

## Karen Chafe

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**From:** CityClerk  
**Sent:** Monday, February 10, 2020 10:28 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: 201-203 Blackmarsh Road.

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Friday, February 7, 2020 1:56 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** Re: 201-203 Blackmarsh Road.

Thank you Elaine.

I have been a resident of [REDACTED] While it was not desirable to have a takeout/restaurant in front of the complex, it was already existing [REDACTED]  
[REDACTED] I'm concerned that this site may now include a lounge. The clientele will be different and the noise level will be higher; wherever alcohol is being served, there is potential for rowdiness when leaving the lounge, driving while intoxicated, etc. The majority of residents that live in this complex are seniors who enjoy their privacy and peace. [REDACTED]  
[REDACTED] Morgan Hollow, is a senior building and I'm sure they enjoy the same level of privacy and peace.

I am against adding a lounge to this site.

[REDACTED]  
[REDACTED]  
St. John's, NL  
[REDACTED]

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**From:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Sent:** February 6, 2020 12:41 PM  
**To:** [REDACTED] CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Cc:** Karen Chafe <[kchafe@stjohns.ca](mailto:kchafe@stjohns.ca)>  
**Subject:** RE: 201-203 Blackmarsh Road.

Good Afternoon [REDACTED]

Absolutely. We encourage anyone living in this area to submit.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Wednesday, February 5, 2020 9:28 AM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** 201-203 Blackmarsh Road.

Are residents who are tenants of apartment buildings permitted to provide submissions on this topic?  
<http://www.stjohns.ca/public-notice/extended-application-201-203-blackmarsh-road-0>

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## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, February 11, 2020 10:54 AM  
**To:** Steve Loder; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: Extended Application: 201-203 Blackmarsh Road | City Of St. John's

Good Afternoon Mr. Loder:

We thank you for your feedback and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regulatory Services.

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

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** Steve Loder <sloder@KillamREIT.com>  
**Sent:** Monday, February 10, 2020 10:05 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** re: Extended Application: 201-203 Blackmarsh Road | City Of St. John's

To Whom it may concern:

My name is Steve Loder, Regional Manager for Killam Apartments in Newfoundland. We own Blackshire Court apartments located immediately behind the restaurant applying for lounge status in the application (Big R II Restaurant for a Lounge at 201-203 Blackmarsh Road).

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

Some of the concerns are as follows:

- **Parking:** The Big "R" II currently has limited parking spaces available for its clientele. It is the concern of our residents that this fact will lead to abuse of our parking lot which, as you may know, is difficult to police but will most definitely leave our tenants short their normal ability to park.
- **Noise:** The other immediate concern of our residents is that with the introduction of a lounge - noise levels will increase during nights and weekends. The population of Blackshire Court is demographically skewed more towards a senior population who do not do well with late night interruptions of their peaceful enjoyment. Hours of operation of the lounge as listed will be noon to midnight daily (12 p.m. to 12 a.m.) and this timeline is skewed to adversely affect our senior citizen population.

- **Vandalism/drunken disorderly conduct:** While we would hope that all patrons of any establishment conduct themselves in an orderly fashion - we also have a concern for the typical loud, late night behaviour that is often associated with lounges/bars and, with the operating hours as mentioned, patrons would not be leaving the establishment until after midnight. This is grave concern for our residents and indeed for our company as with the increase in hours, the timelines for drunken/disorderly conduct increase.

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

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

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

Respectfully,

Steve.

**Steve Loder** | Regional Manager, Newfoundland and Labrador  
Office: 709.726.2516 | Direct: 709.726.2065 | Fax: 709.726.6737  
161 Blackmarsh Road, Suit 102 St. John's, NL A1E 1T1  
[www.killamreit.com](http://www.killamreit.com) | [tsx:kmp.un](mailto:tsx:kmp.un)

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