

Karen Chafe

From: CityClerk
Sent: Monday, March 8, 2021 2:59 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) 29 Collier's Lane Discretionary Use Application

Good Afternoon:

We thank you for your feedback and have forwarded your concerns to the City's Department or Planning, Engineering and Regulatory Services for a response. Once a response is received, you can advise further whether you want your feedback provided to Council for consideration when reviewing this application.

Elaine Henley

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

From: [REDACTED]
Sent: Saturday, March 6, 2021 11:50 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 29 Collier's Lane Discretionary Use Application

To Whom It May Concern,

I received a letter in the mail regarding a discretionary use application for a bakery at 29 Collier's Lane. It states that there would be pickup approximately 5 times a week. The only concern that we would have with this is **where will the vehicle picking up be parking?** We live at [REDACTED] Quidi Vidi Rd and there is no permit required for on-street parking in that location. We need to park on the road as we have 2 vehicles and only have a 1 car driveway and some houses have no parking at all. We would be concerned that the vehicles picking up will be parking in front of our driveway/house as we already have a pretty big problem with Belbin's customers and delivery vehicles parking directly **across** our driveway and blocking us in. We have had to go into Belbin's on multiple occasions to find whoever is parked across our driveway so that we could leave for work.

If the home has space for whoever is picking up to park then I would not have any concerns with this.

Regards,
[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, March 16, 2021 11:20 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) Home Occupation at 29 Collier's Lane

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.

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

From: [REDACTED]
Sent: Monday, March 15, 2021 11:12 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Home Occupation at 29 Collier's Lane

To: The Office of the City Clerk

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

TO: Whom it may concern.

With regard to the above mentioned Home Bakery at 29 Colliers Lane, the opening of said bakery will in no way negatively affect us here at Cavell Avenue.

Sent from my iPad

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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.

Stacey M. Corbett

From: CityClerk
Sent: Monday, March 8, 2021 3:33 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) 29 Collier's Lane

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

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

From: [REDACTED]
Sent: Sunday, March 7, 2021 3:05 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 29 Collier's Lane

I am writing to oppose the proposed discretionary use for a bakery operation at 29 Collier's Lane. I am the owner and resident at [REDACTED]. Although house-to-house, my residence is not within 150 M of 29 Collier's Lane, our properties both directly abut the Lane on opposite sides.

Although on the surface of the application it may seem that a single owner making and selling cookies from her residence kitchen with limited pick-up and delivery traffic is harmless enough, my concern is that this is the "foot in the door" to an expanded operation in the future. In my experience living in the area, such discretionary usages typically become permanent and are often used as leverage to add something else — an expansion to other foods, coffee shop, a few simple lunches, additional infrastructure, etc.

Commercial operations do not mix well in a residential area. In this particular case, I have two objections: (1) Collier's Lane is very narrow and can only accommodate a single tight lane of traffic. There is no parking beyond that used by residents. Nor is there readily available parking on Forest Road. (2) While it may seem odd to complain about the smells from baking cookies, the constant fumes from the necessary extraction fans can become unpleasant and are not compatible with fresh air! This latter problem of food odours from other adjacent businesses has been and still is a nuisance.

I ask you not approve this discretionary use.

Thank you.

[REDACTED]

March 11, 2011

Office of the City Clerk
St. John's, NL

Re: 29 Collier's Lane

Comments:


of Discretionary Use for a Home Occupation of
proposed business for Home Bakery that involves
the baking and decorating of sugar cookies.

I am STRONGLY OPPOSED to any commercial
establishment in that location.

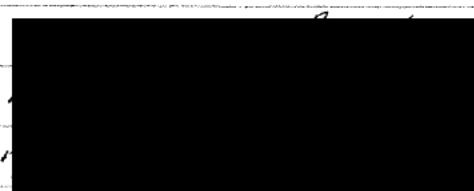
It is set between a residential area and
adjoined to other older houses.

Location is difficult to access and very little
parking in the area.

I have concerns of after they obtain a permit
to do that, it opens the door to other uses
eg. a coffee shop to a full restaurant
making problems of fire, parking,
noise of fans, cooking smells, and garbage
even greater.



Home Owner + Residents
Also Home Owner
and Home Owner



Karen Chafe

From: CityClerk
Sent: Thursday, March 4, 2021 4:18 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) Re: 29 Collier's Lane

Good Afternoon:

We thank you for your feedback and advise that all submission 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] March 4, 2021 4:04 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: 29 Collier's Lane

To Whom it may concern,

I am emailing my comment regarding the proposed bakery business on 29 Collier's lane.

As a resident of the area, I think the city should absolutely support this small business venture. The area already boasts a grocery store, restaurants, coffee shops, and art galleries. Implementing a small bakery would be a welcomed addition to the neighborhood.

Best 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.

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[REDACTED]

Re: 29 Collier's Lane Application for Discretionary Use

To Whom It May Concern,

1. We are the owners and residents of [REDACTED] and would like to formally provide our objection to the application for discretionary use for a bakery at 29 Collier's Lane. Additionally, we have been requested by [REDACTED] and resident of [REDACTED] since 1964, to include her with our submission. She is the mother to [REDACTED] and mother-in-law to [REDACTED]

2. Our objections are as follows:

a. Inadequate Review of the Application by the City of St John's.

i) The City of St John's has not done its due diligence in providing sufficient information to residents regarding this application. The application downplays or minimizes the extent of the proposed activity, while not providing answers to obvious questions. While the application states, for example, that there would be pickups and deliveries five times per month, it lacks specificity in that it does not indicate if these are individual occurrences or time periods during which such activity would occur. There is a significant difference between five single activities and five windows during which pickups and deliveries would occur. What exactly does "pickups and deliveries five times per month" mean? What types of vehicles are expected to make deliveries or pickup the product?;

ii) The application appears to downplay the extent of the activity, "...involves the baking and decorating of sugar cookies." Why would a discretionary application be required to simply bake and decorate sugar cookies? Minimizing the activity at the heart of this application is the start of a slippery slope. Staring with cookies, the next logical step would be to offer coffee and tea, as well as other beverages, snacks, sandwiches etc. Additionally, looking at the aerial photo of the property, suggests that bulk of the property is land and, as such, might be considered for an outdoor table to wait for your order. This will gain momentum and then become an application for an outdoor patio. What assurances are there that this is a one time activity?; and

iii) There is no indication that the applicant would be subject to standard health and safety inspections and it is left to the local residents to determine, or worse, assume that the City will monitor and enforce the applicable regulations for the, "...baking and decorating of sugar cookies." Additionally, by minimizing that the applicant is using an existing kitchen and presumably, a non industrial oven, gives the impression that a small amount of product is being baked and decorated monthly. The math does not add up. How is it that a person can bake with this schedule and only claim an estimated five pick ups/deliveries monthly?

b. Traffic and Parking

- i) The aerial view provided is not an accurate representation of Forest Rd access, parking and traffic. Prior to the COVID 19 shut down, Forest Rd was and will be again a high-volume traffic, pedestrian and parking nightmare;
- ii) Forest Road is a busy road with street parking on one side. Quite often, ambulances and other emergency vehicles are slowed by oncoming traffic due to the congestion. How will this impact response time to the Miller Centre and/or the Caribou Veterans Pavilion? In the summer, we have observed busses stuck and waiting for oncoming traffic to pass;
- iii) Additionally, Collier's Lane is a one-way, non standard, single vehicle lane. Where will vehicles park during the "five pickups per month"? While it could be argued that during a "pickup" a vehicle will not block Collier's Lane, who in the City is willing to sign off on this in the event of a medical emergency or fire in Collier's Lane? We have actually been in the lane when a vehicle has parked in it and blocked everyone.;
- iv) There are already numerous vehicles that park on Forest Rd without proper permits; what assurances do we have from the city that parking and traffic violations would be enforced? What assurances are there that pedestrians and residents of Collier's Lane will not be blocked by vehicles during these "five pickups per month"?; and
- v) The traffic and parking issue will be exacerbated during winter as roads become narrower and parked cars jut out further into the narrow street. The situation in Collier Lane itself will be worse.

c. Pollution and Pest Control

- i) There have been and continue to be issues with the noise pollution from Belbin's refrigeration and ventilation systems, including formal complaints from residents and previous residents to the City. By minimizing the extent of the activity for 29 Collier's Lane, what assurances are there that this slippery slope won't lead to additional requirements for industrial level ventilation?; and
- ii) Again, the lack of detail in the application raises concerns about smell/odours as well as the handling and disposal of garbage. Given the number of businesses in the immediate area, another food-oriented business could, in all likelihood lead to increased problems with rodents.

c. Zoning

- i) This is a residential area that is already served by at least six other businesses within a 2km radius that provide baked goods. In the same block, we have an Italian Bistro/Café that serves an assortment of baked goods and desserts as well as a number of stores/businesses. The production of a single baked good item in a residential area is nonsensical; and
- ii) Given the abundance of vacant commercial space in the areas adjacent to Collier's Lane/Forest Road, we are surprised that this option hasn't been explored by the applicant.

3. On the surface, this application, as presented is deliberately vague and downplays concerns from area residents. This is not a NIMBY (Not in My Backyard) objection, but rather it is an objection to an application that is deliberately vague and does not answer questions to real world issues, such as those described above. That an application for discretionary use to bake and decorate sugar cookies certainly appears to be the first phase in a larger, unspoken plan.

4. The application's lack of detail and specificity to address the potential issues identified above cannot be supported and, as such, we respectfully request that the application for discretionary use be declined.

Sincerely

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