

From: [CityClerk](#)
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) Re: application for 35 Bonaventure Ave, Unit 218
Date: Friday, September 25, 2020 3:44:24 PM

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.

Elaine Henley

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

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

From: [REDACTED]
Sent: Thursday, September 24, 2020 11:40 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: application for 35 Bonaventure Ave, Unit 218

To whom it may concern,

As an owner in this complex, I wish to comment that I fully support this application for a home office, especially considering that the operator will be the sole employee and have no clients visiting the property.

In this day and age, and especially in these exceptional times, and most certainly going forward, there are many people, including city employees, who are working from home and I see this as no different except that we have a very honest citizen who has taken it upon himself to apply for the appropriate permit.

There will always be people who respond on the nay side but I think this is simply a reflection of today's way of operating a business, and I see no disruption or downside to the neighbouring properties.

I hope you will give it to your full positive consideration.

Sincerely,
[REDACTED]

[REDACTED]

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Elaine Henley

From: CityClerk
Sent: Thursday, October 1, 2020 1:05 PM
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) 35 Bonaventure Avenue - Application for Home Office

Good Afternoon [REDACTED]

Your comments are duly noted.

Elaine Henley

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

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

From: [REDACTED]
Sent: Thursday, October 1, 2020 11:37 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: (EXT) 35 Bonaventure Avenue - Application for Home Office

Thank you for acknowledging our submission.

Please note that I was rather taken back to find out that the application is actually for "Office" use not "Home Office" as publicly advertised. This casts a different light on the matter. In my view the former use is actually less compatible.

[REDACTED]

On Sep 30, 2020, at 1:51 PM, CityClerk <cityclerk@stjohns.ca> wrote:

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 matter.

Elaine Henley

Elaine Henley

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

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

From: [REDACTED]
Sent: Tuesday, September 29, 2020 8:48 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 35 Bonaventure Avenue - Application for Home Office

To: Office of the City Clerk,

This is in response to the above:

We are residents of a 40 unit condominium building in the neighbourhood of the above and object to the proposed use of any portion of a dwelling within multi-unit residential buildings as home offices.

This use is simply not suitable nor compatible with residential occupancy especially considering that a lot of residents in these kinds of facilities are retired. The thoughts of a full time activity such as this going on in an otherwise quiet commercial-free environment alone are unsettling. Multi unit buildings such as Condominiums, Seniors Apartments, Retirement Homes etc are no place for a full time business to operate. Would such a use be monitored by the City to enforce any conditions of approval such as operating hours, the type of business carried out, etc?

If permitted, we are concerned that this will set a precedent that would open up other possibilities or set the stage for relaxation of controls and regulations that are generally in place now and offer some degree of protection to existing owners and tenants - whether in multi unit buildings or in single family neighbourhoods. Home office is what it says, a business, and is not an acceptable use in residential areas.

Also, if permitted what would be the business address? The same as the residence or a box at the post office? Would the approval be transferable to future occupants?

Please note that several questions have been sent to the City Planning Department about this application concerning relevant zoning details, seeking clarification on wording of the Regulations and types of uses permitted under the current Development Regulations, but no response has been received as yet. From a quick glance at the Regulations it appears that the "Home Office" use is not listed as a discretionary use for the current zoning (Institutional).

We respectfully ask that our comments be considered in your review of the above application.

Thank you,

[REDACTED]

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From: [Stacey M. Corbett](#)
To: [City Clerk](#)
Cc: [Planning](#)
Subject: 35 Bonaventure Avenue
Date: Thursday, September 24, 2020 2:00:28 PM

I just had [REDACTED] call on behalf of herself and her husband [REDACTED], who live near the above noted property, to say that they do not object to the proposed home office at this address.

Thanks,
Stacey

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Elaine Henley

From: CityClerk
Sent: Monday, September 21, 2020 11:23 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) Support of discretionary use , 35 Bonaventure Ave, unit 218

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.

Elaine Henley

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

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

From: [REDACTED]
Sent: Sunday, September 20, 2020 8:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Support of discretionary use , 35 Bonaventure Ave, unit 218

We write in support of the Application for discretionary use for a home office at 35 Bonaventure Ave., unit 218 with the understanding that no clients will be visiting the property mentioned.

[REDACTED]
[REDACTED]
Sent from my iPhone