

Karen Chafe

From: CityClerk
Sent: Thursday, February 6, 2020 12:50 PM
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: 83 Duckworth Street

Good Afternoon [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

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 6, 2020 10:05 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth Street

I think an outdoor eating establishment would complete the downtown St.John's experience.

I live at [REDACTED], St.Johns.

Regards,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, February 6, 2020 12:44 PM
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: 83 Duckworth St.

Good Afternoon:

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

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 5, 2020 1:05 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth St.

City Clerk

I have enjoyed living in this area for the past 8 years. One reason includes the fact it is a mixed-use area of stately homes and not-so-stately homes, restaurants, coffee shops, a brewery/eatery, hotels, condo bldgs. an art gallery and sundry retail. A couple of open spaces also manage to exist - one on Ordinance St. and the Portuguese Park on Duckworth/Plymouth. On the east end of Duckworth St., three or four houses have been recently renovated, which fit in nicely with the area as being of mixed use.

However, the area is being increasingly made to look and sound like GEORGE ST. I object strongly to another Lounge/Eatery, but very strongly to an outdoor Lounge/Eater with OUTDOOR SPEAKERS.

I, at the moment, pay very high taxes, with the hope members of Council will protect me from this "George St. Mentality." Right now I only count 4 members of Council who would receive my next vote.

Here's Hoping,

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

February 10, 2020

Office of the City Clerk
City of St. John's
Newfoundland and Labrador

Re.: RESIDENT SUBMISSION regarding the Discretionary Use Application submitted by Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL

Dear Honorable Mayor Danny Breen and respected City Councilors,

We are writing regarding the Discretionary Use Application submitted by Brewdock Bar & Eatery.

We realize, from the approval of the Bannerman Brewery application, the precedent has been established. Our greatest concerns with the Bannerman plan were the impacts of outdoor noise and parking impositions in our neighbourhood. These issues, long endured by residents in the George Street region, were not a pressing consideration when we chose this area to be our home.

We acknowledge that the existing brewery has respected the residential requests for noise control – closing windows when prompted and not having live music or amplification of music on the deck. Not within the control of the brewery, however, is the inevitable late-night noise and disturbances from patrons on our street. And while parking has impacted our residential priority, complaints are generally addressed by the city patrol once notified.

Not 2 years later, these same issues are confronting us again: the Brewdock application is planning an exterior deck including “speakers and lighting”, and parking demands, as well, will inevitably be compounded. With this comes the reality of yet further increased street activity – loud voices and circling vehicles in search of parking.

The last establishment located at 83 Duckworth proved tremendously disturbing to our neighbourhood because of its exterior music amplification. Noise bylaws were consistently broken, but even the level of amplification before the 11 pm hour restriction was unacceptable to the rightful enjoyment of our private properties.

While we do not want to discourage small business growth in our city, we do ask that it not be at the expense and impact of homeowners, families and tenants who do enjoy quiet living in residential downtown. The financial and emotional investment in our homes is no less than those who choose to live in the city's suburban areas.

It is our request that this application be addressed in a public meeting to formally give attention to our request for a full restriction on exterior music amplification, and increased vigilance for enforcement of our parking rights.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

St. John's NL A1C 3K9

To: The Office of the City Clerk
St. John's NL

February 10, 2020

Re: **RESIDENT SUBMISSION** regarding the Discretionary Use Application submitted by
Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL

Danny Brew
Honorable Mayor ~~Dennis O'Keefe~~ and respected City Councilors –

We, the undersigned, as neighbouring residents of the above proposed application, stand together in requesting:

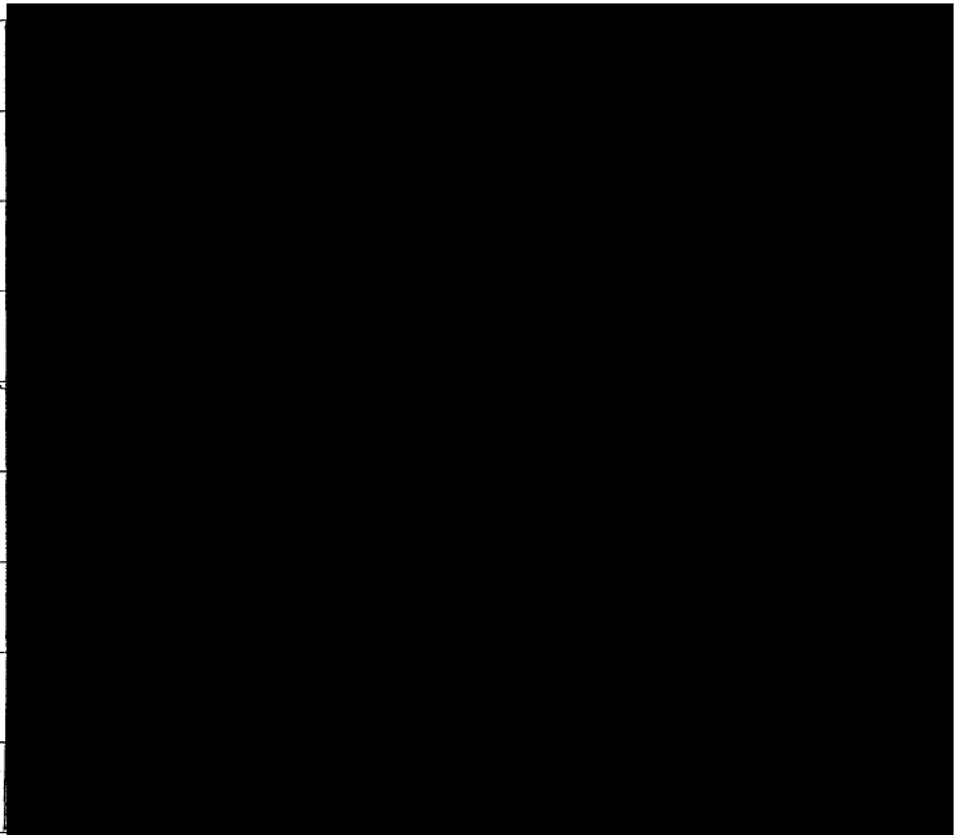
- Permission be fully denied for outdoor speakers and/or amplification of any type
- Parking enforcement be increased on our neighbourhood streets to discourage the unauthorized parking that has resulted from the new licensed establishments of Duckworth Street East
- This application be addressed in a public meeting to respond to any other concerns/questions we may have for this applicant

PRINTED NAME

SIGNATURE

ADDRESS

KAREN CIMER
Corrine Koealy
Rachel Whittick
DAVID SOMERS
MARK O'REILLY
Sharon Collins
Jill Sterner
CATHY CULL
TA Loeffler



Re: RESIDENT SUBMISSION regarding the Discretionary Use Application submitted by
Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL

PRINTED NAME

SIGNATURE

ADDRESS

MARC Rowsell		
Geoff Higdon		
Wade Winnick		
Caitlin URQUHART		
Kevin Boate		
Tom Alston		
Tiffanie George		
SEAN BRADLEY		
Shelly Bowen		
DON NICHOL		
MARY WALSH		
Harold Hsieh		
Susan Cummings		

Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 11:11 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: Supporting proposal for Brewdock Pub & Eatery

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

From: [REDACTED]
Sent: Tuesday, February 11, 2020 8:08 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Supporting proposal for Brewdock Pub & Eatery

Hello,

I am writing to fully support the proposal for the opening of Brewdock Pub & Eatery at 83 Duckworth Street. As a resident of Cochrane Street I believe the pub will add to the vibrancy and appeal for living downtown. As there is almost no outdoor space downtown, the outdoor will be a huge benefit to the area.

Regarding speakers in the outside area, I support having the option to listen to music. I would like to point out that The Loop at Bannerman Park has speakers and it really adds to the atmosphere.

Thanks,
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 11:09 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: Excited for Brewdock Pub - 83 Duckworth Street

Good Afternoon [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

From: [REDACTED]
Sent: Tuesday, February 11, 2020 7:41 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Excited for Brewdock Pub

Hello,

I am writing to express my support for Brewdock Pub and Eatery. I am a resident on Cochrane Street and I am very excited for this business to start. I also have no problems with the outdoor space. Outdoor space is needed in downtown St. John's as we have almost no sidewalk cafes.

Let's continue to encourage more people to bring positive businesses to the downtown neighbourhoods and create a vibrant community.

Thanks,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Monday, February 10, 2020 10:42 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: 83 Duckworth Street Discretionary Use

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

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 9, 2020 10:49 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth Street Discretionary Use

Hello,

Having a new business is great. As long as the outdoor speakers are reasonable decibel then it will be great to have in the neighbour hood.

[REDACTED]
[REDACTED]
St Johns
[REDACTED]

Sent from my iPhone

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Elaine Henley

From: [REDACTED]
Sent: Sunday, February 2, 2020 11:03 AM
To: CityClerk
Cc: Sheilagh O'Leary; Hope Jamieson
Subject: 83 Duckworth 2020

To Whom it May Concern,

I have lived at [REDACTED] Street for 23 years and I am infinitely familiar with the joys and challenges of downtown St. John's living. As you can see from my longevity downtown, thus far the joys are outweighing the challenges. I received the letter requesting feedback on the discretionary use application for 83 Duckworth and would like to provide some.

Firstly, I am so glad that the building that formerly housed the Crazy Horse has been re-developed. Originally the signage, during renovations, listed the property as being developed for retail so I was a bit surprised to see a bar and eatery going into the space. That said, I make the following requests due to the business' position next to our residential neighbourhood (and having had to live with the Crazy Horse having speakers outside its doors):

- 1) That permitted business hours (indoor and out) match that of others in the neighbourhood i.e. weekday hours plus Sunday closure at 11 pm, Friday & Saturday closure at midnight. We occasionally get loud patrons leaving current establishments at closing so would prefer this occur at 11 pm on weeknights. We also think it is fair that all similar businesses in a neighbourhood have the same hours.
- 2) NO outdoor speakers (We do not want to have to listen to music selected by a business in our neighbourhood-this is not George Street)
- 3) Environmentally sensitive downward facing lighting that does not add to skyward light pollution
- 4) A request for the business to educate/ask their patrons park responsibly in our neighbourhood (ie. we have had an increase in people parking in our permitted areas since other businesses have opened)

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 11:05 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: 83 Duckworth Street

Good Moring [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

From: [REDACTED]
Sent: Monday, February 10, 2020 10:12 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth Street

Hello,

We are totally against having a nightclub next door especially with outdoor speakers and lights. We will be living above this establishment in a condo in which the balcony will overlook this place. I am sure we will hear the music and see the lights from our condo. We will be seniors with an early bedtime. We would respectfully ask that you do every thing in your power to prevent this from disturbing the residents who live in this area.

Thank-you
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, February 14, 2020 4:12 PM
To: [REDACTED] CityClerk
Cc: Mayor; Sheilagh O'Leary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Proposed Brewdock Bar & Eatery, 83 Duckworth Street

Good Afternoon [REDACTED]

We acknowledge receipt of 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

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 13, 2020 3:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; jjamieson@stjohns.ca
Subject: Proposed Brewdock Bar & Eatery, 83 Duckworth Street

Greetings to you.

I write to oppose the submission of Brewdock Bar & Eatery for a Lounge and Eating Establishment with an outdoor Lounge and Eating Establishment at 83 Duckworth Street.

Firstly, I acknowledge the lateness of my opposition email. I could blame it on the "weather" but that would be an excuse! I write as a resident of [REDACTED]

My reasons for opposing the above, at this date, are due to the restaurants, pubs and related businesses already in our area. Another such business would have a profound negative effect financially on those dining/drinking places already established. I am thinking primarily of the Classic Café next door to the proposed Establishment. The Classic has been a favoured place for a number of years for its reasonable prices, food quality and service, and for its scenic harbour view, for residents and visitors.

Another Establishment, for sure, would have a negative effect on it. And next door is Zachary's Restaurant; again, another Establishment would have an economic negative effect.

Related to this economic concern is the problem of parking in our area.

Presently, parking is problematic with Bannerman Brewery recently located across the street, Coffee Matters on the corner of Military and Ordinance Streets and, for understandable reasons, a number of cabs continuously parked on Kenna's Hill across from the Sheraton Hotel. This lack of parking is not a motivation to visit our food/drinking establishments in the area presently; the problem will be magnified with another new Establishment. I am not opposed to economic development in our City; let another food/drinking establishment, however, be in an area with the possibility of it being a success without being a detriment to established places already in existence and seeking to survive.

As a downtown resident, I chose to live downtown for its diversity of people, businesses, ethos and scenery. I have always considered it a safe place to walk or drive during the day or night. There was one exception - many of us still carry most unpleasant memories of having The Crazy Horse establishment in this same location as proposed by Brewdock Bar and Eatery.

While I have no reason to equate The Crazy Horse and Brewdock, I do implore you to consider these establishments also in light of those of us who have chosen and desire to claim downtown St. John's as "home".

In essence, the above urges you to consider all of us: businesses already established in the area; the lack and problem of parking; residents in the area (visitors also - we are surrounded by hotels, most of them with eating/drinking establishments also).

Respectfully submitted,

A large black rectangular redaction box covering the signature and name of the sender.

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Elaine Henley

From: [REDACTED]
Sent: Thursday, January 30, 2020 9:45 AM
To: CityClerk
Subject: 83 Duckworth Street

Hello,

I am writing in support of the proposed Lounge and Eating Establishment at 83 Duckworth Street.

St. John's currently has limited options for eating and drinking outside, especially in the downtown area, so I am very excited for the outdoor portion of this application. However, I am equally supportive of the indoor portion, as I think it will be wonderful to have a lounge and eatery that brings local craft beers together under the same roof.

Brewdock Bar & Eatery sounds like a great, local establishment that I would love to be a patron of, and I am hopeful that council will approve this application.

Sincerely,

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 11:12 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: RE 83 Duckworth Street

Good Morning [REDACTED]

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

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 11, 2020 8:57 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: RE 83 Duckworth Street

I would like to have more information about this application about seating and type of liquor licence, as it stands right now the east end of Duckworth Street has very little parking between the 3 Hotels, 3 restaurants and the brewery plus many other small business. There is parking directly across from the Sheraton but some of that is being used by the taxi companies and they will not move for shoppers. Will this be a 19+ establishment or will it be another fake restaurant that provides very limited food options just to gain a liquor license and allow drinking parents to bring their underage children which is already being done in this city. Outdoor speakers can also cause problems for the newly renovated hotel. These are some of my concerns about this application until a public meeting is called or more information is given.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, February 6, 2020 12:50 PM
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: 83 Duckworth Street

Good Afternoon:

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

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 5, 2020 9:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth Street

I write regarding the proposed lounge and eating establishment at 83 Duckworth Street. To begin: this borders two restaurants on the east side; one restaurant/pub on the north side; a large restaurant on the west side; plus a hotel with an upcoming restaurant on the south side! It's overkill! However my major objection is the plan for outdoor speakers. This should not be allowed in an area where there are condo buildings and hotels. It's noise pollution.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, February 6, 2020 12:45 PM
To: [REDACTED] CityClerk
Cc: Geoff H; Hope Jamieson; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 83 Duckworth Street

Good Afternoon [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

From: [REDACTED]
Sent: Wednesday, February 5, 2020 1:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] Hope Jamieson <hjamieson@stjohns.ca>
Subject: 83 Duckworth Street

City Clerk/City Planning,

I'm writing to support the application of use for 83 Duckworth street. As a neighbour to the property we would love to see more development of bars/restaurants in the area as it generally improves livability in the area and brings a sense of increased vibrancy to the community.

One area of concern is parking on Ordnance street - directly adjacent to the development. Since the opening of Bannerman Brew Pub @ 90 Duckworth Street - there is increased parking congestion along Ordnance. Opening another establishment in close proximity would possibly create more parking congestion and a solution is required as many patrons of these businesses are frequently ticketed for illegal parking as its currently not marked or optimized to ensure as many cars as possible can be accommodated. Today with no designated spaces - people freely parking often creates space where if optimized could accommodate additional vehicles and prevent illegal parking.

While a portion of Ordnance street is designated for permit holders - I feel it would be beneficial for more efficient parking on both sides if lines were painted to designate a specific number of parking spaces on both left and right. Alternatively - parking spaces similar to those in Cavendish square (angled) could be considered for the left side of the street and the right side of ordnance would remain non-parking all year round (as it currency is due to winter snow clearing).

We had planned on bringing forward a recommendation for parking on Ordnance street prior to this application. We had chatted with a parking enforcement officer and they said line painting would be a good solution for increased parking efficiency in the area, so we felt compelled to support this proposal while flagging ongoing parking challenges in the area.

Kind Regards,

A black rectangular redaction box covering the signature of the sender.

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Karen Chafe

From: CityClerk
Sent: Monday, February 10, 2020 10:38 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: 83 Duckworth Street

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

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 9, 2020 12:59 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: 83 Duckworth Street

I live in the neighbourhood and I am supportive of this application.

My only concern is, from time to time, people will park illegally on Wood Street or York Street and the enforcement thereof can be a little sparse during business hours. This can make it difficult for residents to find parking. With additional businesses opening in the area which will increase traffic, I would like to see the enforcement stepped up accordingly as well.

Thank you,

[REDACTED]

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Karen Chafe

From: Elaine Henley
Sent: Monday, February 17, 2020 3:05 PM
To: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: FW: 83 Duckworth Street

FYI

Elaine Henley

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

From: Planning <planning@stjohns.ca>
Sent: Monday, February 17, 2020 3:04 PM
To: City Clerk <cityclerkdept@stjohns.ca>
Subject: FW: 83 Duckworth Street

Donna Mullett, WPIII
City of St. John's
Dept. of Planning, Engineering and Regulatory Services
Phone: 576-8220
Email: dlmullett@stjohns.ca

From: [REDACTED]
Sent: Tuesday, February 11, 2020 7:48 AM
To: Planning <planning@stjohns.ca>
Subject: 83 Duckworth Street

Hi

Regarding the development at 83 Duckworth, please do not allow outdoor speakers on the patio.

I've lived up the hill from George Street and now how far one outside speaker (think it was always Turkey Joe's deck) can carry.

We also had an event at Bannerman this summer with music coming out the open windows until well after midnight.

I know the stated hours are until 11. But be honest with yourselves, that will never be enforced and will inevitably creep later and later. And to be frank, most nights I'm asleep before 11.

Congratulations to the developer on what otherwise seems like a fine idea. Just please don't keep me awake at night.

Thanks

[REDACTED]

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 10:49 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: 83 Duckworth St.

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

From: [REDACTED]
Sent: Monday, February 10, 2020 4:24 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth St.

To whom it may concern,

I am writing to express my concern about the proposed lounge and eating establishment at 83 Duckworth St.

I am a [REDACTED] owner at the [REDACTED]

I am strongly opposed to the proposed development. My greatest concern is the noise from the deck. I realize that living downtown is a noisy area but having another outdoor deck in this area is unreasonable to the people who live here.

Since the Bannerman Brewery opened last year and also has a deck the noise level can be awful and can be heard quite well here at our building. I enjoy sitting out on my balcony but to think that there will be more noise pollution if this is permitted at 83 Duckworth St.

Certainly this is a business district but also many homes, condos and apartments in the area. If this is permitted it will be disturbing to the neighbourhood. It is one thing to have noisy cycles and cars going by but they are gone in a minute or so but to have to listen to noise and music from this proposed establishment is very unfair. The more people drink the louder they become and this is very evident from the noise during the past summer coming from the Bannerman Brewery.

Please take into consideration the people and tax payers who live in this area.

Thank you.

Sincerely,

[REDACTED]

Sent from [Mail](#) for Windows 10

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s)

Karen Chafe

From: CityClerk
Sent: Tuesday, February 11, 2020 10:53 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: 83 Duckworth Street

Good Afternoon [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

-----Original Message-----

From: [REDACTED]
Sent: Monday, February 10, 2020 10:01 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 83 Duckworth Street

Dear City Council,

I appreciate the opportunity to comment on the discretionary use application for 83 Duckworth Street. I am pleased to see that the building will no longer sit vacant and hope that a restaurant focusing on craft beers will be successful. I have reviewed the scant information in the application, together with their website.

The venues which they aspire to be like are all in Halifax/ Dartmouth, some of which I'm familiar with and enjoy. I am encouraged that they want to bring this to the East End. That being said, I am strongly opposed to the use of speakers/ amplification on the patio. Patios are generally open while the weather is warm and those of us in row houses generally have our windows open for cooling. I believe that outdoor speakers will be very disruptive to the neighbourhood, especially if they're permitted to operate until 11pm. We've recently learned that neither the town nor the RNC have sound measuring equipment to properly address noise complaints.

I hope that the application for a restaurant and patio are approved, but that speakers are not permitted outside. I would also echo my neighbours' call for more enforcement of parking and a public meeting. I believe that the public meeting can help build trust and community support.

I would like to be kept informed of when this will be brought back before council. Thanks!

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Monday, February 24, 2020 9:51 AM
To: [REDACTED]; CityClerk
Cc: Mayor; Sheilagh O'Leary; jjamieson@stjohns.ca; Karen Chafe
Subject: RE: Proposed Brewdock Bar & Eatery, 83 Duckworth Street

Good Morning [REDACTED]

Our office will check or the archived minutes of Council and advise accordingly.

Elaine Henley

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

-----Original Message-----

From: [REDACTED]
Sent: Friday, February 21, 2020 9:50 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; jjamieson@stjohns.ca
Subject: RE: Proposed Brewdock Bar & Eatery, 83 Duckworth Street

Thanks for your acknowledgement response to my email below. In conversation with someone a couple of days ago, a recall of the "Crazy Horse" establishment of a few years ago at the same location emerged. The person indicated they thought that a decision/ruling had been made at the time, either by the City or by NLC that a liquor license would not be granted again for that decision. Can you verify whether such a decision was made at the time?

With appreciation,
[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 13, 2020 3:07 PM
To: 'cityclerk@stjohns.ca' <cityclerk@stjohns.ca>
Cc: 'mayor@stjohns.ca' <mayor@stjohns.ca>; 'soleary@stjohns.ca' <soleary@stjohns.ca>; 'jjamieson@stjohns.ca' <jjamieson@stjohns.ca>
Subject: Proposed Brewdock Bar & Eatery, 83 Duckworth Street

Greetings to you.

I write to oppose the submission of Brewdock Bar & Eatery for a Lounge and Eating Establishment with an outdoor Lounge and Eating Establishment at 83 Duckworth Street.

Firstly, I acknowledge the lateness of my opposition email. I could blame it on the "weather" but that would be an excuse! I write as a resident of [REDACTED].

My reasons for opposing the above, at this date, are due to the restaurants, pubs and related businesses already in our area. Another such business would have a profound negative effect financially on those dining/drinking places already established. I am thinking primarily of the Classic Café next door to the proposed Establishment. The Classic has been a favoured place for a number of years for its reasonable prices, food quality and service, and for its scenic harbour view, for residents and visitors.

Another Establishment, for sure, would have a negative effect on it. And next door is Zachary's Restaurant; again, another Establishment would have an economic negative effect.

Related to this economic concern is the problem of parking in our area.

Presently, parking is problematic with Bannerman Brewery recently located across the street, Coffee Matters on the corner of Military and Ordinance Streets and, for understandable reasons, a number of cabs continuously parked on Kenna's Hill across from the Sheraton Hotel. This lack of parking is not a motivation to visit our food/drinking establishments in the area presently; the problem will be magnified with another new Establishment. I am not opposed to economic development in our City; let another food/drinking establishment, however, be in an area with the possibility of it being a success without being a detriment to established places already in existence and seeking to survive.

As a downtown resident, I chose to live downtown for its diversity of people, businesses, ethos and scenery. I have always considered it a safe place to walk or drive during the day or night. There was one exception - many of us still carry most unpleasant memories of having The Crazy Horse establishment in this same location as proposed by Brewdock Bar and Eatery.

While I have no reason to equate The Crazy Horse and Brewdock, I do implore you to consider these establishments also in light of those of us who have chosen and desire to claim downtown St. John's as "home".

In essence, the above urges you to consider all of us: businesses already established in the area; the lack and problem of parking; residents in the area (visitors also - we are surrounded by hotels, most of them with eating/drinking establishments also).

Respectfully submitted,

A large black rectangular redaction box covering the signature area.

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Karen Chafe

From: CityClerk
Sent: Wednesday, March 4, 2020 3:15 PM
To: [REDACTED]; CityClerk
Cc: Hope Jamieson; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Proposal for Brewdock Bar and Eatery

Good Afternoon [REDACTED]:

We thank you for your feedback and advise that your concerns will be provided to both Council and the City's Department of Planning, Engineering and Regulatory Services for consideration.

Elaine Henley

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

From: [REDACTED]
Sent: Tuesday, March 3, 2020 3:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Hope Jamieson <hjamieson@stjohns.ca>
Subject: Proposal for Brewdock Bar and Eatery

Dear Ms. Henley,

I wish to thank Ms. Jamieson for the opportunity to meet with the Mr. Martin and Mr. Farwell who are proposing to open the Brewdock Bar Eatery and Beer Garden. It was a very informative meeting with many issues discussed. I am not in favour of this establishment more especially an outside beer garden being permitted. The following are reasons why I am opposed.

1. I feel that the area has sufficient drinking/eating establishments already. The Bannerman Brewery is diagonally across the street and in the summer when patrons are out on the deck it is noisy.
2. An outdoor beer garden will present more noise. People tend to become louder when drinking and then you have one group trying to be heard above another.
3. The idea of speakers outside in the Beer Garden area no matter what the time of day is not feasible. That, combined with the noise from the patrons will be loud and only get louder.
4. Although I have no affiliation with the Journeys End Hotel some of their windows will overlook the beer garden and for anyone staying at that hotel I would suggest it would not be a quiet or pleasant area to have a room.
5. The Classic Cafe and Zachary's restaurant are established restaurants and I would hate to see them lose business.
6. Traffic is very busy in this area already and with the opening of another eating/drinking establishment it will become much worse.
7. The parking in this area at the present time is horrendous. To add more traffic here will present a very unsafe situation. The parking spaces in the area are blocked most of the time. Where will more cars park? There are 3

crosswalks in the area and the majority of vehicles do not pay much if any attention to pedestrians trying to cross. There have already been pedestrians knocked down on or near the crosswalk on Cavendish Square.

In closing I wish to say that the project is a good one but this is not the area as there are enough such establishments here. I plead to you all to understand that as well as a business area it is a residential area. There are many homes here, be they houses or condominiums but they are nonetheless homes. This is a neighbourhood of families, people who work hard and pay their taxes. We already have the Bannerman Brewery. We want to be able to enjoy the outside space without adding to the present noise that we have to endure. I am asking not to add more noise from another bar... or more especially an outside beer garden. This area is not the same as George Street. Please take into consideration that this is a neighbourhood not only an area for another businesses as proposed.

Thank you.

Respectfully submitted,

[REDACTED]

Resident of [REDACTED]

Sent from [Mail](#) for Windows 10

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Karen Chafe

From: CityClerk
Sent: Thursday, March 5, 2020 1:08 PM
To: [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: FW: Resident Letter: Brewdock Project, 83 Duckworth Street
Attachments: 83 Duckworth Street Letter-Post Meeting.docx

Good Afternoon [REDACTED]

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

Elaine Henley

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

From: [REDACTED]
Sent: Thursday, March 5, 2020 11:42 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Resident Letter: Brewdock Project, 83 Duckworth Street

Hello -

I have attached my letter written as a result of the March 2 Resident/Business meeting with Councillor Jamieson.

Please forward this to involved city staff, the mayor, and councillors in advance of the March 9 council meeting.

Thank you.
[REDACTED]

*Please acknowledge receipt of this submission.

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March 5, 2020

Office of the City Clerk
City of St. John's NL

Re.: RESIDENT SUBMISSION regarding the Discretionary Use Application submitted by Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL

To: Honorable Mayor Danny Breen and respected City Councillors,

I am one of the residents of [REDACTED] who attended the meeting facilitated by Hope Jamieson on March 2, 2020. The consensus was to remain opposed to exterior speakers/music amplification.

I can safely write that all of us were surprised to learn – only at the meeting – that Brewdock did not withdraw its plan for outdoor speakers. I can also confidently write that the residents found the mayor's statement that ours is an "entertainment area", to be shocking. Until 10 months ago, we had quiet, enclosed restaurants, a few coffee shops, and several small retail businesses. "Entertainment" was not the drawing card; small, unimposing business was.

The declaration made; it is now our hope to control the parameters of new businesses as the area takes on this inevitable transformation. We would like to avoid the unintended consequences for the neighbouring properties of the George Street entertainment area. That area, it should be noted, does not directly abut houses/residents, as this area does, yet the negative impacts are still evident. How much worse would those impacts be here, given that this new Duckworth east entertainment development is not "separated" from the residents?

We are requesting:

- No exterior speakers/sound amplification/live music
- Exterior lighting that is primarily considerate to the residential properties
- Hours not to exceed 11pm: Sunday – Thursday, and Midnight: Friday & Saturday
- Increased parking monitoring, signage, planning

The first 2 of these requests are the limits within which the Bannerman Brewery has been legislated to operate. Although not strictly adhered to, they help to mitigate some of the negative effects of now residing in an evolving area of attraction in St. John's.

It would seem fair to the existing bar, that all such "entertainment" ventures had to operate with the same rules. It would further discourage new businesses, with more aggressive plans traditionally accommodated on George Street, to seek less populated areas of the city.

We were grateful to Councillor Jamieson for hearing our concerns, and sincerely hope that council honour our reasonable requests, as well as follow the city staff's recommendation against exterior speakers and insensitive lighting.

Thank you

[REDACTED]
[REDACTED]

March 6, 2020

Office of the City Clerk
City of St. John's NL

Re.: RESIDENT SUBMISSION regarding the Discretionary Use Application submitted by Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL

Subject: Unintended consequences of outdoor speakers

To: Honorable Mayor Danny Breen and respected City Councillors,

I was pleased to learn about a new business being developed at 83 Duckworth, however, of major concern is the request for outdoor speakers within close proximity to a residential area. I believe city staff are have recommended against outdoor speakers. This business could succeed without outdoor speakers, as all surrounding businesses currently do.

After speaking with over 20 residents, who have signed the petition tabled by Ms. Debbie Hanlon the previous week, I can report that the majority are requesting no outdoor speakers.

No one desires to hear their neighbors' music in their own home or back yard, even with a 9 pm restriction. There are unintended consequences on residents of music travelling.

Specific concerns of outdoor speakers:

- Amplified music travels into: homes, backyards, and down back alley corridors
- Precedence setting- neighboring businesses may also want set up their own speakers
- Controlling volume: the city would not want to spend scarce resources responding to complaints
- When/if this business shutters the outdoor speaker privilege falls into the hands of the next tenant

Please vote no to outdoor speakers. Thank you for your consideration and for your vote to respect and support the neighborhoods mixed residential and commercial zoning.

Sincerely,

Karen Chafe

From: CityClerk
Sent: Friday, March 6, 2020 11:55 AM
To: [REDACTED]; CityClerk
Cc: [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Updated Response to Brewdock 83 Duckworth Street application

Good Morning [REDACTED]:

Presumably this in addition to your previous submission.

Your submission 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

From: [REDACTED]
Sent: Friday, March 6, 2020 11:34 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: Updated Response to Brewdock 83 Duckworth Street application

Dear Elaine,

Please forward this new response to the Brewdock 83 Duckworth Street application to the Mayor and City Councillors.

[REDACTED]

6 March 2020

To: Mayor Danny Breen and the St. John's City Council
From: [REDACTED]
Re: Application, *Brewdock Beer Bar and Eatery at 83 Duckworth St.*

Further to our email sent to the Clerk of the City Council on 30 Jan. 2020, we wish to express our dismay at the prospect of having outside loudspeakers some [REDACTED] metres from our kitchen, dining-room and bedroom windows. The CBC News website (below) on Feb. 25 quoted the Mayor about the Brewdock application saying, "There are restrictions on it to not have speakers on the deck." As of last Monday's public meeting at City Hall, organized by Councillor Jamieson, the developers are still planning to include outdoor loudspeakers, contrary to what the Mayor said and the CBC reported. I almost didn't go to this

meeting on the basis of this CBC story and wonder how many others didn't attend based on this misinformation. In retrospect, at least as of today, this story reeks of fake news.

<https://www.cbc.ca/news/canada/newfoundland-labrador/brewdock-outdoor-opposition-1.5474755>

We are seniors citizens who have had to put up with late-night concerts — last Friday night the police were called in at 1:30 a.m. to put an end to the relentless high-volume drum-beat — and 5 a.m. alarms of trucks backing up from the brewpub next door. One of my neighbours who works rotating shifts had to give up trying to get any sleep, and could not attend last Monday's meeting.

Several nearby residents expressed their ongoing frustrations over parking and the abuse of permits. Another concern had to do with deliveries that will have to be made at an already hazardous juncture where 18-wheelers coming down Ordnance St. snake around Duckworth and turn down Hill 'o Chips. Sound, which travels along to Cavendish Condominiums, up Ordnance and Wood Streets, will also affect guests on the other side of the wall at the Quality Inn. Wood Street wasn't an entertainment area when we moved in three years ago. If Bannerman Brewpub gets outdoor loudspeakers to compete with the Brewdock's sound system across the road, we'll have to relocate. We love this house and neighbourhood, but need our sleep.

Below is my full response to the CBC News story:

On 25 Feb 2020, in "Troubled history of site for proposed St. John's bar sparks concern for residents," CBC News reported the following:

"The plans for the Brewdock Beer Bar and Eatery at 83 Duckworth St. originally included outdoor speakers, but Coun. Hope Jamieson says that's just one of the concerns for residents in the area." True enough, but the story goes on to say:

"Developers have agreed to no longer include outdoor speakers for the deck, which council expects to relieve much of the concern." ERROR number 1.

And the mayor is quoted as saying: *"There are restrictions on it to not have speakers on the deck and to control the lighting on the deck," Breen said. "So I'm not sure what more can be done by the operators to mitigate the impact."* ERROR number 2.

In fact, the developers DO PLAN TO HAVE OUTDOOR SPEAKERS.

When Councillor Jamieson moved that a public hearing be held, "Some councillors pushed back on the motion, arguing it would delay the business from opening."

As of last night's meeting at St. John's City Hall (2 March 2020), the developers have amended their plan to INCLUDE OUTDOOR SPEAKERS. So any nearby residents who read this story and were satisfied there would be no problem with noise based on the statements made by their ward councillor and mayor may have decided not to attend the meeting.

The mayor has used this misinformation to support yet another brewpub in what he has described as "an entertainment area." This end of Duckworth Street is not to be confused with George Street. Many residents have experienced problems with loud late-night disturbances and parking. This development as it currently stands, while promising good beer, "no noise pollution" and tax dollars, will adversely affect the quality of living in a long-established downtown neighbourhood.

Clearly, the mayor and council should not make decisions which can have longstanding effects on residents based on misinformation. This CBC story contains critical errors which should be corrected.

....

30 January 2020

TO: The Clerk of the City Council, St. John's, NL

FROM

RE: Discretionary Use Application: Brewdock Bar & Eatery, 83 Duckworth Street

The south-east side of our home at [REDACTED] faces the proposed Brewdock Bar & Eatery — “a Lounge and Eating Establishment with an outdoor Lounge and Eating Establishment at 83 Duckworth Street.”

Our main concern with this application, as residents who are senior citizens, is that “speakers and lighting will be situated in the Outdoor Area.” As long as lighting doesn’t flash at our windows, we should be fine. It’s the potential disturbance from outdoor speakers that causes us concern.

The Outdoor Area, which we assume will take the form of a deck (it has yet to be built), will be approximately [REDACTED] metres from our backyard, kitchen, bedroom and upstairs office. On hot summer evenings, we have little choice but to open windows for circulation. In the past we have lost a lot of sleep over the loud revving of motorcycles, cars and late-night road-works.

Our home at [REDACTED] the Brewhouse Pub (the old Firehall) which occasionally has late-night concerts and trucks at 5 a.m. backing up for deliveries and trash removal just a few metres from our bedroom window. At least the Brewhouse Pub does not have outside speakers and they followed through on their promise to build a new fence between our properties which helps reduce the noise. But if the Brewdock Bar & Eatery is allowed to have outdoor speakers, will the Brewhouse also be allowed to have its own outside loudspeakers? If so, we may well have to pack up and move elsewhere. We love this old house, but we also need our sleep.

Depending on how powerful the speakers are, the volume to which they are cranked up to, the kind of music played, and the direction the speakers are pointed towards, life could either be peaceful or hell. We hope that residents do not have to put up with whatever loud noises a private business decides to play on outdoor speakers.

It is our hope there will be no outside speakers. If the application is approved as is, we hope the proprietors will consider their neighbours and keep the decibels down.

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Karen Chafe

From: Elaine Henley
Sent: Friday, March 6, 2020 2:41 PM
To: [REDACTED] CityClerk; CouncilGroup
Cc: Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Brewdock Application.

Good Afternoon:

We thank you 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

From: [REDACTED]
Sent: Friday, March 6, 2020 2:39 PM
To: CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: Brewdock Application.

Good Day,

Thanks to Ward Two councillor for bringing us together with the project's proponents.

After this meeting, I make the following requests:

- a) that our neighbourhood not be considered an entertainment district. We are a neighbourhood with a few restaurants and now a pub-likely soon to be two.
- b) no outside speakers period. We don't want to hear their music. Bannerman was not allowed outside speakers. It should be the same for Brewdock.
- c) same hours as Bannerman. 11 pm week days and 12 am on weekends. This is consistent between the businesses and a matter of neighbourhood peaceful abiding.
- d) please consider raising the crosswalks at Wood Street and Ordinance.

Best regards,

[REDACTED]

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Karen Chafe

From: Elaine Henley
Sent: Friday, March 6, 2020 2:24 PM
To: [REDACTED] CouncilGroup
Cc: Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Brewdock Application.

Good Afternoon [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

From: [REDACTED]
Sent: Friday, March 6, 2020 2:04 PM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: Fwd: Brewdock Application.

----- Forwarded message -----

From: [REDACTED]
Date: Fri., Mar. 6, 2020, 12:31
Subject: Brewdock Application.
To: <cityclerk@stjohns.ca>, <council@stjohnsnl.ca>

March 5, 2020
Office of the City Clerk
City of St. John's NL

Re.: RESIDENT SUBMISSION regarding the Discretionary Use Application submitted by Brewdock Bar & Eatery at 83 Duckworth Street, St. John's NL
To: Honorable Mayor Danny Breen and respected City Councillors,
I am one of the residents of [REDACTED] who attended the meeting facilitated by Hope Jamieson on March 2, 2020. I live at [REDACTED] and have been a resident for 11

years. May I first commend Councillor Hope Jamieson for facilitating a meeting to reiterate our concerns.

My neighbors have voiced their concerns regarding parking and traffic for the Ordnance St, Duckworth and Hill of Chips intersections. As a local resident and frequent pedestrian I have always used extreme caution negotiating those intersections. With the expected increase in pedestrian traffic, including patrons crossing between Brewdock and Bannerman pubs, I would ask that traffic calming measures be put in place for those intersections.

My other concern is that of the increase in noise level. I oppose the use of outdoor speakers ... Full stop ... Either for residents or businesses, day or night, it is just plain rude to impose your music on other people, we are all living so near to each other and sound travels.

Best regards,

A solid black rectangular box used to redact the sender's name and signature.

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