

Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 10:38 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) 83 Duckworth 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

From: [REDACTED]
Sent: Saturday, January 30, 2021 2:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Attention, office of the City Clerk
Our home is in Cavendish Condominiums at 61 Duckworth St. Two of our windows overlook the building in question. We strongly oppose the request that the indoor operation be extended from midnight to 2 am. Noise from "special events" at that hour so close to a residential building would be very disturbing and inappropriate.

Thank you.

[REDACTED]
Cavendish Condominiums

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:28 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) 83 Duckworth bar hours

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]
[REDACTED] February 9, 2021 8:49 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth bar hours

City Hall,

I wish to express my objection to the inside bar hours ending at 2 am to the property at 83 Duckworth Street. I live very close to the property and recall that there was excess noise years ago when the property was open under a different name.
Please consider a more reasonable hour of closing the bar, there are many homes in the immediate area and the sound levels from an open bar would be very disturbing.

Thanks,

[REDACTED]
St. John's, NL
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:15 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) 83 Duckworth Street

Good Morning:

We thank you for your feedback and advised 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

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

From: [REDACTED]
Sent: Saturday, February 6, 2021 4:15 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

To Whom it may concern,

I am in favour of the applicant's 'Discretionary Use' amended hours of operation request. Tap Wagon Inc. is requesting that their indoor area at 83 Duckworth Street be open from 7am to 12 am, and from 12 am to 2 am for special events.

I own the condo suite [REDACTED] at Water Street in St. John's.

Sincerely,
[REDACTED]

Sent from my iPhone

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Stacey M. Corbett

From: CityClerk
Sent: Thursday, January 28, 2021 11:51 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: Application - 83 Duckworth Street

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

From: [REDACTED]
Sent: Thursday, January 28, 2021 11:09 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: Application - 83 Duckworth Street

Dear City Clerk

My name is [REDACTED] and I live with my family at [REDACTED] around the corner from this development at 83 Duckworth. I have lived here since 2008. I fully support this development as well as this particular amendment to the hours of operation for Brewdock Bar & Eatery. We need more developments like this in St.John's and particularly in the east end. I do not know the people involved with this project, but I believe we should assist them to make their new business a success.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

=====

Public Notice

Application - 83 Duckworth Street

Application

A Discretionary Use application has been received by Tap Wagon Inc. to change the hours of operation for a Lounge/Eating Establishment at 83 Duckworth Street.

Description

A Discretionary Use application was approved by Council on March 9, 2020 for Brewdock Bar & Eatery to allow both an indoor and outdoor Lounge and Eating Establishment.

The approved hours of operation for the indoor area were 12 p.m. to 12 a.m. daily and 12 p.m. to 11 p.m. for the outdoor area.

The applicant wishes to amend the hours of operation for the indoor area to 7a.m. to 12 a.m. and for special events from 12 a.m. to 2 a.m. The hours of operation for the outdoor area will remain unchanged.

Comment By

9:30 a.m. February 9, 2021

Comments

Provide your comments to the Office of the City Clerk including your name and address to 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.

Council Decision Date

February 22, 2021

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.

[Location Map](#)

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Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 1:45 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) 83 Duckworth 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

From: [REDACTED]
Sent: Monday, February 1, 2021 10:26 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Sent from [Mail](#) for Windows 10

I commenting on the applicant wishing to amend the hours of operation from 7am-12am and 12am-2am application by Tap Wagon. I support 7am-12am, I however, do not support 12am-2am. That's too late for a residential/commercial neighbourhood, there are very nice residences in that area of late and people have really invested in making this a nice neighbourhood. Nothing good happens after midnight in bars and additional traffic noise is unnecessary after midnight when people with windows open in the summer are trying to sleep.

Thank you for this forum,
[REDACTED]

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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, February 9, 2021 11:28 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) Brewdock Bar & Eatery

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

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

From: [REDACTED]
Sent: Tuesday, February 9, 2021 8:20 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Brewdock Bar & Eatery

To whom it may concern:

As a resident of 61 Duckworth Street, I oppose the application from the owners of Brewdock for amended hours of operation, and specifically the part about staying open until 2 a.m. on "special occasions".

I feel as if the application is dealing with two separate issues, and my preference would be that the two "asks" by the owners be considered separately.

Opening at 7 a.m. for the morning trade would be fine with me. Parking is always an issue in the downtown area but that never seems to be an argument that stops development. So, opening at 7 a.m. for the breakfast business is not an issue for me.

It could indicate a different aspect to the business that wasn't first anticipated.....perhaps. (I hope this isn't a case of asking for a bit, and then coming back for more, once the process is underway.)

However, I do object strongly to allowing Brewdock to stay open until 2 a.m. That seems to be part of the bar operating hours, rather than food service. I'm not comfortable with letting a business operator determine what qualifies as a "special occasion". We already have Bannerman operating in this area. I welcome the upgrade to the building that

Brewdock occupies, but allowing a 2 a.m. closing, even only on “special occasions”, is unacceptable to me, and unnecessary at this point, I think.

I ask you to consider the objections of the local residents impacted by this application and deny the request for later closing hours, at least.

Sincerely,

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

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Karen Chafe

From: CityClerk
Sent: Friday, February 5, 2021 11:06 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) 83 Duckworth 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

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

From: [REDACTED]
Sent: Friday, February 5, 2021 10:28 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Good morning,

I am writing to express my opposition to the Discretionary Use Application submitted to the City of St. John's by Tap Wagon Inc. to extend daily operating hours for the Lounge at 83 Duckworth Street from 11 p.m. to midnight, and to 2 a.m. for special events. The requested new hours of operation are not appropriate in such close proximity to residential neighbors.

This operation is in close proximity to my residential property at [REDACTED]. The residents of our building experienced severe and frequent disruption and annoyance from a previous establishment at 83 Duckworth Street, with numerous incidents being prominently featured in the news.

The current enterprise was granted license only recently under its current approved operating hours, and the proprietor should have been more forthcoming and transparent about their actual intent at the time of submitting their first application for a licence to operate at that location.

I respectfully ask the City of St. John's to reject this proposal.

Sincerely,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:19 AM
To: [REDACTED]; CityClerk
Cc: Shawn Skinner; Danny Breen; 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 application of Brew Dock for extended hours - breakfast and late night

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: Sunday, February 7, 2021 3:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] Danny Breen <dbreen@stjohns.ca>
Subject: (EXT) Response to application of Brew Dock for extended hours - breakfast and late night

Greetings to you.

I write to oppose the granting of permission to Brew Dock for morning-opening to serve breakfast.

My reasons are two-fold:

The increased traffic and parking needs which, from my experience of living in the area, cannot be absorbed presently in what is available. The traffic flow (vehicle and people) in our area already is complex (the various 'entries' to and from Duckworth of Hill o' Chips, Ordinance, Cavendish, Plymouth, etc. I understand that, when the Brew Dock application was reviewed in the development process, design changes were made to address traffic and sidewalk concerns. I do not have knowledge of those design changes; however, I do not observe or experience any positive changes re the vehicle and pedestrian concerns. We have two crosswalks in the area, one to the west of Hill o' Chips and one just west of Cavendish on Duckworth. Frequently, in order to cross the street to and from the Bannerman Brewery and elsewhere, these cross walks are not utilized (those of us who reside in the area tend to use them but, frequently, others are 'jay walking' to get 'to and from' their chosen food/beverage place.) This, combined with the vehicle congestion, makes the area already in the 'danger zone', from my perspective. I call our area 'an accident waiting to happen'. I would recommend that these vehicle/parking/pedestrian concerns be addressed before further extended hours are considered or granted to Brew Dock.

I am concerned that a pub (which, no doubt, can financially survive, easily with the hours presently approved, because of the sale of alcohol) be granted extended hours for breakfast because of the financial stress it places on other breakfast establishments such as the Classic and Zachary's (already struggling for survival, from my observation). When the hotels re-open, that will give us 6 breakfast establishments within minimal walking distance (with a number of others within walking distance west of Wood and Hill o' Chips; also, Coffee Matters). I understand that this is not a

criterion for your decision-making. I do not think, however, that the City of St. John's would want to contribute to the closure of already established businesses by granting permission for a new business to 'open its doors' for breakfast clientele.

Because my home does not face Duckworth Street, I cannot comment on the request for late night extension of hours.

To summarize, then, my reasons for non-approval of extended hours for Brew Dock are:

Safety issues re parking, pedestrian and vehicle traffic;

The huge financial stress (and threat) for already established restaurants, dependent upon their breakfast clientele (Classic; Zachary's).

Thank you for the invitation to respond. I, together with numerous others, chose the downtown to live because of its diversity and potential. In your deliberations, I would hope that 'fairness for all' is a value you uphold.

With appreciation

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

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:17 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) 83 Duckworth 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

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

From: [REDACTED]
Sent: Saturday, February 6, 2021 5:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Regarding the proposed amended hours at 83 Duckworth Street to 7am to 12am I am concerned for Zackery's Restaurant which has been in the area for many years, serving breakfast and lunch to devoted clientele. There is no need for another two doors away to compete at 7am.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:25 AM
To: [REDACTED] CityClerk
Cc: ssskinner@st.johns.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: Brewdock Bar & Eatery extending hrs. from 12 a.m. to 2 a.m

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: Monday, February 8, 2021 11:45 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: ssskinner@st.johns.ca
Subject: (EXT) Re: Brewdock Bar & Eatery extending hrs. from 12 a.m. to 2 a.m

A careful glance at the area concerned would find approximately 10-12 eating establishments within a 1/4 mile circumference. All are trying to make a dollar in a very difficult time. We understand that. More power to them if they do not trespass on the rights of residents in their area. We believe that Brewdock Bar and Eatery is trespassing on the rights of residents in the residential condo at [REDACTED]. On a warm night in Summer we like to open our windows for fresh air, not to have noise from the Brewdock Bar & Eatery interrupting our sleep at one or two o'clock in the morning. So, we object to the extension of the hours requested.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, February 5, 2021 11:02 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: 83 Duckworth 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

From: [REDACTED]
Sent: Wednesday, February 3, 2021 1:41 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: 83 Duckworth Street

In full support of the hour of operation changes to Brewdock Bar & Eatery at 83 Duckworth Street. It's opening will further increase the renewal on this end of Duckworth. Seeing as it is a commercial establishment on a mostly commercial street we see no reason not to support this change.

Thank you

--
[REDACTED]

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From: CityClerk
Sent: Tuesday, February 9, 2021 10:46 AM
To: [REDACTED], CityClerk
Cc: Danny Breen, Shawn Skinner, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Re Tap Wagon Inc. change of operating hours

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: Friday, February 5, 2021 3:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Danny Breen <dbreen@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>
Subject: (EXT) Re Tap Wagon Inc. change of operating hours

I am writing in response to a notification that I have received from City Council. This is regarding a request from Tap Wagon Inc. to change thier approved hours of operation. The present hours are indoor 1200-2400 hours daily and 1200- 2300 hours for the outside area. The applicant is now requesting the hours be changed to 0700-2400 hours daily and to extend from 2400-0200 hours for special events with the outdoor area hours remaining unchanged.

My objection is to the "open ended" request for the hours of 2400-0200 for special events. This could happen every night of the week and is not an acceptable request.

This area is both commercial and residential so everyone should be considered. There are many homes and condominiums in the area. The residents have a right to have some nights during a week that we do not have to listen to the noise of an establishment staying open until 0200 hours.

The Banneman Brewery hours are:

Sunday to Thursday, cafe 0700 hours and the Pub closes 0100 hours

Friday and Saturday, cafe opens at 0900 hours and the Pub closes at 0200 hours.

As the closing hours have been in effect for a period of time I suggest that Tap Wagon Inc. would have the same CLOSING HOURS as the Bannerman Brewery on the weekend with No 0200 hour closure Sunday through Thursday.

As a residential and commercial area, we all have to respect each other and to come to an agreement that will be acceptable for all parties.

The area here is not at all like George Street. There are many homes where the residents are just trying to live normal fairly quiet lives. I think if the Brew Dock Brewery is permitted to stay open on any day for "special events" this is most unfair to the residents many of whom have to be up and out to work in the morning. Living in an area such as this I do expect that there will be some noise on the weekend. But I think we should

not have to endure it the other nights of the week, perhaps "on the go" until 0200 hours because of some special event.

None of us know how many special events there will be but I think the 0200 hour closing should be left to Friday and Saturday as it is at the Bannerman Brewery.

Hopefully we can all come to a satisfactory agreement on this matter.

Sincerely,



Resident of the Cavendish Condominiums

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From: CityClerk
Sent: Wednesday, February 10, 2021 10:40 AM
To: [REDACTED], CityClerk
Cc: Shawn Skinner, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) 83 Duckworth

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, February 10, 2021 7:35 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Shawn Skinner <sskinner@stjohns.ca>
Subject: (EXT) 83 Duckworth

Hello Elaine,

Please excuse my lateness in getting these comments to you. I have been experiencing some health issues that preventing me from engaging on the subject.

I want to express our household's views on the proposed changes.

1. We are strongly in favour of the earlier opening hours of 7am. The more local cafes the better in our view.
2. We have significant concerns about this establishment being granted permission to remain open until 12am on week nights. Bannerman Brewing across the street must shutter at 11pm. Given that both of these venues are located in a densely populated residential area, it makes sense to have earlier closing hours during the week. This respects residents who work a typical work week.
3. We are deeply and strongly opposed to any establishment in the area being permitted to operate past 12 am. Our neighbourhood is a close knit community that takes care of each other. It's the neighbourhood where we plan to raise our family. We are so glad to see new businesses livening up the area and bringing life back into long vacant properties. However, these properties are directly adjacent to our neighbourhood.

One concern is the indoor noise, particularly of special events with DJs or live music, and sometimes additional speakers, we have found these to be the most disruptive. The music is the focus (rather than background) and can get very loud. The sound levels travel easily through our old houses, and sometimes shake the walls.

The second issue is when the bar closes and patrons spill into the street after a few drinks. I can assure you that they are not discreet and quite. There is often loud conversations, singing and sometimes patrons urinating in people's driveways.

We are very aware that we have the distinct benefits of living downtown and that these will sometimes come with costs, such as noise. However, there must be a balance. Does this establishment **need** to be open until 2 am? Bannerman has clearly shown that it can be successful without it.

Thank you for your time and consideration. I sincerely hope Council will revisit this decision and take into account this lovely and unique neighbourhood.

Sincerely,

[REDACTED]
[REDACTED]

Cc: Shawn Skinner, Ward 2

[REDACTED]
[REDACTED]

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