

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 4:49 PM  
**To:** CityClerk; Andrea Roberts  
**Subject:** (EXT) message from [REDACTED] re Objection to Discretionary Use Application by the Ship Pub for an Outdoor Eating Area and Lounge at 265 Duckworth Street, St. John's, NL

Dear City Clerk:

This email is sent on behalf of Louros Holdings Ltd., which owns the office premises located at 263 Duckworth Street, St. John's, NL. The undersigned operates a law firm that currently carries on business at 263 Duckworth Street. I represent Louros Holdings Ltd. in this matter.

Louros Holdings Ltd. received notice from the City of St. John's of a Discretionary Use Application by the Ship Pub for an Outdoor Eating Area and Lounge which would operate seven days a week from noon to 3:00 a.m. at 265 Duckworth Street.

The building (263 Duckworth Street) located next door to and to the east of 265 Duckworth Street is and has been occupied by law firms since the mid 1960s. Two law firms presently occupy 263 Duckworth Street. Louros Holdings Ltd. owns and operates the driveway that leads to a parking lot behind 263 Duckworth Street, which parking lot is used by the law firms. There is minimal space between the buildings at 263 and 265. Quite a number of large windows in the law firm's premises either face the driveway between the buildings or open onto the law firms' parking lot, which is immediately adjacent to the proposed outdoor eating area and lounge. Some of the law firms' windows are located within 30 feet of the proposed outdoor eating area and lounge. An outdoor eating area and lounge will create noise in a location that for many decades has been quiet, and thereby conducive to the business conducted by the law firms that have long occupied 263 Duckworth Street. The Discretionary Use Application Notice is unclear as to how the proposed outdoor eating area and lounge would be accessed by customers and staff. Louros Holdings Ltd. would prohibit such individuals trespassing on the land of Louros Holdings Ltd. located between the buildings or otherwise interfering with the rights of Louros Holdings Ltd.

Therefore, as when a similar application was made in 2004, Louros Holdings Ltd. objects to the Discretionary Use Application by the Ship Pub.

By reply email please acknowledge your receipt of this email.

Please contact me if you have any questions. My cell number is [REDACTED]

Regards,

[REDACTED]

yes



**Re: 265 Duckworth Street - Patio**

**Application**

A Discretionary Use Application has been submitted by the Ship Pub for 265 Duckworth Street.

**Description**

The proposed Use is for a patio for an Outdoor Eating Area and Lounge. The outside area will be 34m<sup>2</sup> and located at the rear of the building. Hours of operation for the Outdoor Area is seven days a week from noon – 3 a.m.

**Comment By**

9:30 a.m. June 29, 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**

July 13, 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

**ST. JOHN'S**