

## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 17, 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: (EXT) Comments Re: Application - 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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**From:** [REDACTED]  
**Sent:** Friday, July 17, 2020 10:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Comments Re: Application - 95 Merrymeeting Road

Good day,

I am writing to express my concerns with the application by Jack Axes to operate an axe-throwing establishment at 95 Merrymeeting Road. I live less than [REDACTED] metres from the site, and my main concern is with the noise level. I have been to Jack Axes facility on Water Street, and the noise level of axes hitting wood is deafening. I am concerned that the non-stop BANG BANG BANG of axes hitting targets will decrease the quality of life for the surrounding residents. I'm sure that the applicants could find a more suitable location elsewhere in the city, where this would be a non-issue.

If the applicants can prove that they intend to provide ADEQUATE noise deadening as part of the renovation plan then they have my support.

Sincerely,

[REDACTED]

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## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 9, 2020 11:58 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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Thursday, July 9, 2020 11:01 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Hello, I am writing this email to express my opinion on the possibility of Jack Axes being opened on 95 Merrymeeting road.

I believe this is a wonderful opportunity to revive and bring some new business into this area. I fully support the decision for this business to be a part of my community.

Thank you



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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:56 PM  
**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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:43 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Good Afternoon,

I want to send along a note of my support of Jack Axes and it's bid to purchase 95 Merrymeeting Road.

Jack Axes has provided a wonderful community space and are great community members - regularly hosting events and giving back to various organizations in St. John's. I urge council to approve the purchase as well as changing any zoning necessary.

Thanks,  
[REDACTED]

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## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 23, 2020 4:55 PM  
**To:** [REDACTED]; [REDACTED]  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Re: Jack Axes

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the Access to Information and Protection of Privacy Act.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

From: Keith Bradbury <bradbury5@hotmail.com>  
Sent: Thursday, July 23, 2020 4:15 PM  
To: Patti Connolly <pattiwalshconnolly@gmail.com>  
Cc: CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>; edwardconnolly@nf.sympatico.ca  
Subject: (EXT) Re: Jack Axes

[REDACTED]

We support your opinion 100%. This proposal is NOT what our neighbourhood needs right now.

[REDACTED]

Sent from my iPhone

> On Jul 20, 2020, at 16:45, [REDACTED] <[REDACTED]@[REDACTED]> wrote:

>

> Good afternoon. When first hearing of this issue via a neighbour, I thought it might be a joke. A week or so later, we received your notice.

>

> To say that we are opposed to this, is an understatement.

>

> Here are the reasons:

> 1. The crime rate, with regards to armed robberies, in the center city area is already high. Open an establishment with axes and alcohol and that would not lend to a safe neighbourhood and this rate would undoubtedly, rise. We would certainly question the fact that an alcohol establishment in a residential area, would be advisable.

>

> 2. While there would be some onsite parking, the overflow parking would be on the street. This would be on the corner of Mayor and Merrymeeting, which would be quite dangerous for vehicle and pedestrian traffic. We already

have an issue with parking on the corner of Mayor and Howley Ave. Ext. as there is a barbershop and a laundry/cleaning business and many neighbours have been discussing this issue as it is difficult for vehicles to see as well as pedestrians to cross the road. This is literally the next corner going south.

>

> 3. The intersection of Mayor and Merrymeeting is a very busy one. This has been well documented over the years and many accidents have taken place there. I am sure the RNC would have stats on this. The city had to reconfigure the lights in that area some years back due to high traffic.

>

> To us, there are places for such establishments, but the center city, in a residential neighbourhood with very high traffic volume, is not the place for this establishment.

>

>

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>

>

> Sent from my iPad

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## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:44 AM  
**To:** [REDACTED] Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** FW: (EXT) Objections re 95 Merrymeeting Road non-conforming use application  
**Attachments:** AXE THROWING PROPOSAL.pdf

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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**From:** [REDACTED]  
**Sent:** Sunday, July 19, 2020 5:18 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Objections re 95 Merrymeeting Road non-conforming use application

See attachment.



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## **AXE THROWING and BAR VENUE PROPOSAL**

We are totally against allowing the axe throwing and bar venue on Merrymeeting Road.

We have been living at [REDACTED] for 46 years, one block from the proposed venue, and we enjoy our neighbourhood. Residents have been working hard to improve our neighbourhood for many years and have been succeeding. More and more people are improving their houses and doing some landscaping. Younger families are moving in and reviving the family spirit of the neighbourhood. For the most part, it has been an enjoyable, quiet, family friendly neighbourhood.

### **Our Objections:**

- the place will be open 7 days a week which means there will be no respite of activity from it for neighbours
- 6 parking spaces won't be enough. Most people don't go to axe throwing venues on their own. They go with a group of friends, most of whom will arrive in separate cars. There are not enough parking spaces on Mayor or Merrymeeting to comfortably meet the resulting overflow parking and will make it difficult for residents to park. In the winter, snow clearing and build up of plowed snow on the premises will dramatically reduce parking space, greatly exacerbating the problem.
- the corner of Mayor and Merrymeeting has been the site of numerous serious accidents over the years. Adding extra cars turning in and out at that corner will increase the danger. Not to mention that drinking will be allowed at the establishment which will likely increase the odds of having accidents
- extra noise - clientele exiting the premises will mostly be in an excited state after their drinking and axe throwing which means loud talking, yelling, high fives etc. This will be very disturbing to the neighbours every day of the week. No doubt there will probably also be some squealing of tires and excessive speeds as some over excited and possibly inebriated patrons exit the parking lot
- the city decreed this to be a soft heritage area to try to preserve and improve the city, and an axe throwing and bar venue does not conform to the heritage rules the city is requiring the current residents to follow

Axe throwing and drinking are activities some people want to enjoy but they should absolutely be located well away from residences so people's enjoyment in their homes will not be impaired and home values in the area will not be compromised.

Thank you,

[REDACTED]

## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:05 PM  
**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: (EXT) A welcome safe space

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Wednesday, July 8, 2020 7:22 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) A welcome safe space

Hi There,

I heard that Jack Axes may be moving into my neighborhood (95 Merrymeeting Road) and I had to let you know just how great I thought the idea was.

They're deeply involved with the community - hosting/organizing fundraisers for a number of community members (YACC, Planned Parenthood, SHOP and Big Brother, Big Sisters - just to name a few). They love to work within the community - including Camplify, Pride week, and several events working with neighboring businesses. From staff to league members, the axe throwing community is an open-minded one that embraces diversity, is accepting of everyone and would be a great addition to the community.

My husband and I look forward to seeing them around the corner.

--

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 2020 3:01 PM  
**To:** [REDACTED]  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Zoning changes 95 Merrymeeting Road

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 2:28 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Zoning changes 95 Merrymeeting Road


Dear sir,

I am responding to a notice of a proposed Non-conforming Use change for 95 Merrymeeting Road to allow Jack Axes to operate there. I have a number of concerns. The hours of operation are particularly late, 10PM Monday to Wednesday, 11 PM Thursdays, and 12AM on weekends. I would imagine that four lanes of people throwing axes at walls would be very noisy, especially if you add liquor-fueled encouragement to the mix.

This is a mature neighbourhood and overall very quiet, I for one would not appreciate my evening hours being continually disrupted, seven days a week. I suspect you will have continuous noise complaints. Then there is the parking problem. You say there are six parking places, and eight employees. That's at least one parking space constantly occupied, leaving five for customers. If you have four lanes of, say, three customers each, that's easily the remaining spaces, and then some. Where will the overflow customers park? On street parking is already limited and area residents have a hard enough time as it is, especially during the winter. In my opinion, the proposed use would be more appropriate in a commercial area such as O'Leary Avenue or Stavanger Drive, not in a quiet Downtown neighbourhood like Merrymeeting Road. I request that you reject this application. Please confirm you received this.

Sincerely,

[REDACTED]



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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 4:51 PM  
**To:** [REDACTED] CityClerk; Planning  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Jack Axes

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 4:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Jack Axes

Good afternoon. When first hearing of this issue via a neighbour, I thought it might be a joke. A week or so later, we received your notice.


To say that we are opposed to this, is an understatement.

Here are the reasons:

1. The crime rate, with regards to armed robberies, in the center city area is already high. Open an establishment with axes and alcohol and that would not lend to a safe neighbourhood and this rate would undoubtedly, rise. We would certainly question the fact that an alcohol establishment in a residential area, would be advisable.
2. While there would be some onsite parking, the overflow parking would be on the street. This would be on the corner of Mayor and Merrymeeting, which would be quite dangerous for vehicle and pedestrian traffic. We already have an issue with parking on the corner of Mayor and Howley Ave. Ext. as there is a barbershop and a laundry/cleaning business and many neighbours have been discussing this issue as it is difficult for vehicles to see as well as pedestrians to cross the road. This is literally the next corner going south.
3. The intersection of Mayor and Merrymeeting is a very busy one. This has been well documented over the years and many accidents have taken place there. I am sure the RNC would have stats on this. The city had to reconfigure the lights in that area some years back due to high traffic.

To us, there are places for such establishments, but the center city, in a residential neighbourhood with very high traffic volume, is not the place for this establishment.

[REDACTED]



Sent from my iPad

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 1:42 PM  
**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: (EXT) 95 Merrymeeting Road

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 12:40 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

I am writing in connection to the application of non-conforming use submitted by Jack Axes regarding 95 Merrymeeting Road. I live [REDACTED] doors down from the intersection of Merrymeeting and Mayor. I do not wish this business to be located here for several reasons.

1. There is insufficient parking. The business will have 6 parking spots, with 1-3 people working per shift, presumably taking up 1-3 of the designated spots, which leaves 3-5 for customers. The customers of this business will then need to find parking on side streets in this predominately residential area. Many people who live in the area require street parking and will now be competing for a parking spots with Jack Axes customers. This may prove particularly difficult in the winter.
2. My driveway is frequently used by motorists to turn their vehicles around. This is not a concern during the day but in the evenings this leads to bright lights shinning in my living room and bedroom and dog barking and other commotion. I am sure this will increase as customers of Jack Axes seek parking or as taxi's come into the area to pick up customers.
3. The proposed hours and the serving of alcohol will lead to increased noise and activity in the area after business hours.

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe  
**Sent:** Friday, July 17, 2020 4:20 PM  
**To:** Sheilagh O'Leary  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Karen Chafe; CityClerk  
**Subject:** Re: No to Jack Axes

Will do Deputy Mayor

Karen

---

**From:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Sent:** July 17, 2020 4:06 PM  
**To:** Karen Chafe <kchafe@stjohns.ca>  
**Subject:** No to Jack Axes

Karen,  
Can you kindly make a record of the phone comment I received?

[REDACTED] of [REDACTED] is opposed to the business proposal for Jack Axe's, corner of Mayor and Merrymeeting as it is a busy intersection and not appropriate for the area.

Thank you.

Get [Outlook for iOS](#)

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## Karen Chafe

---

**From:** Karen Chafe  
**Sent:** Monday, July 20, 2020 9:16 PM  
**To:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Cc:** Sheilagh O'Leary  
**Subject:** FW: (EXT) Message from [REDACTED]  
**Attachments:** VoiceMessage.wav

[REDACTED] of [REDACTED] Road left a message with Deputy Mayor O'Leary to advise of his opposition to the Jack Axes application for 95 Merrymeeting Road for various reasons, i.e. traffic safety (several accidents occurring at this intersection) and incompatibility with the residential neighbourhood.

Karen Chafe  
Acting City Clerk

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**From:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Sent:** Monday, July 20, 2020 9:08 PM  
**To:** Karen Chafe <kchafe@stjohns.ca>  
**Subject:** Fwd: (EXT) Message from [REDACTED]

Karen,  
Please add this voice message opposition to the comments for Merrymeeting and Mayor Road application for Jack Axes business.

Thanks.

Get [Outlook for iOS](#)

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**From:** Cisco Unity Connection Messaging System <[unityconnection@cmu01.stjohns.ca](mailto:unityconnection@cmu01.stjohns.ca)>  
**Sent:** Monday, July 20, 2020 5:54:42 PM  
**To:** [soleary@cmu01.stjohns.ca](mailto:soleary@cmu01.stjohns.ca) <[soleary@cmu01.stjohns.ca](mailto:soleary@cmu01.stjohns.ca)>  
**Subject:** (EXT) [REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:07 PM  
**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: (EXT) New business

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Wednesday, July 8, 2020 12:21 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) New business

Hi, I'd like to give my input on Jack axes wishing to purchase the old needs convenience on Merrymeeting road.

I live on [REDACTED] street and I fully support the opening of any business wishing to operate in center city.

This is very exciting and our neighbourhood can use more small business

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:57 PM  
**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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 5:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Dear City Clerk,

We understand that Jack Axes is hoping to purchase the building at 95 Merrymeeting Road. We would like to go on record supporting this. The owners and managers of Jack Axes have shown themselves to be very community minded people and they operate a unique and valuable business. We hope you will support this purchase.

[REDACTED]

[REDACTED] St.

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 1:05 PM  
**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: (EXT) FW: 95 Merrymeeting Road

Good Afternoon:

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Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 21, 2020 12:59 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) FW: 95 Merrymeeting Road

Hello

I own [REDACTED] Road and would like to offer the following in relation to the application by Jack Axes re 95 Merrymeeting Road.

First and foremost I totally support mixed use neighborhoods. I love the idea of having businesses such as cafes, entertainment etc within walking distance. I think this is what neighborhood should look like.

My concern, which predates this application, is parking. Currently 90 to 110 Merrymeeting Road consists of 2 sets of attached homes. I believe only one of those homes has a driveway (1 car only) in front of it. There is a shared lane way between 100 and 98, as well as a laneway between 110 and 112 (which I believe 112 has claimed as their own). I also believe 90 -96 park behind their homes, which they can access via a lane from Mayor Avenue. That leaves about 3 on-street parking spots within proximity, across the street in front of 103-105, for the remaining homes, plus any visitor parking. A large portion of the potential on-street parking is eliminated by the garage entrance at 99-101 and no parking in front of 97.

I rent my home in that area and the main complaint from my tenants has been about the parking. This is without an additional business in the area. While I understand this business would have 6 parking spots on site, I don't know that this will meet the demand of 4 target lanes with multiple players plus staff – hopefully it will!

So how do we support a mixed use neighbourhood without sacrificing the needs of the residential tenants. We need to explore all options. Perhaps the laneway that runs behind these houses on Merrymeeting Road can be better utilized. I know this type of arrangement is used in other downtown areas... for example, there is one that runs parallel to Bonaventure Avenue, behind the attached housing there without driveways. I've attached a photo of that laneway, as

well as the laneway behind Merrymeeting Road. While the laneway at Merrymeeting Road is not as wide, if the electrical pole was moved, more people would be able to drive through to park in their backyards. Just a thought.

While I would be fine with the approval of the Jack Axes application, I hope someone can consider my comments about the laneway. Right now it is used quite frequently by the neighbours when they need to access their back yards. They basically park at the Mayor Avenue entrance of the laneway and carry things to/from their vehicles. I think if we could drive through the laneway, more of us would utilize this to actually park in our backyards, thus alleviating some parking issues.

Thank you for your time. If you have any questions I can be reached at 685-5453.



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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 9:24 PM  
**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: (EXT) Feedback - 95 Merrymeeting Road - Jack Axes Proposal

Good Evening:

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 8:30 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Feedback - 95 Merrymeeting Road - Jack Axes Proposal

**To the City of St. John's Mayor, Deputy Mayor, Counsellors and the Planning Department,**

My wife and I are strongly opposed to the application by Jack Axes to set up one of their establishments at **95 Merrymeeting Road**. Our immediate concern is the message that such establishments send to the community, that it is OK to participate in potentially dangerous activities such as axe throwing while under the influence of alcohol. An axe is clearly a deadly weapon in the wrong hands. The area is zoned residential and no such establishment should be allowed to set up in any residential neighbourhood.

One of our neighbours brought up a number of additional points that reinforce our opinion that this application must be turned down:

- The location is on a busy, somewhat dangerous corner/intersection.
- There are only 6 parking spots so there will likely be overflow parking on nearby residential streets such as Howley Avenue Extension where many young families and seniors reside.
- Once the business is established, it can easily request an extension of the operating hours. Once a bar closes, there is still closing up time so a 12:00 am closing could mean 1:00 am and a 1:00 am closing could mean 2:00 am etc. A later closing time means more time to consume alcohol and greater potential of people driving home over the legal limit. This also means more noise late at night in the immediate neighbourhood while families are trying to sleep.

- Normal bars have bouncers to control unruly behavior. How will such a situation be managed at a Jack Axes establishment (1 to 3 staff for 4 axe lanes and a bar)? A small number of staff can easily be overwhelmed.

We hope you will listen to the valid arguments of the citizens in the neighbourhood of 95 Merrymeeting Road and deny the application of the Jack Axes establishment.

Sincerely,

A large black rectangular redaction box covering the signature area.

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:00 PM  
**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: (EXT) JACK AXES Property Purchase

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 6:57 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) JACK AXES Property Purchase

Hi,

I fully and completely support the intention of Jack Axes to purchase the property at 95 Merrymeeting Road. They have been wonderful members of the community during their time in downtown in the old TD building, and support many community initiatives and charities. We've missed them in the short time they've been closed. Please allow them to purchase this location as their community of axe throwers have been eagerly waiting for a new home for our league.

Thanks,  
[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:01 PM  
**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: (EXT) Jack axes / 95 merry meeting road

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 8:43 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack axes / 95 merry meeting road

To whom this may concern ,

I wanted to take this opportunity to tell you about my experiences with Jack Axes.

At 35 years old, My life was turned upside down, and I was in desperate need of making new friends. I found out about Jack Axes recreation throwing league and joined. It was honestly one of the best decisions I have made. The owners and staff are above and beyond responsible, respectful, and giving people. They support local beer, clothing, and have given to charity. They strive to create a sense of community with axe throwing , and they have succeeded in doing so.

I have been in throwing league since April 2019. I have met the most amazing caring and welcoming people, who accept anyone and everyone with open arms and hearts. In fact, my axe throwing friends are now my very best friends. It has grounded me, given me a healthy hobby, and I have never felt more welcome in all my life. These are good people, with good intentions and they are oh so respectful and responsible. Please allow them to take residence in 95 Merrymeeting road.

I can't wait to get back with my axe throwing family , and look forward to meeting more new people and welcoming them into our close knit community. Axe throwing at Jack Axes has changed my life for the better.

As a side note: If you've never been there, I look forward to hopefully meeting some of you in the future. Warning though: you will get addicted to everything they have to offer- amazing staff, amazing friends, craft beer, and axe throwing.

Thank you!

Sincerely,  
[REDACTED]

Sent from my iPhone

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prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

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## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, July 7, 2020 2:21 PM  
**To:** [REDACTED]; 'St. John's e-Updates No-Reply'; CityClerk  
**Cc:** Hope Jamieson; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) AGAINST: Application - 95 Merrymeeting Road

Good Afternoon [REDACTED]

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 1:00 PM  
**To:** 'St. John's e-Updates No-Reply' <no-reply@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>  
**Cc:** Hope Jamieson <hjamieson@stjohns.ca>  
**Subject:** (EXT) AGAINST: Application - 95 Merrymeeting Road

The proposed use of 95 Merrymeeting Road is a significant departure from the primarily residential character of the area and the facility plus bar would introduce noise and parking issues until late in the evening. I believe it is an inappropriate location for a Jack Axes facility and the application should be denied.

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**From:** Public Notices [<mailto:PUBLICNOTICE@LISTSERV.STJOHNS.CA>] **On Behalf Of** St. John's e-Updates  
**Sent:** Tuesday, July 7, 2020 11:21 AM  
**To:** [PUBLICNOTICE@LISTSERV.STJOHNS.CA](mailto:PUBLICNOTICE@LISTSERV.STJOHNS.CA)  
**Subject:** Application - 95 Merrymeeting Road

City of St. John's Media Relations has issued the following:

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Public Notice

Tue, 2020/07/21 - 9:30am

Application - 95 Merrymeeting Road

**Application**

A Change of Non-Conforming Use Application has been submitted by Jack Axes to the change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

**Description**

The proposed business will occupy a floor area of 149 m<sup>2</sup> and will have four target lanes. The proposed hours of operation are Monday-Wednesday, 4-10 p.m., Thursday 4-11 p.m., Friday 4 p.m.-midnight, Saturday noon-midnight, and Sunday 2-10 p.m. The business will employ eight people with one to three people per shift. Six parking spaces are provided on site.

**Comment By**

9:30 a.m. July 21, 2020

**Comments**

Provide your comments to the Office of the City Clerk including your name and address to: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) or P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

**Council Decision Date**

August 4, 2020

**Additional Information**

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email [planning@stjohns.ca](mailto:planning@stjohns.ca).

[Location Map](#)

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 9:04 AM  
**To:** [REDACTED]  
Mayor; Sheilagh O'Leary; Hope Jamieson; Jamie Korab; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; dstaplteton@stjohns.ca; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Change of use request for 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Sunday, July 12, 2020 6:02 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; dstaplteton@stjohns.ca  
**Subject:** (EXT) Change of use request for 95 Merrymeeting Road

Dear Sir/Madam

I am strongly opposed to the application by Jack Axes to change the use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

As a nearby resident I feel I will be adversely impacted by the introduction of a drinking and axe throwing establishment into the neighbourhood. This kind of business belongs more properly in a strictly commercially zoned area without the high level of residential use that our neighbourhood has. A strictly retail street or mall venue would be more appropriate. I make this assessment partly based on Jack Axes' statement on its website: "Jack Axes is an expanding chain of urban hip axe throwing lounges. Founded on the belief that accessibility is powerful, we're attracting a new crowd to the sport we love."

This site at 95 Merrymeeting has formerly served the neighbourhood with food convenience stores. I believe businesses coming into this primarily residential neighbourhood should have a primary purpose of serving the residents of the adjacent community, and then only secondarily others from outside. It appears that Jack Axes intends to draw customers from all over the city with an attendant increase in traffic on neighbourhood streets. This raises the definite possibility of drivers operating vehicles after drinking. In a neighbourhood with many families, elderly and mobility-challenged residents, this can't help but create unnecessary increased risks for safety on public streets and crossings.

Further, closing hours ranging from 10 pm to midnight 7 nights a week for this drinking establishment can't help add to later night noise and commotion in the vicinity of this business impacting many of the nearby residents. With only 6 parking spaces on site, this business would most certainly create extra pressure on parking. As a venue of fairly limited size, there is the possibility that over-capacity customers would be waiting outside for an opportunity to enter creating the possibility for further noise and disruption in the vicinity.

Overall, this change of use application is a bad idea for the neighbourhood and I strongly request that city council turn this application down outright.

Yours truly,

A black rectangular redaction box covering the signature area.

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## Karen Chafe

---

**From:** Planning  
**Sent:** Tuesday, July 14, 2020 2:38 PM  
**To:** [REDACTED]  
**Cc:** CityClerk; Garrett Donaher; Lindsay Lyghtle Brushett  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

[REDACTED] thanks for writing in. I am passing along your comment to the City Clerk for the record.

On-street parking spaces are not reserved for the nearest house, except in the case of a handicapped parking space. For residential permit parking, a permit allows the holder to park anywhere in the parking permit area but again does not reserve a particular space. I am copying this to our transportation engineer, Garrett Donaher, for his comment. I am also copying our supervisor of planning and development, Lindsay Lyghtle Brushett, for her information.

Thanks you.

Ken O'Brien

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's – Planning, Engineering and Regulatory Services  
John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor (but now working from home)  
Mail: PO Box 908, St. John's NL Canada A1C 5M2  
Phone 709-576-6121 (rings to my home) Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

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**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 11:07 AM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** (EXT) Jack axes going in

Hi my name is [REDACTED] I live at [REDACTED] right across from where they want to put Jack Axes. I have no problem with them putting it in, the only thing that bothers me is if I would lose my parking spot. I park on street and have been here for over 30 years, so if my parking space in front of my door is safe it does not bother me for them to move in. Thank you  
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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 11:27 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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 11:09 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Hi, I want to submit a comment about the proposal for Jack Axes at 95 Merrymeeting Road.

I own a rental property on Edinburgh Street. This business would be great for my tenants and other residents in the area. I feel this is a great location for a Jack Axes.

[REDACTED]

Sent from my iPhone

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 2:25 PM  
**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: (EXT) RE: 95 Merrymeeting Rd.

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 11:29 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) RE: 95 Merrymeeting Rd.

[REDACTED]

To Whom it May Concern:

I am totally against this establishment opening in my neighborhood.

I do not agree with having Jack Axes opening up in a Largely resident area. I'm not comfortable with the drinking they have on their premises & I also have concerns about the parking. There are only 6 parking spaces available & where will the overflow of patrons park? Probably on my street where parking is currently limited

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:00 PM  
**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: (EXT) Application for 95 Merrymeeting Road/COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | dailynebraskan.com

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 9:50 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for 95 Merrymeeting Road/COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | dailynebraskan.com

To the City of St. John's mayor, deputy mayor, counsellors and the planning department,

First let me state upfront that I am fully OPPOSED to the application by Jack Axes at 95 Merrymeeting Road. I have also discussed this with neighbours who have voiced their concerns.

My concerns are as follows:

- this type of business, axes with alcohol, in a quiet residential neighbourhood I feel is totally not appropriate;
- the safety of residents and the clientele are at issue;
- the location is on a busy, somewhat dangerous corner/intersection;
- with only 6 parking spots there will likely be overflow parking in nearby residential streets where many young families and seniors reside;
- once the business is established it can easily request an extension of the operating hours;
- once a bar closes there is still closing up time so 11 pm closing could mean in real time 12 am.

My questions are as follows:

- with 1-3 staff on site managing 4 axe lanes and a bar, who will control any negative behaviour if things get out of hand?
- can clientele bring their own axe(s) and if so how will safety be ensured transporting it to and from a car parked on a residential street?
- what about noise violations, who will control this?

I may have other concerns and questions come to mind later. Will there be a public consultation on this proposed application?

In the meantime I would appreciate your open consideration of the concerns and questions I have noted above.

Furthermore, I have attached an article for your perusal and consideration.

Regards,



COUNTERPOINT: Axe-throwing bars are a reckless new fad | Opinion | [dailynebraskan.com](http://www.dailynebraskan.com)

[http://www.dailynebraskan.com/opinion/counterpoint-axe-throwing-bars-are-a-reckless-new-fad/article\\_1b299848-19fe-11e9-b8d9-071b368f3e1c.html](http://www.dailynebraskan.com/opinion/counterpoint-axe-throwing-bars-are-a-reckless-new-fad/article_1b299848-19fe-11e9-b8d9-071b368f3e1c.html)

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:06 PM  
**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: (EXT) 95 Merrymeeting road - Jack Axes

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Wednesday, July 8, 2020 10:00 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting road - Jack Axes

To Whom it May Concern,

I'm writing in regards to entering into the record my feelings about the proposed move to allow Jack Axes to take over the facility on Merrymeeting Road.

I grew up in this area, I went to the Bishop Abraham, Bishop's College and Holy Cross. I lived on Pennywell Rd, and as I'm sure you know, with so many schools in the area we spent a lot of time around the area. I had friends who grew up on Merrymeeting Rd. My dad took me to the barber shop just down the road (when hair cuts only cost \$10), and My mom worked at the Hub. While I will admit that I don't work/live in the area now, it does hold a fair bit of memories for me.

I can't imagine a better option than Jacks to move into that neighborhood. I've been a member of Jack Axes for almost 4 years, joining friends and family at the old location in Downtown St. John's every Monday night. Adrian one of the owners of the company, is amazing, couldn't be a nicer guy, and he cares about the area he lives in. The pillars of Jack Axes is not just to make money, but to build a community from helping downtown, to charities in the community to working with our local beer suppliers to give them a front an center place on the bar. Jacks is about community from start to finish.

I could mention how that area is struggling for new business, I don't remember the last time I noticed something in 95 Merry Meeting Rd. Or I could talk about the impact of COVID-19 on small business, or how the City seems to love to take advantage of small business, but I think that's been beaten to death. After Snowmageddon and now COVID-19, I think it's time for the City to redirect efforts to encourage small Newfoundland owned business make them feel home, and get people excited about buying local again.

I highly encourage the city take everything into account, and give Jack's the permit to open it's new location and service Newfoundland and Labrador.



Thank you,



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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:49 PM  
**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: (EXT) Jack Axes

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes

To whom it may concern:

Hello,

My name is [REDACTED] [REDACTED] and I wanted to send a note to express my support and excitement for Jack Axes to find a new venue. I know they are looking to purchase 95 Merrymeeting Road and I just think it would be a great addition to that neighborhood. (And to the city at large!) The owners of the business are intelligent, business savvy folks who have built one of the most positive and inclusive communities that I've ever been a part of!

Thank you!

[REDACTED] [REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:45 PM  
**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: (EXT) The Guv'nor patio

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

From: [REDACTED] >  
Sent: Tuesday, July 7, 2020 2:33 PM  
To: CityClerk <cityclerk@stjohns.ca>  
Subject: (EXT) [REDACTED]

I see no reason this shouldn't be allowed.  
This is not a loud downtown establishment.  
People should have the choice to sit outside and eat if they so choose.

Sent from my iPhone

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## Karen Chafe

---

**From:**



Thursday, July 16, 2020 6:37 PM

**To:**

CityClerk

**Subject:**

(EXT) 95 Merrymeeting Road

My name is [REDACTED] [REDACTED] and I live at [REDACTED] [REDACTED] St. John's.

I hope that Jack Axe's will be approved to open in my neighborhood. I recall some councillors talking about mixed use neighborhoods and I really like the idea of that and I believe Jack Axe's would be a good fit. I don't think parking will be an issue (the building does come with some parking but I feel people should be encouraged to use other modes of transportation. The Route 10 is a major bus route that services Merrymeeting regularly 👍).

I really hope council gives this business a chance to continue to do the work they love and thrive in a new area. Thank you.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 10, 2020 1:14 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ashley Murray; Ann-Marie Cashin; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Property at 95 Merrymeeting Road

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 1:01 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Property at 95 Merrymeeting Road

I disagree with the application submitted by Jack Axes to change the use of 95 Merrymeeting Road to a place of Amusement for an axe throwing range and a recreational liquor licence...my name is [REDACTED] and I live at [REDACTED]

As written prior, I disagree with this type of establishment being created on that property simply because our neighbourhood is noisy enough..Mayor Avenue is a main route to both hospitals and both types of traffic (speeding vehicles and pedestrians) are heavy day and night .....there is loud, noisy, drunk traffic during the night with party people and revellers coming up from downtown ....so from my opinion..enough is enough! Another reason for disagreement of this type of establishment...there is limited parking there on that property and on properties in general in this area so some residents who depend upon street parking would not have use of street parking because the same spaces would be also open to Jack Ax customers. I hope this decision is not accepted. Thanks, [REDACTED]

Sent from my iPhone

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:42 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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Sunday, July 19, 2020 10:55 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

Good morning

I object to the change of use for 95 Merrymeeting. This is a neighbourhood with a few 'rooming houses' and the people there do not need to have easy access to alcohol. I really do not want to see a licensed establishment on our street, we have enough issues already.

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 9:18 PM  
**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: (EXT) Application 95 Merrymeeting Road

Good Evening:

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 5:42 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application 95 Merrymeeting Road

I am hereby expressing my opposition to wish the application for a Bar and Lounge and Axe Throwing Facility at 95 Merrymeeting Road on a number of grounds.

This is a residential neighbourhood and is not an appropriate place for a bar. There are already bars within walking distance, for example, at Churchill Square and Cookstown Road. That is quite sufficient for the area.

Merrymeeting Road has at least one half-way house on it. It would be unfair to the residents to expose them to such temptation close at hand. The area also seems to have more than its fair share of disturbances. It seems there is hardly a week goes by without multiple cop cars showing up. It would seem unwise to add a Bar and Lounge to the mix.

I notice that the application is for a Bar and Lounge with Axe-throwing. That sounds like a weird combination with such an apparent potential for accidents that I'm surprised it would even be considered.

I also have a few questions. If the Axe-Throwing activity is not successful would the Bar and Lounge still be allowed? (I have heard that this business was previously situated on Water Street and failed there). If so is this perhaps a backward way of getting a bar licence for the longer term? So in summary: Axe throwing if you must. Bar and lounge

Yours Truly,



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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 10:56 PM  
**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: (EXT) 95 Merrymeeting Rd, Jack Axes proposal

Good Evening:

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. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the Access to Information and Protection of Privacy Act.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 9:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Rd, Jack Axes proposal

I wish to state my concerns regarding the proposal referenced in the subject line.

I believe that this proposed use is not at all a good fit to the neighbourhood.

1. This neighbourhood is for all intents and purposes a residential entity. Close by there is a supermarket, a take-away food service, an automobile service and a cleaning service; there were in recent history a barber shop and a dance studio. While personally I would have liked to have seen a small neighbourhood pub with limited pub hours placed in the area within convenient walking distance, an establishment such as a Jack Axes does not fit my definition. A look at their website shows the types of activities proposed, and these activities involve larger numbers of younger individuals entertaining themselves in a competitive manner. Such competition can and often results in excessive and unwanted noise levels for the neighbourhood.

2. There are 4 general and 2 disabled parking spaces for this property as seen on the diagram accompanying the City's notice. Assuming a minimum of 3 reserved for employees (a manager, a bartender, and an axe handler), a maximum of 3 spaces are available for customers, 2 of whom would be disabled. This is hardly adequate for a liquor-serving entertainment establishment in this city.

3. It is generally the case, in my opinion, that applications such as this represent the "thin edge of the axe" (if you will pardon the pun) in that in many cases, the initial applications for liquor service in an establishment up to the hours of midnight are eventually followed by applications for operations to later hours extending well past midnight. These are often granted if the applicant has a "reasonable" argument, and such decisions often guided by precedent.

For these reasons, I must state my objections to the proposal and look forward to the proposal being denied.

--

This email has been checked for viruses by Avast antivirus software.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7C%7C1f050ff794364635c9d108d82d14f5f0%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637308915330963902&sdata=05zn%2FhM7PF8WyuBzckoBBdywpKxDifHrhhE1NNjDiIM%3D&reserved=0>

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 9, 2020 11:54 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Hope Jamieson; Jamie Korab; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; dstaplteton@stjohns.ca; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Re-zoning Request - 95 Merrymeeting Road

Good Morning [REDACTED]

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 8, 2020 7:00 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; dstaplteton@stjohns.ca  
**Subject:** (EXT) Re-zoning Request - 95 Merrymeeting Road

Sir or Madam:

I wish to voice my opposition, in the strongest possible way, to the application cited below for an Ax Throwing establishment at 95 Merrymeeting Road. While my deep concerns are many, I have summarized them within 3 categories:

§ Alcohol service 7 days-a-week in a high-density residential area.

1. The risks associated with takeaway beer sales at the previous corner store establishment cannot be compared with on-site alcohol consumption.
2. How can 1 or even 2 employees manage any potential negative behaviors associated with alcohol consumption within the nearby neighbourhood?
3. Could the possession of a "recreational" alcohol vending licence facilitate installation and operation of video gambling stations?

4. The sale and consumption of alcohol at 95 Merrymeeting Road will seriously limit the occupancy options for the adjacent property at 27 Mayor Avenue which was last used as a Dance School.

§ Parking for 6 vehicles [at the immediate corner of a traffic signal-managed intersection].


1. I can only assume that a “four target lanes” establishment could facilitate from 8-16 players. Combined with working staff, “next bookings” and onlookers, 6 parking spots will result in very significant “spillover” parking to scarce adjacent residential parking. Much of the area is currently parking-restricted or area-designated, while Blatch Avenue is a designated winter snow route. The few, available, neighbourhood, on-street parking spots are used by residents with NO driveways or nearby alternatives.
2. The previous occupant had configured 5 general parking spots and 1 disabled parking spot. Would the applicant be required under, current regulations, to provide this sole disabled parking spot and are we now entertaining not 6, but 5 general parking spots?
3. Five of the six noted parking spots will inevitably lead to cars backing into double lanes of traffic heading east on Merrymeeting Road.


§ Area Traffic

1. Any patrons attempting to access parking from the east will have to cross 2 lanes of traffic at the signal-managed intersection of Merrymeeting Road and Mayor Avenue.
2. Traffic volumes along Merrymeeting Road are quite significant. Exact numbers are available from the City of St. John's Dept. of Planning, Engineering & Regulatory Services as part of Land Use Impact Assessments and Land Use Impact Reports for various neighbourhood-area developments.
3. Several years ago the traffic signals at the Merrymeeting/Mayor intersection were removed and replaced with a 4-Way Stop. In less than 12 months, the signals were re-installed after several vehicle accidents including a serious car/house collision.

In conclusion, I feel this request **must** be denied for the vehicular and social safety reasons outlined. I appreciate the opportunity to have input to the process and I thank you, in advance, for confirmation of receipt of this communication.

Regards,



PS: If you have any questions or clarifications, please feel free to contact me at 

Attachment:

Public Notice

Tue, 2020/07/21 - 9:30am

Application - 95 Merrymeeting Road

**Application**

A Change of Non-Conforming Use Application has been submitted by Jack Axes to the change use at 95 Merrymeeting Road to a Place of Amusement for an axe throwing range and recreational liquor license.

**Description**

The proposed business will occupy a floor area of 149 m<sup>2</sup> and will have four target lanes. The proposed hours of operation are Monday-Wednesday, 4-10 p.m., Thursday 4-11 p.m., Friday 4 p.m.-midnight, Saturday noon-midnight, and Sunday 2-10 p.m. The business will employ eight people with one to three people per shift. Six parking spaces are provided on site.

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:38 AM  
**To:** [REDACTED]@ [REDACTED]  
**Cc:** Ann-Marie Cashin; Andrea Roberts; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** FW: (EXT) Fwd: I am sharing '95 Merrymeeting Rd' with you  
**Attachments:** 95 Merrymeeting Rd.docx

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Friday, July 17, 2020 1:37 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: I am sharing '95 Merrymeeting Rd' with you

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

**From:** [REDACTED]  
**Date:** Tue., Jul. 14, 2020, 12:31 p.m.  
**Subject:** I am sharing '95 Merrymeeting Rd' with you  
**To:** [REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:30 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: (EXT) Jack Axes Application for 95 Merrymeeting Rd.

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Friday, July 17, 2020 6:11 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes Application for 95 Merrymeeting Rd.

Hi,  
I oppose the application to allow Jack Axes to open a bar at 95 Merrymeeting Rd. There is no on street parking in the area. As stated in the application there are only 6 off-street parking spaces available. This is certainly not adequate parking for this type of establishment and will lead to congestion on the lot for dropping off and picking up customers. The lot is also on a very dangerous intersection. There have been quite a number of accidents at the intersection even though it is controlled by traffic lights. Also it is a low income residential area. There are a number of children in the area and the noise that will be generated by this type of establishment will be unacceptable at times. An establishment of this type is not appropriate for the area. Thank you for considering my opposition to this request.

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 14, 2020 9:05 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: (EXT) Jack Axes application

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Monday, July 13, 2020 10:14 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes application

I am a former resident of Merrymeeting Road and have relative(s) still living a short distance from the proposed Jack Axes facility.

I implore the City of St. John's to not put this business in the middle of a residential area. I'm sympathetic to the business owners search for an affordable venue but the lack of parking associated with this property should be reason alone to decline it. With only six spaces being declared, it is likely there will be more than 6 patrons in the establishment at any given time seeking parking spaces. The neighbourhood itself has almost no residences with driveways and therefore rely on the street parking that will be surely snapped up by this business on a daily basis. It is being placed on an intersection that has seen multiple accidents at the traffic light. When you add to this the fact that this neighbourhood is a fairly quiet older heritage area of the city, this business does not fit in with the it. Regardless, of the high rent business owners are facing, this should not be a reason to allow them to infiltrate more affordable areas where the business does not fit in.

Regards  
[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:04 PM  
**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: (EXT) merrymeeting rd bar

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Thursday, July 16, 2020 10:38 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) merrymeeting rd bar

Hello There,

I am writing with objections to the proposal of an axe throwing bar on Merrymeeting road. This is a residential neighborhood with many elderly long term home owners and young families with children trying to sleep. Putting such an establishment would be disadvantageous to their well-being and safety. The noise and fights that could come out of this installation is not fair to the residents of this area - whatsoever. It's NOT George street. The concept is in fact ridiculous. My 92 year old Nan lives directly across from this property and I grew up next door.

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:44 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: (EXT) Re: 95 Merrymeeting Rd.

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Sunday, July 19, 2020 3:16 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re: 95 Merrymeeting Rd.

Dear Council,

Please accept these remarks as my full support of the proposed non-conforming use of Jack Axes with the subject property. This is a great use of a currently derelict building that will provide economic stimulus in the city. As a resident of the West End, I fully endorse this proposal and wish to see this and similar projects continue to be approved by the city.

Sincerely,  
[REDACTED]

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## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, July 7, 2020 2:19 PM  
**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: (EXT) 95 Merrymeeting Road

Good Afternoon:

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

Your personal information, including name, will be redacted.

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 11:44 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

We need a laundry mat not another drinking place keep all that downtown.....that's all we need in a residential area .....nope!!!!.....I would like to be anonymous.....but we don't need this .....there is not one laundry mat in st johns or mount pearl!!!!!!!

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## Karen Chafe

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**From:** Garrett Donaher  
**Sent:** Wednesday, July 15, 2020 10:43 AM  
**To:** CityClerk; Lindsay Lyghtle Brushett  
**Subject:** FW: (EXT) Re: Jack Axes going in at 95 Merrymeeting Road

FYI

-Garrett

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 10:40  
**To:** Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>  
**Subject:** (EXT) Re: Jack Axes going in at 95 Merrymeeting Road

Hi understand that it's each there own with on street parking, I have a handicap parking in front of my house allso, which I know it's up for grabs to any one allso. But we have been here for over 30 years and everyone around our area has picked a spot to park and we don't take each other's parking spot, that's just respect from all our neighbors. It would be awesome to see something to go into that empty spot. Like I said as long as the owner can respect the people that has lived here for along time. I would even visit Jack axes sounds like fun. Thank you

Get [Outlook for iOS](#)

---

**From:** Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>  
**Sent:** Wednesday, July 15, 2020 10:21:02 AM  
**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>; [REDACTED]  
[REDACTED] <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

Good-day all,

Just a minor correction to Ken's note: we do not reserve accessible spaces for the adjacent owner either. The City does not reserve any on-street parking spaces.

-Garrett

---

**From:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>  
**Sent:** Tuesday, July 14, 2020 14:38  
**To:** [REDACTED]  
**Cc:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Garrett Donaher <[gdonaher@stjohns.ca](mailto:gdonaher@stjohns.ca)>; Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>  
**Subject:** RE: Jack Axes going in at 95 Merrymeeting Road

Ms. [REDACTED] thanks for writing in. I am passing along your comment to the City Clerk for the record.

On-street parking spaces are not reserved for the nearest house, except in the case of a handicapped parking space. For residential permit parking, a permit allows the holder to park anywhere in the parking permit area but again does not reserve a particular space. I am copying this to our transportation engineer, Garrett

Donaher, for his comment. I am also copying our supervisor of planning and development, Lindsay Lyghtle Brushett, for her information.

Thanks you.

Ken O'Brien

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's – Planning, Engineering and Regulatory Services  
John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor (but now working from home)  
Mail: PO Box 908, St. John's NL Canada A1C 5M2  
Phone 709-576-6121 (rings to my home) Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 14, 2020 11:07 AM  
**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>  
**Subject:** (EXT) Jack axes going in

Hi my name is [REDACTED] I live at [REDACTED] right across from where they want to put Jack Axes. I have no problem with them putting it in, the only thing that bothers me is if I would lose my parking spot. I park on street and have been here for over 30 years, so if my parking space in front of my door is safe it does not bother me for them to move in . Thank you  
Get [Outlook for iOS](#)

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 12:52 PM  
**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: (EXT) Proposed JackAxes on Merrymeeting Rd

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Tuesday, July 21, 2020 9:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Proposed JackAxes on Merrymeeting Rd

Dear Members of the Committee,

I am writing to offer my comments in opposition to the application by JackAxes to change 95 Merrymeeting Rd to a place of amusement for an axe throwing range and recreational liquor license.

The proposed location is in the middle of a highly residential area. The business has suggested limited off-street parking and business hours that specifically lend themselves to evening recreation with alcohol. As a resident, I have seen the substantial development of this neighbourhood in the past 15 years with an increase of young families with very young children who, rather than renting short term, invest in this neighbourhood. It has developed into a quiet, residential community and it is attracting residents for that very reason. Residents have made significant property investments to create a well-tended, safe, and quiet environment and those living here appreciate the community feel within central St. John's.

Concerns regarding the proposal are as follows:

- the lack of significant off-street parking (combined with the existing traffic of Merrymeeting Rd) will mean that the surrounding residential streets will be used for that purpose; parking availability, snow clearing, and safety on our narrow streets is already a concern for residents particularly in the winter months
- there will be a significant increase in foot and car traffic from afternoon until 10:00pm-Midnight contributing to a potentially unsafe and noisy environment for local residents and their children
- the increase of traffic flow from 4.00pm will coincide with return travel from the area's elementary schools and after-school recreation programs and the late night (10:00pm/11:00 weekday; Midnight weekend) closing will significantly disrupt local residents
- the approval of a business liquor licence in this neighbourhood is a decided step backwards and again, has a significant likelihood to contribute to late night noise and the accompanying concerns that are not suitable to a business in a residential area
- axe throwing parties are often group events, increasing the likelihood of noise and foot/car traffic in the area

Thank you so much for considering these concerns as they relate to this application,

All best wishes,

[REDACTED]

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 12:54 PM  
**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: (EXT) 95 Merrymeeting Road - Jack Axes

Good Afternoon [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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 4:41 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road - Jack Axes

Hello,

I am a long standing member of the Jack Axes Axe Throwing League (2 x Rec League Champion) and I have to strongly recommend them in use of this space.

Adrian is one of the smartest and easy going guys I know and this business attracts nothing but positivity and inclusion.

We as an axe throwing community along with Jack Axes support numerous charities in the province as well as accept everyone no matter where they come from.

To have this space used by Jack Axes would mean a lot to me and countless others as it has become more than throwing axes to us all. It's a place to meet new people and compete in friendly games with one another.

Please consider them!

Thanks,  
[REDACTED] [REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Tuesday, July 21, 2020 12:55 PM  
**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: (EXT) Re: 95 Merrymeeting Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the *Access to Information and Protection of Privacy Act*.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 21, 2020 9:28 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re: 95 Merrymeeting Road

To whom it may concern,

We write in relation to the application for a change of non-conforming use filed by Jack Axes for 95 Merrymeeting Road.

We have lived at [REDACTED] for approximately 4.5 years and welcome new development in the neighbourhood. We do, however, have some concerns regarding the above-noted application.

Our primary concern relates to parking overflow on Mayor Ave, particularly on the even numbered side. Because so many residents rely on on-street parking in this area, there is already limited parking on our street. As such, there is currently no capacity for any overflow parking from guests of Jack Axes. This is especially the case during the winter months, when the snow further limits the parking capacity of our street. We therefore request that you consider implementing permit parking on Mayor Avenue to allow residents to have exclusive access to on-street parking if this application is approved.

Secondly, we are concerned about evening noise generated both by the establishment itself and guests congregating outside of the establishment. As parents of a toddler who goes to bed at 7:00 p.m., we are extremely concerned that the proposed hours of operation will interfere with her and our sleep patterns. We respectfully request that conditions be put in place to limit the noise generated by the establishment, including reducing the sound of the axes making impact with a wall and the noise generated by guests both inside and outside the establishment. Given the high impact and low frequency of the strike of an axe and the nature of sound transmission, there will be a significant projection and dispersion of this sound in our neighbourhood. Because there will be hundreds or thousands of axes thrown each day, strict measures must be put in place to reduce or eliminate any negative impact on our neighbourhood.

Finally, we request that Jack Axes' evening hours of operation be restricted to a 10:00 p.m. closing time to further

reduce any negative impact that this establishment will have on neighbourhood residents. We are also concerned that the proposed hours not be expanded should another corporate entity take over the building in the future. We query whether there is a mechanism by which the hours approved for Jack Axes can be locked in place in the event that another business occupies the property in the future.

As noted above, we welcome new development in our neighbourhood and we believe that Jack Axes could make a very positive contribution to our neighbourhood provided that proper measures are put in place to mitigate any negative impact on residents.

We thank you for your time and consideration.

Yours very truly,

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

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, July 20, 2020 8:43 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: (EXT) 95 Merrymeeting Road

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Sunday, July 19, 2020 12:33 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting Road

I live on [REDACTED] [REDACTED] [REDACTED] close proximity to the proposed establishment. I support the property being reclassified to allow the axe throwing facility. Consideration should be made regarding where people allowed to park on the street...maybe new signage at intersections.

Sent from my iPhone

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Thursday, July 16, 2020 12:01 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Sheilagh O'Leary; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 95 Merrymeeting road proposal

Good Afternoon:

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

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

**From:** [REDACTED]  
**Sent:** Thursday, July 16, 2020 7:54 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** (EXT) 95 Merrymeeting road proposal

July 16, 2020

Good day,

My name is [REDACTED] and I am a home owner on [REDACTED]. I am writing in regards to the application for a change use at 95 Merrymeeting road. I do not support an establishment that serves alcohol to occupy this space. This is a neighbourhood where there are many seniors and families. I'm very interested in accessible development that brings social opportunities to everyone. Jack Axes is an establishment that serves a small group of our population and having been there myself, I understand that first hand. It would be physically located in our community neighbourhood but not serving it. For this reason I oppose this change.

With thanks and understanding.

Best

[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 8, 2020 1:04 PM  
**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: (EXT) Jack Axes application to buy 95 Merrymeeting Rd.

Good Afternoon

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

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

**From:** [REDACTED]  
**Sent:** Tuesday, July 7, 2020 10:39 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Jack Axes application to buy 95 Merrymeeting Rd.

To whom it may concern,

I am writing today to express my support of Jack Axes' bid to purchase the property at 95 Merrymeeting Rd. I am a lifelong resident of the east end of St. John's. I have been to Jack Axes several times since their opening, and began participating in leagues there on Water Street in the summer of 2019. Jack Axes is a wonderful, community-focused, business owned and operated by responsible, friendly people. It provides a fun, prosocial, inclusive, and engaging atmosphere for adults of various walks. Any community would stand to benefit from having a business like this in their area!

Kind regards,  
[REDACTED]

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## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Wednesday, July 15, 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: (EXT) 95 merry meeting rd

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.

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 8:48 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 95 merry meeting rd

Good day, the parking on merry meeting is bad enough now. Some houses have 2 or 3 cars, and many nights I have to leave because I cant park by my house I pay taxes on for 140 grand which is only worth 50. It seems to me we should have permits, all around have them and when they are stuck they park by my house, BUT I CANT PARK ANYWERE ELSE. There is a big parking lot at st georges court but you cant park there. Merry meeting is a free for all. If I were not stuck and I mean stuck I would be gone.

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[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

July 221, 2020

Re: 95 Merrymeeting Road

Dear City Clerk,

Please be advised that the application submitted by Jack Axes for 95 Merrymeeting Road draws concern with regards to parking.

The parking lot at 95 Merrymeeting Road has limited parking spaces. As a business owner, I am concerned that our parking lot will be used by participants which will create problems with regards to snow clearing, etc.

Please take my concern into consideration.

Thank you,

[REDACTED]  
[REDACTED]  
[REDACTED]