

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 21, 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) Application at 19 Dundas St.

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. 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 12:51 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application at 19 Dundas St.

Regarding the application for a blood collection and urinalysis at 19 Dundas St.

Although the letter mentions that one parking spot is provided neither the letter nor the map indicate exactly where that spot is, whether it is in their driveway or on the street. Also one must consider that it would be quite common to have two vehicles, or even three at a time as some people arrive early, others late, and then there can be delays as well causing things to back up. Also there is a fire hydrant is in front of number 19 to consider.

Beyond that not sure that a residential area needs to have businesses operating there, when there are places for rent and lease and zoned as such, such as at Oxen Pond and Freshwater Rd, where there is a dental office with space available and its own parking.

I'm not overly worried about it, but some thought has to be put into some issues to make sure no problems arise. Keeping costs down by having places like this may be helpful overall, so that could be a good thing.

Please keep everything completely confidential.

[REDACTED]

Hold Enshrined With Hearts Entwined The Loved Land Midst The Waters

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, July 8, 2020 12:46 PM
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) 19 Dundas Street

Good Afternoon [REDACTED]

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

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

From: [REDACTED]
Sent: Tuesday, July 7, 2020 2:52 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 19 Dundas Street

I support this application.
[REDACTED]

[Sent from Rogers Yahoo Mail on Android](#)

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 9:12 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) 19 Dundas Street

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 11:23 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) 19 Dundas Street

Good day,

I am emailing to voice my concerns to your notification on the new business that will potentially be operating out of 19 Dundas Street.

My concerns are that as a resident of [REDACTED] Street, this is a quiet residential area with limited parking which does not usually have high traffic passing through. I also would like to make you well aware of the children, seniors and jogging groups that live, walk, play and jog the area, as they enjoy and take comfort in the safety of the low traffic level streets.

In my opinion, if approved you will be greatly compromising the residential atmosphere, peace, quiet and safety that our residents enjoy so much about Dundas Street.

With that said, I have a greater concern for the clientele that this business will bring to our street on a daily basis. I have worked in construction for many years and know of too many instances where clients would arrive at Medical Testing Facilities and fail a drug and alcohol test.

During your review process please consider how this business will impact our residential neighborhood and consider if it was on your street, where your children play or your parents stroll, would you approve of it?

I clearly do not approve of this type of business to operate on Dundas Street or any other residential street due to the potential safety risk it brings to its residents.

Thank you for your time and consideration,



Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 2:26 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) Response to the application at 19 Dundas Street

Good Afternoon:

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

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

From: [REDACTED]
Sent: Tuesday, July 14, 2020 1:09 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) Response to the application at 19 Dundas Street

Good afternoon,

I am responding to a notification my husband and I received in the mail last week about an application for a home-based business providing blood collection and urinalysis services at 19 Dundas Street. Our position is that we oppose this application, as we feel it will negatively impact the neighborhood due to the increase in road congestion.

My husband and I purchased our home on [REDACTED] 5 years ago. During this time, we have observed that many houses on our street and the surrounding areas (Wexford, Oxen Pond, Dundas, Hatcher, and University Avenue) have two apartments, which poses quite the congestion for parking and traffic – especially in the winter when snow banks make the streets narrower. The application indicates that the business will see 1 car every 15 minutes, 5 days a week from 7 am to noon. This amounts to 20 cars traveling in and out of the area before noon when the business is operating, which will further add to the road congestion of an already high-density area. Additionally, I question whether enough business-related parking will be available. At this point, the application states that 1 parking space is provided for the business. With overlapping between customers, there will be a requirement to park on the road, further adding to the parking dilemma - especially since the houses are quite close together and there is limited space between driveways.

Thank you for your time,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 9:11 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) Application for 19 Dundas Street

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 4:58 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application for 19 Dundas Street

I have reviewed the application for the blood collection and urinalysis service at 19 Dundas Street. I live at [REDACTED] Street and have some concerns, itemized below:

1. This neighbourhood is residential. I purchased my home on [REDACTED] because it is a residential neighbourhood and have invested accordingly. Allowing business ventures to move into this neighbourhood stands the risk of significantly impacting my property value. This is the third time in recent years that an application has been made to open a business in this neighbourhood and the city should defend the zoning under which I purchased my home and invested in my property.
2. This is a high density, area with a high number of two apartment units, multiple renters in each unit and a significant parking issue. This is most evident during winter when street parking is limited. Our proximity to the university results in students parking in this area and walking to campus. We also have two schools in this neighbourhood and University Avenue and Oxen Pond Rd are major bus routes to the university. Wexford Street has high traffic as a short cut to the Parkway and the Health Sciences Center. Traffic is currently high in all streets leading to Dundas Street. The streets aren't wide enough to handle the number of parked cars and high traffic, especially with snow. The city needs to address this issue, especially the parking limitations and the high number of unregistered two apartment units. A business moving into this area will further add to the existing problem. The applications outlines that 4 cars per hour can be expected to visit the unit five days a week, with overlap as clients change. The neighborhood can not handle that volume.
3. Houses are relatively close together and 4 visitors per hour to one unit is a significant intrusion on privacy of neighbouring homes and families which will only further erode property value.
4. Many units in this neighbourhood are rented and are not well-maintained. Opening businesses will further erode the property value.
5. Finally, the multiple rentals in this area will mean that many property owners aren't receiving this notice. It is also summer and people are on vacation. I'm concerned that you will get little feedback from actual home owners.

I am supportive of small business, especially in the current climate but it has to complement a neighbourhood not sabotage it. This neighbourhood needs a revitalization plan and the current issues outlined above have to be addressed by the city. Opening businesses will be a step backwards and home owners such as myself will pay the price for that.



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Monday, July 20, 2020 4:50 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 business 19 Dundas St.: Blood collection and urinalysis

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 4:33 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application for business 19 Dundas St.: Blood collection and urinalysis

We are opposed to the business application as noted above for the following reasons:

1. On street parking continues to be a major issue in this area given the number of students with vehicles and two apartment homes in the area. It is not uncommon to see cars parked on lawns as there is already not enough on street parking available. Business use of a property will only add to this problem.
2. Having worked in urinalysis testing ([REDACTED]) I am skeptical as to the accuracy of one client per 15 minutes. It is quite possible to collect many more samples per hour. As well testing protocols allow for significant wait periods requiring the client to remain on site in the event of a "failure to provide" which is very common in that industry. This could potentially result in five or six clients stacked in a holding pattern at the location at the same time.
3. In many blood and urine collection clinic it is common to see clients socializing outside the clinic as they have commonalities such as work or even addictions. This would also potentially compound the traffic in a of our area and also detract from the residential nature of our area.
4. I purchased my home with knowledge in was in a residential area and zoned for same. Most recently we were plagued by a house two doors away from our home being used as an emergency shelter with no support staff and police continually responding to criminal and violent disturbances at this home. We were also victims of a Break and Enter and believe it was related to the clients at this shelter operating in our neighbourhood with little or no governmental oversight. We remain opposed to any further commercialization in our residential zone.

Thank you for allowing us input on this application,

[REDACTED]

[REDACTED]

I have reviewed the application for the blood collection and urinalysis service at 19 Dundas Street. [REDACTED]

[REDACTED]temized below:

Sent from [Mail](#) for Windows 10

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, July 14, 2020 9:03 AM
To: [REDACTED]; CityClerk; [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) Home Occupation 19 Dundas Street

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 2:37 PM
To: CityClerk <cityclerk@stjohns.ca>; [REDACTED]
Subject: (EXT) Home Occupation 19 Dundas Street

Dear Sir/Madam:

We wish to voice objection to the use of a blood collection and urinalysis service at the address listed above.

- a) There would be an obvious increase in traffic related to such an operation, potentially 20 vehicles per day. 15 minutes per appointment for 5 hours.
- b) There is always the precedent that it will result in further residential erosion and that more such businesses will gain entry into these totally residential streets.
- c) There is an abundance of commercial office space available in the general area for such a business outlet
- d) In the 90s, a business attempted to run an electronics store on Oxen Pond Road, near the current establishment, Biggs, and it was similarly frowned upon for the same reasons. This is a long time homogenous residential area and should not be downgraded.

Thank you for this opportunity to express our opposition to such a development.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.