

**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) Proposed Change of Use of 9 Kerry Street - Comments 8 Kerry Street  
**Date:** Wednesday, October 21, 2020 11:42:28 AM

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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.

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Monday, October 19, 2020 8:45 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** (EXT) Proposed Change of Use of 9 Kerry Street - Comments 8 Kerry Street

To the Office of the City Clerk:

Please accept our comments in response to the notification of proposed change of use of 9 Kerry Street by The Green Room Inc.

Description states that proposed studio is to be used for office space and storage of production material....The studio will employ 3 full- time employees and operate Monday - Friday, 8am - 6pm.

Comment 1

We are concerned that the storage of production material will involve several trucks coming and going. This will create more noise and traffic concerns as the property is located at an intersection directly in front of our house. Also , given the nature of the filming industry, we are concerned that this activity will not be limited to the working hours specified and may occur at all hours.

We and our neighbors have already expressed our concerns to the city about the excessive speeds by drivers using Kerry Street as a shortcut.

Comment 2

We would like confirmation that materials stored will not include hazardous materials such as toxic or volatile gases, explosives, or highly flammable items.

Comment 3

Property is referred to as a proposed studio. Does this mean that it may be used for filming? If so we are concerned about excessive noise and increased traffic from people coming and going.

Comment 4

Last week an overhead light in the front of the building was activated. The light comes on early in the evening and remains on through the night. This is very annoying as it shines directly into our living room and bedroom. Given

the working hours stated we wonder why this is necessary and would like the light turned off no later than 8:00pm every night.

If there are any questions or responses to these comments please advise us using the contact information below.

Best Regards,

A large black rectangular redaction box covers the signature area, obscuring the name and any contact information that might have been present.

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**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Karen Chafe](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Non-Conforming Use Application Comments - 9 Kerry Street  
**Date:** Wednesday, October 21, 2020 11:51:26 AM

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Good Morning:

We thank you for your feedback and advise that all submissions shall be provided 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:** Tuesday, October 20, 2020 8:52 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Non-Conforming Use Application Comments - 9 Kerry Street

>> Dear City Clerk:

>> Thank you for the opportunity to provide comments on the application for the non-conforming use of 9 Kerry Street as a storage and support facility for a Television Production Company. Based on the minimal information provided on the operation of this commercial business, the ongoing traffic issues on Kerry Street, the configuration of the street and the fact the street is zoned residential (R1), we have numerous concerns about the proposed use of this property and it's compatibility with the area.

>> 1. Kerry Street is zoned residential-low intensity (R1). It is our understanding the property at 9 Kerry Street, as it existed, was grandfathered in as a non-conforming use when the residential area was designated R1. It is our understanding the spirit of non-conforming use is to allow a previous operation to continue to exist when a zone changes. The proposed application for a change in non-conforming use falls outside the permitted and discretionary use of the R1 zone regulations. From a planning and development perspective, a non-conforming use policy would see all properties eventually matching the uses permitted in the assigned zone, not intensifying the non-conforming use. We do not know the status of the original business or if it has been operating as intended when grandfathered in.

>> 2. The site of the proposed storage and support facility is located on a blind turn with poor sight lines. There have been several accidents on this turn over the years. There are "No Stopping" signs located on Kerry Street across from the proposed commercial business and also on the same side by the community mail boxes. The proposed site of the new business is located directly at the juncture where Glenridge Crescent intersects with Kerry Street. The entrance curb for 9 Kerry Street fronts into this juncture on the blind turn. Also the proposed new business site is in very close proximity to a busy and dangerous intersection where Kerry Street meets with Portugal Cove Road.

>> 3. There is a very active convenience store (Breen's) one lot up and on the same side as the proposed location of this new business. The convenience store generates a lot of customer and commercial traffic including large delivery trucks which block one lane of the narrow and winding Kerry Street on a daily basis. The blocked lanes are even more difficult for drivers during the winter months with the build up of snow banks and ice patches.

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>> Patrons of the convenience store often double park on Breen's side of Kerry Street. Patrons also often ignore the "No Stopping" signs on Kerry Street across from Breen's store and use these areas to park their vehicles. The private vehicles and large delivery trucks block sight lines on Kerry Street. Adding a new commercial business to this end of the street will intensify an already overburdened area.

>> 4. Kerry Street residents have made numerous requests in the form of phone calls, emails, letters and a petition over the years asking the city to address the ongoing traffic issues on the street. The traffic issues have been raised with Ward Counsellors, the Traffic Division, the Deputy Mayor and the Engineering Division, along with the Royal Newfoundland Constabulary. These issues include:

>> (A) Traffic using Kerry Street as a short cut to travel between Portugal Cove Road and Elizabeth Avenue;

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>> (B) Traffic not adhering to the 30 MPH posted speed limit on Kerry Street;

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>> (C) Traffic ignoring the No Stopping signs on Kerry Street across from Breen's store; and,

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>> (D) Large commercial delivery trucks parking on the Kerry Street side of Breen's store blocking sight lines and the flow of traffic.

>> To date these ongoing issues have not been adequately addressed to help curb or alleviate the problems. It is our understanding Kerry Street is on the city's list for street calming efforts.

>> 5. The application states the proposed Television Production storage and support facility would house three workers, use three parking spots, and store and support television production materials. The need for three full time workers suggests an active warehouse with a high turnover of props. How the moving of these prop materials to and from the warehouse would negatively affect the flow of traffic and the lives of those living around the proposed business is of concern. The questions that need to be addressed include:

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>> A) What is the nature and size of the warehoused production materials (e.g., costumes, furniture, audio and video equipment, stage sets)?

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>> B) How would the production materials be transported to and from the warehouse (e.g., in cars, vans, trucks, commercial vehicles)?

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>> C) How often would the production materials be moved to and from the warehouse (e.g., hourly, daily, weekly, monthly)?

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>> D) What time would the production materials be moved to and from the warehouse (e.g., during day light hours, during night time hours or both day and night)?

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>> E) Where would the patrons of this warehouse park their vehicles in order to load and unload the production materials and/or place orders and view the materials being produced (e.g., on Kerry Street, Glenridge Crescent or Portugal Cove Road)?

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>> F) How long would it take to pack/unpack and move the production materials to and from the warehouse (e.g., minutes, hours, days)?

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> G) How would the traffic on Kerry Street and Glenridge Crescent be addressed during the loading and unloading of production materials?

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> H) How would the blind turn on Kerry Street next to the proposed warehouse be handled during the loading and unloading of the production materials?

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> The applicant needs to answer these questions before the city and the residents in the area can know the potential intensity of the intended use in order to make an informed decision on whether or not this proposed commercial activity is essential to and compatible with an established residential area.

> Thank you for considering our concerns in this change in non-conforming use application process. The proposed kind and level of commercial activity has the potential to exacerbate an already known congested end of an established residential street. It also has the potential to disrupt and negatively impact the lives of those living in the area surrounding the number 9 Kerry Street property.

> Sincerely,

> [REDACTED]  
[REDACTED] t

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**Subject:** RE: (EXT) 9 Kerry Street  
**Date:** Thursday, October 22, 2020 1:39:48 PM

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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.

*Elaine Henley*

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

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**From:** [REDACTED]  
**Sent:** Thursday, October 22, 2020 11:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 9 Kerry Street

Good day,

I am writing regarding the application to use 9 Kerry Street as a storage and support facility for a Television Production Company.

My concerns with this proposal is the increased traffic and potential for increased on-street parking (as a result of the development having insufficient off-street parking) in a currently quiet, family-friendly neighborhood. I live on Glenridge Crescent, which is narrow for a 2-way street, particularly when there are cars parked on either side of the street, and there are no sidewalks. Without sidewalks, young children in the neighbourhood must use front lawns to avoid traffic. The corner of Glenridge and Kerry is also very poorly lit. If you add more on-street parked vehicles, this makes it less safe for the children, and more difficult for residents to park (particularly in winter months). On-street parking near the intersection of Kerry x Glenridge will force traffic into an already poorly-lit blind turn where children regularly play on the street.

If the City goes ahead with this proposal, I would ask the City set up 'no parking' signs on the street for Mon-Fri, 8am-5pm, or maximum 2-hour parking.

My neighbours and I chose to live on Glenridge Crescent and Kerry Street because it is a quiet, family-friendly neighbourhood. Take that away, and it depreciates our properties and makes it less safe for the children in the neighbourhood.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

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