

ST. JOHN'S

Regular Meeting - City Council Agenda

October 13, 2020

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
3. APPROVAL OF THE AGENDA
 - 3.1. Adoption of Agenda
4. ADOPTION OF THE MINUTES
 - 4.1. Adoption of Minutes - October 5, 2020 4
5. BUSINESS ARISING FROM THE MINUTES
 - 5.1. Rennie's River Flood Mitigation 13
6. NOTICES PUBLISHED
 - 6.1. Notices Published - 35 Bonaventure Avenue - Institutional (INST) Zone - Ward 2 21

A Discretionary Use has been submitted to occupy a portion of the dwelling unit as a home Office at 35 Bonaventure Avenue, Unit 218

The proposed home Office will provide online consulting services, with no clients to visit the property. The business will operate Monday to Friday, from 9 a.m.to 4 p.m., and have a floor area that will be approximately 9.9m2. The operator of the business will be the sole employee.

4 submissions received (attached)

7. COMMITTEE REPORTS

7.1. Development Committee Report

- | | | |
|----|--|----|
| 1. | Request for Accessory Building in the Flood Plain Buffer
27 Bonnie Drive
INT2000092 | 29 |
| 2. | Building Line Setback for Replacement of a Single Detached Dwelling
2 Reddy Street
DEV | 33 |
| 3. | Crown Land Lease Renewal
191 Georges Pond Road
CRW2000015 (Crown Land Ref #3017392/156990) | 37 |

7.2. Committee of the Whole Report - September 30, 2020 41

- | | | |
|----|--|----|
| 1. | Asset Management Policy | 46 |
| 2. | Community Energy Transition Economic Analysis | 55 |
| 3. | Affordable Housing Working Group - Reporting | 59 |
| 4. | Membership for Arts and Culture Advisory Committee | 62 |
| 5. | 52 Stamp's Lane, REZ2000006 | 65 |
| 6. | 314-316 LeMarchant Road, MPA 2000008 | 71 |
| 7. | Centre for Hope Springdale Street Parking Change | 86 |

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1. Development Permits List October 1 To October 7, 2020 90

9. BUILDING PERMITS LIST

9.1. Building Permits List October 1-7 91

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1. Weekly Payment Vouchers for the week Ending October 7, 2020 94

11. TENDERS/RFPS

12.	NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS	
13.	OTHER BUSINESS	
13.1.	Ratification of E-Poll - SERC Road Closure – The Surrealtor	95
13.2.	35 White Rose Drive Adoption, REZ2000007	99
13.3.	Hudson and Rex – Road Closure and Noise By-law Extension Request	105
14.	ADJOURNMENT	

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

October 5, 2020, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Wally Collins

Regrets: Councillor Dave Lane
Councillor Ian Froude

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
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Shanna Fitzgerald, Legislative Assistant
Kelly Maguire, Public Relations & Marketing Officer

Others: Sherry Colford, Director of Regional Fire Services
Gary Power, Fire Prevention Officer

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

2.1 Fire Prevention Week 2020

Chief Sherry Colford and Officer Gary Power were in attendance for the Fire Prevention Week 2020 proclamation.

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2020-10-05/488

Moved By Councillor Collins

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - September 28, 2020

SJMC-R-2020-10-05/489

Moved By Councillor Stapleton

Seconded By Councillor Hanlon

That the minutes of the meeting held on September 28, 2020 be adopted as presented.

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

MOTION CARRIED (8 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Notice of Motion - Heritage Designation - 172 Campbell Avenue

Councillor Burton presented the following Heritage Designation By-Law for 172 Campbell Avenue.

SJMC-R-2020-10-05/490

Moved By Councillor Burton

Seconded By Councillor Korab

That Council adopt a Heritage Designation By-Law for 172 Campbell Avenue (PID #24149) so as to have the structure situated on this property designated as a Heritage Building.

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

MOTION CARRIED (8 to 0)

6. NOTICES PUBLISHED

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

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.

SJMC-R-2020-10-05/491

Moved By Councillor Collins

Seconded By Councillor Hanlon

That Council approve the application for a Home Occupation offering a Dog Training and Dog Wash Service in a portion of the Dwelling at 133 Old Bay Bulls Road, subject to meeting all applicable requirements.

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

MOTION CARRIED (8 to 0)

6.2 520 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 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.

SJMC-R-2020-10-05/492

Moved By Councillor Collins

Seconded By Councillor Hickman

That Council approve the Change of Non-Conforming Use Application submitted at 520 Main Road to change the Use from a convenience store to a Pet Grooming Salon, subject to meeting all applicable requirements.

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

MOTION CARRIED (8 to 0)

7. COMMITTEE REPORTS

7.1 Development Committee Report

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

SJMC-R-2020-10-05/493

Moved By Councillor Burton

Seconded By Councillor Korab

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 Watershed Agreement between the City of St. John's and the Town of Paradise.

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

MOTION CARRIED (8 to 0)

2. Request to set the parking requirement for a Service Shop - 55 Kiwanis Street - INT2000091

SJMC-R-2020-10-05/494

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

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

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

MOTION CARRIED (8 to 0)

3. Set Parking Requirement for proposed Custom Workshop Use - 60 O'Leary Avenue - INT2000090

SJMC-R-2020-10-05/495

Moved By Councillor Burton

Seconded By Councillor Stapleton

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.

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

MOTION CARRIED (8 to 0)

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1 Development Permits List for the Period of September 24 - 30, 2020

Council considered the above noted for information.

9. BUILDING PERMITS LIST

9.1 Building Permits List for the Period of September 24 - 30, 2020

SJMC-R-2020-10-05/496

Moved By Councillor Hickman

Seconded By Councillor Hanlon

That Council approve the Building Permits List for the period of September 24 to September 30, 2020.

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

MOTION CARRIED (8 to 0)

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1 Weekly Payment Vouchers for the Week Ending September 30, 2020

SJMC-R-2020-10-05/497

Moved By Deputy Mayor O'Leary

Seconded By Councillor Collins

That Council approve the Weekly Payment Vouchers for the week ending September 30, 2020 in the amount of \$7,607,164.12.

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

MOTION CARRIED (8 to 0)

11. TENDERS/RFPS

11.1 2020138 - Snow Clearing & Ice Control at Water Treatment Plants

SJMC-R-2020-10-05/498

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

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.

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

MOTION CARRIED (8 to 0)

11.2 2020144 - Downtown Sidewalk Snow Clearing and Ice Control

SJMC-R-2020-10-05/499

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

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.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Collins

Abstain (1): Councillor Hanlon

MOTION CARRIED (7 to 0)

11.3 2020136 - Standing Offer to supply anthracite and sand media

SJMC-R-2020-10-05/500

Moved By Councillor Hickman

Seconded By Councillor Stapleton

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.

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

MOTION CARRIED (8 to 0)

12. **NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

13. **OTHER BUSINESS**

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:36 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Rennies River Flood Mitigation Alternate Project Phasing Sequence

Date Prepared: September 24, 2019

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Public Works & Sustainability

Ward: Ward 4

Decision/Direction Required:

Council Decision to approve an alternate project phasing sequence for implementation of the Rennies River flood mitigation measures downstream of Long Pond. This will allow flood mitigation to proceed while awaiting Provincial approval of the Long Pond weir.

Discussion – Background and Current Status:

The Rennies River Catchment Stormwater Management Plan (RRCSWMP - April 2014) was issued for implementation of the project recommendations per Council Directive CD# R2014-05-26/5. The list below is an excerpt of the recommended projects in the noted study.

Priority	Description of Location
1	Location 3: Weir at outlet of Long Pond
2	Location 1, Option A: Kings Bridge Road to Portugal Cove Road & Upstream of Portugal Cove Road – Berms & Walls only (Recommended Option)
	Location 1, Option B: Kings Bridge Road to Portugal Cove Road & Upstream of Portugal Cove Road – New Channel and bridge
	Location 1, Option C: Kings Bridge Road to Portugal Cove Road & Upstream of Portugal Cove Road – Raised parking lot
2	Location 2: Upstream of Carpasian Road Bridge
3	Location 4: Clinch Crescent East to Clinch Crescent West
4	Location 5: Wicklow Street to Thorburn Road
5	Location 7: O'Leary Avenue Bridge
6	Location 8: Downstream of Mews Place

The report recommended that the weir at Long Pond be given first priority and the two problem areas located downstream of Long Pond be given second priority.

ST. JOHN'S

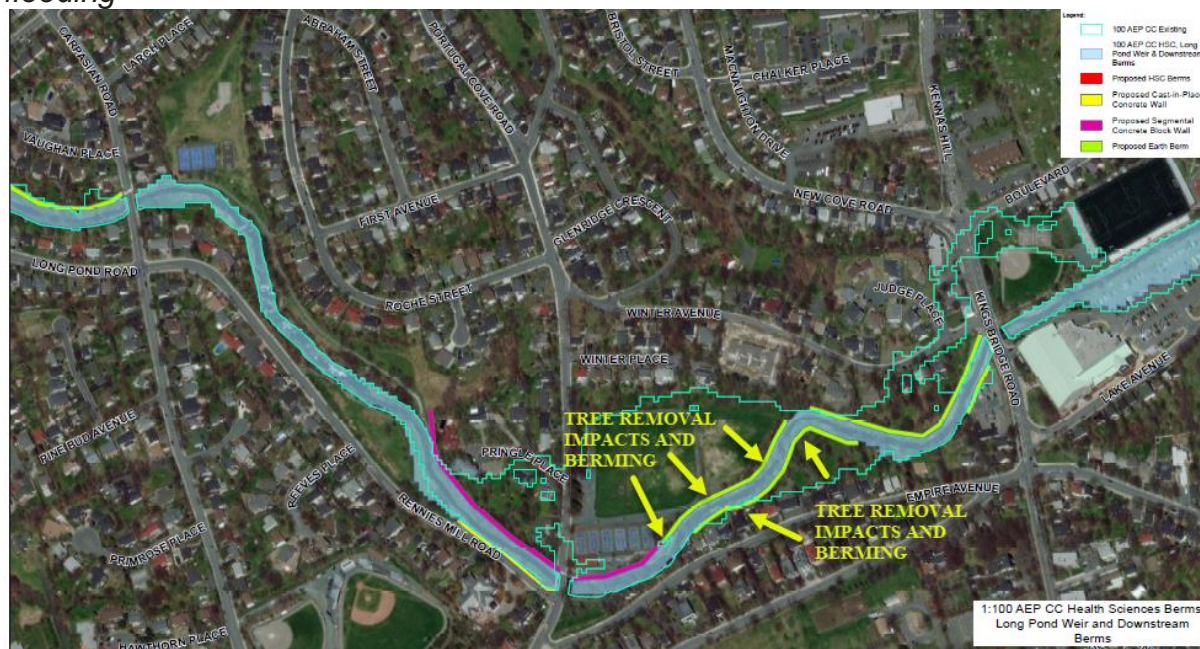
With funding approved for the construction of the Long Pond Weir in 2014, the City has been working through the provincial Environmental Approval process for the Long Pond Weir Project since that time. The process is still ongoing. The most recent progress has been the issuance of a revised Environmental Preview Report Guideline (June 2020) by the Province that will require revisions and updating to the Environmental Preview Report. Based on these new EPR Guidelines, a revised EPR will be required to continue the Environmental review and approval process for the Long Pond Weir Project.

In 2018, the City received funding for Phase 2A under the New Building Canada Fund. The scope of work was presented to the COTW meeting on December 19, 2018. One of the concerns raised during that meeting was what would be the affect with proceeding with Phase 2A flood mitigation works prior to the completion of the Long Pond Weir Project. CBCL were subsequently hired to undertake additional storm water modelling to review the impact of the downstream phasing sequence in the absence of the Long Pond Weir being completed.

Revised Modelling Output

The flood mitigation measures presented in the RRCSWMP were based on the premise that the floodwater would be entirely contained within the Rennies River corridor in an effort to protect private properties and rear yards from flooding. To proceed in this manner would require the removal for many large mature trees that provide shade to the river ecosystem, as well, it could have a negative effect on the enjoyment on some properties rear yards, due to the removal of large private trees and the construction of large earthen berms. See Figure 1 below.

Figure 1: Feildian Grounds, Riverdale Tennis Courts & Empire Ave rear yards protected from flooding



After completing various modelling scenarios, it was determined that a two phased approach could be undertaken for the flood mitigation measures in the area downstream of Long Pond based on the timing of construction for the Long Pond Weir. The alternate scenario being presented would see the flood mitigation measures completed upstream of the Portugal Cove Rd bridge, as well as, the berming required along the rear of some Winter Ave properties and the NF Power substation upstream of the Kings Bridge Rd bridge. This approach will remove the properties along Pringle Place, Vaughan Place, Winter Ave, Kings Bridge Rd and The Boulevard from the floodplain; however the Fieldian Grounds, Riverdale Tennis Courts and some of the rear yards of properties along Empire Ave will remain in the floodplain until such time as the Long Pond Weir receives provincial approval and is subsequently constructed.

Figure 2: Feildian Grounds, Riverdale Tennis Courts & Empire Ave rear yards allowed to flood (Maintain Status Quo)



By allowing the Fieldian Grounds and Riverdale Tennis Courts to continue flooding, this alternate sequencing will substantially reduce the wall and berming heights by comparison of Figures 3 and 4 below. After the Long Pond Weir is approved and constructed, the remaining flood control measures downstream of Long Pond could be undertaken if Council, local area stakeholders and regulatory authorities (ie. DFO) are accepting of the required tree removals and additional berming / retaining walls required. An increase to the wall heights for the flood mitigation measures upstream of Portugal Cove Rd bridge would also be required for this subsequent phase, per Figure 3 below.

Figure 3: Wall / Berms Heights Per Original Project Sequencing (After Long Pond Weir Constructed)

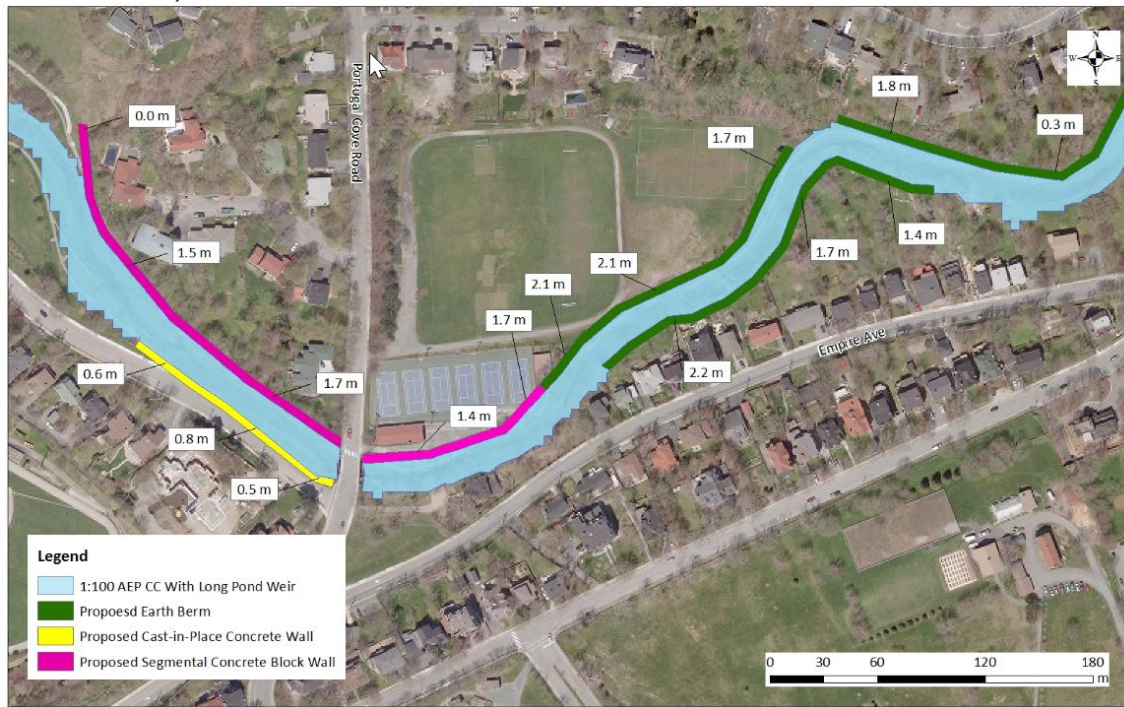


Figure 4: Wall / Berm Heights Per Alternate Project Phase Sequence (Maintain Status Quo – Long Pond Weir Not Constructed)



Current Project Sequence (Long Pond Weir to be constructed, followed then by downstream flood mitigation improvements below Long Pond)

Pros	Cons
Provides flood protection for houses & backyards along Vaughan Pl, Pringle Pl, Winter Ave, Empire Ave, Kings Bridge Rd, The Boulevard, Feildian Grounds and Riverdale Tennis Courts.	Earthen berms encroach onto one of the Riverdale Tennis Courts.
	Mature trees must be removed to accommodate berms (loss of fish habitat and trail enjoyment).
	Property must be acquired at backyards along Empire Ave properties to accommodate berming.
	Provincial EA approval has been ongoing since 2014. It is unknown when, or if, the Long Pond Weir will be approved; thus, preventing any downstream flood mitigation work from proceeding.

Alternative Project Sequencing (Modified downstream flood mitigation improvements completed as first priority, before the Long Pond Weir)

Pros	Cons
Provides flood protection for houses & backyards along Vaughan Pl, Pringle Pl, Winter Ave, Kings Bridge Rd, and The Boulevard. As well as, flood protection for houses along Empire Ave.	Flood protection not provided to Feildian Grounds, Riverdale Tennis Courts and rear yards of Empire Ave properties.
Construction of berms will not result in removal of mature trees.	
Berms do not encroach onto Riverdale Tennis Courts.	
No property acquisition required.	
This approach will allow downstream flood mitigation projects to proceed while waiting for the Long Pond Weir to be approved	
Long Pond Weir could be constructed at a later date with necessary regulatory approvals in place for the Long Pond Weir. Flood protection measures for Feildian Grounds, Riverdale Tennis Courts and rear yards of Empire Ave properties could also proceed at a later date if negative impacts are deemed acceptable to Council, property stakeholders and regulatory authorities.	

Key Considerations/Implications:

1. Budget/Financial Implications:

The project is funded under the New Building Canada Fund (\$1.9M). Additional funding would be required for the subsequent phase of construction after the Long Pond Weir is completed.

2. Partners or Other Stakeholders:

- Residents along Empire Ave, Pringle Place, Vaughn Place and Winter Ave
- Feildians Athletic Association
- Riverdale Tennis Club

3. Alignment with Strategic Directions/Adopted Plans:

The Rennies River Flood Mitigation Project aligns with the Strategic Goal:

- A Sustainable City

4. Legal or Policy Implications:

The Development Regulations generally prohibits development in the floodplain and restricts development in the buffer. Implementation of this project may result in the removal of properties from the identified floodplain or buffer, potentially allowing development in those areas that are removed.

5. Engagement and Communications Considerations:

Stakeholders to be engaged during the planning and construction phase of the project.

6. Human Resource Implications: N/A

7. Procurement Implications:

Public Procurement Act to be followed for the design and construction stages of the project as per standard procedure.

8. Information Technology Implications: N/A

9. Other Implications: Environmental Assessment Process

The Department of Municipal Affairs & Environment (MAE) has advised that The Environmental Assessment Regulations, 2003, Section 35 (4b) define this project as an undertaking requiring environmental review pursuant to the Environmental Protection

Act, SNL 2002, cE-14.2. Following through with the Environmental Assessment review process, it will need to be determined by MAE what level of environmental assessment is required. Depending on the Ministers decision, the following are the four options:

- i) The undertaking may be released from further environmental review.
- ii) An Environmental Preview Report (EPR) may be required.
- iii) An Environmental Impact Statement (EIS) may be required.
- iv) The undertaking may be rejected.

This approval process could add months or years to the completion of the proposed flood mitigation works.

Recommendation:

That Council, approve the alternate project phasing sequence for implementation of the Rennies River flood mitigation measures downstream of Long Pond prior to the construction of the Long Pond Weir

Prepared by:

Scott Winsor, P. Eng.
Director of Engineering

Approved by:

Jason Sinyard, P. Eng.
Deputy City Manager PERS

Report Approval Details

Document Title:	Rennies River Flood Mitigation - Alternative Project Phase Sequencing.docx
Attachments:	
Final Approval Date:	Aug 28, 2020

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

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Shanna Fitzgerald

Jason Sinyard - Aug 28, 2020 - 9:15 AM

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 13, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
35 Bonaventure Avenue Institutional (INST) Zone Ward 2	<p>Application A Discretionary Use has been submitted to occupy a portion of the dwelling unit as a home Office at 35 Bonaventure Avenue, Unit 218</p> <p>Description The proposed home Office will provide online consulting services, with no clients to visit the property. The business will operate Monday to Friday, from 9 a.m.to 4 p.m., and have a floor area that will be approximately 9.9m². The operator of the business will be the sole employee.</p>	4 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) Re: application for 35 Bonaventure Ave, Unit 218
Date: Friday, September 25, 2020 3:44:24 PM

Good Afternoon Ms. [REDACTED]

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

Elaine Henley

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

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

From: [REDACTED]
Sent: Thursday, September 24, 2020 11:40 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: application for 35 Bonaventure Ave, Unit 218

To whom it may concern,

As an owner in this complex, I wish to comment that I fully support this application for a home office, especially considering that the operator will be the sole employee and have no clients visiting the property.

In this day and age, and especially in these exceptional times, and most certainly going forward, there are many people, including city employees, who are working from home and I see this as no different except that we have a very honest citizen who has taken it upon himself to apply for the appropriate permit.

There will always be people who respond on the nay side but I think this is simply a reflection of today's way of operating a business, and I see no disruption or downside to the neighbouring properties.

I hope you will give it to your full positive consideration.

Sincerely,
[REDACTED]

[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.

Elaine Henley

From: CityClerk
Sent: Thursday, October 1, 2020 1:05 PM
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) 35 Bonaventure Avenue - Application for Home Office

Good Afternoon [REDACTED]

Your comments are duly noted.

Elaine Henley

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

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

From: [REDACTED]
Sent: Thursday, October 1, 2020 11:37 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: (EXT) 35 Bonaventure Avenue - Application for Home Office

Thank you for acknowledging our submission.

Please note that I was rather taken back to find out that the application is actually for "Office" use not "Home Office" as publicly advertised. This casts a different light on the matter. In my view the former use is actually less compatible.

[REDACTED]

On Sep 30, 2020, at 1:51 PM, CityClerk <cityclerk@stjohns.ca> wrote:

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 matter.

Elaine Henley

Elaine Henley

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

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

From: [REDACTED]
Sent: Tuesday, September 29, 2020 8:48 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 35 Bonaventure Avenue - Application for Home Office

To: Office of the City Clerk,

This is in response to the above:

We are residents of a 40 unit condominium building in the neighbourhood of the above and object to the proposed use of any portion of a dwelling within multi-unit residential buildings as home offices.

This use is simply not suitable nor compatible with residential occupancy especially considering that a lot of residents in these kinds of facilities are retired. The thoughts of a full time activity such as this going on in an otherwise quiet commercial-free environment alone are unsettling. Multi unit buildings such as Condominiums, Seniors Apartments, Retirement Homes etc are no place for a full time business to operate. Would such a use be monitored by the City to enforce any conditions of approval such as operating hours, the type of business carried out, etc?

If permitted, we are concerned that this will set a precedent that would open up other possibilities or set the stage for relaxation of controls and regulations that are generally in place now and offer some degree of protection to existing owners and tenants - whether in multi unit buildings or in single family neighbourhoods. Home office is what is says, a business, and is not an acceptable use in residential areas.

Also, if permitted what would be the business address? The same as the residence or a box at the post office? Would the approval be transferable to future occupants?

Please note that several questions have been sent to the City Planning Department about this application concerning relevant zoning details, seeking clarification on wording of the Regulations and types of uses permitted under the current Development Regulations, but no response has been received as yet. From a quick glance at the Regulations it appears that the "Home Office" use is not listed as a discretionary use for the current zoning (Institutional).

We respectfully ask that our comments be considered in your review of the above application.

Thank you,

[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.

From: [Stacey M. Corbett](#)
To: [City Clerk](#)
Cc: [Planning](#)
Subject: 35 Bonaventure Avenue
Date: Thursday, September 24, 2020 2:00:28 PM

I just had [REDACTED] call on behalf of herself and her husband [REDACTED], who live near the above noted property, to say that they do not object to the proposed home office at this address.

Thanks,
Stacey

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.

Elaine Henley

From: CityClerk
Sent: Monday, September 21, 2020 11:23 AM
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) Support of discretionary use , 35 Bonaventure Ave, unit 218

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.

Elaine Henley

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

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

From: [REDACTED]
Sent: Sunday, September 20, 2020 8:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Support of discretionary use , 35 Bonaventure Ave, unit 218

We write in support of the Application for discretionary use for a home office at 35 Bonaventure Ave., unit 218 with the understanding that no clients will be visiting the property mentioned.

[REDACTED]
[REDACTED]
Sent from my iPhone

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Flood Plain Buffer
27 Bonnie Drive
INT2000092

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for an Accessory Building in the flood plain buffer at 27 Bonnie Drive.

Discussion – Background and Current Status:

An application was submitted to construct a 71.34 m² Accessory Building in the Rear Yard of 27 Bonnie Drive. The property is zoned Residential Low Density (R1), where an Accessory Building is a Permitted Use under Section 10.3.1 of the St. John's Development Regulations.

As per Section 11.2.4(2) Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the construction of residential Accessory Building. The portion of the property where the proposed development will occur is within the fifteen (15) metre buffer of the floodplain. No part of the development will encroach into the floodplain.

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 11.2.4(2).
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not Applicable.
7. Human Resource Implications: Not Applicable.

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

Recommendation:

That Council approve the proposed 71.34 m² Accessory Building in the Rear Yard of 27 Bonnie Drive in accordance with Section 11.2.4(2) of the St. John's Development Regulations.

Prepared by:

Ashley Murray, PTech –Development Officer II
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Request for Accessory Building in Floodplain Buffer at 27 Bonnie Drive- INT2000092.docx
Attachments:	- 27 Bonnie Dr.pdf
Final Approval Date:	Oct 7, 2020

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

Lindsay Lyghtle Brushett - Oct 6, 2020 - 5:05 PM

Jason Sinyard - Oct 7, 2020 - 10:37 AM

27 Bonnie Drive
September 30, 2020

457B

27

25

23

21

24

22

20

18

32

BONNIE DR

Legend

- 100_Year_Floodplain
- 15m_Floodplain_Buffer
- Parcel

DECISION/DIRECTION NOTE

Title: Building Line Setback for Replacement of a Single Detached Dwelling
2 Reddy Street
DEV

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a 17.2 meter Building Line setback for the replacement of the Single Detached Dwelling at 2 Reddy Street.

Discussion – Background and Current Status:

An application was submitted to demolish the existing Dwelling and construct a new Single Detached Dwelling at 2 Reddy Street. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line setback for existing streets or service streets is to be established by Council. The proposed Building Line setback of 17.2 metres is consistent with the varied pattern of development along the Street. The proposed setback for the new Single Detached Dwelling is less than what currently exists and would allow the property to conform to all required setbacks.

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 10.3.3(1)(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

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

Recommendation:

That Council approve the 17.2 metre Building Line setback at 2 Redddy Street to allow replacement of the Single Detached Dwelling.

Prepared by:

Ashley Murray, PTech –Development Officer II
Planning, Engineering and Regulatory Services

Approved by:

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

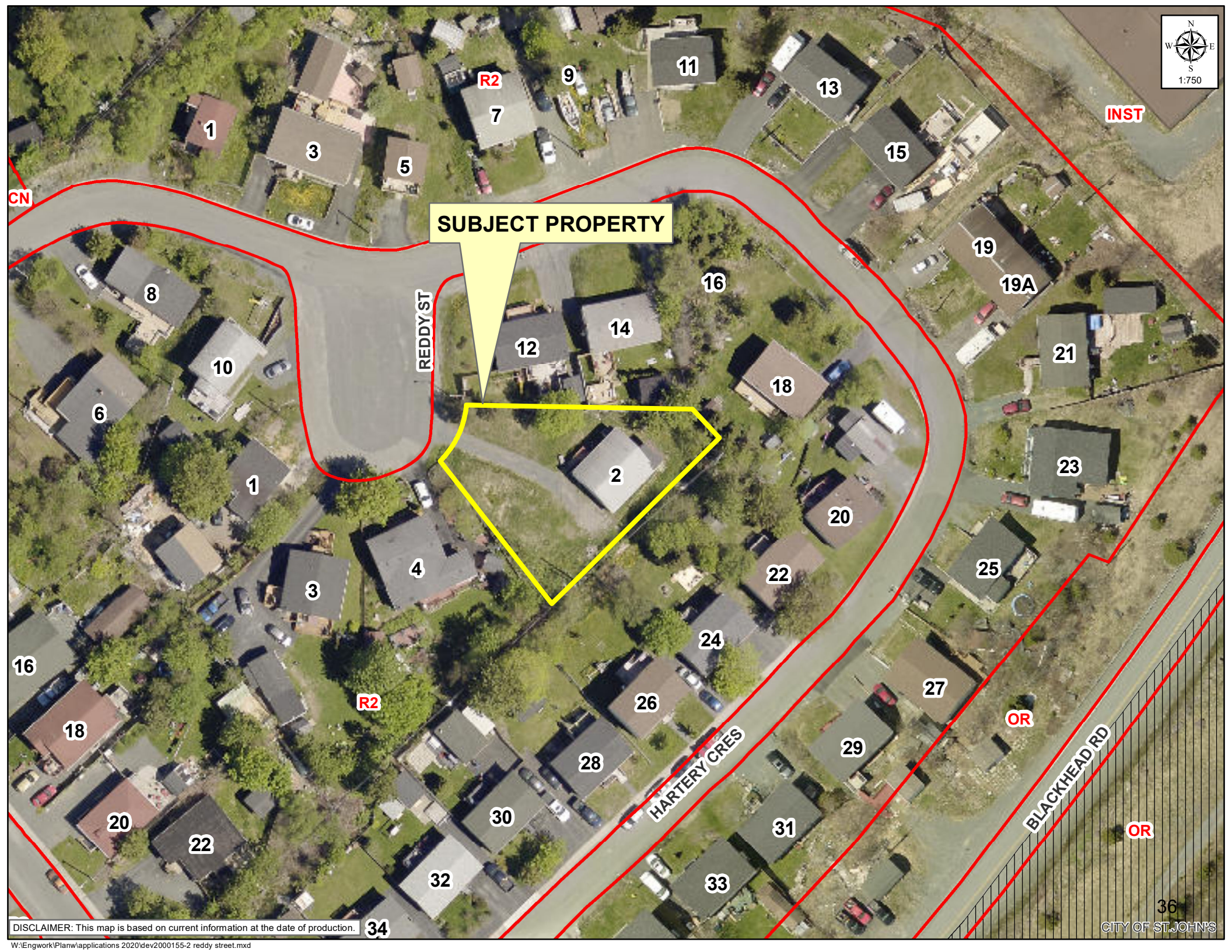
Report Approval Details

Document Title:	Development Committee- Request to establish building line at 2 Reddy Street- DEV200155.docx
Attachments:	- 2ReddyStreet.pdf
Final Approval Date:	Oct 7, 2020

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

Lindsay Lyghtle Brushett - Oct 6, 2020 - 5:20 PM

Jason Sinyard - Oct 7, 2020 - 10:37 AM



SUBJECT PROPERTY

REDDY ST

HARTERY CRES

BLACKHEAD RD

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

W:\Engwork\IPlan\applications 2020\dev2000155-2 reddy street.mxd

CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Crown Land Lease Renewal
191 Georges Pond Road
CRW2000015 (Crown Land Ref #3017392/156990)

Date Prepared: October 7, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval for the renewal of an existing Crown Land Lease at 191 George's Pond Road.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application to the City requesting renewal of an existing Crown Land lease for a parcel of land which is 0.77 hectares at 191 George's Pond Road. Currently there is an existing communications tower on the property. There is no new development proposed at this time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic 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: St. John's Development Regulations Section 10.50.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

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10. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed Crown Land Lease renewal for the existing communications tower located at 191 George's Pond Road.

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

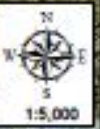
Report Approval Details

Document Title:	Development Committee - Crown Land Lease Referral for Renewal - 191 Georges Pond Road- CRW2000015.docx
Attachments:	- Aerial Map.pdf
Final Approval Date:	Oct 8, 2020

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

Lindsay Lyghtle Brushett - Oct 7, 2020 - 4:04 PM

Jason Sinyard - Oct 8, 2020 - 9:10 AM



SUBJECT PROPERTY

CDA-KENMOUNT

R

R

O

OR

RR

R

RR

R1

R1

R1

R1

TEAM GUSHUE HWY - NORTH

BLACKMARSH RD

GANDER CRES

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Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

September 30, 2020, 9:00 a.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 Wally Collins
Regrets:	Councillor Maggie Burton Councillor Ian Froude
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 Elaine Henley, City Clerk Ken O'Brien, Chief Municipal Planner Maureen Harvey, Legislative Assistant
Others	Edmundo Fausto, Sustainability Coordinator Shelley Pardy, Marketing & Communications Katie Philpott, Legal Counsel

1. Asset Management Policy

Recommendation

Moved By Councillor Hickman

Seconded By Councillor Hanlon

That Council approve the Asset Management Policy

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

2. Community Energy Transition Economic Analysis

Edmundo Fausto presented the decision note.

Recommendation

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

That Council support the development of a Community Energy Transition Model to inform the economic perspectives of the Resilient St. John's Climate Plan.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

3. Affordable Housing Working Group - Reporting

Recommendation

Moved By Deputy Mayor O'Leary

Seconded By Councillor Stapleton

That Council approve a new reporting process for the Affordable Housing Working Group (AHWG).

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

4. Membership for Arts and Culture Advisory Committee

Recommendation

Moved By Councillor Hanlon

Seconded By Councillor Stapleton

That Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Dance organization;

Lynn Panting (Untellable Movement Theatre)

- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization;

Lloydetta Quaicoe (Sharing Our Cultures Inc.)

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

5. 52 Stamp's Lane, REZ2000006

Recommendation

Moved By Councillor Korab

Seconded By Councillor Hickman

That Council consider a text amendment to the St. John's Development Regulations to revise the definition of Subsidiary Apartment, and advertise the proposed amendment for public review and comment.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

6. 314-316 LeMarchant Road, MPA 2000008

Recommendation

Moved By Deputy Mayor O'Leary

Seconded By Councillor Korab

That Council consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone at 314-316 LeMarchant Road for an 80-unit Apartment Building, and approve the attached draft terms of reference for a Land Use Assessment Report to consider an Apartment Building at this location.

Further, upon receiving a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

7. New Sign By-Law

To be brought forward at a later date.

8. Centre for Hope Springdale Street Parking Change

Recommendation

Moved By Councillor Hickman

Seconded By Councillor Hanlon

That Council allocate the on-street parking on Springdale adjacent the Centre for Hope to 30 min parking between 8AM and 6PM, Monday to Friday.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (7 to 0)

Mayor

DECISION/DIRECTION NOTE

Title: Asset Management Policy

Date Prepared: September 21, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Dave Lane, Finance & Administration

Ward: N/A

Decision/Direction Required: Approval of an Asset Management Policy

Discussion – Background and Current Status:

As a condition of the funding agreement for federal gas tax revenues, municipalities are required to develop an Asset Management (AM) Plan. The City's AM Plan will detail the City's overall AM system and includes the development of an AM policy; AM strategy; and AM governance structure.

The AM policy provides guiding principles to support all asset management activities; describes the scope of the overall asset management system; and provides asset management-related responsibilities for City staff. Activities of the overall AM system are overseen by the Asset Management Working Group and will be supported by this policy.

Key Considerations/Implications:

1. Budget/Financial Implications: There are no budget or financial implications associated with the policy itself. However, the broader AM system may have additional costs. Over the long term, there are expectations of cost savings through the overall implementation of the policy and framework.
2. Partners or Other Stakeholders: Stakeholders include all City departments (including Metrobus), Government of Newfoundland and Labrador, Government of Canada, and St. John's Sports and Entertainment (which receives funding from the City under the agreement).
3. Alignment with Strategic Directions/Adopted Plans: This policy aligns with the "Sustainable City" strategic direction and is included as an initiative in the related goal (Goal S1 – Be financially responsible and accountable).
4. Legal or Policy Implications: The Office of the City Solicitor has reviewed and approved the policy.

ST. JOHN'S

5. Privacy Implications: As this relates to physical City assets, there are no privacy implications.
6. Engagement and Communications Considerations: The Department will contact Marketing and Office Services and Organizational Performance and Strategy regarding communications and training requirements.
7. Human Resource Implications: The policy will be implemented with existing human resources.
8. Procurement Implications: The AM policy and AM plan requirements may influence the timing and method of procuring tangible capital assets. Any procurement will comply with the City's procurement policy and provincial legislation.
9. Information Technology Implications: The AM policy has no IT implications. There will be future IT implications as the overall AM plan is finalized and implemented.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the Asset Management Policy

Prepared by: Trina Caines, Policy Analyst

Reviewed by: Melanie Shea, Program Manager, Asset Management
Kris Connors, Manager, Budget and Treasury

Approved by/Date: Derek Coffey, DCM, Finance and Administration
Elaine Henley, City Clerk, CPC Co-Chair; Roshni Antony, Manager - HR
Advisory Services, CPC Co-Chair

Attachments:

Asset Management Policy

Report Approval Details

Document Title:	DN - Asset Management Policy.docx
Attachments:	- Draft Asset Management Policy - For COTW.docx
Final Approval Date:	Sep 24, 2020

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

Elaine Henley - Sep 24, 2020 - 11:34 AM

DRAFT – For Discussion Only

City of St. John’s Corporate and Operational Policy Manual

Policy Title: Asset Management	Policy #: 01-01-09 (to be assigned)
Last Revision Date: N/A	Policy Section: Organization> Administration
Policy Sponsor: Deputy City Manager, Finance and Administration	

1. Policy Statement

The City is committed to Asset Management and to development of an integrated, organization-wide Asset Management System with the goals of:

- a) delivering services at approved levels of service;
- b) improving decision-making accountability and transparency;
- c) considering long-term impacts of short-term decisions;
- d) improving customer service;
- e) maintaining or reducing lifecycle costs while maintaining levels of service; and
- f) considering service outcomes when making infrastructure investment decisions.

The Asset Management System shall align with the City’s corporate strategy and policies.

2. Definitions

“Asset Management” (AM) means the coordinated activity of the City to realize value from its assets, including all activities involved in an asset’s lifecycle.

“Asset Management System” means a set of interrelated and interacting elements of an organization, including but not limited to an AM policy and AM objectives, and the processes needed to achieve those objectives.

“Employee” means any person employed by the City of St. John’s as a permanent, term, part-time, casual, contract, seasonal, temporary, or student worker.

“Levels of Service” means the parameters, or combinations of parameters, that reflect the social, political, environmental, and economic outcomes that the organization delivers and may include, but are not limited to, safety, customer satisfaction, quality, quantity, capacity, reliability, responsiveness, environmental acceptability, cost, and availability.

“Lifecycle Cost” means the sum of all recurring and one-time (non-recurring) costs over either the life span, or a specified period of an asset, and may include, but is not limited to, planning, design, construction, acquisition, operation, maintenance, rehabilitation, and disposal costs.

3. Policy Requirements

3.1 Guiding Principles

The principles that shall guide the City’s Asset Management System objectives are:

- a) holistic approach;
- b) service excellence;
- c) long-term sustainability and resilience;
- d) innovation and continuous improvement; and
- e) investment decision making.

3.2 Holistic Approach

The City shall:

- a) implement a holistic approach to Asset Management that considers impacts of decisions on stakeholders, and shall make informed, evidence-based decisions using formal and consistent methods;
- b) consider assets and their interrelationships in a larger service delivery context; and
- c) encourage collaboration, cooperation, and information sharing across the organization.

3.3 Service Excellence

The City shall:

- a) create a framework for establishing levels of service and establish levels of service that:
 - i. adhere to applicable legislative requirements;
 - ii. use risk-based and information-driven decision-making processes that consider impact to stakeholders when evaluating decisions regarding maintaining or changing levels of service; and
 - iii. consider affordability and availability of resources;
- b) target investments to maintain and manage assets at established levels of service; and
- c) ensure decisions regarding new assets are supported by a business case that articulates costs and benefits.

3.4 Long-term Sustainability and Resilience

The City shall:

- a) consider resilience when making infrastructure asset investment decisions, particularly capital renewal and maintenance; and
- b) consider current and future socio-cultural, environmental, and economic implications during Asset Management decision making.

3.5 Innovation and Continuous Improvement

The City shall:

- a) seek innovative ways to develop Asset Management tools, techniques, and solutions;
- b) measure the effectiveness of its Asset Management processes and procedures and adjust, as required;
- c) incorporate continuous improvement principles into the Asset Management process; and
- d) determine and provide the necessary training in Asset Management to Employees.

3.6 Investment Decision Making

The City shall develop and maintain plans for capital investment, including, but not limited to:

- a) considering the Lifecycle Cost of an asset;
- b) developing long-term capital investment strategies that enable rational and transparent investment decisions; and
- c) implementing processes to address the operational budget implications of capital investments.

4. Application

This policy applies to:

- a) tangible capital asset types that deliver services of the City, including, but not limited to, water/sewer/stormwater infrastructure, buildings, fleet, land, roads, sidewalks, bridges, retaining walls, landfill, general equipment, artwork, and parks, and shall include assets of the St. John's Transportation Commission (Metrobus); and
- b) tangible capital assets owned by St. John's Sports & Entertainment Ltd.

5. Responsibilities

5.1 City Council shall be responsible for:

- a) approving the Asset Management policy;
- b) approving funding and resources to implement the Asset Management policy and associated requirements; and
- c) articulating strategic direction for Asset Management and defining priorities.

5.2 The Deputy City Manager (DCM), Finance and Administration shall be responsible for:

- a) ensuring the development and implementation of funding strategies to support implementation of this policy, based on available resources; and
- b) development, implementation, and monitoring of the Asset Management System.

5.3 DCMs and the City Manager shall be responsible for:

- a) maintaining, based on available resources, the organizational capacity to support effective Asset Management, including but not limited to, resourcing, staff competencies, business process, data, and integrated information systems.
- b) creating and maintaining an Asset Management governance structure and strategy to lead the development and implementation of Asset Management practices across the organization.

5.4 Employees shall be responsible for:

- a) complying with this policy and all other associated requirements.

6. References

04-06-01 Procurement Policy
04-06-02 Materials Management Policy
[City of St. John's Strategic Plan](#)

7. Approval

- Policy Sponsor: DCM, Finance and Administration
- Policy Writer: Policy Analyst; Program Manager, Asset Management
- Date of Approval from
 - Corporate Policy Committee: February 6, 2020
 - Senior Executive Committee:
 - Committee of the Whole:
- Date of Approval from Council:

8. Monitoring and Contravention

The Budget and Treasury Division shall monitor the application of the policy.

The Asset Management System shall be monitored and periodically reviewed, at least biennially, for effectiveness (including meeting service levels), regulatory compliance, and support of strategic objectives.

Any contravention of this policy and/or associated procedures shall be reported to the Department of Finance and Administration, Department of Human Resources, the Office of the City Solicitor, and/or the City Manager for further investigation and appropriate action, which may include, but is not limited to legal action and/or discipline, up to and including dismissal.

9. Review Date

Every three years.

DRAFT

DECISION/DIRECTION NOTE

Title: Community Energy Transition Economic Analysis

Date Prepared: September 24, 2019

Report To: Special Meeting of Council

Councillor and Role: Councillor Ian Froude, Public Works & Sustainability

Ward: Ward 4

Decision/Direction Required:

To seek approval to develop a Community Energy Transition Analysis to inform the economics of St. John's energy transition to a low-carbon future, as a part of the Resilient St. John's Climate Plan.

Discussion – Background and Current Status:

The City of St. John's strives to be sustainable today and for future generations. This is a vision expressed in the City of St. John's Strategic Plan. Through various commitments, the City of St. John's Council has re-enforced its ongoing commitment to act and reduce the greenhouse gas (GHG) emissions, while preparing the City to deal with the challenges and capitalize on opportunities that climate change is presenting.

Climate change continues to be the biggest challenge of our generation. While we are still grappling with the economic impacts of COVID-19, it is important that we continue to identify, and quantify the economic impacts and opportunities of climate change to ensure a long-term recovery and capitalize on the opportunity cost of an energy transition. The "Resilient St. John's" Climate Plan supports the City and the community as a whole to reduce the emission of greenhouse gases (GHGs), stabilize energy costs by supporting energy efficiency, and preparing the City to address the challenges and opportunities presented by the impacts from climate change and the energy transition.

The City of St. John's has completed key foundational steps since Council declared a Climate Emergency, including the development of a planning framework, an energy use (and cost) baseline for the City and the whole Community, the formation of an Inter-Departmental Working Group, and the launch of a Community Multi-Stakeholder Sustainability Team (MSST) (Kicked-off on September 3, 2020). The City continues to follow the Planning Framework and is working towards the development of the Resilient St. John's Plan by Summer 2021

Due to the impacts of COVID19 and other economic uncertainties, it is important that the Resilient St. John's Climate Plan completes a comprehensive economic analysis of a Business as Usual (BAU) and of the planned scenario to a Low-Carbon community. This project would develop a comprehensive present and future spatial model (maps) capable of estimating residential, non-residential, and transportation emissions, energy use and costs in our community, as well as the potential for job creation. This would provide the City with the ability

ST. JOHN'S

to develop a better understanding through annual projections (by sector, energy type, land use type, and neighbourhood) of the energy costs and associated greenhouse gas emission sources from our community. More specifically, this project would provide a view of how year-over-year the economics of an energy transition would manifest in our Community.

The proposed project and its information is a power tool used by municipalities across Canada to support them through the energy transition, by ensuring decision makers have an understanding of the best potential timing of interventions, as well as the economic and job creation opportunities in their specific community. This information supports Councils in making decisions by informing:

- The economics to determine the best strategies to eliminate GHG emissions from Communities.
- Land use impacts on emissions to determine which type of policies need to be considered to achieve GHG emission reduction targets.
- The direct and indirect quantity of GHGs reduced (e.g., active or public transportation's impact on household costs) from each planned action/strategy.
- Estimating number of jobs projected to be created by a GHG emission reduction actions/strategies.
- Impact of policies and actions on household energy bills (stationary and transportation energy costs).

More specifically, this analysis would enable the MSST and the St. John's City Council to obtain the following information to support the development and implementation of the Resilient St. John's Climate plan, and to inform decision making:

- Energy use, emissions, and costs/savings associated with stationary (e.g., heating and cooling) energy use in our community at the neighbourhood scale (buildings).
- Energy use, emissions, and costs/savings from transportation in our community, as well as neighbourhood scale impacts from changes in mode share (transit, personal vehicles, and active transportation).
- Energy, emissions, and cost flow analysis.
- Total cost of community action to get to a Net-Zero scenario by 2050, as well as the Opportunity Cost (cost incurred by not enjoying the benefit associated with the best alternative choice).
- Identification of potential best timing for our Community to adopt existing low-carbon technologies by sector and neighbourhood.
- Estimates of job creation for each planned strategy/action.
- New construction costs and opportunities in our Community.

This work would be initiated in 2020, and completed in the Summer of 2021 along with the Resilient St. John's Plan.

Key Considerations/Implications:

1. Budget/Financial Implications: This scope of work is estimated to cost \$80,000 from the Sustainability Budget.
2. Partners or Other Stakeholders: The Environmental and Sustainability Expert panel will be part of the project through the project's steering committee. The Multi-Stakeholder Sustainability Team will be engaged through the workshops planned as part of the Resilient St. John's Climate Planning Framework.
3. Alignment with Strategic Directions/Adopted Plans:
 - a. A Sustainable City
 - b. A Connected City
 - c. An Effective City
 - d. Declaration of Climate Emergency
 - e. Global Covenant of Mayors for Climate and Energy
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: Engagement for this analysis will be aligned with the Engagement Plan for the Resilient St. John's Climate Plan.
7. Human Resource Implications: N/A
8. Procurement Implications: The project will be procured by the City following the Procurement Act.
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

That Council supports the development of a Community Energy Transition Model to inform the economic perspectives of the Resilient St. John's Climate Plan.

Prepared by: Edmundo Fausto

Approved by:

Report Approval Details

Document Title:	Resilient St. John's - Community Energy Transition Economic Analysis.docx
Attachments:	
Final Approval Date:	Sep 24, 2020

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

Brian Head - Sep 24, 2020 - 4:12 PM

Lynnann Winsor - Sep 24, 2020 - 4:43 PM

DECISION/DIRECTION NOTE

Title: Affordable Housing Working Group - Reporting

Date Prepared: September 24, 2020

Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Housing

Ward: N/A

Decision/Direction Required:

That Council approve a new reporting process for the Affordable Housing Working Group (AHWG).

Discussion – Background and Current Status:

In collaboration with Affordable Housing and the City Clerk's Office, the effectiveness of the existing Terms of Reference was recently discussed.

The group was established in 2018 for the purpose of implementing the City's 10-year Affordable Housing Strategy. In order to so do, discussions involve ongoing proposals, potential projects and information that is highly sensitive/confidential. Recognizing the importance of maintaining confidentiality, the Group employed the use of "in camera" to move items forward. This process has been problematic often resulting in premature disclosure of potential projects.

Through discussion and in consultation with the ATIPP Coordinator, we are seeking approval to no longer post the agendas and minutes publicly. We feel there is legitimate reason to stop doing so based on premature disclosures, intergovernmental issues, the risk to potential partnerships and policy issues.

Once an initiative and/or project under the City's 10-year Affordable Housing Strategy is ready to move forward, it will be presented to Council for approval thus eliminating any concerns re transparency.

It is important to note that the advisory committees function is very different than that of a working group. Simply put, an advisory committee is put together to provide opinions and feedback while a working group is established to get something done.

Key Considerations/Implications:

1. Budget/Financial Implications: n/a

2. Partners or Other Stakeholders:
 - Federal and Provincial Governments
 - End Homelessness St. John's
 - Community groups
 - Canada Mortgage and Housing Corporation
 - Canadian Home Builders Association
3. Alignment with Strategic Directions/Adopted Plans:
 - City's 10-year Affordable Housing Strategy
4. Legal or Policy Implications:
 - As noted, there could be legal and policy implications if confidentiality is not maintained
5. Privacy Implications:
 - As noted, feedback was provided by the ATIPP Coordinator to ensure compliance with the Access to Information and Protection of Privacy Act
6. Engagement and Communications Considerations: n/a
7. Human Resource Implications: n/a
8. Procurement Implications: n/a
9. Information Technology Implications: n/a
10. Other Implications: n/a

Recommendation:

That Council approve a new reporting process for the Affordable Housing Working Group (AHWG).

Report Approval Details

Document Title:	Affordable Housing Working Group - Reporting.docx
Attachments:	
Final Approval Date:	Sep 24, 2020

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

No Signature - Task assigned to Karen Chafe was completed by workflow administrator Maureen Harvey

Karen Chafe - Sep 24, 2020 - 3:59 PM

No Signature - Task assigned to Elaine Henley was completed by workflow administrator Maureen Harvey

Elaine Henley - Sep 24, 2020 - 3:59 PM

DECISION/DIRECTION NOTE

Title: Membership for Arts and Culture Advisory Committee

Date Prepared: September 23, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Debbie Hanlon, Tourism, Culture & Immigration

Ward: N/A

Decision/Direction Required:

Seeking Council's approval to appoint two new members to the Arts and Culture Advisory Committee due to vacancies:

- One vacancy representing a Dance organization;
 - Lynn Panting (Untellable Movement Theatre)
- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization;
 - Lloydetta Quaicoe (Sharing Our Cultures Inc.)

Discussion – Background and Current Status:

The City advertised twice for the following vacant positions on the Arts and Culture Advisory Committee, as noted below:

- One vacancy – Dance Organization
- One vacancy – Film and New Media Organization
- Two vacancies – Cultural, Indigenous and Intangible Cultural Heritage Organizations
- One vacancy – Youth (individual between the ages of 19 and 35)

A total of two applications were received in response to the City's second call for nominations. The selection review process identified that the two applications received meet the eligibility criteria for appointment:

- One vacancy representing a Dance organization;
 - Lynn Panting (Untellable Movement Theatre)
- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization;
 - Lloydetta Quaicoe (Sharing Our Cultures Inc.)

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: n/a
2. Partners or Other Stakeholders: n/a
3. Alignment with Strategic Directions/Adopted Plans:
 - a) A Connected City: A city where people feel connected, have a sense of belonging, and are actively engaged in community life.
 - b) An Effective City: A city that performs effectively and delivers results.
4. Legal or Policy Implications: n/a
5. Privacy Implications: n/a
6. Engagement and Communications Considerations:
 - a) Call for new members was advertised and promoted by Communications Division
7. Human Resource Implications: n/a
8. Procurement Implications: n/a
9. Information Technology Implications: n/a
10. Other Implications: n/a

Recommendation:

That Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Dance organization;
Lynn Panting (Untellable Movement Theatre)
- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization;
Lloydetta Quaicoe (Sharing Our Cultures Inc.)

Prepared by: Shanna Fitzgerald – Legislative Assistant

Approved by: Elaine Henley – City Clerk

Report Approval Details

Document Title:	Membership for Arts and Culture Advisory Committee.docx
Attachments:	
Final Approval Date:	Sep 24, 2020

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

No Signature - Task assigned to Karen Chafe was completed by assistant Elaine Henley

Karen Chafe - Sep 24, 2020 - 11:39 AM

Elaine Henley - Sep 24, 2020 - 11:59 AM

DECISION/DIRECTION NOTE

Title: 52 Stamp's Lane, REZ2000006

Date Prepared: September 21, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To consider a text amendment to the St. John's Development Regulations to revise the definition of Subsidiary Apartment.

Discussion – Background and Current Status:

The City has received an application from JCK Properties to develop a Single Detached Dwelling with a Subsidiary Apartment at 52 Stamp's Lane. The property is zoned Residential Low Density (R1) in which both uses are permitted, however the application is brought before Council due to the size of the Subsidiary Apartment. The former dwelling at this site has recently been demolished.

Under the Development Regulations, Subsidiary Apartment is defined as "a Suite within a Single Detached Dwelling whose Floor Area does not exceed 40% of the Gross Floor Area of the Dwelling". For this development, the applicant is proposing that one unit will have an area of 109.1 m² (1174 sq. ft.) and the Subsidiary Apartment will have an area of 103.8 m² (1117 sq. ft.). The Subsidiary Apartment would be approximately 48.5% of the Gross Floor Area. The definition of Subsidiary Apartment in the draft Envision Development Regulations provides more flexibility on the size of Subsidiary Apartments and would allow the development to proceed as proposed. Therefore, it is recommended to update the definition at this time through an amendment to the Development Regulations. The new definition would state:

"Subsidiary Apartment means a separate Dwelling Unit that is located within the structure of a main Building and which is subordinate to the main Dwelling Unit".

This definition removes the percentage and allows apartments as long as the subsidiary unit is smaller than the main unit. Neither the current nor proposed definitions dictate the location of the Subsidiary Apartment (i.e. the apartment is not required to be located in the basement of a dwelling). There are no development or engineering concerns with the proposed amendment. Further development and engineering review will occur at the development approval stage.

While the amendment is prompted by the application at 52 Stamp's Lane, the new definition would apply to the entire City.

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic 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: A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should the amendment proceed, public notice is required under Section 5.5 of the Development Regulations.
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 consider a text amendment to the St. John's Development Regulations to revise the definition of Subsidiary Apartment, and advertise the proposed amendment for public review and comment.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	52 Stamp's Lane, REZ2000006.docx
Attachments:	- 52 Stamp's Lane - Attachments.pdf
Final Approval Date:	Sep 23, 2020

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

Ken O'Brien - Sep 23, 2020 - 7:31 AM

Jason Sinyard - Sep 23, 2020 - 9:14 AM



SUBJECT PROPERTY

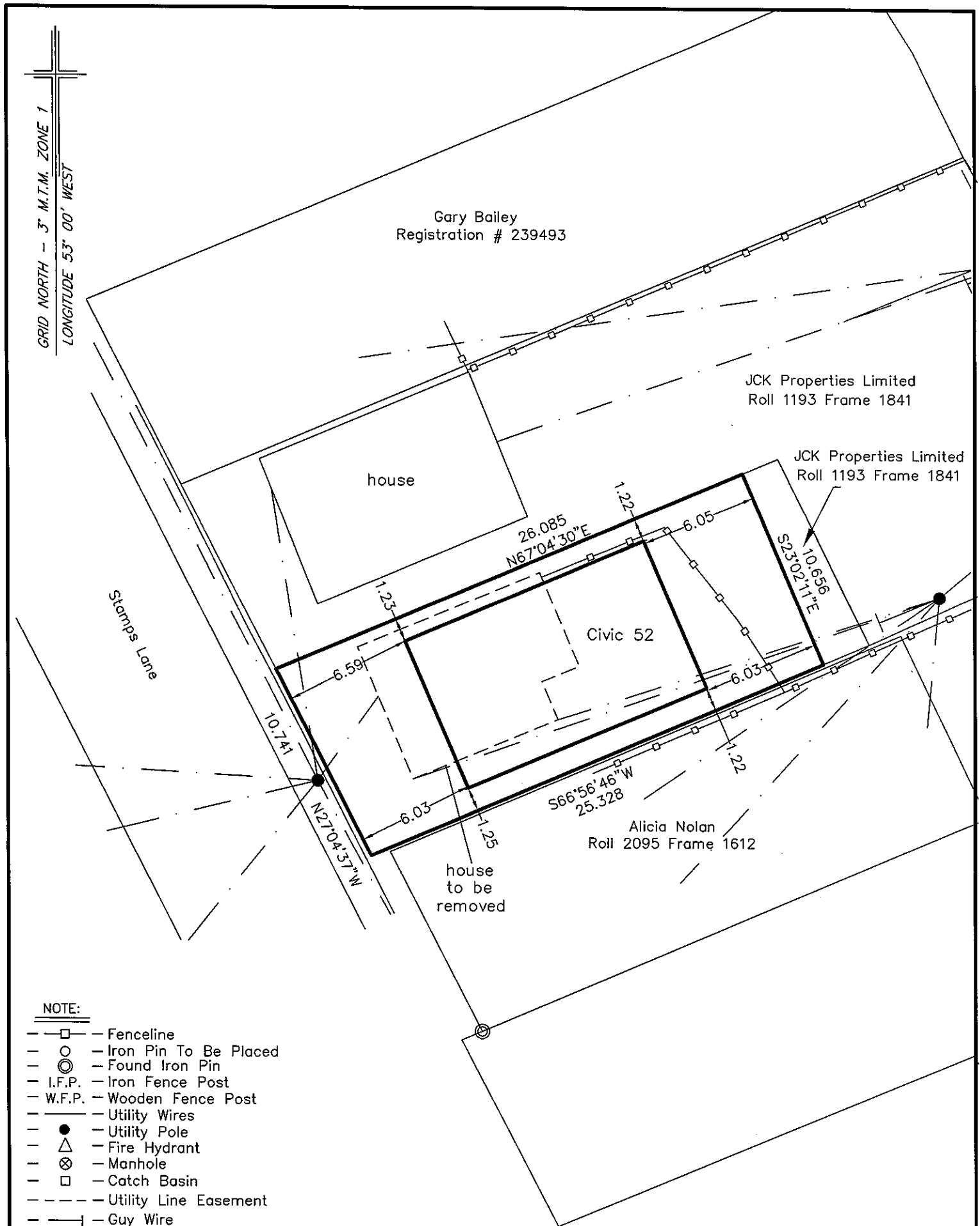
STAMP'S LANE

WISHINGWELL RD

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

W:\Engwork\Planw\applications 2020\rez2000006-52 stamps lane.mxd

CITY OF ST. JOHN'S



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LEGGE SURVEYS LIMITED
1288 TOPSAIL ROAD, UNIT C, PARADISE, NL, A1L 1N7
Tel: 709-782-5920 Fax: 709-782-5921

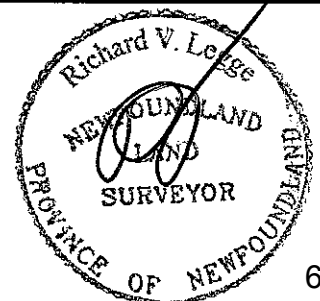
PLOT PLAN FOR JCK PROPERTIES LIMITED
CIVIC 52 STAMPS LANE, ST. JOHN'S, NL

SCALE : 1 : 250

JOB No. : 2020-7889

DATE : August 5, 2020

SURVEY : G.C. \ D.H.





DECISION/DIRECTION NOTE

Title: 314-316 LeMarchant Road, MPA 2000008

Date Prepared: September 23, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To consider a rezoning application for land at 314-316 LeMarchant Road from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone to allow an 80-unit Apartment Building. An amendment to the St. John's Municipal Plan is also required.

Discussion – Background and Current Status:

The City received an application from Nidus Development Inc. for a 5-storey Apartment Building with 80 residential units. The building will also contain a commercial unit at grade. The property is currently zoned Commercial Industrial (CI) in which Apartment Building is not a listed use. The applicant has asked that the property be rezoned to Apartment High Density (A3), where Apartment Building is a permitted use. With respect to the commercial space, relevant Discretionary Uses within the A3 Zone could include Convenience Store in Apartment Building, Service Shop or Uses Complementary to an Apartment Building.

The property at 314-316 LeMarchant Road has an industrial building (the former Scotsburn/Brookfield ice cream manufacturing plant), a parking lot on St. Michael's Avenue and a dwelling (once used as an office) on LeMarchant Road. Only part of this large parcel is proposed for development of the Apartment Building (see attached) and therefore the applicant will be required to subdivide the property should the amendment proceed. The applicant proposes to demolish the industrial building and the dwelling for the Apartment Building.

While the current application is only dealing with a request for an Apartment Building, overall plans indicate the applicant may wish to further develop the parking lot area in the future. Should the amendment proceed, a small area of CI Zone will remain. Staff advised the applicant that Council could consider extending the R1 and CN Zones at this time to avoid leaving an unusably small CI Zone. The applicant is reviewing options for the remaining land and will advise staff prior to public consultation. Should the area of CI Zone remain, a rezoning will likely be required later to accommodate future development plans.

The portion of the property to be redeveloped is designated Commercial General under the St. John's Municipal Plan and an amendment is required to consider the residential use. The Residential High Density District would allow the A3 Zone. As per Section 2.3.3 of the Municipal Plan, buildings in a Residential High Density District shall not exceed 4 storeys.

ST. JOHN'S

Subject to a Land Use Assessment Report (LUAR), selected areas may be zoned to allow heights not exceeding 10 storeys or a Floor Area Ratio (FAR) of 2.0. Therefore, an LUAR is required here. Draft LUAR terms of reference are attached for Council's review.

A mix of zoning exists within this neighbourhood. Immediately adjacent to the subject property is the Residential Low Density (R1) Zone, the Residential Mixed (RM) Zone and the Commercial Neighbourhood (CN) Zone. Further west along LeMarchant Road, there are areas zoned Residential High Density (R3) and Institutional (INST). From Section 2.2.2 of the Municipal Plan, the City shall promote more intensive use of existing services through infill, rehabilitation and redevelopment projects. Further, Section 2.2.5 states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing and capitalize on any opportunities to diversify the same. Redevelopment of the proposed site would take advantage of existing municipal services, as well as diversify the housing stock in the neighbourhood. Further, the commercial unit in the Apartment Building would benefit the site and surrounding area.

The application has been reviewed by development and engineering staff and there are no initial concerns with the proposed development. Further information and more detailed plans will be provided in the LUAR and reviewed upon submission.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
3. Alignment with Strategic 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: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Required public consultation will take place following completion of the LUAR.
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 consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone at 314-316 LeMarchant Road for an 80-unit Apartment Building, and approve the attached draft terms of reference for a Land Use Assessment Report to consider an Apartment Building at this location.

Further, upon receiving a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	314-316 LeMarchant Road, MPA2000008.docx
Attachments:	- 314-316 LeMarchant Road - Attachments.pdf
Final Approval Date:	Sep 24, 2020

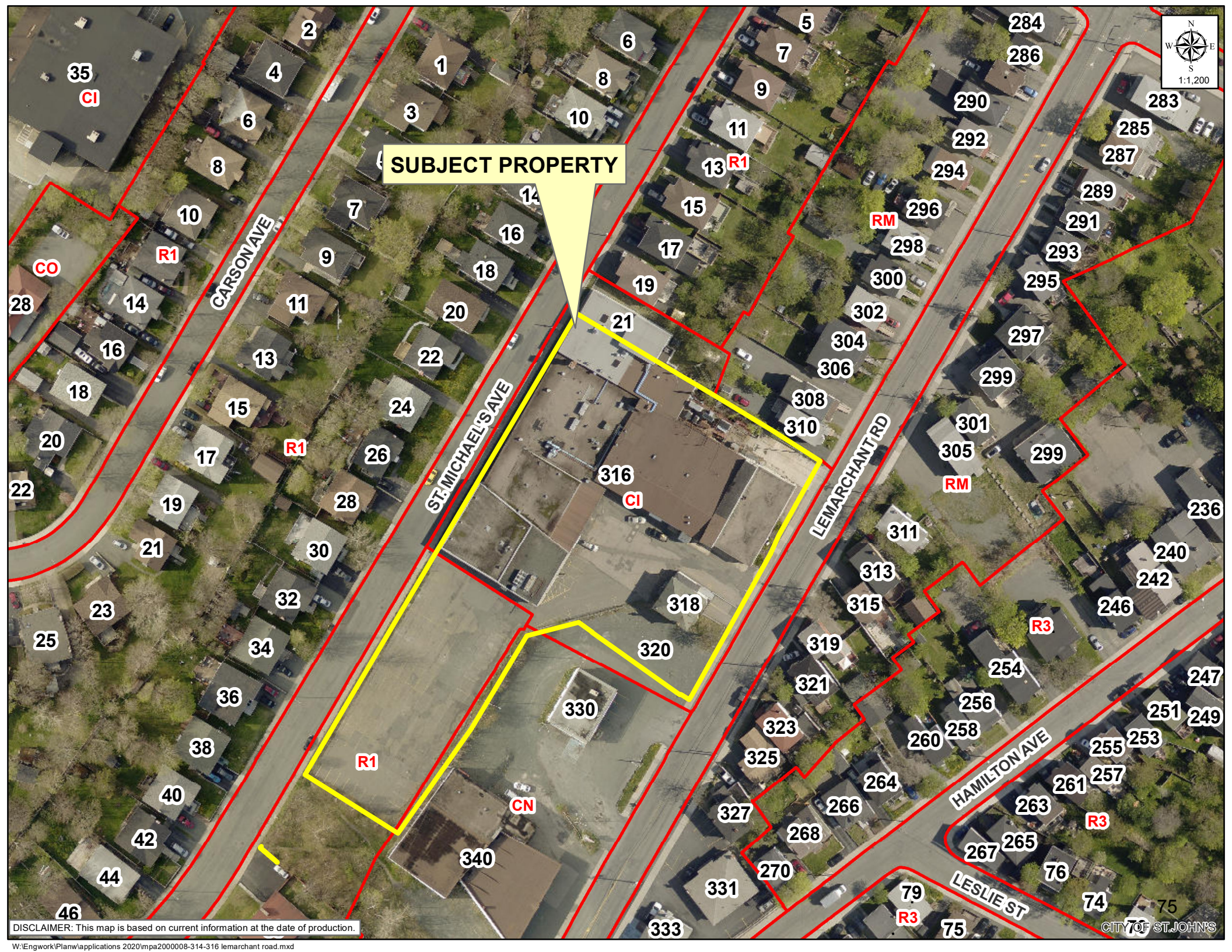
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Sep 24, 2020 - 9:29 AM

Jason Sinyard - Sep 24, 2020 - 10:50 AM



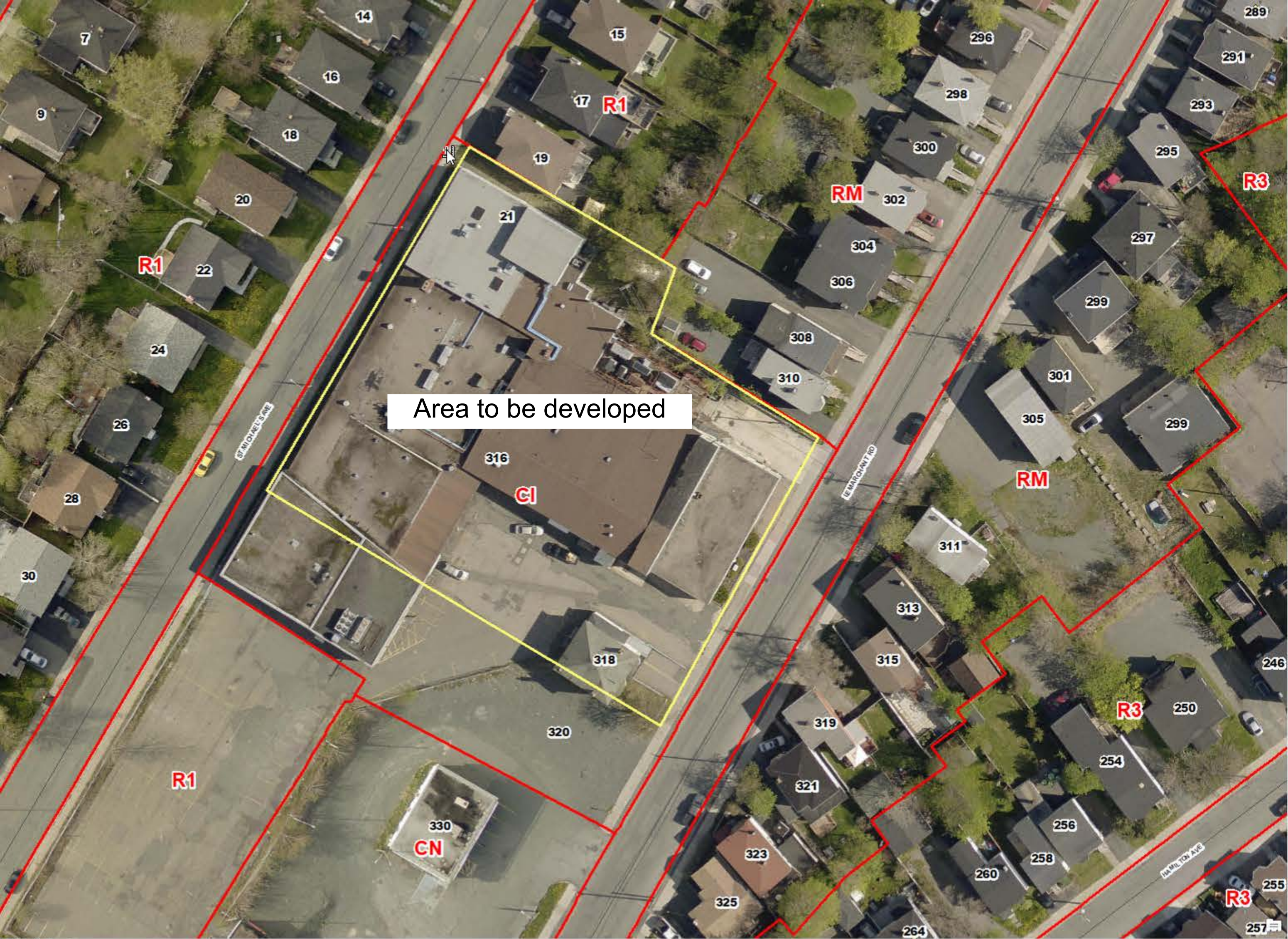
SUBJECT PROPERTY



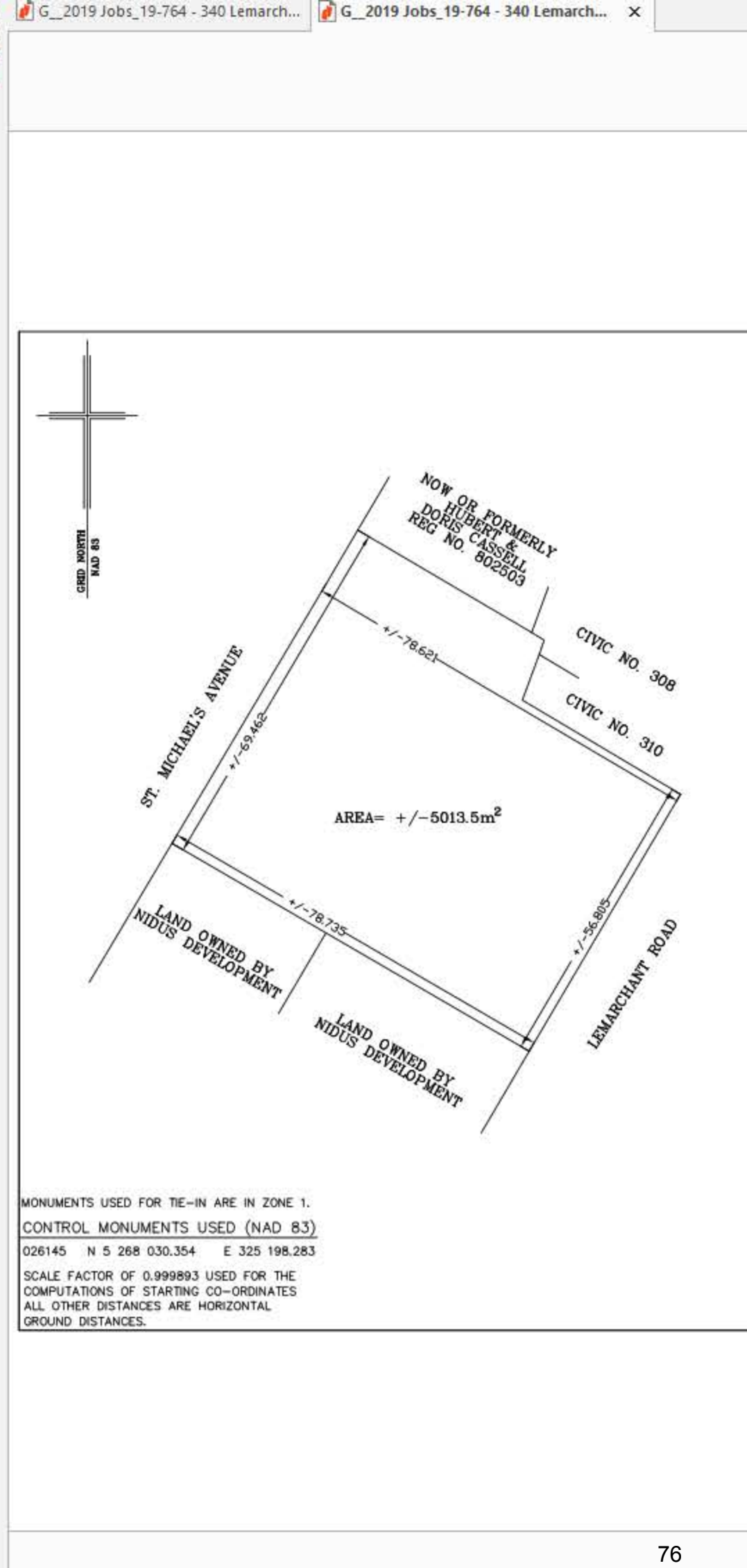
DISCLAIMER: This map is based on current information at the date of production.

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CITY OF ST. JOHN'S



Area to be developed





NOTES: ALL DESIGNS SUBJECT TO FINAL APPROVAL OF NECESSARY PARTIES AND SUBJECT TO CHANGE. PLAN SHOULD NOT BE TAKEN AS FINAL.

MAY 21, 2020: WALKING TRAIL/SITTING AREA & PARKING
DESIGN FOR CIVIC NO. 330 ADDED
MAY 29-JUNE 1, 2020: LOT NO. 1 & 2 COMBINED; PARKING
DESIGN FOR CIVIC NO. 340 ADDED

NIDUS DEVELOPMENT

WILLIAM DOYLE AND
ASSOCIATES LIMITED

PROJECT :

LEMARCHANT ROAD

ST. JOHN'S, NEWFOUNDLAND

SHEET TITLE :

PRELIMINARY DESIGN PLAN

AUTHORITY :

CITY OF ST. JOHN'S

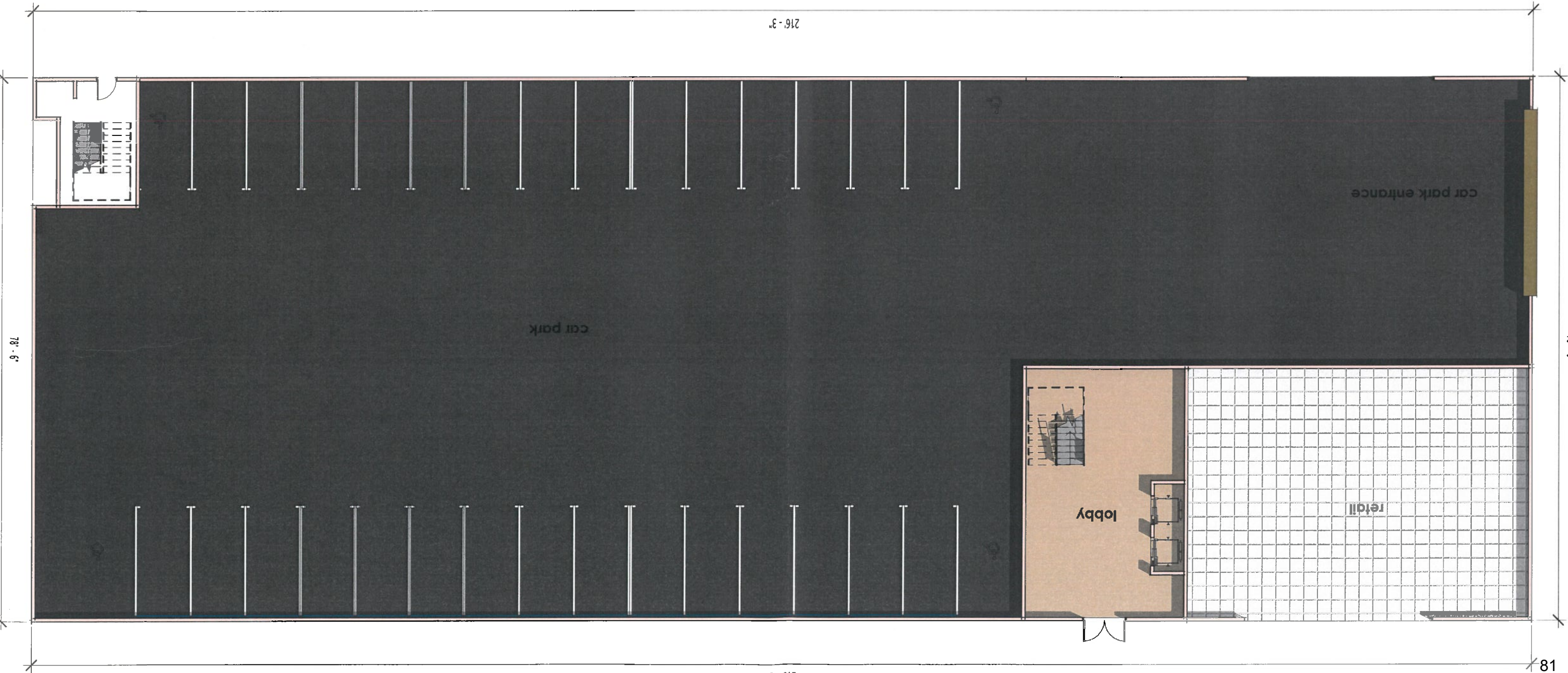
NUM	BEARING	DISTANCE
L1	N30°10'40"E	10.058
L2	S30°10'40"W	10.058
L3	N30°10'40"E	3.186
L4	S30°43'34"W	6.873
L5	N30°43'34"E	10.059
L6	N30°43'34"E	10.059
L7	N30°43'34"E	10.059
L8	N30°43'34"E	10.059
L9	N30°43'34"E	10.059
L10	N30°43'34"E	10.059
L11	N30°43'34"E	10.059
L12	N30°43'34"E	10.729
L13	S30°32'19"W	7.728
L14	S30°32'19"W	7.090
L15	N59°16'26"W	0.986
L16	S30°50'09"W	2.978
L17	S30°50'09"W	10.059
L18	S30°50'09"W	10.059
L19	S30°50'09"W	10.059
L20	S30°50'09"W	3.434
L21	S35°06'43"W	6.649
L22	S35°06'43"W	10.096
L23	S35°06'43"W	10.096
L24	S35°06'43"W	10.096
L25	S35°06'43"W	7.563
L26	S54°24'01"E	7.589
L27	S31°46'24"W	1.806

GRID NORTH
NAD 83











**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR AN APARTMENT BUILDING AT
314-316 LEMARCHANT ROAD
PROPONENT: NIDUS DEVELOPMENT INC**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of the building;
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property and a survey of the area of the subdivided from the original lot.
- Provide street scape views/renderings of the proposed building from LeMarchant Road and from St. Michael's Avenue.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated. Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets. The proponent will not be able to store snow in these areas.

G. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- If the applicant requests parking relief, provide justification for Council to consider.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure and lot layouts, including circulation details.
- Identify the location of all access and egress points, including pedestrian access. Access points must have continuous commercial grade sidewalk across all entrances / exits.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Traffic

- Provide a calculation of the number or proposed vehicle trips (AM peak and PM peak).

I. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Provide the proposed sanitary and storm sewer generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Stormwater Management will be required for the site. Provide stormwater rate generated by the proposed development for the maximum 10-year climate change rainfall and information on how onsite stormwater detention will be managed.

J. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

K. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

DECISION/DIRECTION NOTE

Title: Centre for Hope Springdale Street Parking Change

Date Prepared: September 16, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Sandy Hickman, Transportation & Regulatory Services

Ward: Ward 2

Decision/Direction Required:

Decision is required regarding the allocation of on-street parking on Springdale Avenue adjacent the Centre for Hope.

Discussion – Background and Current Status:

Prior to construction commencing on the Salvation Army Centre for Hope there were five metered on-street parking spaces on Springdale Street adjacent to the Salvation Army Centre for Hope. These have been occupied by construction activities for the duration of construction. Once construction is complete there will be enough space for six parking stalls in this section.

The Salvation Army has requested that regulations be enacted for these spaces that would better serve the short term parking needs of clients of the Centre for Hope that are picking up emergency groceries. Please see attached letter. To this end, these spaces could be converted to 30 min parking between 8AM and 6PM, Monday to Friday.

The Centre from Hope does have underground parking but it is ill suited to meet this demand. With this project and with the extension to the Jag Hotel this area of town will be significantly disturbed for the next couple years at least. Once this area returns to normal conditions it is possible that the need for this number of spaces will be found lacking. If this is the case then an evaluation could be made at that time if it would be appropriate to return any of these stalls to metered inventory.

Key Considerations/Implications:

1. Budget/Financial Implications:
Removing parking meters would result in a modest loss of income for the City. In the past the city earned about \$10 per day on average for each metered space. Parking meters are active approximately 239 day per year. Therefore, the total revenue impact of five metered stalls removed from inventory could be up to \$11,950 per year.

ST. JOHN'S

2. Partners or Other Stakeholders:
Salvation Army Centre for Hope
3. Alignment with Strategic Directions/Adopted Plans:
While not in the strategic plan this action contributes to Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

That Council allocate the on-street parking on Springdale adjacent the Centre for Hope to 30 min parking between 8AM and 6PM, Monday to Friday.

Prepared by: Marianne Alacoque, Transportation System Engineer

Approved by: Garrett Donaher, Manager - Transportation Engineering



The Salvation Army New Hope Community Centre

25 Buchanan Street
St. John's, NL A1C 0A4
Phone: (709) 739-0290
Facsimile: (709) 739-0288

September 2, 2020

Mayor Danny Breen
City of St. John's
10 New Gower Street
St. John's, NL, A1C 2B5

Your Worship, Mayor Breen;

Thank you for find time to meet with Oliver and me this week. We were excited to share that we are now a mare few weeks away from opening The Salvation Army Ches Penney Centre of Hope, which, you and the City have been huge supporters of.

While we have provided in house parking to our staff and partners, under the main floor of the facility, we are now thinking about our clients who will visit the emergency food bank and come by for hot meals. While there seems to be adequate metered parking in the neighborhood, many of those availing of our services will struggle to even come up with the cost of parking when they are visiting us for food security relief.

Directly in front of our facility, on the Springdale Street side, there are either 5 or 6 parking spaces that may have been metered at one point several years ago. Because this section of the downtown is not overly busy most days, we would like for City Council to consider a request from The Salvation Army to turn those spots into short term parking, anywhere between 15 minutes and up to an hour. This would allow for our clients to come into our building, pick up their emergency groceries, which can be between 4 and 12 bags, depending on the size of the family, and be able to walk out through the front door and to their car, all in a matter of a few moments. We would only be using those spots during regular business hours, Monday to Friday, from 8:00 am until 4:00 pm, thus having no impact on Mile One and Convention Centre events, whereby parking does become an issue.

On behalf of The Salvation Army, and the many St. John's residents whom we work with, a sincere thank you for all your support in the past, and continued support into the future. And, we ask that you consider this request on behalf of those whom the price of a meter, or even worse, a ticket for not putting funds into a meter while picking up emergency food, can often be out of reach for them.

If you have any questions and/or concerns, I can certainly be reached at your convenience.

Sincerely

Tony Brushett

Tony Brushett (Captain)
Executive Director
The Salvation Army Ches Penney Centre of Hope
18 Springdale Street
St. John's, NL, A1E 2R1
Phone: (709) 739-0290

William Booth
Founder

Floyd Tidd
Territorial Commander

Eddie Vincent
Divisional Commander



The Salvation Army New Hope Community Centre

25 Buchanan Street

St. John's, NL A1C 0A4

Phone: (709) 739-0290

Facsimile: (709) 739-0288

C.C. Mr. Oliver Langdon, TSA Public Relations

**Development Permits List
For the Period of October 1 To October 7, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Rebuild of Dwelling	57 Poplar Avenue	4	Approved	20-10-01

* **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 13, 2020 Regular Meeting

Permits Issued: 2020/10/01 to 2020/10/07

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
1 Ballylee Cres	New Construction	Single Detached Dwelling
10 Halliday Pl	Change of Occupancy	Home Office
111 Merrymeeting Rd	Renovations	Single Detached Dwelling
117a-121 Circular Rd	Extension	Single Detached Dwelling
12 Middleton St	Fence	Fence
124 Circular Rd	Renovations	Single Detached Dwelling
13 Adventure Ave	Site Work	Driveway
13 Hopedale Cres	Deck	Patio Deck
14 York St	Renovations	Townhousing
142 Mundy Pond Rd	Fence	Fence
144 Waterford Bridge Rd	Renovations	Single Detached Dwelling
149 Old Petty Harbour Rd	Renovations	Single Detached Dwelling
154 Elizabeth Ave	Site Work	Other
163 Gower St	Renovations	Semi Detached Dwelling
17 Parkhill St	Fence	Fence
174 Waterford Bridge Rd	Deck	Patio Deck
18 O'regan Rd	Renovations	Single Detached Dwelling
2 Gregg Pl	Deck	Patio Deck
20 Rankin St	Renovations	Single Detached Dwelling
21 Myrick Pl	Accessory Building	Accessory Building
21 Shriners Rd	New Construction	Single Detached Dwelling
23 Bugler Pl	Accessory Building	Accessory Building
23 Laughlin Cres	Renovations	Single Detached Dwelling
23 Walwyn St	Accessory Building	Accessory Building
24 Castle Bridge Dr	Fence	Fence
24 Edmonton Pl	Renovations	Single Detached Dwelling
27 Lunenburg St	Renovations	Single Detached Dwelling
28 Pennywell Rd	Renovations	Single Detached Dwelling
3 Peppertree Pl	Deck	Patio Deck
3 Vaughan Pl	Renovations	Single Detached Dwelling

30 Blackmarsh Rd	Fence	Fence	
47 Amherst Hts	Renovations	Single Detached Dwelling	
50 Navajo Pl	Accessory Building	Accessory Building	
564 Thorburn Rd	Accessory Building	Accessory Building	
61 Diamond Marsh Dr	Fence	Fence	
7 Symonds Ave	Site Work	Swimming Pool/Hot Tub	
74 Circular Rd	Renovations	Apartment Building	
80 Springdale St	Deck	Patio Deck	
89 Diamond Marsh Dr	Accessory Building	Accessory Building	
89 Diamond Marsh Dr	Fence	Fence	
9 Exeter Ave	Accessory Building	Accessory Building	
			This Week: \$725,391.40

Commercial

Location	Permit Type	Structure Type	
200 Pleasant St	Renovations	Mixed Use	
215 Water St	Renovations	Mixed Use	
31 Peet St	Change of Occupancy	Retail Store	
340 Water St	Change of Occupancy/Renovations	Tavern	
673 Topsail Rd	Change of Occupancy/Renovations	Retail Store	
673 Topsail Rd	Sign	Retail Store	
			This Week: \$414,100.00

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	
			This Week: \$0.00

This Week's Total: \$1,139,491.40

REPAIR PERMITS ISSUED:

\$74,389.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
October 13, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$34,286,385.14	\$35,695,730.12	4
Commercial	\$145,687,416.97	\$126,561,552.38	-13
Government/Institutional	\$2,440,150.00	\$136,500.00	-94
Industrial	\$1,737,266.07	\$3,000.00	-100
Repairs	\$2,037,458.50	\$2,761,683.90	59
TOTAL	\$186,188,676.68	\$165,158,466.40	-11
Housing Units (1 & 2 Family Dwelling)	90	101	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 7, 2020

Payroll

Public Works	\$ 403,823.00
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Bi-Weekly Casual	\$ 30,932.72
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Accounts Payable	\$ 5,113,428.38
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(A detailed breakdown available [here](#))

Total:	\$ 5,548,184.10
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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

DECISION/DIRECTION NOTE

Title: SERC Road Closure – The Surrealtor

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee

Ward: N/A

Decision/Direction Required: Council approval of road closure for upcoming film shoot for 'The Surrealtor'.

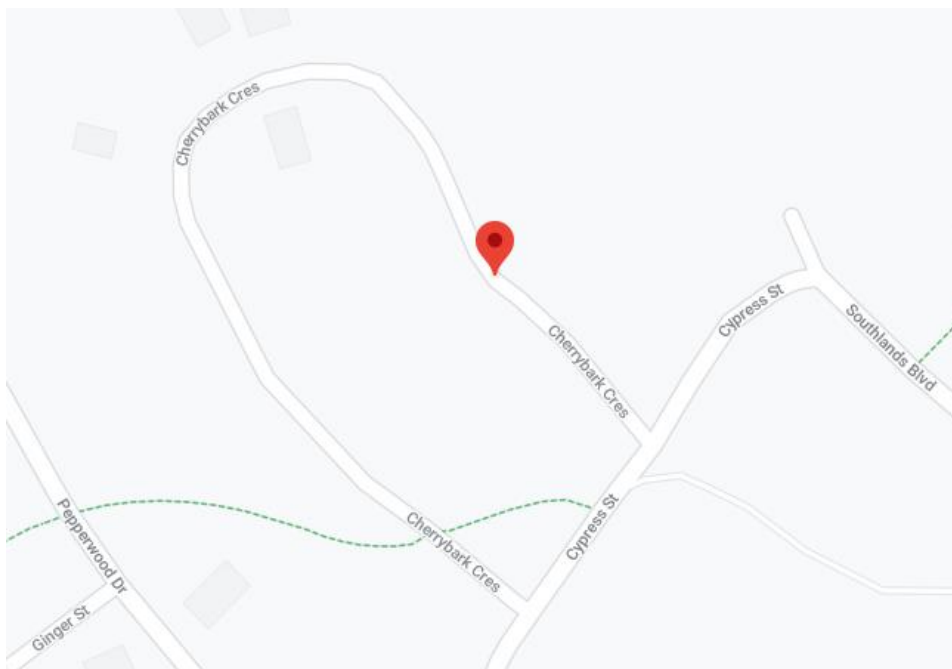
Discussion – Background and Current Status: The Surrealtor production is requesting road closure (except for local traffic) for the following date, time and location:

Tuesday, October 13

8:30am – 12:00pm

- Cherrybark Crescent

Traffic control company has been secured for this road closure.



ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

That Council approve the requested road closures for The Surrealtor film shoot.

Prepared by:Christa Norman, Special Projects Coordinator

Approved by:Jennnifer Langmead, Supervisor – Tourism and Events

Report Approval Details

Document Title:	SERC - Road Closure - The Surrealtor.docx
Attachments:	
Final Approval Date:	Oct 6, 2020

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

Jennifer Langmead - Oct 6, 2020 - 2:05 PM

Tanya Haywood - Oct 6, 2020 - 3:36 PM

Result of E-Poll

SERC – Road Closure – The Surrealtor Film Shoot

E-Poll – October 6, 2020

Member	Agree	Disagree
Danny Breen	X	
Sheilagh O'Leary	X	
Maggie Burton		
Dave Lane	X	
Sandy Hickman	X	
Debbie Hanlon		
Deanne Stapleton	X	
Jamie Korab		
Ian Froude	X	
Wally Collins	X	

DECISION/DIRECTION NOTE

Title: 35 White Rose Drive Adoption, REZ2000007

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment 710, 2020.

Discussion – Background and Current Status:

The City has received an application from Dougalls Development Inc. requesting the addition of Pharmacy as a Permitted Use in the Commercial Regional (CR) Zone. The applicant is proposing a stand-alone Pharmacy in one storefront unit at 35 White Rose Drive. The subject property is within the Commercial General District of the St. John's Municipal Plan and is zoned Commercial Regional (CR). A Municipal Plan amendment would not be required.

Within the CR Zone, a Pharmacy is permitted only as an ancillary use to a Clinic or part of a larger retail/clinic development like a drug store. Under the St. John's Development Regulations a stand-alone Pharmacy is only included in the Residential Mixed (RM) and Commercial Office Hotel (COH) Zones.

While this amendment is prompted by the application at 35 White Rose Drive, staff are recommending that Council consider adding Pharmacy as a use to other zones which already include Clinic.

The proposed amendment was advertised on three occasions in *The Telegram* newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. The notice was also emailed to the Newfoundland and Labrador Pharmacy Board. There were no written submissions received by the City Clerk.

If the attached amendment is adopted by Council, it will then be referred to the NL Department of Environment, Climate Change and Municipalities with a request for provincial registration in accordance with the Urban and Rural Planning Act, 2000.

There are no parking standards for Pharmacy in the Development Regulations, so if the amendment is adopted, the parking standard would have to be set by Council. Usually the City uses the Retail standard to calculate parking for pharmacies. In this case, the proposed Pharmacy would require 7 parking spaces. The other occupants of the building at 35 White

ST. JOHN'S

Rose Drive require 33 parking spaces, and a total of 62 spaces are available on the lot, so there are no concerns with meeting parking requirements. The Retail use parking requirement is the same under the current Development Regulations and the proposed Envision Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic 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: An amendment to the St. John's Development Regulations is required to add Pharmacy as a use to various zones.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: The application was advertised in the Telegram newspaper and on the City's website, and notices were mailed to property owners within 150 metres of the application site.
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 adopt St. John's Development Regulations Amendment Number 710, 2020, which will add Pharmacy as a Permitted or Discretionary Use in various zones.

Further, that Council set the parking requirement for the Pharmacy at 35 White Rose Drive as 7 parking spaces.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

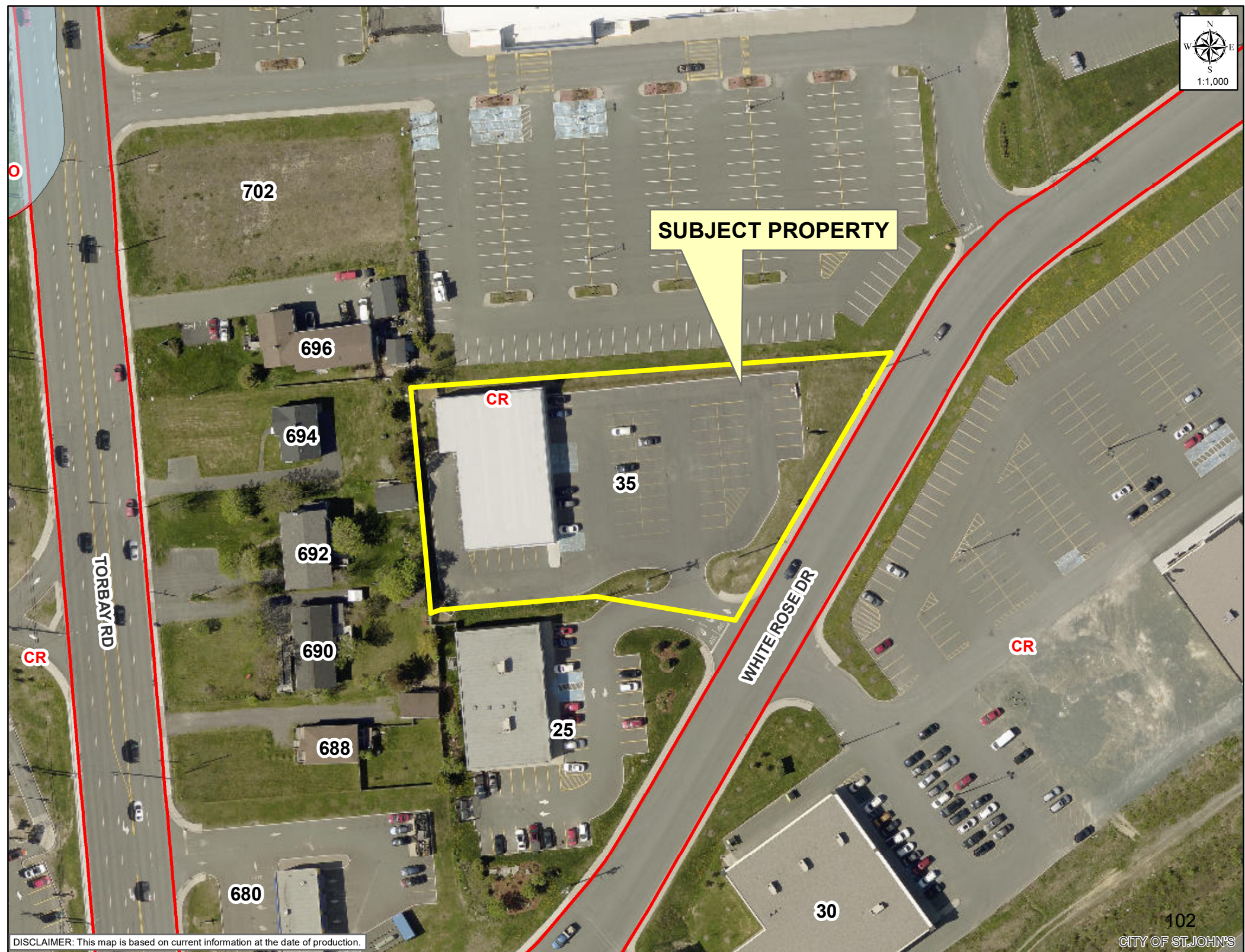
Report Approval Details

Document Title:	35 White Rose Drive Adoption, REZ2000007.docx
Attachments:	- 35 White Rose Drive - Adoption Attachments.pdf
Final Approval Date:	Oct 7, 2020

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

Ken O'Brien - Oct 7, 2020 - 2:02 PM

Jason Sinyard - Oct 7, 2020 - 3:47 PM



SUBJECT PROPERTY

702

696

694

692

690

688

680

35

25

30

102

TORBAY RD

WHITE ROSE DR

CR

CR

CR

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 710, 2020**

WHEREAS the City of St. John's wishes to allow a Pharmacy as a Permitted Use in the Commercial Highway (CH), Commercial Regional (CR), Commercial Central Mixed Use (CCM), Commercial Central Office (CCO), Commercial Central Retail (CCR), and Commercial Kenmount (CK) Zones, and as a Discretionary Use in the Commercial Neighbourhood (CN), Commercial Office (CO), Commercial Mixed Use (CM), Commercial Mixed Use – Pleasantville (CM – Pleasantville) and Commercial Industrial (CI) Zones.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

- 1) Add Section 10.17.2 Discretionary Uses:**
“(g) Pharmacy” and renumber remaining uses
- 2) Add Section 10.18.2 Discretionary Uses:**
“(i) Pharmacy”
- 3) Add Section 10.20.1 Permitted Uses, Commercial:**
“(s) Pharmacy” and renumber remaining uses
- 4) Add Section 10.21.1 Permitted Uses, Commercial:**
“(s) Pharmacy” and renumber remaining uses
- 5) Add Section 10.22.2 Discretionary Uses:**
“(d) Pharmacy” and renumber remaining uses
- 6) Add Section 10.22.(A).2 Discretionary Uses:**
“(b) Pharmacy” and renumber remaining uses
- 7) Add Section 10.23.1 Permitted Uses, Commercial:**
“(u) Pharmacy” and renumber remaining uses
- 8) Add Section 10.24.1 Permitted Uses, Commercial:**
“(q) Pharmacy” and renumber remaining uses
- 9) Add Section 10.25.1 Permitted Uses, Commercial:**
“(r) Pharmacy” and renumber remaining uses

10)Add Section 10.26.1 Permitted Uses, Commercial:

“(r) Pharmacy” and renumber remaining uses

11)Add Section 10.27.2 Discretionary Uses:

“(n) Pharmacy”

BE IT FURTHER RESOLVED that the City of St. John’s requests the Minister of Environment, Climate Change and Municipalities to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, **2020**.

Mayor

MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration

DECISION/DIRECTION NOTE

Title: Hudson and Rex – Road Closure and Noise By-law Extension Request

Date Prepared: October 7, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee

Ward: N/A

Decision/Direction Required: Council approval of road closure and noise by-law extension for upcoming film shoots for 'Hudson and Rex'.

Discussion – Background and Current Status: Hudson and Rex production is requesting road closure (except for local traffic) and noise by-law extension for the following dates, times and locations:

Tuesday October 20

5:00pm – 1:30am

- Requesting a noise by-law extension for the area of Glasgow Place (no road closure).
- There will be a scene involving fire trucks, with light but no sirens.
- Residents will be notified in advance.

Sunday October 25

8:00am – 3:00pm

- Glasgow Place road closure.



Production company will hire a Traffic Control company to implement all closures.

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Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

That Council approve the requested road closure, and noise by-law extension for Hudson and Rex film shoot.

Prepared by:Christa Norman, Special Projects Coordinator

Approved by:Jennifer Langmead, Supervisor, Tourism and Events

Report Approval Details

Document Title:	SERC - Film Shoot Road Closure - Oct 25.docx
Attachments:	
Final Approval Date:	Oct 8, 2020

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

Jennifer Langmead - Oct 7, 2020 - 10:16 AM

Tanya Haywood - Oct 8, 2020 - 3:57 PM