36 Cabot Avenue to create two additional building lots which will front Battery Road.</p> <p><b>Description</b> Each dwelling will be a 3 storey Single Detached Dwelling with an inhouse garage and meet the Residential Battery (RB) Zone Requirements. A Land Use Assessment Report (LUAR) subject to the St. John's Development Regulations has been submitted and is advertised for review.</p>	21 Submission Received (attached)	It is recommended to approve the application subject to meeting all applicable regulatory requirements.

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

---

Jason Sinyard, P. Eng, MBA  
Deputy City Manager,  
Planning, Engineering and Regulatory Services

## 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]



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 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

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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]

---

[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:

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 9:51 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]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 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]

[REDACTED] 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

## 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]

**Disclaimer:** 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.

## 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 8:47 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.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## 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](mailto: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.



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**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 suburbanisation 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]

**Disclaimer:** 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

## 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.



Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

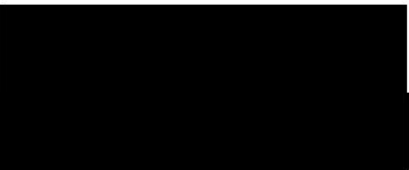
## Karen Chafe

---

**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;



---

**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.



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## 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](#)

**Disclaimer:** 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.

## 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

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**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] this newsletter  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Result of E-Poll – July 29, 2020

### 36 Cabot Avenue

Residential Battery (RB) Zone

Ward 2

An application has been made to subdivide property at 36 Cabot Avenue to create two additional building lots which will front Battery Road.

Councillor	Agree	Disagree	Did not Vote
Mayor Breen	X		
Deputy Mayor O’Leary	X		
Councillor Burton			X
Councillor Lane	X		
Councillor Hickman	X		
Councillor Hanlon	X		
Councillor Stapleton	X		
Councillor Jamieson			X
Councillor Korab	X		
Councillor Froude			X
Councillor Collins	X		

# DECISION/DIRECTION NOTE

---

**Title:** Approval of Discretionary Use and Temporary Parking Relief for an Outdoor Eating Area and Lounge  
115 Duckworth Street  
DEV2000099

**Date Prepared:** August 4, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

---

**Decision/Direction Required:**

To approve the Discretionary Use application and request temporary parking relief for an Outdoor Eating Area and Lounge at 115 Duckworth Street.

**Discussion – Background and Current Status:**

An application was submitted to add a temporary Outdoor Eating Area and Lounge to the “The Vu” Eating Establishment at 115 Duckworth Street. This application is a Discretionary Use as the property is located within 150 metres of a Residential Zone, Apartment Zone, Church, or a School. The proposed Use was advertised subject to Section 5.5 of the Development Regulations.

The proposed outside patio area will be a temporary until September 30, 2020, with an area of 74.31 m<sup>2</sup> and will operate 11:30 a.m. to 10 p.m., 7 days a week, weather permitting. The proposed Outdoor Eating Area and Lounge would require 8 parking spaces; however, parking relief is requested as this is a temporary extension.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 5.5, Section 7.21(5) and Section 9.1.1.
5. Privacy Implications: Not applicable.

**ST. JOHN'S**

6. Engagement and Communications Considerations: Discretionary Use advertised Subject to Section 5.5.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for Outdoor Eating Area and Lounge at 115 Duckworth Street subject to meeting all applicable regulatory requirements.

That Council approve the temporary parking relief of 8 parking stalls to accommodate the Outdoor Eating Area and Lounge.

**Prepared by:**

Ashley Murray, Development Officer II

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services





**SUBJECT PROPERTY**



DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\2020 projects\115 duckworth street.mxd



# DECISION/DIRECTION NOTE

---

**Title:** Approval of Discretionary Use and Parking Relief for Outdoor Eating Area and Lounge  
4 Cathedral Street (288-290 Duckworth Street)  
DEV200095

**Date Prepared:** August 4, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

---

## **Decision/Direction Required:**

To approve the Discretionary Use application and request parking relief for the extension of a deck for an Outdoor Eating Area and Lounge at 4 Cathedral Street.

## **Discussion – Background and Current Status:**

An application was submitted to extend the outdoor Eating Area and Lounge at 4 Cathedral Street. This is a Discretionary Use as it is located within 150m of a Residential Zone, Apartment Zone, Church, or a School. The proposed extension is approximately 23.3 m<sup>2</sup>, for a total patio area of 32.2 m<sup>2</sup>, which is located on the northwest side of the property. Hours of operation will be noon to 10 p.m., seven days a week and outdoor speakers are proposed.

The proposed Use was advertised subject to Section 5.5 of the Development Regulations and public submissions were received. Several of these submissions had concerns regarding the proposed outdoor speakers. The removal of trees on site was also a concern, but the applicant has confirmed no trees will be removed during construction.

As this is considered to be an extension to the existing floor area, parking relief for 1 parking space is requested. The applicant has provided the following justification for parking relief: the central location in the downtown area is ideal for foot traffic that does not rely heavily upon parking for restaurant goers; there is a significant amount of parking in the immediate area, and with reduced numbers going to the restaurant even in the context of the additional outdoor space, the aggregate need for parking is less than under 'normal' circumstances; and due to the position of the property both occupying a corner lot, and being primarily on a steep sloped street there is no practical possibility to add an additional parking space.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 5.5, Section 7.21(5) and Section 9.1.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Discretionary Use advertised Subject to Section 5.5.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for the deck extension for an Outdoor Eating Area and Lounge at 4 Cathedral Street (288-290 Duckworth Street) subject to meeting all applicable regulatory requirements. The use of outdoor speakers will not be permitted.

That Council approve parking relief for 1 parking space at 4 Cathedral Street (288-290 Duckworth Street).

**Prepared by:**

Andrea Roberts, P. Tech, Senior Development Officer  
Planning, Engineering & Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services





**SUBJECT PROPERTY**

MASONIC TERR

CATHEDRAL ST

DUCKWORTH ST

288

286

284

280

278

275

277

279

281

283

285

164

166

168

170

167

6

7

5

185

183

INST

CEM

CCM

CCM

CCR

INST

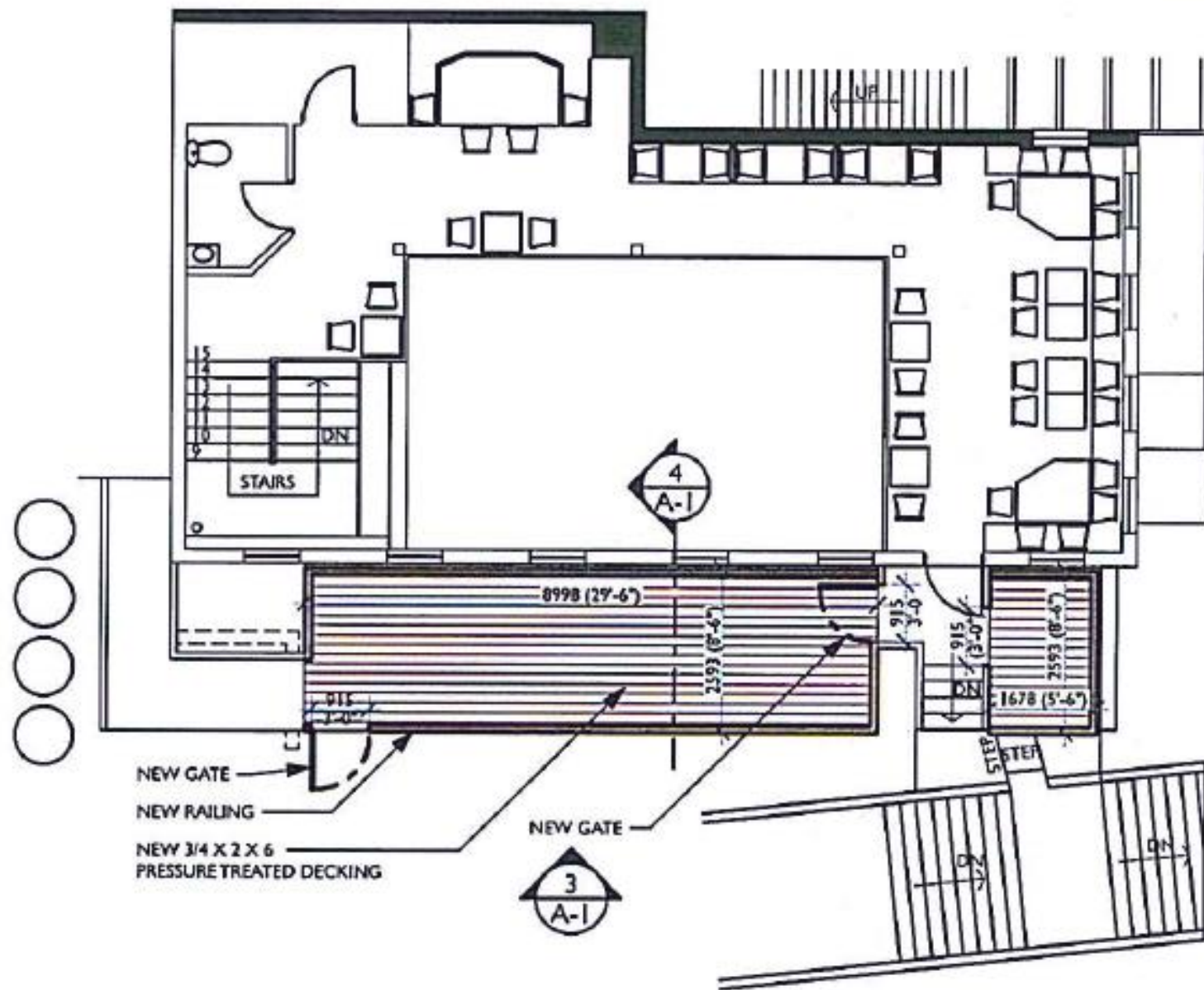
O

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2020\dev2000095-288 duckworth street.mxd

CITY OF ST. JOHN'S





② LEVEL 2 FLOOR PLAN W/ PROPOSED GARDEN DECK "A"  
SCALE 1:100

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:42 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) 4 Cathedral St.

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:** Sunday, July 19, 2020 10:14 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 4 Cathedral St.

This feedback is for the Discretionary Use Application that was submitted by No. 4 Restaurant. I feel comfortable with the deck size but I feel outdoor speakers should not be allowed. Speakers encourage people to speak louder. There are residents with children who live close by (Willicott Lane for example). Many children go to bed at 8pm or earlier. On warm evenings when one needs bedroom windows open for air flow in order to sleep well, the noise from the deck could be a hindrance for an essential night of rest.

Sincerely,

[REDACTED]

[REDACTED]

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** [REDACTED]  
**Cc:** [REDACTED] CityClerk  
**Subject:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
RE: (EXT) 4 Cathedral Street 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:** Monday, July 20, 2020 7:53 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 4 Cathedral Street Application

Re: 4 Cathedral Street

With respect to the Discretionary Use Application by the No.4 Restaurant, I am concerned that the outdoor eating area will increase noise in the neighbourhood.

Given current health restrictions, I understand that restaurants will want to build outdoor eating areas. As such, I do not object to the outdoor eating area. However, I do object to the outdoor speakers and to the late hours proposed (until 10 pm), seven days a week.

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Monday, July 27, 2020 10:24 PM  
**To:** CityClerk  
**Subject:** (EXT) Regarding the deck and speakers proposal by No. 4 Cathedral Street

To the attention of the City Clerk, and Council Members:

I strongly oppose the proposed creation of such a large deck in the small green space behind the restaurant. I know that space well, I own a house just up the hill from the establishment. I like the restaurant very much, but I oppose the proposal.

First, the proposed size of the deck is very large. Too large. I walk past and through that space often. I cannot see how they could build such a large deck there unless the trees behind the restaurants are removed, which would be a mistake.

It would be best if there was no deck there at all in fact. There are family homes directly above the establishment. For families to have to listen to people drinking and dining (possibly partying) on a back deck every night of every day during the summer would be completely unfair. Which brings me to the proposed speakers they want on the deck.

The very fact the restaurant would propose speakers shows a disregard and lack of care for the fact that the deck and speakers are proposed beside a residential neighbourhood.

Duckworth Street is not Water Street. The streets above Duckworth are filled with family homes. A home is a sanctuary, a place for peace and quiet at the end of the work day. Granted, it is a downtown neighbourhood. We are all aware of George Street Festival, and the loud music is tolerated for a short period once a year. But a restaurant deck with speakers playing music all day and into the night (likely from 11 am to 11 pm), combined with the raised voices of people attempting to speak above the music, will create a lot of noise; the end result being an impossible situation of so much noise as to be completely, absolutely awful for the residents in the neighbourhood, especially for those whose homes are directly above the restaurant.

I say the whole neighbourhood will be disturbed, because trust me, it will disturb the neighbourhood. Due to the fact that this area is built on a hill, sound rises up, and comes into the windows and gardens of the houses up the hill. We have the right to enjoying our decks, our gardens and having a modicum of peace inside our houses when the windows are open on a summer's day, without having to listen to restaurant music all afternoon and into the late evening.

Yet another problem is that if a precedent is set by an approval of this proposal, as it is set out, then other restaurants on Duckworth will wish to have the same: decks and outdoor music.

Please do not allow this proposal to be approved.

Sincerely,  
[REDACTED]





## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, July 28, 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) Regarding the deck and speakers proposal by No. 4 Cathedral Street

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, July 27, 2020 10:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Regarding the deck and speakers proposal by No. 4 Cathedral Street

To the attention of the City Clerk, and Council Members:

I strongly oppose the proposed creation of such a large deck in the small green space behind the restaurant. I know that space well, I own a house just up the hill from the establishment. I like the restaurant very much, but I oppose the proposal.

First, the proposed size of the deck is very large. Too large. I walk past and through that space often. I cannot see how they could build such a large deck there unless the trees behind the restaurants are removed, which would be a mistake.

It would be best if there was no deck there at all in fact. There are family homes directly above the establishment. For families to have to listen to people drinking and dining (possibly partying) on a back deck every night of every day during the summer would be completely unfair.

Which brings me to the proposed speakers they want on the deck.

The very fact the restaurant would propose speakers shows a disregard and lack of care for the fact that the deck and speakers are proposed beside a residential neighbourhood.

Duckworth Street is not Water Street. The streets above Duckworth are filled with family homes. A home is a sanctuary, a place for peace and quiet at the end of the work day. Granted, it is a downtown neighbourhood. We are all aware of George Street Festival, and the loud music is tolerated for a short period once a year. But a restaurant deck with speakers playing music all day and into the night (likely from 11 am to 11 pm), combined with the raised voices of people

attempting to speak above the music, will create a lot of noise; the end result being an impossible situation of so much noise as to be completely, absolutely awful for the residents in the neighbourhood, especially for those whose homes are directly above the restaurant.

I say the whole neighbourhood will be disturbed, because trust me, it will disturb the neighbourhood. Due to the fact that this area is built on a hill, sound rises up, and comes into the windows and gardens of the houses up the hill. We have the right to enjoying our decks, our gardens and having a modicum of peace inside our houses when the windows are open on a summer's day, without having to listen to restaurant music all afternoon and into the late evening.

Yet another problem is that if a precedent is set by an approval of this proposal, as it is set out, then other restaurants on Duckworth will wish to have the same: decks and outdoor music.

Please do not allow this proposal to be approved.

Sincerely,

A black rectangular box redacting the signature of the sender.

St. John's

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 24, 2020 12:08 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) 4 Catherdral

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:** Friday, July 24, 2020 11:10 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 4 Catherdral

Hello,

I would like to express my concern regrading the outdoor speakers that are proposed as part of 4 Catherdral's patio.

I support them having a patio, but this is a residential area and outdoor speakers are not appropriate. We already can hear various outdoor speakers from George and Water Street. Construction noise in the downtown starts at 7am and there is already not enough quiet. Please approve the patio and deny the speakers.

Thanks,  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** [REDACTED]  
**Cc:** [REDACTED] CityClerk  
**Subject:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
RE: (EXT) Fwd: 4 cathedral st. 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

---

**From:** [REDACTED]  
**Sent:** Monday, July 27, 2020 11:12 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: 4 cathedral st. use application

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Mon, Jul 27, 2020 at 10:32 PM  
**Subject:** Re: 4 cathedral st. use application  
**To:** <[mburton@stjohns.ca](mailto:mburton@stjohns.ca)>  
**Cc:** <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>, <[mayor@stjohns.ca](mailto:mayor@stjohns.ca)>, sheilagh o'leary <[soleary@stjohns.ca](mailto:soleary@stjohns.ca)>, Debbie Hanlon <[dhanlon@stjohns.ca](mailto:dhanlon@stjohns.ca)>, Hope Jamieson <[hjamieson@stjohns.ca](mailto:hjamieson@stjohns.ca)>, <[shickman@stjohns.ca](mailto:shickman@stjohns.ca)>, <[wcollins@stjohns.ca](mailto:wcollins@stjohns.ca)>, Dave Lane <[dlane@stjohns.ca](mailto:dlane@stjohns.ca)>, <[dstapleton@stjohns.ca](mailto:dstapleton@stjohns.ca)>, <[ifroude@stjohns.ca](mailto:ifroude@stjohns.ca)>, Jamie Korab <[jkorab@stjohns.ca](mailto:jkorab@stjohns.ca)>

Dear Maggie Burton and members of Council:

I write with regards to the discretionary use application for 4 Cathedral Street and the business located there currently before Council. I am a nearby resident and I have major concerns about this application and its implications for our downtown neighbourhood. I request that Council turn it down.

The deck and attached proposal for speakers pose numerous problems and set a precedent for outdoor, loud music and problematic related activities--drinking, smoking--pouring into our neighbourhood.

About 16 years ago, residents of this area rightly and successfully opposed the addition of a patio to the food and drink establishment built there at the time, the Casbah. We had asked the city to permit at most the establishment of a restaurant and that it have air conditioning so as not to allow noise to leak out into the nearby residential area (up Cathedral St, into Willicott Lane and onto Gower St) on hot summer days and nights. **We opposed entirely the building of a patio.**

This was partially triggered by the fact that in its first summer, open windows led to a great deal of noise and music pouring into the nearby residential area, not to mention patrons loitering and drinking up into Willicott Lane til late at night.

In a meeting at the time with Council, it was agreed that no patio could be built and that air conditioning must be installed to limit noise. They made it a matter of public and city policy to not permit outdoor venues to establish in this part of the downtown core.

We had various arguments against the patio at the time but key points included the following: creating an outdoor venue in this location a la the decks and patios of George Street opened up the potential for other businesses in the area to do likewise - the thin edge of the wedge. We pointed out rightly that the noise from George Street patios and decks and festivals was already having major noise impacts in the area (and many other areas of downtown).

Bringing such activities and noise anywhere else into the downtown core - a core that is in such close proximity to residences throughout - would only increase that noise pollution and related activities and behaviours across the core. This will lead to residents abandoning this and other residential areas and a subsequent hollowing out of downtown neighbourhoods. Such hollowing would in turn significantly diminish the safety and quality of life in the downtown - making it a more marginal and empty place.

Further, patios and nighttime related activities including drinking and smoking have and could easily spill over into the nearby residential common spaces. There is no question that given the topography of the area and available land that this patio would have to be built up the hill towards the residences in Willcott Lane and on Gower Street. We already regularly see empty beer bottles and cigarette butts and related paraphernalia left around the lane and environs by patrons of the existing restaurant and no doubt other nighttime passers by. Adding a patio and speakers would without doubt increase the volume and incidence of such distasteful and at times dangerous behaviours and related littering.

There are a number of families with young children in the area and we hope to attract more to further enliven and enrich the neighbourhood. Such littering and related behaviours would not be a great inducement to these families and I would suggest would further diminish the area's attractiveness for all current and future residents.

I hope that current members of council can understand the history and current reality of this area and the fact that a previous council agreed with the residents' position that **a patio for this location is unsupportable and must not be allowed to proceed.** While I sympathize with the owner's Covid-related downturn and loss of business, this short term reality cannot be permitted to overturn past public and city policy and directions. **We must NOT move George-Street like environments anywhere else downtown.**

I hope you will agree and therefore turn down the current application. Yours sincerely,

, St. John's

P.s. In relation to the owners' plight, other short term, temporary solutions--e.g., a patio further down onto Duckworth Street might be considered for this summer (a la Water Street pedestrian way), but these also **must not** involve speakers/sound systems no matter what and **must not** continue in future years for the above reasons.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**Elaine Henley**

---

**From:**



Tuesday, July 28, 2020 1:26 AM

**To:**

CityClerk

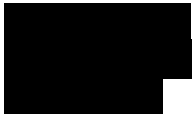
**Subject:**

(EXT) Comment on Building Application 4 Cathedral St

To whom it may concert,

We would like to submit a comment regarding the discretionary use application at 4 Cathedral St. We are concerned about noise levels at night with the proposed speaker system. 7 days a week until 10pm seems a bit excessive. We would like to see a limitation on the use of outdoor speakers, especially in the evenings since many children live in the area.

Sincerely,



**Karen Chafe**

---

**From:** [REDACTED]  
**To:** Friday, July 17, 2020 12:28 PM  
CityClerk  
**Subject:** (EXT) 4 Cathedral Street comments

I partially support the application for the patio extension at 4 Cathedral Street under the following conditions:

1/ That it NOT include outdoor speakers.

2/ That it NOT physically encroach on the pocket park located on the northeast boundary of the subject property.

Thank you.

Sincerely,

[REDACTED]



T/62

We own several properties in the area.  
I support this application.  
Thank you



Re: 4 Cathedral Street

**Application**

A Discretionary Use Application has been submitted by No.4 Restaurant to extend an existing patio for an Outdoor Eating and Lounge Area at **4 Cathedral Street**.

**Description**

The existing deck is 7.9m<sup>2</sup> and the proposed extension will be 23.3m<sup>2</sup> for a total patio area of 32.2m<sup>2</sup> located on the northwest side of 4 Cathedral Street. The hours for the Outdoor Area will be 12–10 p.m., seven days a week. Outdoor speakers are proposed.

**Comment By**

9:30 a.m. July 28, 2020

**Comments**

Provide your comments to the Office of the City Clerk including your name and address to: cityclerk@stjohns.ca P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

**Council Decision Date**

August 17, 2020

**Additional Information**

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email planning@stjohns.ca.



## Elaine Henley

---

**From:**



Tuesday, July 28, 2020 8:55 AM

**To:**

CityClerk

**Subject:**

(EXT) Comments regarding 4 Cathedral Street discretionary use application

Dear Office of the City Clerk,

Please accept the following comments with regards to the Discretionary Use Application submitted by No.4 Restaurant to extend an existing patio for an Outdoor Eating and Lounge Area at 4 Cathedral Street.


I'm not opposed in principle to the extended deck, but do have some small concerns which I hope can be mitigated.

If the application is approved, I suggest it be conditional on:

1. Retaining the three mature trees that are right beside the stairs. I can't tell whether these trees are on city-owned property or belong to 4 Cathedral Street. The trees turn a tiny park into a completely lovely gem in the middle of the city. If the deck and trees can co-exist, that would be great. The trees provide shade, a good atmosphere for the stairs, homes for wildlife. It would take more than a decade to get any replacement trees back to the size and condition of the current trees, thus affecting the neighbourhood for upwards of 10 years, regardless of what happens with the restaurant and the deck in this time. Therefore it is important to keep those particular three existing trees if at all possible.
2. The outdoor music be kept to a reasonable level. There's a brick building (the Masonic Temple) right across, so when installing speakers their orientation with regards to that building should be considered. Otherwise we may end up with sound waves reflecting back off of that building, interacting with the sound directly from the speakers, and creating constructive interference and very loud areas (on the patio and/or on the stairs path), despite the volume directly out of the speakers not being intentionally too loud.
3. Could any new lights which are installed be (a) directed toward the patio, where they will be needed, rather than toward the park or path, and (b) turned off completely when the patio is unoccupied/closed? We already deal with lots of light pollution in St. John's, but it could be made much worse. Let's not add to the light pollution problem in new developments when it is not necessary. A reduction in unnecessary nighttime lighting is good for human, plant, and animal health. Of course it is reasonable to have some lights on while the patio is being actively used. But when it's not used (after 10 PM, inclement weather, winter, etc), they could be turned off.

Best regards, and if the application is approved, best wishes to the restaurant for the project.



(located within  of the proposed new deck)

**From:** [REDACTED]; [CityClerk](#)  
**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) 4 Cathedral Street  
**Date:** Friday, July 31, 2020 1:04:37 PM

---

Good Afternoon [REDACTED]

We thank you for your feedback and advise that your submission will be forwarded to Council for consideration.

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Thursday, July 30, 2020 5:03 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** (EXT) 4 Cathedral Street

Hello

We have just returned from out of town so are a bit late with our comments. We want to express our opposition to the above application. Masonic Terrace residents including people like us backing on to the terrace from Gower and Victoria streets will be much affected. The area has been greatly improved with plantings and additional care by the residents and it would lose a lot of its character with the proposed eating and lounge area.

We can also add that we are in favour of the parish lane proposal.

Regards,

[REDACTED]  
[REDACTED] Gower St  
Sent from my iPhone

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 28, 2020 5:53 PM  
**To:** CityClerk  
**Subject:** (EXT) 4 Cathedral Street

Dear Sir:

With regard to the discretionary use application by No. 4 Restaurant to create an Outdoor Eating and Lounge area I am against it.

My house is [REDACTED]. The small patio that is currently in front of the restaurant essentially deals with the fall in grade of the site and is not currently used as a restaurant. As my living room and bedroom windows overlook the proposed site I would particularly object to the proposed outdoor speakers.

In the hope that this proposal is rejected I remain

Yours truly,

[REDACTED] [REDACTED]

Sent from my iPad

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 22, 2020 3:20 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) Re: Application, 4 Cathedral street

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:** Wednesday, July 22, 2020 2:27 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re: Application, 4 Cathedral street

City Clerk,

I am pleased and, in general, approve of this proposed addition to 4 Cathedral St.

I have the following comments to the application as proposed in the flyers provided to property owners within 150 meters of the application site.

- A. Construction must not impede pedestrian access to Willicott's Lane and the associated staircase.
  - B. Park space must not be used as staging or construction space.
  - C. Pedestrian access must not be impeded on Cathedral St. during or after construction.
  - D. Smoking must be prohibited during and after construction due to both second-hand smoke and the resulting discarded cigarette butts.
  - E. Speakers should be reviewed and limited in duration and volume as there are homes immediately adjacent to this restaurant and the adjacent park is generally very quiet.
- Please approve the application as written, with the above conditions.

Regards,

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 22, 2020 10:05 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) 4 Cathedral

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:** Wednesday, July 22, 2020 8:35 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 4 Cathedral

I am in **Total support** of No.4 Restaurants application to extend an existing patio for said location!

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



# DECISION/DIRECTION NOTE

---

**Title:** Request to Set Building Line Setback  
10 Carriage Lane  
DEV2000090

**Date Prepared:** July 28, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 3

---

**Decision/Direction Required:**

To seek approval for a 6.36 metre Building Line Setback for a new Single Detached Dwelling at 10 Carriage Lane.

**Discussion – Background and Current Status:**

An application was submitted to develop a vacant property at 10 Carriage Lane. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed setback of 6.36 metres is measured from the Dwelling to the edge of the condominium common area along Topsail Road and is consistent with the varied pattern of development on the street.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c) (ii) and Section 8.3.1.
5. Privacy Implications: Not Applicable
6. Engagement and Communications Considerations: Not Applicable
7. Human Resource Implications: Not Applicable
8. Procurement Implications: Not Applicable
9. Information Technology Implications: Not Applicable

**ST. JOHN'S**

10. Other Implications: Not Applicable

**Recommendation:**

That Council approve the 6.36 metre Building Line setback at 10 Carriage Lane to accommodate the construction of a Single Detached Dwelling.

**Prepared by:**

Andrea Roberts P.Tech – Senior Development Officer  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager-  
Planning, Engineering and Regulatory Services

**Report Approval Details**

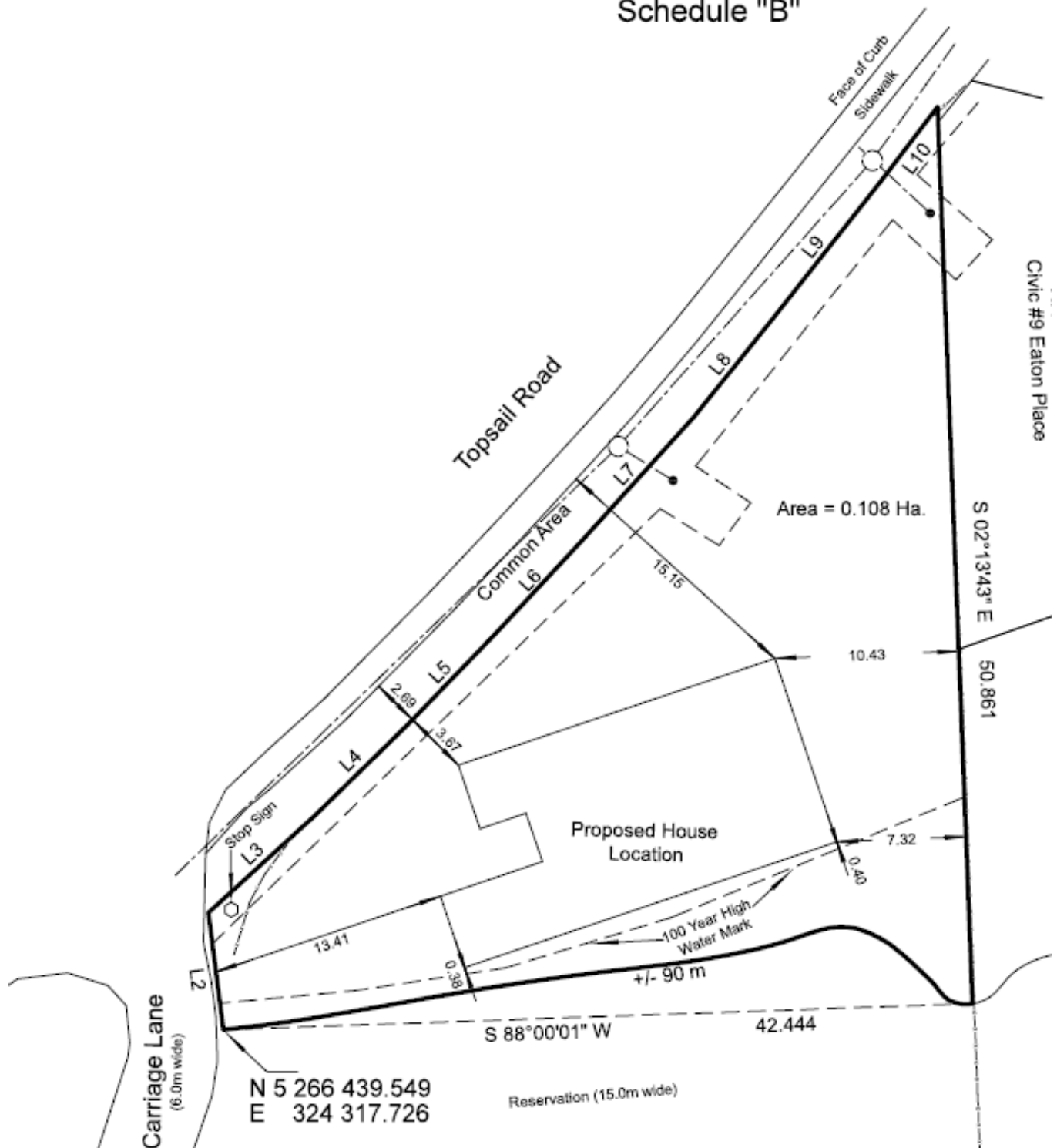
Document Title:	Development Committee - Request for Building Line Setback - 10 Carriage Lane - DEV2000090.docx
Attachments:	- House Location.pdf - Aerial Map.pdf
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Jul 28, 2020 - 4:45 PM**

**Jason Sinyard - Jul 29, 2020 - 8:13 PM**

# Schedule "B"







**SUBJECT PROPERTY**

COLVILLE PL

TOPSAIL RD

CARRIAGE LANE

EATON PL

PARKHILL ST

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2020\dev2000090-10 carriage lane.mxd



# DECISION/DIRECTION NOTE

---

**Title:** Proposed Subdivide for Two Additional Building Lots  
36 Cabot Avenue  
SUB2000006

**Date Prepared:** July 21, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

---

**Decision/Direction Required:** That Council approve the creation of two additional building lots for Single Detached Dwellings at 36 Cabot Avenue.

**Discussion – Background and Current Status:**

The City has received an application to subdivide the property at 36 Cabot Avenue into three Lots. The subdivision would add two Lots with Single Detached Dwellings fronting Battery Road. Each dwelling is proposed to be a 3 storey, Single Detached Dwelling with an in-house garage. The proposed Floor Area for the Dwelling located on Lot A is 148.65 m<sup>2</sup>, while the Floor Area for the Dwelling on Lot B is 232.25 m<sup>2</sup>. The proposed dwellings are comparable in size and scale with other dwellings in the area. The properties are required to meet the standards of Heritage Area 3, therefore the application was referred to the Built Heritage Experts Panel; their recommendation will be provided in a separate Decision Note to Council.

To accommodate the proposed dwellings based on the slope of the land, the applicant is requesting Council re-establish the building line at 3.0 meters, which would place the proposed Single Detached Dwelling in line with the adjacent, existing Semi-detached Dwellings on Battery Road. Council has the power to establish or re-establish the Building Line for any existing Street, subject to Section 8.3.1.

As per the St. John's Development Regulations Appendix A: "Footprint and Height Control Overlay for the Battery Development Area", the existing dwelling at 36 Cabot Avenue is identified, however the Appendix does not consider the Lot being subdivided for additional buildings. Since the table is silent, Section 7.28 of the Development Regulations allows Council to approve development in the Battery Development Area, provided the applicant undertakes a Land Use Assessment Report (LUAR) on the proposed development. Planning, Engineering & Regulatory Services received the LUAR for the subject property and was satisfied with the information provided. Property owners within the development area that could be affected by the proposal were notified in writing.

The application was referred to the Regular Meeting of Council on June 23, 2020, where Council directed that additional public notification to a wider radius be carried out. The

# ST. JOHN'S

application was advertised in the Telegram Newspaper for two consecutive weeks and a notice was sent to all property owners within the Battery neighbourhood. Written submissions were received.

Written submissions ranged in favour of and against the proposed development. Concerns related to a loss of green space on the site, extra traffic and congestion within the area, that overall scale/design were not in line with the Battery area, and that further development should not be considered within the neighbourhood. There was also correspondence from the St. John's Port Authority identifying an easement in the area, which they have since noted will not be impacted by the proposed development. Each of the proposed Dwellings will have a small driveway with an in-house garage for parking. The proposed scale and design were reviewed by the Built Heritage Experts Panel, who have no concerns with the proposal. The proposed Lots meet the Residential Battery (RB) Zone requirements and the general intent of the Battery Development Area.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.8; Section 7.28; Section 8.3.1; and Appendix A.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Advertised before a Council decision.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the subdivision of 36 Cabot Avenue for two additional Lots and to reestablish the Building Line for each Lot at 3.0 meters.

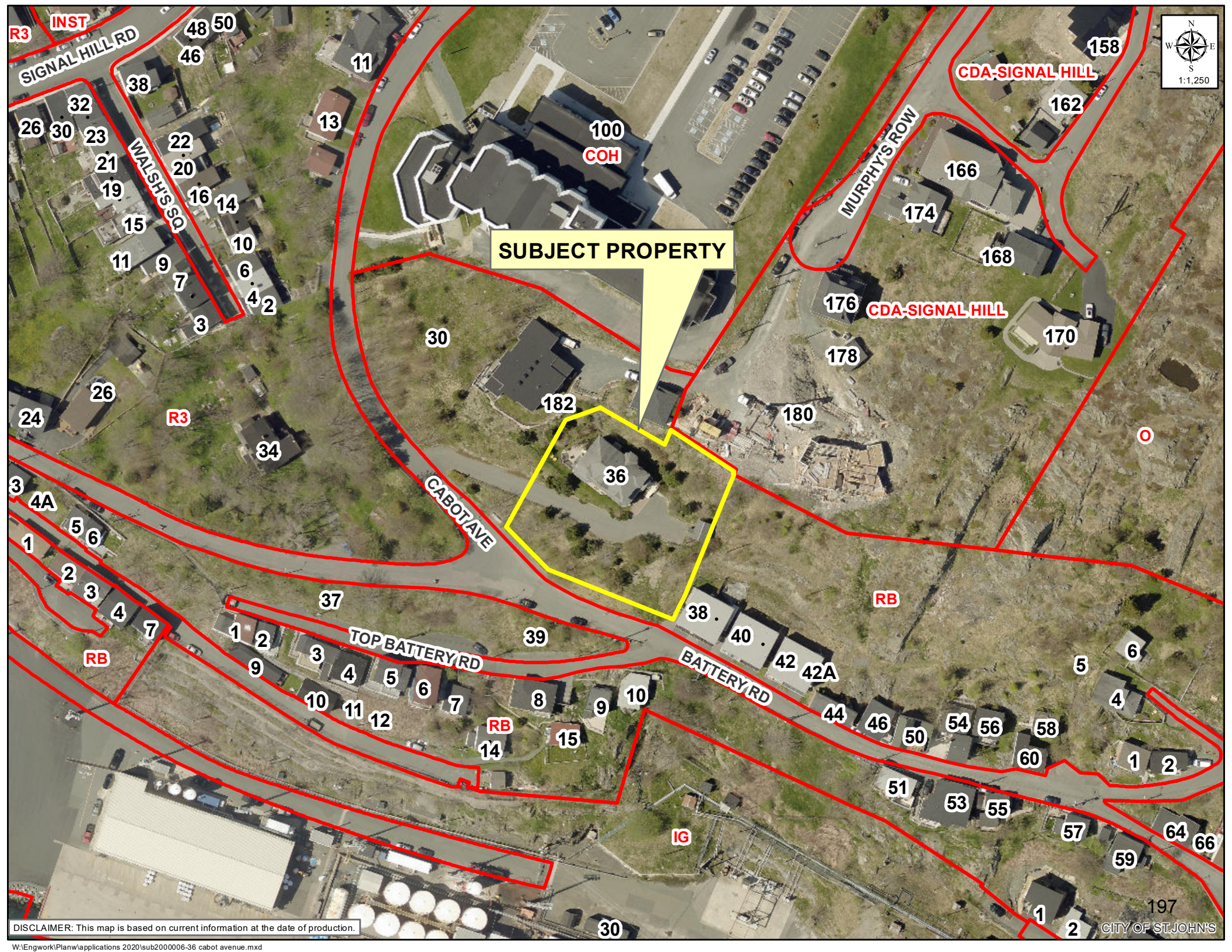
**Report Approval Details**

Document Title:	Proposed Subdivide for Two Additional Building Lots 36 Cabot Avenue SUB2000006.docx
Attachments:	- 36 Cabot Avenue site plan.pdf
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Jul 29, 2020 - 8:16 PM**

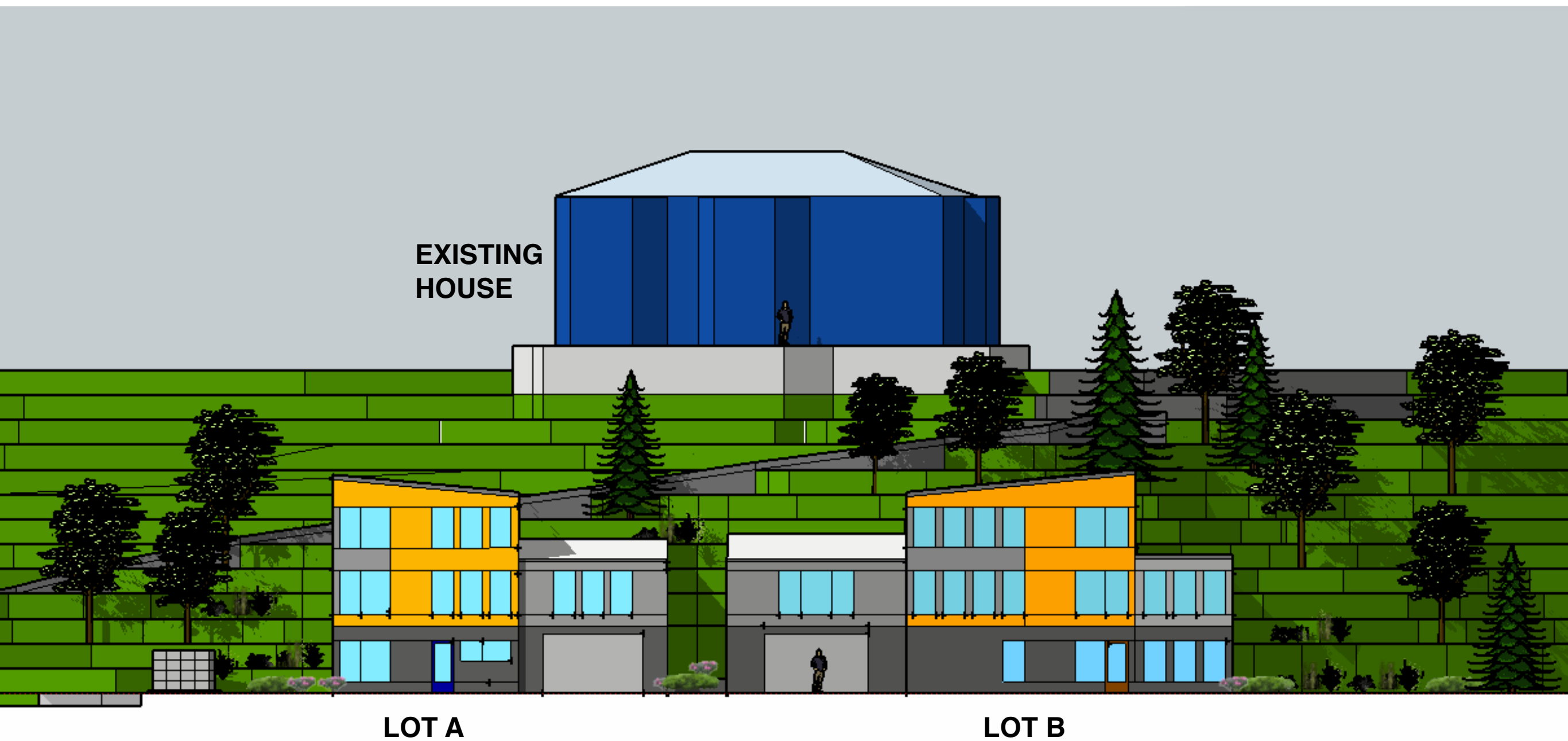




**SUBJECT PROPERTY**

DISCLAIMER: This map is based on current information at the date of production.





**PREPARED BY:**  
STRATFORD  
BARRETT  
DESIGN STUDIO

**DATE:** 28 APRIL 2020

## **BATTERY ROAD ELEVATION**

**FOR:**  
MR. KARL KENNY

**PROJECT:**  
36 CABOT AVE  
RESIDENTIAL  
DEVELOPMENT



### **LOT A:**

LOT AREA: 245SQM  
(outlined in red)  
LOT FRONTAGE: 16.470M  
BUILDING LINE: 3.0M  
(precedent set by adjacent  
residential properties)  
SIDE YARD: 1.2M  
REAR YARD: 4.5M

### **LOT B:**

LOT AREA: 495SQM  
(outlined in red)  
LOT FRONTAGE: 25.350M  
BUILDING LINE: 3.0M  
(precedent set by adjacent  
residential properties)  
SIDE YARD: 1.2M  
REAR YARD: 4.5M

### **DATE:**

08 APRIL 2020

### **PREPARED BY:**

STRATFORD  
BARRETT  
DESIGN STUDIO

### **FOR:**

MR. KARL KENNY

### **PROJECT:**

36 CABOT AVE  
RESIDENTIAL  
DEVELOPMENT

## **CONCEPT SITE PLAN**

## 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]



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



## 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]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 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 53 Battery Rd 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

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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, Ian Jordaan and Christina Parker

---

[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:

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 9:51 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]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 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]

[REDACTED] 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



## 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]

**Disclaimer:** 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.

## 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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:

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 8:47 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.

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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](mailto: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.



**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



**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]

**Disclaimer:** 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

## 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.



Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Paul Sheppard <psheppard@sjpa.com>  
**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;

Paul Sheppard, P.Tech., B.Tech.  
Manager Technical Services  
Office Phone: 709-738-4787  
Cellular Phone: 709-682-[REDACTED]



---

**From:** Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk  
**Sent:** July 15, 2020 4:34 PM  
**To:** Paul Sheppard <psheppard@sjpa.com>; 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:** Paul Sheppard <psheppard@sjpa.com>  
**Sent:** Wednesday, July 15, 2020 4:02 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Bob McCarthy [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.

Paul Sheppard, P. Tech, B. Tech  
Manager Technical Services

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 4:34 PM  
**To:** Paul Sheppard; 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:** Paul Sheppard <psheppard@sjpa.com>  
**Sent:** Wednesday, July 15, 2020 4:02 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Bob McCarthy <bmcCarthy@sjpa.com>; Brandon Russell <BRussell@sjpa.com>; Racquel Martin <rmartin@sjpa.com>  
**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.

Paul Sheppard, P. Tech, B. Tech  
Manager Technical Services

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## 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](#)

**Disclaimer:** 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.

## 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

Disclaimer: 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



**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] this newsletter  
[REDACTED]

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

# DECISION/DIRECTION NOTE

---

**Title:** Request for Parking Relief  
167 Water Street / 50 Harbour Drive  
DEV2000085

**Date Prepared:** July 28, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

---

**Decision/Direction Required:** To seek parking relief for 8 parking spaces at 167 Water Street/50 Harbour Drive.

**Discussion – Background and Current Status:**

An application was submitted by Pier 8 Development to construct an Outdoor Eating Area and Lounge with an area of approximately 98m<sup>2</sup>, located at the rear of 167 Harbour Drive, which will operate 11 a.m. to 9 p.m., seven days a week. Between the Parking Lot at 50 Harbour Drive and the 2 storey parking garage at 139 Water Street, there are 231 parking spaces which provide parking for the applicant's buildings in this area. These parking areas are underused and there are no concerns with providing parking relief for the 8 parking spaces proposed to be used for the outdoor patio area.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 9.1.1 General Parking Requirements.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

**ST. JOHN'S**

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for 8 parking spaces to accommodate the Outdoor Eating Area and Lounge at 167 Water Street/50 Harbour Drive.

**Results of E-Poll – July 28, 2020**

167 Water Street/50 Harbour Drive.

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>
Danny Breen	X	
Sheilagh O'Leary	X	
Maggie Burton	X	
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon	No response	
Deanne Stapleton	X	
Hope Jamieson	X	
Jamie Korab	X	
Ian Froude	X	
Wally Collins	X	

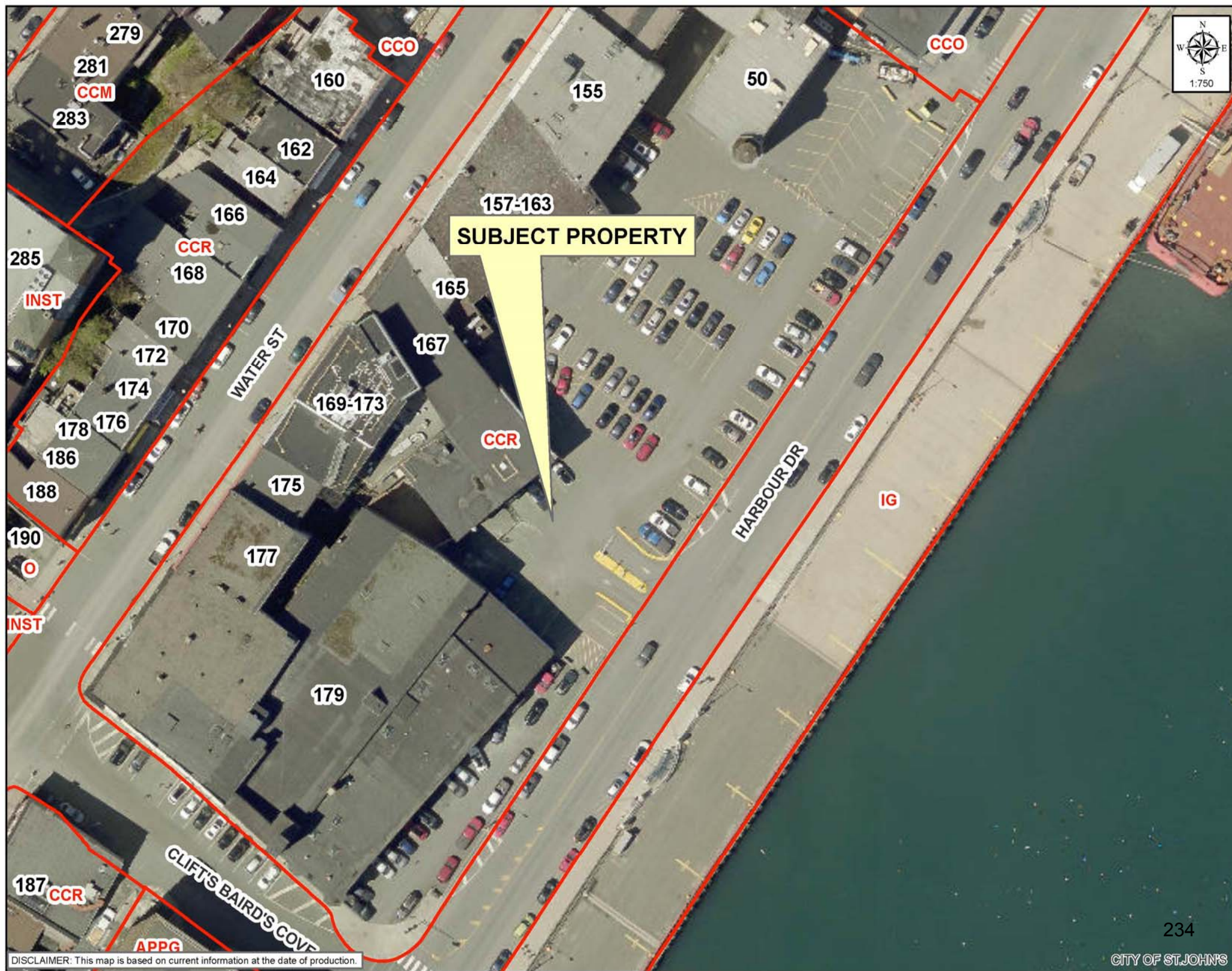
### Report Approval Details

Document Title:	Request for Parking Relief 167 Water Street DEV2000085.docx
Attachments:	- 167 Water Street.pdf
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Jul 29, 2020 - 8:15 PM**





**SUBJECT PROPERTY**

DISCLAIMER: This map is based on current information at the date of production.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 11:59 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) 167 Water Street/50 Harbour Drive

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 5:52 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 167 Water Street/50 Harbour Drive



The owner of this company has been flaunting development codes and requirements for years.  
The whole parking lot of this address as been developed by Vic and Barb Lawlor without proper permits.  
This information is known by most business owners and residents who work and live downtown.  
Development of the whole block as been done without care or concern for other business owners and without proper licencing or code adherence.  
It may be a good plan to check in on this developer.  
I firmly object to this licence.

[Sent from Yahoo Mail on Android](#)

**Disclaimer:** 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.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



# DECISION/DIRECTION NOTE

---

**Title:** Request for Temporary Parking Relief  
90 Duckworth Street  
DEV2000086

**Date Prepared:** July 28, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

---

**Decision/Direction Required:** To seek temporary parking relief for 1 space at 90 Duckworth Street.

**Discussion – Background and Current Status:**

An application was submitted for a temporary extension of the outdoor eating area in front of 90 Duckworth Street. The proposed outside patio area will be temporary until September 30, 2020 with an area of 88m<sup>2</sup>, and will operate noon to 10 pm, 7 days a week, weather permitting. No outside speakers are proposed. The extension of 88m<sup>2</sup> would require the addition of 1 parking space, however parking relief is requested as this is a temporary extension.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 9.1.1 General Parking Requirements.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

**ST. JOHN'S**



10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the parking relief of 1 parking space to accommodate the Outdoor Eating Area at 90 Duckworth Street.

**Prepared by:**

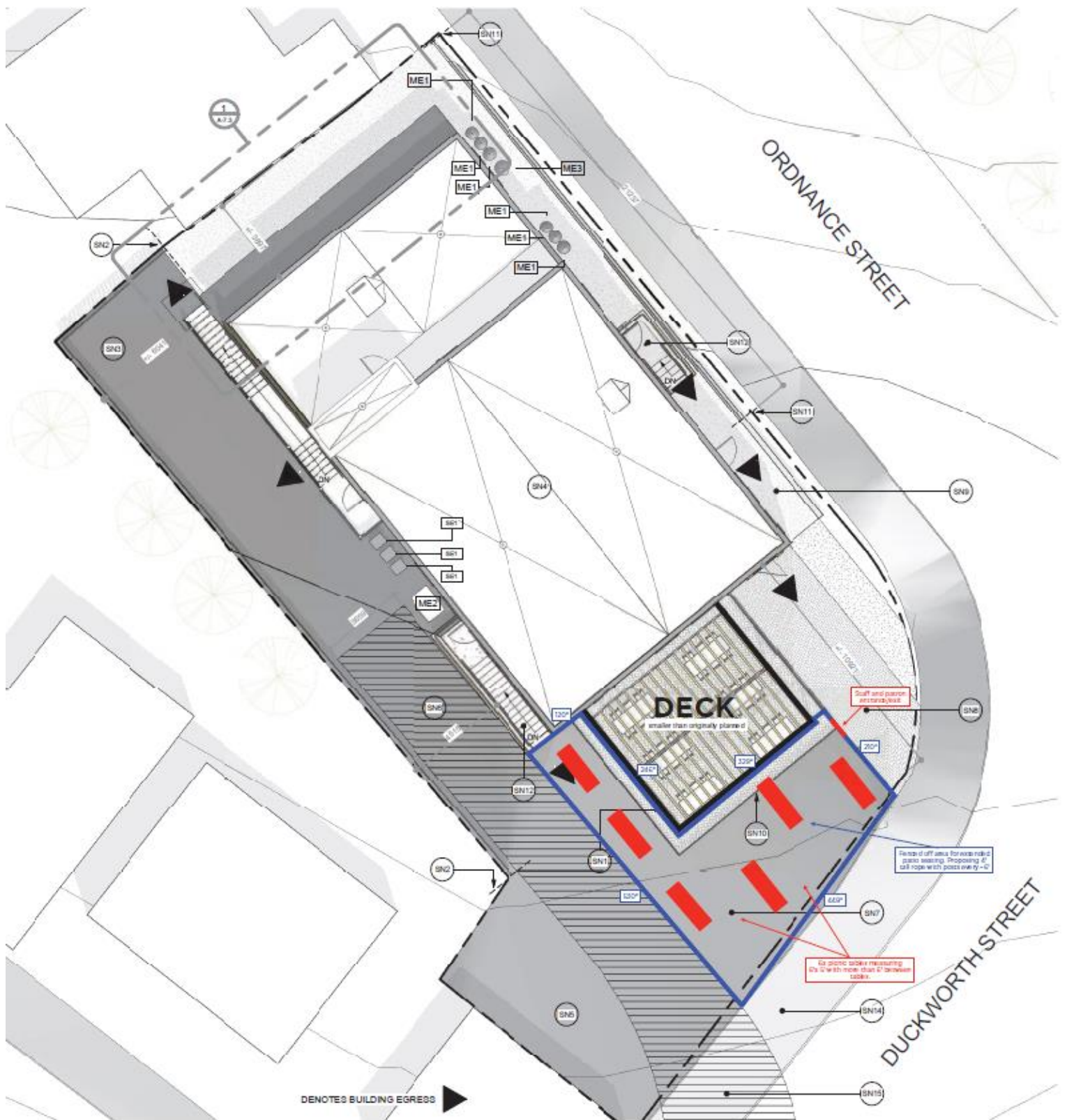
**Approved by:**

### Report Approval Details

Document Title:	Request for Temporary Parking Relief 90 Duckworth Street DEV2000086.docx
Attachments:	- Layout Sketch 90 Duckworth.pdf
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Jul 29, 2020 - 8:14 PM**



# DECISION/DIRECTION NOTE

---

**Title:** Crown Land Amendment to Existing Lease and Grant  
24 Main Road  
CRW2000011

**Date Prepared:** July 28, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 5

---

**Decision/Direction Required:**

To seek approval to amend an existing Crown Land Lease and Grant for 0.05 hectares.

**Discussion – Background and Current Status:**

The property at 24 Main Road is located in both the Rural Residential Infill (RRI) Zone and the Agriculture (AG) Zone. The property is developed with a Single Detached Dwelling and several accessory buildings. The Provincial Department of Fisheries and Land Resources has referred an application to the City requesting an amendment to an existing 0.05 hectare Crown Land Lease. The Province is requesting that a portion of the leased land be surrendered, so it can be awarded back to the owner in the form of an extension to the existing residential Crown Land Grant in order to accommodate the entire residential dwelling and well on the property.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.34 & 10.41.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

**ST. JOHN'S**

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the amendment to the Crown Land Lease and Grant for 24 Main Road.

**Prepared by:**

Ashley Murray – Development Officer II

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

### Report Approval Details

Document Title:	Development Committee- Crown Land Amendment at 24 Main Road- CRW2000011.docx
Attachments:	- 131804 DEVELOPMEN PLAN.2.pdf
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Jul 28, 2020 - 5:05 PM**

**Jason Sinyard - Jul 29, 2020 - 8:12 PM**





16.5m

shed

well

24 Main Road,  
St. John's

Crown Lands Grant  
Vol. 286 Fol. 132

barn

16.5m

3.3m

16.5m

Proposed Grant  
473 sq.m.

31.1m

13.0m

Crown Lands Lease  
No. 131804

Crown Lands Grant  
Vol. 286 Fol. 131

shed

MAIN RD





# DECISION/DIRECTION NOTE

---

**Title:** Proposed Enclosure of Stairwell - Broad Cove Watershed  
134 Bennett's Road  
INT200063

**Date Prepared:** July 28, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** N/A

---

**Decision/Direction Required:**

To seek approval from Council to enclose an existing stairwell for a Dwelling located in the Broad Cove Watershed.

**Discussion – Background and Current Status:**

An application was submitted for 134 Bennett's Road to enclose an existing foundation stairwell, which has an area of 2.76 m<sup>2</sup>. The property is located within the Broad Cove Watershed. Council may permit an extension of up to 50% as per Section 104 of the City of St. John's Act.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: City of St. John's Act Section 104.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**ST. JOHN'S**



**Recommendation:**

That Council approve the request to enclose the 2.76 m2 stairwell at 134 Bennett's Road.

**Prepared by:**

Ashley Murray – Development Officer II

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Development Committee- Request for Stairwell enclosure at 134 Bennetts Road, PCSP - INT2000063.docx
Attachments:	- 134Bennett'sRd.png
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Jul 29, 2020 - 9:56 AM**

**Jason Sinyard - Jul 29, 2020 - 11:30 AM**



# **ST. JOHN'S**

## **Report of Committee of the Whole - City Council**

**Council Chambers, 4th Floor, City Hall**

**July 22, 2020, 9:00 a.m.**

**Present:**

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Dave Lane
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Deanne Stapleton
- Councillor Hope Jamieson
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Wally Collins

**Regrets:**

- Councillor Maggie Burton

**Staff:**

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Administration
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Susan Bonnell, Manager - Communications & Office Services
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, Supervisor - Office of the City Clerk

**Others**

- Edmundo Fausto, Sustainability Co-ordinator
- Christa Norman, Special Projects Co-ordinator

---

### **Public Works & Sustainability - Councillor Ian Froude**

**Environment and Sustainability Experts Panel Report - June 26, 2020**

**1. Review of Parking Requirements for Section 8 of the Envision St. John's Development Regulations**

**Recommendation**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council consider electric vehicle spaces in new construction regulations.

That Council consider providing guidance for bicycle spaces and facilities in new construction regulations.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

---

Mayor

# ST. JOHN'S

## Environment & Sustainability Experts Panel Report

**June 26, 2020**

**1:30 p.m.**

**Virtual**

**Present:** Kieran Hanley, MBA - Sustainable Economic Growth, Chair  
Joel Finnis, PhD - Climate Science & Resilience  
Dennis Knight, MSc, MCIP - Sustainable Urban Planning & Economic Growth  
Krista Langthorne, BA, SEBT - Resilience & Natural Resources  
Joseph Daraio, PhD, PEng - Sustainable Urban Planning & Resilience  
Michel Wawrzkow, PEng, PGeo - Natural Environment & Resilience

**Regrets:** Councillor Ian Froude, Council Representative  
Pablo Navarro - Socio-cultural & Quality of Life

**Staff:** Brian Head, Manager - Parks & Open Spaces  
Edmundo Fausto, Sustainability Coordinator  
Shanna Fitzgerald, Legislative Assistant

**Others:** Natalie Godden, Manager of Family and Leisure Services  
Bruce Knox, Healthy City Fieldworker

### **Review of Parking Requirements for Section 8 of the Envision St. John's Development Regulations**

#### **Recommendation**

**Moved By** Kieran Hanley

**Seconded By** Krista Langthorne

That Council consider electric vehicle spaces in new construction regulations.

**MOTION CARRIED**

**Recommendation**

**Moved By** Kieran Hanley

**Seconded By** Michel Wawrzkow

That Council consider providing guidance for bicycle spaces and facilities in new construction regulations.

**MOTION CARRIED**

---

CHAIRPERSON, KIERAN HANLEY

# DECISION/DIRECTION NOTE

---

**Title:** Review of Parking Requirements for Section 8 of the Envision St. John's Development Regulations

**Date Prepared:** June 29, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability

**Ward:** Ward 4

---

## Decision/Direction Required:

That Council consider the following recommendations to the revised parking requirements for Section 8 of the Envision St. John's Development Regulations.

## Discussion – Background and Current Status:

In February 2019, Council approved a Notice of Motion (R2019-02-18/2) directing staff to review the City's current parking minimums and identify any opportunities to reduce or eliminate parking minimums in certain areas of the City or for certain types of development.

As the Envision St. John's Development Regulations (adopted in principle by Council on March 4, 2019 and sent to the Province for provincial release) are close to being complete, staff from Planning, Development, and Engineering (Transportation) reviewed Section 8 "Parking Requirements". For some uses, current parking standards are excessive and the required parking lots are underused, or developers keep requesting parking relief for applications such as personal care homes. For places of amusement, places of assembly, lounges, and recreational uses, we have changed the way parking is calculated to ensure sufficient spaces.

Based on staff's knowledge of parking situations across the city, along with information in the *Parking Generation Guide* of the Institute of Transportation Engineers (ITE), all uses in the parking standards table were reviewed. Staff also evaluated parking standards from 8 Canadian cities: Halifax Regional Municipality, Regina, Richmond, Edmonton, Hamilton, London, Toronto and Ottawa.

Staff propose creating a **minimum and maximum requirement** for each use. Minimum parking standards ensure that basic parking demand on a specific site is satisfied; this has always been the City's approach. The attached chart shows the proposed minimum and maximum parking requirements in comparison to the existing minimum standards in the current Development Regulations (and draft Envision Regulations). Many of the uses have reduced minimum parking requirements.

Maximum standards establish an upper limit on parking supply. Setting a maximum is intended

# ST. JOHN'S



to ensure that developers do not build excessive amounts of parking that is not used frequently. This is not common but sometimes happens.

The following changes are proposed for the City's parking standards:

- Developments will need to provide required parking spaces within a minimum to maximum range.
- Developments in Intensification Areas shall meet but not exceed the minimum parking requirements. Intensification Areas are so designated because they are well served by public transit.
- Non-residential development in the Downtown Parking Area is required to provide 50 percent of the required minimum and maximum parking requirements.
- Residential development in the Downtown Parking Area is subject to the standard minimum and maximum requirements.
- Residential development of 5 dwelling units or less which is located along Water Street and Duckworth Street in the Downtown Parking Area is not required to provide parking.

Where an applicant wishes to provide a different amount of parking than set out in Section 8, a **Parking Report** will be required. The Parking Report shall provide information for Council to decide whether parking relief or the provision of additional parking spaces is acceptable for the Development. At a minimum, a Parking Report would address the parking generation rates for the Development (pre- and post-development), the parking duration (short term or long term), available parking in the area (private/public on-street, parking lots and garages), the effects on traffic flow or local parking options, traffic to and from the Development, neighbourhood impacts, and other available transit options in the area. A 10-percent variance can also be used to meet parking requirements when the number of spaces being considered is minimal. In cases where the applicable parking requirement cannot be met, Council may consider a cash-in-lieu payment or a shared parking agreement if the parking lot/garage is located within 400 metres of the Development, or some combination of both options.

As part of the consideration for parking, **bicycle parking** will be required for all new developments, including apartment buildings, retail use and office use. The standards include number of parking spaces, appropriate siting and devices to secure bicycles.

Parking standards can be used to encourage the forms of development that the City favours through policy. The minimum/maximum approach allows for less parking across the range of uses than previously required. However, this is still a traditional approach to parking standards. Non-traditional options such as eliminating parking minimums or enforcing lower parking maximums are possible but have broader consequences and should not be evaluated in isolation. For example, if significantly less parking supply is provided, then other means of transportation such as public transit must be elevated to fill the demand for personal mobility.

Where the provision of a cash-in-lieu payment for parking or bicycle spaces is approved, Council may wish to consider placing these funds into a sustainable transportation fund for future projects to support the move towards further reductions in parking spaces.

Further, Council may wish to consider parking requirements for electric vehicles. The City's

Sustainability Coordinator has completed preliminary work on this but it deserves separate attention as part of wider environmental initiatives.

On May 11, 2020 this item was referred to the City of St. John's Environmental and Sustainability Expert Panel for review and comment. The ESEP offers the following comments and recommendations:

- The ESEP agrees with staff's recommendations on the inclusion and implementation of minimum and maximum requirements.
- That Council considers the inclusion of an electrified parking spaces requirement for new development to prepare for the electrification of the transportation system.
  - o Incorporating EV charging infrastructure into the City's parking requirements will help prepare St. John's for EVs, as a proactive cost reducing approach. It is important to anticipate the future needs of EV charging infrastructure. This could be achieved by requiring a defined percentage of spaces be energized. This means that it is electrically connected to, or is, a source of voltage. An energized parking spot is charger ready but would not require a charger to be installed until later (see attached draft requirements for more information).
  - o Savings by energizing parking at time of construction could typically be 30-40% compared to the cost of installation after facility has been constructed. Essentially savings accrue based on:
    - Significantly reduced civil work costs (~75%),
    - Reduced electrical works and foundation costs (~20%)
  - o Similarly it reduces the need for utility upgrades, as the requirements are usually determined during the application for service and the utility equipment would be installed to meet the needs of the building as proposed.
  - o The draft requirement attached was developed in consultation with staff and NLPower.
- That Council considers the development of guidance to ensure usable and durable bicycle parking facilities are implemented in new development.
  - o A guideline for design of bicycle infrastructure would improve the quality of bicycle parking thereby encouraging more use of bicycles, as well as the longevity of these items by supporting the alignment of design and seasonal operations (e.g., sidewalk cleaning, snowclearing) while sharing desirable and undesirable design features.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Developers and residents of the city.
3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2019-2029: A

Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.

4. Legal or Policy Implications: A change to the draft of Envision Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Stakeholder engagement of recommendations and public advertisement of Section 8 when the Envision Municipal Plan and Development Regulations are adopted.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications:

**Recommendations:**

That Council consider electric vehicle spaces in new construction regulations.

That Council consider providing guidance for bicycle spaces and facilities in new construction regulations.

**Prepared by:** Edmundo Fausto, Sustainability Coordinator

**Approved by:**

**Report Approval Details**

Document Title:	Review of Parking Requirements for Section 8 of the Envision St. John's Development Regulations.docx
Attachments:	- Draft St. John's EV Charging Infrastructure Parking Recommendation.docx
Final Approval Date:	Jul 7, 2020

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Brian Head was completed by workflow administrator Shanna Fitzgerald**

**Brian Head - Jul 6, 2020 - 5:04 PM**

**Lynnann Winsor - Jul 7, 2020 - 12:28 PM**

## Draft Recommendation of EV Parking Requirements for Section 8 of the Envision St. John's Development Regulations

The recommendations outlined for the St. John's parking regulations to include electric vehicle ("EV") infrastructure aims to reduce costs associated with installing charging infrastructure, reduce GHG emissions, improve access to EV charging infrastructure, prepare for future EV charging needs, and increase EV adoption.

Incorporating EV charging infrastructure into the City's parking requirements will help prepare St. John's for EVs, as a proactive cost reducing approach. It is important to anticipate the future needs of EV charging infrastructure. Savings by installing EV charging infrastructure at time of construction could typically be 30-40% compared to the cost of installation after facility has been constructed. Essentially savings accrue based on:

1. Significantly reduced civil work costs (75%),
2. Reduced electrical works and foundation costs (20%)

The St. John's City Council declared climate mitigation and adaptation as a strategic priority for the city and committed to the development of specific GHG emissions reduction targets for 2030 and 2050 and, ultimately, actions and strategies for St. John's to achieve its targets. Increasing EV charging infrastructure will assist in meeting GHG targets. According to the *City of St. John's Energy and Greenhouse Gas Inventory*, Transportation consumed approximately 41% of the energy use (gasoline and diesel) and emitted 59% of the community's GHGs in 2018.

Public EV charging infrastructure play a significant role in encouraging the adoption of EVs. Research conducted by the U.S. Department of Energy ("DOE") has shown that workplace charging minimizes range anxiety, which is drivers' concern that an EV battery will run out of power before completing a trip. This research indicates that more than 40% of EV charging occurs at the workplace. Further, 14% of EV drivers need workplace charging to complete their daily commutes. Workplace charging also contributes to the visibility and consumers' familiarity with EVs, which can be important for spurring market adoption. According to the DOE, employees who are offered workplace charging are six times more likely to drive an EV than the average worker. Workplace charging also improves access to charging for individuals with limited or no residential charging options.

In 2018, Newfoundland Power and Newfoundland and Labrador Hydro initiated a comprehensive market assessment ("the Potential Study") of potential for electrification, conservation and demand management technologies for the 2020-2034 timeframe, with the assistance of Dunskey Energy Consulting.<sup>1</sup> The study used Newfoundland and Labrador specific inputs and assumptions to assess the electrification potential and corresponding opportunities and challenges.

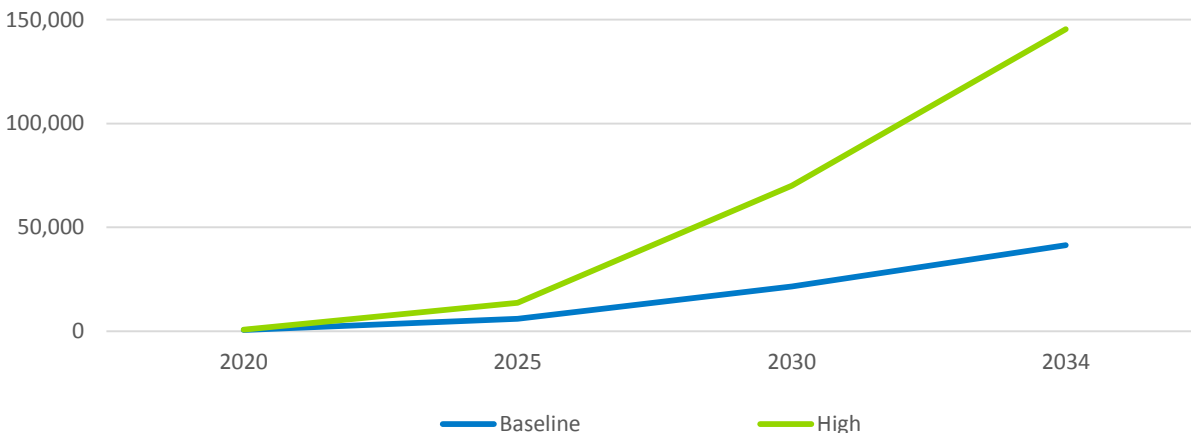
Figure 1 shows the baseline and high scenarios for provincial EV adoption forecasted for the study period of 2020 through 2034.

---

<sup>1</sup> Newfoundland Power and Hydro commissioned Dunskey Energy Consulting to complete the Potential Study. Dunskey Energy Consulting, located in Montreal and Toronto, provides expertise in assessing the potential for adoption of energy efficiency, demand management, renewable energy and clean mobility solutions.

Draft Recommendation of EV Parking Requirements for Section 8 of the Envision St. John's Development Regulations

**Figure 1**  
**Electric Vehicle Potential**  
(Total Number of Electric Vehicles)



In the baseline scenario, uptake of EVs results in approximately 41,000 EVs on the road in the province by 2034. In the high scenario, adoption could increase to over 145,000 EVs by 2034. In both the baseline and high scenario, reducing the costs associated with installing infrastructure will be important to help meet demand for charging.

**Definitions:**

**Electric vehicle** means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries

**Electrical Vehicle Supply Equipment (EVSE)** an AC charge station as defined in the Canadian electrical code.

**Energized** means is electrically connected to, or is, a source of voltage. An energized parking spot is charger ready but does not require an EVSE be installed until later as required.

**Level 2 (L2)** refers to a 208/240 Volt, less than or equal to 80 Amps continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.

**Level 2 Managed (L2M)** refers to Level 2 AC charging capability that varies electrical power to EVSE loads.

The minimum number of off-street parking spaces and electric vehicle infrastructure that shall be provided and maintained in respect of each land use or building class shall be in accordance with the following tables and in accordance with the land uses as set out in the table below.

Type or Nature of Building	Minimum Energized	Minimum Charging Level
Adult Day Care Facility (Non-residential)	10%	L2M

Draft Recommendation of EV Parking Requirements for Section 8 of the Envision St. John's  
Development Regulations

Adult Day Care Facility (Residential)	10%	L2M
Apartment building	15%	L2M
Bank	10%	L2M
Bed and Breakfast	10%	L2M
car sales lot	10%	L2M
Clinic	10%	L2M
Commercial Garage	10%	L2M
Day Care Center	10%	L2M
Dry Cleaning Establishment	10%	L2M
Funeral home	10%	L2M
Gas Station	0%	
Health and wellness clinic	10%	L2M
Heritage Use	0%	
Home Occupation	0%	
Hotel	10%	L2M
Light Industrial	10%	L2M
Lodging House	0%	
Long term care facility/Hospital	10%	L2M
Lounge	10%	L2M
Micro unit dwelling	0%	
Office	10%	L2M
Personal Care Home	10%	L2M
Place of Amusement, or Place of Assembly Or Auditorium (excluding a Movie Theatre)	10%	L2M
Place of Worship	10%	L2M
Residential Use, except Tiny Home Dwelling and Micro Unit Dwelling	0%	
Restaurant	10%	L2M
Retail Use	10%	L2M
Service shop	10%	L2M
Shopping Center	10%	L2M
Tiny Home Dwelling	0%	
Townhouse Center	0%	
Training School	10%	L2M
Veterinary Clinic	10%	L2M
Warehouse	10%	L2M

Draft Recommendation of EV Parking Requirements for Section 8 of the Envision St.  
John's  
Development Regulations

Exceptions to the above are as follows:

- 5 or more parking spaces would be required before the above recommendations would need to be implemented.
- Where the calculation of a parking requirement results in a fractional number, the number shall be rounded up to the nearest whole number where the fractional portion equals or exceeds 0.5.
- EV energy management systems or “load sharing” can be used to meet the requirements.

Utility Impacts

Any addition of electrical load will require an increase in capacity of the service equipment that the utility will install. This is usually determined during the application for service and the utility equipment is installed to meet the needs of the building. In the case of a General Service (commercial) Customer, this will not have a major impact on the Company's Distribution Standards as they are written to instruct the design technologist in the size of equipment to install based on a submitted connected load.



**Development Permits List  
For The Period Of July 16, 2020 To July 29, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Crombie Partnership Limited	Site modifications	58 Kenmount Road	4	Approved	20-07-16
RES		Rebuild of Dwelling	297 Groves Rd	4	Approved	20-07-17
OT	Modern Holdings Limited	Quarry	2698 Trans-Canada Highway	5	Approved	20-07-29

\* Code Classification:  
RES - Residential      INST - Institutional  
COM - Commercial      IND - Industrial  
AG - Agriculture  
OT - Other

\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Lindsay Lyghtle Brushett  
Supervisor - Planning and  
Development**

**Permits List**  
**Council's August 4, 2020 Regular Meeting**

Permits Issued: 2020/07/16 to 2020/07/29

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Calver St	Accessory Building	Accessory Building
1 Cottonwood Cres	Accessory Building	Accessory Building
1 Elks Pl	New Construction	Single Detached Dwelling
1 Macbeth Dr	Accessory Building	Accessory Building
1 Miranda St	Fence	Fence
1 Oakridge Dr	Deck	Patio Deck
10 Banyan Pl	Accessory Building	Accessory Building
10 Munich Pl	New Construction	Single Detached Dwelling
10 Soldier Cres	Accessory Building	Accessory Building
100 Bonaventure Ave	Deck	Patio Deck
100 Bonaventure Ave	Fence	Fence
100 Newtown Rd	Deck	Patio Deck
100 Power's Rd	Site Work	Clearing/Grubbing
101-103 Dooling's Line	Renovations	Accessory Building
105 Springdale St	Renovations	Single Detached Dwelling
106 Carrick Dr	Renovations	Single Detached Dwelling
106 Diamond Marsh Dr	Renovations	Single Detached Dwelling
106 Diamond Marsh Dr	Site Work	Single Detached Dwelling
109 Rennie's Mill Rd	Accessory Building	Accessory Building
11 Gosling St	Change of Occupancy/Renovations	Subsidiary Apartment
11 Mcnaughton Dr	Deck	Patio Deck
11 Orlando Pl	Accessory Building	Accessory Building
113 Diamond Marsh Dr	New Construction	Single Detached Dwelling
113 Rennie's Mill Rd	New Construction	Single Detached Dwelling
12 Prospero Pl	Accessory Building	Accessory Building
12 Wexford St	Accessory Building	Accessory Building
13 Laughlin Cres	Accessory Building	Accessory Building
13 Riverglen Close	New Construction	Condominium
143 Newtown Rd	Extension	Single Detached Dwelling
15 Brighton Pl	Deck	Patio Deck

15 Kirke Pl	Accessory Building	Accessory Building
15 Riverglen Close	New Construction	Condominium
154 Merrymeeting Rd	Change of Occupancy/Renovations	Subsidiary Apartment
154 Pleasant St	Renovations	Semi Detached Dwelling
157 Freshwater Rd	Deck	Patio Deck
16 Blackall Pl	Deck	Patio Deck
16 Blackall Pl	Fence	Fence
16 Branscombe St	Fence	Fence
16 Murphy's Lane	Fence	Fence
17 Courtney St	Renovations	Single Detached Dwelling
17 Dundas St	Renovations	Single Detached Dwelling
17 Legacy Pl	New Construction	Single Detached Dwelling
17 Riverglen Close	New Construction	Condominium
18 Lilac Cres	New Construction	Single Detached Dwelling
180 Ruby Line	Accessory Building	Accessory Building
186 Ladysmith Dr	Fence	Fence
19 Lucyrose Lane	Deck	Patio Deck
19 O'reilly St	Renovations	Single Detached Dwelling
19 Riverglen Close	New Construction	Condominium
197 Cumberland Cres	Deck	Patio Deck
2 Walsh's Sq	Renovations	Semi Detached Dwelling
21 Sugar Pine Cres	Fence	Fence
21 Sugar Pine Cres	Accessory Building	Accessory Building
22 Durham Pl	Deck	Patio Deck
23 Lilac Cres	Accessory Building	Accessory Building
23 Soper Cres	Fence	Fence
23 Torngat Cres	Deck	Patio Deck
24 Battery Rd	Renovations	Semi Detached Dwelling
24 Great Southern Dr	Fence	Fence
24 Larch Pl	Accessory Building	Accessory Building
25 Cowan Ave	Deck	Patio Deck
25 Julieann Pl	Change of Occupancy	Home Occupation
25 Young St	Renovations	Townhousing
25b Chapman Cres	Site Work	Driveway
26 Caravelle Pl	Deck	Patio Deck
26 Convent Sq	Renovations	Semi Detached Dwelling
26 Dooling's Line	New Construction	Single Detached Dwelling
26 Howley Ave Exten	Deck	Patio Deck

26 Maxwell Pl	Fence	Fence
26 Maxwell Pl	Renovations	Single Detached Dwelling
26 Monroe St	Deck	Patio Deck
26 Willenhall Pl	Accessory Building	Accessory Building
263 Canada Dr	Accessory Building	Accessory Building
268 Freshwater Rd	Fence	Fence
29 Balnafad Pl	Fence	Fence
29 Lady Anderson St	Fence	Fence
29 Ottawa St	Change of Occupancy/Renovations	Subsidiary Apartment
294 Newfoundland Dr	Accessory Building	Accessory Building
297 Groves Rd	New Construction	Single Detached Dwelling
3 Kensington Dr	Extension	Single Detached Dwelling
30 Ballylee Cres	New Construction	Single Detached Dwelling
30 York St	Renovations	Townhousing
304 Frecker Dr	Deck	Patio Deck
33 Cottonwood Cres	Renovations	Single Detached Dwelling
330 Blackmarsh Rd	Accessory Building	Accessory Building
35 Exmouth St	Fence	Fence
35 Sudbury St	Deck	Patio Deck
353 Newfoundland Dr	Fence	Fence
353 Newfoundland Dr	Site Work	Swimming Pool/Hot Tub
36 Ottawa St	Accessory Building	Accessory Building
37 Malka Dr	New Construction	Single Detached Dwelling
38 Livingstone St	Renovations	Townhousing
4 Marigold Pl	Accessory Building	Accessory Building
40 Halifax St	Renovations	Single Detached Dwelling
40 Spratt Pl	Accessory Building	Accessory Building
46 Portugal Cove Rd	Deck	Patio Deck
5 Cavell Ave	Renovations	Single Detached Dwelling
5 Dartmouth Pl	Extension	Single Detached Dwelling
5 Glen Abbey St	Deck	Patio Deck
5 Peppertree Pl	Deck	Patio Deck
50 Birmingham St	Deck	Patio Deck
511 Southside Rd	Fence	Fence
53 Orlando Pl	Deck	Patio Deck
6 Shriners Rd	New Construction	Single Detached Dwelling
60 Diamond Marsh Dr	New Construction	Single Detached Dwelling
61 Golf Ave	Deck	Patio Deck

63 Harrington Dr	Deck	Patio Deck
69 Maurice Putt Cres	New Construction	Single Detached w/ apt.
69 St. Clare Ave	Accessory Building	Accessory Building
692 Empire Ave	Deck	Patio Deck
7 Amherst Hts	Accessory Building	Accessory Building
7 Hussey Dr	Extension	Mobile Home
7 Ironwood Pl	Accessory Building	Accessory Building
7 Marshall Pl	Accessory Building	Accessory Building
72 Macbeth Dr	Fence	Fence
73 Petite Forte Dr	Deck	Patio Deck
73 Wabush Pl	Fence	Fence
73 Wabush Pl	Deck	Patio Deck
8 Blue Jacket Pl	Accessory Building	Accessory Building
8 Fallowtree Pl	Fence	Fence
8 Mount Pleasant Ave	Renovations	Single Detached Dwelling
83 Bond St	Renovations	Mixed Use
84 Topsail Rd	Accessory Building	Accessory Building
87 Wabush Pl	Renovations	Single Detached Dwelling
89 Quidi Vidi Rd	Deck	Patio Deck
9 Arnold Loop	Renovations	Semi Detached Dwelling
9 Capulet St	Renovations	Single Detached Dwelling
91 Diamond Marsh Dr	New Construction	Single Detached Dwelling
91 Maurice Putt Cres	Fence	Fence
92 Blackler Ave	Accessory Building	Accessory Building
94 Diamond Marsh Dr	New Construction	Single Detached Dwelling
99 Ennis Ave	Fence	Fence

This Week: \$4,804,716.10

### Commercial

Location	Permit Type	Structure Type
108 Duckworth St	Change of Occupancy/Renovations	Eating Establishment
139 Water St	Renovations	Office
14 George St	Change of Occupancy/Renovations	Club
140 Water St	Change of Occupancy/Renovations	Patio Deck
145 Aberdeen Ave	Change of Occupancy/Renovations	Office
156 Water St	Change of Occupancy/Renovations	Patio Deck

167 Water St	Change of Occupancy/Renovations	Patio Deck
187 Water St	Change of Occupancy/Renovations	Mixed Use
201 Water St	Change of Occupancy/Renovations	Patio Deck
206 Water St	Change of Occupancy/Renovations	Patio Deck
223 Duckworth St	Change of Occupancy/Renovations	Patio Deck
23 George St	Change of Occupancy/Renovations	Patio Deck
242-244 Duckworth St	Renovations	Mixed Use
270 Water St	Change of Occupancy/Renovations	Patio Deck
291 Water St	Change of Occupancy/Renovations	Patio Deck
310 Water St	Change of Occupancy/Renovations	Patio Deck
312 Water St	Deck	Patio Deck
312 Water St	Renovations	Tavern
315 Water St	Change of Occupancy/Renovations	Patio Deck
319 Water St	Change of Occupancy/Renovations	Patio Deck
338 Water St	Change of Occupancy	Restaurant
340 Water St	Change of Occupancy/Renovations	Tavern
40 Bay Bulls Rd	Change of Occupancy	Warehouse
42 O'leary Ave	Change of Occupancy	Recreational Use
48 Kenmount Rd	Change of Occupancy/Renovations	Eating Establishment
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
499 Northern Pond Rd	Renovations	Other
5 Beck's Cove	Change of Occupancy/Renovations	Restaurant
58 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
595 Kenmount Rd	Renovations	Car Sales Lot
60 Hayward Ave	Renovations	Bakery
60 O'leary Ave	Renovations	Retail Store

60 O'leary Ave	Change of Occupancy/Renovations	Warehouse
74 O'leary Ave	Change of Occupancy	Office
8 Military Rd	Renovations	Church
80 Brookfield Rd	Sign	Retail Store
90 O'leary Ave	Change of Occupancy/Renovations	Office

This Week: \$3,126,307.56

#### Government/Institutional

Location	Permit Type	Structure Type
----------	-------------	----------------

This Week: \$0.00

#### Industrial

Location	Permit Type	Structure Type
----------	-------------	----------------

This Week: \$0.00

#### Demolition

Location	Permit Type	Structure Type
245 Mundy Pond Rd	Demolition	Single Detached Dwelling
297 Groves Rd	Demolition	Single Detached Dwelling
5 Little St	Demolition	Single Detached Dwelling

This Week: \$41,000.00

**This Week's Total: \$7,972,023.66**

**REPAIR PERMITS ISSUED: \$195,294.50**

#### **NO REJECTIONS**

YEAR TO DATE COMPARISONS			
August 4, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$23,196,666.89	\$21,217,684.32	-9
Commercial	\$74,507,043.97	\$110,567,116.05	48
Government/Institutional	\$1,577,350.00	\$136,500.00	-91
Industrial	\$3,000.00	\$3,000.00	0
Repairs	\$1,599,906.00	\$1,345,543.24	-1

<b>TOTAL</b>	<b>\$100,883,966.86</b>	<b>\$133,269,843.61</b>	32
Housing Units (1 & 2 Family Dwelling)	58	63	

Respectfully Submitted,

---

Jason Sinyard, P.Eng., MBA  
Deputy City Manager  
Planning, Engineering and Regulatory Services



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 22, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 455,519.74</b>
<b>Bi-Weekly Administration</b>	<b>\$ 880,960.45</b>
<b>Bi-Weekly Management</b>	<b>\$ 908,741.95</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 891,412.17</b>

<b>Accounts Payable</b> <i>(A detailed breakdown available <a href="#">here</a>)</i>	<b>\$ 5,014,911.96</b>
---	------------------------

<b>Total:</b>	<b>\$ 8,151,546.27</b>
---------------	------------------------

# ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 29, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 458,935.90</b>
<b>Bi-Weekly Casual</b>	<b>\$ 94,395.45</b>
<b>Accounts Payable</b> <i>(A detailed breakdown available <a href="#">here</a>)</i>	<b>\$ 2,191,247.47</b>

**Total: \$ 2,744,578.82**

# ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

# BID APPROVAL NOTE

**Bid # and Name:** 2020113 – Two (2) New, current production, Cab & Tandem Chassis Dump Trucks  
**Date Prepared:** Tuesday, July 21, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Fleet  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** PWP-2020-985  
**Source of Funding:** Capital

**Purpose:**

This open call was issued as part of the regular fleet replacement plan.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Royal Freightliner	Disqualified
Harvey & Company Ltd	\$399,725.28
Western Star and Freightliner Trucks of Newfoundland	\$410,878.90
Peterbilt Atlantic	\$459,204.84
Hickman Truck Centre	\$479,464.16

**Expected Value:** ☒ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Delivery date shall be within 6 months of award.

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020113 - Two (2) New, current production, Cab & Tandem Chassis Dump Trucks to the lowest bidder meeting specification, Harvey & Company Ltd., as per the Public Procurement Act, for the amount of \$399,725.28, HST included.

# ST. JOHN'S

The City reserves the right to order an additional 1 or 2 units within 6 months of award, at the same tendered price.

**Attachments:**

### Report Approval Details

Document Title:	2020113 - Two (2) New, current production, Cab and Tandem Chassis Dump Trucks .docx
Attachments:	
Final Approval Date:	Jul 21, 2020

This report and all of its attachments were approved and signed as outlined below:

**Rick Squires - Jul 21, 2020 - 2:24 PM**

**Derek Coffey - Jul 21, 2020 - 2:39 PM**

# BID APPROVAL NOTE

**Bid # and Name:** 2020117 Infrastructure Water and Sewer  
**Date Prepared:** Friday, July 24, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Water and Wastewater  
**Quotes Obtained By:** John Hamilton  
**Budget Code:** PWP-2019-948  
**Source of Funding:** Capital

**Purpose:**

The project consists of watermain improvements to improve water quality, repairs to deteriorated sections of sanitary sewers and upgrades to sanitary sewer pump stations which have reached the end of their service life.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Pyramid Construction Limited	\$1,404,265.00
Dexter construction company Limited	\$1,409,146.75
Modern Paving Limited	\$1,548,046.05
Coady Construction & Excavating Limited	\$2,056,757.75

**Expected Value:** ☒ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Substantial Completion within 6 months from award.

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020117 Infrastructure Water and Sewer the award to **Pyramid Construction Limited** for the sum of \$1,404,265.00 (HST included) to the lowest qualified bidder meeting specifications as per the Public Procurement Act.

# ST. JOHN'S

**Attachments:**

### Report Approval Details

Document Title:	2020117 Infrastructure Water and Sewer.docx
Attachments:	
Final Approval Date:	Jul 24, 2020

This report and all of its attachments were approved and signed as outlined below:

**Rick Squires - Jul 24, 2020 - 10:54 AM**

**Derek Coffey - Jul 24, 2020 - 11:10 AM**



# BID APPROVAL NOTE

**Bid # and Name:** 2020095 – Two (2), New, not used, Pumper Apparatus  
**Date Prepared:** Thursday, July 30, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** St. John's Regional Fire Department  
**Division:** Mechanical Services  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** 2491-56157  
**Source of Funding:** Capital

**Purpose:**

The St. John's Regional Fire Department (SJRFD) requires two (2) new, not used Pumper Apparatus to provide fire protection services within the SJRFD region.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Metalfab Ltd.	\$1,324,414.02
Fort Garry Fire Trucks	\$1,407,770.00

**Expected Value:** ☒ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Delivery of both Pumper Trucks shall be 12 months from issue of purchase order.

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020095 – Two (2) New, not used, Pumper Apparatus to the lowest bidder meeting specification, Metalfab Ltd., as per the Public Procurement Act, for \$1,324,414.02 plus HST.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2020095 - Two (2) New, not used, Pumper Apparatus.docx
Attachments:	
Final Approval Date:	Jul 30, 2020

This report and all of its attachments were approved and signed as outlined below:

**Rick Squires - Jul 30, 2020 - 9:47 AM**

**Derek Coffey - Jul 30, 2020 - 10:04 AM**

# DEPARTMENTAL APPROVAL REQUEST/RFP

**Commodity/Bid #:** 2020101- Loader.  
**Date Prepared:** Thursday, July 30, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Quotes Obtained By:** Sherry Kieleley  
**Budget Code:** PWP-2020-985  
**Source of Funding:** Capital

**Purpose:**  
Regular Fleet replacement plan

**Proposals Submitted By:**

Vendor Name
Brandt
Toromont CAT

**Expected Value:** ☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** 6 months

**Recommendation:**  
THAT Council award open call # 2020101-Loader to Toromont CAT for \$283, 400 plus HST

**Attachments:** N/A

# ST. JOHN'S

### Report Approval Details

Document Title:	2020101-Supply of 1 Loader.docx
Attachments:	
Final Approval Date:	Jul 30, 2020

This report and all of its attachments were approved and signed as outlined below:

**David Crowe - Jul 30, 2020 - 9:45 AM**

**Lynnann Winsor - Jul 30, 2020 - 9:54 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2020111 – Two (2) 2020 Sanders  
**Date Prepared:** Thursday, July 30, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Fleet  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** PWP-2020-985  
**Source of Funding:** Capital

**Purpose:**

This open call was issued as part of the regular fleet replacement plan for two (2) new, current production, roll off style cab and tandem chassis for snowplows, ice control and dump truck operations.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Saunders Equipment	\$804,920.00
Reefer Repair Services Ltd.	\$815,419.36
Western Star and Freightliner Trucks of Newfoundland	\$824,066.00
Royal Freightliner	Withdrawn

**Expected Value:** ☒ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Delivery is required nine (9) months from issue of purchase order.

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020111 – Two (2) Tandem Sanders to the lowest bid meeting specification, Saunders Equipment, as per the Public Procurement Act, for \$804,920.00 plus HST.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2020111 - Tandem Sanders.docx
Attachments:	
Final Approval Date:	Jul 30, 2020

This report and all of its attachments were approved and signed as outlined below:

**Rick Squires - Jul 30, 2020 - 10:22 AM**

**Derek Coffey - Jul 30, 2020 - 10:25 AM**

# DECISION/DIRECTION NOTE

**Title:** Block Party – Elton Place

**Date Prepared:** July 23, 2020

**Report To:** Special Events Regulatory Committee

**Councillor and Role:** N/A

**Ward:** N/A

---

**Decision/Direction Required:** Council approval of a Block Party to be held on Elton Place.

**Discussion –** Background and Current Status: Special Event Regulatory Committee has received an application for a Block Party on Elton Place.

**Friday July 31, 2020**  
**4:00pm – 10:00pm**

This event will close Elton Place to traffic.

The maximum number of participants will be 50.

Volunteers are in place to ensure social distancing and maximum numbers.

Organizer is requesting a noise by-law exemption for the use of amplified music on the street.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: Supports the goal to increase and improve opportunities for residents to connect with each other and the City
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A

# ST. JOHN'S

- 7. Human Resource Implications: N/A
- 8. Procurement Implications: N/A
- 9. Information Technology Implications: N/A
- 10. Other Implications: N/A

**Recommendation:**

That Council approve the Block Party on Elton Place with associated road closure and noise by-law exemption.

**Prepared by:** Christa Norman, Special Projects Coordinator

**Approved by:** Tanya Haywood, Deputy City Manager – Community Services

**E-Poll – July 28, 2020**

<b>Member</b>	<b>Agree</b>	<b>Disagree</b>	<b>No Vote</b>
Danny Breen	X		
Sheilagh O'Leary	X		
Maggie Burton	X		
Dave Lane	X		
Sandy Hickman	X		
Debbie Hanlon			X
Deanne Stapleton	X		
Hope Jamieson	X		
Jamie Korab	X		
Ian Froude	X		
Wally Collins	X		



**Report Approval Details**

Document Title:	Block Party - Elton Place.docx
Attachments:	
Final Approval Date:	Jul 24, 2020

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Jennifer Langmead was completed by workflow administrator Shanna Fitzgerald**

**Jennifer Langmead - Jul 24, 2020 - 10:25 AM**

**Tanya Haywood - Jul 24, 2020 - 10:59 AM**

# DECISION/DIRECTION NOTE

---

**Title:** Demolition of Dwelling – 2 Hartery Crescent

**Date Prepared:** July 24, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 5

---

## **Decision/Direction Required:**

For consideration of council to grant a Demolition Order of 2 Hartery Crescent.

## **Discussion – Background and Current Status:**

The dwelling house situated at 2 Hartery Crescent has been vacant since at least 2009, has not been maintained and, as a result, is in a state of disrepair and is unfit for habitation.

In 2010 the City removed an accessory building and an oil tank from the property due to their poor condition. At the time there was evidence of a leak in the oil tank, and it was removed to avoid further contamination. The matter of the oil leak was referred to Service NL, but we are unsure what action was taken.

It is likely no action was ever taken on the property being remediated as the registered owner has long been deceased.

The City has acted on several complaints since this time for poor property condition and possible safety concerns from area residents. Inspection Services has been monitoring the property to ensure it remained secure, but the dwelling has further deteriorated, and remedial action is now required.

## **Key Considerations/Implications:**

### **1. Budget/Financial Implications:**

Should the City proceed with the order, and it is not complied, steps will be initiated for the demolition of the aforesaid property. The cost associated with this demolition will be applied to the property and a bill for the cost issued to the property owner.

Costs of demolition in cases such as this are normally recouped through a tax sale, but in this case, it may not be possible to tax sale a property with possible oil contamination and the City may not recover its demolition costs.

2. Partners or Other Stakeholders: NA
3. Alignment with Strategic Directions/Adopted Plans: NA
4. Legal or Policy Implications:

Legal Division will have to consider the possible contamination of the site should this property be recommended for tax sale.

5. Engagement and Communications Considerations: NA
6. Human Resource Implications: NA
7. Procurement Implications: NA
8. Information Technology Implications: NA
9. Other Implications: NA

**Recommendation:**

That Council grant the Demolition Order of 2 Hartery Crescent as the dwelling is in a state of disrepair and unfit for habitation presenting possible safety hazards.

**Prepared by:**

Randy Carew, CET – Manager, Regulatory Services

**Approved by:**

Jasonn Sinyard, P. Eng., MBA  
Deputy City Manager, Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Demolition of Dwelling - 2 Hartery Crescent.docx
Attachments:	
Final Approval Date:	Jul 29, 2020

This report and all of its attachments were approved and signed as outlined below:

**Randy Carew - Jul 27, 2020 - 1:37 PM**

**Jason Sinyard - Jul 29, 2020 - 8:16 PM**

# DECISION/DIRECTION NOTE

---

**Title:** Evaluation of Transportation Changes in Response to COVID-19

**Date Prepared:** July 29, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Sandy Hickman, Transportation & Regulatory Services

**Ward:** N/A

---

## **Decision/Direction Required:**

Direction is required on how to proceed with the sidewalk expansion projects that have been made to date in response to COVID-19.

## **Discussion – Background and Current Status:**

As of early July 2020, the City of St. John's had implemented expanded sidewalk spaces in three areas:

- a. Elizabeth Avenue - Portugal Cove Road to Torbay Road:  
The curb lane on both sides of the street is reallocated to active space. Shown as a purple line in Figure 1.
- b. Parade Street - Lemarchant Road to Merrymeeting Road:  
Street space on the eastern side of the street would be reallocated for active use. Shown as a red line on Figure 2. Due to local constraints this area was not able to serve the dual purpose of a cycling facility as well as an expanded sidewalk.
- c. Newtown Road - Merrymeeting Road to Elizabeth Avenue:  
Street space on the eastern side of the street would be reallocated for active use. Shown as a purple line on Figure 2.

A project on Harbour Drive was originally approved but then removed with the implementation of the Water Street Pedestrian Mall.

Since the implementation of these projects the outlook on COVID-19 has improved. The current alert level 2<sup>1</sup> allows for outdoor gatherings of up to 50 people (provided physical distancing is maintained), playgrounds are open, and it is widely reported that the risk of outdoor transmission is very low. These public health factors point to a lower need to provide widened sidewalks to accommodate active transportation.

Concerns have been raised about congestion on Elizabeth Avenue during the after period. Across the City it is estimated that we are at about 50% to 60% of normal vehicle traffic volumes. The situation may be a bit different on Elizabeth Avenue due to local conditions but three lanes remain available for vehicle travel.

---

<sup>1</sup> <https://www.gov.nl.ca/covid-19/alert-system/alert-level-2/>



Figure 1: Project a (purple solid line)

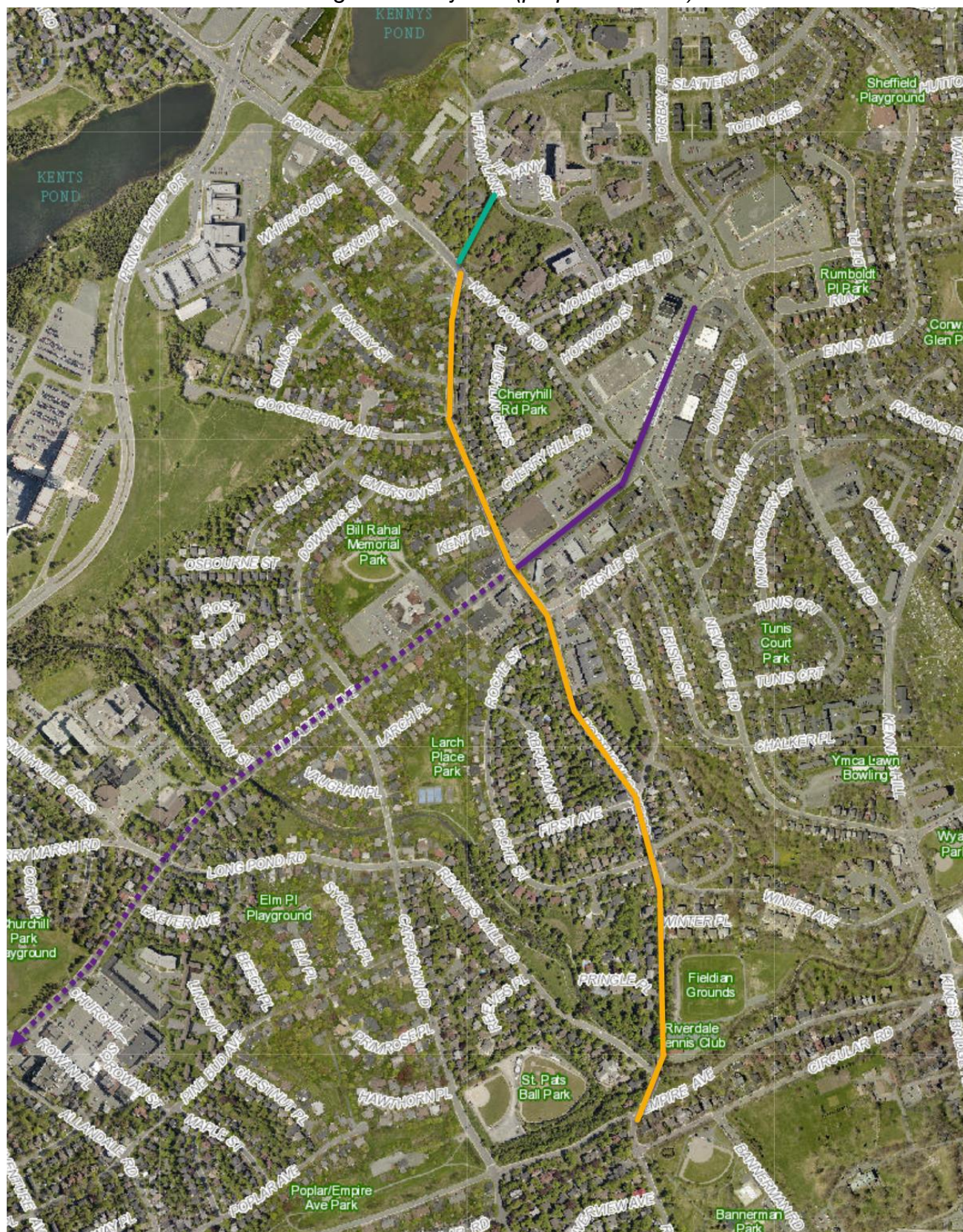
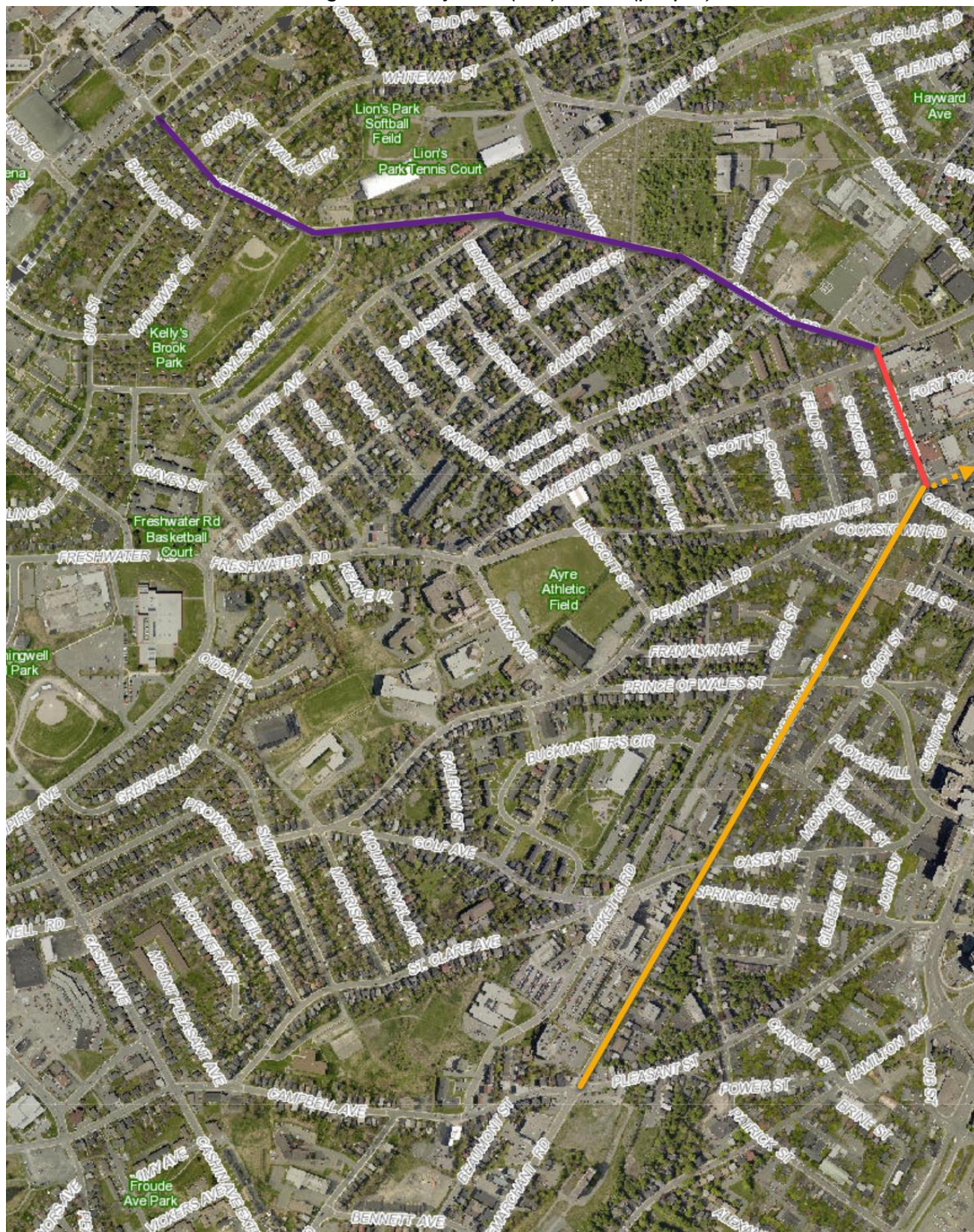




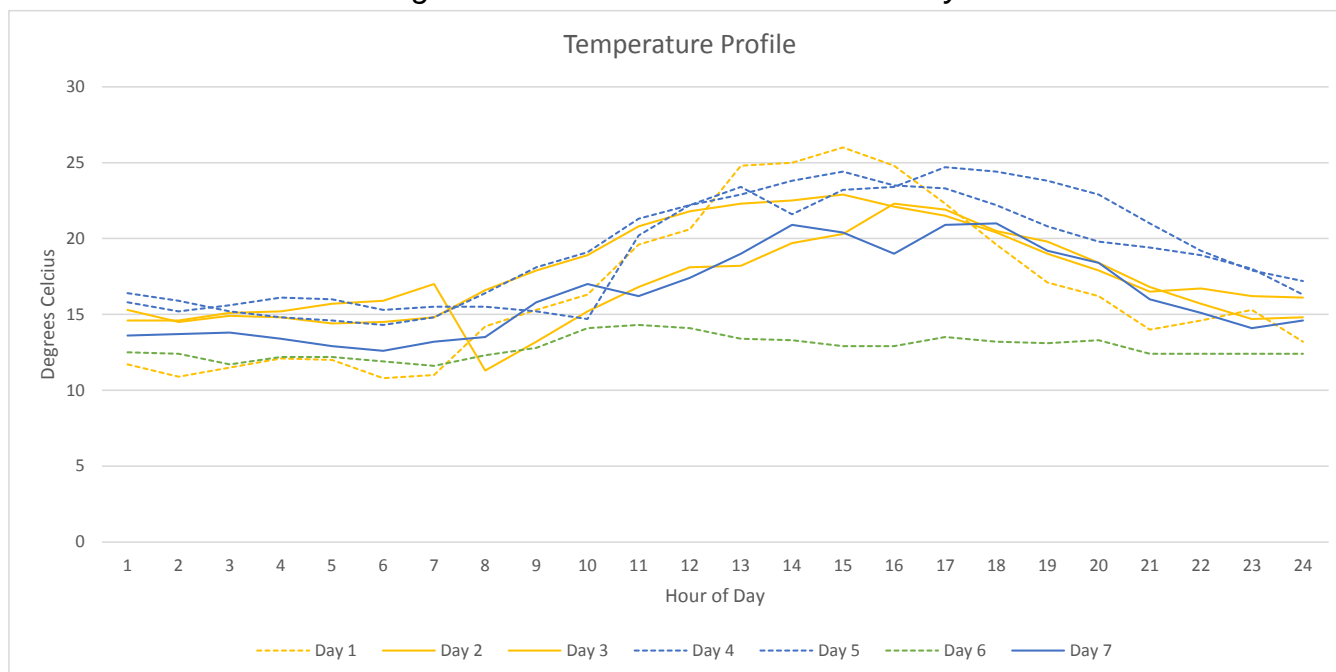
Figure 2: Project b (red) and c (purple)





The weather plays a significant role in the number of people we expect to take advantage of active modes of transportation. As such an effort was made to collect data on days that are of comparable “quality” to minimize the chance of this effect impacting results. Shown in Figure 3, counts were conducted on 3 days before (yellow lines) and 3 days after (blue lines) implementation. One additional day in the after period experienced poorer weather (green line) and is not considered to be representative in this evaluation. Both weekdays (dashed lines) and weekends (solid lines) were sampled.

*Figure 3: Weather on data collection days*

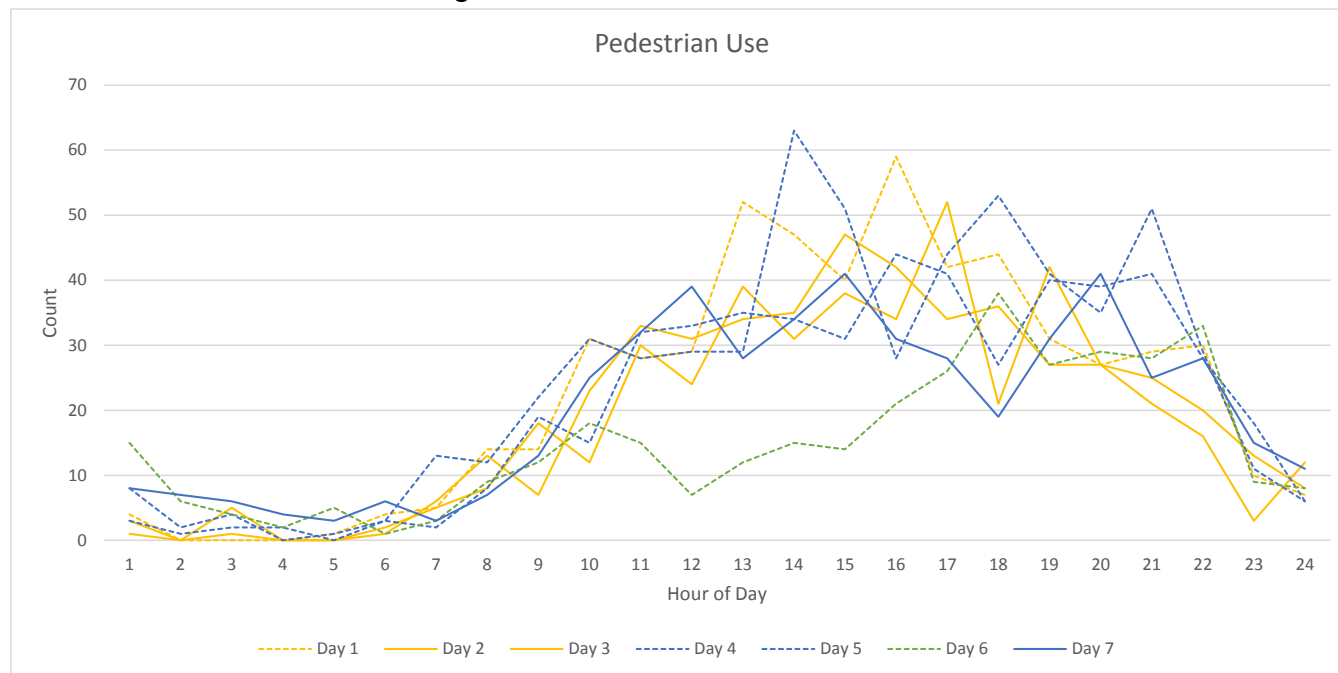
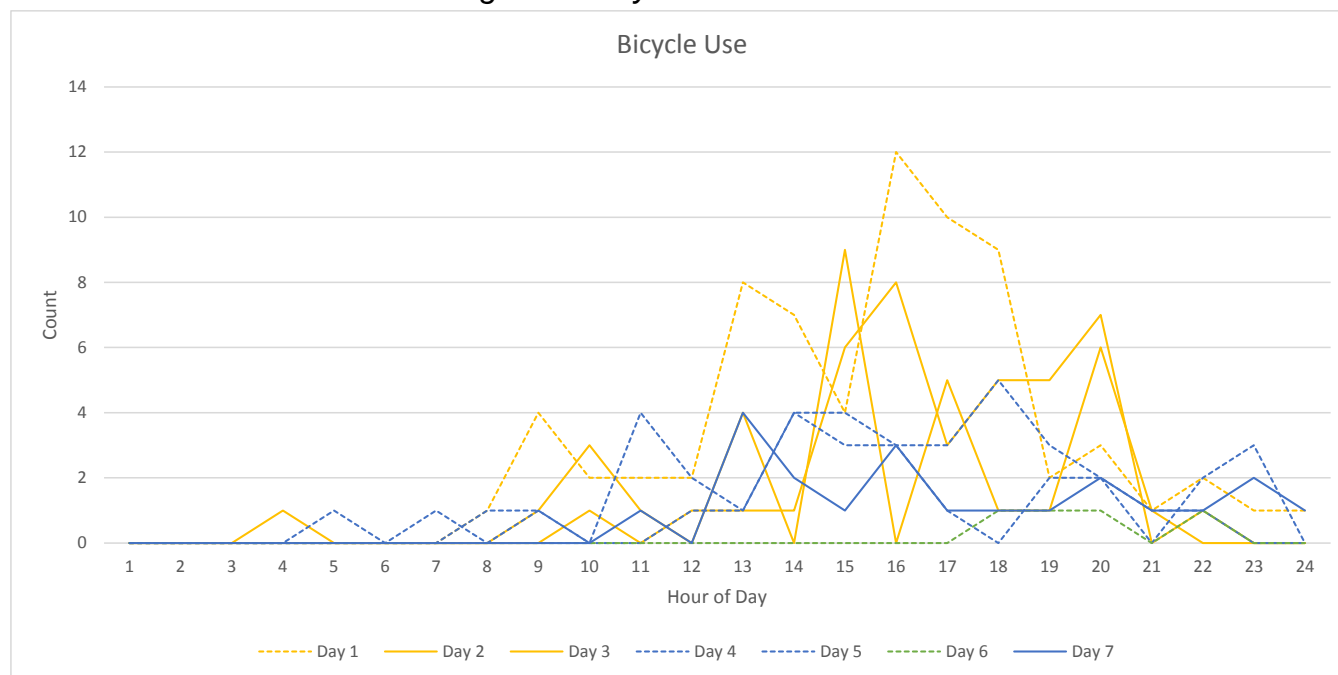


Overall, usage by both pedestrians and cyclists has been stable between the before and after periods. This indicates that the additional space did not result in an increase in usage. The daily usage profiles are shown in Figure 4 and Figure 5.

The number of pedestrians using the sidewalk during a set period is an indicator of crowding which is a key issue to consider with regard to the City’s response to COVID-19. The busiest section included in this initiative was the east side of Parade Street. This area saw peaks of up to 30 people in a single hour (or an average of 12 people per hour from 11AM to 9PM). This volume of pedestrians is quite low from the perspective of possible interactions. Even at the peak of 30 people in an hour this only represents 1 person passing the survey site every 2 minutes. People walking in pairs or small groups means that this frequency would be even less.

There was a possible reduction in bicycle use on Elizabeth Avenue during the after period. The numbers of cyclists observed is not high enough to say with certainty but this does correspond with complaints received about the placement of delineators adjacent driveways and difficulty with compliance to right of way rules at these same points.



*Figure 4: Pedestrian data at all sites**Figure 5: Bicycle data at all sites*

Based on this evaluation, Council is asked to provide direction on whether to maintain, conclude, or modify the changes currently in place.

This project must be removed before the winter season at the delineators used can not stay in place when snow clearing operations start. Given this timeline the options available are:

1. Maintain the existing changes until a set date. This date should fall between August 10<sup>th</sup> and October 30<sup>th</sup>.
2. Conclude the existing changes at the earliest time practical.
3. Modify the existing changes with an ultimate end date of up to October 30<sup>th</sup>. The changes desired would need to be clearly outlined in order to be implemented. Additional equipment is likely to be needed if an expansion of the area covered is selected.

As we move into September there may be an increase in vehicle traffic as more people return to work and school. While the projects in place are not on direct routes to school, it is also possible that there will be a small increase in pedestrian volumes.

Ultimately the need for the expanded sidewalks is based on a public health determination and engineering staff are not qualified to provide an opinion on the contribution these changes make to a COVID-19 response. However, based on the usage data collected it appears as though the demand for this active space is low.

### **Key Considerations/Implications:**

1. Budget/Financial Implications:  
Costs to date for this project are as follows.
  - Equipment purchased: \$9,200 (delineators and signs)
  - Installation: \$7,300

In addition, there will be removal costs of an estimated: \$6,100

This sums to a project total of \$22,600. This project has been funded through the capital allocation for sidewalk infill.

Data collection costs of approximately \$7,200 were covered under normal data collection budgets.

2. Partners or Other Stakeholders:  
n/a
3. Alignment with Strategic Directions/Adopted Plans:  
n/a
4. Legal or Policy Implications:

Several complaints about the impact on parking have been received in the Newtown Road area. Tickets issued may be subject to higher than normal rates of challenge.

5. Privacy Implications:

n/a

6. Engagement and Communications Considerations:

Changes made to the transportation network were communicated to the public through normal channels. Additional notices were delivered within the Newtown Road project to help notify people of the posted changes to on street parking.

7. Human Resource Implications:

n/a

8. Procurement Implications:

n/a

9. Information Technology Implications:

n/a

10. Other Implications:

n/a

**Recommendation:**

That Council

1. Direct staff to maintain, conclude, or modify the changes currently in place and implement the necessary changes based on this direction.
2. If the direction in (1) is not to conclude the project immediately, provide direction on when the removal should be scheduled (up to October 30th, 2020).

**Report Approval Details**

Document Title:	Evaluation of Transportation Changes in Response to COVID-19.docx
Attachments:	
Final Approval Date:	Jul 30, 2020

This report and all of its attachments were approved and signed as outlined below:

**Scott Winsor - Jul 30, 2020 - 10:40 AM**

**Jason Sinyard - Jul 30, 2020 - 11:34 AM**