

ST. JOHN'S

Regular Meeting - City Council Agenda

October 5, 2020
3:00 p.m.
4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1 Fire Prevention Week 2020 4
3. APPROVAL OF THE AGENDA
 - 3.1 Adoption of Agenda
4. ADOPTION OF THE MINUTES
 - 4.1 Adoption of Minutes - September 28, 2020 5
5. BUSINESS ARISING FROM THE MINUTES
 - 5.1 Notice of Motion - Heritage Designation - 172 Campbell Avenue 15

6. NOTICES PUBLISHED

6.1 133 Old Bay Bulls - Residential Low Density (R1) Zone - Ward 5

17

Application

A Discretionary Use application has been submitted to operate a Home Occupation in a portion of the Dwelling at 133 Old Bay Bulls Road. The proposed business will offer a Dog Training and Dog Wash Service.

Description

Training Services will be limited to two dogs at a time, and all training will take place inside the Dwelling. The dogs will be accompanied and controlled by the owners at all times and will be leashed when entering and leaving the business. The wash services are for shampoo, brush and dry only, limited to one dog at a time.

The proposal will have a floor area of 44.77m². The business will be available by appointment only on Monday, Wednesday and Friday 9 a.m.–5 p.m., Tuesday and Thursday 11 a.m.–3 p.m. and 7 p.m.–9 p.m. (evenings for training only) and Saturday 11 a.m.–3 p.m. Training services will take place in 1-hour intervals. The property owner is the sole employee. On-site parking is provided.

2 submissions received.

6.2 520 Main Road - Residential Low Density (R1) Zone - Ward 5

22

Application

A Change of Non-Conforming Use Application has been submitted at 520 Main Road to change the Use from a convenience store to a Pet Grooming Salon

Description

The proposed business will occupy a floor area of 46.5 m². The proposed hours of operation are Tuesday to Friday and every second Saturday, 10:30 a.m. to 5 p.m. Clients are by appointment only, ranging 1-6 hours in length and 1 client at a time. Drop off and pick up only. The business will employ 1 person with 1 additional employee in the future. On-site parking is provided.

No submissions received.

7.	COMMITTEE REPORTS	
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14.	ADJOURNMENT	



PROCLAMATION

FIRE PREVENTION WEEK

- WHEREAS** the City of St. John's is committed to ensuring the safety and security of all those living in and visiting our City; and
- WHEREAS** fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk to fire; and
- WHEREAS** cooking equipment is the leading cause of home structure fires and associated injuries are the third leading cause of home fire deaths; and
- WHEREAS** heating and electrical equipment and smoking materials are among the leading causes of reported home fires; and
- WHEREAS** working smoke alarms cut the risk of dying in reported home fires in half; and
- WHEREAS** City of St. John's first responders are dedicated to reducing the occurrence of home fires and home fire deaths and injuries through prevention and protection education; and
- WHEREAS** St. John's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and
- WHEREAS** residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and
- WHEREAS** the Fire Prevention Week 2020 theme, "**Serve Up Fire Safety in the Kitchen!**" effectively serves to remind us all of the simple actions we can take to stay safer from fire during Fire Prevention Week and year-round.
- THEREFORE** *I, Danny Breen, Mayor of St. John's, do hereby proclaim the week of **October 04-10, 2020 as Fire Prevention Week**. I urge all the people of St. John's to heed the important safety messages of Fire Prevention Week 2020 and to support the many public safety activities and efforts of the St. John's Regional Fire Department's Fire and Emergency Services.*

I call upon the people of the City of St. John's to participate in fire prevention activities at home, work, and school and to take the steps needed to make their homes and families safe from the leading causes of home fires, which include cooking, heating and electrical.

In Witness hereof, I do hereby on behalf of the City of St. John's and the citizens, my signature at our City Hall, in the City of St. John's, on the _____ day of _____, 2020.

Danny Breen, Mayor

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

September 28, 2020, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Councillor Maggie Burton

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Susan Bonnell, Manager - Communications & Office Services
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Maureen Harvey, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SMJMC-2020-09-28/472

Moved By Councillor Hanlon

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - September 21, 2020**

SJMC-R-2020-09-28/473

Moved By Councillor Hickman

Seconded By Councillor Korab

That the minutes of the Regular meeting held on September 21, 2020 be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. NOTICES PUBLISHED**6.1 Notices Published - 8 Rodney Street**

A Discretionary Use application has been submitted to operate a Psychologist Clinic as a Home Occupation at 8 Rodney Street.

The clinic will have a floor area of 8.6m² and will operate Monday – Friday, 8:30 a.m. to 6 p.m. Services will be by appointment only. There will be a maximum of 5 appointments per day; 50 minutes per appointment with 30 minutes in between to avoid overlap. On-site parking is provided.

One submission received.

SJMC-R-2020-09-28/474

Moved By Councillor Froude

Seconded By Councillor Lane

That the Discretionary Use application to operate a Psychologist Clinic as a Home Occupation at 8 Rodney Street be approved subject to meeting all applicable requirements.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

7. COMMITTEE REPORTS**7.1 Development Committee Report****7.2 Committee of the Whole Report****1. Syme's Bridge Closure to Vehicular Traffic**

SJMC-R-2020-09-28/475

Moved By Councillor Collins

Seconded By Councillor Korab

That Council grant approval to close Syme's Bridge to vehicular traffic. If possible, convert the bridge to pedestrian only until such time that it requires removal due to safety concerns. Further, that

the decision is brought back to Council before removal of the bridge due to safety concerns.

That Council also grant approval for development in the floodplain for the required turn-a-round areas.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

2. Sidewalk Snow Clearing Service Levels

SJMC-R-2020-09-28/476

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That in the coming weeks, staff put forward a plan:

- To ensure resources are used efficiently on the most important routes: that staff review the priorities of sidewalks, laneways and stairways with recommendations to Council this fall on changes to make.
- To address the quality of the clearing of sidewalks, as it's sometimes that the area of grass or curb adjacent to the sidewalk is cleared, which makes for a poor quality pathway.
- The enforcement of existing bylaws that prohibits obstruction of a sidewalk by snow removal.
- And whether there is a potential deprioritization of some side roads, to free up resources.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Froude

Against (1): Councillor Collins

MOTION CARRIED (8 to 1)

SJMC-R-2020-09-28/477**Moved By** Councillor Korab**Seconded By** Councillor Collins

Despite the fact that staff, Council and the public have a clear interest in improving winter walkability in the City of St. John's, staff are unable to recommend further investment in this service at this time, given the serious financial situation the City finds itself in at the end of the 2020 fiscal year. The minimal cost option to produce a noticeable difference to residents is 700k per year which is not budgeted. Given anticipated budget challenges going into 2021, enhancing the level of service for sidewalks is not recommended. Instead, staff recommend that Council commit to maintain the status quo for the 2020-21 winter season and consider future investments as part of the 2021 budget development process.

For (7): Mayor Breen, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

Against (2): Deputy Mayor O'Leary, and Councillor Froude

MOTION CARRIED (7 to 2)**SJMC-R-2020-09-28/478****Moved By** Councillor Froude**Seconded By** Deputy Mayor O'Leary

That Council consider all options in this list for winter 2021-22, and that the decision note is referred to the budget process.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)**3. Division Name and Mandate Review**

SJMC-R-2020-09-28/479

Moved By Deputy Mayor O'Leary

Seconded By Councillor Stapleton

That Council rename the 'Non Profit Housing Division' as the 'Housing Division' and that Council adopt the Division's mandate to 'provide affordable housing to residents of St. John's and lead the City's commitments in the housing and homelessness sectors'.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

4. 138 Ladysmith Drive - MPA200000

SJMC-R-2020-09-28/480

Moved By Councillor Lane

Seconded By Councillor Froude

That Council consider rezoning the property at 138 Ladysmith Drive from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone; and advertise the application for public review and comment.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

5. 42-52 Diamond Marsh Drive - MPA2000002

SJMC-R-2020-09-28/481

Moved By Councillor Lane

Seconded By Councillor Collins

That Council consider rezoning land at 42-52 Diamond Marsh Drive from the Open Space (O) Zone to the Residential Low Density (R1) Zone and advertise the application for public review and comment.

Further, that this matter be referred to the Environment and Sustainability Experts Panel.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1 Development Permits List For the Period of September 17 To September 23, 2020

9. BUILDING PERMITS LIST

9.1 Permits List for the Week ending September 23, 2020

SJMC-R-2020-09-28/482

Moved By Councillor Lane

Seconded By Councillor Hanlon

That the Permits List for the week of September 23, 2020 be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1 Weekly Payment Vouchers for Week Ending September 23, 2020

SJMC-R-2020-09-28/483

Moved By Councillor Stapleton

Seconded By Councillor Hickman

That the Weekly Payment Vouchers for the Week ending September 23, 2020 in the amount of \$ 3,842,357.94 be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

11. TENDERS/RFPS

11.1 Engineering Consulting Services - Goulds Servicing - Phase 2

SJMC-R-2020-09-28/484

Moved By Councillor Froude

Seconded By Councillor Collins

THAT Council award to Pinnacle Engineering Limited (PEL) based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

11.2 Engineering Consulting Services - Phase 3 (Sewage Forcemain)

SJMC-R-2020-09-28/485

Moved By Councillor Froude

Seconded By Councillor Collins

THAT Council award to R.V. Anderson Associates Limited (RVA) based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

11.3 Archeological Consulting Services

SJMC-R-2020-09-28/486

Moved By Councillor Froude

Seconded By Councillor Lane

THAT Council award Archeological Consulting Services for the Water Street Infrastructure Improvements – Phase 4 to Blair Temple Associates (BTA).

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

12.1 Petition re: Closure of Symes Bridge

Councillor Collins presented a petition on behalf of residents objecting to the closure of Symes Bridge to vehicular traffic. A copy of the petition is attached to the agenda and published as a post-agenda.

13. OTHER BUSINESS

13.1 The Surrealtor – Road Closure Requests

SJMC-R-2020-09-28/487

Moved By Councillor Hanlon

Seconded By Councillor Hickman

That Council approve the requested road closures, and noise by-law extensions for The Surrealtor film shoot.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (9 to 0)

14. ADJOURNMENT

There being no further business, the meeting adjourned at 4:00 pm.

MAYOR

CITY CLERK

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move a motion to adopt a Heritage Designation By-Law for the following property so as to have the structure situate on this property designated as a Heritage Building:

- 172 Campbell Avenue (PID #24149)

DATED at St. John's, NL this day of , 2020.

COUNCILLOR

ST. JOHN'S

BY-LAW NO.

ST. JOHN'S HERITAGE DESIGNATION (172 CAMPBELL AVENUE, PARCEL ID #24149) BY-LAW

PASSED BY COUNCIL ON _____, 2020

Pursuant to the powers vested in it under section 355 of the City of St. John's Act, RSNL 1990 c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the heritage designation of 172 Campbell Avenue, Parcel ID #24149:

BY-LAW

1. This by-law may be cited as the St. John's Heritage Designation (172 Campbell Avenue, Parcel ID #24149) By-Law.
2. The building situate on property at 172 Campbell Avenue, Parcel ID #24149 is designated as a Heritage Building.

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2020

MAYOR

CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on October 5, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
133 Old Bay Bulls Residential Low Density (R1) Zone Ward 5	<p>Application A Discretionary Use application has been submitted to operate a Home Occupation in a portion of the Dwelling at 133 Old Bay Bulls Road. The proposed business will offer a Dog Training and Dog Wash Service.</p> <p>Description Training Services will be limited to two dogs at a time, and all training will take place inside the Dwelling. The dogs will be accompanied and controlled by the owners at all times and will be leashed when entering and leaving the business. The wash services are for shampoo, brush and dry only, limited to one dog at a time. The proposal will have a floor area of 44.77m². The business will be available by appointment only on Monday, Wednesday and Friday 9 a.m.–5 p.m., Tuesday and Thursday 11 a.m.–3 p.m. and 7 p.m.–9 p.m. (evenings for training only) and Saturday 11 a.m.–3 p.m. Training services will take place in 1-hour intervals. The property owner is the sole employee. On-site parking is provided</p>	2 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements.

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

Jason Sinyard, P. Eng, MBA
Deputy City Manager,
Planning, Engineering and Regulatory Services

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) Application - 133 Old Bay Bulls Rd
Date: Tuesday, September 22, 2020 2:23:46 PM

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: Monday, September 21, 2020 4:47 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: (EXT) Application - 133 Old Bay Bulls Rd

Good Afternoon;

It has come to my attention that there is another rezoning application for the address above.

I oppose this re-zoning for the same reasons listed in my previous email.

This would cause a noise problem in the residential neighbourhood. I am concerned for the value of my property and my ability to attract a high-quality tenant across the street from a dog training facility, and there is a dog daycare/training facility within 1km of the area which would be in direct competition.

Thank You,

[REDACTED]

On Tue, Aug 4, 2020 at 6:17 AM CityClerk <cityclerk@stjohns.ca> wrote:

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.

All personal information, including name, will be redacted prior to your submission becoming a matter of public record as per the *Access to Information and Protection of Privacy Act*.

Elaine Henley

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

From: [REDACTED]
Sent: Tuesday, August 4, 2020 1:24 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application - 133 Old Bay Bulls Rd

****Please remove my name and address from the record prior to public release****

Good Evening;

Please accept this note as my response to the Public Notice regarding a discretionary use application for 133 Old Bay Bulls Rd. I am the homeowner of [REDACTED]

I oppose this application, as there is an existing Doggy Daycare located on Pearltown Rd. That business is located approximately 1.5km from my home, and the noise from that location is still noticeable throughout the day and the evening, as the business does have overnight accommodations for their dogs as required. Opening a similar business so close to a residential neighbourhood would cause an immediate noise problem for those in the area.

There is an apartment in my house, and the tenant is a shift worker. As a shift worker myself, I know how difficult it can be to sleep throughout the day when noise levels are high. Adding a doggy daycare to our neighbourhood would only amplify those concerns.

I have read through the notice, and saw that the dogs would be inside - "contained to the

dwelling" as it says. I don't believe that this is realistic. I have a dog myself, and to contain him to my home all day would be a disservice to him. The dogs will have to go outside at least to stretch their legs and to do their business. The likelihood of them being inside all day is next to none, in my opinion.

My wife is currently on maternity leave and is caring for two children, one is a 9-month old who requires 2-3 naps every day. This would not be an easy task if there were a doggy daycare across the street.

Finally, I am concerned about the value of my property in relation to its proximity to such a business. I believe the value of my property, as well as the ability to attract high-quality tenants would be negatively affected if another doggy daycare was to open in our neighbourhood.

I would hope that when the city council makes their decision on this application that it will be declined.

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

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

-

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.

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) 133 old bay bulls road
Date: Monday, September 21, 2020 10:14:44 AM

Good Morning [REDACTED]

We acknowledge receipt of your email and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

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

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

From: [REDACTED]
Sent: Friday, September 18, 2020 11:00 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 133 old bay bulls road

I am writing to object and disagree to operate a Home Occupation of a dog training and was services at the dwelling of 133 old bay bulls road.

Sincerely,

[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.

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on October 5, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
520 Main Road Residential Low Density (R1) Zone Ward 5	Application A Change of Non-Conforming Use Application has been submitted at 520 Main Road to change the Use from a convenience store to a Pet Grooming Salon Description The proposed business will occupy a floor area of 46.5 m ² . The proposed hours of operation are Tuesday to Friday and every second Saturday, 10:30 a.m. to 5 p.m. Clients are by appointment only, ranging 1-6 hours in length and 1 client at a time. Drop off and pick up only. The business will employ 1 person with 1 additional employee in the future. On-site parking is provided.	0 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements.

Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion, and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

DECISION/DIRECTION NOTE

Title: Request for Increased Height for an Accessory Building in the Watershed
88 Clarke's Hillview Road, Town of Paradise
INT2000088

Date Prepared: September 29, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required:

To reject the proposed increase in height for an Accessory Building located in the Watershed at 88 Clarke's Hillview Road, Town of Paradise.

Discussion – Background and Current Status:

A request has been submitted by the Town of Paradise for an increase in height for a residential Accessory Building, located in the Watershed at 88 Clarke's Hillview Road. The proposed Accessory Building would have a total floor area of 45m² and a total height of 4.4m.

The Watershed Agreement between the City of St. John's and the Town of Paradise allows the Town to process applications for Accessory Buildings with a maximum floor area of 45m² and a maximum height of 4m. There is no provision in the Agreement to allow a variance to increase height above 4m.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Watershed Agreement between the City of St. John's and the Town of Paradise.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council reject the proposed height increase to 4.4m for an Accessory Building at 88 Clarke's Hillview Road, Town of Paradise, as it is contrary to the the Watershed Agreement between the City of St. John's and the Town of Paradise.

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Attachments: Location Map

Report Approval Details

Document Title:	Development Committee - Increased Height for Accessory Building - Watershed, Town of Paradise - INT2000088.docx
Attachments:	- Location Map - 88 Clarke's Hillview Road.pdf
Final Approval Date:	Sep 30, 2020

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Sep 30, 2020 - 10:55 AM

Jason Sinyard - Sep 30, 2020 - 11:07 AM



CLARKE'S HILLVIEW

SUBJECT PROPERTY

CAMROSE DRIVE

W

DECISION/DIRECTION NOTE

Title: Request to set the parking requirement for a Service Shop
55 Kiwanis Street
INT2000091

Date Prepared: September 29, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To set the parking requirement for a Service Shop (Hair Salon) at 55 Kiwanis Street.

Discussion – Background and Current Status:

An application was submitted to add a Hair Salon to the existing Building at 55 Kiwanis Street. As the parking requirement for a Service Shop is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

There are 35 parking spaces provided onsite for the occupancies within the Building. The proposed hair salon has 4 client chairs and it is recommended that 3 parking spaces be provided per chair (employee, client, and the waiting client). It is therefore recommended that 12 parking spaces are provided for this Use. The draft Envision Development Regulations also requires 3 parking spaces per chair for a Service Shop.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Section 9.1.1. of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

ST. JOHN'S

8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council set 12 parking spaces as the requirement for parking at 55 Kiwanis Street for the proposed Service Shop.

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Attachments: Location Map

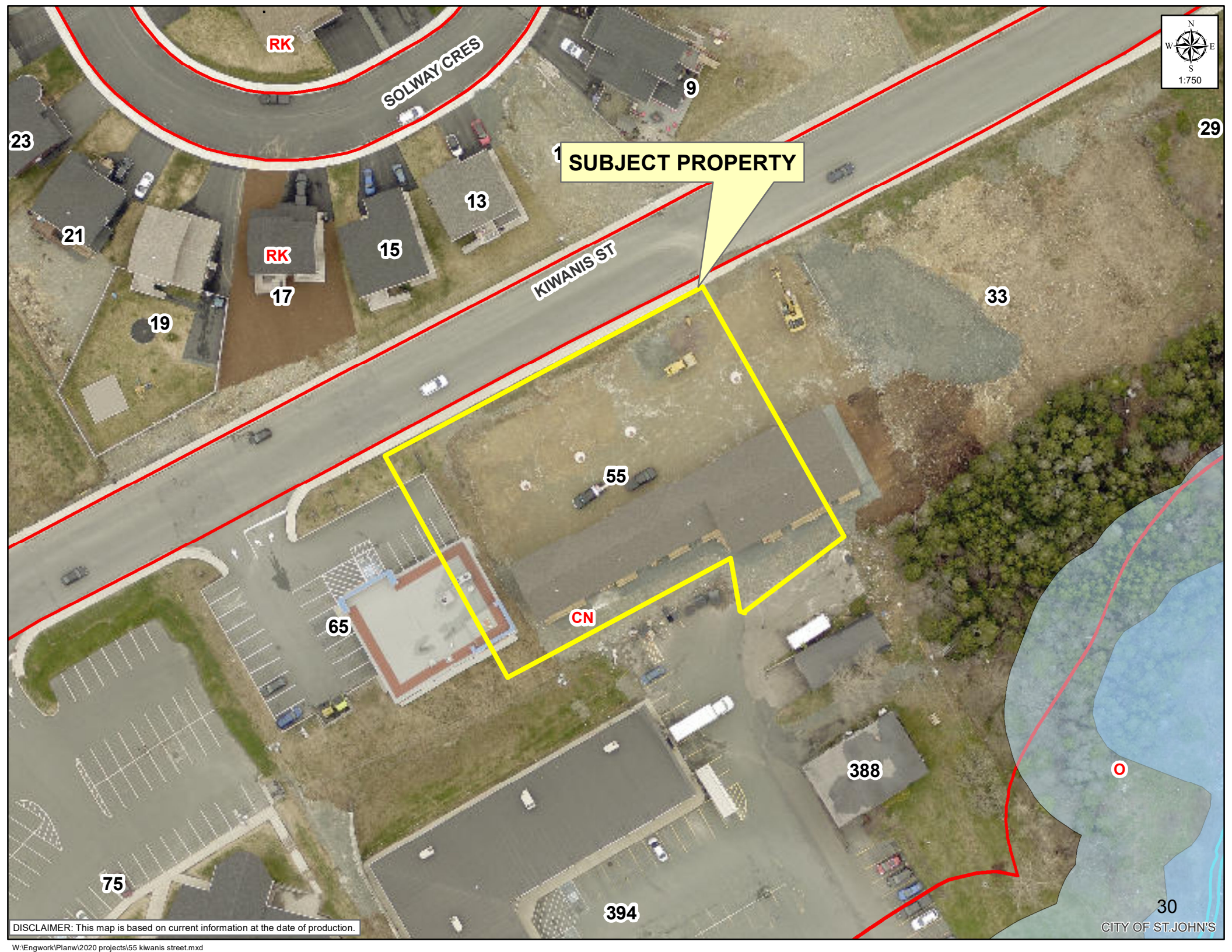
Report Approval Details

Document Title:	Development Committee - Request to Set the Parking for Proposed Service Shop - 55 Kiwanis Street - INT2000091.docx
Attachments:	- Location Map - 55 KIWANIS STREET.pdf
Final Approval Date:	Sep 30, 2020

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Sep 29, 2020 - 4:14 PM

Jason Sinyard - Sep 30, 2020 - 11:22 AM



SUBJECT PROPERTY

SOLWAY CRES

KIWANIS ST

RK

RK

CN

O

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\2020 projects\55 kiwanis street.mxd

30
CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Set Parking Requirement for proposed Custom Workshop Use
60 O’Leary Avenue
INT2000090

Date Prepared: September 30, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To set the parking requirement for a Custom Workshop Use (Kitchen Building and Supply) at 60 O’Leary Avenue.

Discussion – Background and Current Status:

An application was submitted to add a Kitchen Building and Supply to the Building at 60 O’Leary Avenue. This is considered a Custom Workshop Use under the Development Regulations. As the parking requirement for this Use is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

It is recommended that a combination of Manufacturing Use, Retail Use and Office Use be used to calculate the required number of parking spaces under the current Development Regulations. This calculation would require 26 parking spaces to be provided, based on the Floor Area of 1061 m² and the various floor area for each specific Use. There are 224 parking spaces provided on site and current occupancies require 116 of these parking spaces, including the proposed Kitchen Building and Supply Shop. This parking calculation is in line with the Envision requirements for Light Industrial, Retail and Office Uses.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: City’s Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John’s Development Regulations Section 9.1.1.
5. Privacy Implications: Not applicable.

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6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council set 26 parking spaces as the parking requirement for the proposed Custom Workshop Use (Kitchen Building and Supply Shop) at 60 O'Leary Avenue.

Prepared by:

Ashley Murray- PTech, Development Officer II

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

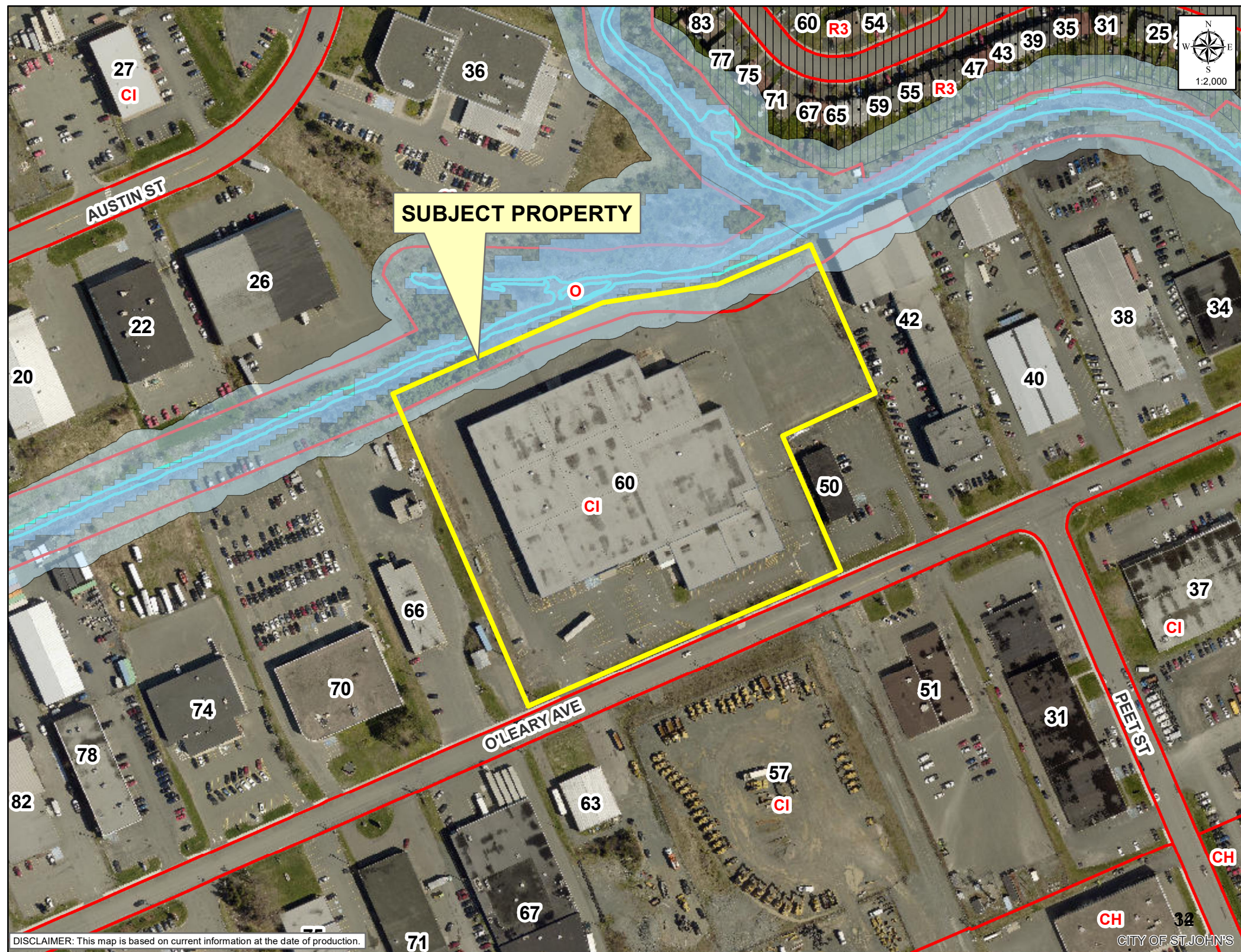
Report Approval Details

Document Title:	Development Committee- Set Parking Requirement at 60 OLeary Avenue- INT2000090.docx
Attachments:	- Location Map 60 OLeary.pdf
Final Approval Date:	Oct 1, 2020

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Sep 30, 2020 - 12:26 PM

Jason Sinyard - Oct 1, 2020 - 9:49 AM



SUBJECT PROPERTY

AUSTIN ST

O'LEARY AVE

PEET ST

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

**Development Permits List
For the Period of September 24 To September 30, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office for Electrical Contractor	234 Back Line	5	Approved	20-09-24
RES		Rebuild of Single Detached Dwelling	18 Long Pond Road	4	Approved	20-09-24
RES		Building Lot for Single Family Dwelling	45 Ryan's Place	5	Approved	20-09-28
OT	Modern Holdings Limited	Quarry Lease Renewal	171 Conception Bay South Bypass	5	Approved	20-09-29
OT	Cougar Engineering & Construction Limited	Quarry Lease Renewal	Trans-Canada Highway	5	Approved	20-09-30
COM		Home Office for Engineering Consultant	10 Halliday Place	4	Approved	20-09-30

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Lindsay Lyghtle Brushett
Supervisor - Planning and
Development**

Permits List

Council's October 5, 2020 Regular Meeting

Permits Issued: 2020/09/24 to 2020/09/30

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
1 Rumboldt Pl	Extension	Single Detached Dwelling
1 Saunders Pl	Renovations	Single Detached Dwelling
101 Diamond Marsh Dr	New Construction	Single Detached Dwelling
11 Banikhin Pl	Renovations	Single Detached Dwelling
117 Springdale St	Renovations	Single Detached Dwelling
13 Gilbert St	Deck	Patio Deck
15 Bavidge St	Accessory Building	Accessory Building
154 Mount Scio Rd	Renovations	Single Detached Dwelling
16 Munich Pl	Accessory Building	Accessory Building
2 Devine Pl	Fence	Fence
20 Trebble Pl	Renovations	Single Detached Dwelling
23 York St	Renovations	Townhousing
234 Back Line	Change of Occupancy	Home Office
237 Airport Heights Dr	Extension	Single Detached Dwelling
25 Taylor Pl	Change of Occupancy/Renovations	Subsidiary Apartment
26 Tobin's Rd	Extension	Single Detached Dwelling
27 Stanford Pl	Renovations	Single Detached Dwelling
28 O'regan Rd	Site Work	Single Detached Dwelling
28 O'regan Rd	Deck	Patio Deck
3 Stoneyhouse St	Extension	Single Detached Dwelling
310-316 Petty Harbour Rd	Accessory Building	Accessory Building
32 Cormack St	Renovations	Single Detached Dwelling
35 Malka Dr	New Construction	Single Detached Dwelling
36 Lilac Cres	Accessory Building	Accessory Building
36 Sgt. Craig Gillam Ave	Extension	Single Detached Dwelling
393 Newfoundland Dr	Accessory Building	Accessory Building
4 Colville Pl	Fence	Fence
4 Mcneily St	Fence	Fence
44 Signal Hill Rd	Site Work	Landscaping
46 Signal Hill Rd	Site Work	Townhousing

47 Mansfield Cres	Accessory Building	Accessory Building
58 Almond Cres	Deck	Patio Deck
61 Burry Port St	Accessory Building	Accessory Building
61 Parsonage Dr	Accessory Building	Accessory Building
62 Carpasian Rd	Deck	Patio Deck
63 Colonial St	Deck	Patio Deck
65 Notre Dame Dr	Site Work	Single Detached Dwelling
7 Tonbridge Pl	Site Work	Landscaping
70 Diamond Marsh Dr	New Construction	Single Detached w/ apt.
77 Diamond Marsh Dr	New Construction	Single Detached w/ apt.
78 Monroe St	Renovations	Townhousing
78 Royal Oak Dr	Fence	Fence
80 Freshwater Rd	Site Work	Single Detached Dwelling
		This Week: \$1,212,064.73

Commercial

Location	Permit Type	Structure Type
210-214 Water St	Renovations	Mixed Use
214 Waterford Bridge Rd	Sign	Home For The Aged
27 Duffy Pl	Change of Occupancy/Renovations	Office
350 Torbay Rd	Renovations	Other
379 Duckworth St	Renovations	Club
40 O'leary Ave	Change of Occupancy	Office
40 O'leary Ave	Sign	Retail Store
48 Kenmount Rd	Change of Occupancy	Service Shop
48 Kenmount Rd	Sign	Service Shop
48 Kenmount Rd	Sign	Restaurant
58 Kenmount Rd	Sign	Retail Store
61 Kelsey Dr	Renovations	Bank
		This Week: \$661,487.66

Government/Institutional

Location	Permit Type	Structure Type
		This Week: \$0.00

Industrial

Location	Permit Type	Structure Type
		This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

This Week's Total: \$1,873,552.39

REPAIR PERMITS ISSUED: **\$81,800.00**

NO REJECTIONS

YEAR TO DATE COMPARISONS			
October 5, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$33,834,360.59	\$34,970,338.72	3
Commercial	\$136,561,385.97	\$126,147,452.38	-8
Government/Institutional	\$2,440,150.00	\$136,500.00	-94
Industrial	\$1,737,266.07	\$3,000.00	-100
Repairs	\$2,009,758.50	\$2,687,294.90	57
TOTAL	\$176,582,921.13	\$163,944,586.00	-7
Housing Units (1 & 2 Family Dwelling)	88	99	

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 30, 2020

Payroll

Public Works	\$ 435,208.66
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Bi-Weekly Administration	\$ 871,001.66
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Bi-Weekly Management	\$ 853,332.96
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Bi-Weekly Fire Department	\$ 856,422.32
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Accounts Payable	\$ 4,591,198.52
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(A detailed breakdown available [here](#))

Total:	\$ 7,607,164.12
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ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

BID APPROVAL NOTE

Bid # and Name: 2020138 - Snow Clearing & Ice Control at Water Treatment Plants
Date Prepared: Monday, September 28, 2020
Report To: Regular Meeting
Councillor and Role: Councillor Ian Froude, Public Works & Sustainability
Ward: N/A

Department: Public Works
Division: Water & Waste Water
Quotes Obtained By: Sherri Higgins
Budget Code: 4122-52951 (Windsor Lake WTP – Snow Clearing & Ice Control)
and 4121 (Petty Harbour Long Pond WTP – Snow Clearing & Ice Control)
Source of Funding: Operating

Purpose:

The purpose of this open call is for snow clearing & ice control of parking lots & driveways at City owned water treatment facilities.

Results: ☒ As attached ☐ As noted below

Vendor Name	Bid Amount

Expected Value: ☐ As above
☒ Value shown is an estimate only for a 2 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Two years with a one year extension

Bid Exception: None

Recommendation:

That Council award this open call to the lowest bidder meeting specifications, Fairview Investments Limited, for \$87,543.75 (HST Included) as per the Public Procurement Act.

Attachments: 2020138 – Bid Summary

ST. JOHN'S

Report Approval Details

Document Title:	2020138 - Snow Clearing and Ice Control at Water Treatment Plants.docx
Attachments:	- 2020138 - Bid Summary.pdf
Final Approval Date:	Sep 28, 2020

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Sep 28, 2020 - 10:21 AM

Derek Coffey - Sep 28, 2020 - 12:15 PM

2020138

Snow Clearing and Ice Control at Water Treatment Plants

Closing Date: Monday, September 21, 2020

<u>Vendor</u>	<u>Bid Submissions</u>
<u>Fairview Investments Limited</u>	<u>\$87,543.75</u>
Alltask Excavating Inc.	\$105,455.00
All Site Construction Ltd.	\$109,020.00
Cutting Edge inc	\$111,578.75
Bursey Excavating & Development Inc.	\$124,890.00
Clarke's Trucking and Excavating Limited	\$146,970.00
Coady Construction & Excavating Limited	\$165,657.50
S&H Codner's Construction Limited	\$184,097.75
Rock Construction Company Limited	\$226,693.75
Duffs excavating	\$331,082.70
Parsons Paving Ltd.	\$370,098.75
English's Paving Corporation	\$380,707.50

BID APPROVAL NOTE

Bid # and Name: 2020144 - Downtown Sidewalk Snow Clearing and Ice Control
Date Prepared: Monday, September 28, 2020
Report To: Regular Meeting
Councillor and Role: Councillor Ian Froude, Public Works & Sustainability
Ward: N/A

Department: Public Works
Division: Roads & Traffic
Quotes Obtained By: Sherri Higgins
Budget Code: 3231-52100
Source of Funding: Operating

Purpose:

The purpose of this open call is for snow clearing & ice control of sidewalks downtown

Results: ☒ As attached ☐ As noted below

Vendor Name	Bid Amount

Expected Value: ☒ As above
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: One year with two one year extensions

Bid Exception: None

Recommendation:

That Council award this open call to the lowest bidder meeting specifications, Alltask Excavating Inc. for \$129,900.00 per year (HST Included) as per the Public Procurement Act.

Attachments: 2020144 – Bid Summary

ST. JOHN'S

Report Approval Details

Document Title:	2020144 - Downtown Sidewalk Snow Clearing and Ice Control.docx
Attachments:	- 2020144 - Bid Summary.pdf
Final Approval Date:	Sep 28, 2020

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Sep 28, 2020 - 4:10 PM

Derek Coffey - Sep 28, 2020 - 7:56 PM

2020144

Downtown Sidewalk Snow Clearing and Ice Control

Closing Date: Thursday, September 24, 2020

Vendor

Bid Submissions

<u>Alltask Excavating Inc.</u>	<u>\$129,900.00</u>
Clarke's Trucking and Excavating Limit	\$245,700.00
Kelloway Construction Limited	\$271,034.40
Coady Construction & Excavating Limi	\$374,500.00
JAT excavating inc	\$445,000.00

BID APPROVAL NOTE

Bid # and Name: 2020136 Standing Offer to supply anthracite and sand media
Date Prepared: Thursday, October 1, 2020
Report To: Regular Meeting
Councillor and Role: Councillor Ian Froude, Public Works & Sustainability
Ward: N/A

Department: Public Works
Division: Water and Wastewater
Quotes Obtained By: John Hamilton
Budget Code: 4123-55430
Source of Funding: Operating

Purpose:

The anthracite and sand filter media is required to replace existing filter media in the dual media filters at the Bay Bulls Big Pond water treatment plant. The existing media has reached the end of its life. The dual media filters remove suspended material from the water so the water is clean to drink.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Ornamental Concrete	\$ 143,249.75
Anthrafilter Media & Coal Ltd	Disqualified

Expected Value: ☒ As above
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Value shown is an estimate only for a 3 year period. The City does not guarantee to buy specific quantities or dollar value.

Bid Exception: None

Recommendation:

That Council award open call 2020136 Standing Offer to supply and deliver anthracite and sand filter media to the lowest bidder meeting specification Ornamental Concrete for the sum of \$ 143,249.75 (HST included) as per the Public Procurement Act. Please note this contract was originally approved by Council to be awarded to Anthrafilter Media & Coal Ltd. (SJMC-R-2020-08-31/434) this vendor was not willing to supply the required documentation to finalize the award process and therefore disqualified.

ST. JOHN'S

Attachments:

Report Approval Details

Document Title:	2020136 - Standing Offer to supply anthracite and sand filter media to the City of St. John's (Revised).docx
Attachments:	
Final Approval Date:	Oct 1, 2020

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Oct 1, 2020 - 1:43 PM

Derek Coffey - Oct 1, 2020 - 2:11 PM