

Karen Chafe

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]

Sent from my iPhone

Elaine Henley

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
[REDACTED]

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

We are [REDACTED]
[REDACTED], Barrows Road, immediately [REDACTED] to, and East of Quidi Vidi
Brewery. Both of these lots [REDACTED] with the east side
of 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]

On Tue, Oct 8, 2019 at 2:01 PM CityClerk <cityclerk@stjohns.ca> wrote:

[REDACTED]

We thank you for your feedback and advise that your comments will be forwarded to the City's Department of Planning, Engineering and Regulatory Services.

All submissions will be presented to Council for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley

City Clerk

Elaine Henley

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?

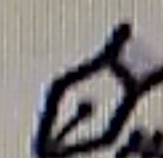
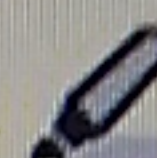
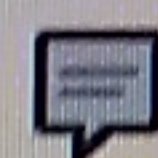
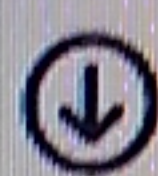
No mention of the new extensions and proposed accessory offices and building on the property? **Its time for Council and our Councillor to be Honest with us and to work with the Community as was proposed in the Quidi Vidi Village overlay Plan. Our launch-way is being soo**

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.

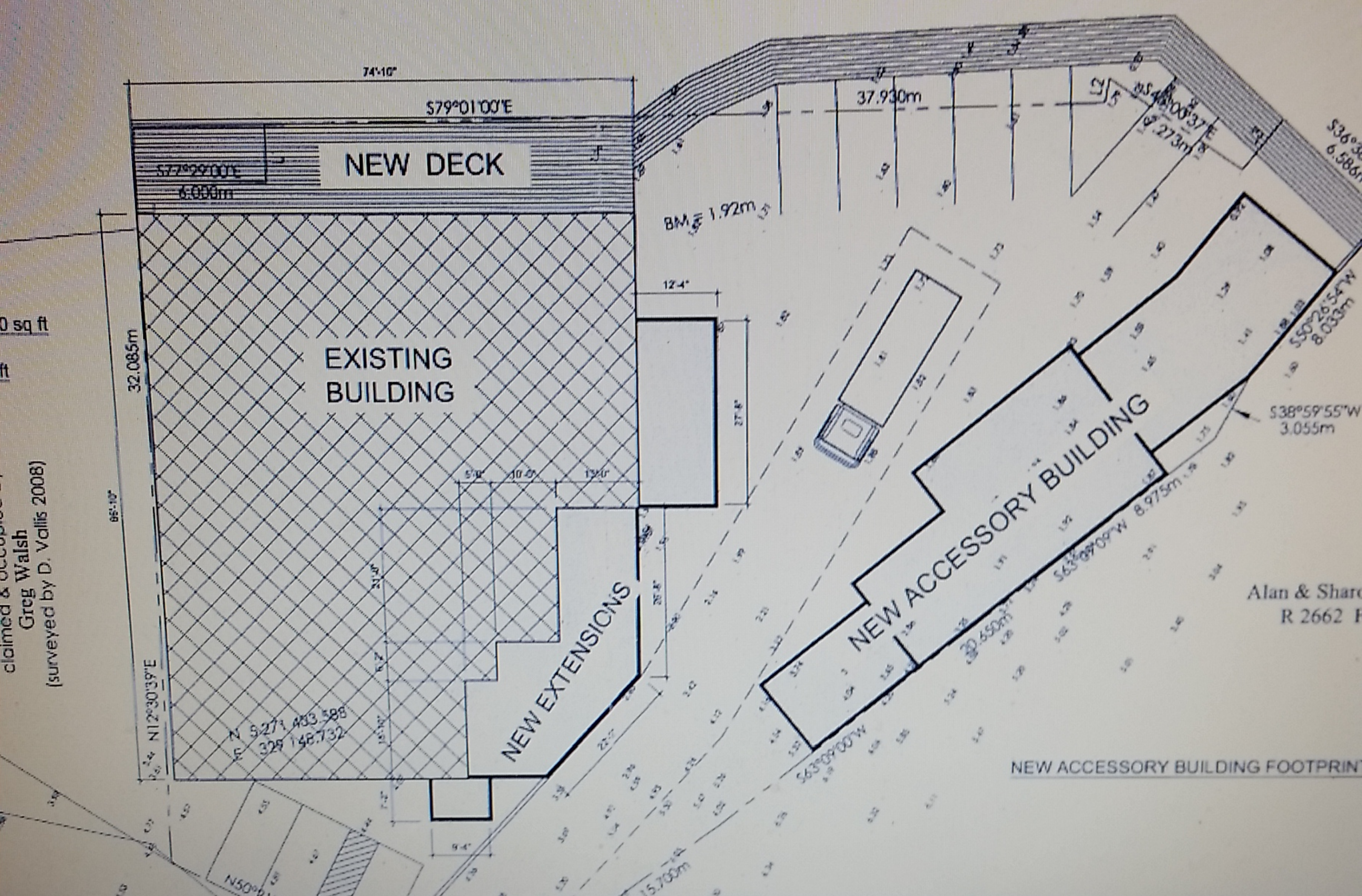
The Quidi Vidi Village Overlay Plan at the present time has not addressed this Traffic and parking in our committee . What Happened? A Public hearing is required to get full disclosure on this proposal !

Thanks,

[REDACTED]



Waters of Quidi Vidi Harbour



Elaine Henley

From: Hugh McDermott <hugh@quidividibrewery.ca>
Sent: Friday, October 18, 2019 4:18 PM
To: CityClerk
Subject: FW: 35 Barrows Road application

From: Hugh McDermott <hugh@quidividibrewery.ca>
Sent: Friday, October 18, 2019 4:12 PM
To: 'Gerard Doran' <gdoran@stjohns.ca>
Subject: 35 Barrows Road application

In response to submissions relating to the application:

A number of changes have been made that have reduced traffic, noise and parking issues and several further changes are in process. The brewery is making every effort to be good neighbours and minimize impacts.

1. With the completion of the Cadet Road parking area by the City we have noticed a significant reduction in traffic levels in the village. This development has had a major, positive impact on the whole area. As a suggestion for further improvement, the City could post signs in the village advising that parking is available on Cadet Road.
2. This past winter we opened a warehousing and distribution facility in Donovan's Industrial Park. The purpose was to reduce traffic and noise at the 35 Barrows Road facility. The result has been a significant reduction in traffic and an increase in safety.
3. Most sea containers and temporary storage units will be removed. Any that do remain will be painted to blend with the surrounding landscape and buildings. This will improve the visual appearance of the site and significantly reduce noise.
4. On-site staff parking will be restored due to the removal of the storage units.
5. The number of brewery employees has increased over time but only a small fraction of those are located at the brewery or are there at any one time. Many of our staff work out of our warehousing and distribution facility in Donovan's Industrial Park or in Corner Brook. While our overall staffing levels have grown the number of employees at the 35 Barrows Road location has actually decreased.

Submitted respectfully,

Hugh McDermott
General Manager

Elaine Henley

From: [REDACTED]
Sent: Monday, November 11, 2019 4:22 PM
To: CityClerk
Subject: Comments for Public Meeting November 20, 2019
Attachments: QV Brewery Zoning, QVV Development Plan 2014.pdf; Brewery Expansion.pptx

Please ignore incomplete email sent in error earlier today...

We are [REDACTED]. We are strongly against the application to expand the QV Brewery at 35 Barrows Road. I am resending the presentation made to the City Council meeting of Oct 21, 2019 for the sake of good order.

I also am enclosing the excerpt regarding Area E from the 2014 QVV Overlay & Design Guidelines Study that clearly shows that there is no possible lateral expansion permitted, only renovations within the existing footprint as shown in the attached picture. The picture shows the parking area for 12 or so vehicles and no storage tanks added to the existing footprint.

Please confirm your receipt and acceptance of these exhibits.

Thank you,

AREA E



AREA E

Area E Consists of the Quidi Vidi Brewery and the adjacent lots to the east.

Properties in Area E	Possible Development		Maximum Size			Character			Comments "E"
	New	Renovation	Total Height (Storeys)	Possible Lateral Expansion	Total Foot Print	Form	Appearance	Site	
E1 (#15)		YES	2	NO	E	Sch.B	Sch. B	Sch.B	
E2 (#53)	YES	YES	1	YES	600SF	Sch.B	Sch. B	Sch.B	
E3 (#55)		YES	E	NO	E	Sch.B	Sch.B	Sch.B	
E3 A	YES		1 ½		400SF	Sch.B	Sch.B	Sch.B	
E3 B	YES		1 ½		900SF	Sch.B			Should be developed in conjunction with E3 A
E4		YES	2	BACK(North)	25%	Sch.B	Sch.B	Sch.B	

Key
LHS – Left Hand Side
RHS – Right Hand Side
E - Existing



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 ■ 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



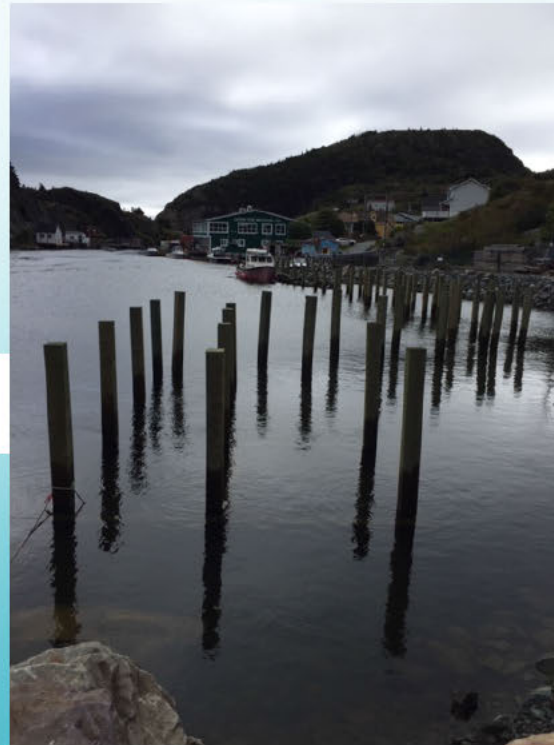
5.1 BEFORE: ENVIRONMENT AND WILDLIFE

- 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



Karen Chafe

From: [REDACTED]
Sent: Thursday, October 31, 2019 8:35 PM
To: CityClerk
Subject: Support for 35 Barrows Rd however a need for neighbourhood specific engagement

I support Quidi Vidi having a eating space & lounge area at their establishment. I understand that tap room hours are noon until 10pm Sunday to Wednesday & noon until midnight Thursday to Saturday. I support the outdoor establishment as long as these hours allow respectful interaction with the neighbourhood & the neighbourhood is consulted on their wants & needs. Is midnight too late for an outdoor space in such a small space? I'd rely heavily on folks living in that neighbourhood to help make the decision. Please keep in mind that Quidi Vidi is a unique space, there may be unique acoustics in an area sounded by hills & water, and of course neighbours are close by. I trust all councillors to inform their vote by speaking with people in that neighbourhood.

Quidi Vidi is a very unique area of St. John's & I would like to see us continue to make the area a great place to visit for everybody while respecting the environment & neighbourhood itself.

Thank you!

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 11:54 AM
To: CityClerk
Subject: 35 Barrows Road - Public Meeting

To Whom It May Concern,

My name is [REDACTED] in St. John's. I am unable to attend the meeting tonight. However, I want to share my support for this project. I support the application by Quidi Vidi Brewery to add to their facility. I think it'd be great for residents in the area like myself. Additionally, it'd be nice for tourists and make the area a more attractive destination.

Thanks again,

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Monday, November 11, 2019 2:44 PM
To: CityClerk; Danny Breen; Hope Jamieson
Subject: 35 Barrows Rd Quidi Vidi St John's Outdoor Eating and lounge Area

To Whom it May Concern,

As a resident and property owner in Quidi Vidi, I would like to extend my approval for the above noted application. This development seeks to enhance the visitor experience of the community in a positive way.

Sincerely Yours

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, November 19, 2019 4:07 PM
To: CityClerk
Cc: [REDACTED]
Subject: Discretionary Use Application - Outdoor Eating and Lounge Area, Quidi Vidi Brewery, 35 Barrows Road

To: Office of the City Clerk

Together with my wife [REDACTED] of Quidi Vidi Brewery. As the Brewery's [REDACTED] neighbours, we are/have been one of the most impacted by Brewery operations. For reasons outlined below, we are strongly opposed to this Discretionary Use Application. We are also very concerned about other existing/proposed developments at the Quidi Vidi Brewery (including a proposed Accessory Building, which available drawings show to be of unspecified height and located at our property line). A public consultation program is required to address Quidi Vidi Brewery's overall development plan and to mitigate our concerns about the piecemeal, non-consultation development process currently underway. Unfortunately and due to prior business commitments, I am unable to attend the meeting on November 20, 2019. However, I would like you to bring the following concerns to Council's attention.

An overview of our issues is as follows:

- In the recent past, Quidi Vidi Brewery has significantly expanded its operations beside our property. This has involved installing unsightly beer brewing tanks beside the building together with even more unsightly sea cans (refrigerated, noise generating beer storage units) and brewing refuse scattered beside our property line. This outside operational/storage yard has the appearance of a poorly run, waste transfer facility rather than a well managed, light industrial operation adjacent to a residential area. At the same time, the Brewery has also evolved into a "George Street" type, seven day per week, year round, entertainment centre/tap room/tavern, which is open 12 – 10 pm Sunday to Wednesday and 12 – 12 pm, with live music, Thursday to Saturday. This is not just a craft brewery with a tasting room open to the public.
- These developments have already seriously impacted our quality of life:
 - **Appearance.** The visible shipping and storage area is a mess and in contravention of related Development Regulations. Of particular concern is the installation of the unsightly storage containers and transport trailer on the property without the required permits and approvals.
 - **Noise.** We are bombarded with noise from the 24/7 refrigerated sea cans / generator units, from drunks getting sick and swearing as they leave the bar around midnight and from back-up alarms on equipment beginning in the early hours of the morning. Amplified music from Thursday to Saturday events is audible and already a disturbance inside our residence and especially on our attached deck.
 - **Traffic.** Increased brewing capacity has also increased all, but in particular, large vehicle traffic into/out of the Brewery. There is insufficient room for these large vehicles and traffic is being blocked as they use Barrow's Road and/or they try to manoeuvre down the hill to the Brewery. It is only a matter of time before a blocked emergency vehicle incident occurs.
 - **Parking.** The lack of public parking spaces has been a long term issue in Quidi Vidi. Increased traffic associated with Brewery operations/clientele, however, is now compounding this problem. In fact, the

Brewery is in contravention of parking space requirements for its operations. Despite NO PARKING signs in our driveway, we are increasingly being inundated by vehicles illegally parked on our property. Violations of our parking space increase in conjunction with Brewery events.

Our concerns and opposition are also based on:

- Our residence is situated about 35 m from the proposed Outdoor Eating and Lounge Area. Other “Points of Reception” on our property are even closer. In this case and in regards to the City of St. John’s Development Regulations (Last Revised November 2019) and Noise By-Law (No. 1405, Amendment No. 1460 and 1508), I would like to point out that:
 - The existing Brewery development and the proposed Outdoor Eating and Lounge Area are already and/or will be, respectively, in contravention of Noise By-Law Clause 3, which states that “*No person shall emit or cause or permit the emission of sound resulting from an act listed herein (like production, reproduction or amplification of sound), and which sound is clearly audible at a Point of Reception*”. As defined in the Noise By-Law (see 2. c), “Point of Reception” means any exterior point on the property of a person where sound, originating from other property, is received.
 - The Brewery is situated in a “light industrial use” zone. As defined in the Development Regulations, this use is intended to be carried out without detriment to the amenity of the surrounding area by reason of, among other things, noise and appearance. Clearly this is not the case with the Quidi Vidi Brewery.
 - In order to comply with Clause 7.4 Commercial Development Adjacent Residential Areas (b), the Brewery has to screen outdoor parking, shipping and storage areas directly visible from adjacent Dwellings. This has not been done.
 - The existing Brewery development significantly exceeds and is in contravention of Development Regulation, Clause 7.34 Craft Brewery / Distillery (b), which requires that “*The area dedicated to production and storage shall not exceed 500 m²*”. There is no space to expand these operations on this site.
 - The existing Brewery Tap Room / Restaurant is clearly in contravention of Development Regulation, Section 9 – Off-Street Parking Requirements, Clause 9.1.1, which requires “*one parking space per 5 m² of seating area*”. The proposed Outdoor Eating and Lounge floor area of 110 m² would require additional parking spaces and, due to existing space limitations, the existing contravention would be compounded if this Application is approved. It is very concerning to us that the Quidi Vidi Brewery is allowed to operate its Tap Room/Restaurant without the required parking spaces.
 - We are also concerned about a proposed Accessory Building, which available drawings show to be of unspecified height and located, without set-back, at our property line. If this Building is part of an application to the City, it appears that it may exceed the height requirement for non-residential use (i.e. 5 metres) in Clause 8.3.6 Accessory Buildings (3) (ii) together with the location requirement (i.e. a minimum of 1.2 metres from the nearest lot lines) in Clause 8.3.6 Accessory Buildings (4) (i) (b).

Provision of a second floor deck off the Tap Room, which has no provisions for parking, would have live, amplified music, and operating hours up to 12 pm is an unacceptable addition adjacent to our property. Quidi Vidi Brewery’s Discretionary Use application requesting approval for an Outdoor Eating and Lounge Area should be denied.

Respectfully submitted,

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 8:43 AM
To: CityClerk; Hope Jamieson; Mayor; Sheilagh O'Leary
Subject: 35 Barrows Road and eating area

Hi

I missed the deadline for in person meeting. However I would like to submit my thoughts. I live here. Already there is noise from delivery vehicles, late night patrons / visitors with music blaring from party buses, regular vehicle visitors noise, already established commercial businesses activities here with related noise etc and now more noise potential with outdoor patio ????? This is also a residential area and seniors , children as well as working class need sleep and the benefit of residential living.

Quidi Vidi is sought after by tourists, photographers, hikers etc because it is so close to nature and the ocean. But the traffic here is still not looked after enough by the city. Noise level is another thing that the city must act responsibly with. Outdoor patio and drinking , people partying etc. The residential living down here is incrementally being made uncomfortable. The reason tourists and visitors come here so much is also incrementally being eroded.

[REDACTED]

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 10:27 AM
To: CityClerk
Subject: 35 Barrows Road

Hi, I am very concerned with the addition of a deck at the Quid Vidi Brewery!. I am 6th generation Quidi Vidi Village, i own [REDACTED] We have seen so many changes in the last few years, we don't even recognize where we are from anymore!...with the Mallard Cottage, the brewery and tourists, Its like living in an amusement park!!!!...it is dangerous for young kids! Also the Brewery has made the look of the village HORRIBLE with an abundance of shipping containers, delivery trucks, storage everywhere!!! It's a ZOO!. It was once a beautiful fishing village, now its all about the MONEY!!!! I am now retired and will spend my days protesting this extension plan!. Our community has had enough! I haven't served in the Army and spent the last 15 years in Law enforcement to be Pushed out of MY community by people with money! Because money has always won!. Not this time, our community has had enough. I will be making flyers myself and trying my best to put a stop to this....enough is enough! Every year its a new project. It stops now!

Your truly

[REDACTED]
6th Generation Quidi Vidi Village

Sent from my Bell Samsung device over Canada's largest network.