

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:06 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Application - Teddy Bear Childcare Daycare Center - 110 Cheeseman Drive

Good Morning Ms. [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, April 21, 2020 3:02 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Application - Teddy Bear Childcare Daycare Center - 110 Cheeseman Drive

Hello,

My name is [REDACTED], and I am a resident of [REDACTED], St. John's. I am writing with my concerns regarding the application made by Teddy Bear Childcare to build a daycare center at 110 Cheeseman Drive.

The location is the main issue. I think I speak for the majority of residents actually living in the immediate area that we are extremely concerned with the proposed location. It is an already exceptionally busy intersection. Putting a daycare there with 60 children and 12 staff will just add to this congestion. Unless you actually live in the Cheeseman/Teakwood area, people have no idea what it is actually like. I'm not against a daycare at all, but the location concerns me. Living right on this corner, it is unbelievable how many close calls we have witnessed. The stop sign may as well not even be there, and speed has been a major issue since we moved to Southlands years ago. It is not a simple issue, and I understand that there are pros and cons. I think that the daycare itself sounds lovely, and that in the right location that it would be an asset to our neighbourhood. But I think we have just as many people against this application as we do supporters. It is also an extremely busy corner, on both sides of the road, for school bus routes. No matter where the parents are coming from to drop their children at the daycare, even if they live in Southlands, there will still be a peak in traffic in the mornings which poses a major safety concern for our children living in the area. As I've said, it is already an extremely busy corner with too many close calls.

Hoping that our concerns will be heard.

Thank you,



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

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:54 AM
To: chris; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands Daycare

Good Morning Mr. [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, April 20, 2020 8:25 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands Daycare

Hello,

It has come to my attention that there is a proposal to build a daycare at the corner of Teakwood and Cheeseman. I think that would be a wonderful addition to the neighbourhood.

I have been living in the neighbourhood for 7 years now and walk past that area every day. I regularly comment to my wife that the area should be developed. Right now it is a rubble patch. The residents of southlands pay high city taxes and promised a certain type of neighbourhood. Sadly because of budgets our trails haven't been completed, we don't have a bus route, smaller "tot lot" playgrounds have been cut from original plans and there are many undeveloped lots.

In addition to providing much needed daycare options to the residents of Southlands it will improve the overall look of the current undeveloped corner. This will, in turn, add to the property values in the area.

Thank you I'm advance for considering my comments,

[REDACTED]

Get [Outlook for iOS](#)

Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 2:31 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: 110 Cheeseman Daycare

Good Afternoon Ms. [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: Friday, April 17, 2020 1:24 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 110 Cheeseman Daycare

Hello,

I just heard that there is an application put in with the city for a daycare at the corner of teakwood/cheeseman in Southlands. I also heard that some residents are upset about this. I am a resident of south lands and I think this would be a great addition to our neighbourhood. We have a lot of young families in this area and there are not enough childcare options. It would be so convenient to be able to drop off kids right in the neighbourhood and continue on to Work. I would very much prefer a daycare in my neighbourhood than a different type of commercial building that would cause more traffic, later hours, hang outs etc etc.

Thanks,
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 2:34 PM
To: [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: Application from Teddy Bear Childcare 110 Cheeseman Drive

Good Afternoon Ms. [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, April 17, 2020 2:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Application from Teddy Bear Childcare 110 Cheeseman Drive

I wanted to write to pledge my support for the daycare on Cheeseman Drive. I think that, alternatives considered, this is a valuable use of the land in a neighbourhood with plenty of small children whose parents could avail of the service.

Thank you!

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:42 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare 110 Cheeseman

Good Morning Mr. [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: Saturday, April 18, 2020 5:22 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare 110 Cheeseman

Hello:

I'm writing to voice my support for the application of a daycare at 110 Cheeseman Drive. I am a resident of Southlands on Kenai Crescent with two small children who could attend this facility.

Thank you
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:56 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE:

Good Morning Mr. & Mrs. [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, April 20, 2020 9:17 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject:

To whom it May Concern

We am writing this to voice our full support for this development in the Southlands Community . We feel that it is needed for the residents and from what we have read from the owner he has done more that enough to make this a great venue.

As regards to increase traffic We feel that it would be no more that a normal day as most of the residences here will use this daycare and the operation is from Monday to Friday with the Peak times being early morning and supertime a normal day.

Thank you
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:07 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy bear daycare - Southlands

Good Morning Mr. [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: Tuesday, April 21, 2020 9:37 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy bear daycare - Southlands

Hello,

Im writing this as an endorsement of the Teddy bear daycare that is proposed for the Southlands neighbourhood. As a resident of Southlands i feels that this facility is much needed and will make a great addition to our community.

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:39 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare

Good Morning Ms. [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: Saturday, April 18, 2020 4:24 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare

Hi,

Writing to show my support for the application for Teddy Bear Daycare in Southlands. I am a Southlands resident with a 6 month old and will be actively looking for childcare for the next 4 years. Having this centre in our neighbourhood would be a wonderful addition

Thank you
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:37 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare Application

Good Morning Ms. [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: Saturday, April 18, 2020 9:31 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare Application

I think putting a daycare at the corner of Cheeseman Drive and Teakwood Drive is a wonderful idea. There are a lot of families in Southlands with children and Southlands is a highly sought after area. As well it is a struggle to find child care within the city.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:06 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare

Good Morning Ms. [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, April 21, 2020 8:41 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare

Good morning,
I would like to voice my support for the Teddy Bear Daycare proposal in Southlands. I am a Southlands resident and I think this is a fantastic idea for our neighbourhood. If the space is already zoned as commercial, I cannot think of a more appropriate business to sit in the middle of three community.
Thank you,
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 10:43 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: Daycare in Southlands

Good Morning Ms. [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: Thursday, April 16, 2020 8:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare in Southlands

I am writing to you with regard to the proposed daycare in Southlands on Cheeseman/Teakwood Drive. I am a resident on Teakwood Drive. The traffic on this street is already ridiculously busy and to add a daycare would be greatly increasing the traffic. My family is opposing this daycare in our area.

Thank you
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:36 AM
To: [REDACTED]; CityClerk; Wally Collins
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Childcare for a Day Care Center at 110 Cheeseman Drive

Good Morning Mr. & Mrs. [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, April 17, 2020 3:39 PM
To: CityClerk <cityclerk@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>
Subject: Teddy Bear Childcare for a Day Care Center at 110 Cheeseman Drive

Good Day,

We are writing to express our concerns over the proposed development at 110 Cheeseman Drive.

Any commercial development this deep into a residential neighborhood is unnecessary, and would only disrupt the residents in the surrounding area. We live adjacent to the other Commercial Neighbourhood zone a few houses down Cheeseman, we are also opposed to any commercial development in this area. Currently, residents of Southlands enjoy a wonderful community with kids able to play freely throughout the neighbourhood with little worry of commercial traffic. Residents choose to live in Southlands because it offers families a neighbourhood where we can walk/run and play and interact with each other. Residents love the pace and way of life here and we do not want it destroyed by commercial development right next to where our children play and live. Understanding a community needs commercial aspects they should be built on main roads such as Southlands Blvd or areas with better planning, having them in our backyards devalues the residential properties and decreases property values. Having better planning where residential is protected but commercial on nearby non residential streets, increases the well being of residents, improves lives and creates a community that is not only a wonderful place to live but increases property values, taxes and is a benefit to the entire city.

This area and the area adjacent to 96 Cheeseman Drive should both be rezoned to residential. Our quality of life and that of our children would be negatively impacted, not to mention our property values.

We implore you to reevaluate the zoning of Southlands, what was decided years ago is not acceptable now and it will ruin this community now and into the future.

Best Regards,



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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:59 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands daycare

Good Morning Ms. [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, April 20, 2020 9:33 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands daycare

Hi,

Just a quick note of support for the proposed daycare on the corner of Teakwood and Cheeseman. I believe it is a much needed service for the Southlands neighborhood 😊

Thanks

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 12:09 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: Teddy Bear Childcare - 110 Cheeseman Drive

Good Morning Ms. [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, April 16, 2020 10:53 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Childcare

Hi,

I am a resident of Southlands. That childcare Center is quite close to existing residences. Perhaps an area near the new seniors complex on the main road would be more suitable.

The traffic increase to this residential area would be cumbersome for residents and pedestrians.

I am opposed to this location for a childcare Center. I am in favour of a childcare Center elsewhere in Southlands in a less dense residential area.

Thank you,

[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:50 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Discetionary Use Application

Good Ms. [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: Sunday, April 19, 2020 10:52 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Discetionary Use Application

To whom this may concern:

We received a letter in the mail regarding a discretionary Use application for a Day Care Center at 110 Cheeseman Drive.

I would like to express my opinion on the following:

- I have concern over the increase in ambient noise conferred by any commercial development, but likely exaggerated due to outside playtime at the proposed childcare facility and traffic at drop off and pick up. Essentially many residents including myself would be subject to their backyards adjacent to a playground for the 60 children as the proposed daycare is literally in resident's backyards.
- I also worry about the impact on the value of housing in the area. I feel that a large daycare would greatly diminish the value of property. I wonder about the massing and design of the building and question if it would be appropriate for this residential neighborhood.
- I have raised concerns about public safety and infrastructure impacts. Increased traffic in the area raises many safety concerns as this neighborhood is home for numerous young

families. Presently I have concerns with the volume and speed of traffic in this area and the additional traffic flow from the daycare would certainly compound the problem.

I appreciate your consideration on this matter.

Sincerely,

A black rectangular redaction box covering the signature area.

=====
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Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 2:33 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: Southlands daycare

Good Afternoon Ms. [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: Friday, April 17, 2020 1:52 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands daycare

Good day, as a resident of Southlands, I truly believe in the application to forgo a childcare centre in Southlands. The hours of operation along with the opportunity for created jobs and the parents not having to worry about their childcare, is the best opportunity.

Many of us believe this is a great idea for our community. It will at some point be used to create something. Why not create something that gives back to our growing community that will forever continue to grow.

Any store can fail, not a daycare that will be used daily for the children!

Please consider this action to be positive and help the families of Southlands grow together.

Thank you,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:02 AM
To: [REDACTED]; CityClerk
Cc: PaulLane@gov.nl.ca; Nicole Gibbons; Gibbons, Scott {FLNA} (Scott.Gibbons@pepsico.com); Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Rejection of Application - Teddy Bear Childcare Centre - 110 Cheeseman

Good Morning Mr. & Mrs. [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, April 20, 2020 10:18 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: PaulLane@gov.nl.ca; [REDACTED]
Subject: Rejection of Application - Teddy Bear Childcare Centre - 110 Cheeseman
Importance: High

To whom it may concern,

I'm writing to express my deep concern regarding the proposal of Teddy Bear Childcare Centre at 110 Cheeseman Drive. To say this is a safety concern for families living near this location is an understatement. We have had many close calls with drivers speeding in the area and not taking precaution to children at play (which there are an abundance of!). With workers as well as clients racing to make drop off and pick up times 5 days a week, traffic will increase 10 fold as well as the chance of someone getting seriously injured or heaven forbid worse. With children waiting for busses for 3 separate overcrowded schools each morning the risk is much too high.

Please note that I support the business model of the daycare but not in the middle of a subdivision where children already have to play in the streets due to the lack of green space.

This business model belongs on Southlands Blvd where traffic does not interfere with children at play or neighbors participating in physical activity. **The zoning itself of this commercial space should be reviewed by the city** as a small park, community garden, green space for play etc. are needed in this area of Southlands.

I hope our counsellors make the right decision and reject the location of this proposal. **The only people this works for are people who don't live in the immediate area and are not a risk of losing a loved one.** Please consider to request Mr. Stead and party to move this location to Southlands Blvd so that all parties can agree (and keep everyone safe). This daycare does not belong in the middle of an overcrowded subdivision (in my point of view)!

Sincerely, VERY concerned parents of two young boys on Sequoia Drive who will be directly affected.



Newfoundland Labrador Liquor Corporation - Email Disclaimer www.nlliquor.com/email-disclaimer/

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:42 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare - Cheeseman Dr

Dear Ms. [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: Saturday, April 18, 2020 5:34 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare - Cheeseman Dr

Hello,

I fully support the application for this daycare. Southlands is in desperate need of such a facility. Daycare options in this area are limited for families. Families need to travel quite a distance from their homes to drop off children. Having something in the area would help for sure. A daycare would increase a younger population in the area as well. I wish something of this sort was in place already.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:59 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands daycare

Good Morning Ms [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, April 20, 2020 9:31 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands daycare

Hello

As a resident of Southlands (I live on [REDACTED]) I would like to pass on my support of the daycare proposed for the corner of Teakwood and Cheeseman. I have two young children and feel this would be a welcomed addition to our area.

Thank you!

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 10:45 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: Teddy Bear Daycare

Good Morning Ms. [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, April 17, 2020 8:56 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare

Hello,

I am against a daycare in our subdivision.

I do not have kids that have ever needed a daycare and will never need a daycare because of our household work schedule, they are 8 and 10. We are however very active within our community and the high level of traffic and speed have always been an issue, even since the beginning while we were the first house on our street. There are a lot of kids in our area but having a daycare within is not necessary. If the owner is from the area and thinks this is a great idea, they are obviously not active and are thinking about their pocket book. I am not from NL and Southlands has started to become a very close community, we want to keep our community safe but make it safer, this will not help. Even with the traffic from the community centre, if you watch the cars going to and from, their high speeds is frustrating.

This is not a good idea. I believe there are better locations outside of our subdivision.

Thank you.
[REDACTED]

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

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:47 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Application: 110 Cheeseman Drive

Good Morning Mr. & Mrs. [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: Saturday, April 18, 2020 9:26 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Fwd: Application: 110 Cheeseman Drive

Hello, we hope all is well with you.

We are residents of [REDACTED] and have been living at this location since 2012.

Our neighbor recently told us about the application to build a daycare at 110 Cheeseman Drive. This was fortunate since we didn't receive any notification from the City of St. John's about the application submittal. Even though our residence is within 150 m of the application site.

We love the location of our home especially the green space in front of it. When buying the property from Fairview Investments in 2011 we were told the building lot (50 ft x 100 ft) at 110 Cheeseman was commercial but wouldn't extend down in front our home. A commercial building in front of our residence will only bring down the value of our property.

At times the amount and speed of traffic travelling on Teakwood Drive is high but that's something we have to live with. This is already a high traffic area and the addition of another 60 to 80 vehicles a day travelling to and from 110 Cheeseman Drive will only make matters worse. Especially taking into account a number of these vehicles will probably park on both Cheeseman and Teakwood Drive making road congestion worse.

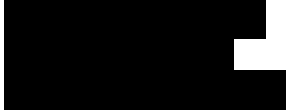
The corner of Cheeseman Drive and Teakwood Drive is a bus stop for kids from various schools, and is quite busy in the mornings and afternoons. Any added traffic will only endanger the safety of these children.


Given the fact the local community center as an after school care program, and the amount of local in-home daycare one would think there isn't the need to add a commercial daycare within a sub-division. While if a daycare is needed why not build it off Southlands Boulevard like to the new seniors complex.

We are against any commercial development of 110 Cheeseman Drive and would like to meet with City Council representatives about this prior to any application review.

Please include us on any future communication regarding this development application.

Best Regards



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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:00 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands day care

Good Morning Ms. [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, April 20, 2020 10:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands day care

To whom this may concern,
I'd love to see a day care in Southlands.

Thanks,
[REDACTED]
Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Friday, April 17, 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: Daycare at 110 Cheeseman Drive

Good Morning Ms. [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, April 16, 2020 4:26 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare at 110 Cheeseman Drive

Hello

I am writing with concerns about the proposed daycare center on Cheeseman Drive. After living in this area for the last 7 years, I would like to point out that the intersection between Cheeseman and Teakwood is extremely busy for a residential area. Drivers are constantly driving too fast at that corner, posing a risk to young children and pedestrians. The added traffic from a commercial daycare would increase that problem I'm sure.

If it were to be approved, I would suggest a three way stop be implemented at this intersection.

[REDACTED]
Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:03 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare in Southlands

Good Morning Ms. [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, April 20, 2020 11:48 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare in Southlands

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 20, 2020 at 8:11:08 PM NDT
To: cityclerk@stjohns.ca
Subject: Daycare in Southlands

Hi,

I wanted to email to show my support for the purposed daycare on the corner of Cheeseman and Teakwood.

Regards,

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:53 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare in Southlands

Good Morning Ms. [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, April 20, 2020 8:11 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare in Southlands

Hi,

I wanted to email to show my support for the purposed daycare on the corner of Cheeseman and Teakwood.

Regards,

[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Thursday, April 9, 2020 5:21 PM
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: 110 Cheeseman Drive Daycare Application

Good Afternoon Mr. & Mrs. [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: Wednesday, April 8, 2020 6:03 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: 110 Cheeseman Drive Daycare Application

I object the proposed application of a daycare located at 110 Cheeseman Drive.

I currently reside at [REDACTED]. The proposed location of 110 Cheeseman will include the space across the street from me. The intersection where this will be located is a very heavily travelled area. We have more than 100 mailboxes, a community center that provides after school programs and summer camps, 4-5 school busses that stop at that intersection picking up between 20-30 kids every morning. To have a 60 child facility located here would increase traffic on Teakwood to what I believe would be unsafe and unmanagable as Teakwood is the main exit from this area in Southlands.

Another concern, as our Province is faced with an Emergency Health crisis due to the Covid 19 pandemic, why would an application even be considered at this time. Property owners can not meet to voice there concerns, no public forums are allowed at this time. The application should be delayed until social distancing measures are lifted.

According to the city website all property owners in a 150 meters would be notified of any application we did not receive any notification.

I await your reply.

Thank you

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:54 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare in Southlands

Good Morning Ms. [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, April 20, 2020 8:47 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare in Southlands

To whom it may concern:

I totally approve of The Teddybear Daycare at the corner of Cheeseman and Teakwood. It's such a fantastic idea and I hope it is approved.

Thank You.

[REDACTED]



Virus-free. www.avast.com

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:55 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy bear daycare applications

Good Morning Ms. [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, April 20, 2020 9:03 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy bear daycare applications

Hi

I am writing to support the current application to set up a daycare in Southlands. I have been a resident of southlands for over 17 years. When we moved here there was one playground and limited services for residents.

In the past number of years as our neighborhood has expanded we have seen the development of the community center, playgrounds, commercial development. There is a development of seniors accommodation and when the infrastructure is completed we will be connected to galway.

What we continue to miss is childcare services. When my kids were toddlers I had to add 30 minutes each way (morning and afternoon) to my daily commute to get them across town to my child care provider. There were no options in this neighborhood. Demands on families are enough already without the extra stress I experienced to fight traffic and weather to get my children to a safe place so I could go to work.

I've been very impressed with the details I've seen in relation to both the site, programming and consideration for residents and neighbors and potential traffic.

It has my complete support. Please approve this application for ther betterment of my community.

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Friday, April 17, 2020 10:40 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: Daycare application 110 Cheeseman Dr

Good Morning Mr. & Mrs. [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, April 16, 2020 2:10 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare application 110 Cheeseman Dr

Good day,

We are residents of Southlands and live at [REDACTED]. We strongly disagree with the potential building of a daycare centre at the proposed site of 110 Cheeseman Drive.

The intersection of Teakwood Drive and Cheeseman Drive is an incredibly busy main road in the subdivision. School bussed children ranging from kindergarten to junior high, and travelling from three separate schools, use this intersection as a bus pick-up and drop-off site. It is extremely busy there, particularly in the morning. A daycare would add to the congestion of this area and I believe create a safety issue for the children.

I believe a better situated location would be on Southlands Boulevard. It is a main road and not in the middle of a residential area. A seniors home is currently being built there and I believe a daycare would be a nice addition to this area. I truly do not see any benefit to erecting a busy daycare in an already overwhelmed location.

There are six people living at our residence from ages 2 to 84. Since I have a toddler, I could personally benefit from having a daycare close to my home but it would be detrimental to the overall area. Please do not negatively impact our neighbourhood by allowing the daycare to be built at 110 Cheeseman Drive

Respectfully,
[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:05 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare application 110 Cheeseman Dr

Good Morning Mr. [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, April 21, 2020 12:31 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Fwd: Daycare application 110 Cheeseman Dr

To whom it may concern,

Below, please see the emails regarding the construction of a Daycare at 110 Cheeseman Drive.

I wish to voice my opposition to the above discretionary application.

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 21, 2020 at 12:22:07 AM NDT
To: jkorab@stjohns.ca
Cc: wcollins@stjohns.ca
Subject: Fwd: Daycare application 110 Cheeseman Dr

Hello Mr. Korab,

Below is a concern my family has regarding the construction of a proposed daycare at the intersection of Teakwood Drive and Cheeseman Drive in Southlands. My wife has sent these two emails to the City Officials below. I would also like to voice my concern. Please consider the impact the construction of this facility would have on the residents of the immediate area, those of us living on Teakwood, Cheeseman, and Sequoia.

At present, residents of both Sequoia and a significant portion of Cheeseman Dr. have essentially one primary exit out of Southlands and that is through the Cheeseman/Teakwood intersection. In addition, multiple school busses drop off and pick up children right at this intersection, resulting in quite a bit of foot traffic and congregations of families waiting for busses. . A third element that adds yet more traffic (both vehicle and foot traffic) are two Canada Post super mailboxes (located on each side of Teakwood), not to mention a busy entrance to a walking trail. Needless to say, the Cheesman/Teakwood intersection is already quite a busy spot in this section of Southlands, if not the busiest.

Despite the above, I have no issue with a Daycare or any other business operator. I'm all for commercial development; however, my issue is with commercial zoning in the heart of a residential area. I understand the complexities this causes: the land was acquired with commercial intent likely some time ago. I don't believe it's the norm to have commercial activity deep into a residential area. It is not unheard of but certainly seems out-of-step with residential green space and playgrounds. Teakwood Drive (certainly not Cheeseman) is not what I would consider a main thoroughfare where you would expect commercial activity. An area such as Southlands Blvd would be a more advantageous area.

I understand that this piece of land is zoned for commercial use but I truly believe this zoning needs to be reviewed. I just do not believe any commercial activity would be practical or safe based on the already large amounts of traffic and congestion present in the area. The noise volume will also increase as a result of commercial activity. It would fit the neighborhood better if, indeed, this area was rezoned for residential use.

Personally, I struggle with the fact that others living further away than the immediate area, not being directly impacted by such construction, are so quick to support this application. There are many in the immediate vicinity that are opposed to this Daycare construction. Those not directly affected by the traffic, noise, and construction will undoubtedly quickly say "yes" without really considering the negative impact of our area.

Finally, I'm genuinely interested in why a proposed dog park in this area was denied within the last few years? Was it based upon more foot and vehicle traffic in the area? Safety concerns were perhaps voiced, just as I am voicing my concern over this Daycare proposal.

Please provide a voice for those residents not in favour of this proposal.

Regards,

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

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 18, 2020 at 7:48:52 PM NDT
To: wcollins@stjohns.ca
Subject: Fwd: Daycare application 110 Cheeseman Dr

Good day, Mr. Collins. Below is an email I have recently sent to the City Clerk regarding the proposed building of a daycare at the intersection of Cheeseman Drive and Teakwood Drive.

I am one of many concerned residents in the area. Our intersection is a highly congested area of Southlands and we feel a daycare would only add to the already stressed vehicle and foot activity. Additionally, this area is a pick-up and drop-off spot for many students, ranging in age from kindergarten to junior high. This area services three schools and is always quite populated.

As your constituent, please bring forth our disapproval of this application to City Council. Anything you can do is appreciated.

Respectfully,

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 16, 2020 at 2:10:12 PM NDT
To: cityclerk@stjohns.ca
Subject: Daycare application 110 Cheeseman Dr

Good day,

We are residents of Southlands and live at [REDACTED]. We strongly disagree with the potential building of a daycare centre at the proposed site of 110 Cheeseman Drive.

The intersection of Teakwood Drive and Cheeseman Drive is an incredibly busy main road in the subdivision. School bussed children ranging from kindergarten to junior high, and travelling from three separate schools, use this intersection as a bus pick-up and drop-off site. It is extremely busy there, particularly in the morning. A daycare would add to the congestion of this area and I believe create a safety issue for the children.

I believe a better situated location would be on Southlands Boulevard. It is a main road and not in the middle of a residential area. A seniors home is currently being built there and I believe a daycare would be a nice addition to this area. I truly do not see any benefit to erecting a busy daycare in an already overwhelmed location.

There are six people living at our residence from ages 2 to 84. Since I have a toddler, I could personally benefit from having a daycare close to my home but it would be detrimental to the overall area. Please do

not negatively impact our neighbourhood by allowing the daycare to be built at 110 Cheeseman Drive

Respectfully,

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

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:54 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands daycare

Good Morning Ms. [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, April 20, 2020 8:19 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands daycare

Hi,

I am writing to say I fully support the development of Teddy Bear daycare in Southlands. As a resident of Southlands with two small children I feel it is a great addition to our little community and greatly needed. I cannot think of any reasons why this shouldn't be supported and approved.

Thank you!

[REDACTED]

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 12:12 PM
To: [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: 110 Cheeseman Drive

Good Afternoon Mr. [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, April 16, 2020 11:39 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 110 Cheeseman Drive

The application to put a daycare at the end of teakwood and Cheeseman is a horrible idea. We have a community center on Teakwood that has people paying for the after school program. The city could offer a daycare program out of that facility. Or share a parking lot.

A daycare would be better suited to be near the North Atlantic gas station on great southern drive.

Would you put a daycare in king Brookfield plains or king William?

Also it's now on the edge of the growth center given that Danny land is noting forward. Seems again that the city has poor planning, poor leadership.

Thanks
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:00 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare Southlands

Good Morning Ms. [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, April 20, 2020 9:50 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare Southlands

Hi,

Myself and my husband both live in Southlands. We are in desperate need for a registered daycare in the area and we really hope that it gets approved. We have a 6 week old and would really like to have her childcare in the area.

Thank you,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:51 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: In Support of the Teddy Bear Daycare in Southlands

Good Morning Mr. [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: Sunday, April 19, 2020 2:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: In Support of the Teddy Bear Daycare in Southlands

To whom it may concern,

I am writing in support of the development of the Teddy Bear Daycare on Cheeseman Drive, in the Southlands community.

My wife and I are the parents of two children, a girl 4 years old and a boy 3 months old. We live at [REDACTED] in Southlands, and we very much support the building of this daycare and the great service it would provide to the community.

Thanks for your time and consideration,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:52 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Application for Teddy Bear Daycare, Southlands

Good Morning Ms. [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, April 20, 2020 7:44 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Application for Teddy Bear Daycare, Southlands

Hello,

I'm writing to express my support for the application to build a daycare at the corner of Teakwood drive in Southlands. I have reviewed the plans provided by the developer and feel that this business is not only an appropriate use of this space but will fill a need in the community. I would like to see their plans for a shared community garden space included in the zoning as this is a great way to maintain green space and include the neighborhood.

Thanks

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:52 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Southlands Daycare

Good Morning Ms. [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, April 20, 2020 12:27 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Southlands Daycare

Hi there,

My name is [REDACTED]. My husband, [REDACTED], and I just recently moved to Southlands. We have a one year old and a new baby on the way. We both feel that the subdivision, hosting mainly young families, would greatly benefit from a childcare centre.

Many thanks,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:52 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Proposed daycare southlands

Good Morning Ms. [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, April 20, 2020 3:11 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Proposed daycare southlands

Hello,

I am aware of a proposed daycare on the corner of Teakwood and Cheeseman in the Southlands subdivision. I am a resident of the area at [REDACTED]. I am very supportive of and pleased with this discretionary use for the land! I feel it is a much needed service and residents of the area will greatly benefit from it. I believe it is a wonderful use of the commercial zone! Most families availing of the service will already live in the area so should not increase traffic in a negative way or cause disruptions to the neighborhood.

Thank you
[REDACTED]

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

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:50 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: NO to daycare location teakwood and cheesemen drive south lands

Good Morning:

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, April 19, 2020 11:45 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: NO to daycare location teakwood and cheesemen drive south lands

To whom it may concern

As a resident in St. John's living right next to this location. My 3 boys get the bus here and it's a very busy spot in the morning. We don't need anymore congestion at this intersection as there is enough and Already some close calls there. While the idea seems great the location is terrible. This is not an ideal spot for a daycare. I don't agree with this Thanks
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:58 AM
To: [REDACTED]; CityClerk
Cc: [REDACTED]; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare endorsement

Good Morning Mr. [REDACTED]

We thank you for your feedback and advise that your comments/feedback has been referred to the City's Department of Planning, Engineering and Regulatory Services.

All submissions will be forwarded 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, April 20, 2020 9:29 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: Teddy Bear Daycare endorsement

To whom it may concern,

My name is [REDACTED] and I am one proponents/developers for the Teddy Bear Daycare at 110 Cheeseman Drive.

Being a Southlands resident and a father of three. I knew the lack of daycares in the area first hand. It took me 18 months to find suitable care for my son. Meaning I had to drive to Mount Pearl to drop him off and pick him up everyday. This would have been unnecessary if Teddy Bear Day Care had of existed.

We have spent the last year and a half planning this AMAZING childcare center. This will be like no other daycare around here. Every little detail has been thought of. Not just for the Center. But, also the for the neighbourhood.

Teddy Bear Daycare will be offering first opportunity to join to Southlands residents. Having a local customer base will mean NO extra traffic concerns for the area. As these same families would have been travelling in the area anyway. Also we chose this location just for that, location. Being on a corner of two "Drives" it will make entering and exiting the Center a breeze. Both Teakwood and Cheeseman are designed to handle a business like this, as they are both wider than an average St.John's street! We will have an entrance on both!

Teddy Bear Daycare is a fully regulated Center. We have consulted Early Learning and Child Development Division Dept. of Education, engineers, architects and government services. During these talks we had a choice of size of center, 60 or

120 children. We chose the smaller number to keep the size of the building small and visually appealing. In actual fact it is not much bigger than some of the homes in the area! It has a real “school house” look, which we LOVE!

Being a fully regulated facility comes with a major neighbourhood advantage, GREEN SPACE! We are required to have 7 square meters of out door space for every single child. Most every other development opportunity would take away this green space considerably. We went further and kept much more space for something I will bring up later. We plan to keep our landscaping very simple and incorporate play areas into the natural landscape. So no eye sores for the residents living near by.

Teddy Bear Daycare will be a state of the art secure facility. We will have 24 hour security. Including 360 degree cameras and a fully locked down building. To enter the facility you will have to have a swipe card (staff) or be buzzed in. This will help alleviate any security concerns for neighbours. We will be your eyes in the sky keeping our neighbourhood safe.

One HUGE advantage to our facility is we plan on having a New Born room. This is something that is in great need in our area! In actual fact we only have 5 home rooms. Creating a great learning environment for all the children that attend.

Another AMAZING feature of our day care is our “indoor/outdoor romper room”. This approximately 20x40 room on the ground floor will be a walk out to the garden. It will also offer exercise opportunities to the children on those not so nice days. This is a very unique feature to our Center.

Now let’s talk about that extra land that I spoke of earlier. We would like to propose to the city that it would be a “community garden” that we would help support. Let’s face it that would be a great addition to our community. Also hours of operation. Teddy Bear Daycare will be operational 7:30-5:30 M-F. Meaning no evening or weekend traffic at all! Given the size of the lot Teddy Bear Daycare is taking up a very small footprint compared to most every other opportunity (meaning MORE green space)

The final advantage to our area is employment. There will be 12 full time jobs created with this business. Not to mention all the other economic benefits that come along with a operation like this.

I would like to pledge my support to accept the application for this daycare.

Regards,



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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:39 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare

Good Morning Ms. [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: Saturday, April 18, 2020 5:06 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare

I am writing in support of Teddy Bear Daycare that is being currently reviewed for approval on the corner of Teakwood and Cheeseman.

Although I do not have a need for childcare at this point in my life, I believe there is definitely a number of residents in this area that could use such a facility. If the facility gives first priority to Southlands' residents, there should not be much of an increase in the traffic, it will be a Monday to Friday operation and should not cause too much additional noise to the area.

Sincerely,

[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:55 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare Proposal Teakwood Drive in Southlands

Good Morning Mr. [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, April 20, 2020 8:59 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare Proposal Teakwood Drive in Southlands

I am writing you to express my support for a daycare which is proposes for the above site. There has been some conversation but for and against this idea on social Media recently.

I am a Southlands resident and live on [REDACTED]. I support the proposal for the below reasons :

- the property is zoned commercial and a day care is perhaps the least intrusive commercial business that could be proposed for a parcel of land. It is not open evenings or weekends and does not have the problems of youth loitering associated with it.
- the property to my knowledge has always been zoned commercial , so anyone buying in the area could have easily seen a commercial lot was present , and as above I could not think of a less intrusive commercial business to go there
- increased traffic is a reality , but is a t sooty anywhere ... ask anyone that lives on streets Near where they join to Southlands Boulevard when the extension opens to Costco. In terms of increased traffic for the daycare , I would suspect much of the increased traffic will actually come from Southlands residents.
- Southlands is a young and growing community where a daycare can be a great asset and benefit to many residents. My kids are older but I recall when they were young it would tough to find space in a good day care.

Wanted to share my thoughts on the above proposal. I do not know the proposed owner but as a resident I wanted to share my thoughts as I fear that often only those that oppose take the time to share their thought.

Thanks.

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:46 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare - Corner of Teakwood and Cheeseman Drive

Good Ms. [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: Saturday, April 18, 2020 6:01 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare - Corner of Teakwood and Cheeseman Drive

To whom it may concern,

My name is [REDACTED], I am a resident of Southlands.

I am writing to express my support of this application to approve a daycare in my community. As young parent with plans to have more children, I can speak first hand to the difficulties of both placing my daughter in a location with adequate care, as well as having to go out of my way to drop her off at that location. Having a facility in my neighbourhood would allow for me to spend less time travelling, more time working, and ultimately not impact the time I get to spend with my family. I think this is a great venture for my community and I want to show my support by whatever means is required.

Should you have any questions, please do not hesitate to contact me directly.

Thank you,

[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:38 AM
To: [REDACTED]; CityClerk
Cc: [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare - Corner Of Teakwood and Cheeseman

Good Morning Mr. [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: Saturday, April 18, 2020 3:19 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: Teddy Bear Daycare - Corner Of Teakwood and Cheeseman

To whom it may concern,

My name is [REDACTED], I am a resident of Southland's and the owner of Premier Sports Academy Inc. (Newfoundland's only high-performance baseball and softball training facility).

I am writing to express my support of this application to approve a daycare in my community. As young parent with plans to have more children, I can speak first hand to the difficulties of both placing my daughter in a location with adequate care, as well as having to go out of my way to drop her off at that location. Having a facility in my neighbourhood would allow for me to spend less time travelling, more time working, and ultimately not impact the time I get to spend with my family. I think this is a great venture for my community and I want to show my support by whatever means is required.

Should you have any questions, please do not hesitate to contact me directly.

Best Regards,

[REDACTED]

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:51 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Proposed Day Care on corner of Cheeseman and Teakwood Drives

Good Moring Mr. & Mrs. [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, April 20, 2020 12:11 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Proposed Day Care on corner of Cheeseman and Teakwood Drives

We are residents of [REDACTED] and we are opposed to the construction of a day care on this site in our residential neighborhood which is very close to our home. The area at present absorbs a lot of traffic and adding any type of commercial enterprise to this area would be highly disruptive to us and to the other residents who reside here . In addition we believe the commercial development in this neighborhood could negatively impact property values or resale opportunities. We feel that any commercial development for this area should be on Southlands Boulevard as opposed right in the backyards of the people who reside here . When we purchased our property we understood we were in a much sought after RESIDENTIAL area. We enjoy our neighborhood as it is now. We hope that the people interested in opening the day care can find a more suitable location.

Sincerely
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:38 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare in southlands

Good Morning Mr. [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: Saturday, April 18, 2020 3:20 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare in southlands

My name is [REDACTED] and I live on [REDACTED] in southlands. I have two young children and I fully support the opening of a daycare in our community.

Thank you.

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:50 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Proposed Southlands Day Care Centre

Good Morning Ms. [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: Sunday, April 19, 2020 12:24 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Proposed Southlands Day Care Centre

Hello,

I am a resident of Southlands and am writing in regards to the proposed day care facility being built on the Teakwood Drive / Cheeseman Drive intersection. I would like to extend my full support to this project, as I believe it is a positive and greatly needed resource for the area. Having a small child myself, and Southlands being such a large community of young families, I think a day care centre, as opposed to a convenience store or an out-of-place apartment complex (as I believe has also been proposed), would add value to the community and also provide a much needed support and resource for the community.

Thank you,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 1:50 PM
To: [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: Daycare at 110 Cheeseman Drive

Good Afternoon Ms. [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, April 16, 2020 12:25 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare at 110 Cheeseman Drive

Good evening,

I am writing in response to application of a daycare on 110 Cheeseman Drive.

We are in opposition to this as traffic is already busy in this area and adding a daycare with 60 children being dropped off and picked up will make it worse. While a daycare would be beneficial in Southlands, the particular location is not ideal.

Traffic calming measures need to be put in place on Teakwood and Cheeseman Drive regardless of whether this gets approved or not.

Thank you,
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 1:52 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: 110 Cheeseman Drive proposal

Good Afternoon Ms. [REDACTED]

We thank you for your pickup 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, April 16, 2020 12:42 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 110 Cheeseman Drive proposal

City of St. John's,

I have a major concern over the proposed daycare site at #110 Cheeseman Drive in Southlands. My concern relates to increase in traffic and traffic speeds in the area. I've lived at [REDACTED] since September 2015 and since then I have observed a steady increase in traffic flow and speed of vehicles travelling in the area. Cheeseman Drive is already a main thoroughfare with the Glendenning Golf Course and the newly developed Galway expansion. A facility such as a 60 child daycare would be a major safety concern for our community. It's only a matter of time, until a young person gets struck and killed on Cheeseman, Teakwood or Cypress. Speeds that vehicles already do on these streets are comparable to Southlands Blvd. It's scary and unfortunately little to no enforcement is ever conducted in the area. We've asked for speed bumps on Cheeseman Drive every year to no avail. Mark my words someone will get struck, seriously injured and/or killed. Nothing will be done until a life is taken. A new daycare would cause more problems and will create more risk to the residents of Southlands especially our youth. We have city councillors who live in the area who can attest to the same concerns.

Thank-you
[REDACTED]

Sent from my iPhone

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:40 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Daycare at 110 Cheeseman Drive

Good Morning Ms. [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: Saturday, April 18, 2020 5:19 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Daycare at 110 Cheeseman Drive

Hello:

I'm writing to voice my support for the application of a daycare at 110 Cheeseman Drive. I am a resident of Southlands on [REDACTED] with two small children who could attend this facility.

Thank you
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:03 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare

Good Morning Ms. [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, April 20, 2020 10:55 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy Bear Daycare

Good day,

This is just a brief email to extend my excitement about the possibility of the Teddy Bear Daycare coming to Southlands!

I am a resident of [REDACTED] in Southlands. I have a son, [REDACTED], who will be 2 and a 1/2 next month. He has been going to a dayhome in Mount Pearl since he has been 1 year old but his father and I were planning on placing him in a daycare when he turns the big 3 years old. I have heard about all of the features of the new proposed daycare facility and I am beyond excited about the prospect of this being an option for my little one! There are not a lot of daycare options out there currently to be honest. This new facility would be so convenient and would fulfill all of our son's needs which is key!

I sincerely hope that the Teddy Bear Daycare is approved! This would be the answer to one of my most important things on my to-do list right now - finding caring and nurturing childcare for Noah.

Kindest regards,

[REDACTED]

Sent from my iPhone

Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 11:00 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Office of the City Clerk

Good Moring Ms. [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, April 20, 2020 9:55 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Office of the City Clerk

To whom it may concern,
I am a resident of Southlands([REDACTED]) and I 100% agree with the proposed daycare to be constructed on the corner of Teakwood and Cheeseman Drive. While I will not be availing of this facility because my daughter is a teenager I do believe that it is a much needed service in our area.
Regards,
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 12:06 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: Resident Notice of Application to Build a Day Care Centre: 110 Cheeseman Drive, St. John's

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, April 15, 2020 4:33 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: Resident Notice of Application to Build a Day Care Centre: 110 Cheeseman Drive, St. John's

Good afternoon,

I am writing today in regards to written notice received on Wednesday April 15, 2020 of an application received by the City of St. John's by Teddy Bear Childcare in order to pursue construction of a Day Care Centre at 110 Cheeseman Drive, St. John's.

My husband and I ([REDACTED]) are supportive of the application and use of 110 Cheesman Drive for a licensed child care centre; however, we would kindly encourage and request that the City considers to **undertake a traffic assessment of the immediate area around the proposed location** of 64 Teakwood Drive to 110 Cheeseman Drive to ensure the safety of the area for an additional volume of 60 young children.

Traffic and excessive speed along Teakwood drive between the location of the community mailboxes and 102 Teakwood and 110 Cheeseman is very high; the speed of cars travelling the north, less populated end of Teakwood has become dangerous; additional traffic calming controls (speed bumps, signs?) may be warranted to ensure the safety of moment for very young children within this geographic space. Unfortunately, the automobile speeds appear highest during the morning and evening commutes between 7:30-8:30am and 4:30-5:30pm - the same time of day when children will experience the largest movement in and out of the daycare.

Ourselves and many neighbours on [REDACTED] have become increasingly aware of the excessive speeds: we no longer allow our primary-aged children to catch the buses without adults accompanying them to cross the road to ensure they aren't hit by an auto speeding around the blind curves near the mailboxes. We are fully supportive of a

daycare but do feel that if this application is permitted, a traffic assessment is advised to ensure the safety of the area for the children moving within it.

With thanks,

--

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

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Karen Chafe

From: CityClerk
Sent: Tuesday, April 21, 2020 10:53 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy bear daycare- southlands

Good Morning [REDACTED] [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, April 20, 2020 7:59 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Teddy bear daycare- southlands

Good day

I am a resident of southlands I live on [REDACTED]. We have all the golf course traffic and still feel safe in our hOme.. I am currently trying to conceive my first child and I think this would be a great asset to our community . The amount of added traffic would be minimal as I feel that most of the residents would be taking advantage of using this service and very few people would be commuting into the area to bring their children. This is a very family orientated neighborhood so I think all resident should be supportive of the area. I would take great comfort knowing whe I have my first child it will be able to be in a great new state of the line daycare so close to home. Eliminating having to bring my child far in bad weather etc as my place of work rarely closes for weather. I really hope this gets approved through council

Thank you for your time

[REDACTED]
Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Thursday, April 16, 2020 12:10 PM
To: [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: 110 Cheeseman day care.

Good Morning Ms [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, April 16, 2020 11:26 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 110 Cheeseman day care.

Hello, my family and I currently own and live in [REDACTED]. We love our house and area, it is quiet but not too quiet and we have room to walk out in our yard and talk to our neighbours with still a bit of privacy. Sure add a house there that would be lovely! But adding a business, especially a day care with 60 kids, totally disrupts that peaceful neighbourhood trait we have going on! The south lands community centre was built in a great place, private and out of sight of peoples back yards, this day care would be directly next to our house, that corner is where all the kids on my street meet up with their friends and catch the bus, it isn't a place for a day care. We will most likely end up moving due to this and it will be very hard for our house to sell. This is disappointing, for my parents were hoping to retire in this home in 10+ years! Therefore our families vote is against this.

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Karen Chafe

From: Elaine Henley
Sent: Tuesday, May 5, 2020 10:49 AM
To: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: FW: Teddy Bear Daycare Application

Elaine Henley

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

From: [REDACTED]
Sent: Tuesday, May 5, 2020 10:46 AM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: Teddy Bear Daycare Application

Good Day,

My name is [REDACTED] and I am one of the developers looking to build Teddy Bear Daycare at 110 Teakwood Drive in Southlands.

I wanted to write an email regarding our recent application to build a daycare on the corner of Teakwood and Cheeseman.

Originally when we were offered the option to purchase the land, we looked at building a store with two floors of residential above. We found several very desirable plans that would fit the lot and attracted a lot of interest from potential tenants. Ultimately, we changed direction of use of the land. Not because our plan was not permitted. Rather, a family member came to us with her dream of opening a daycare.

Being a Southlands resident and a father of three, I knew the lack of daycares in the area firsthand. It took me 18 months to find suitable care for my son - I had to drive to Mount Pearl to drop him off and pick him up everyday. This would have been unnecessary if Teddy Bear Daycare had existed.

We have spent the last year and a half planning this AMAZING childcare centre. This will be like no other daycare around here. Every detail has been thought of. Not just for the centre, but also the for the neighbourhood.

Teddy Bear Daycare will be offering Southlands residents the first opportunity to join. Having a local customer base will mean NO extra traffic concerns for the area. As these same families would have been travelling in the area anyway. Also we chose this location just for that, location. Being on a corner of two "Drives" it will make entering and exiting the centre a breeze. Both Teakwood and Cheeseman are designed to handle a business like this, as they are both wider than an average St.John's street. We will have an entrance on both!

Teddy Bear Daycare is a fully regulated centre. We have consulted Early Learning and Child Development Division, Dept. of Education, engineers, architects and government services. During these talks we had a choice of size of centre, 60 or 120 children. We chose the smaller number to keep the size of the building small and more visually appealing. In actual fact it is not much bigger than some of the homes in the area! It has a real "school house" look, which we LOVE!

Being a fully regulated facility comes with a major neighbourhood advantage, GREEN SPACE! We are required to have 7 square meters of outdoor space for every single child. Most every other development opportunities would reduce this green space considerably. We went further and kept much more space for something I will bring up later. We plan to keep our landscaping very simple and incorporate play areas into the natural landscape. So no eyesores for the residents living nearby.

Teddy Bear Daycare will be a state-of-the-art secure facility. We will have 24-hour security. Including 360 degree cameras and a fully locked-down building. To enter the facility you will have to have a swipe card (staff) or be buzzed in. This will help alleviate any security concerns for neighbours. We will be your eyes in the sky keeping our neighbourhood safe.

One HUGE advantage to our facility is that we plan on having a newborn room. This is something that is in great need in our area! In actual fact we only have 5 homerooms, creating a great learning environment for all the children that attend.

Another AMAZING feature of our daycare is our "indoor/outdoor romper room". This approximately 20x40 room on the ground floor will be a walkout to the garden. It will also offer exercise opportunities to the children on those not-so-nice days. This is a very unique feature to our centre.

Now let's talk about that extra land that I spoke of earlier. We would like to propose to the city that it would be a community garden that we would help support. Let's face it, that would be a great addition to our community. We will take control of watering and hiring local experts to help assist in planning of this much needed space.

As I am sure you aware of some of the fully-permitted uses of the land. None of which require community consultation. We believe that the aforementioned store/residential mix building would be a quickly-rented facility. However, some other permitted uses are; clinic, adult day home, retail store, vet clinic, service shop and laundromat. All of which I believe would create a much larger traffic problem.

Then there is our hours of operation: Teddy Bear Daycare will be operational 7:30-5:30 M-F, meaning no evening or weekend traffic at all! A store could be open 12 + hours a day, 7 days a week. Just imagine! But, again fully permitted with no consultation of neighbours.

Then there is the building size. Given the size of the lot, Teddy Bear Daycare is taking up a very small footprint compared to most every other opportunity.

The final advantage to our area is employment. There will be 12 full-time jobs created with this business. Not to mention all of the other economic benefits that come along with an operation like this.

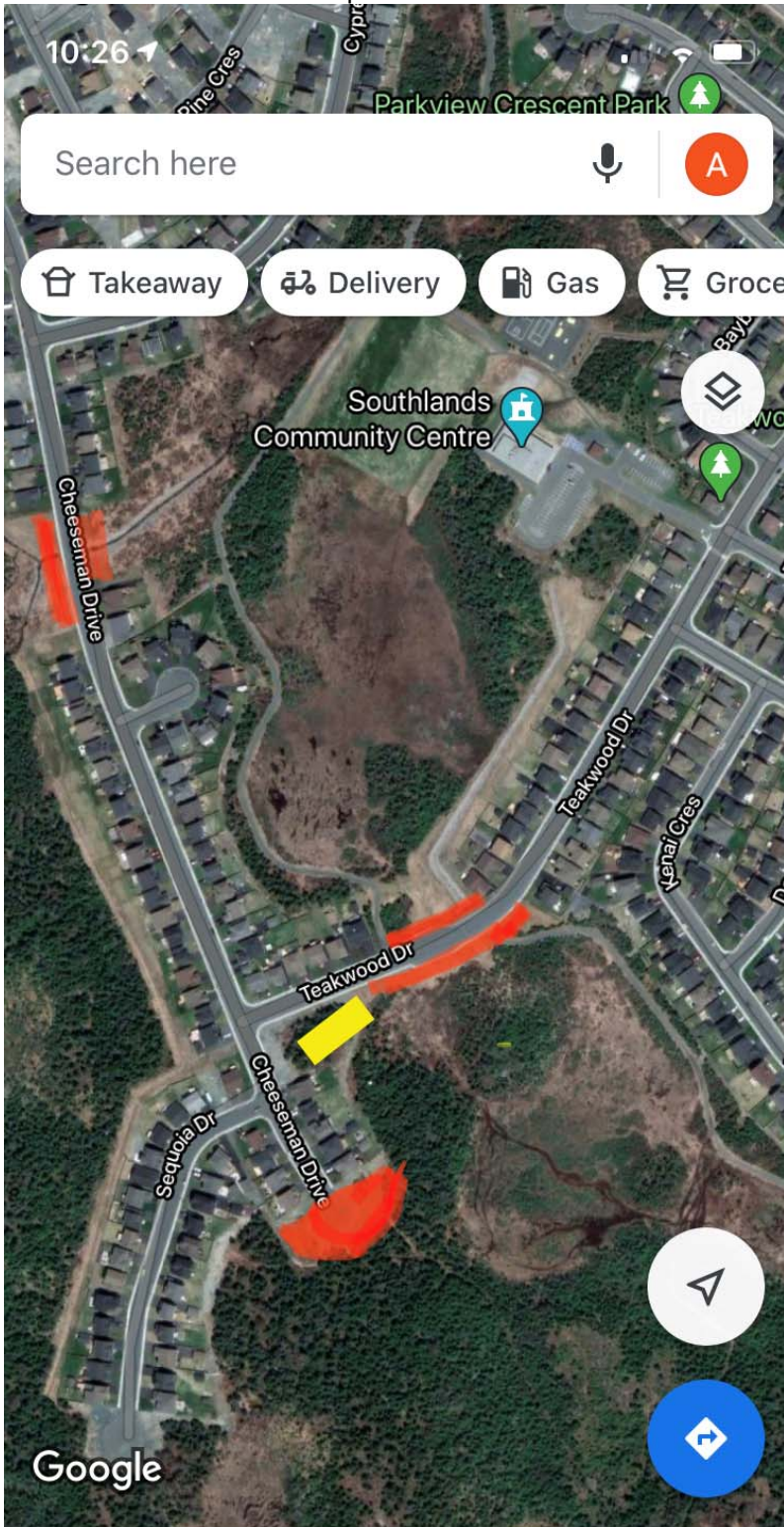
I want to thank you for taking the time to read this. Hopefully you can see all the positives this will bring to our great city!

If you would like clarification on any of my points, please feel free to call me ANYTIME!

Take care and be safe,

[REDACTED]
[REDACTED]

I have included an overhead shot of the location to show the low density of homes in the area. Yellow is the proposed site and red shows no development areas.



Karen Chafe

From: Elaine Henley
Sent: Tuesday, May 5, 2020 11:17 AM
To: [REDACTED] CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Teddy Bear Daycare

Good Morning [REDACTED]

We acknowledge and thank you for your feedback.

This application is being considered by Council at its Regular Meeting this coming Monday, May 11. All submissions will be presented to Council for consideration prior to a final decision being reached.

Elaine Henley

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

From: [REDACTED]
Sent: Tuesday, May 5, 2020 10:59 AM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: Teddy Bear Daycare

Good Day,

I am emailing today to indicate that I am a huge supporter of this daycare. I have lived in Southlands for almost 6 years and as a mother to be to a set of twins, I was so excited to hear that a daycare would be opening in this area. As new parents we have already been dealing with the anxiety of finding childcare for our children and hearing about a daycare not far from us gave us a sense of relief.

I have made a list of reasons why I think this will be a benefit to Southlands and the City.

1. This would a personal reasons, however, the location of this daycare would mean that we would not have to do drop our children off at or before 7:30 for both of us to get to work for 8 (downtown).
2. If I can't find childcare in Southlands, then my business will more than likely go to Mount Pearl. Wouldn't it better for us to support St John's businesses/tax payer????
3. We live off Teakwood and drive Teakwood every morning before 8 and after 5. There is ALWAYS traffic and I really don't think the daycare would cause more traffic. In fact it would more than likely cause a slow down in speed with speed bumps. People are going to the community center to drop of kids and people are going to the mailboxes on Teakwood. So, what would be the difference in people going to the daycare?
4. This could possibly provide employment to some residents of Southlands.
5. I truly believe that by having a daycare in Southlands will attract younger families to live in this area.

Thanks,



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Karen Chafe

From: Elaine Henley
Sent: Tuesday, May 5, 2020 4:01 PM
To: [REDACTED]; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: In Support of Teddy Bear Daycare in Southlands

Good Afternoon [REDACTED]

We acknowledge and thank you for your feedback regarding the above.

This application will be considered by Council at its Regular Meeting this coming Monday, May 11. All submissions will be presented to Council prior to a final decision being reached.

Elaine Henley

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

From: [REDACTED]
Sent: Tuesday, May 5, 2020 3:55 PM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: In Support of Teddy Bear Daycare in Southlands

To whom it may concern,

I am writing in support of the development of the Teddy Bear Daycare on Cheeseman Drive, in the Southlands community.

My wife and I are the parents of two children, a girl 4 years old and a boy 3 months old. We live at [REDACTED] [REDACTED] in Southlands, and we very much support the building of this daycare and the great service it would provide to the community.

Thanks for your time and consideration,

[REDACTED]

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