

## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, December 8, 2020 11:17 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) 20 Gower 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.

*Elaine Henley*

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

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**From:** [REDACTED]  
**Sent:** Monday, December 7, 2020 12:09 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street

My family and I reside at [REDACTED] Street. Our back garden abuts [REDACTED] the subject property. Regarding the application for discretionary use to convert 20 Gower Street into a B&B and eating establishment I wish to raise the following concerns:

1. Noise

The subject property is located in a residential neighbourhood and I am incensed that a proposal for a restaurant with liquor license, open every night to 11 pm, could possibly be considered. There was no mention of the eating establishment using the outdoor space behind the property, but if the applicants have any intention of doing this as well (for the restaurant or the entertainment of B&B guests) then the idea is even more intolerable. The constant noise would severely impact the peaceful enjoyment of our own property. That particular property, along with its two neighbouring properties have, over the years, been the sites of frequent loud late night parties - there is never any enforcement of noise bylaws and I fear allowing such a discretionary use would only make a bad problem worse.

2. Parking

I can imagine you hear parking complaints ad nauseum. Nevertheless, this would also be a huge issue. This is a residential neighbourhood with very few off-street parking options. On-street parking spots are already at a premium. Residents have permits, but it has been my experience that un-permitted cars being parked in front of my home and nearby homes are almost never ticketed. Allowing such an establishment into the neighbourhood would only make this problem worse. And, of course, winter conditions further compound this problem.

3. Zoning concerns

There are plenty of already commercially zoned buildings in the immediate vicinity that are standing empty. An example would be the derelict pool hall at the corner of Duckworth and Cochrane Streets. If the applicants wish to enter the restaurant business, should they not be required to consider options already commercially zoned rather than be allowed to change the character of a pleasant residential neighbourhood?



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## Karen Chafe

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**From:** CityClerk  
**Sent:** Friday, December 11, 2020 11:40 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 - 20 Gower Street

Good Afternoon:

We thank you for your feedback and advise that all submissions shall 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, December 10, 2020 7:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application - 20 Gower Street

Evening,

My name is [REDACTED] and I'm [REDACTED] of Brewdock Beer Bar & Eatery located at 85 Duckworth Street. We at Brewdock would like to show our support for the Postmaster House. Their B&B and dining room are a perfect fit for our artisan district. It is great to see buildings in the area being renovated and repurposed and to see the area continue to grow.

Appreciate your time,

Craig Farewell, CPA  
Brewdock Beer Bar & Eatery  
Beach Head Brewing Co.  
[REDACTED]

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**From:** [CityClerk](#)  
**To:** [REDACTED]; [CityClerk](#)  
**Cc:** [REDACTED]; [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) 20 Gower Street proposed B & B and Eating Establishment  
**Date:** Tuesday, December 15, 2020 11:28:34 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

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**From:** [REDACTED]  
**Sent:** Tuesday, December 15, 2020 9:11 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) 20 Gower Street proposed B & B and Eating Establishment

**To Whom it May Concern:**

Regarding the proposal for 20 Gower Street, I have no problem with a B & B or Eating Establishment in the area or on the street. My only concern is the impact it will have on parking (which is paid for by the residents). It may not be a huge concern during summer months, but in winter months I would like to know how it will be managed. Currently, in winter months, it is challenging enough to shovel a parking space and then leave only to return to have either a vehicle without a permit parked there or another resident from the area parked there. In winter, the parking is additionally limited, with snow

banks taking up many spaces. Also worth noting, we are in a pandemic where many people are working from home, (with no end date in sight) and hence are parked on the street for longer periods of time, naturally. If the City already has considered this issue and have come up with a solution, that would be great.

I do not want my name or address publicly displayed in this matter.

Regards,

[REDACTED]

[REDACTED]

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

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Attention: City Clerk Ms. E Henley  
2020

December 15,

Subject: Application - 20 Gower Street

To whom it may concern,

With regard to this application our concern is about the parking for the establishment and the capacity - if this is a Covid-19 capacity which would be increased later.

We are concerned about turnover and the number of cars seeking parking where there is already quite limited parking for residents.

Thank you for your consideration of these concerns.

We wish to remain anonymous.

Thank you,

██████████

██████████

St. John's, NL

## Karen Chafe

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**From:** CityClerk  
**Sent:** Monday, December 7, 2020 11:33 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) 20 Gower Street

Good Morning:

We thank you for your feedback and advise that all submissions shall 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:** Saturday, December 5, 2020 4:53 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street

Hello,

I am writing in regards to the Bed and Breakfast established at 20 Gower Street. We reside [REDACTED]  
[REDACTED] Please provide this feedback anonymously.

We welcome entrepreneurial use of the vacant homes on our street. Our concerns are limited to the following:

1. Parking on the street in our area of Gower street is scarce and becomes much more so in the winter months. We are concerned that a bed and breakfast operating as a restaurant as well would create a lot of problems with parking. Where is parking to be done? How many guest passes will be provided to this business property? We would request that this be limited to the maximum number allowed per dwelling in a residential area.

2. A bed and breakfast and a restaurant are two different things. The fact that there will be lunch and dinner service 7 days a week could change the quality of the neighbourhood substantially. Noise is one concern, but so is the constant traffic and foot traffic that comes with a restaurant.

Is this residential area zoned for a restaurant? What are the restrictions placed on such places when they cohabit a neighbourhood with families etc?

We want to see businesses succeed in our community, especially at this difficult time, but are concerned about the character of our street in line with the above concerns.

## Karen Chafe

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**From:** CityClerk  
**Sent:** Thursday, December 10, 2020 3:16 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) 20 Gower Street feedback

Good Afternoon [REDACTED]:

We thank you for your feedback and advise that all submissions shall be forwarded 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:** Planning <planning@stjohns.ca>  
**Sent:** Thursday, December 10, 2020 1:42 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** FW: (EXT) 20 Gower Street feedback

**From:** [REDACTED]  
**Sent:** Thursday, December 10, 2020 12:52 PM  
**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>  
**Subject:** (EXT) 20 Gower Street feedback

To whom it may concern,

In reference to the 20 Gower Street proposal, I personally like it. Twelve people would provide a pretty unique and quaint atmosphere and of course provide a livelihood for the owners and a destination for many.

I think businesses like Halliday's, Georgetown Bakery, Volcano Bakery, Food for Thought, The Parlour, Caines, etc add so much to the downtown. **Without them, we are just a suburb that happens to be situated downtown.**

I realize the parking concerns, and fully understand the NIMBY sentiment, but I don't see this 12-seater being a major issue.

My one and only caveat would be that the proprietor consistently includes in their advertising, and advises all guests/reservations that they are "walking or taxi only, no parking provided on Gower or neighbouring streets".

Thank you,



**Karen Chafe**

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**From:** CityClerk  
**Sent:** Monday, December 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) 20 Gower Street

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

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

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**From:** [REDACTED]  
**Sent:** Friday, December 4, 2020 9:43 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street

Good Evening,

[REDACTED]  
St. John's, NL

My only concern about this application is how parking is going to work for the B&B/restaurant. With five rooms and 12 dining guests, I'm concerned about where they will park since we don't have a glut of parking spaces at that end of Gower/Wood Street.

The closing hours are in line with other establishments in this end of town.

Best regards,

[REDACTED]

\*\*\*\*\*

[REDACTED]

## Karen Chafe

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**From:** CityClerk  
**Sent:** Thursday, December 3, 2020 9:41 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) 20 Gower 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.

*Elaine Henley*

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City Clerk  
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c. 691-0451

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**From:** [REDACTED]  
**Sent:** Wednesday, December 2, 2020 7:02 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street

Hello,

I have no objection to #20 Gower being a B & B, but I do object to a restaurant operating out of the same building.

This is a residential area, and it will devalue my property to have a noise maker next door, as well as clog up the little parking we have right now. If they want a restaurant, tell them to go down the hill to Duckworth Street, it shouldn't be allowed over here.

I own [REDACTED]  
[REDACTED]

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**From:** CityClerk  
**Sent:** Friday, December 11, 2020 11:39 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) 20 Gower Street Discretionary Use

Good Morning:

We thank you for your feedback and advise that all submissions shall 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:** Wednesday, December 9, 2020 11:19 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street Discretionary Use

We are in full support of the discretionary use at 20 Gower Street.

The 5 rooms and small eating area along with a respectable closing time seems like a great fit to the neighborhood. The city should support more projects like this to help diversify the downtown core, help neighborhoods become more walkable, livable and with the ability to conduct business in.

The downtown has many empty buildings and derelict buildings, so it's amazing to see the new ownership put life and renovations into this heritage building.

[REDACTED]  
[REDACTED]  
[REDACTED]

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## Karen Chafe

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**From:** CityClerk  
**Sent:** Friday, December 11, 2020 11:39 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) 20 Gower Street Discretionary Use

Good Morning:

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

---

**From:** [REDACTED]  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street Discretionary Use

We are in full support of the discretionary use at 20 Gower Street.

The 5 rooms and small eating area along with a respectable closing time seems like a great fit to the neighborhood. The city should support more projects like this to help diversify the downtown core, help neighborhoods become more walkable, livable and with the ability to conduct business in.

The downtown has many empty buildings and derelict buildings, so it's amazing to see the new ownership put life and renovations into this heritage building.

[REDACTED]

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## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, December 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) 20 Gower Street - Comments

Good Afternoon:

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*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 8, 2020 12:48 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 20 Gower Street - Comments

Hello,

I am a resident of [REDACTED] and the only concern I have with the Bed and Breakfast and Eating Establishment being established at 20 Gower Street is the parking. With all the AirBnBs in the neighbourhood, and its proximity to downtown, the neighbouring streets are overrun with guest parkers and non-permit parkers. Property owners with residential permits are often unable to secure a parking, which is rather frustrating. I would ask that guest parking permits not be provided for each occupant of the Bed and Breakfast (as that would mean 5 guest permits for what was intended as one resident), and that parking rules in the area are strictly adhered to by guests and monitored by the City.

If you have any questions, please let me know.

Thank you,

[REDACTED]

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