

[REDACTED]

From: [REDACTED]
Sent: Monday, September 30, 2019 10:53 AM
To: CityClerk
Subject: FW: 35 Barrows Road Expansion
Attachments: Brewery Expansion.pptx

From: [REDACTED]
Sent: Sunday, September 29, 2019 8:35 PM
To: CityClerk <cityclerk@stjohns.ca>; [REDACTED]
Subject: 35 Barrows Road Expansion

We are Home Owners [REDACTED]. We strongly oppose this application for expansion at 35 Barrows Road, as detailed in the attached presentation.

Please confirm your receipt and acceptance of this appeal.

Thank you
[REDACTED]

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APPEAL TO QUIDI VIDI BREWERY EXPANSION, [REDACTED]

SEPTEMBER 29, 2019

1. QVB APPLICATION – 35 BARROWS ROAD

- To Look at this Application as a Modest Expansion to an Existing Business is WRONG.... We Need to Look at the BIG Picture [REDACTED]
- Far Too Often, Council Receives Applications Piecemeal. Far Too Often, Approvals are Granted Again and Again and Again for the same location
- The QV Brewery has Outgrown the Neighbourhood; it Needs to Stop
- Council may not see the Overall Changes and Negative Impact the Brewery has had on Quality of Life to Residents, but WE do... We Live it Everyday
- If this Application were Made in Full 7 Years ago, here is What would it Look like...
 - Application to Quadruple Production
 - Remove Existing Customer Parking and Replace with Unsightly Sea Cans [REDACTED]
 - No Plan or Care for Increased Truck Traffic and Patron Parking
 - No Consideration of Noise and Disruptions to Neighbours
 - 100 person Beverage Room/Restaurant with Restricted Access

2. QUALITY OF LIFE IN QUIDI VIDI GUT

- We are proud Home Owners in Quidi Vidi Gut at [REDACTED]
- Quidi Vidi is a Natural Treasure that the City must Respect and Protect
- City has wrongly allowed the Gut to be over-developed and exploited
- We are NOT against the QV Brewery; we support the Brewery
- We ARE against the City not following its own Rules - There have been several QV Development plans but they are Not Adhered To or Enforced
- City Officials Come and Go. One cannot be accountable for the Actions of his or her Predecessor, but We need to look at the Whole Picture
- To illustrate the point of the Negative Impact to the Quality of Life in the Gut, here are some “Before” and “Now” slides for Council’s consideration

3.1 BEFORE: PARKING & NOISE

Limited parking by water and No Noise except when construction at 40 Barrows Road began where QVB Parking could have been...



3.2 **NOW**: PARKING AND NOISE

There is No QVB Customer PARKING. Patrons continue to Park illegally in 38 Barrows Road parking. Designated QVB Parking is taken up for storage of materials in unsightly sea cans.

NOISE comes from 3 sources: 1) Refrigerated Container running 24/7; 2) Inebriated Patrons waiting for rides or cabs; 3) Big trucks and fork lift starting at daylight



4.1 BEFORE : TRAFFIC

Traffic Control (*or lack of it*) has been an ongoing problem for residents for years. The City has been non-responsive to resident's concerns and suggestions to control/restrict traffic. Buses were finally stopped after several years of lobbying, for which we are thankful. Foot traffic has grown 10-fold in the last few years and pedestrians are at risk and accidents are frequent. While we readily share our beautiful community with the world, traffic and safety must improve...



4.2 NOW: TRAFFIC

- Traffic can be held up for 30 minutes or more by oversized vehicles making deliveries or pickup at the QVB
- Emergency vehicles can not get to or from Barrows Road with the backup of vehicles
- Barrows Road is restricted to one lane at several spots. Trucks (*several per day during weekdays*) block passage
- Big trucks can only access the brewery by using our driveway or parking space
- It is a dire situation now; additional traffic for food services will make it worse



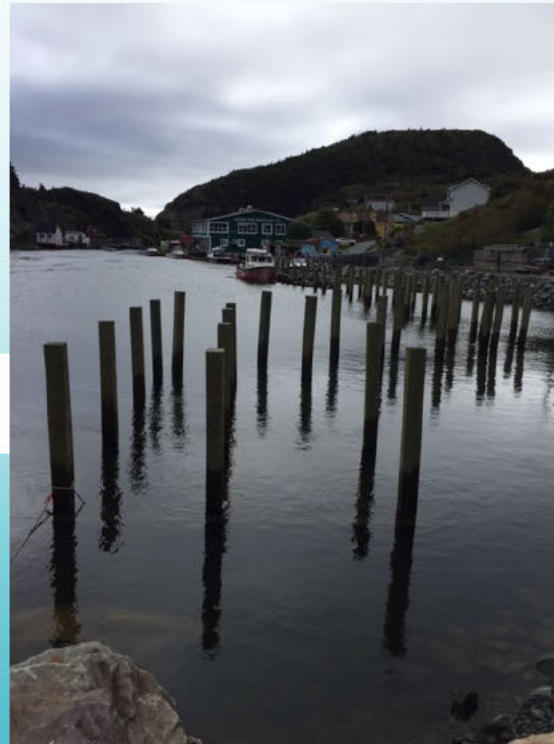
5.1 BEFORE: ENVIRONMENT AND WILDLIFE

- The single biggest issue is what we have allowed to be done to our community – development has to STOP
- When we moved to Quidi Vidi we enjoyed the natural beauty, tranquility and space we share with Nature
- We enjoyed song birds singing, ospreys and eagles soaring, sea otters playing and trout and salmon jumping



5.2 NOW: ENVIRONMENT AND WILDLIFE

- This year, there were no song birds singing, no ospreys or eagles hunting, no otter families playing and no trout or salmon jumping
- They left; we took their green space and ocean from them... we let greed and poor governance guide us
- We likely can not change the past but we can stop causing further damage... no expansion at QVB
- Let them take their production offsite, address parking and traffic and have a proper long range business plan in place... not simply make applications to City one project at a time, because that's what works



[REDACTED]

From: [REDACTED]
Sent: Thursday, September 26, 2019 6:24 PM
To: CityClerk; Sheilagh O'Leary; Mayor; Hope Jamieson
Subject: 35 Barrows Road

Application for 35 Barrows Road

Outdoor patio - ???

Hours open til midnight- not acceptable. There's are Tap Hours after Thursday. Quidi Vidi is also a residential area. I do no know the small details of regulations BUT surely there must be protection of noise levels, and traffic concerns (people and vehicles).

This is not George St. It is a place where there are families, seniors etc living in Quidi Vidi.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, October 15, 2019 12:24 PM
To: CityClerk
Subject: Re: Submission re Quidi Vidi's application to add an outdoor eating and lounge area

See attached
My revised version is below, with the right dots and commas.
Trusting these changes will make all the difference!
Happy Thanksgiving!
[REDACTED]

City submission

Sent from my iPad

To: Office of the City Clerk
Submitted by: [REDACTED]
Original is on record, minor typos corrected
Addresses: [REDACTED]
Telephone: [REDACTED]

Re: **QVB, 35 Barrows Road, proposed Outdoor Eating and Lounge Area**

We are [REDACTED] and East of Quidi Vidi
Brewery. Both of these lots share a property boundary with [REDACTED]
[REDACTED] Quidi Vidi Brewery.

Herein, we are voicing our strong opposition to approval of the above-mentioned, proposed expansion.

Our opposition to this proposed expansion is justified on the following grounds:

1. Zoning Issues:

The Quidi Vidi Brewery (QVB), is zoned 'Light Industrial' to accommodate the fish plant operation which originally existed on this site. However, in recent years, QVB has significantly expanded its operations from a small craft brewery with a very limited beer service license, to become a large brewing operation with a fully licensed bar, that includes regular entertainment and off-license beer sales.

This proposed expansion potentially introduces zoning-related issues, because the outdoor eating deck is just one small part of a comprehensive expansion plan that has been progressing on a piece-meal basis for several years. **There has been no public review or consultation relating to the QVB's overall development plan, and, this plan is still not available to members of the public, except via freedom of information application.**

It is also a serious issue that no permits were issued by the city for significant portions of QVB's past expansion, and no reviews or public consultations have been undertaken to determine whether QVB may already have exceeded the development limits that apply to a 'light-industrial' zoned business operation.

Prior to further QVB expansion, a zoning review needs to be undertaken, as well as a future development review, fire and safety reviews, and, most importantly, a well-advertised public consultation with the residents of Quidi Vidi Village, who have already been adversely affected by the Brewery's expanded operations.

QV residents need to know, for example, whether installations on the QVC waterfront already constitute a zoning infraction. Currently, there are outside brewing tanks, sea-cans, storage trailers, beer pallets, metal water containers, hop refuse bins, piles of beer kegs, and a plethora of unattractive beer production equipment, that collectively constitute an eyesore on our beautiful Quidi Vidi waterfront. Are these installations consistent with a 'light' industrial business?

Questions:

1a. Given that Quidi Vidi Village is primarily zoned as a residential area, with substantial open parkland space, scenic walking trails, seasonal fishing and boating operations, how can the City justify expansion of what is already an over-industrialized, commercial operation? This is not George Street, nor Donovan's Industrial Park, but a traditional, historically important community, that also happens to be our home.

1b. Are there zoning laws and development guidelines that apply to the establishment of a large, busy, and noisy, brewing operation? How do these guidelines compare with those of the initial QV craft brewery, which had just a few brewing tanks, inside the building?

1c. Are there precedents elsewhere in the city, or elsewhere in the province, where a major brewery operation has been permitted in a residential area?

1d. Has the City referenced the zoning regulations that apply to large scale brewery operations with regard to vehicular access, parking, noise protection, ocean and wildlife protection, and fire regulations?

2. Public/Neighbourhood Consultation Issues:

QVB's previous expansions (e.g. several noisy brewing tanks), were completed with no public consultation, and no communication with adjacent neighbours, and no input from the many residents of the village who are indirectly affected by the traffic, noise and aesthetic issues resulting from this expansion.

Questions:

2a. Why did the City fail to consult with previously established community groups such as the Quidi Vidi Development Foundation, or the Quidi Vidi Property Owners Association, prior to permitting QVB's entrance expansion, brewing tank installations, removal of parking stalls, and installation of sea extensive beer storage sea cans and trailers?

2b. Why do QV village residents still not have access to the brewery's detailed renovation plans, so they might then have the opportunity to identify potential issues, **prior to the City's approval?**

2c. In the absence of a public hearing or other public consultation, (other than the recent soliciting of 'comments' by residents within 150 metres), how can City Council members hope to render a fair decision on this expansion application, by October 21st? Many residents, who stand to be adversely affected by this expansion, do not even know this extensive expansion has been proposed.

2d. Why is the proposed deck area larger on the detailed drawings (obtained via Freedom of Information application), compared with the artist's sketch shown seen on the city's mail-out?

3. Noise Bylaw Issues:

In addition to the noise generated by its extended beer production operations, the QVB has now become a 'George Street' type, 7 days a week, year round entertainment center, with brewery tours, tastings, and expanded entertainment functions. It is open to the public 10A.M - 12 P.M, Sunday to Monday, and 12P.M -12A.M. Thursday to Saturday, with live music. The QVB Hop Shop outlet keeps similar hours, selling beer and merchandise on a daily basis. Each of these activities generates considerable noise, inappropriate for a residential area.

Quidi Vidi has unique geological features, producing a 'sound-bowl' effect, which amplifies ambient sounds, when they bounce off the steep cliffs directly across from the QVC waterfront. Ironically, this is the exact area where the brewery is seeking to extend their outdoor eating and lounge area. Undoubtedly, music will also be playing in this expanded entertainment area, further increasing noise levels throughout much of the village's residential area.

Questions:

3a. Whereas current noise bylaws are strictly enforced in downtown areas of the city, why are these same bylaws routinely ignored in Quidi Vidi Village?

3b. Why did the city recently reject a proposal for a similar deck expansion at the Salt House, on the St John's waterfront, which is not a residential area, but are now considering approval of a noisy outside deck extension, **located right in the middle of the residential community of Quidi Vidi Village?**

3c. Why do residents' noise complaints and requests for decibel level testing of generators repeatedly go unanswered?

3d. Can decibel tests be conducted, within the next 2 weeks, prior to approval of this proposed QVB expansion, as this outdoor deck would most assuredly add to the noise currently deflecting off the rocks surrounding Quidi Vidi Harbour?

4. Aesthetic issues:

Whereas a few Quidi Vidi residents recently voiced complaints about a single trailer which they viewed as an 'eyesore,' Quidi Vidi Brewery has now filled up its entire parking lot with unsightly beer brewing equipment, ugly sea cans, and unsightly metal storage units. What used to be a pleasant area for locals, tourists, and fishing buddies to gather near the water, now appears to be an industrial ship-loading dock, or even a junk yard. This is hardly the view that Quidi Vidi residents paid for, or ever expected to see on their Quidi Vidi waterfront..

Questions

4a. Given that local residents are permitted to build only small, traditional, shed like buildings, how does the city justify allowing the QVB to fill up their property with ugly metal containers, and, how can the city also approve the oversized 2-storey beer storage buildings that are clearly indicated on the brewery's detailed building plans?

4b. When is the City planning to release the QVB's detailed plans of the entire expansion, including, stairs, entrances, parking stalls, and permanent storage buildings? (Most residents, with properties near the brewery, have yet to view these extensive building plans, to determine the

degree to which these two storied storage buildings may impact their sight lines, water views, and access to sunlight).

5. QV Residents' Rights to the Peaceful Enjoyment of their Properties:

All citizens and taxpayers of St John's have the right to enjoy living on the properties they purchased as their primary residences. However, persistent noises are produced by the QVB, as follows:

- outside brewing tank generators and fans,
- refrigerated sea can storage units,
- a 24/7 diesel powered reefer generator
- noisy outside smokers,
- late-night drunken revellers, swearing loudly as they wait for taxis,
- back- up alarms on delivery trucks, from 7 A.M onwards,
- perpetual rattling of beer bottles, reverberating off the cliffs,
- frequent idling of large delivery vehicles,
- and, traffic congestion created by brewery patrons, idling, illegally, along the narrow street, because the brewery has no place for them to park.

Many QV Village residents wonder why our city by-laws, are perpetually being ignored by both the Brewery, and City officials. Some wonder why we still live here, because the noise, unpleasant smells and congestion are destroying the village's aesthetic appeal, and are fast eliminating the reasons why we paid a premium to purchase our properties, and continue to pay amongst the highest residential property taxes in the city.

Our 'peaceful enjoyment' rights have been seriously eroded, as large and noisy commercial interests have been allowed to proliferate throughout the Village.

Questions:

5a Why are city planners choosing to ignore the Quidi Vidi Village Development Plan which outlined building standards and placed limits on non-traditional architecture, over- development, and construction of inappropriate, oversized buildings? Wasn't the QV Development Plan

commissioned by City Council, and later adopted in principal by a majority of Council Members?

5b. Why is there such inconsistent application of building and development guidelines and city bylaws? Fair application of existing regulations would greatly improve the peaceful enjoyment and quality of life of all Village residents.

6. Traffic and Safety issues:

Increased brewing capacity and extended bar hours has increased all traffic in and out of Quidi Vidi Village, but there is now a steady stream of large delivery vehicles squeezing into and out of the Brewery's small parking lot.

There is insufficient room on Quidi Vidi's narrow streets for these large vehicles, and local residents are often blocked from entering or exiting their own driveways. Large delivery trucks must back up into, or turn around in private driveways.

Since there are no sidewalks, tourists and pedestrians are often in peril as they attempt to walk around those trucks. It is only a matter of time before an emergency occurs, and ambulance services can also be blocked from entering the Gut.

With many brewery deliveries arriving at the same time, there is frequently situations where these large, noisy, diesel powered vehicles, are forced to idle, thereby polluting the atmosphere throughout the residential areas surrounding the brewery.

Questions:

6a. Before entertaining a proposal to further expand the QVB operation, why doesn't the city take appropriate action to address existing traffic and safety issues?

6b. Why would city officials or Village residents choose to make a bad situation even worse by further permitting the addition of a food service business which would add food delivery trucks, more patrons in vehicles, and increased traffic congestion?

6c. Why is there not a collaborative initiative in place for city officials and QV residents to investigate traffic and safety issues, to come up with a viable solution that would be acceptable to the QVB, while also considering the rights and needs of Village residents?

7. Parking Issues:

The lack of public parking spaces has long been an issue in Quidi Vidi. As the brewery's operations and number of patrons has expanded, so too has the need for more parking. At present, the Brewery does not have enough parking for their own staff, let alone for their many patrons. Former parking stalls on the brewery's wharf area are now all eliminated to accommodate freezer container parking.

By extending the Brewery's operations to include food services, parking issues will be compounded.

Despite NO PARKING signs in our driveways, residents near QVB are inundated by vehicles illegally parking on our properties

Violations of our private property spaces increases in conjunction with the Brewery's daily tours, special functions and weekly kitchen parties.

Expanded restaurant services will require additional parking, which is not available. Therefore, approval of this application will result in increased illegal parking on Barrows Road, and in private driveways.

Questions:

7a. Why is the Brewery not in compliance with the requirement that one parking space be allocated for every 5 square meters of space?

7b. Where are the parking stalls to support this application for further expansion?

7c. Why are city officials not actively working with QVB to help this rapidly expanding business move the industrial side of their operation away from this small residential area and into a larger, more appropriate location? Relocation of the brewing operation to an approved, industrial area would address most of the current traffic, safety, parking and noise-related issues.

Conclusions and Recommendations:

As neighbours, [REDACTED]

[REDACTED], we strongly reject the QVC proposal to expand the Tap Room, which already has loud, amplified music, crowded events, late operating hours, and no taxi waiting area. This unwarranted expansion would be an unacceptable addition to our community, and also detrimental to the quality of life of Village residents.

Quidi Vidi Brewery's Discretionary Use application requesting approval for an Outdoor Eating and Lounge must be denied, and existing brewery issues with Noise, Traffic and Parking must be immediately resolved.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, October 8, 2019 9:22 AM
To: CityClerk
Subject: Fw: 35 Barrows Road Micro Brewry

From: [REDACTED]
Sent: October 8, 2019 8:06 AM

Subject: 35 Barrows Road Micro Brewery

Micro Brewery started out as a manufacturing / production facility for Beer , at the present time I wouldn't, call it micro with over 50 employees. From what i read on the Development regulations it appears to require" **one parking space for every 50 square meters of net manufacturing area** . The working production crew from Micro Brewery and the Mallard Cottage staff have grown to devour any parking space in the village without respect for the residents.

The Mallard Cottage Restaurant was permitted to open without the nine parking spaces required under the development regulations and reduced to one as a special favor to the owners . This should have never happen again! Now here we go again.

Now it appears from the application the Micro Brewery is expanding for a Restaurant / Tavern / Takeout is obviously proposed with a floor area of 110 square meters !

- **Restaurant** : requires one parking space per 5 square meters of seating space
- **Tavern** : requires one parking space per 5 square meters of seating space

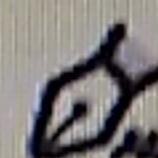
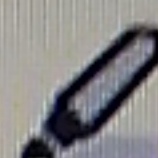
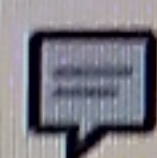
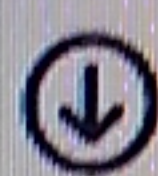
Using 110 Square meters as the area of seating space compliment, dividing by the factor of one parking space per 5 square meters of seating space. Under Section 9 of the development Regulations the required of **22 Parking Spaces** would be required. No mention in mail out?

No mention of the new extensions and proposed accessory offices and building on the property? **Its time for Council and our Councillor to be Honest with us and to work with the Community as was proposed in the Quidi Vidi Village overlay Plan. Our launch-way is being soo** sold to the highest bidder while Council was offered it for a \$1 which could not work our community on traffic solutions in the are of the Maple View Place area. Its criminal that there is a backing up nightmare around the Plantation and launch way which is being totally ignored by the Development and Traffic Committee to accommodate deep pockets.

The Quidi Vidi Village Overlay Plan at the present time has not addressed this Traffic and parking in our committee . What Happened? A Public hearing is required to get full disclosure on this proposal !

Thanks,

[REDACTED]



Waters of Quidi Vidi Harbour

