

Elaine Henley

From: [REDACTED]
Sent: Monday, August 12, 2019 12:16 PM
To: CityClerk
Subject: RE 73-75 Airport Heights Drive Rezoning Application

I am a resident of Airport Heights and I have a major concern of establishing a Lounge and Eating establishment in the middle of a residential area. Prior to the approval of the previous tenant a daycare centre the airport heights committee had concerns about the building being rezoned for commercial use. Airport heights have grown over the past 20 years with many young families and children. Located near this building is an elementary school. Beside the school is a seniors retirement building which will be opening soon. We are dealing with extreme volumes of traffic with many people using it walking so airport heights drive is a busy area. To establish a lounge in the middle of this is unacceptable. For the homeowners around this area would be of great concern as it may effect their real estate. Thank you

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 13, 2019 1:04 PM
To: CityClerk
Subject: Re: 73-75 Airport Heights Drive

See my previous comments from 2018, which are still relevant to the current application for a lounge and eating establishment.

Regards,

[REDACTED]

Regards

Sent from my iPhone

On Apr 25, 2018, at 6:29 PM, [REDACTED] wrote:

I have some serious concerns about the proposed development in the former day care at the referenced address, as follows:

- 1) Parking along Airport Heights Drive near this location is limited, with many "No Parking" areas, so I fully expect to see our cul-de-sac (Argus Place) used as an overflow parking area
- 2) There are several small children on our street that spend a lot of time playing at the end of the cul-de-sac, so I am quite concerned about their safety, due to the increased traffic as well as reduced visibility due to cars parked on the street (which is typically not the case now since most people park in their driveway)
- 3) The proposed development (pool hall/bar) will quite probably result in a increase in ambient noise levels in the area, especially late at night
- 4) There may well be an increased focus on the neighbourhood from the criminal element given the demographic that is attracted to pool halls/bars with gambling machines, and the incidence of residential break-ins may increase as a result
- 5) Airport Heights is a well-located and desirable residential area, and I expect a decrease in property values if the development is allowed to proceed, particularly those closer to the property

I therefore object to the proposed development based on the above.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 14, 2019 11:33 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive

AUG 14, 2019 — City Council Members,

As a concerned neighbour of 73-75 Airport Heights property, we are opposed to the proposed rezoning of the property to a Commerical Neighbourhood(CN) with respect to a Lounge and eating Establishment. We respectfully ask for a no zoning change on this property not because we are anti-growth but because we feel that this does not fit in with the current residential properties.

1. This is a walking route for neighbourhood students to the Roncalli Elementary School. The increase in traffic flow at this rezoning area is a notable risk to students and other pedestrians.
2. Recently a Seniors Complex was built in the area less than 500 Meters from the proposed establishment. This combined with the proposed property will only add to the increased traffic in the area.
3. Lack of genuine neighbourhood engagement – It's my understanding that no meetings where held to gather feedback from the area. This is an opportunity for the developer to inform the neighbourhood of plans and engage in dialogue which will consider and address neighbours' concerns.
4. City Noise By-Law No. 1405 Section 3-1
No person shall emit or cause or permit the emission of sound resulting from an act listed herein, and which sound is clearly audible at a Point of Reception:

(1) The operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound.

For the foregoing reasons, we urge you to vote against this proposed rezoning. The neighbourhood is willing to work with developers to create an acceptable property but a lounge has no place in a residential area so close (less than 20 Meters) to some residential properties..

--

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:28 AM
To: Planning; CityClerk; Deanne Stapleton
Subject: Rezoning Airport Heights Drive

Hello,

I am emailing regarding a rezoning application for a Lounge and Eating Establishment on 73-75 Airport Heights Drive. Given the notice for rezoning was only distributed to residences within 150 meters of the proposed establishment, and it provides no information on the business except that it will be a Lounge and Eating Establishment, it leaves little opportunity for the whole community of Airport Heights to participate and provide comments/feedback on an establishment that could have significant impact (both positive and negative) on the community as a whole.

As per your notice of rezoning I am requesting additional information on the proposed establishment.

1. Will the establishment be a lounge (Bar) with some food provided? OR
2. Is the establishment a family restaurant which also serves alcohol?
3. Will there be an outside area for patrons (i.e. outdoor dining/drinking area)? If so, how does the city ensure a balance within the neighborhood allowing the nearby residents' continued peaceful enjoyment of their properties with a potential bar/pub in their backyards?
4. What considerations have been given to allow for ample parking for the establishment as the existing parking area is quite small.
5. What are the hours of operation?
6. Can you provide a copy of the application for rezoning with the Airport Heights Community?

New businesses in Airport Heights are a positive step forward and bring diversity and opportunity to the community. Overall I am not opposed to a restaurant/bar in the neighborhood but given the little information provided to the Airport Heights community, and the location of the proposed establishment, I would like additional information.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:52 AM
To: CityClerk
Subject: Aph zoning pub

The community of Airport heights would benefit greatly from such an establishment. Most of us are parents and to have a neighbor pub/ restaurant would be such a service.

To grab a meal or an evening beverage with live music and still stay in our community would contribute to the quality of life "up here" immensely.

Hope it goes !!!

Thanks

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 11:23 AM
To: CityClerk
Subject: Pub in Airport Heights

Hello

I understand that there was recently an application made to the city to open a neighbourhood Pub on Airport Heights Drive.

I moved to Airport Heights seven years ago (close to the proposed location) and feel like we are extremely isolated with very few amenities. I would love to see a place in this community where my family and I could go for supper and maybe listen to a little live music.

We often take our children to O'Reilly's on a Saturday afternoon for a bite to eat and listen to local musicians. I believe that Airport Heights could be a great community if there was something to bring people together. In fact when I moved to Airport Heights I started an annual summer block party to try to get to know more of my neighbours. It is now in its 5th year and is a great success.

Airport Heights desperately needs something like this to help foster a community atmosphere.

Please consider approving this application.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 2:43 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive (lounge eatery proposal)

As a resident of Airport Heights I support this proposal for a lounge eatery @ 73-75 Airport Heights Drive.

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 3:41 PM
To: CityClerk
Subject: 73-75 Airport Height drive

Hi,

I would like to express that I am against the rezoning application for a lounge and eating established at the above named address. This is not something myself and a number of my neighbours want in our neighborhood! I live at [REDACTED] St. I want to keep this a family friendly site. No lounges. No alcohol. No VLTs.....etc.

Thanks,
[REDACTED]

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Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 8:33 PM
To: CityClerk
Subject: Comments regarding the re-zoning at 73-75 Airport Heights Drive

Please note that we do not give consent to share our email address to the public.

We reside on Argus Place and have grave concerns regarding the rezoning of the old daycare at 73/5 Airport Heights Drive, unless significant changes are made regarding the parking capacity at that site to adequately cater to the anticipated patrons at the proposed lounge/eating establishment.

Each time the building has been used since the closing of the daycare (e.g. election headquarters), the egress to Argus Place has been untenable.

Users of that building habitually use Argus Place as supplemental parking as it is the closest available parking once the few, insufficient spaces at the "daycare" are occupied. The vehicles are parked at the entrance to our street resulting in a situation where the residents cannot safely enter or exit nor can they safely access the community mailboxes (located at the entrance to the street) without double parking. This makes proceeding down the cul-de-sac dangerous for a third or fourth vehicle entering or exiting the street.

The above statements are factual observations, not anticipated concerns. We experience these dangerous conditions each time the building is used by another party.

The people proposing this venture have posted on our community Facebook page and it is evident they have no intention of adding sufficient parking for their customers. They are of the highly optimistic impression that their customers are going to walk to the venue rather than drive. While I am sure some customers will walk, many residents of Airport Heights drive a short distance to the local corner store and cannot even manage to park in the designated spots as they feel they are too far from the door.

For Argus Place, evening parking during the winter will adversely affect snow clearing. Evening parking during the summer months will adversely affect the safety of our cul-de-sac, especially for children who live on the street. Parking all year will affect safety of entering and leaving Argus Place.

The dire parking situation is made worse by the current elderly people's home being constructed next to Roncaly Elementary School which will have its own parking needs, and the parking prohibition on the same side of Airport Heights Drive as the proposed lounge and eating establishment.

We object to the proposed lounge and eating establishment at 73-75 Airport Heights Drive, on the basis of the above.

From:

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:42 PM
To: CityClerk
Subject: APH Bar

Just sending my support for the proposed pub and grill on airport heights drive. Fantastic idea and great place to bring the community together! Love to have a place after work to relax and converse with fellow professionals and community members! Hope this goes ahead!

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 10:38 PM
To: CityClerk
Subject: Pub in Airport Heights

Hi,

As a member of the city of St. John's I am writing this email to say I am all for the idea of a pub here in Airport Heights. Scott Kent is one of the parties involved. I hope that this email will negate a negative e-mail sent to you by a concerned citizen of airport heights. I think that a pub or any type of food establishment is a great addition to our community. It will be a great spot to bring members of airport heights together.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Saturday, August 17, 2019 9:26 AM
To: CityClerk
Cc: [REDACTED]
Subject: 73-75 Airport Heights Drive

I would like to object to a rezoning application for the property at 73-75 Airport Heights Drive for the purpose of a lounge and eating establishment. Originally when I moved to Argus Place, this was a day care facility, not a huge disruption to the residential neighborhood. If this is converted to a lounge/eating establishment, the potential for traffic, vandalism and litter goes up substantially. This is not appropriate for a residential neighborhood.

My name is [REDACTED] and I live at [REDACTED] which is the street directly across the road from the building in question.

thanks,

[REDACTED]



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Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 6:52 AM
To: CityClerk
Subject: Rezoning application - 73-75 Airport Heights Drive

There are a number of reasons this property should not be turned into a pub.

This is located right next to a school and increases the risk of children being hit by a drunk driver.

This business will likely use VLTs which causes addiction and financial distress. I know it does, I worked in a bar in my youth and saw far too many people go bankrupt and spend the whole day looking for a payday.

This business is more about delivering alcohol rather than a restaurant. Pub food is not real food.

This business is close to houses that would detract from the quality of life.

This business will be open past 11 on weekends and there are children in the area that will be woken by people at this establishment.

This property does not have enough parking for a pub and to expect that the community will walk to such places is a risk to the community. There will be individuals that will pick driving over walking.

I would rather another business go in here. A lot of people are opposed to this going in here as there are risks involved that I do not see as being acceptable. This building is right next to the school and puts our children at risk of being hit by a drunk driver.

Thank you for listening.

Regards,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 10:01 AM
To: CityClerk
Subject: Rezoning of 75 Airport Heights Drive

I am agreeable with the establishment of a restaurant at 75 Airport Heights Drive.

I do not agree with putting a pub at this location. I do not agree, because of an inevitable increase in impaired driving in a residential neighbourhood with many kids, including my own.

Thank-you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:03 AM
To: CityClerk
Subject: Support for 75 Airport Heights Drive purposed pub / Resturant x 4

Hi,

We would like to go on record as supporting the 75 Airport Heights Drive purposed pub / Resturant. We live at [REDACTED] (600 meters / 2 minute drive / 6 minute walk.)

There are 4 adults living here who supports it. [REDACTED]

Thanks and Regards

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:30 AM
To: CityClerk
Subject: Pub/Eatery in Airport Heights

Good Morning!

I'm writing today to express my interest in a pub/eatery going up in Airport Heights. I think the idea is excellent. A great addition to our already booming neighborhood! We have just added a Subway and although fast foo is good, it would be great to leave my house and walk up the road to sit down for a hot meal and a drink with a friend or my boyfriend. It's basically a cheap date night! No cabs home, what a win!! I am in an Airport Heights community group and a lot of people are responding negatively to this proposal because of the parking issue... is there anything you can release to the residents that are closer to this establishment so they can be aware of your plans with the parking. They are very concerned people will be parked in front of their houses/mailboxes, which is silly because if you go for a drive up Airport Heights road at ANY given time (even at 11pm) the streets are polluted with cars parked on the side of the road. I think this issue should be considered lightly. As someone who has to endure the painful posts in that Facebook group, you will have numerous complaints all surrounded by that issue. I hope it doesn't turn the fun away!

Thanks for your time,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:47 AM
To: CityClerk
Subject: Pub In Airport Heights

Hi,

As a homeowner and resident of airport heights [REDACTED] I am emailing to express my support in this proposal and hope the project goes ahead.

Regards,
[REDACTED]

Elaine Henley

From: Deanne Stapleton
Sent: Monday, August 19, 2019 12:28 PM
To: [REDACTED]
Elaine Henley
Subject: Re: Proposed Pub / Restaurant at 75 Airport Heights Drive - support

Good Afternoon

Thank you for your email. I have cc'd our City Clerk to have this added to our submissions for this proposal.

Deanne Stapleton
Councillor, Ward 1
City of St. John's

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From: [REDACTED]
Sent: Monday, August 19, 2019 11:19:50 AM
To: Deanne Stapleton <dstapleton@stjohns.ca>
Subject: Proposed Pub / Restaurant at 75 Airport Heights Drive - support

Hi Deanne

The 4 adults ([REDACTED]) living in our home at [REDACTED], Airport Heights would like to go on record as supporting the purposed pub / Resturant. We live [REDACTED] from the proposed site which is 2 minutes drive/ 6 minutes walk from our home.

Thanks and Regards

[REDACTED]
Sent from my iPad

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.

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 1:30 PM
To: CityClerk
Subject: 75 Airport Heights Drive

Regarding the [rezoning application](#) for 75 Airport Heights Drive:

As a resident of the Airport Heights community, I fully support this. Airport Heights is a community that needs to continue to grow in the direction of bringing residents together and I believe a lounge and restaurant in the proposed location would be a great step. It would also fill a gap in local services.

From what I have seen on social media and heard from other residents I believe the applicants are very eager to make sure all residents are OK with the proposal and to address any concerns. I think this behaviour and level of engagement bodes well for the future operation of the restaurant and lounge.

I would also like to address two concerns that I feel may arise from this application:

1. The concern of traffic - The increase in traffic would likely not occur during our peak times of congestion, eg school pick up and drop offs. The hours of operation will be outside of those hours and therefore should not affect congestion. Also, being a local establishment it would be easy to simply use active transportation such as walking or biking to the business - which would decrease needs for parking and mitigate traffic concerns at the same time. If the City is faced with this concern please keep my comments in mind.
2. The concern of property values decreasing. As the city is already likely aware, from 2018-2019 in relation to the proposed location the houses directly behind, on the left and right and directly opposite showed an average decrease of 5.87%. Every house surrounding that location showed a decrease ranging from - 2.72% to -7.92%. House prices are decreasing irrelevant to any changes in the neighbourhood. This might be relevant if that concern is raised.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 1:45 PM
To: CityClerk
Subject: Pub on aph drive

Hello,

I am a home owner and resident in airport heights and figured I would send off an email in support of the proposal to turn the old daycare on airport heights drive into a pub. We have nothing of the sort in the area and it would be a great place to get together with fellow neighbours and friends. 👍

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 3:35 PM
To: CityClerk
Subject: Airport heights re-zoning

Hello,

I live about 250 meters from the proposed new pub in Airport Heights and I fully support the development. We need something like this in our area and I look forward to it opening.

Thanks |

[REDACTED]

Elaine Henley

From: [REDACTED]
To: Monday, August 19, 2019 3:54 PM
CityClerk
Subject: Fwd: 75 Airport Heights Drive

[REDACTED]
[REDACTED]
From: [REDACTED]
Date: August 19, 2019 at 3:52:41 PM NDT
To: cityclerk@citystjohns.ca
Subject: 75 Airport Heights Drive

Hello,

My name is [REDACTED] and I live at [REDACTED] in Airport Heights. I would to provide my support for the application for rezoning at 75 Airport Heights Drive for a Lounge and Eating Establishment.

In my opinion, such an establishment would fill a gap in our neighborhood. We currently do not have a lounge or eatery in Airport Heights and I think it would bring the community together and give us convenient access to local food and entertainment. With so many young and growing families in the area, it would be great to have a place to go to socialize without having to leave our neighborhood.

Many small communities within St. John's have similar establishments near residential housing, such as Georgetown (ie: Georgetown Bakery and Georgetown Pub), Quidi Vidi (QV Brewery, Mallard Cottage, and Inn of Old), and Churchill Square (Big Bens and numerous restaurants). I understand that in those communities, reasonable bi-laws are in place to minimize the disruption posed to residents by a business of this nature which have worked very well. I think similar by-laws could reduce the negative consequences of this business to residents who live near by.

I have heard complaints regarding parking, however, in my opinion there is lots of space for on street parking on Airport Heights Drive to accommodate overflow of parking. In my opinion, such on street parking would not be disruptive to local residents. We've always been able to accommodate extra parking for the school nearby when there is voting or a concert or parent teacher meetings, etc., which draws much more traffic than this eatery most likely would. It is also unlikely there would be excess parking required during the morning rush hour or end of school date. Parking is clearly a bigger issue in places like Quidi Vidi and Georgetown but doesn't appear to impede business or disrupt local residents unduly.

As for noise disruption, having by-law regarding noise, such as applies in Quidi Vidi should allow the business to operate without causing disruption to residents.

I think it's a great business idea and as a resident who lives very close by, I provide my support for the rezoning.

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 10:12 PM
To: CityClerk
Subject: 75 Airport Heights Drive

I want to comment that a lounge in this area is a great idea! Would love to see it happen!

[REDACTED]

[REDACTED]

Elaine Henley

From:



Monday, August 19, 2019 10:35 PM

To:

CityClerk

Subject:

Pub in airport hgts

I agree support the proposal of this pub. I hope it goes ahead! I'm a resident of airport heights.

Thanks!

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:08 PM
To: CityClerk
Subject: Airport Heights Pub

I am in full support of the APH Pub as it would be amazing for the community.

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:37 PM
To: CityClerk
Subject: Pub in airport heights

I am emailing to show my support for a local reteraynt/pub in the community of airport heights. I like at 31 Malka Drive, and think this is a wonderful opportunity for our neighbourhood.

Cheers,

[REDACTED]

Elaine Henley

From: [REDACTED]
To: Tuesday, August 20, 2019 3:42 PM
CityClerk
Subject: Rezoning Application for 75 Airport Heights Drive

Good afternoon,

I am writing in response to the Rezoning Application for 75 Airport Heights Drive.

I live in Airport Heights and I am not in support of this rezoning for these purposes. While I do support more business in Airport Heights, I have concerns about any kind of bar or lounge in that area. The property borders residential properties and the main road through our neighborhood. An establishment that has even a partial focus on the consumption of alcohol or includes VLTs can lead to an increase in driving while impaired, an increase in inappropriate public behaviors, an increase in noise in the neighborhood, increased difficulty parking along that section of Airport Heights Road, and further enable gambling abuse and addiction, a major problem in our province.

I have seen many comments on social about this application and I know it is polarizing. On the whole, I am certainly in favor of business in the neighborhood. But a bar, so close to family homes, so close to where our children play, so close to where my wife and I often walk with our child, seems like not a good fit. I understand that some of the individuals proposing this establishment live in the area and I have no doubt they want the best for our community. But this particular proposal is greatly concerning and I am not in support.

Thank you for the consideration.

--

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:51 PM
To: CityClerk
Subject: New pub in Airport Heights

I totally support this proposal
Thank you
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:59 PM
To: CityClerk
Subject: Proposed lounge in Airport Heights

Hello,

I wanted to express my support for the lounge application for Airport Heights. I think it's a great idea if it respects the residential surroundings. There should be no VLT's, and maybe hours should be restricted to midnight at latest. Operate as a true community pub and lounge with food, where families can go.

Thanks|

[REDACTED]

Elaine Henley

From:



Tuesday, August 20, 2019 4:24 PM

To:

CityClerk

Subject:

Airport Heights

I fully support the proposal to open a Pub/Eatery on Airport Heights Drive. I think this is a great idea to enhance the Airport Heights community and look forward to supporting it. Thank you

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Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 4:45 PM
To: CityClerk
Subject: LOUNGE and Eating Establishment

My name is [REDACTED] and I live at [REDACTED]

I STRONGLY object to this type of establishment in my neighborhood.

I would assume that many objectors have talked about the proximity to the school, traffic congestion and speed etc.

My house is approximately halfway between the school and the proposed establishment.

As it presently exists Airport Heights Drive is a speedsters paradise. When people see the 30 mph posting it would appear that they believe it means watch for police and not school children (don't want to get a ticket) but not all slow down. 50 mph seems to be an invitation to pick up speed.

If I had a radar gun, camera and the ability to issue tickets, I would be a rich man.

Don't add to this problem by creating new ones.

Neighborhoods are very important to developing good citizens.

Thank you, in advance, for your consideration.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 5:48 PM
To: CityClerk
Subject: Rezoning 75 Airport Heights Road to accommodate restaurant pub operation

Please record me as being opposed to the rezoning of 75 Airport Heights Road to accommodate an application for a lounge and eating establishment. This is a residential area with a significant number of children. The proposed establishment would be within walking distance of an elementary school. The amount of traffic this establishment would create along with the traffic from the school as well as the increased traffic from the soon to be completed seniors complex would increase a bottleneck that is ridiculous as it currently is. Add to this the fact that a lounge would attract drinking patrons who could foreseeably create late night noise. This could affect the sleeping patterns of school age children. The final point I would like to make is the obvious detrimental fact a lounge restaurant would have on property values. I ask that the request for rezoning be denied.

[REDACTED]
[REDACTED]
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:11 PM
To: CityClerk
Subject: Application for a Lounge and Eating Establishment at 75 Airport Heights Drive

Hello,

I am e-mailing to voice my support for the application for a proposed lounge and eating establishment at 75 Airport Heights Drive.

I fully support this business idea and think it would be a great addition to the neighbourhood! There is currently no where to go for a bite to eat or a drink in the neighbourhood or even very close nearby and I think this would be successful and beneficial. I live on Turnberry Street, less then 250 meters from the location and I am in full support!

Thank you

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:30 PM
To: CityClerk
Subject: Application for Pub & Eatery In Day Care Center.

Hi

Please be advised I would like to fully endorse and support the proposal of the application for a Pub & Eatery in the previously run Airport Height's Day Care Center.

My wife and I are current residents of Airports Heights for the past fifteen years and reside on Branscombe St which is just a mere 6-7 minute walk from the Daycare Center. My wife and I have taken pride into our family of four kids. All have grown into fine adults with three of kids being MUN graduates and our son being a CNA graduate who now is a RCMP Officer.

I think this proposal would be an added amenity to bring a positive change to Airport Heights. It's something that you see in every area of city in residential areas. A place to drop out for a few hours with a few friends. This proposal, if approved, will allow the people of Airport Heights to have a place to drop in and have a chat or a mere sociable with your friends . It would be a great place to meet and greet . Actually, I would like to see more amenities in the Airport Heights Area including a Community Center.

We now have a chance to move forward with a first step in allowing a Bar & Eatery in Airport Heights and I kindly ask the city to support this proposal.

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:54 PM
To: CityClerk
Subject: Proposed Family Restaurant/Pub in Airport Heights

Good Afternoon,

I would like to show my full support the proposed new family restaurant/pub in Airport Heights. I think it would be a great addition to the community.

My name is [REDACTED]

Thank you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 7:13 PM
To: CityClerk
Subject: Airport Heights Pub

Hello,

I've been a community member of Airport Heights my entire life. Living in Airport Heights, having to go out to eat or drink or just have a fun time can be difficult if you're a student living on minimum wage because the nearest places to enjoy yourself are an expensive cab fare away. Having a local place would not only open job opportunities for myself and other students in the neighborhood, it will bring the community together on an unprecedented level. I hope my opinion is heard and I appreciate you taking your time to read my email.

Thank you.

Elaine Henley

From: [REDACTED] >
Sent: Tuesday, August 20, 2019 7:36 PM
To: CityClerk
Subject: Opinion on pub eatery airport heights.

Hi,
I live on [REDACTED] and my wife and I are all for a new pub/eatery establishment in the old daycare building.

Hope it's approved!

[REDACTED]

Elaine Henley

From:



Tuesday, August 20, 2019 7:48 PM

To:

CityClerk

FYI:I support the idea of a pub on Airport Heights Drive.



Sent from myMail for iOS

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 9:03 PM
To: CityClerk
Subject: Airport heights bar

Hello, I am a resident of airport heights. I live at [REDACTED], I just wanted to send an email to tell you that I'm in full support of the pub/eatery that has been proposed to replace the unused daycare on airport heights drive! I think this would be a great opportunity for aph.

Sent from my iPhone

Elaine Henley

From:



Wednesday, August 21, 2019 8:56 AM

To:

CityClerk

Subject:

Application 75 Airport Heights Drive

Dear Sir or Madam,

I am writing in regards to the application to develop a restaurant/Pub on 75 Airport Heights Drive. For the most part I am in support of commercial development in Airport Heights and generally have no great opposition to this particular establishment. However I believe in order for it to be successful in a residential neighbourhood several issues would need to be considered/addressed.

Proximity of the bar/restaurant to family homes near by. Consideration must be given to the residents and their families who live in close proximity to the proposed establishment. I am not one of those families (and am grateful not to be close to it), but do have concerns on their behalf in terms of noise coming from the establishment including patrons smoking outdoors, drunken patrons leaving the building, loud music, etc.

I understand the City is willing to waive the on-site parking requirements given the applicant indicates there is significant support in the community of Airport Heights for the pub/restaurant and feels patrons will walk rather than drive? This seems to be pure assumption on the part of the applicant or generated through general Facebook posts....and therefore I would equally like to make an assumption that given the minimal number of parking spaces available and our general inclement weather, the establishment will cause an increase in on-street parking for Airport Heights Drive and surrounding streets. How will this be addressed during the winter on-street parking ban? The City should not be waiving minimum parking requirements based on assumptions from the applicant. Increased on-street parking impacts all residents of the area.

The establishment will be accessible to families with children which I fully support. However given it is a family pub/restaurant it should not have VLT Machines on the premises which promote gambling in the presence of young children.

I truly am in support of the application but believe some adjustments need to be made to ensure it is a good blend with the existing community. I am one of the few in the area who are delighted with the new Assisted Living Facility and feel that a restaurant/pub will add to the community, attract families, create employment, and ensure that unoccupied buildings in the area are fully utilized and not left vacant.

I believe the key to approving this application is to ask whether or not you would want to live immediately next door to it? If not, why not?....noise, parking issues, late operating hours, decreased property values of your home, public drunkenness after patrons leave the building to walk home, garbage control and increase rodents, etc. If these issues can be addressed such that you would be willing to live next door to it, then I fully support it!

Thank you for accepting and considering my comments on this issue.

Kind Regards,



Elaine Henley

From:



Wednesday, August 21, 2019 10:53 AM

To:

CityClerk

Subject:

73 Airport Heights rezoning

I love the idea of this proposal. I live on [REDACTED], nearby, and would love to go to this establishment.

Thanks



Comment by 9:30am Tuesday, August 27, 2019 on a rezoning application for a Lounge and Eating Establishment at 73 Airport Heights Drive.

For more details including how to comment, see: stjohns.ca/public-notice/...

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 11:03 AM
To: CityClerk
Subject: Proposal at 73-75 Airport Heights Drive.

Hi,

I am in support of the pub at APH at 73-75 Airport heights drive. . My only comment is they should not be allowed a parking exception as there is no street parking in front of the building, and they should not have super late operating hours.

I live at [REDACTED], St. John's, [REDACTED] phone number is [REDACTED]

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 11:31 AM
To: CityClerk
Subject: Airport Heights Drive Pub

I wish to submit my voice of support for a Pub/Eatery on Airport Heights Drive.

Thank You

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 3:51 PM
To: CityClerk
Subject: Office of the City Clerk

Submitting my support for proposed pub and eatery 75? Airport Heights Dr. (Former Daycare)

[REDACTED]

Sent from my Samsung Galaxy smartphone.

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 10:04 AM
To: CityClerk
Subject: 75 Airport Heights Drive Rezoning Application

Hello,

I would like to submit comments that I fully support the idea of a lounge and eating establishment at 75 Airport Heights Drive. As a resident of Airport Heights and living on a street nearby, I feel that this proposal would be a great addition to our neighborhood.

Thank You,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 10:06 AM
To: CityClerk
Subject: Rezoning 75 Airport Heights Drive

Good day,

My name is [REDACTED], I live at [REDACTED] and I wanted to make a comment to council about the proposed rezoning of 75 Airport Heights Drive.

As I live in the immediate area, I want council to know that I am **unconditionally against** this rezoning for many reasons. To make this easiest to get my point across I will make my points in bullet form so that points can be spoken to individually by council:

1. First and foremost the biggest concern I have is that living in the immediate area of an establishment like this is going to raise safety concerns. Currently, at any given time during night you can look out the window to see people walking up and down Turnberry Street and Airport Heights road. With this establishment in place, the "foot-traffic" is only going to increase. We have already had our vehicles broken into several times and having a late night establishment near by will only increase the chances of this happening again.
2. Drug use tends to accompany late night establishments. There has already been numerous used needles found on the road in the immediate area, this will only increase with a late night establishment near by. The children in the immediate area are coming of the age that they are out on their bikes and playing outside, each year there are a few more added to their groups. Would any of our council members promote having THEIR children or grandchildren around such activity?
3. Our property value is going to decrease significantly because of having something like this near by, what working professional is going to want to live next to something loud like this? We didn't buy our house with the intention of living in an entertainment district. Does the City plan to lower our property taxes to coincide with this? Perhaps offset the loss on the house sale? We will have to leave in order to be comfortable in our own homes?
4. I question whether there will be video lottery terminals put in this establishment? I challenge council to go to any establishment in the city that has a VLT during any hour of the day and I guarantee you will find that they are not empty. VLT's is a cultural challenge in Newfoundland and Labrador as a whole as well as St. John's. What comes with VLT use is alcohol consumption, public intoxication and impaired driving. Don't be naive to think that this establishment will be any different, also keep in mind that the proposed area is right next to a school zone!

As a resident of Turnberry street for 4 years now, my significant other and I moved there hoping to find our home and we have. We both work good jobs and we hope to some day raise our kids in the area. What we didn't sign up for is to live in an entertainment district, if we wanted that we would have chosen our first house differently. The area is right on the cusp of being a thriving family neighborhood with more and more kids each year being seen on the roads playing. I think by allowing an establishment like this to set up is going to destroy the momentum of one of the nicer areas in St. John's. The family homes will turn into rental properties and you will have another lower end section of St. John's. When you make your decision on September 3rd please keep the families in the area in your thoughts. We in particular locked

into a 5 year fixed rate term for our mortgage 4 years ago, so your outcome will decide whether I renew or put up a for sale sign on our house. And I can attest that many of my neighbors are thinking the same. Please do right by the local residents.



Elaine Henley

From: [REDACTED]
To: Thursday, August 22, 2019 11:15 AM
CityClerk
Subject: Pub on airport heights drive. Not in Favor

Hi, I live on [REDACTED] in the airport heights area and i am writing to say my family and I do not like the idea of a pub coming to our community.

I think this opens a door for other Pubs/bars to open up around us. I moved to the airport heights area because I felt safe and there's little to no noise here. A pub will bring noise especially to the houses near by! Late night partying, pandhandling (always comes with pubs/bars/clubs) drug users (legal or not). I paid more to live in this area and not downtown! There are so many children in this area and It wouldn't be right to expose them to that. I know that a lot of people think its a good idea but it really isn't. The cons out weigh the pros. Please consider everything I said

Thank you,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 11:24 AM
To: CityClerk
Subject: Airport Heights Bar/Lounge

Hi there,
I am sending my approval of the bar/lounge application. My fiance and I live a couple of streets away, [REDACTED], and we are both looking forward to this.

Thanks,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 11:57 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive

Good afternoon;

My name is [REDACTED] and my address is [REDACTED] St. John's , NL

I am writing today as a concerned resident in regards to the proposed restaurant/pub on 73-75 Airport Heights Drive.

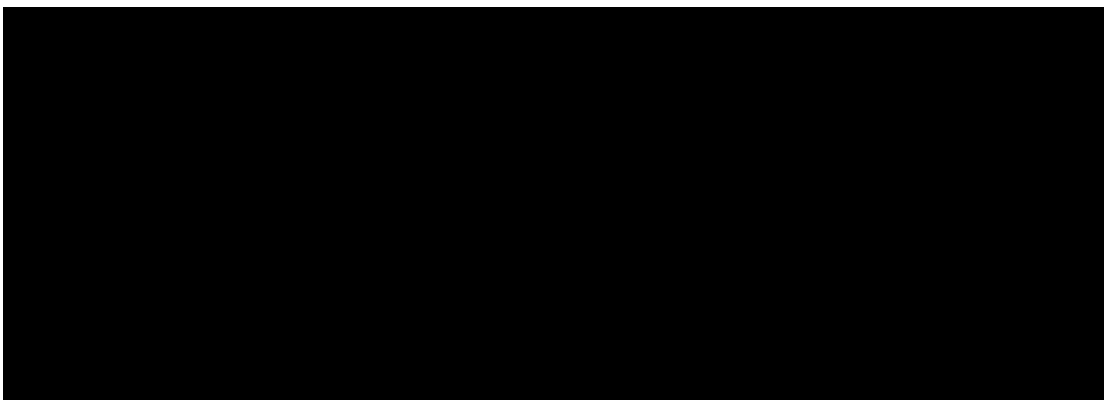
I am opposed to this type of establishment being put so close to our neighbourhood. If I wanted to move next door to a pub I would of moved to Torbay Road. I am concerned about the noise, especially during the summer months when people will be outside. There are many families on our street with children. This pub will essentially be in our backyard. People will move and our area will turn into a rental area. No one on our street wants this. We want to keep our quiet neighbourhood and the city should not be allowed destroy that.

I also do have to add that one of my biggest concerns is the Rats. Ever since the new seniors complex has started next to Roncalli, Airport Heights (Especially our area) has been infested with Rats. The city was contacted and nothing was ever done. My neighbour has caught 14 in the past two weeks in his backyard. This is absolutely a problem. I cannot even go in my backyard now to enjoy it because I am petrified.

Firstly; by creating this type of establishment, there will be construction. This will also disturb that rats and make them more active. Secondly; it will be a food establishment. This will create the rats around. They will never leave.

I will also add that while I did receive a letter in the mail no one came by my house to discuss this like has been rumoured.

If you have any questions please feel free to contact me.



Good afternoon,

I am writing to let you know that I am opposed to the lounge/pub/bar/whatnot that has been proposed for Airport Heights Drive. My primary concerns are the proximity to the school, my experiences with living near a similar business in one of my previous homes, and fit in the area combined with the fundamental issue of the rezoning required.

In terms of the proximity of the school, our crossing guard has been nearly struck and had to dodge people driving through the crosswalk on multiple occasions. We have had to watch several vehicles blow through the crosswalk when crossing on the evening and weekends. There have been multiple vehicles drive over the crossing narrowing, and the sign has been hit on occasion, and there is no knowledge of how the new (massive) seniors complex will affect traffic patterns as is. Though many proponents say they will walk to the location (covering both traffic and impaired driving concerns), they don't walk with their children to school, to the convenience store, or to the mailboxes in the area. Look at the complaints regarding parking due to construction, school opening, etc. I don't see this changing, particularly with our inclement weather for a good portion of the year.

When I lived near a lounge in a previous home, I experienced a number of occasions where people mistook the turn nearby and ended up on my lawn. In one instance a neighbour just left their car in my driveway, crossed my yard and walked to their house. This area is popular for young families such as mine due to proximity to the school, and it is regarded as a generally quiet area where kids ride their bikes, skateboards, scooters, etc. This city has had a number of high profile cases of people driving drunk and killing people, be they pedestrians or bikers, and the business may be better served being in a less central location. I also have concerns regarding operating hours and noise levels for much the same reasons. The proponents have made many promises in terms of opening hours, noise limits, etc but these mean virtually nothing as once the business is in place things will change as required to make the business profitable (VLTs, outdoor noise, etc). You can't make a long term decision based on a short term promise.

I just don't think it's a fit for the area. I would understand rezoning it as residential in terms of it fitting better with surrounding homes, etc. In general I disagree with rezoning unless there is a demonstrated need, and while a bar/lounge is a want of some people (outside the 150 m area). If there was going to be a doctor opening a family practice in the location (which is certainly needed in the city) it would not increase the likelihood of impaired driving, and would not inhibit the ability of people in the area to enjoy their own backyards, etc. and might make sense. I do not drink, would not have bought a home near a bar after my previous experiences, and believe it is irresponsible to rezone in this instance, and in a way disrespects the intent of homeowners in the area.

I ask you to weigh the concerns of those residing within the area of the proposed location, and consider that while many others may be in favour, they do not actually have to live near the

business, or to deal with the repercussions at a time when the real estate market is substantially depressed. Perhaps there is new development coming in the area where it would be a better fit, or in the Major's Path area where there is less residential development.



Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 12:45 PM
To: CityClerk
Subject: Proposed development of lounge/pub/restaurant in Airport Heights

Hi,

I received a letter regarding the proposal for development of a restaurant/lounge/pub at 73-75 Airport Heights Drive.

I am against this development happening as I feel it is not a proper location for this type of an establishment.

As a member of this community who lives on the street across from this proposed location I have several concerns one of which includes the increase in traffic.

This is a major concern as there are many young families with small children near this location including myself. Many of the children walk to school and this is on their direct path. I also feel as though my street, Argus Place will become a parking lot.

Another concern is the increase of noise in the evenings. Again lots of young families living in close proximity to this location with small children.

I also feel that having an establishment such as a restaurant/lounge/pub which offers alcohol brings a lot of major concerns as well. Such as an increase of cigarette smoke/cannabis smoke in the air. This goes along with the fear of increased amount of cigarette butts and potentially more dangerous items such as needles being left near this property including on my street. There is also a potential for increase in intoxicated people walking around the neighbourhood-potentially increasing the risk of theft/damage to properties.

In conclusion, I am opposed to this development happening as I do not feel like a family-oriented neighbourhood is the proper place.

Thank you

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Elaine Henley

From:



Thursday, August 22, 2019 12:48 PM

To:

CityClerk

Subject:

Support for restaurant in airport heights

Hello,

I live at



Roughly 600 metres from the proposed restaurant at 73-75 airport heights drive.

The household of myself and my wife supports this proposed business in our neighbourhood.



Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 12:53 PM
To: CityClerk
Subject: Rezoning Application for 73-75 Airport Heights Drive

To City Clerk,

My name is [REDACTED] and I live at [REDACTED]. I received a notification (i.e. within 150 meters) about a Rezoning Application for a Lounge and Eating Establishment at 73 – 75 Airport Heights Drive. I am writing to record my intense displeasure with this application. There are numerous reasons why this application **MUST BE REJECTED** and I expect it to be rejected unanimously. Placing a Lounge/bar in the middle of a Subdivision is horrible idea. The following are several reasons this application must be rejected.

1. Having a lounge/bar right next to homes will severely reduce property values of homes in close proximity. I can see the building from my deck and I will be one of those people whose property value will be negatively affected. I have worked very hard to maintain my house but to have a business come in and adversely affect my property value through no fault of my own is beyond frustrating. It's infuriating. Would anyone on City Council buy a home next to a lounge/bar?
2. The noise from this establishment will reduce the quality of living for the residents nearby; this would especially be the case in the summer. The owners will probably look to increase profits by adding a deck and will be playing music for the patrons. As I said earlier, I can see the building from my back yard and deck. My home is a two story building, my kids bedrooms are in the back of our house and any noise coming from the building will negatively affect my children going to sleep in the evening.
 1. I note the city has had complaints from people in the downtown about bars and restaurants playing music on their decks but have no authority to stop it, basically go "call the police." So it only seems logical if you approve this application the home owners nearby will have very little recourse. Don't forget these houses where there before this building was there. And the land was residential as recently as last year. (<https://www.cbc.ca/news/canada/newfoundland-labrador/longs-hill-george-street-midnight-noise-law-1.5236673>)
3. Roncalli Elementary is within 300 meters, which is much too close for a lounge/bar to be to an Elementary school. Kids will be walking past this establishment every school day. If this application is passed, the City Council will have introduced a grave danger to the children in the neighbourhood. City Council will have increased the chances of a child being hurt or killed by a driver under the influence of alcohol. Is the City of St. John's willing to increase the city's liability to this situation?
4. Smokers. There will be people standing outside all hours of the day and night out for a smoke. This will not only be disgusting but it's showing our kids very bad habits. The provincial government spends a great deal of money trying to prevent kids from smoking with programs in school and that all goes to waste when the kids in the neighbourhood see groups of adults standing around smoking, laughing and having a good time.
5. People outside the bar with a few beers in them will become very loud quite quickly and this will reduce the livability of the homes in close proximity to the lounge/bar. Everyone in City Council I'm sure has experienced a house party within earshot and the loud voices of intoxicated people. The sound travels very easily in the evening\night.
6. There is limited parking in the parking lot, it was never designed for drivers staying there for up to 3 or 4 hours. You will get people parking on the main road and the side streets. This will increase

congestion on an already very busy road especially when kids are going to and leaving school (I have no information what food they are going to prepare so it may actually include breakfasts, therefore increased traffic in the mornings).

7. As with any lounge/bar, VLT's are a fact of life. I'm strongly opposed to any VLT's as they destroy families. I can almost guarantee the lounge/bar will want to add VLT's. If the owners are similar to other owners they will try to maximize profits by adding as many VLT's as possible. The Captain's Quarters come to mind as a bar that has divided up their building to increase the number of VLT's. What stops these owners from doing that as well?

I also want to note, there seems to be some support for this Lounge/Bar but from what I can tell these supporters are either friends of the owners or are a significant distance from the Lounge/Bar and therefore it doesn't negatively affect them. They have nothing to lose unlike the residents close by.

I want to reiterate my **STRONG DISAPPROVAL** to this application. The city has helped developed a wonderful community and it would be a shame and very disappointing for the city to make a decision which will negatively affect a large number of Airport Heights residents. Please reject this application, do not pass with provisions as those provisions will eventually fall by the wayside.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

19 August 2019



Office of the City Clerk
PO Box 908,
St. John's, NL
A1C 5M2
cityclerk@stjohns.ca

Dear Sir/Madame,

Re: Proposed Re-Zoning of 73-75 Airport Heights Drive, St. John's, NL:

We are the owners of 81 Airport Heights drive, a private residential home. I am writing in response to recent correspondence I received from the City, which arrived by mail 12 August 2019. This is regarding a proposed rezoning of 73–75 Airport Heights Drive, a former Daycare. This property was originally zoned Residential Low Density (RLD). In July 2018, the proponent was granted a re-zoning to Commercial Local (CL), which allowed some commercial usage. However, the proponent is now requesting a further re-zoning to Commercial Neighborhood (CN), to allow the property to be converted into a pub and eatery.

As the homeowners and tax payers of 81 Airport Heights drive (3 properties away), we strongly object to the proposed further re-zoning of this property for a number of legitimate reasons, as follows:

1. Neighborhood Character and Property Values

When I purchased my home, I did so because it was in a quiet, family-friendly residential area, not a commercial zone. All adjacent housing is designated Residential Low Density, and a pub would be inconsistent with the neighborhood. I have invested significant funds into the property and pay municipal taxes with the understanding that this is, and would remain, a low density residential area. Adding a pub would change the character of this beautiful, family friendly neighborhood where people live and go to school. It would lose its appeal to working families and lower the property values.

Arbitrarily changing the zoning to allow for a pub should not be permitted in a well-established residential area in St. John's. Why put a pub/lounge in amongst family owned residences? This is inconsistent with the adjacent housing and neighborhood.

2. Safety - Children

The Newfoundland and Labrador English School District regulations do not provide bussing for students living within 1.6 km of their school, forcing many of these children to walk to/from school. Roncalli Elementary is a K-6 school with 440 students which is located at 130 Airport Height Road, only 350m from 73-75 Airport Heights Road. The young children walking to/from school will be sharing the roads and sidewalks with partially intoxicated patrons and drivers from the lounge. This will put our children at greater risk.

References:

<https://www.nlesd.ca/includes/files/policies/doc/1484678775720.pdf>

<https://roncallielementary.nlesd.ca/about>

3. Safety – Public: Increased Traffic

Airport Heights Drive is a busy road with both automobile and bicycle traffic. It will become even busier shortly when Lane's Retirement Living opens nearby and shares the roadways. Installing a lounge with partially intoxicated patrons who will go behind the wheel on busy streets will further increase traffic and create a public safety issue.

4. Peaceful Enjoyment

The late-night hours of operation for a lounge do not match the normal schedules of working families. Noise, lighting and the coming and going of people late at night will interfere in the lives of families in the adjacent areas. This should not be tolerated in a quiet residential area in St. John's.

5. Parking

The re-zoning information package provided by the City states that the property requires 17 parking stalls. The proponents propose to only provide 10 stalls, and request relief for the additional 7 stalls, which they say will be offset by walking patrons and those parking on the street. Residents will not want random vehicles frequently parking in front of their properties, with patrons running back and forth across the road to the pub, with no crosswalk. Also, what will happen in the wintertime when vehicles are not permitted to park overnight to allow snow clearing? This will entice some intoxicated patrons to drive home, to avoid a ticket, rather than take a taxi. Otherwise, the parked cars will interfere with overnight snow clearing.

6. Alternate Locations Are Available Nearby

The Stavanger Drive area is nearby (approx. 2 km) and is a much more appropriate location for this type of business. There are already several pubs in that area. Furthermore, with the recent Costco move and commercial decline and increased vacancies, a move into that area should be welcome. For those neighbors wishing to use a nearby lounge, they can drive to the Stavanger Drive area in 5 minutes or walk in 30min.

7. Setting a New Precedent

This property has already been re-zoned once. Re-zoning it a second time to allow a pub in this well-established residential area will set a precedent for other commercial businesses wanting to move into the neighborhood. It will become more commercial and lose its family-friendly character, perhaps becoming full of strip malls, and other pubs or similar establishments. This does not appear to follow the intent of the City's "Healthy Neighborhood" and "Good Neighbour" policies set forth in the municipal plan.

In conclusion, we believe that allowing a pub and eatery at 73–75 Airport Heights Dr. should not be approved. Furthermore, the rezoning of residential properties in this area to allow pubs, or other similar establishments in the future, should not be permitted in this well-established residential area.

[REDACTED]

[REDACTED]

CC
Deanne Stapleton
Councilor Ward 1
PO Box 908,
St, John's, NL
A1C 5M2
dstapleton@stjohns.ca

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 1:51 PM
To: CityClerk
Subject: 73-75 Airport Heights drive

[REDACTED]

Just want to say as a resident I support the development at 73-75 Airport Heights Drive.

Tks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 2:56 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive

Hi, I am forwarding my statement regarding 73-75 Airport Heights Drive.
[REDACTED]

While we agree an eating establishment would do well in airport heights, we do not agree with it being in our backyard. We purchased our home as it was in a quiet neighborhood with little commotion to disturb our dogs that enjoy the freedom of our backyard. This business plans to include an outdoor area which means our dogs will become upset and bark every time they are outside. The noise and commotion of people directly behind our fence will dramatically affect the privacy and enjoyment of our backyard. We will not be able to open the windows in our house due to noise and cigarette smoke. We are also concerned about the increased rat activity a food establishment will cause, as airport heights already has an ongoing rat problem. Another concern is the risk of trash, bottles, or cigarette butts being thrown over our fence. We also worry the business will affect the resell of our house, because no one wants a bar in their backyard. A bar does not belong in a quiet, family oriented neighbourhood.

Elaine Henley

From:



Thursday, August 22, 2019 3:42 PM

To:

CityClerk

Subject:

73-75 Airport Heights Drive

I just wish to add my objection to the rezoning of the subject property to CN for the establishment of a lounge. I would agree to an eating establishment, no liquor license, or an office as originally requested. A residential neighbourhood along with the close vicinity of the school is not the place for a lounge.

Thank you for your time,



Sent from my iPhone

Elaine Henley

From:



Thursday, August 22, 2019 6:16 PM

To:

CityClerk

Subject:

73-75 Airport Heights Drive

Good evening,

Sending this email in regards to my support for the proposed development for 73-75 Airport Heights Drive.

This would be a great addition to our community and my fiancé and I give this our full support.

Others who are opposed have stated this will cause drinking, loud music, smoking outdoors, etc. All of these things and more could and are caused by a normal next door neighbour therefore I do not believe these are valid reasons to deny this request.

Thanking you in advance,



Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 7:24 PM
To: CityClerk
Subject: Proposed Bar in APH

Hi my name is [REDACTED] I own a property on [REDACTED]. and I'm writing you today to beg the city to please NOT allow this property to become a lounge. I'm going to make a few points as to why,

1) The property is literally right in my neighbors backyards. The area is full of young children because these homes were built for families with the proximity to the school Roncalli Elementary being the high selling point of these homes. I have already talked to a real estate agent friend who said if a lounge goes there most likely landlords will start buying homes off the ppl in the backyard of the lounge as they will sell for the cheapest just to get out. That in turn will have other neighbors moving there families as well.

2) My daughter was in the last class going to that daycare, the owners who are proposing this wouldn't put money into the building because a "Daycare" wasn't profitable enough. That was over 4 years ago, that property is not in very good shape and would cost a small fortune to turn into a food establishment. The prices there will have to be very high in order for them to pull a profit. I have worked in the food service industry my whole life the cost of food, wages, insurance etc etc it is not a big enough space which means it will be a lounge mainly.

3) we already have a problem with Rats in the area. Ever since that seniors home has started to be built Rats are a huge problem in the area. A food establishment will only make it worse.

4) If I'm right that the restaurant part won't succeed and it turns into just a lounge then our kids will have to walk home from school past the possibility of drunks out smoking or even worse the smell of marijuana smoke. For that matter the same thing for our children out playing after school. Which brings to light my point of people selling their houses in my first point.

I'm all for having this kind of establishment in the community but this is certainly not a good location. The owners of the property have not been willing to have any kind of discussion and never even consulted the homeowners surrounding the area as they said that they did. The only notification we received was a letter from the city. They made a decision to invest in this property and when a daycare wasn't pulling in the profits they wanted they tried to sell it to no avail, because the building is not in good shape. I don't think it is fair that myself and my neighbors should have to take the risk of losing money on our homes that are built for families next to a elementary school so that these people can make money off a risk they took for a business opportunity. I know many people will be emailing you guys in support of this but the only voices that should matter are the people affected that surround the property, and I know for a fact that none of those people are in favour of this and from what I said above why would they? Would you?

Sent from my iPhone

Elaine Henley

From:



Thursday, August 22, 2019 8:01 PM

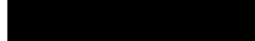
To:

CityClerk

Subject:

73-75 aph drive

I would love to see a pub/restaurant in Airport Heights



Sent from my iPhone

Elaine Henley

From:



Friday, August 23, 2019 8:21 AM

To:

CityClerk

Subject:

Pub and restaurant at 73-75 Airport Heights Drive

I think it's the perfect idea! I'm in total agreement!
Sent from my iPad

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 8:26 AM
To: CityClerk
Subject: Restaurant @73-75 Airport Heights Drive

Agreement with this venture.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 11:20 AM
To: CityClerk
Subject: Application -75 Airport Heights Drive

Hi there,

My name is [REDACTED], my spouse and I live at [REDACTED]. I would like to pass along our thoughts about the application for 75 Airport Heights Drive, we fully support this idea. We would be so excited for this application to be passed. We could a short walk from our house, which we cannot do to any other food establishment. We enjoy family meals out especially in the summer, it would be a huge perk that both my spouse and I can have a drink and walk home. This would be a huge benefit to the community as we could join the rest of our neighbors for a social gathering on a spur of the moment, without having to travel very far. Also, we are supporting out locals in our very own Airport Heights Community. We are really looking forward to going here on a regular basis and would be very upset if it does not pass with the City. The lounge and eatery establishment's music would not disrupt the other neighbors as the eatery would close by 11 pm on weekdays.

Feel free To contact me if you would like anything else further .

Thank you,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 1:43 PM
To: CityClerk
Subject: Proposed Restaurant/Pub at 73-75 Airport Heights Drive

I am writing this in letter in opposition to the proposed restaurant/pub at the location listed as 73-75 Airport Heights Drive. While I admit that I do like to eat out and frequent bars/pubs occasionally I do not believe this area is suitable for such. There is an elementary school (Roncalli) that is only hundreds of feet away and an obvious lack of parking for such an establishment. This is a residential area. If I wanted to live next to a bar I would have moved closer to downtown. Should these types of establishments be allowed so close to a school, particularly a K-6 grade school with kids walking and biking past this address? The likelihood of drunk driving and beligerent behavior would increase with having this type of establishment anywhere but why have it so close to a school. The other obvious reason not to approve this is that there is a clear lack of parking. There's less than a dozen parking spaces and half of these would be used by staff. When this location has been used in the past neighboring properties have complained openly about cars parking on the road for extended periods of time. There are already bars and restaurants close by in proper commercial areas in the neighboring hotels and Torbay Road vicinity. Lastly when people purchase a home it is with the intention of a peaceful place to reside and/or raise a family. Noise and disruption from this type of establishment does not jive with this view and also to mention the concern over property values for those nearby.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 1:56 PM
To: CityClerk
Subject: 73 -75 Airport Ht drive

Writing to include support for The new city proposal for The pub and Rest at airport heights road. I am in full support and think it would be a great neighbourgood community venture.

Thanks

[REDACTED]

[REDACTED] 

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 2:54 PM
To: CityClerk
Subject: [REDACTED]

I think the pub is a great venture. People have the negative view of a pub being loud music drunks and drunk driving. Me I see it as a way for a community to socialize.

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 9:22 PM
To: CityClerk
Subject: Opposition to Rezoning of 73-75 Airport Heights Drive

To whom it may concern,

I am writing to express my opinion on the proposed new restaurant and lounge on 73-75 Airport Heights Drive, and the associated rezoning to a Commercial Neighborhood Zone. I live very close to this area, and I am strongly opposed to this establishment being placed here.

I am not against the idea in itself; for anyone who wishes there was a gathering place or local pub/bar in Airport Heights, I'm sure it will be a great thing. However, this location is not appropriate, for several reasons:

One: We moved to this location in early 2018, and did so because of our proximity to the elementary school and the general quiet, clean atmosphere in the area. If we, and the other people in the surrounding area, wished to live near a local pub and the associated noise, etc., we would have done so. This area is zoned residential.

Second: Although there is nothing wrong with having a business here, per se, this establishment will be open until 12 or 1 am each evening, whereas any other business here to date would have closed at regular daytime working hours. Especially with the proposal of an outdoor area for the facility, which is completely understandable for this type of business, I don't see how noise, and potentially cigarette and marijuana smoke, will not be an issue for surrounding residences.

Third: There is already a serious issue in St. John's with people choosing to drink after they have consumed alcohol. There is no evidence to suggest that people are more likely to walk, although I'm sure some will; if anything, I think proximity will mean that they will think it is less of a big deal to drive the distance to their home.

Fourth: We are a very short, walkable distance away from Major's Path and other areas such as Radio Range Road that are a) already largely zoned for business, and b) have far fewer residences in the immediate vicinity of business areas. They are also not in the vicinity of a school. There are definitely other areas that could be explored that could still result in those in favor getting what they want.

Fifth: It is unfair to create a situation where the property value of surrounding residences will be reduced, in an already shaky economy, due to their proximity to a bar.

There are plenty of places in St. John's for people to go and have a drink if they so desire, and to gather with friends at the end of the workday or on a weekend. Just because there is no current facility that meets these wants (because, at the end of the day, this is far from an essential service) in Airport Heights directly, and it would boost community morale for some, does not mean that this is an appropriate location for it.

Further, it is not even entirely clear what the final intent is for the business itself, in terms of VLTs, the potential for outdoor space which will mean even greater potential for noise, etc. This makes it difficult to be convinced that things will not change for the worse if the business does not initially do well.

I hope that the city will take into account the feelings and opinions of, and potential negative consequences to, those who will be directly affected by this decision.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From:



Saturday, August 24, 2019 11:10 AM

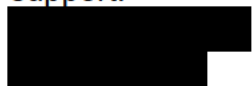
To:

CityClerk

Subject:

Air port heights pub

I would live nothing more then to see a pub in our growing community. The project has my full support.



Elaine Henley

From: [REDACTED]
Sent: Saturday, August 24, 2019 11:37 AM
To: CityClerk
Subject: Airport Heights pub full support

As a resident of airport heights, I just wanted to send an email to show my full support for a pub in the neighbourhood! Thanks

Sent from my iPhone

Elaine Henley

From:



Sunday, August 25, 2019 1:15 PM

To:

CityClerk

Subject:

No to Airport Heights Pub/Restaurant

Hello,

Please consider this my vote as a NO to the proposed pub on Airport Heights Drive. As a mother of a small child, I moved to airport Heights to escape this exact sort of establishment in my neighbourhood. There are plenty of places to eat and drink within close proximity to the area and no need to introduce such a business. To believe that a bar/pub/restaurant will not bring unwelcome behaviour is naive and I do not want the additional risk of accidents and belligerence so close to home.



Elaine Henley

From: [REDACTED]
[REDACTED]
To: CityClerk
Subject: 73-75 Airport Heights Drive Rezoning Application

[REDACTED]

To Whom it May Concern,

I am writing to express my concern with the application to rezone 73-75 Airport Heights Drive to allow the owners of the property to use the building as a lounge. As you can see on the map that was provided we share a backyard with this property. When we purchased the home in December of 2015 we chose this property over others because it is located in a residential area and is very close to Roncalli Elementary School where both our children attend.

Members of the community share many concerns with this property becoming a lounge:

This is a residential area which is home to many young families. A bar/lounge isn't appropriate in a location that is surrounded by homes.

Increased traffic potentially making it dangerous for children walking to and from school as this is a direct route to Roncalli Elementary.

There are currently only seven parking spaces available at this location which isn't sufficient to operate a business of this type. This will result in customers having to park on the street increasing congestion on the road and affecting neighboring homes.

Airport Heights already has issues with rats. The storage of food waste at this location will certainly increase this problem.

It has been stated that there will be live musical entertainment performing many times throughout the week which will certainly be heard by surrounding homes.

On a personal level I have many concerns as well:

My backyard is approximately 15 feet from the back of this building. I can see into the building from my home, deck and yard. I will have no privacy and will not feel comfortable with customers able to see in my home and yard.

I have small children, my wife and I both work and are in school as well and I am concerned with the noise that will come from the building.

Having a lounge in my backyard will certainly decrease my property value (as well as other homes around mine) and also make it difficult to sell in the future.

I have spoken to many of the neighbors who are directly affected by this property and only one of them was approached by the owners although they state they spoke to everyone or left a letter. All of the home owners bordering the property are against this proposal as well as many others in the subdivision.

I don't feel a residential neighborhood is a suitable location for a lounge. This location borders four homes all of which have children living in them and our properties and families will be negatively affected.

I hope you take our concerns in consideration while making this decision.

Sincerely,

A solid black rectangular box used to redact a signature.

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:55 AM
To: CityClerk
Subject: Rezoning application 73-75 Airport Heights Drive

I would like to express my opposition to the rezoning application.

There is no need for a lounge and eating establishment in Airport Heights. Within close proximity to here there are already a number of lounge/eating establishments.

E.g. close proximity to the airport, on Stavanger/Aberdeen and Torbay Road.

Airport Heights is a residential neighbourhood and I see no need for this type of establishment anywhere in here. There are plenty of places for people to go and have a drink/food.

Respectfully submitted,

[REDACTED]



Virus-free. www.avg.com

Re: #73-75 Airport Heights Drive

Office of the City Clerk
City of St. John's
P.O Box 908
St. John's, NL
A1C 5M2

August 25, 2019



To Whom It May Concern:

We are writing this letter regarding the recent notification received from your department about a submitted application to rezone #73-75 Airport Heights Drive to a Commercial Neighbourhood Zone, so that a Lounge and Eating Establishment can be considered to occupy this property in the near future.

Since we are a family living adjacent to this property, we are submitting this letter of disapproval with the reasons we are opposed to such an establishment being approved in a quiet, residential neighbourhood. Many residents of Airport Heights are opposed to this property being used for the purpose of a lounge, in which alcohol and live music are a part of the initial plan, and from our understanding the plan to develop the outdoor area that also belongs to this property. Many people living in close proximity of this building are not in favour of this change. This type of establishment has no place in a residential area, largely made up of families with children and in such close proximity of neighbouring homes. I'm sure there are other places in Airport Heights that a lounge could go without interfering with the peaceful enjoyment of others next door. There are currently two similar types of establishments near the Airport Heights area within a very short distance. Clancy's Kitchen and Bar is a short 1.3 km drive from #73-75 Airport Heights Drive. The restaurant offers casual dining and has a bar/lounge on site offering bar services and plenty of parking. The Best Western Plus is another facility with a restaurant and lounge offering bar service, as well as an outdoor terrace and parking. Both of these locations can be used by the general public. When considering the location of Viscount Street in Airport Heights and many of the neighbouring streets, these are actually about the same distance as the location of #73-75 Airport Heights Drive. Viscount Street is located a short 1.2 kilometre drive from Clancy's Kitchen and Bar

and approximately a 3 kilometre drive from the Best Western Plus. When considering the walking distance from these locations, Viscount Street is a mere 500 metres from the Best Western Plus, but far enough away that the location of the hotel/restaurant/bar has no impact on the residential homes in Airport Heights. There is absolutely no need for another lounge/bar in the Airport Heights area. Maybe those living in the Airport Heights area are unaware that such a location exists so close to this neighbourhood. Personally, we were not aware of such a location until the debate over this proposed establishment arose. Our family, like many other people in this area can foresee a slew of issues if this goes ahead. Parking issues and traffic congestion will likely be one of the issues. There is a school about 400 metres from the proposed location. The proposed hours of operation are during school hours (11 a.m on weekdays). The children use this route to walk across both the entrance and exit of this property to get home from school. Airport Heights Drive is a very busy street when school is dismissed in the afternoon, with both children walking and vehicles travelling to pick up children. At this time in the afternoon, the school area, as well as the area surrounding the school, including Airport Heights Drive and surrounding streets are congested with people and cars. The city already has an issue with traffic/parking in this area. A city patrol officer frequents the area when school is dismissed, ticketing people who are illegally parked. There is a huge Seniors Complex that is newly built next to Roncalli Elementary. This tentative opening of this complex is in 2019. Unfortunately, we don't know yet what impact this complex will create in regard to traffic. Surely, it will increase considering the type of complex that it is. The property of #73-75 Airport Heights Drive also has parking issues itself. There are currently 7 parking spaces and 1 wheelchair accessible space on site. Even with restructuring the lot, where would enough additional parking be available to accommodate staff, as well as customers. There are two vacant lots located to the immediate right of this property, but to my knowledge this is privately owned by someone. There is no on street parking on that side of the street (Turnberry to Gairlock is a no parking zone on the same side as #73-75 Airport Heights Drive and includes a Metro Bus stop directly in front of the property). On the opposite side of the street there is no parking, and there is another Metro Bus stop directly in front of #72 Airport Heights Drive. What you will have are people who will illegally park on private property, as well as illegally park on Airport Heights Drive and using the cul-de-sac across the street (Argus Place). We know this because we saw it first hand when the last two elections were ongoing. This proposed property was occupied by two separate political parties at that time and these parties leased/rented the building short term during their campaigns. Each time they occupied the building, they filled up the few parking spaces that were on site. They also used the individual's vacant (but private) property at #77-79 Airport Heights Drive to park illegally. They also proceeded to park in front of our home, blocking each side of our driveway from a clear visual of oncoming traffic when we were

pulling out of our driveway. They used Argus Place to park in the cul-de-sac. They illegally parked in No Parking zones along Airport Heights Drive. These issues will surely continue once an establishment that requires many parking spaces, but cannot accommodate the parking on site. It was already suggested by someone on social media that maybe people could use the school parking lot if parking spaces are full at the location (if it were to be approved). I am sure the school wouldn't appreciate a citizen suggesting their already congested lot during school hours, to be used by a business that are in no way associated with them. Not to mention that the school is also used in the evenings throughout the school year for various events that requires parking.

We have been living in the home next to this proposed location since 2002 and can tell you that when the property was occupied as a daycare, there was very little space needed for parking. Parents would park their vehicle for 5 minutes or so to pick up their children and then they would be gone from the premises. These pick ups normally happened at different times and when the lot did become full, people would simply wait a couple of minutes until someone pulled out of the space. It is not the same with an eating establishment and bar. Many may walk, but we cannot assume that. What about those who drive to the location and then consume alcohol and decide to park their car overnight? What about the continuous flow of people going into the establishment and those that stay there for hours on end for the entertainment and possibly Video Lottery Terminals? There is the possibility of people continuously going in and no one coming out until closing time. That is the point of the live entertainment isn't it - a night out? The owners of the property claim that the "live" entertainment will be a single musician and only acoustic. How do we know that won't change after the business is established. All of these things have to be considered when putting such a place in a residential neighbourhood.

Then there is the building itself and what it will be used for. The owners state a "family-friendly" atmosphere. The fact of the matter is that any type of place that serves alcohol and has live music will elicit nuisance noise that people in neighbouring homes will be forced to listen to. There is a backyard area on this property. From our understanding, the owners are seeking future use of the outdoor area. That is very interesting considering one of the owners (David Brazil) knocked at our door a couple of months ago and the first question we asked, "Will the outdoor area be used during business hours?" We were assured that the outdoor area would not be used by the public during business hours, only to find out over the past few days that indeed their proposal is asking for a future outdoor area. What will the outdoor area be used for? Even if it is used as an area that people can eat and drink, is it fair for neighbours to who oppose this establishment to have to deal with it on a daily and nightly basis? Absolutely not! Also, consider smokers and off course, legalized marijuana. Smokers will be smoking somewhere in close proximity of the

building and unfortunately with houses so close in distance, in close proximity of neighbouring homes as well and maybe even on our properties. We are certain that the majority of neighbours do not want to listen to a bunch of socializing individuals, smoking and consuming alcohol, literally in their backyard at 12 or 1 a.m in the morning. I know we don't! Many people, our own family included, bought a home in this location because of the close proximity to the school, as well as the family-oriented, quiet nature of the community. A Lounge and Eating Establishment like this will likely take all of that away. No more peaceful enjoyment of our own property. There are things that go hand-in-hand with establishments that serve alcohol and are open late at night. The majority of people go there for the purpose of food and/or entertainment and/or VLTs. Sadly, that entertainment can turn into excessive drinking, drugs, altercations, litter, cigarette butts, and other things left for neighbouring homeowners to clean up. Again, this is not an assumption. The previous election parties mentioned in this letter did so. There were cigarette butts and litter scattered everywhere in the front and back of the building at #73-75 Airport Heights Drive. This litter did not get cleaned up by the people occupying the building. It was left to blow around in the wind and for someone else to clean up. Who cleaned up their litter and mess? We did! The homeowner was left to clean up the mess of those using this building. This also leads to the ongoing rat issue. This area over the last several years has had a huge rat problem. A place like this will not help that problem and like many others, we foresee it getting worse. It only takes a little litter left outside to add to this ongoing issue.

After speaking with someone in the planning department with the city months ago, he also agreed that there are very few areas in the metro area that have a pub amongst privately owned houses and in such close proximity. Our property borders this property and there is NO distance between the properties. Can you imagine? 0 metres between two properties, and we have occupied this same property for the last 17 years, and now to find out that our potential neighbour might be a public lounge? Unacceptable! Where our property boundary ends, theirs begins. Even the distance between the building of the proposed property and our house is ONLY 6m. Neighbouring homes are just as close, maybe even closer. And what will this do to the property value of surrounding homes? Surely it will decrease! Looking at the big picture and the logic of it, how many families would want to live next door to lounge/pub/bar? Maybe yes, to a playground, a school, a convenience store, but a lounge - NO! We are in favour of development, and we are certainly in favour of development of the property at #73-75 Airport Heights Drive, but something other than a lounge please. Another location for this particular Lounge and Eating Establishment should be considered. This needs to be developed into something that will not destroy the peaceful enjoyment of what was always deemed a residential area. It SHOULD NOT be approved to be in such close proximity of family homes.

Elaine Henley

From: [REDACTED]
To: Monday, August 26, 2019 2:22 PM
CityClerk
Subject: Fwd: 73-75 Airport Heights Drive Rezoning

Sent from my Samsung Galaxy smartphone.

Office of the City Clerk

P.O. Box 908

St. John's, NL

A1C 5M2

To Whom it May Concern,

As the legal owner of [REDACTED], I am writing with concerns regarding the rezoning of 73-75 Airport Heights Drive to a Lounge and Eating Establishment. My property borders 73-75 Airport Heights Drive. We share a backyard. Being a family oriented neighborhood, I am concerned with the noise, odour (deep fryer and garbage odour, cigarette smoke, etc), litter and increased traffic, this will bring to the area. Along with this concern, it is also feared that adding such an establishment to a residential neighbourhood will decrease property value substantially in the future, not to mention the illegal activities, such as the use of marijuana in a public space that is commonly associated with alcohol consumption. I would also like to highlight that we already have an issue with rats in Airport Heights, adding dumpsters filled with food waste isn't going to help. My property is home to a family with young children and I strongly disagree with this type of establishment bordering our outdoor space. I strongly believe this property is properly suited for a doctor's, dentist or real estate office which operates on a Monday to Friday basis during [8:00am](#) to [5:00pm](#) working hours. As an abiding tax paying citizen, please address my concerns and do not allow such a venue to border my property.

Confirmation receipt of this email would be sincerely appreciated.

Should you wish to speak with me, I can be reached by telephone at [REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 3:09 PM
To: CityClerk
Cc: [REDACTED]
Subject: RE: 73-75 Airport Heights Drive

[REDACTED]

RE: Rezoning Application of 73-75 Airport Heights Drive to Commercial Neighbourhood (CN)
Drive

I am the owner of [REDACTED].

I have concerns that these properties will be devalued and less saleable if this Application is adopted.

As you are aware, the traffic, late nights, and noise levels will increase substantially, therefore, making my properties less attractive for Residential usage.

Hope my concerns will be considered when making your decision.

Yours Respectfully,

[REDACTED]

Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: Rezoning 73-75 Airport Heights drive

Dear City Council,

I am writing this email to oppose the above mentioned property from being rezoned to allow for a "lounge/ eating establishment " I think that a better description should be a bar/pub.

I am opposed to the rezoning of this property because of numerous reasons which I would like to point out!

I am in close proximity to the proposed bar, I feel that if this property was rezoned to allow a bar to open I would face a financial loss in the property value of my family home.

I also feel that my right as a resident of St. John's to experience peaceful enjoyment of my property will be disrupted by bar patrons who will be outside this facility in the late hours talking laughing , smoking all of which will disturb my family's ability to enjoy our property, especially in the summer when we need to open our windows to cool our home.

The property does not have adequate parking (7 spots which includes and under sized handicap parking spot) ! The proposal suggest that an exception be given to the parking requirement for the bar. I suggest that this will cause great risk to our children and drivers in Airport Heights ! There are only two crosswalks on Airports Heights drive neither of which are located anywhere near this prior residential property! I can imagine persons parking across the street and dodging across the road! Parking on Turnberry and Airport Heights road suffers all ready from a music school operating out of a home on Airport Heights Drive. It is inconceivable that more parking would be allotted on residential streets that are choked with snow in the winter and barely allow for cars to pass at times once people park on the roads! We have not yet experienced the parking and traffic issues when the opening of the new senior center happens. You cannot possibly add more traffic and vehicles to this area.

The applicant states that he has the community support based on a social meeting post on Facebook. This can hardly count as any type of official support! This proposal on the other hand has divided the community and at times caused very disrespectful conversations generated by people not living in this area. This proposal is lacking in any detail and should be. Denied

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:18 PM
To: CityClerk
Cc: [REDACTED]
[REDACTED] Application to Re-Zone 75 Airport Heights Drive

To Whom It May Concern:

In response to the application to re-zone 75 Airport Heights Drive, I don't feel it is appropriate to approve this application for the following reasons:

- 1) A restaurant and pub is not appropriate in a residential area. It will likely result in increased noise, congestion, and traffic in the area. The fact that the application needs a zoning change and a municipal plan amendment indicates that this is not an appropriate use in this area.
- 2) The application requires the waving of the normal parking space requirements based on the idea that a lot of the patrons of the establishment will be within walking distance. There may well be customers in the immediate area but it is likely that there will be many from outside the immediate area as well. Even for customers within walking distance they are unlikely to walk in poor weather. Airport Heights Drive is already a busy street, parking along the street is likely to add additional congestion in the area.
- 3) Despite the best intentions of the owners, with extended hours on weekends it will likely result in increased noise in a fairly condensed residential area (which includes 40 foot frontage lots) just from people coming and going, people outside the location smoking, and so on.
- 4) Lastly, I worry about what this establishment, if approved, would do to our property values.

Thank you,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:50 PM
To: CityClerk
Subject: Airport Heights Pub

I would like to advise that [REDACTED] supports the idea of a local pub/eatery on airport heights dr. It would be lovely to have somewhere local to stop in for some food and a beverage.

Thanks

Sent from my iPhone

Elaine Henley

From:



Tuesday, August 27, 2019 12:37 AM

To:

CityClerk

Subject:

Re: 73-75 Airport Heights Drive

I am writing in reference to the rezoning application for a Lounge and Eating Establishment at 73-75 Airport Heights Drive. As an adjacent property owner I am opposed to any zoning or regulation changes that would allow such an establishment. The properties in this area already have narrow smaller than usual lot sizes. The backyards of the subject property and the adjacent properties is smaller and would lead to interference with the peaceful enjoyment of the adjacent residential properties. The homes owned along the back of the property are all residential homes with children. The exposure to cigarette smoke from customers of a Lounge and Eating establishment will be directly in the back yards and in some cases less than 20 ft away from private yards regularly occupied and played in by children. Further to this the properties behind this address are all constructed at an upward elevation and the use a lounge and eating establishment at the subject address would expose the home owners to drastically reduced privacy. The small lots and extreme close proximity of the area properties due to previous developed homes and structures does not allow for adequate separation to ensure noise levels are acceptable in this residential area.

The final point of concern has to do with ensuring that rodents are not brought into the area from such an establishment. Any rodents drawn to the area would find their way into the adjacent properties. This is not an issue that has been experienced in my 17 yrs living in this area.

As a homeowner of an adjacent property I have to speak out emphatically against changing any zoning to allow a food or lounge establishment at this address.

Regards



Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: Rezoning application 73-75 Airports Heights

I am writing to express our concerns regarding the proposed rezoning to include a Lounge and Eating Establishment at this location. We are concerned that it would promote impaired driving in a residential area.

Also there are very few parking spaces and the configuration of the existing parking lot is already challenging for the high volume and speed of traffic on that turn.

We are concerned the development would promote parking on Elderberry Place which is already inappropriately used as "overflow" parking for the Mini Mart and when the location was formerly a convenience store.

Elderberry is part of a trail system for walkers and bike riders and non resident parking should be discouraged.

There is already a drug problem in the area witnessed by a needle drop off box in the park across the street from the proposed development. Adding liquor license to this area would further erode the sense of community and continue to promote undesirable and illicit activity which is already pervasive.

Out of concern for our personal safety and privacy please protect our personal information from public release.

Thank you

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 8:52 AM
To: CityClerk
Subject: 73-75 Airport Heights

To whom it may concern,

I am writing this email

In opposition to the proposed restaurant and bar at 73-75 Airport Hgts drive. I live directly behind the property and with so many young children in this area I think this is a trashed waiting to happen. I am in the industry and I am not aware of any other bars that are in such a residential and family orientated area. Not only that but there is a school within walking distance where young kids will be walking by every day. I feel this is no place for a bar or restaurant. Thank you for your time.

Sincelry,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 9:29 AM
To: CityClerk
Subject: Purposed Lounge in Airport Heights

To whom it may concern,

I currently own and live at my home at [REDACTED], which as I'm sure you're aware is in very close proximity to the purposed site of a restaurant and lounge. I have some big concerns about this possible establishment. First of all, we have been provided with very little detail about the actual plans for this establishment, and while I am not directly opposed to a restaurant that serves alcohol, I am very very concerned about a drinking establishment that could have loud music late into the nights and crowds smoking and causing disturbances outside the building. Parking is a major concern and I am certain that the number of vehicles using our street for parking would dramatically increase. We have at least 14 children living on our small street alone and I fear for the impact this would have on there play areas. I am a shift worker and purchased my home very purposefully in a quiet area for this reason. I feel that we need more information and consultation before such a change should be forced upon us in our residential neighbourhood.

Thank you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 2:07 PM
To: CityClerk
Subject: Rezoning application for Airport Heights

[REDACTED]

To: Office of the City Clerk

This letter is in regard to the rezoning application for a lounge and eating establishment in Airport Heights.

Depending on what the idea of the proposal is, I would be in favour for this proposal. Things I would like to see are:

- A pub style atmosphere: A quiet local within walking distance for "pub grub" and pints. I strongly believe that a new pub serving beer from the many micro breweries that are popping up would work.
- The hours of operation during the week should not exceed midnight. Even weekends do not need to go much beyond that. 1:00 am maximum if that.
- I understand that there may be concerns if there was an outside deck. The only suitable place to have an outside deck would be on the front of the building facing Airport Heights Drive. Would not be fair if the deck were on the back, which would be backing the residents behind the building. (Or NO outside deck at all)
- Strong measures must in place for garbage and food wastes. Airport Heights already has a rodent and rat problem, and this does not need to be escalated by poor housekeeping.

If this was solely a restaurant, with no liquor license, then to be perfectly honest, I have little or no interest in the proposal at all, and would likely not support it. I am more focused on a small pub within walking distance as the community of Airport Heights has nothing at all within walking distance.

Kind Regards,

[REDACTED]