

Karen Chafe

From: CityClerk
Sent: Tuesday, April 20, 2021 2:46 PM
To: Steve Loder; 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) City Submission - Discretionary use - 502 Topsail Road

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
City Clerk
709-576-8202

From: Steve Loder [REDACTED] >
Sent: Tuesday, April 20, 2021 2:32 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) City Submission - Discretionary use - 502 Topsail Road

To Whom it May Concern:

My name is Steve Loder, Regional Manager for Killam Apartments in Newfoundland. We own Village Manor Apartments, 28 Pasadena Crescent located immediately behind the building applying for lounge status in the application (proposed lounge – Discretionary Use for 502 Topsail Road).

Since the posting of this request, I have received complaints from concerned tenants who have issues with the possible approval of this lounge near their home.

Some of the concerns are as follows:

- **Parking:** This space has limited parking spaces available for its clientele. It is the concern of our residents that this fact will lead to abuse of our parking lot which, as you may know, is difficult to police but will most definitely leave our tenants short their normal ability to park.
- **Noise:** The other immediate concern of our residents is that with the introduction of a lounge - noise levels will increase during nights and weekends. The population of Village Manor is demographically skewed more towards a senior population who do not do well with late night interruptions of their peaceful enjoyment. Hours of operation of the lounge as listed will be 10am to 2am and this timeline is skewed to adversely affect our senior citizen population.
- **Vandalism/drunken disorderly conduct:** While we would hope that all patrons of any establishment conduct themselves in an orderly fashion - we also have a concern for the typical loud, late night behaviour that is often associated with lounges/bars and, with the operating hours as mentioned, patrons would not be leaving the establishment until well after midnight. This is grave concern for our residents and indeed for our company as with the increase in hours, the timelines for drunken/disorderly conduct increase. We understand that the noise

bylaws are in place (11pm - 7am) unfortunately, that does not eliminate the increased possibility of noise emanating from a lounge/bar during those times.

The idea having people who may be drunken/disorderly outside of their homes fills our tenants with dread.

With these items in mind, we are respectfully asking for this application to be denied due to the close proximity to this residential community and the concerns of our residents.

We feel at this time that moving ahead with a lounge in this area will have an adverse affect on our property and specifically our tenants not to mention the neighbourhood as a whole.

Regards,

Steve.



Steve Loder | Regional Manager, Newfoundland and Labrador
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Karen Chafe

From: CityClerk
Sent: Thursday, April 15, 2021 2:01 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) Fwd: Application - 502 Topsail Road

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
City Clerk
709-576-8202

From [REDACTED]
Sent: Wednesday, April 14, 2021 8:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Fwd: Application - 502 Topsail Road

I support this application. That area is good for this kind of establishment.

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: "St. John's e-Updates" <eupdates@stjohns.ca>
Date: April 14, 2021 at 12:28:34 PM NDT
To: PUBLICNOTICE@listserv.stjohns.ca
Subject: Application - 502 Topsail Road
Reply-To: "St. John's e-Updates No-Reply" <no-reply@stjohns.ca>

City of St. John's Media Relations has issued the following:

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Public Notice

Application - 502 Topsail Road

Application

A Discretionary Use Application has been submitted for 502 Topsail Road.

Karen Chafe

From: CityClerk
Sent: Tuesday, April 27, 2021 10:32 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) 502 Topsail Road

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
City Clerk
709-576-8202

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

From: [REDACTED]
Sent: Sunday, April 25, 2021 3:25 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 502 Topsail Road

Here are my comments regarding the opening of a lounge at 502 Topsail Road.

Traffic - Traffic is heavy at times now in that particular area. Cars often backed up waiting for traffic light at Cowan Avenue and Topsail Road. There has been numerous accidents involving cars turning in and out of business places in that area.

I understood you don't have bars on busy streets.

Noise - people leaving this bar at 2 am could be loud. There's a residential area right across the street from this proposed lounge.

Mostly retired people in my area but we do have a few young couples with small children who can be seen riding their bikes.

There's a school - Waterford valley high - in this area.

Thank you for considering my comments.

[REDACTED]

Sent from my iPad

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 27, 2021 10:37 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) 502 Topsail Rd - Comments

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
City Clerk
709-576-8202

From: [REDACTED]
Sent: Monday, April 26, 2021 10:01 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 502 Topsail Rd - Comments

Hi,

I would like to express my opinion on the discretionary use application submitted for 502 Topsail Road. I live on [REDACTED] Holbrook Ave and I am not in favor of this application for the following reasons:

- It's the wrong place for a drinking establishment. That section of Topsail Road is already known for it's frequent accidents. The traffic often backs up beyond the proposed lounge's location as far back as the gas station. If that location is accident prone with predominantly sober drivers, what will it be like with a heft supply of drunk drivers thrown into the mix?
- It's one thing to have a restaurant with a license to sell liquor but it's a totally different effect on the neighbourhood to have a facility with the sole purpose of selling alcohol. It completely changes the surrounding environment.
- It's next to MacDonald's where children and impressionable, under-age adolescents hang out.
- There are a number of schools in this area which means there are children around that busy section at all hours.
- There has been a change in demographics in my neighbourhood in the last few years which has seen an influx of young families. It's wonderful. It is not unusual now to see very young children riding their bikes back and forth Banting and Best Place and around the Avenue. We already have many vehicles that cut through this section and continue south on Cowan Ave to avoid the intersection at Cowan and Topsail. Now we'll have to worry about an increase in drunk drivers performing the same maneuver but without the benefit of sobriety to temper the consequences of speeding through the residential route to "beat the light" at Cowan Ave. and Topsail Road.
- The late closing time of 2 am means there will be noise from revving engines and modified mufflers at an hour when Topsail Road and certainly Holbrook Ave is quiet. It most likely will also mean an increase in foot traffic as revelers walk down our street on the return home when families are sleeping. I'd also like to point out that most businesses on that section of Topsail Road are closed 11 pm, MacDonald's may be the exception at 12.

- The parking lot is quite small for a facility where clients typically show up and stay for several hours. In the past the business that occupied that site managed with the limited parking because their typical client transactions only lasted 20 minutes to an hour or so. Will this limited parking mean that pedestrians under the influence of alcohol will be making their way back to cars parked on nearby streets? What effect will that have on the quality of life in that residential area?

It's my hope that the City will reject this application. It's too small a place, an establishment of that type does not fit in that area, and the noise will undoubtedly negatively affect my enjoyment of my property.

Regards,



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