

# ST. JOHN'S

## Regular Meeting - City Council Agenda

October 26, 2020

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. SWEARING IN OF WARD 2 COUNCILLOR ELECT - SHAWN SKINNER
3. PROCLAMATIONS/PRESENTATIONS
4. APPROVAL OF THE AGENDA
  - 4.1. Adoption of Agenda
5. ADOPTION OF THE MINUTES
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6. BUSINESS ARISING FROM THE MINUTES
  - 6.1. Notice of Motion given October 19, 2020 - Adoption of the St. John's Election Finance (Amendment No. 1-2020) By-Law 11
    1. Amendments to Election Finance By-Law 12
7. NOTICES PUBLISHED
  - 7.1. Notices Published - 9 Kerry Street 15

A change of Non-Conforming Use Application has been submitted by The Green Room Inc. for permission to change the Use of 9 Kerry Street to a storage and support facility for a Television Company.

The proposed Studio is to be used for office space and storage of production material. It will be of approximately 198m<sup>2</sup>. The studio will employ 3 full-time employees and operates Monday to Friday 9 a.m. to 6 p.m. On-site parking is provided for 3 spaces.  
Three (3) submissions received

- 7.2. Notices Published - 13 Cherry Hill 23
- A Discretionary Use Application has been submitted for a Home Occupation for Wellness Coaching at 13 Cherry Hill Road.
- The business involves Therapeutic Stretch, Reiki & Coaching and will operate part-time Monday-Friday, 1-2 clients per day between 10 a.m.-2 p.m. Appointments will be 1 hour with no overlap. Total floor area used for the business is 16.35m<sup>2</sup>. The applicant is the sole employee. One on-site parking space is provided for the business.
- Three (3) submissions received.
- 7.3. Notices Published - 23 Duffy Place 27
- A Discretionary Use Application has been submitted to the City of St. John's seeking approval to install a Wireless Communication Facility adjacent to the building at the west side at 23 Duffy Place.
- In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City of St. John's hereby notifies property owners in the vicinity of 23 Duffy Place of the intention to install the additional 2-9 antennas.
- The antennas will be 1.4m in height, covered by radomes that will be ground mounted on a concrete base (total height of 2.7m or 9ft)
  - The area will be fully enclosed by a secure shielding fence of 7m by 41m which is 2.5m (8ft) in height.
- No submissions
- 7.4. Notices Published - 350 Torbay Road 28
- A Discretionary Use Application has been submitted to occupy a portion of the building at 350 Topsail Road as Warehouse Use.
- The proposed Warehouse will have a floor area of 469m<sup>2</sup> and will be used to supply a large chain of retail stores. The business will operate Monday to Thursday, from 9 a.m. to 6 p.m., Friday 8 a.m. to 6 p.m., Saturday and Sunday 9 a.m. to 5 p.m. There will be limited traffic due to limited number of clients using the site.
- Four (4) submissions received.

7.5.	Notices Published - Trans-Canada Highway	39
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A Discretionary Use Application has been submitted by Coady Construction & Excavating Limited requesting permissions to develop a Mineral Workings Quarry for 40 hectares of land off the Trans-Canada Highway (1.9km East of Foxtrap Access Road/TCH Interchange on North side of TCH).

The proposed quarry will be used for the production and removal of aggregate material for construction purposes.

No submissions received.

## 8. COMMITTEE REPORTS

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# **ST. JOHN'S**

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## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**October 19, 2020, 3:00 p.m.**

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

**Regrets:** Mayor Danny Breen

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

### **Land Acknowledgement**

**The following statement was read into the record:**

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

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

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

3.1 **Adoption of Agenda**

**SJMC-R-2020-10-19/521**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Lane

That the Agenda be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - October 13, 2020**

**SJMC-R-2020-10-19/522**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Burton

That the minutes of the Regular meeting held on October 13, 2020 be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **NOTICES PUBLISHED**

7. **COMMITTEE REPORTS**

7.1 **Development Committee Report**

1. **Request to Set Parking Requirement for Bakery and Parking Relief for the Site - 16 Stavanger Drive - INT2000095**

**SJMC-R-2020-10-19/523**

**Moved By** Councillor Burton

**Seconded By** Councillor Lane

That Council set 3 parking spaces for the proposed Bakery and approve parking relief for 5 parking spaces for the entire site at 16 Stavanger Drive.

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

**MOTION CARRIED (9 to 0)**

2. **Request to Approve a 3 Storey Single Detached Dwelling - 1 Ozark Place - INT2000097**

**SJMC-R-2020-10-19/524**

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the attached draft Terms of Reference for the Land Use Assessment Report (LUAR) at 1 Ozark Place to consider a 3 storey Single Detached Dwelling.

Further, following submission of a satisfactory Land Use Assessment Report (LUAR), it is recommended that the application be advertised and referred to a regular meeting of Council for consideration of approval.

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

**MOTION CARRIED (9 to 0)**

**8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

**8.1 Development Permits List for the Period of October 8 To October 14, 2020**

Council considered the above noted for information.

**9. BUILDING PERMITS LIST**

**9.1 Building Permits List for the Period of October 8 to October 14, 2020**

**SJMC-R-2020-10-19/525**

**Moved By** Councillor Lane

**Seconded By** Councillor Hanlon

That Council approve the Building Permits List for the period of October 8 to October 14, 2020.

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

**MOTION CARRIED (8 to 0)**

**10. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**10.1 Weekly Payment Vouchers for the Week Ending October 14, 2020**

**SJMC-R-2020-10-19/526**

**Moved By** Councillor Froude

**Seconded By** Councillor Stapleton

That Council approve the Weekly Payment Vouchers for the week ending October 14, 2020 in the amount of \$4,008,141.90.

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

**MOTION CARRIED (9 to 0)**

**11. TENDERS/RFPS**

**11.1 2020159 – Backline Culvert Replacement**

**Ratification of E-poll conducted October 16, 2020**

**SJMC-R-2020-10-19/527**

**Moved By** Councillor Collins

**Seconded By** Councillor Froude

That Council approve the award of open call 2020159 – Backline Culvert Replacement to the lowest bidder meeting specifications Dexter Construction Company Limited for the sum of \$176,628.50 (HST included) as per the Public Procurement Act.

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

**MOTION CARRIED (9 to 0)**

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

**12.1 Notice of Motion - Adoption of the St. John's Election Finance (Amendment No. 1-2020) By-Law**

Councillor Froude presented the following Notice of Motion for adoption of the St. John's Election Finance (Amendment No. 1-2020) By-Law:

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move the adoption of the St. John's Election Finance (Amendment No. 1-2020) By-Law, which By-Law will have the effect of incorporating recommended election reforms into the St. John's Election Finance By-Law for the 2021 general municipal election.

DATED at St. John's, NL this 19 day of October 2020.

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Councillor Ian Froude

**12.2 Petition - Cowen Heights Crosswalk**

Councillor Korab presented a petition for adding solar-powered, button-activated flashing light posts on both sides of the crosswalk on Frecker Drive/United Church.

13. **OTHER BUSINESS**

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:42 pm.

**SJMC-R-2020-10-19/528**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Stapleton

That the meeting be adjourned.

**MOTION CARRIED**

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MAYOR

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CITY CLERK

**NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move the adoption of the St. John's Election Finance (Amendment No. 1-2020) By-Law, which By-Law will have the effect of incorporating recommended election reforms into the St. John's Election Finance By-Law for the 2021 general municipal election.

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

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COUNCILLOR

**ST. JOHN'S**

**BY-LAW NO.**

**ELECTION FINANCE (AMENDMENT NO. 1-2020) BY-LAW**

**PASSED BY COUNCIL ON \_\_\_\_\_, 2020**

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Pursuant to the powers vested in it under the Municipal Elections Act, RSNL 1990 c. M-20.2, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to municipal election finances.

**BY-LAW**

1. This By-Law may be cited as the "St. John's Election Finance (Amendment No. 1-2020) By-Law".
2.
  - (1) Subsection 3(1) of the St. John's Election Finance By-Law is amended by deleting the reference "\$1.00" and substituting the reference "\$0.71".
  - (2) Subsection 3(2) of the St. John's Election Finance By-Law is amended by deleting the reference "\$1.00" and substituting the reference "\$0.43".
  - (3) Subsection 3(3) of the St. John's Election Finance By-Law is amended by deleting the reference "\$1.00" and substituting the reference "\$0.14".
  - (4) Subsection 3(4) of the St. John's Election Finance By-Law is amended by deleting the reference "\$1.00" and substituting the reference "\$0.07".
3.
  - (1) Subsection 4(1)(a) of the St. John's Election Finance By-Law is repealed and the following substituted:  

"4(1)(a) persons individually, and which an election is	Contributions to candidates shall be made only by natural or individuals, or by corporations or trade unions shall only be made in the calendar year in held."
------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------
  - (2) Subsection 4(2)(b) of the St. John's Election Finance By-Law is amended by deleting the reference "\$2000.00" and substituting the reference "\$1000.00".
  - (3) Subsections 4(4), 4(5), 4(6), and 4(7) of the St. John's Election Finance By-Law are amended by deleting the reference "\$250.00" and substituting the reference "\$100.00".

4. Section 5 of the St. John's Election Finance By-Law is repealed and the following substituted:

"5.(1) All candidates in an election, including those not elected, shall, not more than 30 days after the election, file with the returning officer a statement in the required form and made under oath or affirmation stating:

- (a) the total amount of the contributions received by him or her;
  - (b) each contribution from a corporation or trade union and the contributors of those amounts.
  - (c) each contribution from an individual that exceeds \$100.00 and the contributors of those amounts; and
  - (d) that the total amount of contributions received from corporations or trade unions did not exceed 50% of the limits in section 3 of this By-Law.
- (2) All candidates in an election, including those not elected, who did not receive any one contribution in an amount exceeding \$100.00 shall, not more than 30 days after the election, file with the returning officer a statement under oath or affirmation stating the total amount of the contributions received by him or her and that he or she did not receive any one contribution in an amount that exceeded \$100.00."

5. Section 6 of the St. John's Election Finance By-Law is repealed and the following substituted:

"6. All candidates in an election, including those not elected, shall, not more than 30 days after the election, file with the returning officer a statement under oath or affirmation stating:

- (a) the total amount of expenditures made by him or her;
- (b) details of each expenditure that exceeds \$100.00; and
- (c) that the total amount of expenditures did not exceed the limits set out in section 3 of this By-Law."

6. (1) Section 6(1) of the St. John's Election Finance By-Law is renumbered as section 7.

- (2) Section 7 of the St. John's Election Finance By-Law is renumbered as section 9.
  - (3) Section 8 of the St. John's Election Finance By-Law is renumbered as section 10.
7. The following is added as section 8 of the St. John's Election Finance By-Law:
- "8. Notwithstanding any section of this By-Law, contributions shall not be made by corporations or trade unions for the 2025 election and to any election which may be called thereafter."

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

### **NOTICES PUBLISHED**

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on October 26, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>9 Kerry Street</b> Residential Low Density (R1) Zone Ward 4	<b>Application</b> A change of Non-Conforming Use Application has been submitted by The Green Room Inc. requesting permission to change the Use of 9 Kerry Street to a storage and support facility for a Television Production Company.  <b>Description</b> The proposed Studio is to be used for office space and storage of production material. It will have a floor area of approximately 198m <sup>2</sup> . The studio will employ 3 full-time employees and operates Monday to Friday, 8 a.m. – 6 p.m. On-site parking is provided for 3 spaces.	2 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements.

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

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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) Proposed Change of Use of 9 Kerry Street - Comments 8 Kerry Street  
**Date:** Wednesday, October 21, 2020 11:42:28 AM

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Good Morning:

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

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Monday, October 19, 2020 8:45 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Proposed Change of Use of 9 Kerry Street - Comments 8 Kerry Street

To the Office of the City Clerk:

Please accept our comments in response to the notification of proposed change of use of 9 Kerry Street by The Green Room Inc.

Description states that proposed studio is to be used for office space and storage of production material....The studio will employ 3 full- time employees and operate Monday - Friday, 8am - 6pm.

Comment 1

We are concerned that the storage of production material will involve several trucks coming and going. This will create more noise and traffic concerns as the property is located at an intersection directly in front of our house. Also , given the nature of the filming industry, we are concerned that this activity will not be limited to the working hours specified and may occur at all hours.

We and our neighbors have already expressed our concerns to the city about the excessive speeds by drivers using Kerry Street as a shortcut.

Comment 2

We would like confirmation that materials stored will not include hazardous materials such as toxic or volatile gases, explosives, or highly flammable items.

Comment 3

Property is referred to as a proposed studio. Does this mean that it may be used for filming? If so we are concerned about excessive noise and increased traffic from people coming and going.

Comment 4

Last week an overhead light in the front of the building was activated. The light comes on early in the evening and remains on through the night. This is very annoying as it shines directly into our living room and bedroom. Given

the working hours stated we wonder why this is necessary and would like the light turned off no later than 8:00pm every night.

If there are any questions or responses to these comments please advise us using the contact information below.

Best Regards,



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

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

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Karen Chafe](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Non-Conforming Use Application Comments - 9 Kerry Street  
**Date:** Wednesday, October 21, 2020 11:51:26 AM

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Good Morning:

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

Elaine Henley

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

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

**From:** [REDACTED]  
**Sent:** Tuesday, October 20, 2020 8:52 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Non-Conforming Use Application Comments - 9 Kerry Street

>> Dear City Clerk:

>> Thank you for the opportunity to provide comments on the application for the non-conforming use of 9 Kerry Street as a storage and support facility for a Television Production Company. Based on the minimal information provided on the operation of this commercial business, the ongoing traffic issues on Kerry Street, the configuration of the street and the fact the street is zoned residential (R1), we have numerous concerns about the proposed use of this property and it's compatibility with the area.

>> 1. Kerry Street is zoned residential-low intensity (R1). It is our understanding the property at 9 Kerry Street, as it existed, was grandfathered in as a non-conforming use when the residential area was designated R1. It is our understanding the spirit of non-conforming use is to allow a previous operation to continue to exist when a zone changes. The proposed application for a change in non-conforming use falls outside the permitted and discretionary use of the R1 zone regulations. From a planning and development perspective, a non-conforming use policy would see all properties eventually matching the uses permitted in the assigned zone, not intensifying the non-conforming use. We do not know the status of the original business or if it has been operating as intended when grandfathered in.

>> 2. The site of the proposed storage and support facility is located on a blind turn with poor sight lines. There have been several accidents on this turn over the years. There are "No Stopping" signs located on Kerry Street across from the proposed commercial business and also on the same side by the community mail boxes. The proposed site of the new business is located directly at the juncture where Glenridge Crescent intersects with Kerry Street. The entrance curb for 9 Kerry Street fronts into this juncture on the blind turn. Also the proposed new business site is in very close proximity to a busy and dangerous intersection where Kerry Street meets with Portugal Cove Road.

>> 3. There is a very active convenience store (Breen's) one lot up and on the same side as the proposed location of this new business. The convenience store generates a lot of customer and commercial traffic including large delivery trucks which block one lane of the narrow and winding Kerry Street on a daily basis. The blocked lanes are even more difficult for drivers during the winter months with the build up of snow banks and ice patches.

>

>> Patrons of the convenience store often double park on Breen's side of Kerry Street. Patrons also often ignore the "No Stopping" signs on Kerry Street across from Breen's store and use these areas to park their vehicles. The private vehicles and large delivery trucks block sight lines on Kerry Street. Adding a new commercial business to this end of the street will intensify an already overburdened area.

>> 4. Kerry Street residents have made numerous requests in the form of phone calls, emails, letters and a petition over the years asking the city to address the ongoing traffic issues on the street. The traffic issues have been raised with Ward Counsellors, the Traffic Division, the Deputy Mayor and the Engineering Division, along with the Royal Newfoundland Constabulary. These issues include:

>> (A) Traffic using Kerry Street as a short cut to travel between Portugal Cove Road and Elizabeth Avenue;

>

>> (B) Traffic not adhering to the 30 MPH posted speed limit on Kerry Street;

>

>> (C) Traffic ignoring the No Stopping signs on Kerry Street across from Breen's store; and,

>

>> (D) Large commercial delivery trucks parking on the Kerry Street side of Breen's store blocking sight lines and the flow of traffic.

>> To date these ongoing issues have not been adequately addressed to help curb or alleviate the problems. It is our understanding Kerry Street is on the city's list for street calming efforts.

>> 5. The application states the proposed Television Production storage and support facility would house three workers, use three parking spots, and store and support television production materials. The need for three full time workers suggests an active warehouse with a high turnover of props. How the moving of these prop materials to and from the warehouse would negatively affect the flow of traffic and the lives of those living around the proposed business is of concern. The questions that need to be addressed include:

>

>> A) What is the nature and size of the warehoused production materials (e.g., costumes, furniture, audio and video equipment, stage sets)?

>

>> B) How would the production materials be transported to and from the warehouse (e.g., in cars, vans, trucks, commercial vehicles)?

>

>> C) How often would the production materials be moved to and from the warehouse (e.g., hourly, daily, weekly, monthly)?

>

>> D) What time would the production materials be moved to and from the warehouse (e.g., during day light hours, during night time hours or both day and night)?

>

>> E) Where would the patrons of this warehouse park their vehicles in order to load and unload the production materials and/or place orders and view the materials being produced (e.g., on Kerry Street, Glenridge Crescent or Portugal Cove Road)?

>

>> F) How long would it take to pack/unpack and move the production materials to and from the warehouse (e.g., minutes, hours, days)?

>

> G) How would the traffic on Kerry Street and Glenridge Crescent be addressed during the loading and unloading of production materials?

>

> H) How would the blind turn on Kerry Street next to the proposed warehouse be handled during the loading and unloading of the production materials?

>

> The applicant needs to answer these questions before the city and the residents in the area can know the potential intensity of the intended use in order to make an informed decision on whether or not this proposed commercial activity is essential to and compatible with an established residential area.

> Thank you for considering our concerns in this change in non-conforming use application process. The proposed kind and level of commercial activity has the potential to exacerbate an already known congested end of an established residential street. It also has the potential to disrupt and negatively impact the lives of those living in the area surrounding the number 9 Kerry Street property.

> Sincerely,

> [REDACTED]  
[REDACTED] t

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

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

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) 9 Kerry Street  
**Date:** Thursday, October 22, 2020 1:39:48 PM

---

Good Afternoon:

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Thursday, October 22, 2020 11:17 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 9 Kerry Street

Good day,

I am writing regarding the application to use 9 Kerry Street as a storage and support facility for a Television Production Company.

My concerns with this proposal is the increased traffic and potential for increased on-street parking (as a result of the development having insufficient off-street parking) in a currently quiet, family-friendly neighborhood. I live on Glenridge Crescent, which is narrow for a 2-way street, particularly when there are cars parked on either side of the street, and there are no sidewalks. Without sidewalks, young children in the neighbourhood must use front lawns to avoid traffic. The corner of Glenridge and Kerry is also very poorly lit. If you add more on-street parked vehicles, this makes it less safe for the children, and more difficult for residents to park (particularly in winter months). On-street parking near the intersection of Kerry x Glenridge will force traffic into an already poorly-lit blind turn where children regularly play on the street.

If the City goes ahead with this proposal, I would ask the City set up 'no parking' signs on the street for Mon-Fri, 8am-5pm, or maximum 2-hour parking.

My neighbours and I chose to live on Glenridge Crescent and Kerry Street because it is a quiet, family-friendly neighbourhood. Take that away, and it depreciates our properties and makes it less safe for the children in the neighbourhood.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

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### 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 26, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>13 Cherry Hill</b> Residential Low Density (CI) Zone Ward 4	<p><b>Application</b> A Discretionary Use Application has been submitted for a Home Occupation for Wellness Coaching at 13 Cherry Hill Road.</p> <p><b>Description</b> The business involves Therapeutic Stretch, Reiki &amp; Coaching and will operate part-time Monday-Friday, 1-2 clients per day between 10 a.m.-2 p.m. Appointments will be 1 hour with no overlap. Total floor area used for the business is 16.35m<sup>2</sup>. The applicant is the sole employee. One on-site parking space is provided for the business.</p>	3 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) 13 Cherry Hill Road  
**Date:** Friday, October 9, 2020 11:17:38 AM

---

Good Morning:

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Thursday, October 8, 2020 6:39 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 13 Cherry Hill Road

Hello,

I am writing in support of the application to run a wellness coaching business at 13 Cherry Hill Road. Given the nature of the business, the quietness of the neighborhood and the space outlined to run the business, I see no negative effects on the neighborhood. It only grows the available services within walking distance in this area.

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** [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) 13 Cherry Hill Road  
**Date:** Thursday, October 8, 2020 10:57:44 AM

---

Good Morning [REDACTED]

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Thursday, October 8, 2020 8:47 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 13 Cherry Hill Road

My husband and I fully support the "Wellness Coaching" at 13 Cherry Hill Road.  
A very important business at this time and the residence is on a quiet street with no issue of parking.  
We wish the business success.

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** [CityClerk](#)  
**To:** [maureen.murphy](#); [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) Small Business ( Katie Power )  
**Date:** Friday, October 16, 2020 10:22:08 AM

---

Good Morning:

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

Elaine Henley

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

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

From: [REDACTED]  
Sent: Thursday, October 15, 2020 6:38 PM  
To: CityClerk <cityclerk@stjohns.ca>  
Subject: (EXT) Small Business ( Katie Power )

To Who It May Concern:

I received a letter from the city regarding Katie opening a small business for a few clients a week. I have no problem with this business as she has ample parking and is a very conscientious professional individual who would not cause any stress for her neighbours.

If you have any concerns or question please contact me at 746-9027.

Thanks

[REDACTED]  
St. John's, NL  
[REDACTED]

Sent from my iPad

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## NOTICES PUBLISHED

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Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>23 Duffy Place</b> Commercial Industrial (CI) Zone Ward 4	<p><b>Application</b> A Discretionary Use Application has been submitted to the City of St. John's seeking approval to install a Wireless Communication Facility adjacent to the building at the west side at 23 Duffy Place.</p> <p><b>Description</b> In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City of St. John's hereby notifies property owners in the vicinity of 23 Duffy Place of the intention to install the additional 2-9 antennas.</p> <ul style="list-style-type: none"> <li>The antennas will be 1.4m in height, covered by radomes that will be ground mounted on a concrete base (total height of 2.7m or 9ft)</li> <li>The area will be fully enclosed by a secure shielding fence of 7m by 41m which is 2.5m (8ft) in height.</li> </ul>	0 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements.

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

---

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

### **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 26, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>350 Torbay Road</b> Commercial Regional (CR) Zone Ward 1	<b>Application</b> A Discretionary Use Application has been submitted to occupy a portion of the building at 350 Topsail Road as Warehouse Use.  <b>Description</b> The proposed Warehouse will have a floor area of 469m <sup>2</sup> and will be used to supply a large chain of retail stores. The business will operate Monday to Thursday, from 9 a.m. to 6 p.m., Friday 8 a.m. to 6 p.m., Saturday and Sunday 9 a.m. to 5 p.m. There will be limited traffic due to limited number of clients using the site.	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

Office of City Clerk  
P.O. Box 908  
St. John's, NL  
AIC 5M2

Re: 350 Torbay Road

Dear City Clerk,

We want to remain anonymous and any of our personal information not be released. Thank you.

We wish to oppose the Warehouse business proposed at 350 Torbay Road.

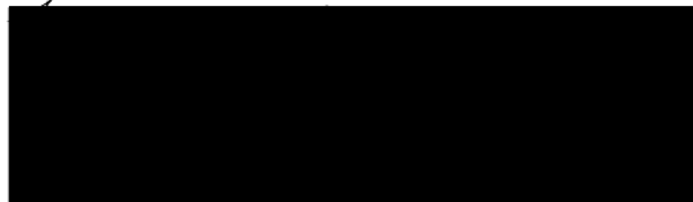
We have concerns that a large chain operating everyday of the week will have unlimited traffic congestion back and forth in an already busy area.

The Warehouse will have to be supplied with goods therefore a large semi type of truck will be entering the area behind Sobey's or Dollarama strip mall which backs onto neighbourhood backyards. There are presently a fair number of large vehicles in this area and allowing this proposal will add only more congestion and noise to the area. How does the city plan to get more traffic access to an already crowded area and have a safer movement of commercial vehicles which at times have to make 2 or more cuts entering and leaving the area? More trucks operating everyday of the week will add substantial noise, traffic and pollution.

Has the client who is applying with this proposal sought warehouse space in other areas? With lots of vacant space on either Torbay North of Hogland Drive or in the Staranger Drive, Hebron, Aberdeen Road areas which have little effect on neighbourhood homes. These areas seem to be a reasonable alternative to consider.

We see more negatives than positives related to this proposal and hope other solutions are considered.

Thank you for respecting our anonymity and thank you for listening to our concerns.



**From:** [REDACTED]; [CityClerk](#)  
**Cc:** [mmaynard@nf.sympatico.ca](mailto:mmaynard@nf.sympatico.ca); [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: 350 Torbay Road Proposed Warehouse  
**Date:** Tuesday, October 13, 2020 10:37:54 AM

---

Good Morning:

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Monday, October 12, 2020 6:19 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Re: 350 Torbay Road Proposed Warehouse

Re: Proposed Warehouse in Bldg 350 Torbay Rd

I strongly oppose a warehouse in the center of a residential area. There are lots of empty spaces, namely the old Costco warehouse that would be more ideal for this venture.

I am a senior citizen and have lived at [REDACTED] since 1983. Unfortunately my backyard is directly behind the portion of this building proposed for warehousing.

Over the past number of years the parking lot has extended to the back of this building, including parking spaces behind my fence. This has caused major problems during winter when snow clearing means mountains of snow pushed up against my fence. This extra snow has caused excessive wear and tear and damage to my fence.

Kids and teenagers use these snowbanks for sliding and to access our yards which has caused damage to my yard. Other times of the year pedestrians use the 2 way driving lane to walk their dogs or to take shortcuts and access the bus stop on Dunlea, which will be made more dangerous with increased traffic.

I oppose this building being used as a warehouse for the above and following reasons:

1. Large trucks entering and leaving the building will cause more noise, less privacy and be more dangerous to pedestrians.
2. We already have a problem with rodents and a warehouse would only increase the problem.
3. During heavy snow years like Snomaggedon we had an increase of trucks not able to access the Sobeys warehouse and have to drive down Dunlea street, which is not meant for such large vehicles. One got stuck between Dunlea and Byrchwyn last year blocking both roads; and residents had to help the truck get unstuck.
4. It will increase the traffic off Highland to the back of the building. This area is a busy pedestrian and consumer traffic area with a lot of kid centered and service businesses.
5. The constant noise from large trucks entering the building as well as the smell of fuel or gas coming from the trucks into my house is unthinkable.
6. This building is better suited to businesses that will not significantly devalue the value of the residential areas directly surrounding it.



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**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Application for discretionary use at 350 Torbay Road  
**Date:** Thursday, October 8, 2020 10:56:46 AM  
**Attachments:** [image003.png](#)  
[image005.png](#)

---

Good Morning [REDACTED]

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Wednesday, October 7, 2020 3:41 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application for discretionary use at 350 Torbay Road

I am the real estate manager for Bally Rou Place, 370 Torbay Road and we would like to voice our objection to the proposed warehouse at 350 Torbay Road.

We share the main entrance to the parking lot with 350 Torbay Road and it is a difficult entrance to exit, especially if turning left onto Torbay Road. Large trucks entering and exiting the lot would make it even more difficult for vehicles exiting.

With the grocery store, bank, Tim Hortons and, other very busy spots, the parking lot is busy with pedestrians. In addition, and more importantly, we have a daycare that operates out of our premises with little children being loaded and off loaded near the proposed warehouse.

Also, due to a limited amount of green space, snow is piled on the areas surrounding the premises which makes visibility limited during the winter months.

It is our opinion that larges vehicles would bring added danger for pedestrians.

Thank you  
[REDACTED]

## President

120 Torbay Road Suite E100  
St. John's, Newfoundland A1A 2G8  
Ph: 709-754-1033 Fax: 709-754-2129  
Cell: 709-689-7778  


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**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) Fwd: 350 Torbay Road  
**Date:** Wednesday, October 14, 2020 1:24:31 PM

---

Good Afternoon [REDACTED]

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

*Elaine Henley*

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

---

**From:** [REDACTED]  
**Sent:** Tuesday, October 13, 2020 1:25 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: 350 Torbay Road

For the comments made in the attached email to planning I oppose this application for 350 Torbay Rd

[REDACTED]  
[REDACTED]

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** October 8, 2020 at 12:22:42 PM NDT  
**To:** [planning@stjohns.ca](mailto:planning@stjohns.ca)  
**Subject:** 350 Torbay Road

Good afternoon

Firstly I would comment that because of its proximity to residential more information about this application should be required from the proponent.

What types of merchandise will be stored there

What type of vehicle will be used to move merchandise

If approved will there be permits required for any physical changes to the interior

Will air handling equipment need to be installed  
Will refrigeration equipment need to be installed or indeed any equipment that produces exterior audible noise  
Where will the transportation vehicles exit  
Will rodent remediation be done

I am concerned about these issues because with applications okayed in the past such as Mama Soulja's Patio while after I asked it was stated that there were no outside speakers, what neglected to say was with construction there would a a garage door would be installed which opened onto the patio and the full volume of the music could be clearly on Highland Dr.

Thank you in advance

[REDACTED]  
[REDACTED]

Sent from my iPad

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**From:** [CityClerk](#)  
**To:** [Maureen Harvey](#); [Karen Chafe](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** FW: (EXT) Fwd: 350 Torbay Road  
**Date:** Monday, October 26, 2020 10:43:58 AM

---

*Elaine Henley*

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

---

**From:** Deanne Stapleton <[dstapleton@stjohns.ca](mailto:dstapleton@stjohns.ca)>  
**Sent:** Monday, October 26, 2020 9:59 AM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** Fwd: (EXT) Fwd: 350 Torbay Road

Can we add this to submissions?

Deanne Stapleton  
Councillor, Ward 1  
City of St. John's

---

**From:** [REDACTED]  
**Sent:** Monday, October 26, 2020 9:47:42 AM  
**To:** Deanne Stapleton <[dstapleton@stjohns.ca](mailto:dstapleton@stjohns.ca)>  
**Subject:** (EXT) Fwd: 350 Torbay Road

Morning

Just thought I would resend this, the extra traffic that already has increased on Highland Dr , with the intersection combined with the the 2 mailboxes and speeding makes for a dangerous manoeuvres in the area

Thanks  
Stay safe

[REDACTED]

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]

**Date:** October 8, 2020 at 12:28:54 PM NDT  
**To:** Deanne Stapleton <[dstapleton@stjohns.ca](mailto:dstapleton@stjohns.ca)>  
**Subject: Fwd: 350 Torbay Road**

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** October 8, 2020 at 12:22:42 PM NDT  
**To:** [planning@stjohns.ca](mailto:planning@stjohns.ca)  
**Subject: 350 Torbay Road**

Good afternoon

Firstly I would comment that because of its proximity to residential more information about this application should be required from the proponent.

What types of merchandise will be stored there

What type of vehicle will be used to move merchandise

If approved will there be permits required for any physical changes to the interior

Will air handling equipment need to be installed

Will refrigeration equipment need to be installed or indeed any equipment that produces exterior audible noise

Where will the transportation vehicles exit

Will rodent remediation be done

I am concerned about these issues because with applications okayed in the past

such as Mama Soulja's Patio while after I asked it was stated that there were no outside

speakers, what neglected to say was with construction there would a a garage door

would be installed which opened onto the patio and the full volume of the music could be clearly on Highland Dr.

Thank you in advance

[REDACTED]  
[REDACTED]

Sent from my iPad

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### **NOTICES PUBLISHED**

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Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>Trans-Canada Highway</b> Forestry (F) Zone Ward 5	<b>Application</b> A Discretionary Use Application has been submitted by Coady Construction & Excavating Limited requesting permissions to develop a Mineral Workings Quarry for 40 hectares of land off the Trans-Canada Highway (1.9km East of Foxtrap Access Road/TCH Interchange on North side of TCH).  <b>Description</b> The proposed quarry will be used for the production and removal of aggregate material for construction purposes.	0 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements.

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

---

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

# DECISION/DIRECTION NOTE

---

**Title:** Request for Driveway Access Through the Floodplain Buffer  
139 Petty Harbour Road  
DEV2000125

**Date Prepared:** October 20, 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 the construction of a driveway through the floodplain buffer to provide access to a new Dwelling at 139 Petty Harbour Road.

## **Discussion – Background and Current Status:**

An application was submitted to construct a new Dwelling and driveway access at 139 Petty Harbour Road. The property is situated in the Rural Residential Infill (RRI) Zone where a Single Detached Dwelling is a Permitted Use. A portion of Petty Harbour Road is located in the floodplain buffer, including along the the frontage as this property. Subject to Section 11.2.4(2) of the St. John's Development Regulations, Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for a driveway to access residential development. The proposed driveway access would be located within the fifteen (15) metre floodplain buffer. No part of the development shall encroach into the floodplain.

Subject to Section 11.2.4(3) the application was also been referred to the Environmental Sustainability Experts Panel for their review, and the Panel recommended that Council consider approval of the proposed development.

## **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.

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# ST. JOHN'S

4. Legal or Policy Implications: St. John's Development Regulations Section 11.2.4(2) and Section 11.2.4(3).
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.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the proposed driveway access through the floodplain buffer at 139 Petty Harbour Road in accordance with Section 11.2.4(2) of the St. John's Development Regulations.

**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

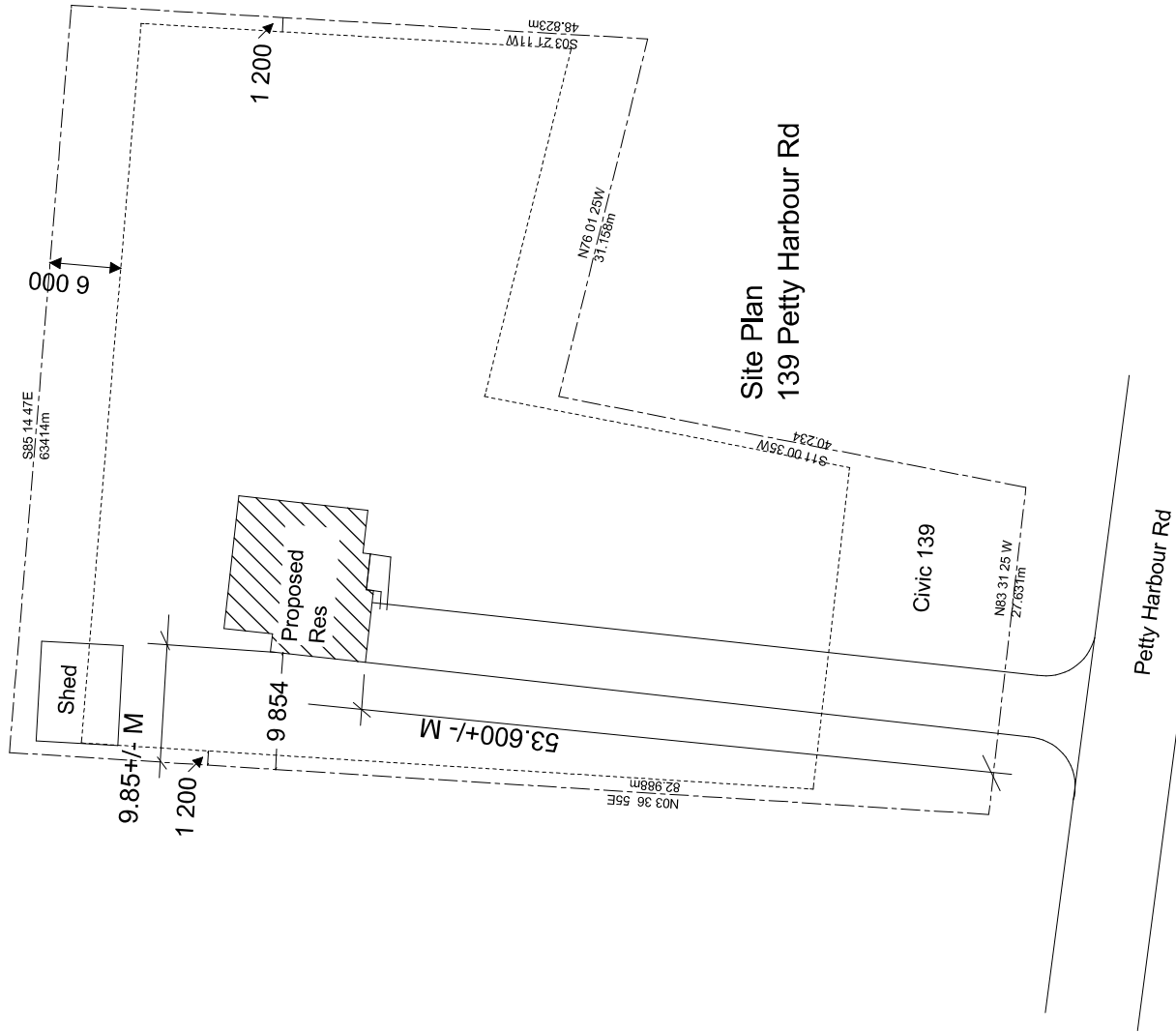
**Report Approval Details**

Document Title:	Development Committee - Request for Driveway Access Through Flood Plain Buffer- 139 Petty Harbour Road - DEV2000125.docx
Attachments:	- House Location.pdf - Aerial Map.pdf
Final Approval Date:	Oct 21, 2020

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

**Lindsay Lyghtle Brushett - Oct 21, 2020 - 9:59 AM**

**Jason Sinyard - Oct 21, 2020 - 8:29 PM**



Site Plan  
139 Petty Harbour Rd

www.rjrobere  
designplanning.ca  
709-753 8169

Proposed Residence  
139 Petty Harbour Rd

date	drawn by	rjr
project	1:150	

A-1



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

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CITY OF ST. JOHN'S

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief  
390 Elizabeth Avenue  
INT2000098

**Date Prepared:** October 20, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek parking relief for 4 parking spaces at 390 Elizabeth Avenue.

**Discussion – Background and Current Status:**

An application was submitted by Sharing Our Cultures Inc. to occupy Suite 106 of the existing building, Summerville Plaza, at 390 Elizabeth Avenue. The proposed Use is an Office with a floor area of approximately 120 m<sup>2</sup> which would require 4 parking spaces. Hours of operation will be from 8 a.m. to 6 p.m. weekdays and periodically from 8 a.m. to 4 p.m. Saturdays.

There are 233 on-site parking spaces which are used by the existing residential and commercial uses within the building. There are no concerns with providing parking relief for the proposed Office use and the application is for a change of use within the Building. The proposed Office use is replacing the previous tenant, a Hair Salon, which was a more intensive use and would have required more parking than the proposed Office.

The proposed parking relief request is in line with a parking text amendment which was recently approved by Council and awaits provincial registration. The amendment is designed to allow staff to forego requiring parking calculations when a change in use occurs in an older commercial or mixed-use building with five (5) or more occupancies, such as Summerville Plaza. The assumption is that the original parking requirements set during development approval were adequate for the type of building and overall occupancy on the site.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan - Sustainable City - plan for land use - preserve and enhance the natural and built environment where we live.

# ST. JOHN'S

4. Legal or Policy Implications: Parking relief is enabled under Section 9.1.2(1) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for 4 parking spaces to accommodate the Office Use for Sharing Our Spaces Inc. at 390 Elizabeth Avenue.

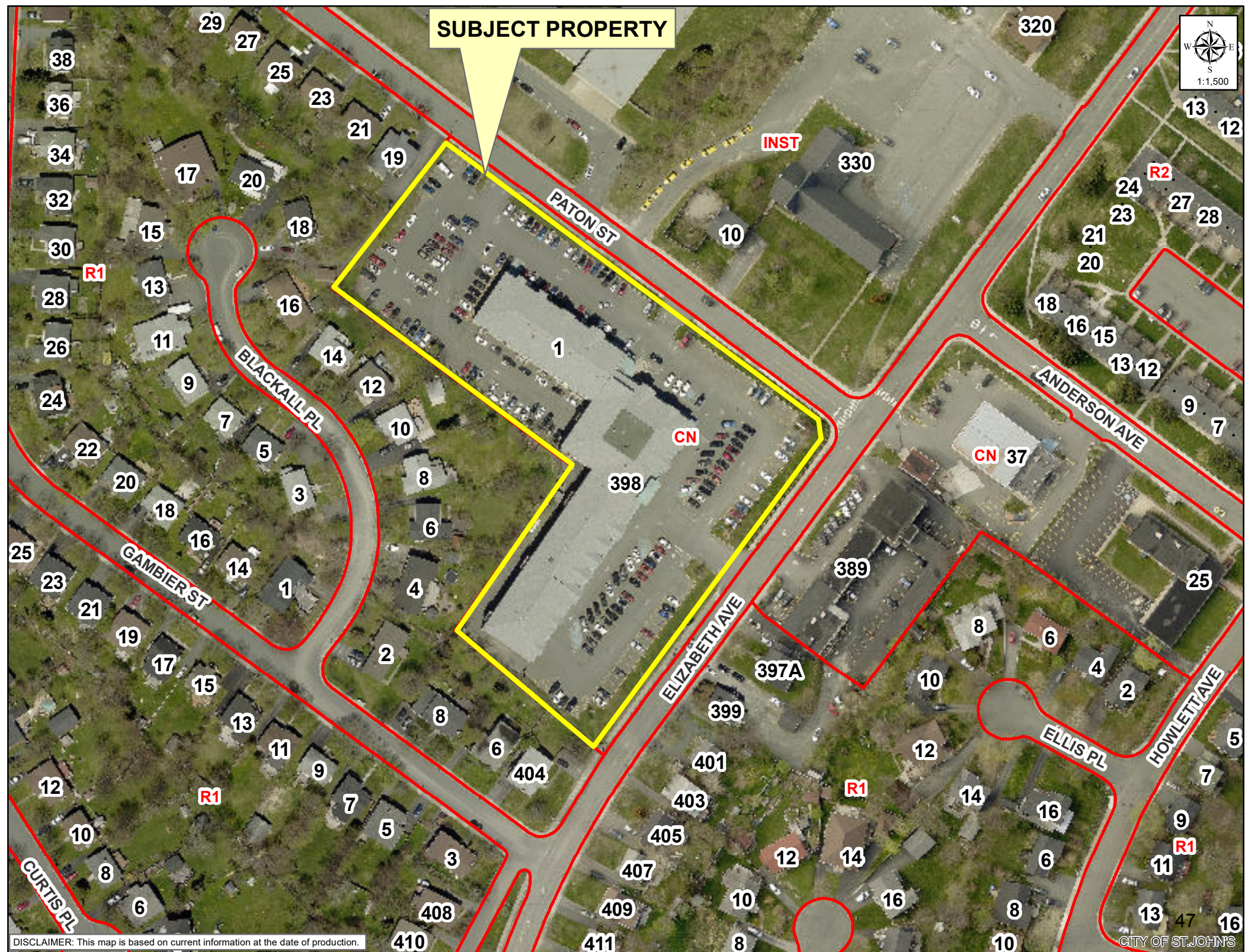
**Prepared by:**

Ashley Murray, PTech.- Development Officer II

**Approved by:**

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

SUBJECT PROPERTY



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

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CITY OF ST. JOHN'S

## Result of E-Poll

Request for Parking Relief – 390 Elizabeth Avenue

### E-Poll – October 22, 2020

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

# **ST. JOHN'S**

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## **Report of Committee of the Whole - City Council**

**Council Chambers, 4th Floor, City Hall**

**October 14, 2020, 9:00 a.m.**

Present:	Mayor Danny Breen Deputy Mayor Sheilagh O'Leary Councillor Maggie Burton Councillor Dave Lane Councillor Sandy Hickman Councillor Deanne Stapleton Councillor Jamie Korab Councillor Ian Froude Councillor Wally Collins
Regrets:	Councillor Debbie Hanlon
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 Susan Bonnell, Manager - Communications & Office Services Elaine Henley, City Clerk Ken O'Brien, Chief Municipal Planner Shanna Fitzgerald, Legislative Assistant Natalie Godden, Manager - Family & Leisure Services
Others	Ken O'Brien, Chief Municipal Planner Raman Balakrishnan, Legal Counsel Victoria Etchegary, Manager of Organizational Performance and Strategy Brian Head, Manager - Parks & Open Spaces Katherine Dibbon, Youth Advisory Committee Nicholas Hillier, Youth Advisory Committee Maria Penney, Youth Engagement Action Team

### **Presentations/Delegations**

#### **Youth Engagement Action Team Report**

##### **Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Stapleton

That Council review the report and its recommendations and consider which ones they want to prioritize to improve youth engagement.

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

**MOTION CARRIED (8 to 0)**

### **Public Works & Sustainability - Councillor Ian Froude**

#### **New Sanitation Regulations**

##### **Recommendation**

**Moved By** Councillor Froude

**Seconded By** Councillor Lane

That Council adopt the new Sanitation By-Law. The draft By-Law be sent to COTW and if approved a Notice of Motion will go to a Regular Meeting of Council.

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

Against (1): Councillor Collins

**MOTION CARRIED (8 to 1)**

#### **Environment and Sustainability Experts Panel Report - September 25, 2020**

**139 Petty Harbour Road - DEV2000125**

**Recommendation**

**Moved By** Councillor Collins

**Seconded By** Councillor Froude

That Council approve the proposed development on 139 Petty Harbour Road.

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

**MOTION CARRIED (8 to 0)**

**Community Services - Councillor Jamie Korab**

**Community Services Grants Policy**

**Recommendation**

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

That Council approve the Community Services Grants Policy and rescind the related policies (04-04-01, 04-09-02, and 09-05-01).

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

**MOTION CARRIED (9 to 0)**

**Inclusion Advisory Committee (IAC) Approval of New Members**

**Recommendation**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Lane

That Council approve the appointment of five (5) new members to the Inclusion Advisory Committee:

- Alyse Stuart: to provide an in-depth knowledge of women's issues, perspectives and the barriers that limit meaningful participation in the community.

- Heidi Edgar: to provide an in-depth knowledge and experience of mental health/illness issues and the barriers that limit meaningful participation in the community.
- Jayne Simmons: to provide an in-depth knowledge, understanding and expertise of physical and neurological disabilities and the barriers faced by individuals living with these disabilities that limit meaningful participation in the community.
- Dr. Sulaimon Giwa: to provide an in-depth knowledge, understanding and lived experience of racism as well as expertise in building a culture of anti-racism that fosters inclusion and meaningful participation in the community.
- TJ Jones: to provide an in-depth knowledge, understanding and experience of LGBTQ2S issues, perspectives and the barriers that limit meaningful participation in the community.

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

**MOTION CARRIED (9 to 0)**

### **Tourism and Culture - Councillor Debbie Hanlon**

#### **Downtown Decorative Street Lighting Working Group Recommendation**

##### **Recommendation**

**Moved By** Councillor Hickman

**Seconded By** Deputy Mayor O'Leary

That Council replace the existing decorative globe HPS fixtures with new LED fixtures that meet the aesthetic requirements developed by the Downtown Decorative Street Lighting Working Group in partnership with Downtown St. John's once funding for the project becomes available.

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

**MOTION CARRIED (9 to 0)**

**Planning & Development - Councillor Maggie Burton**

**Built Heritage Experts Panel Report - September 30, 2020**

**2020 Heritage Financial Incentives Program**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Lane

That Council approve the twenty-two (22) grant applications as summarized in the attached tables subject to compliance with the requirements of the Heritage Financial Incentives Grant Program and the City's heritage requirements.

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

**MOTION CARRIED (9 to 0)**

**50 Bonaventure Avenue, Heritage Designation**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Lane

That Council approve the proposed heritage designation of 50 Bonaventure Avenue and direct the Legal Department to undertake a Designation By-law for Council's consideration.

Further, subject to an application being made and approval of heritage designation, that Council advertise the Discretionary Use of a Heritage Use (Eating Establishment/café) at 50 Bonaventure Avenue.

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

**MOTION CARRIED (9 to 0)**

### **Built Heritage Experts Panel Membership**

#### **Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the following:

1. an additional term of membership for Rachael Fitkowski (category of landscape architect) and Dawn Boutilier (category of other)
2. appointment of the following members to the BHEP
  - John Hancock, architecture category
  - Katherine Deborah Hann, historian/archival expert/historic preservationist category
  - Mitchell O'Reilly, contractor category
  - Michelle Sullivan – other category (background with Brigus Historical Society)
  - Nick Lynch, other category (MUN Geography professor)
3. a change to the Terms of Reference to replace Historian/Archival Expert category to Historian/Archival Expert/Historic Preservationist category
4. Letters of appreciation to departing members signed by the Mayor.

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

**MOTION CARRIED (9 to 0)**

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Mayor

# DECISION/DIRECTION NOTE

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**Title:** Youth Engagement Action Team Report

**Date Prepared:** October 7, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** N/A

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**Decision/Direction Required:** Review and approve recommendations coming from the Youth Engagement Action Team (YEAT) to advance a Youth Engagement Strategy which can improve the way young people engage with the City of St. John's.

**Discussion – Background and Current Status:**

The City's Strategic Plan, [Our City, Our Future](#), sets out a direction to create a Connected City with a goal to increase and improve opportunities for residents to connect with each other and the city. This goal and direction help drive the city's vision to be progressive and a place where people want to live and feel they belong. Improving youth engagement is one way the City can do this.

To advance the development of a youth engagement strategy, Council approved the establishment of a short-term Youth Engagement Action Team (YEAT) in June 2019. More than 50 young people expressed interest and 25 were selected to work with City staff to review such things as: the city's approach to engagement, City communications to youth, issues/topics of interest to youth, how to best maximize the role of the existing Youth Advisory Committee as a voice for youth, identify barriers to youth participation, and ultimately to make recommendations to address these issues.

YEAT began its work in Oct. 2019. The group met a number of times (in-person and virtually), held a familiarization session with Council and staff, and undertook a public engagement survey and outreach activities to gather perspectives from the demographic. A [What we Heard document](#) was released in June 2020. Since that time, Organizational Performance and Strategy staff have been working with the YEAT and consulting with members of the Youth Advisory Committee, Recreation, and Marketing and Communications staff to develop a series of recommendations which are included in this final report.

It is clear from the work YEAT has completed that not enough young people are currently actively engaging with the City on key policy/decision matters. What we heard was that:

- There are barriers to participation in civic engagement, the biggest ones being awareness of opportunities and time to participate.
- Current city committee structures are not working effectively for youth. There is limited awareness of YAC and not enough youth involved in other City committees.

# ST. JOHN'S

- There is a low level of awareness generally of the opportunities to engage and be involved; currently youth feel they need to follow everything the city does to learn about engagement.
- Youth are interested in a variety of topics – things that impact them and their city and want to contribute their ideas.
- There is a view that the city does not make it easy for youth to engage – public meetings are a challenge for many and not a preferred approach for most.
- Youth want variety and ease of participation and notification. There is a desire for things to be quick and simple so they can have their say.

This report outlines several recommendations to improve youth engagement. Details around each of the below can be found in the report.

- Improve tools to create awareness and provide easier options to allow them to participate
- Change the way we use committees/youth involvement to better meet their needs/respect their time
- Use tools to engage, such as online youth panels, that allow direct contact and ease of participation on topics of interest
- Build on current city-school interactions to add more real time opportunities for feedback on projects/programs
- Create a more welcoming environment for youth at Council meetings

### **Key Considerations/Implications:**

1. Budget/Financial Implications:  
The addition of apps and other engagement tools will need to consider budget.
2. Partners or Other Stakeholders:  
There are many youth serving organizations and partners in the community who can work with City staff to help advance some of these recommendations.
3. Alignment with Strategic Directions/Adopted Plans:  
Strategic Direction: Connected City, GOAL: Increase and improve opportunities for residents to connect with each other and the City  
Initiative: Undertake a Youth Engagement Strategy to improve youth participation in City engagement efforts
4. Legal or Policy Implications:  
N/A
5. Privacy Implications:  
Any new projects would have to follow ATIPPA legislation.

6. Engagement and Communications Considerations:  
Implementation of recommendations should improve how youth engage with the City. This report will be shared and discussed with YEAT and YAC and with other city departments who connect with youth/engage with the public.
7. Human Resource Implications:  
If approved, the full extent of these recommendations will have to be prioritized and delivered based on existing budgeted resources.
8. Procurement Implications:  
Any procurement activity would need to follow the city's Purchasing Policy and provincial legislation.
9. Information Technology Implications:  
Should the city pursue the app recommendation, an RFP would need to be prepared with Information Services.
10. Other Implications: There is a need to create mechanisms to check the implementation/effectiveness using continuous improvement thinking and tools. We will need to try things and get feedback.

**Recommendation:**

That Council review the report and its recommendations and consider which ones they want to prioritize to improve youth engagement.

**Prepared by: Victoria Etchegary, Manager, Organizational Performance and Strategy**

**Approved by: Derek Coffey, Deputy City Manager, Finance and Administration**

**Report Approval Details**

Document Title:	Youth Engagement Action Team Report.docx
Attachments:	- 1 FINAL REPORT YEAT COTW.pdf
Final Approval Date:	Oct 8, 2020

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

**Derek Coffey - Oct 8, 2020 - 11:41 AM**



# Youth Engagement Strategy

Report to St. John's City Council  
October 2020

Prepared by Organizational Performance and Strategy on  
behalf of the Youth Engagement Action Team (YEAT)

# Youth Engagement Action Team



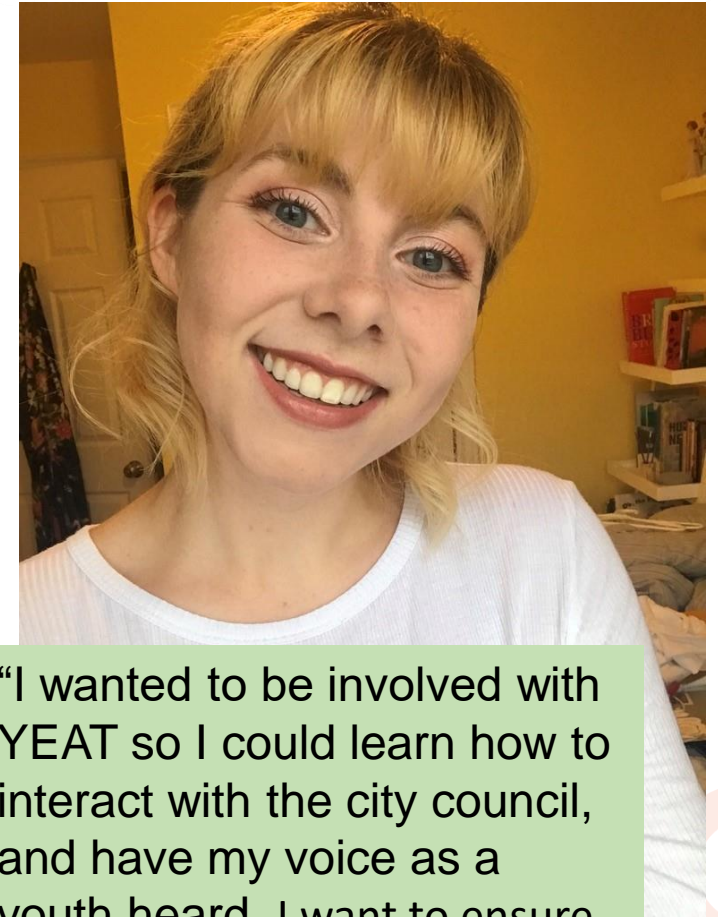
“A few months ago, I joined the Youth Engagement Action TEAM (YEAT).

Why did I want to be involved in YEAT? Many people in my generation are leaving the rock—if I want to stick around, then I have to work hard to build a life on these rocky shores. And like most people in my generation—it’s hard to find work and harder to be heard politically. YEAT gave me a voice at the table. Don’t we all want to make our home a better place? I wanted to be involved in YEAT to work towards a good cause, send a report to the council, and help make the city a better place. A place where my generation and I can build a life, raise our families, and call our home.”

- YEAT Member, Melissa Wong



“I wanted to be a part of YEAT because I saw it as an opportunity to help the City understand some of the challenges that youth may be facing in engaging. I believe there is a unique way for the City to increase youth engagement and I hope we can provide some insight into how they can do that. - YEAT member Maria Penney



“I wanted to be involved with YEAT so I could learn how to interact with the city council, and have my voice as a youth heard. I want to ensure youth engagement is more of a priority within our future communities.” – YEAT member Hannah Baker

# Global Context

- Youthful Cities tracks indicators that make a city attractive to youth since 2013
- 13 Canadian cities ranked in 2018 index. St. John's ranked 13<sup>th</sup>.
- In 2019, the ranking included 22 cities and St. John's was 16<sup>th</sup> on the list.
- Check out the full report [here](#).



# Global Context

- Many cities across Canada and around the world struggle with youth engagement.
- Some jurisdictions have undertaken youth engagement strategies lead by youth, for youth. Some cities have developed policies and frameworks to guide youth engagement.
- There is a recognition that youth engagement is key to creating a sense of belonging and place for young people.
- Traditional methods of civic engagement do not work for today's youth.

# Local Context

- According to provincial population projections, the number of young people under 35 is trending downward in the St. John's Census Metropolitan Area (CMA)
- The Newfoundland and Labrador Association of Technology Industries (NATI) has [noted](#) as recently as June 2020 that talent supply is their greatest challenge.
- According to Statistics Canada, at 28.5%, Newfoundland and Labrador had the highest proportion of the population aged 25 to 64 with a college diploma as their highest educational qualification in 2016.
- St. John's student body represents 16% of the community of St. John's

# Why Youth Matter

- City's recent place marketing strategy stresses the importance of youth to the City's future economic prosperity
- Young people need to feel confident that they can “make it here”
- City needs to lift the position and profile St. John's as a good place to live and immigrate to, that is engaging with youth, newcomers and tomorrow's skilled workers.
- Creating space and opportunity for youth to actively engage on civic matters and influence decisions that affect them today and into the future will play a significant part in creating a “Connected City” – a strategic direction in the City's 10-year Strategic Plan.

# Youth Engagement Action Team (YEAT)

- A Youth Engagement Action Team (YEAT) was created in Nov. 2019 to provide perspective on how youth currently engage with the City of St. John's, identify barriers to engagement, determine tools for engagement, topics of interest, and ideas for how the City can improve both how it communicates to youth, and how youth experience public engagement.
- Between November 2019 and February 2020, YEAT met in person to familiarize themselves with the project scope and current City programs and services and made plans to engage other young people in this work. Once the Pandemic hit, YEAT moved to online meetings.
- Working with City staff, YEAT collected feedback from the youth demographic through two in-person events and an online survey and project page at [engagestjohns.ca](https://engagestjohns.ca)

# Highlights of What we Heard

- A [What we heard document](#) was released in June 2020. Key components of what we heard include:
  - There are barriers to participation in civic engagement– the biggest ones are awareness of opportunities and time to participate
  - Current city committee structures are not effective for youth– limited awareness of YAC and not enough youth involved in other City committees
  - Low level awareness generally of opportunities to engage and be involved; currently need to follow everything the city does to learn about engagement
  - Youth interested in a variety of topics – things that impact them and their city
  - There is a view that the city does not make it easy for youth to engage – public meetings a challenge for many and not a preferred approach
  - Youth want variety and ease of participation and notification – quick and simple

# From What we Heard to Recommendations

- YEAT met to review what was heard and developed recommendations. These recommendations were shared with the city's Youth Advisory Committee co-chairs and Recreation (youth) staff for feedback.
- Additionally, as city staff were working through the development of a new place marketing strategy and reviewing its current communications practices on social media, recommendations were also shared with staff in Marketing and Communications for feedback.
- What follows is an overview of recommendations by theme/concept and considerations for implementation and timelines based on feedback from all of these stakeholders.

# Recommendations

- To address issues of **awareness and time to participate**
  - Simple message is: Make it Fun and Easy!
  - Have one stop shopping, i.e. **one city app** where everything can be found
  - Continue to offer options for **online** participation such as [engagestjohns.ca](http://engagestjohns.ca)
  - Create more **quick polls** and **simple tools** for easy participation online
  - Remove the need to participate in-person – use **streaming** for example
  - Use **social media** more in line with how youth consume it – tags, multiple touch points, reminders, more visual/less text
  - Increase reach of communications with **targeted youth efforts**, boosted to demographics, location of advertising
  - Create **youth focused panels** (see Slide13)
  - Partner with **youth-focused organizations/go to where youth** are to increase awareness of civic engagement more generally and do more informal pop up events
  - Tap into **well established, existing events** and partnerships such as Youth Week to engage youth
  - Create **youth specific content** for web/socials

# Recommendations

- To address issues with **city committees and composition**
  - Consider adding **additional youth voices** to city committees to ensure there is balance of perspective
  - Dismantle Youth Advisory Committee and create more opportunities for **ad hoc committees/working groups** such as YEAT with defined duration and focused on specific priority areas and provide current YAC membership opportunity to stay involved
  - **Market opportunities** for these committees as way to grow your resume, **network**, learn about how the city works,
  - Create an **ongoing promotion** of opportunities for youth to be engaged/**database** of youth interested in working groups/ad hoc committees
  - Make it clear how the **outcomes** of the committees will be used
  - Consider establishing a **youth ambassador/youth internship** initiative to support youth engagement work in priority areas

# Recommendations

- To address **tools and format for engagement**
  - Online is the preferred option; create online methods that are exclusive to youth; create a **youth panel** using [engagestjohns.ca](http://engagestjohns.ca) similar to an Angus Reid panel where youth receive direct notifications when there are opportunities for engagement; **provide incentives** for signing up and participating
  - Create **youth-lead pop up** events tapping into an ambassador program



# Recommendations

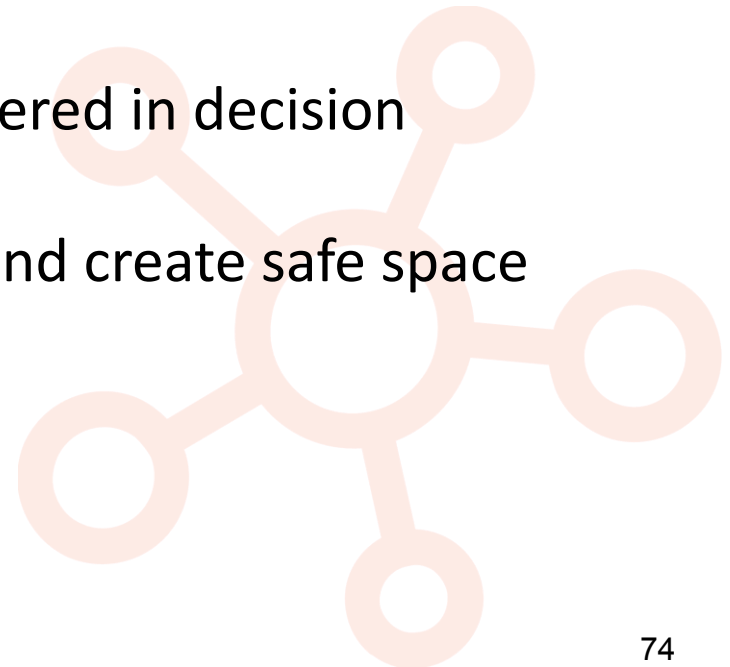
- To address **city-youth interactions in schools for engagement**
  - K-12 – Further build on opportunities for youth to actively engage in civic matters through the **existing school/city connections**, build civic engagement into curriculum content where possible (see slide 15)
  - **Pilot an initiative to have video** content to use in school visits where there is a direct engagement with youth – feedback in real time on real projects/initiatives
  - Post-secondary – organize **city/youth focused** events at Memorial/College every year hosted by youth
  - Have councillors host **events/community/youth** focused to talk civic engagement

# Recommendations

- The City has well-established methods to engage school-age children and youth in the schools:
  - Personal development, leadership and volunteer opportunities for High School & Post Secondary Students
    - City youth staff currently meet and support every high school student in the city through support of the Career Development Course
    - City partners with MUN Volunteer Service Bureau to develop and recognize youth through annual volunteer awards
    - Presentations and engagement within Grade 3 Municipal Government Social Studies Curriculum
    - Youth of the Year
    - Youth Art & Talent Shows
  - Meet the Mayor opportunity as part of National Child Week activities for school age children
  - **Use these platforms to continue to engage youth on civic matters**

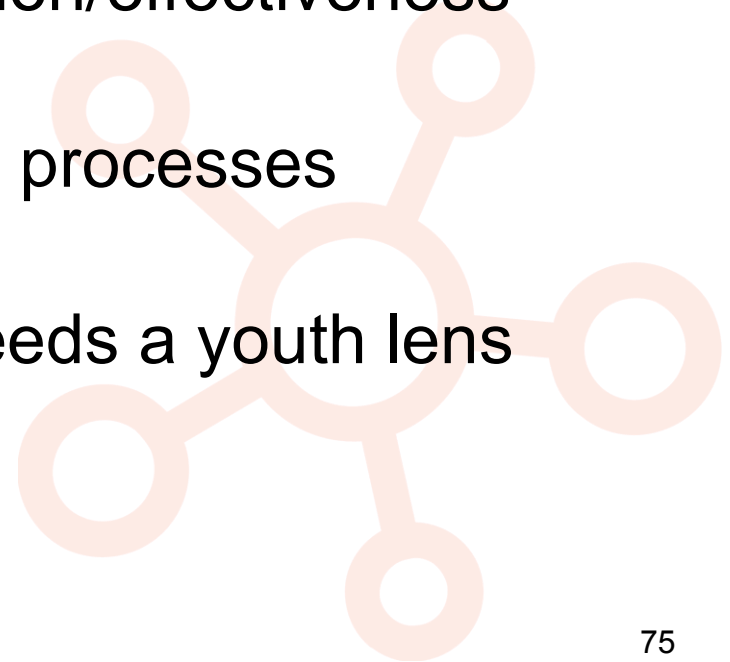
# Recommendations

- To address issues of **creating a welcoming environment for youth**
  - **Make** council meetings youth friendly – invite youth-based organizations to attend/participate
  - Create **youth-focused events** such as youth forums, live youth events on social meeting
  - **Explain** how youth voices/perspectives are being considered in decision making
  - Demonstrate **value of youth voices** in decision making and create safe space for participation



# Considerations

- Human and budget resources available to support implementation of recommendations
- Link to other city strategies and resources to ensure embeddedness
- Need to create mechanisms to check implementation/effectiveness using continuous improvement thinking and tools
- Consider impact of recommendations on other city processes requiring civic engagement
- Revisit the city's engage policy to determine if it needs a youth lens



# Timelines and Next Steps

- Share results with City departments who focus on youth/civic engagement/city planning/marketing and communications
- Determine which recommendations should be prioritized and resourced
- Establish an ad hoc youth-based committee to guide the implementation of the recommendations
- Use established relationships that Community Services staff have with youth serving agencies to ensure engagement of hard to reach youth such as newcomers, youth at risk and other vulnerable groups.

Thank you to the ALL the YEAT members who volunteered their time at various points throughout the research, staffed a booth, reviewed data, attended meetings, asked questions and made suggestions to bring this project to fruition.

- Ankur Sheohare
- Hannah Baker
- Melissa Berkshire
- Lindsey Hynes
- Krystle Hayden
- Heidi Williams
- Colton Purchase
- Nathan Barnes
- Conor Flanagan
- Mandy Penney
- Maria Penney
- Danielle Douglas
- Claire "Clarke" Edwards
- Grace Walsh
- Lindsee Clark
- Ian Campbell
- Rose Avoine-Dalton
- Nabeel Mansoor
- Lindsay Allen
- Melissa Wong
- Ben James

# DECISION/DIRECTION NOTE

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**Title:** 139 Petty Harbour Road - DEV2000125

**Date Prepared:** September 28, 2019

**Report To:** Committee of the Whole

**Councillor and Role:** Ian Froude, Environment & Sustainability Experts Panel

**Ward:** Ward 4

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## **Decision/Direction Required:**

To approve the permit for the proposed development on 139 Petty Harbour Road.

## **Discussion – Background and Current Status:**

139 Petty Harbour Road was referred to the Panel for review of a Development application, which included a driveway access through the flood plain buffer. A portion of Petty Harbour Road, where this property has frontage, is located in the flood plain buffer. Subject to Section 11.2.4(2) of the St. John's Development Regulations, Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for a driveway to access residential development. The proposed driveway access will be within the fifteen (15) metre floodplain buffer. No part of the development shall encroach into the floodplain.

At the September 25<sup>th</sup>, 2020 Environmental and Sustainability Expert Panel (ESEP) meeting, the Panel reviewed and discussed the Building/Development Application for 139 Petty Harbour Rd. ESEP members reviewed site plan documents referencing the proposed location of the residence. The ESEP discussed the pre-existing access risk in the area due to Petty Harbour Road being in that area being within the 15m buffer zone of the 100-year floodplain. However, the impact to this development proposal is perceived to be limited. The panel agreed that while the access is through the buffer zone, the development as proposed would not be at significant risk directly from riverine flooding. However, consideration should be discussed with the applicant to mitigate run-off from the driveway. In the discussion it was also noted that there is not a lot of vacant land in that area for concern of further development.

The Panel agreed that while the access is through the buffer zone, the development as proposed would not be at significant risk directly from riverine flooding.

# ST. JOHN'S

**Key Considerations/Implications:**

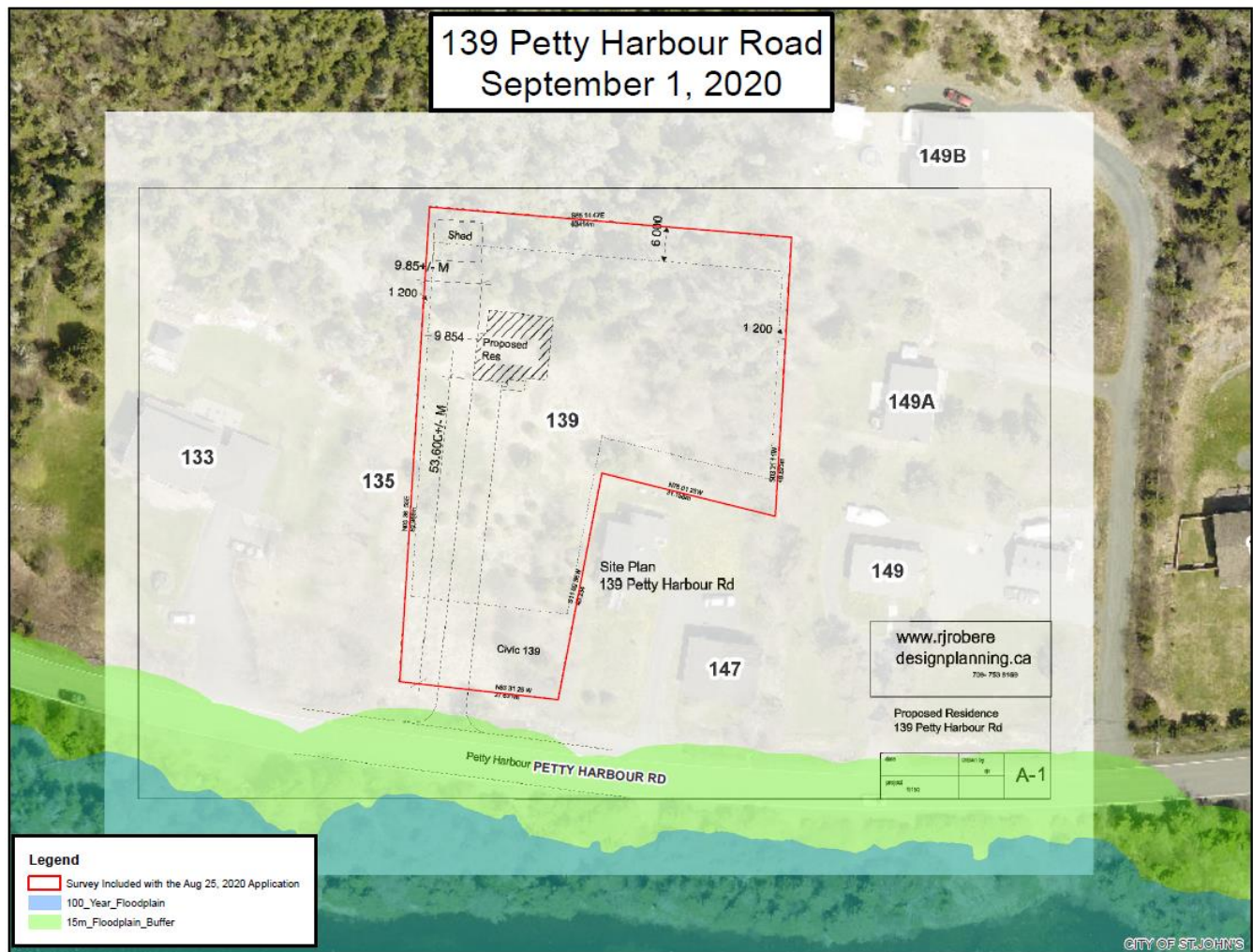
1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans: A Sustainable City
4. Legal or Policy Implications: St. John's Development Regulations.
5. Privacy Implications: No Applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the proposed development on 139 Petty Harbour Road.

**Prepared by: Edmundo Fausto, Sustainability Coordinator**

**Approved by:**



# DECISION/DIRECTION NOTE

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**Title:** Community Services Grants Policy

**Date Prepared:** October 7, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Jamie Korab, Community Services

**Ward:** N/A

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**Decision/Direction Required:** Approval of a Community Services Grants Policy and Rescission of Related Policies

## **Discussion – Background and Current Status:**

The Department of Community Services currently provides financial assistance to individuals and organizations whose activities align with the City's strategic directions under a number of different policies:

- [04-04-01 Policy on Requests for Grants and Subsidies](#)
- [04-09-02 Financial Support for Meeting and Conventions](#)
- [09-05-01 Support of the Arts Community](#)

The proposed policy consolidates the individual policies, which will be repealed upon Council approval of the new policy.

The new policy includes financial assistance for:

- (i) Community Grants for community organizations, special events and festivals, sporting organizations, and arts organizations;
- (ii) Capital Grants for facilities that provide programs and/or services to residents of St. John's;
- (iii) Meeting, Convention, and Sporting Event Grants for organizations seeking financial assistance for Atlantic Canadian, national, or international meetings, conventions, and/or sporting events hosted in St. John's;
- (iv) Youth Travel Grants for Atlantic Canadian, national, or international sporting or other events; and
- (v) Individual Artist Grants.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: There are no new budget or financial implications associated with the policy.
2. Partners or Other Stakeholders: Stakeholders include organizations and individual youth and artists seeking City financial assistance.

# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: The Office of the City Solicitor has reviewed and approved the policy.
5. Privacy Implications: All personal information related to the program will comply with the City's Privacy Management Policy and provincial legislation.
6. Engagement and Communications Considerations: The Department has contacted 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: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Community Services Grants Policy and rescind the related policies (04-04-01, 04-09-02, and 09-05-01).

**Prepared by:** Trina Caines, Policy Analyst  
**Approved by:** Tanya Haywood, DCM, Community Services;  
Elaine Henley, City Clerk, CPC Co-Chair;  
Roshni Antony, Manager - HR Advisory Services, CPC Co-Chair

**Attachments:**

Community Services Grants Policy (draft)  
Community Services Grants Procedures (draft)

**Report Approval Details**

Document Title:	DN - Community Services Grants Program - For COTW.docx
Attachments:	- Draft Community Services Grants Policy - For COTW.docx - Draft Community Service Grants Procedures - For COTW.docx
Final Approval Date:	Oct 8, 2020

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

**Elaine Henley - Oct 8, 2020 - 11:58 AM**

**DRAFT – For Discussion Only**

**City of St. John's Corporate and Operational Policy Manual**

<b>Policy Title:</b> Community Services Grants Policy	<b>Policy #:</b> TBD
<b>Last Revision Date:</b> N/A	<b>Policy Section:</b> TBD
<b>Policy Sponsor:</b> Deputy City Manager, Community Services	

## **1. Policy Statement**

This policy establishes the City of St. John's Community Services Grants Program. The Program provides financial assistance to organizations and individuals whose applications align with the City's strategic directions.

The goals of the program are to:

- a) facilitate community enrichment and engagement;
- b) improve community well-being;
- c) encourage amateur and professional arts participation;
- d) assist with construction or renovation of facilities providing services to the City residents;
- e) assist Youth travel in sport, educational, cultural, or leadership initiatives; and
- f) assist Atlantic Canadian, national, or international meetings, conventions, and/or sporting events hosted in St. John's.

## **2. Definitions**

**"Grants"** means financial assistance provided to organizations and/or individuals by the City of St. John's.

**"Evaluation Committee"** means an employee committee chaired and appointed by the Deputy City Manager (DCM), Community Services or their designate.

**"Selection Jury"** means a group appointed by the DCM, Community Services or their designate to review applications for individual artist grants.

**“Youth”** means persons up to and including 29 years of age who are registered and attending a secondary or a post-secondary educational institution.

### **3. Policy Requirements**

#### **3.1 Grant Categories**

Organizations and individuals may apply for the appropriate Grant category detailed below:

- a) Community Grants:
  - i. Community Organizations: Organizations that provide programs and/or services to City residents that, in the sole opinion of the City; include, but are not limited to, education, multiculturalism, recreation, and/or inclusivity.
  - ii. Special Events and Festivals: Organizations that produce events that include, but are not limited to, in the sole opinion of the City, economic activity enhancement, cultural development, community life enrichment, and/or community engagement enhancement.
  - iii. Sporting Organizations: Organizations that are recognized by the governing body of their amateur sport and that primarily target the “youth” age divisions as identified by the particular governing body. The governing body shall be an active member of [Sport NL](#).
  - iv. Arts Organizations: Organizations that have programs and/or projects in categories established by the City.
- b) Capital Grants: Organizations seeking financial assistance for the construction, expansion, or renovation of a facility providing programs and/or services to City residents. The financial assistance shall assist in meeting a need in the areas of recreational, cultural, or other community service, in the sole opinion of the City.
- c) Meeting, Convention, and Sporting Event Grants: Organizations seeking financial assistance for Atlantic Canadian, national, or international meetings, conventions, and/or sporting events hosted in St. John’s.
- d) Youth Travel Grants: Individual Youth or teams of Youth.
  - i. Youth Sport Travel: Youth travelling out of the province who have won the right to participate in amateur championship sporting events (Atlantic Canadian, national, or international events).

- ii. Youth Non-Sport Travel: Youth travelling out of province to attend conferences, seminars, competitions, symposia, or other events in educational, cultural, or leadership areas which are deemed, in the sole opinion of the City, to broaden their horizons in these disciplines.
- e) Individual Artist Grants: Artists creating or producing projects in categories established by the City.

### **3.2 Eligibility Criteria and Requirements**

- a) Eligible organizations shall be not-for-profit corporations or registered charities registered to carry on business and in good standing in Newfoundland and Labrador and shall provide any related documents as detailed in the application.
- b) Incomplete applications shall be considered ineligible for financial assistance.
- c) Financial assistance provided is a one-time payment. Granting of financial assistance in any one year shall not be a commitment by the City to continue such assistance in subsequent years.
- d) Grant recipients shall acknowledge the City's financial assistance, where possible, in print materials or speeches/remarks made at related events.

#### **3.2.1 Community Grants and Capital Grants**

- a) Organizations shall be based in St. John's and offer programs and/or services for City residents.
- b) Organizations shall demonstrate, to the sole satisfaction of the City, that they intend to use the financial assistance to make some or all of their programs and/or services available to City residents with minimal barriers to participation.
- c) Organizations shall provide documentation, to the sole satisfaction of the City, of volunteer involvement in the provision of their programs and/or services.
- d) Organizations receiving Grants shall not act in the capacity of a funding body for, or make Grants to, any other organization or individual.
- e) Organizations associated with a religious organization shall demonstrate via their financial statements that they have a separate

program or service budget for the program or service for which they are seeking assistance.

- f) Organizations receiving 80 percent or more of their funding from other levels of government shall be ineligible for a Grant.
- g) Educational institutions (schools, colleges, etc.) shall be ineligible for a Grant.
- h) The activities/expenses detailed in the **Community Services Grants Procedures** shall be considered ineligible.

### **3.2.2 Meeting, Convention and Sporting Event Grants**

- a) Organizations shall be the primary host organization of the meeting, convention, and/or sporting event for which they are seeking financial assistance.
- b) Notwithstanding 3.2.2(a), an organization based in the province which meets the criteria in 3.2.(a) and is partnering with the primary host organization may apply for a Grant.
- c) The meeting, convention, or sporting event shall comply with and shall be eligible for up to the maximum level of financial assistance as detailed in the **Community Services Grant Procedures**.
- d) Local or provincial meetings, conventions, and/or sporting events shall be ineligible for financial assistance.

### **3.2.3 Youth Travel Grants**

- a) Youth team members and/or individual Youth shall comply with and shall be eligible for up to the maximum level of financial assistance as detailed in the **Community Services Grant Procedures**.

### **3.2.4 Individual Artist Grants**

- a) Applicants shall comply with the **Community Services Grant Procedures**.
- b) Only individual applicants shall apply for financial assistance. Collectives or partnerships are encouraged to select a single individual to apply as the applicant.
- c) Applicants shall only apply for one project per year.
- d) Applicants who have received financial assistance for a previous project shall, as part of their application, demonstrate, to the sole satisfaction of the City, that they have completed any projects from previous years.

- e) The activities/expenses enumerated in the **Community Grants Procedures** shall be considered ineligible.

### 3.3 Evaluation Process

- a) The Evaluation Committee shall oversee policy implementation.
- b) Applications shall be evaluated on a consistent and equitable basis using the evaluation criteria in the **Community Services Grants Procedures** and application forms, with the following groups or individuals providing recommendations:
  - i. Community Grants and/or Capital Grants: Evaluation Committee;
  - ii. Meetings, Conventions and Sporting Event Grants and/or Youth Travel Grants: Supervisor, Tourism and Special Events; and
  - iii. Individual Artist Grants: Selection Jury.
- c) The Evaluation Committee shall:
  - i. provide 30 clear days or more notice of the deadline to the public, for Grants with an annual application deadline (Community Grants, Capital Grants, Individual Artist Grants);
  - ii. accept applications for consideration 60 clear days or more in advance of the event for Meetings, Conventions, and Sporting Event Grants; and
  - iii. accept applications 14 clear days or more prior to the event for Youth Travel Grants.

### 3.4 Accountability and Oversight

- a) To ensure that financial assistance provided to Grant recipients is used for the purposes intended, Grant recipients shall provide an accounting of the financial assistance acceptable to the Evaluation Committee.
- b) If any component of a Grant recipient's project/programming is cancelled, postponed, or otherwise incomplete, the Grant recipient shall advise the City and may be required to return all or some of the Grant, at the sole discretion of the City.
- c) Where requested by the City Internal Auditor, the Grant recipient shall provide their financial records to ensure compliance with this and other City policies.
- d) The City shall keep documentation related to this program for a minimum of seven years and in compliance with the Records and Information Management Policy.

#### **4. Application**

This policy applies to financial assistance provided by the City for the Community Services Grants Program and includes:

- a) Community Grants
- b) Capital Grants
- c) Meeting, Convention, and Sporting Event Grants
- d) Youth Travel Grants
- e) Individual Artist Grants

This policy does not apply to any financial assistance provided by the City for the Housing Catalyst Fund and/or the Heritage Financial Incentive Program.

#### **5. Responsibilities**

##### **5.1 City Council** is responsible for:

- a) approving the financial assistance for organizations and individuals for the Community Grants, Capital Grants, and Individual Artist Grants as recommended by the Evaluation Committee and Selection Jury.
- b) approving the total annual financial assistance amount for the Meetings, Conventions, and Sporting Event Grants and the Youth Travel Grants.

##### **5.2 The DCM, Community Services (as Evaluation Committee chair)** is responsible for:

- a) managing the overall implementation of the policy and procedures;
- b) at their discretion, appointing designates to act on their behalf;
- c) appointing members of the Evaluation Committee and Selection Jury; and
- d) approving applications for the Meetings, Conventions and Sporting Event Grants and the Youth Travel Grants.

##### **5.3 The Evaluation Committee** is responsible for:

- a) reviewing applications for the Community Grants and Capital Grants and providing recommendations for Council approval.

**5.3 The Selection Jury is responsible for:**

- a) reviewing applications for the Individual Artist Grants and providing recommendations for Council approval.

**5.4 The Supervisor, Tourism and Events is responsible for:**

- a) reviewing individual applications for the Meetings, Conventions and Sporting Event Grants and the Youth Travel Grants and providing recommendations for DCM approval.

**6. References**

Community Services Grants Procedures

[01-04-01 Records and Information Management Policy](#)

**7. Approval**

- Policy Sponsor: DCM, Community Services
- Policy Writer: Supervisor, Tourism and Events; Special Projects Coordinator; Arts and Cultural Development Coordinator; Policy Analyst
- Date of Approval from
  - Corporate Policy Committee:
  - Senior Executive Committee:
  - Committee of the Whole:
- Date of Approval from Council:

**8. Monitoring and Contravention**

The Evaluation Committee chair or designate(s) shall monitor the application of the policy and procedures.

Any contravention of the policy or procedures may be brought to the attention of the Evaluation Committee and/or chair, Office of the City

Solicitor, and/or the City Manager for further investigation and potential follow up disciplinary or legal action.

## **9. Review Date**

Initial Review: three years; Subsequent Reviews: five years

DRAFT

**DRAFT – For Discussion Only**

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

<b>Procedure Title:</b> Community Services Grants Procedures	
<b>Authorizing Policy:</b> Community Services Grants Policy	
<b>Procedure #:</b> TBD	
<b>Last Revision Date:</b> N/A	<b>Procedure Sponsor:</b> Deputy City Manager, Community Services

**1. Procedure Statement**

The City of St. John’s Community Services Grants Program provides financial assistance to organizations and individuals whose applications align with the City’s strategic directions.

**2. Definitions**

“**Grants**” means financial assistance provided to organizations and/or individuals by the City of St. John’s.

“**Evaluation Committee**” means an employee committee to oversee policy implementation, chaired by the Deputy City Manager (DCM), Community Services.

“**Selection Jury**” means a group appointed by the DCM, Community Services or their designate to review the applications for individual artist grants.

“**Youth**” means persons up to and including 29 years of age who are registered and attending a secondary or a post-secondary educational institution.

**3. Procedure Requirements**

**3.1 Community Grants Ineligible Activities/Expenses**

As noted in Section 3.2.1(h) of the policy, for organizations applying for Community Grants, the following activities/expenses shall be considered ineligible:

- a) research;
- b) travel, accommodation, and tours outside St. John's;
- c) payment of City property taxes or any fees owed to the City;
- d) operating, project, or capital deficits incurred in prior years;
- e) capital expenses, including maintenance or repair costs;
- f) provision of services which are clearly within the legislated mandates of other levels of government;
- g) events, or any part thereof, that generate funds for other organizations or individuals;
- h) professional development for organizational staff (e.g., tuition, workshop fees, etc.);
- i) awards events;
- j) protest events or political campaigns, events, or rallies;
- k) scholarships, prizes, and awards; and/or
- l) expenses incurred before the application deadline date.

### **3.2 Capital Grants Ineligible Activities/Expenses**

As noted in Section 3.2.1(h) of the policy, for organizations applying for Capital Grants, the following activities/expenses shall be considered ineligible:

- a) expenses for a project that has been funded in previous years, including any prior phases of a project that received funding;
- b) expenses not considered by the City, in its sole opinion, to be capital expenses; and/or
- c) expenses incurred before the application deadline date.

### **3.3 Meeting, Convention and Sporting Event Grants**

As noted in Section 3.2.2(c) of the policy:

- a) The meeting, convention, or sporting event shall have at least 75 percent of delegates, athletes, coaches, and/or officials from outside the province.

- b) The maximum grant for organizations shall be based on the number of delegates, athletes, coaches, and/or officials, as detailed below:
  - i. \$1,000 for less than 200 delegates, athletes, coaches, and/or officials;
  - ii. \$1,250 for 200 to 499 delegates, athletes, coaches, and/or officials; and
  - iii. \$1,500 for 500 or more delegates, athletes, coaches, and/or officials.
- c) Applications shall contain the following information:
  - i. organization's name;
  - ii. amount of financial assistance requested;
  - iii. approximate number of delegates, athletes, coaches, and/or officials detailed by geographic point of origin; and
  - iv. any additional supporting documentation as determined by the Department of Community Services.

### **3.4 Youth Travel Grants**

As noted in Section 3.2.3(a) of the policy:

- a) Team members and/or individual Youth shall reside in the City of St. John's.
- b) Team members and/or individual Youth shall be eligible for up to the maximum grant as detailed below:
  - i. 1 individual – \$125
  - ii. 2 to 3 individuals – \$250 total
  - iii. 4 to 6 individuals – \$500 total
  - iv. 7 to 9 individuals – \$750 total
  - v. 10 or more individuals – \$1,000 total

### **3.5 Individual Artist Grants Ineligible Activities/Expenses**

As noted in Section 3.2.4 of the policy:

- a) Artists shall reside in the City of St. John's.
- b) For artists applying for Individual Artist Grants, the following activities/expenses shall be considered ineligible:
  - i. work created as part of an academic program (e.g., Master's dissertation);
  - ii. professional development for individual applicants (workshop fees, course tuition, etc.);

- iii. payment of City property taxes or any fees owed to the City;
- iv. travel, accommodation, and/or tours outside St. John's; and/or
- v. capital expenses, including maintenance or repair costs and/or purchase of equipment, instruments, computers, or software.

### **3.6 Evaluation Process - Individual Artist Grant Applications**

As noted in Section 3.3(b)(iii) in the policy:

- a) A Selection Jury shall be appointed by the DCM, Community Services or their designate to review the applications for Individual Artist Grants and the Selection Jury shall submit to Council the applicants recommended for funding.
- b) The Selection Jury shall be composed of:
  - i. representatives from the Evaluation Committee; and
  - ii. representatives of the arts community, each representing one of the disciplines covered by the grant program.
- c) The Selection Jury members shall not be eligible to apply for funding while serving on the Selection Jury.
- d) If any juror, or a member of any juror's immediate family, has a financial interest in the success or failure of an application or, more generally, if there is another reason that would make it difficult for any juror to objectively assess an application, that juror shall be required to recuse themselves from assessment of the application in question.

### **3.7 Application Evaluation Criteria**

As noted in Section 3.3(b) of the policy, the application evaluation criteria detailed below shall apply.

#### **3.7.1 Organizations Seeking Community Grants or Capital Grants**

- a) The organization shall demonstrate strong fiscal responsibility, program planning, organization, and evaluation in carrying out its services to the community.
- b) The organization shall demonstrate effective and appropriate use of the requested funds and shall:
  - i. show evidence that they have fully explored other sources of financial assistance and partnerships, including other levels of government, foundations, and private industry to support its program;

- ii. in the case of a capital grant, show evidence that they have considered the sustainability of the long-term capital and operating costs of the proposed facility;
  - iii. not be used to replace financial assistance from other public or private funding sources;
  - iv. demonstrate that the private or non-governmental sector has contributed, as a minimum, 20 percent of the financial assistance for the program.
- c) Notwithstanding Section 3.7.1(b) (iii) or (iv), the Evaluation Committee may make exceptions to this requirement where deemed acceptable, in its sole opinion.
- d) The organization shall indicate how the service/facility will create or enhance recreational, cultural, or other community activities.
- e) For Community Grants to art organizations, the applicant shall also indicate:
  - i. how the program will contribute to the growth of the organization and/or artist(s) involved; and
  - ii. how the program will impact the City's overall cultural vibrancy, and the opportunity for public engagement with the arts.
- f) For Capital Grants, the City may contribute a maximum of 50 percent of the capital costs of a project. This 50 percent shall include all forms of City assistance, including cash Grants and provision of in-kind services (including labour, machinery, and/or materials).

### **3.7.2 Individual Artist Grants**

- a) The Selection Jury shall consider the following criteria in its assessment of applications:
  - i. the quality of the project being proposed;
  - ii. the project's contribution to the growth of the artist(s) involved;
  - iii. the feasibility of the project and the capability of the artist to carry out the project as described; and
  - iv. the impact on the City's overall cultural vibrancy, and the opportunity for public engagement with the arts.

## **4. Application**

These procedures apply to funding provided by the City for the Community Services Grants Program and includes:

- a) Community Grants

- b) Capital Grants
- c) Meeting, Convention, and Sporting Event Grants
- d) Youth Travel Grants
- e) Individual Artist Grants

These procedures do not apply to any funding provided by the City for the Housing Catalyst Fund and/or the Heritage Financial Incentive Program.

## **5. Responsibilities**

### **5.1 The DCM, Community Services (as Evaluation Committee chair) is responsible for:**

- a) managing the overall implementation of the procedures; and
- b) appointing members of the Selection Jury.

### **5.2 The Evaluation Committee is responsible for:**

- a) reviewing applications for the Community Grants and Capital Grants and providing recommendations for Council approval.

### **5.3 The Selection Jury is responsible for:**

- a) reviewing applications for the Individual Artist Grants and providing recommendations for Council approval.

## **6. References**

Community Services Grants Policy

## **7. Approval**

- Procedure Sponsor: DCM, Community Services
- Procedure Writer: Supervisor, Tourism and Events; Special Projects Coordinator; Arts and Cultural Development Coordinator; Policy Analyst

- Date of Approval from:
  - Corporate Policy Committee
  - Senior Executive Committee

## **8. Monitoring and Contravention**

The Evaluation Committee chair or designate(s) shall monitor the application of these procedures.

Any contravention of these procedures may be brought to the attention of the Evaluation Committee and/or chair, Office of the City Solicitor, Department of Human Resources, and/or the City Manager for further investigation and potential follow up disciplinary or legal action.

## **9. Review Date**

Initial Review: three years; Subsequent Reviews: five years

# DECISION/DIRECTION NOTE

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**Title:** Inclusion Advisory Committee (IAC) Approval of New Members

**Date Prepared:** October 8, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Jamie Korab, Community Services

**Ward:** N/A

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## **Decision/Direction Required:**

Seeking Council's approval to appoint five (5) new members to the Inclusion Advisory Committee due to end of term vacancies and newly created positions:

- One position to provide an indepth knowledge of women's issues, perspectives and the barriers that limit meaningful participation in the community
- One position to provide an in depth knowledge and experience of mental health/illness issues and the barriers that limit meaningful participation in the community
- One position to provide an indepth knowledge, understanding and expertise of physical and neurological disabilities and the barriers faced by individuals living with these disabilities that limit meaningful participation in the community
- One position to provide an in depth, knowledge, understanding and experience of racism as well as expertise in building a culture of anti-racism that fosters inclusion and meaningful participation in the community
- One position to provide an in depth knowledge, understanding and experience of LGBTQ2S issues, perspectives and the barriers that limit meaningful participation in the community

## **Discussion – Background and Current Status:**

The City advertised for the following vacant positions on the Inclusion Advisory Committee, as noted below:

- One individual representing a mental health organization that promotes understanding and awareness of mental health/mental illness and understands the needs, perspectives and barriers faced by people living with mental illness and/or an individual with in depth knowledge and lived experience of mental health/illness issues and the barriers that limit meaningful participation in the community

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- One individual with an in depth knowledge and understanding of women's issues, perspectives and the barriers that limit meaningful participation in the community;
- One individual with an in depth knowledge, understanding and lived experience of racism as well as expertise in building a culture of anti-racism that fosters inclusion and meaningful participation in the community
- One individual with an in depth knowledge, understanding and lived experience of LGBTQ2S issues, perspectives and the barriers that limit meaningful participation in the community
- One individual with in depth knowledge, understanding and expertise of physical and neurological disabilities and the barriers faced by individuals living with these disabilities that limit meaningful participation in the community

A total of fourteen applications were received in response to the City's call for nominations. The selection review process identified five (5) applications that meet the eligibility criteria for appointment.

**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:

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 approve the appointment of five (5) new members to the Inclusion Advisory Committee:**

**Alyse Stuart:** to provide an indepth knowledge of women's issues, perspectives and the barriers that limit meaningful participation in the community

**Heidi Edgar:** to provide an in depth knowledge and experience of mental health/illness issues and the barriers that limit meaningful participation in the community

**Jayne Simmons:** to provide an indepth knowledge, understanding and expertise of physical and neurological disabilities and the barriers faced by individuals living with these disabilities that limit meaningful participation in the community

**Dr. Sulaimon Giwa:** to provide an in depth, knowledge, understanding and lived experience of racism as well as expertise in building a culture of anti-racism that fosters inclusion and meaningful participation in the community

**TJ Jones:** to provide an in depth knowledge, understanding and experience of LGBTQ2S issues, perspectives and the barriers that limit meaningful participation in the community

<b>Prepared by/Date:</b>	Sherry Mercer, Inclusive Services Corrdinator	2020 Oct 07
<b>Reviewed by/Date:</b>	Natalie Godden, Manager, Family & Leisure Services	2020 Oct 08
<b>Approved by/Date:</b>	Tanya Haywood	2020 Oct 09

**Attachments:** n/a

**Report Approval Details**

Document Title:	IAC- Approval of New Positions.docx
Attachments:	
Final Approval Date:	Oct 8, 2020

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

**Tanya Haywood - Oct 8, 2020 - 3:56 PM**

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Downtown Decorative Street Lighting Working Group Recommendation
<b>Date Prepared:</b>	September 24, 2019
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Debbie Hanlon, Tourism, Culture & Immigration
<b>Ward:</b>	Ward 2

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## **Decision/Direction Required:**

Decision is required to determine the next steps the City will take with regards to a potential conversion of the existing high-pressure sodium (HPS) ornamental street lighting in the Downtown to LED based illumination.

## **Discussion – Background and Current Status:**

In the spring of 2019 Council established a Working Group of stakeholders to explore the subjective options available to potentially replace the existing decorative globe lights in the Downtown with LED fixtures and tasked the group with recommending:

- Whether to proceed with bulb only replacement (minor illumination improvement only) or replace the fixtures entirely.
- If applicable, what aesthetic design criteria would be specified when procuring new fixtures.
- Possible cost sharing opportunities among downtown interests.

The working group with representatives from the City's Built Heritage Panel, the City's Arts Advisory Committee, Downtown St. John's, the George Street Association, and City Council began meeting in the fall of 2019 to evaluate the different approaches to improving the downtown decorative street lighting and begin work on recommending how to move forward with the initiative.

The group explored the option of keeping the existing fixtures and replacing the existing HPS bulbs with LED bulbs. Trial LED bulbs were tested in some select existing fixtures to measure the change in lighting levels. It was determined that replacing the bulb only yielded minor improvements in lighting levels and that the high wattage of bulbs required to achieve this small improvement would significantly reduce the energy efficiency and cost effectiveness of this approach. The existing globe fixtures cast light up and out of the sphere. Replacing the bulbs inside these fixtures does not improve how the light is cast onto the street and sidewalk.

# ST. JOHN'S

The option of replacing the existing fixture with an LED retrofit on top of the existing poles was considered. The working group discussed what the replacement fixture should look like in the context of the downtown and whether keeping a globe style was of importance. Historical or aesthetic significance of the globe fixture was not identified. Furthermore, it was recognized that the inefficient design of the globe does not support keeping the fixture style. The working group discussed what style of fixture would best suit the Downtown context while still providing efficient illumination that reduces light pollution. The group expressed interest in selecting a fixture of a similar style to the LED ornamental lights found in the City's parks and in front of City Hall. The following set of required aesthetic criteria were selected to describe a suitable replacement fixture:

- Four-sided fixture;
- Black in color, including decorative elements;
- Angular housing;
- Design that includes a pointed decorative finial; and,
- Clear fixture lens or only slightly frosted, not opaque.



In order to confirm that replacing the existing fixtures can achieve the desired improvement in lighting levels, a 60-watt test fixture was provided by a manufacturer and installed in the downtown at the corner of George Street and Adelaide Street.

Lighting levels on the street were measured before and after the new LED fixture was installed. It was found that lighting levels in the area of the new fixture more than doubled next to the fixture and almost tripled at approximately 5m from the fixture. This illumination improvement indicates that recommended street lighting levels for the Downtown can be achieved by replacing the existing globes with updated LED fixtures.

In addition to measuring the change in lighting levels produced by the replacement fixture, the glare produced by the sample fixture captured on video security feeds was also evaluated. A significant amount of glare is produced by the existing globe fixtures that can obscure security feeds.

The test location was chosen so the fixture would be near a Royal Newfoundland Constabulary security CCTV camera. The RNC provided still 'before' and 'after' footage captures, shown below on the left and right respectively, to test if the amount of glare produced could be improved by replacing the existing globe with a fixture style that casts less light upwards towards the cameras. As shown in the pictures and confirmed by the RNC, the new fixture style improves the quality of footage captured. It was noted that while the still images provided are of lower quality, when viewing the video recordings, the difference is much more obvious.



This reduction in glare and improvement in lighting levels would support the goal of this project to improve personal security and safety in the Downtown.

Cost sharing opportunities and possible energy rebates were explored for this potential project. City staff contacted Newfoundland Power regarding their takeCHARGE program. While the project does not qualify for takeCHARGE incentives, the City may be eligible for a \$7,500 grant through the takeCHARGE of Your Town contest. The application deadline for this program has been postponed until further notice in light of the current COVID-19 situation, and the 2020 contest requires funding be spent by the end of the year. If Council chooses to proceed with this project, an application could be submitted next year assuming a similar program is offered.

As a key stakeholder of this initiative, Downtown St. John's has participated in this working group consultation and has committed to financially partnering with the City on this project.

### **Key Considerations/Implications:**

#### **1. Budget/Financial Implications:**

The 2020 capital budget had originally allocated \$291,938 for this project but this funding has since been deferred in light of fiscal constraints caused by COVID-19. Downtown St. John's has committed to a 50/50 partnership sharing municipal costs up to a maximum of \$300,000 to be paid back through the BIA Levy over five years once funding for the initiative becomes available.

The cost of the project will depend on the price of the replacement fixtures purchased. It is estimated the cost to purchase and install the fixtures will be approximately \$575,000 and that the more efficient fixtures could save about \$9,000 in energy savings and \$17,500 in maintenance savings annually, based on current electricity rates.

#### **2. Partners or Other Stakeholders:**

Downtown St. John's, George Street Association, Built Heritage Experts Panel, Destination St. John's

#### **3. Alignment with Strategic Directions/Adopted Plans:**

While this initiative is not currently an action item for 2019 from the Strategic Plan, improving the downtown street lighting could contribute to GOAL: M2 – "Improve safety for all users on a well-maintained street network" thereby driving the City's Strategic

Direction “A City that Moves”. Depending on the direction of Council this could be explored as a future initiative.

4. Legal or Policy Implications:  
n/a
5. Privacy Implications:  
n/a
6. Engagement and Communications Considerations:  
Downtown Stakeholders will continue to be consulted as the project proceeds.
7. Human Resource Implications:  
n/a
8. Procurement Implications:  
Any purchasing would adhere to procurement legislation and policy.
9. Information Technology Implications:  
n/a
10. Other Implications:  
n/a

**Recommendation:**

That Council replace the existing decorative globe HPS fixtures with new LED fixtures that meet the aesthetic requirements developed by the Downtown Decorative Street Lighting Working Group in partnership with Downtown St. John’s once funding for the project becomes available.

**Prepared by:** Anna Snook, Transportation Systems Engineer  
**Approved by:** Garrett Donaher, Manager - Transportation Engineering

**Report Approval Details**

Document Title:	Downtown Decorative Street Lighting Working Group Recommendation.docx
Attachments:	- Downtown Decorative Street Lighting Letter.pdf
Final Approval Date:	Oct 7, 2020

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

**No Signature found**

**Garrett Donaher - Oct 6, 2020 - 5:00 PM**

**Scott Winsor - Oct 7, 2020 - 9:23 AM**

**Jason Sinyard - Oct 7, 2020 - 10:36 AM**



September 24, 2020

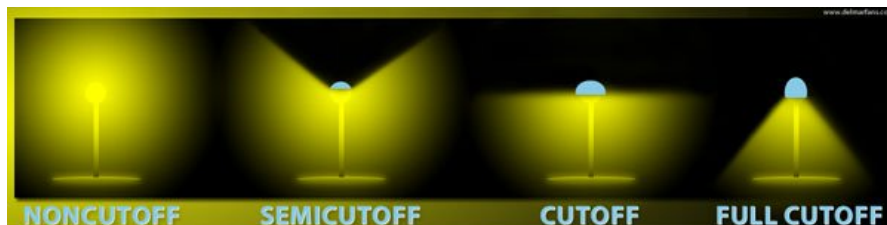
Anna Snook P.Eng.  
Transportation System Engineer  
City of St. John's

Dear Anna,

Thank you for providing the draft Direction/Decision Note of the Downtown Decorative Street Light Working Group for review by The Light Pollution Abatement (LPA) Committee of the St. John's Centre of the Royal Astronomical Society of Canada (RASC). The St. John's RASC is one of 29 centres in Canada's leading astronomy organization.

Excessive artificial light at night creates sky glow that obscures the night sky and negatively affects human health and animal habitat. Our LPA Committee is working toward social and legislative change for responsible lighting practices that preserve the nighttime environment for all to enjoy.

The existing decorative lighting in the downtown is a "non-cut-off" style that mainly shines 50% upward and 10% sideways with only 40% lighting the ground. We support the Working Group's selection of "cut-off" style fixtures that do not shine upward.



<https://www.delmarfans.com/educate/basics/lighting-pollution/>

However, the cut-off style fixtures still emit light sideways causing glare. We encourage the City to consider selecting full-cut-off style fixtures that only shine downward. Full-cut-off is the best choice from an LPA perspective. It would also be favorable to install the lowest possible wattage and colour temperature of LED light that meets your requirements for roadways and general public safety and security.

The St. John's RASC is interested in contributing further to the success of the project with recommendations on the fixtures and LED lighting boards to be installed. We also encourage the City to contact other municipalities for best practices in retrofitting decorative street lighting in sensitive historical districts such as downtown St. John's.

Sincerely,

Doug Grouchy  
Chair, LPA Committee

# DECISION/DIRECTION NOTE

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**Title:** 2020 Heritage Financial Incentives Program

**Date Prepared:** October 6, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** N/A

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## **Decision/Direction Required:**

To seek approval of the grant applications, subject to compliance with requirements of the Heritage Financial Incentives Program.

## **Discussion – Background and Current Status:**

Council initially approved the City's Heritage Financial Incentives Program on July 25, 2016 and offers two types of grants:

1. Heritage Maintenance Grant; and
2. Heritage Conservation Grant.

The City has received thirty-one (31) applications for the 2020 Grant program, which is on-par with 2019 and a large increase from previous years. Prior to 2019 the number of applications received ranged from seven (7) to fourteen (14). The increase is due in part to increased promotion, as well as the program becoming more well-known as we enter its fifth year. In addition, in 2020 the provincial government also launched a Residential Construction Rebate Program as a means to stimulate the economy and employment in the province's construction industry during the COVID-19 pandemic. In general the City has seen an increase in renovation applications due to this program.

The applications have been prioritized based on the High, Medium and Low Priority descriptions listed below:

- High Priority – consist of designated Heritage Buildings, first-time applications, and projects that include the preservation, restoration and weatherproofing of historic elements rather than cosmetic improvements.
- Medium Priority – consist of restoration/conservation projects that bring the building closer into compliance with the City's Heritage provisions.
- Low Priority – consist of maintenance and construction work that does not significantly bring the building closer into compliance with the City's Heritage provisions.

In 2019 it was noted that priority tended to be given to Heritage Conservation Grants and only a few Heritage Maintenance Grants were awarded. Therefore, Council directed that \$10,000 of the overall 2020 budget be dedicated to Heritage Maintenance Grants.

Due to the number of applications received, this year the requests for funding exceed the City's budget for this program. All applications have been assessed and prioritized and there are twenty-two (22) applications recommended for approval, for an estimated total of \$59,070.82 plus permit waiver.

The Built Heritage Experts Panel recommended to approve the list of grant recipients and staff agree with this recommendation.

**Key Considerations/Implications:**

1. Budget/Financial Implications:

The City budgeted \$60,000 in the 2020 Budget. Twenty-two (22) grant applications are recommended for approval for a total of \$59,070.82 plus waiver of the permit fees.

Council should note that applicants are given two (2) years to complete the work listed in the grant application. Currently, there is approximately \$19,700 in outstanding grants to be claimed that were issued in 2019 Grant Program. Outstanding payment for the 2018 Grant Program were to be submitted by May 28, 2020 and have since expired.

2. Partners or Other Stakeholders: The City will partner with property owners through the Heritage Financial Incentive Program.

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: Not applicable.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: The Grant Program was promoted through the City's website, public notice emails, and social media.

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 approve the twenty-two (22) grant applications as summarized in the attached tables subject to compliance with the requirements of the Heritage Financial Incentives Grant Program and the City's heritage requirements.

**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:	2020 Heritage Financial Incentives Program (COTW).docx
Attachments:	- 2020 Heritage Financial Incentives Program - Attachment.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 - 3:21 PM**

**Jason Sinyard - Oct 7, 2020 - 3:41 PM**

Civic	Address	Designated?	Heritage Area	Description of Work	Quote (HST inc)	25% of Quote	25% to a max \$1,000	Priority	Recommendation
145-147	Duckworth Street	No	3	Replace damaged roof flashings, repair façade on Duckworth	\$2,650.00	\$662.50	\$662.50	Low	\$662.50 plus permit waiver
221	Duckworth Street	No	2	Masonry repairs, painting building	\$16,000.00	\$4,000.00	\$1,000.00	Low	\$1,000.00 plus permit waiver
116	Gower Street	No	2	Replaced 7 windows	\$6,210.00	\$1,552.50	\$1,000.00	Low	\$1,000.00 plus permit waiver
36	King's Bridge Road	Yes	1	Repair rotten trims and eaves, repair stair spindles	\$2,875.00	\$718.75	\$718.25	High	\$718.25 plus permit waiver
17	Monkstown Road	No	1	Replace roof and windows	\$7,072.00	\$1,768.00	\$1,000.00	Low	\$1,000.00 plus permit waiver
87	Quidi Vidi Road	No	3	Painting clapboard and new door	\$4,945.00	\$1,236.25	\$1,000.00	Medium	\$1,000.00 plus permit waiver
88 & 90	Water Street	No	1	Replace rotted window sills, replace steel door	\$4,312.50	\$1,078.13	\$1,000.00	Medium	\$1,000.00 plus permit waiver
718	Water Street	No	2	Restore and paint trim, replace siding where necessary	\$4,600.00	\$1,150.00	\$1,000.00	Medium	\$1,000.00 plus permit waiver
TOTAL							\$7,380.75		

**145-147 Duckworth Street**  
Heritage Area 3



**221 Duckworth Street**  
Heritage Area 2



**116 Gower Street**  
Heritage Area 2



**36 King's Bridge Road**  
Designated Heritage Building  
Heritage Area 1



**17 Monkstown Road**  
Heritage Area 1



**87 Quidi Vidi Road**  
Heritage Area 3



**88 & 90 Water Street**  
Heritage Area 1



**718 Water Street**  
Heritage Area 2



Civic	Address	Designated?	Heritage Area	Description of Work	Quote (HST inc)	25% of Quote	25% to a max \$5,000	Priority	Recommendation
72	Bonaventure Avenue	No	2	Replace clapboard and trim, restore architectural features, fascia and soffit	\$12,880.00	\$3,220.00	\$3,220.00	Medium	\$3,220.00 plus permit waiver
25	Buchanan Street	Yes	3	Restoring façade (requires mason), painting	\$23,200.00	\$5,800.00	\$5,000.00	High	\$5,000.00 plus permit waiver
9	Flavin Street	No	3	Replace 7 windows, doors, replace clapboard.	\$38,214.50	\$9,553.63	\$5,000.00	Medium	\$5,000.00 plus permit waiver
111	George Street West	No	3	Replacing clapboard, replacing windows	\$50,370.00	\$12,592.50	\$5,000.00	Low-Medium	\$5,000.00 plus permit waiver
14	Gower Street	No	2	Replace clapboard and trims, mansard roof and dormer repairs	\$15,088.00	\$3,772.00	\$3,772.00	Low-Medium	\$3,772.00 plus permit waiver
16	Maxse Street	No	2	Restore round dormer, replace clapboard, restore corbels	\$23,724.50	\$5,931.13	\$5,000.00	Medium	\$5,000.00 plus permit waiver
118	Military Road	No	1	Repair/replace wrought iron fence	\$5,060.00	\$1,265.00	\$1,265.00	Medium	\$1,265.00 plus permit waiver
120	Military Road	No	1	Restore dormer, replace shingles	\$12,075.00	\$3,018.75	\$3,018.75	Medium	\$3,018.75 plus permit waiver
133	Pennywell Road	No	3	Restored bay window	\$12,650.00	\$3,162.50	\$3,162.50	Low	\$3,162.50 plus permit waiver
57	Queen's Road	No	1	Installing Flashings, repairing decorative trim, replacing trims, replacing clapboard	\$7,532.50	\$1,883.13	\$1,883.13	Medium	\$1,883.13 plus permit waiver
114	Queen's Road	No	2	Replace shingles, replace siding with clapboard, replace window trims	\$10,332.75	\$2,583.19	\$2,583.19	Medium	\$2,583.19 plus permit waiver
83	Rennie's Mill Road	No	3	Replace shingles and maintain peak roof	\$15,640.00	\$3,910.00	\$3,910.00	Medium	\$3,910.00 plus permit waiver
36	Victoria Street	No	2	Replace mansard shingles, replacing windows, restoring dormers, replacing/painting clapboard	\$15,502.00	\$3,875.50	\$3,875.50	Medium	\$3,875.5 plus permit waiver
6	Wood Street	No	2	Replacing all clapboard and trim where required	\$20,728.75	\$5,182.19	\$5,000.00	Low-Medium	\$5,000 plus permit waiver
TOTAL							\$51,690.07		

**72 Bonaventure Avenue**  
Heritage Area 2



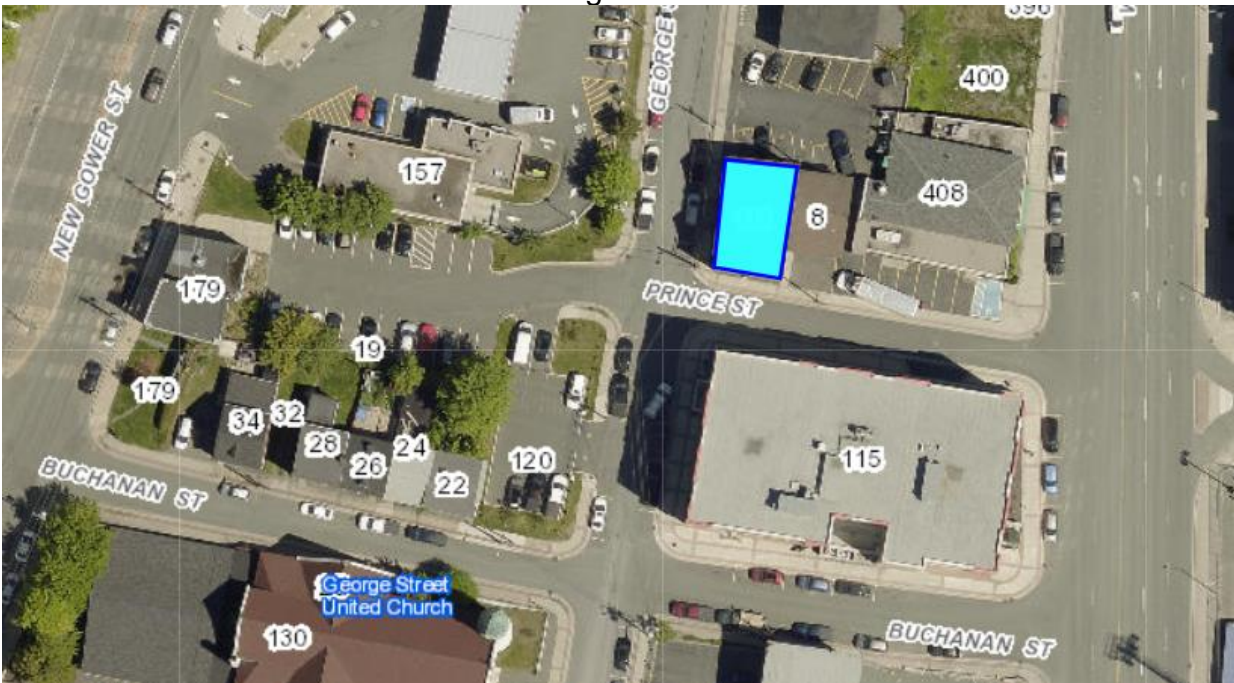
**25 Buchanan Street**  
Designated Heritage Building  
Heritage Area 3



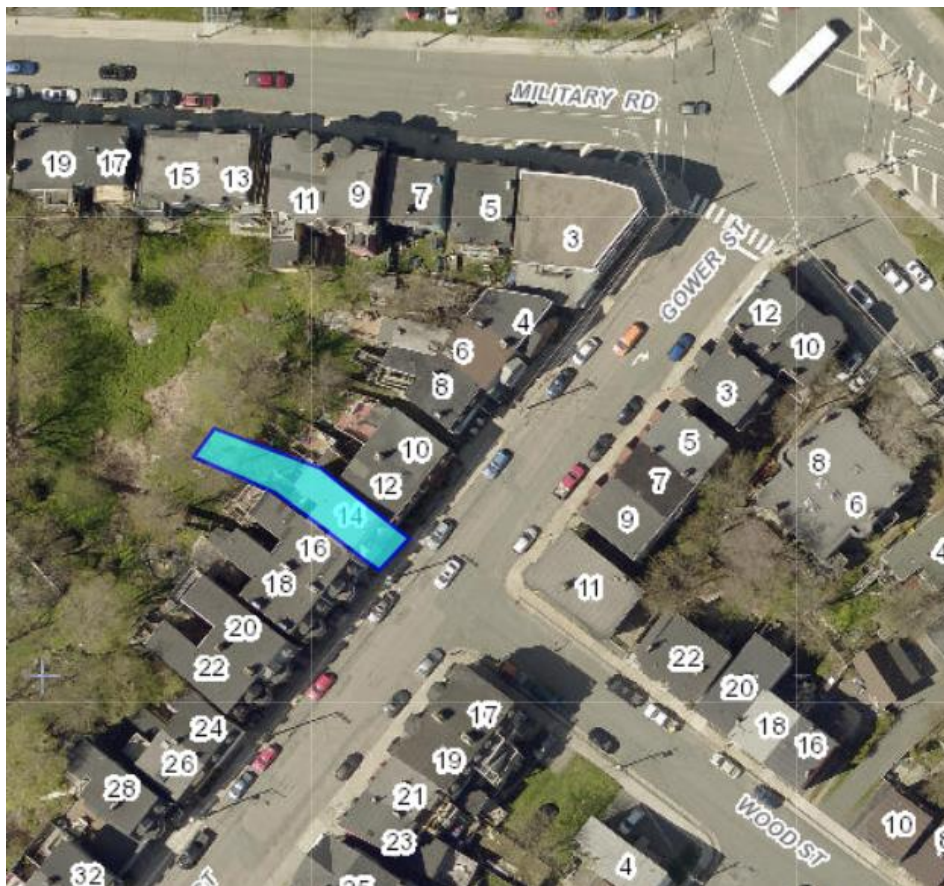
**9 Flavin Street**  
Heritage Area 3



**111 George Street West**  
Heritage Area 3



**14 Gower Street**  
Heritage Area 1



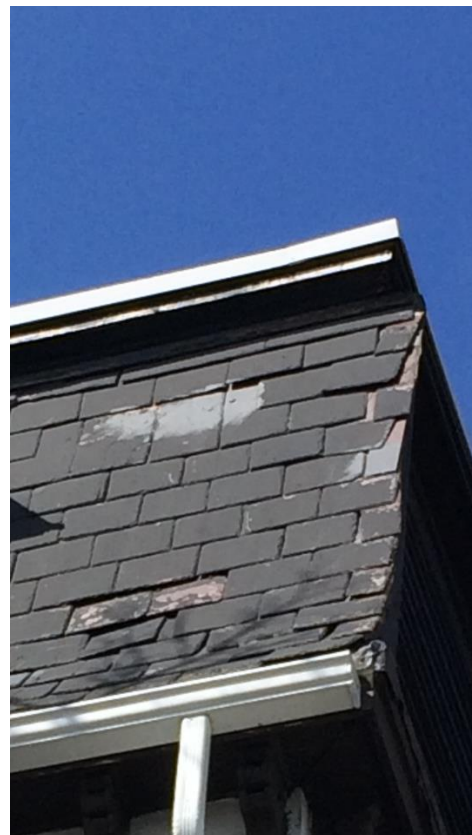
**16 Maxse Street**  
Heritage Area 2



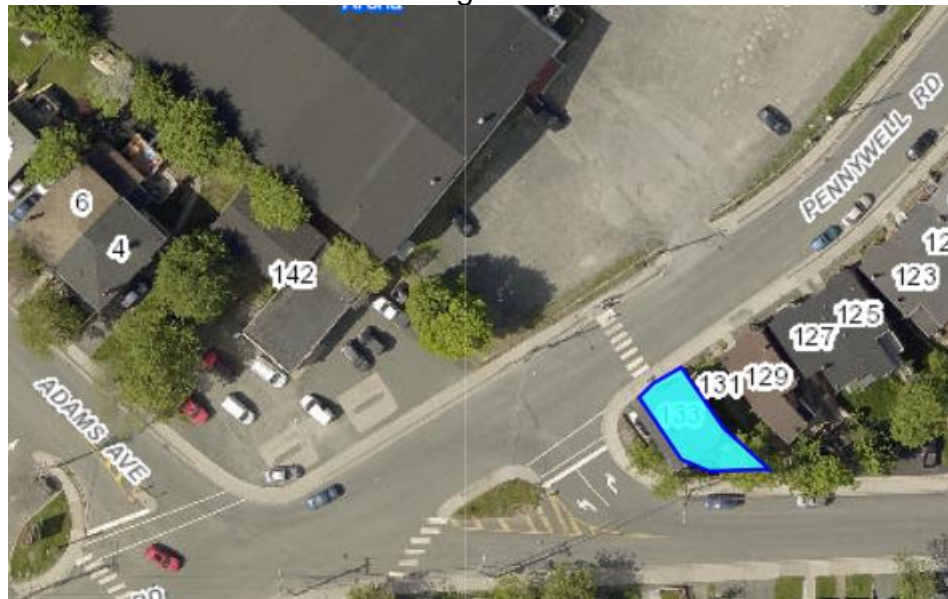
**118 Military Road**  
Heritage Area 1



**120 Military Road**  
Heritage Area 1



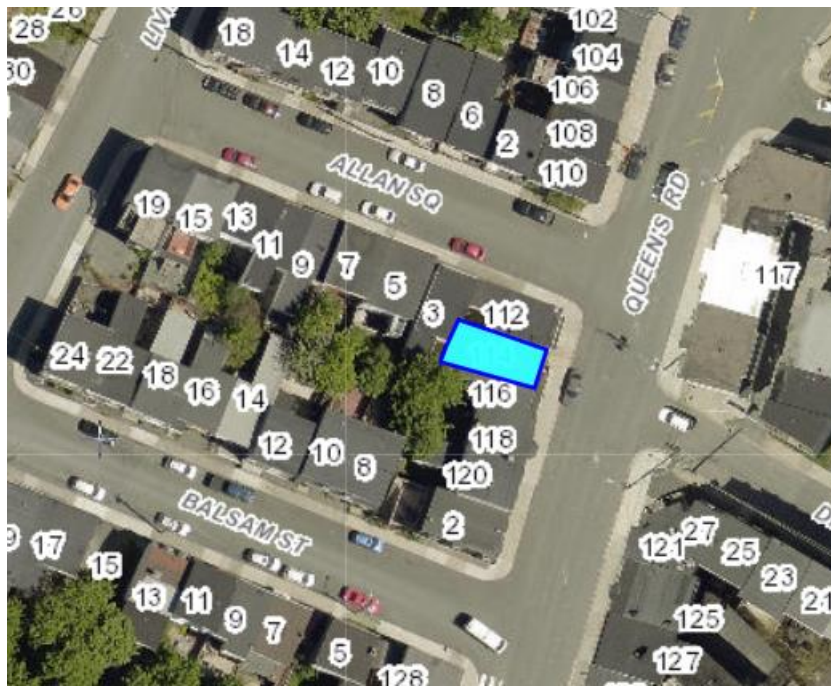
**133 Pennywell Road**  
Heritage Area 3



**57 Queen's Road**  
Heritage Area 1



**114 Queen's Road**  
Heritage Area 2



**83 Rennie's Mill Road**  
Heritage Area 3



**36 Victoria Street**  
Heritage Area 2



**6 Wood Street**  
Heritage Area 2



# DECISION/DIRECTION NOTE

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**Title:** 50 Bonaventure Avenue, Heritage Designation

**Date Prepared:** October 6, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

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## **Decision/Direction Required:**

To seek approval to designate 50 Bonaventure Avenue as a Heritage Building.

## **Discussion – Background and Current Status:**

The City received an application from Georgetown Inn Inc. to designate the building at 50 Bonaventure Avenue as a Heritage Building. The subject property is located within Heritage Area 2, is designated Residential Downtown under the St. John's Municipal Plan and is zoned Residential Medium Density (R2). Should Council designate the building as a Heritage Building, discretionary uses in the R2 Zone include Heritage Use.

### *Heritage Designation Review*

50 Bonaventure Avenue was built in approximately 1905 when this area was the northern fringe of St. John's, with farmland on the other side of Bonaventure Avenue. It was built for the family of Charles O'Neill Conroy, K.C., O.B.E, a solicitor, and director and general counsel for the Reid Newfoundland Company Limited, which operated the Newfoundland Railway and the coastal boat service. Charles was born in Dublin, Ireland, on January 24, 1871, to Judge James G. and Elizabeth (O'Neill) Conroy. The family moved to Newfoundland when Charles was about 18 months old. He later studied in Manchester and London, returning to Newfoundland to be called to the bar in 1900. He married Mary Agnes Weathers in 1899. He was a member of the Bally Haly Golf Club and the Knights of Columbus. Their house was called "Raheen", an Irish word meaning "A People's Place".

Some of Charles and Mary's 8 children were prominent citizens.

- James O'Neill Conroy (born March 29, 1900) was a barrister and a solicitor to the City of St. John's. He opened a law office in Corner Brook, the only one in Newfoundland outside of St. John's at the time. James married Elizabeth Anne McGrath; after he died young in 1931, Elizabeth became Newfoundland's second female lawyer and took over her late husband's law practice.
- Louis O'Neill Conroy, M.D. (born September 24, 1902) was a physician and surgeon. Many St. John's directories note him as living at 50 Bonaventure Avenue. His doctor's office was in the Reid Building on Duckworth Street.
- Charles Henry Conroy (born October 23, 1905) was an electrical engineer who studied at the Massachusetts Institute of Technology (MIT) and worked with the Newfoundland

# ST. JOHN'S

Department of Public Works from 1934 to 1970, retiring as Chief Engineer. He was the president of the Benevolent Irish Society from 1956 to 1972.

Charles O'Neill Conroy, the father, died in 1946. He willed 50 Bonaventure to the Presentation Sisters, however they did not acquire the property until 1976.

In 1950, D.R. Thistle was listed at the house. David Rudolph Thistle, M.B.E, was a printer and publisher. He became the King's Printer and founded the *Newfoundland Gazette* in 1924. He helped raise funds for the Rotary Sunshine Camp and a Community Centre for Unemployed. Throughout the 1950s the property is listed in ads for Ruggles Photographic House and J.G. Walker. In 1969 Margaret Dunn (of Margaret Dunn Cosmetics, Churchill Square) was listed at the property, which corresponds to the applicant's claim that the band April Wine got its start at 50 Bonaventure, practicing in the basement in 1969 before moving to Halifax.

When the Presentation Sisters moved into the house in the '70s, it was used as their residence as well as a place of worship, a meeting space for community leaders, and a refuge for families needing help and children needing respite. The Sisters sold the property to Georgestown Inn Inc. in 2019, who opened the building as a bed and breakfast.

While the house is in its original location, there have been additions. The clapboard was replaced with vinyl siding; in a photo from 1984, one can see that details like the corbels under the mansard roof have been removed. However, the character of the structure remains. It is a good surviving example of a large Second Empire style of architecture with distinctive mansard roof, peaked dormers and decorative trim, scoring 82 on our Heritage Designation Criteria. Background information from the applicant is attached for your review.

Via e-poll, the Built Heritage Experts Panel unanimously recommend 50 Bonaventure Avenue as a Heritage Building. Staff agree with this recommendation.

#### Heritage Use (café)

Should Council decide to designate the building, the owner will apply for a Heritage Use under the R2 Zone, to offer a "UK proper High Tea", serving scones, cucumber sandwiches, cakes, tarts, cookies, and tea. While an application has not been made yet, the owners would use the kitchen and back parlour as the dining room and can potentially host 24 people in 6 tables of 4. They would like to offer one scheduled sitting at 3 pm on Fridays, Saturdays, and Sundays from October 1 to June 1 – a total of 33 weekends. Sitzings will be by prior reservation only. The café would be opened off-season from the Inn, to complement the down time of the Inn. The owner intends to include an area in the café which describes the history of the building.

Under the St. John's Development Regulations, this would be a Café/Eating Establishment, which is not permitted in the R2 Zone. If the building is designated, Council could consider the café as a Discretionary Heritage Use. No exterior changes would be required.

In previous applications like this, our process was to wait until the Heritage Designation By-law was gazetted before the applicant could apply for a Discretionary Heritage Use. Following meetings among Planning, Development and Legal staff, we recommend that if Council agrees

to direct Legal to prepare a Heritage Designation By-law, then the Discretionary Heritage Use could be advertised. Staff would then bring the Heritage Designation By-law and the Discretionary Use back to the same Council meeting for decision. This would save between 4 and 6 weeks in the application process.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; nearby property owners and residents; heritage organizations.
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: Should the designation proceed, the Legal Department will write a Heritage Designation By-law for 50 Bonaventure Avenue for Council's consideration.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Prior to designating the building, Council must issue a Notice of Motion at a regular Council meeting. Further, consideration of a Heritage Use will require public notice.
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 approve the proposed heritage designation of 50 Bonaventure Avenue and direct the Legal Department to undertake a Designation By-law for Council's consideration.

Further, subject to an application being made and approval of heritage designation, that Council advertise the Discretionary Use of a Heritage Use (Eating Establishment/café) at 50 Bonaventure Avenue.

**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:	50 Bonaventure Avenue, Heritage Designation (COTW).docx
Attachments:	- 50 Bonaventure Avenue - Attachments(COTW).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 - 10:08 AM**

**Jason Sinyard - Oct 7, 2020 - 10:33 AM**

## Statement of Significance



### **50 Bonaventure Avenue (Raheen)**

#### **Formal Recognition Type**

City of St. John's Heritage Building, Structure, Land or Area

#### **Description of Historic Place**

50 Bonaventure Avenue is a two-storey and a half storey, wooden dwelling located at the intersection of Bonaventure Avenue and Fleming Street in St. John's, NL. The designation is confined to the footprint of the building.

#### **Heritage Value**

50 Bonaventure Avenue has been designated because of its aesthetic and historic values.

50 Bonaventure Avenue achieves aesthetic value because it is a good surviving example of an early 20<sup>th</sup> century Second Empire single-detached dwelling. Features of this style include: two and a half storey construction, mansard roof, size, shape and placement of windows, peaked dormers, wide trims, and enclosed porch. The structure has been renovated over the years but the character of the building remains generally unchanged.

50 Bonaventure Avenue has historic value because of its association with Charles O'Neill Conroy, K.C., O.B.E., and his family. Mr. Conroy built the dwelling around 1905 when this area was the northern fringe of St. John's. He was Solicitor, and Director and General Counsel for Reid Newfoundland Company Limited. Charles was born in Dublin, Ireland Jan 24, 1871 to Judge James G. and Elizabeth (O'Neill) Conroy who relocated to Newfoundland when he was about 18 months old. He later studied in Manchester and London but returned to Newfoundland where he was called to the bar in 1900. He

married Mary Agnes Weathers in 1899 and had five sons and three daughters. He was involved in the Bally Haly Golf Club and the Knights of Columbus. Various documents note that his residence was called “Raheen” which is an Irish word meaning “A People’s Place”.

Charles’ children have also made contributions to Newfoundland and Labrador.

- James O’Neill Conroy (March 29, 1900) was also a Barrister to Law and a Solicitor to the City of St. John’s. He went on to open a law office in Corner Brook, which was the only law office in Newfoundland outside of St. John’s at the time. James married Elizabeth Anne McGrath and after James passed away in 1931, Elizabeth became Newfoundland’s second female lawyer and took over James’ law practice.
- Louis O’N Conroy, M.D. (September 24, 1902) was a physician and surgeon. Many St. John’s Directories also note Dr. Conroy as living at 50 Bonaventure Avenue. His doctor’s office was located in the Reid Building on Duckworth Street.
- Charles Henry Conroy (October 23, 1905) was an electrical engineer who studied at Massachusetts Institute of Technology (MIT) and worked with the Department of Public Works from 1934-1970 retiring as Chief Engineer. He was also the President of the Benevolent Irish Society from 1956-1972.

Charles O’N Conroy lived on Bonaventure Avenue until his death in 1946. He willed the building to the Presentation Sisters, however the Presentation Sisters did not acquire the building until 1976.

Other occupiers of the building include David Rudolph Thistle, M.B.E, a printer and publisher. He received commission as King’s Printer and founded the Newfoundland Gazette in 1924.

When the Presentation Sisters moved into the building, it was used not only as their residence but as a place of worship, a meeting space for community leaders and a refuge for families needing help and children needing respite. The Presentation Sisters later sold the property to Georgestown Inn Inc. who opened the building as a Bed and Breakfast.

**Source:** Designated at a regular meeting of the St. John’s Municipal Council held.....

### **Character Defining Elements**

All elements that define the building's Second Empire design including:

- two and a half storey structure
- mansard roof
- size, style and location of windows
- peaked dormers
- wide trims
- enclosed porch

### Location and History

<b>Community</b>	St. John's
<b>Municipality</b>	City of St. John's
<b>Civic Address</b>	50 Bonaventure Avenue
<b>Construction</b>	Approximately 1905
<b>Builder</b>	Unknown
<b>Style</b>	Second Empire
<b>Building Plan</b>	Square

CONTINUED FROM BELOW

SEE SHEET NO. 35



indicate the presence of 147,000,000 tons of bituminous coal. Managing Director since the Company's inception. Travelled in interest of the organization, to Great Britain, the United States and Canada, where he conferred with leading financial and mining groups with a view to the development of the Company's property. Active in development of Bay D'Espoir timber property. Is unmarried. Societies: B. I. S., Star of the Sea and Overseas Club, London. Religion: Roman Catholic.\* Independent in politics. Residence: 382 Water St., St. John's.

**PAYNE, Frank Winston**—Insurance representative and broker. Vice-Pres. and Secretary Young, Hayes & Payne Co., Real Estate, Insurance Brokers and Agents. Born April 15th, 1899, Twillingate, Nfld., son of Samuel and Olivia Payne. Educated at Twillingate and Campbellton Public Schools, Nfld., and Boston, Mass. Went to U. S. A. 1913. Served with American Army during world war in the aviation and signal corps. Received officers' training at the University of Vermont, Burlington, Vermont, and Carnegie Institute of Technology at Pittsburgh, Pa. Honorably discharged June 7th, 1919. Married 1925 to Miss Edna MacScriven. Has one daughter, Betty Marilyn Payne. Clubs: Men's Republican and Ward Seven Republican at Somerville, Mass; Clarendon Club of Somerville, Mass. Recreations: Swimming, fishing, riding, golf. Religion: Methodist. Politics: Republican. Residence: 47 Teele Avenue, West Somerville, U.S.A. Summer residence: Fortune's Rock, Maine, U. S.A.

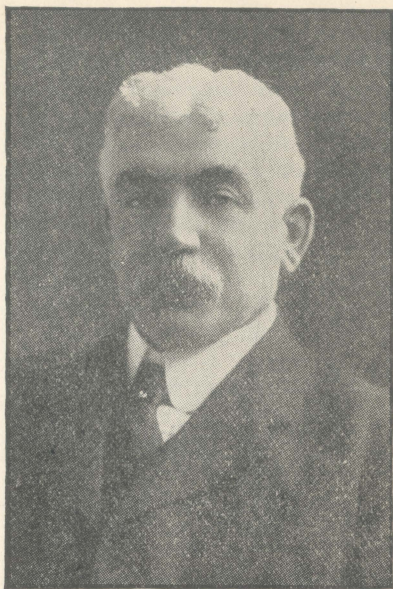


C. O'NEILL CONROY, K.C., O.B.E.

**CONROY, Charles O'Neill, K.C., O.B.E.**—Director and General Counsel Reid Newfoundland Company, Ltd. St. John's. Born Dublin, Ireland Jan. 24, 1871, son Judge James G. and Elizabeth (O'Neill) Conroy. Educated St. Bede's College, Manchester; University College and School, London, England; Wren and Gurney, London, England. Read Law with the late Mr. Justice Emerson. Admitted as Solicitor 1899. Called to the Bar of Newfoundland 1900. Created K. C. 1913. Master Supreme Court 1914. Brown- ing and Conroy 1899. Horwood and Conroy 1901-1902. Furlong, Conroy and Higgins 1907-1916. Conroy and Higgins 1916-1918. Conroy, Higgins and Hunt 1918-1919. Lieut.-Col. com-

manding Catholic Cadet Corps. Married Mary Agnes Weathers, daughter of Geo. Weathers, L.R.C.P., London, England, July 18, 1899. Has five sons and three daughters. Club: Bally Haly Golf. Society: Knights of Columbus. Recreations: Motoring, fishing, photography, golf. Religion: Catholic. Residence: "Raheen," Bonaventure Avenue, St. John's.

**SQUIRES, Beaton H.**—A.B., Harvard, 1906; L.L.B., Harvard, 1909 Counsellor-in-Law of the Massachusetts Bar, Solicitor and Barrister of the Saskatchewan Bar, Canada. Born Dec. 16th, 1880. at Trinity Bay, Nfld., son of Rev. John Squires and Amelia Davis (Hippisley) Squires. Educated at Methodist College, St. John's, Harvard College and Harvard Law School. As an undergraduate played football on the Harvard Varsity for four years, and in 1905 was named All-American tackle. Coached football from 1906-1913. Was called to the Massachusetts Bar in February, 1909, and practiced law in Boston for several years. In 1913 went to Saskatchewan, Canada, on legal business, and in 1914 was called to the Saskatchewan Bar, remaining in that province until 1922. Returned to Massachusetts in the latter year and now has legal offices at 18 Tremont Street, Boston, Mass. Married in 1913 to Miss Edith Louise Gaffield, of Brookline, Mass. Societies: Masonic and L. O. A. Recreations: Football, swimming and tennis. Religion: Congregational. A Republican in politics. Residence: 29 Lakeview Road, Winchester, Mass. Summer residence: West Rindgo, New Hampshire, U.S.A.



HON. FRANCIS J. MORRIS

**MORRIS, Hon. Francis J.**—Judge, Central District Court. Born St. John's Dec. 5th, 1862, son of the late Edward Morris and Catherine (Fitzgerald) Morris. Educated St. Bonaventure's College. Read law with the late Sir Joseph Little and R. J. Kent, K.C. Admitted as Solicitor November, 1886. Called to Bar of Newfoundland 1887. Created K. C. 1902. Appointed Judge of Central District Court 1917. Appointed Honourable for life by the King. Solicitor for Municipal Council for 24 years. Elected to House of Assembly for Hr. Main for twenty years and represented the District of Placentia and St. Mary's as supporter of Sir Edward Morris' Government. Speaker of House during Premiership of Sir Robert Bond's

Legion Post No. 19, Somerville Lodge of Moose. Recreations: Baseball, football, hunting, fishing. Religion: Methodist. Politics: Republican. Residence: 9 Knaff St., Somerville, Mass. Summer residence: Bar Haven, Maine.

**AYLWARD, Michael F.**—Inspector of Newfoundland Post Offices. Born at St. John's Sept. 17th, 1869, son of the late William P. Aylward, and Ellen Aylward. Educated at St. Bonaventure's College. Entered the General Post Office as letter carrier 1887, promoted to assistant Clerk 1889. Made Assistant Despatching Clerk 1890, and Despatching Clerk 1891. In 1892 promoted to Mail Clerk, succeeding the late John W. Kinsella as mail clerk on the S. S. Curlew on the South West Coast. Mail clerk on Reid's boats up to the arrival of the Portia and Prospero to Bowring Bros. Promoted to Delivery Clerk 1909. Inspector of Nfld. Post Offices 1923. Installed pillar boxes on railway route, Placentia Junction to Gambo when railway was being completed to Port aux Basques in 1897. Unmarried. Societies: B. I. S. and K. of C. and Curling Association. Politics: Non-partisan. Residence: "Tintern Place," Robinson's Hill, Portugal Cove Road.

**WHITE, Francis Herbert**—Sales-manager the National Picture Frame and Art Co., Ltd., of New York. Born June 13th, 1887 at St. John's, Newfoundland, son of William and Annie C. White. Educated at Methodist College, St. John's, Nfld. Worked in Government Engineer's office, St. John's, Nfld. Left St. John's in 1912 and entered employ of The Map Co.,

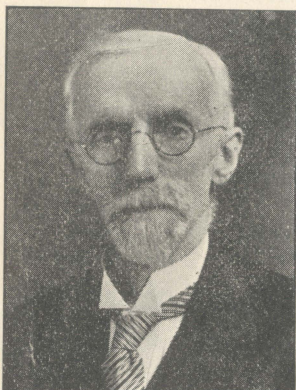
Ltd. In 1919 accepted a position with the National Picture Frame and Art Co., Ltd. At present holds position of salesman with above company and handles all sales from Halifax to Vancouver, travelling from coast to coast once a year. Married Sept. 7th, 1918, to Miss Ruth Hitchcon. Children: Three sons. Recreations: Fishing and shooting. Religion: United Church. Politics: Conservative. Residence: 26 Belhaven Road, Toronto, Ontario, Canada.



JAMES O'NEILL CONROY

**CONROY, James O'Neill**—Barrister at Law, Solicitor, Notary Public, Law Chambers, St. John's. Born March 29, 1900, St. John's, Nfld., son of Charles O'Neill Conroy, K.C., and Mary A. (Weathers) Conroy. Educated at St. Bonaventure's College, St. John's, and St. Edmund's Old Hall, Herts England. Married July 18, 1926, to Betty, only surviving daughter of Mrs. and the late James F. McGrath, M.H. A. Was active in organization of Self-Determination League in 1920-21 and frequent contributor of articles on Irish and Imperial politics in local and Canadian press. Enrolled as

Solicitor in October, 1921, called to the Bar 1922. Member of firm of Fenelon & Conroy 1921-22. Since practiced alone. Advocate of Terra Nova Council, K. of C.. Societies: B. I. S., K. of C., Star. Clubs: Bally Haly Golf, Curling, Chess. Recreations: Reading, walking, golf. Independent in politics. Residence: Bonaventure Avenue, St. John's, Nfld



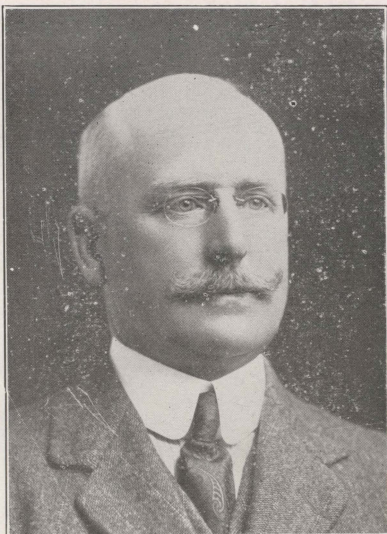
JAMES A. CARMICHAEL

**CARMICHAEL, James Adamson**—Salesman, The Direct Agencies, Ltd "Father of the travelling salesmen in Newfoundland. Born in 1860 at Glasgow, Scotland, the son of Thos. Carmichael and Annie (Adamson) Carmichael. Educated at Shettleston Parish School and self taught. Apprenticed to drapery and clothing business in Glasgow. Came to Newfoundland in 1881. Salesman Bowring Bros. till 1887. Took charge of S. O. Steele's business, being buyer British American markets, till 1892. Manager G. C. Fearn's business at Harbour Buffett for three years.

Travelled for various other firms selling merchandise. In 1915 joined present house and retired from active road work in 1925. Married in 1888 to Miss Mary E. Colton, St. John's. Has one son and three daughters. Societies: Masonic, Oddfellows, St. Andrew's, Commercial Travellers' Association (Secretary-Treas.). Recreations: Trout fishing and formerly association football and hockey. Religion: Congregationalist. Independent in politics. Residence: 97 King's Road, St. John's Nfld.

**PERLIN, Israel**—Managing Director of I. F. Perlin & Co., wholesale dry goods and manufacturers of men's clothing, Water Street, St. John's. Born Feb. 10th, 1871, Russia. Came to Newfoundland from the United States in 1891 and established a business on Water Street. Later joined by his brother (now deceased), and firm name changed to I. F. Perlin & Co. In 1905 started a clothing factory in conjunction with dry goods business. Married 1900, to Miss Adele Adams. Children: three sons and three daughters. Societies: Masonic (Tasker Lodge), Newfoundland Board of Trade. Residence: Queen's Road, St. John's.

**ASHBOURNE, Thomas Gordon William, B.A., M.H.A.**—Member for the District of Twillingate. Director and Secretary-Treasurer of Ashbourne's, Ltd., fish merchants and general dealers, Twillingate, N.D.B. Born December 4, 1894, at Twillingate, the son of William Ashbourne and Lucy Goodison (Linfield) Ashbourne. Educated at Methodist College, St.



HON. SIR E. R. BOWRING.

**BOWRING, Hon. Sir Edgar Rennie**, Kt., cr. 1915. First High Commissioner for Newfoundland, 1918-22. President and Managing Director Bowring Bros., Ltd., steamship owners and agents, since 1891. Born St. John's, August 17th, 1858, son of John Bowring and Mary Rennie Bowring. Married 1888, Flora Munn, daughter of Hon. James Clift. Educated at Bishop Feild College, St. John's; Liverpool and Scarborough, England. Member of Newfoundland Legislative Council 1897; member Dominion Royal Commission 1912. Director C. T. Bowring, Ltd., London, Liverpool and Cardiff, and of Bowring & Co, New York. Recreations: Motoring, golf,

riding. Address: Hyde Park Hotel, London. Clubs: City of London, Royal Automobile, Bath, Ranelagh.

**CONROY, Louis, O'N., M.D.**—Physician and Surgeon. Born September 24th, 1902 at St. John's, Nfld., the son of Charles O'N. Conroy and Mary A. Conroy. Educated at St. Bonaventure's College, St. Francis Xavier, McGill University. 1926-1928 House Surgeon, General Hospital, Montreal. Began practice September 1928. Societies: B.I.S. Clubs: City Club, Bally Haly Golf and Curling Clubs. Religion: Roman Catholic. Residence: 50 Bonaventure Avenue, St. John's, Nfld.

to rank of District Inspector; 1971, Attended Executive Development Course, Canadian Police College, Ottawa; 1972, Promoted to rank of Deputy Assistant Chief of Police. Commanding Officer, Patrol and Traffic Division and Training Officer. Clubs and Associations: Director Canadian Mental Health Association; Member National Police Project Planning Committee; Law Enforcement and Community Relations Program; Memorial University. Hobbies: Outdoor activity, (hiking, camping, etc.) Reading, Naval history. Religion: Roman Catholic. Address: 2 Fort Townshend, St. John's, Newfoundland.



**JOHN R. BROWNE**

**CONROY, C. Henry.** Born St. John's, Newfoundland, October 23, 1905. Son of Chas O'Neil Conroy K.C. and Mary Agnes (Weathers). Educated St. Bonaventure's College, St. Francis Xavier University' Antigonish, M.S. (Pre-Engineering), Mass Inst. Technology. Graduated from Mass. Institute of Technology; Cambridge, Mass., B.Sc. in Electrical Engineering, 1928. International Pulp and Paper Co. Limited, Corner Brook and Deer Lake, 1928-33; Department of Public Works (Nfld.), 1934-70 retiring as Chief Engineer; Part time appointment as Engineering Consultant, Department of Physical Planning and Development, Memorial University, 1970 — to date. Clubs and Associations: Benevolent Irish Society (President 1956 to 1972); Bally Haly Golf and Country Club. Hobbies: Golf. Religion: Roman Catholic. Address: 2 Allandale Apartments, St. John's, Newfoundland.



**COL. JACK T. ALLSTON**

**ALLSTON, Col. Jack T., C.D.** Director of Urban and Rural Planning, Province of Newfoundland 1954. Born Colchester, England, September 17, 1923. Son of Mr. and Mrs. F.C. Allston. Wife's name Patricia Mary. Children: John, David, Mark and Peter. Educated in the County of Essex, England. President Town Planning Institute, of Canada 1968; President Atlantic Planners Institute 1967; Member Community Planning Association of Canada; Served with Royal Engineers, World War II, Royal Hampshire Regiment, T.A. Commanding Newfoundland Militia District 1968 to 1972; Appointed Aide-de-Camp to His Excellency the Governor General, 1967; President Newfoundland and Labrador Army Cadet League and Member of Board of Governors of the Army Cadet League of Canada. Member: Infantry Association of Canada; Royal Canadian Legion; Association of Canadian Television and Radio Actors; Former Member of the Roman Catholic School Board of St. John's and the Roman Catholic Denominational Education Committee. Religion: Roman Catholic. Address: 45 Smithville Crescent, St. John's, Newfoundland.

**BEMIS, John Edwin.** Born Nashwauk, Minnesota, April 21, 1924. Son of Edwin Lorin Bemis and Pauline Hall Bemis. Wife's name Alice E. Larson. Children: John, Jane and Terry. Educated Nashwauk High School, Nashwauk, Minn; Graduated 1942. Graduated from Michigan College of Mining and Metallurgy, 1948, B. Sc. in Mining Engineering. Four years in the U.S. Army, Euro-



**STRONG, CYRIL WELLINGTON**—Labour union organizer, St. John's. Born at St. John's, on August 2, 1912, the son of Ralph Frederick William and Molly Rolenda Strong. Educated at Harbour Grace schools; and at Methodist College, St. John's. Married. Children: Sandra Rolinda, Neville Douglas, Geoffrey Stuart, Cyril Bruce. Formerly an employee of the Newfoundland Hotel, St. John's. Now representative of the American Federation of Labour. Is a member of Local 779, Hotel and Restaurant Employees and Bartenders International Union; member of the executive council of the Newfoundland Federation of Labour since 1945. Societies: A.F. & A.M. Religion: United Church of Canada. Politics: Not given. Hobbies: Stamp collecting, gardening. Residence: 35 New Cove Road, St. John's.

**THISTLE, DAVID RUDOLPH, M.B.E.**

—Printer and publisher, St. John's. Born at Boot Harbour, June 15, 1891, son of David and Elizabeth Thistle. Educated at Methodist College, St. John's. Married Beatrice S. Stone (deceased). Twelve children. Began as school teacher; accountant with Fishermen's Union Trading Co. Ltd., 1910-14; an incorporator of *St. John's Daily Star* Publishing Co., and business manager, 1914-19; editor and manager of *Trade Review*, 1919-22, then incorporated Trade Printers & Publishers and managing director since. Received commission as King's Printer, which still holds; founded *Newfoundland Gazette*, 1924, and remains proprietor, editor. Organized annual Radio Auction which supports Rotary Sunshine Camp, organized Community Centre for Unemployed, etc. Honored with M.B.E. 1946. Clubs: City, Flying, etc. Soc.: Rotary, Y.M.C.A., etc. Church of England. Liberal. Hobbies: Fishing, hunting. Res.: 50 Bonaventure Ave., St. John's.



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## CONROY & MUIR

BARRISTERS, SOLICITORS and NOTARIES.

CHAS. O'NEILL CONROY, K.C., (City Solicitor).  
J. GORDON MUIR.

REID BLDG., DUCKWORTH ST.

Connors Thomas expressman American Aerated Water Works h 180 Pleasant

Connors Timothy cooper h 57 Harvey Rd

Connors Timothy mach Parker & Monroe Ltd shoe fcty h Pearce Ave

Connors Capt T J master mariner h 16 Cathedral

Connors William lab Imperial Oil Ltd h 33 Waldegrave

Connors William lab bds 367 Water Conran Mrs Annie wid h 101 Freshwater Rd

Conran John tchr HM Penitentiary h 28 Mayor Ave

Constantine Harry confy 47 Merr meeting Rd h 47 do

Constantine Harry mach Parker Monroe Ltd shoe fcty h Freshwater Valley

Constantine James ships carp h 1 Central

Constantine Leo loco eng Nfld Rly Freshwater Valley

Constantine Peter lab Crosbie & C Ltd h 24 Brazil Sq

Constantine Philip J tlr Royal Store Ltd clothing fcty h 60 Mullock

Constantine Stephen baker Mammy Bakery h Freshwater Valley

## Cashin & Company, Ltd.,

.. AUTOMOBILE ..  
INSURANCE AGENTS

## BUY ACADIA DIESEL ENGINES

### CONROY & MUIR barristers & solicitors law offices Reid Bldg Duckworth (see advt)

Conroy Chas O'N KC OBE barr and solic of Conroy & Muir h 50 Bonaventure Ave

Conroy C H BSc asst to chief eng Dept Public Utilities h 50 Bonaventure Ave

Conroy Edward P 2nd asst Govt Analyst h 50 Bonaventure Ave

Conroy Miss Elfrida M stenog Conroy & Muir h 50 Bonaventure Ave

Conroy Mrs Elizabeth BA barr and solic office Reid Bldg Duckworth h 46 Bonaventure Ave

Conroy Louis O'N MD CM health officer Public Health Clinic h 50 Bonaventure Ave

Constantine Miss Gertrude tlrs Royal Stores Ltd clothing fcty h 60 Mullock

Constantine Stephen tlr Nfld Clothing Co Ltd h 52 Charlton

### CONSULS

HM Trade Commissioner for Nfld i London D J Davies CBE BS FGS 58 Victoria St London SW

HM Trade Commissioner to Nfld F Gurney 1111 Beaver Hall Hill Montreal Quebec

Imperial Trade Correspondent H V Hutchings secty for Customs of fice HM Custom House Duckworth Street St John's Nfld

American Consulate General consu general H B Quarton office Commercial Chambers Water

Belgian Consulate consul Hon R I Job office Job Bros & Co Ltd Job's Cove Water

Brazilian Vice Consulate vice consu Geo R Williams office Williams Bldg 144 Water

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Bonaventure Avenue



#48

Occupant: Robert & Francis Furlong

Date Built: 1950-1960

Style: Split level bungalow

Architect:

Renovations:



#50

Occupant: Presentation  
Mother House

Date Built: 1900's

Style: Second Empire

Architect:

Renovations:



#52

Occupant: Nfld. Brewery Ltd.

Date Built: 1892

Style: Queen Anne

Architect:

Renovations:



#54

Occupant: Nfld. Brewery Ltd.

Date Built: 1892-1914

Style: Queen Anne

Architect:

Renovations:



*Find YOUR Adventure from Bonaventure*

## History

*Describe the history of structure, past, present and Proposed Use*

### Section 3

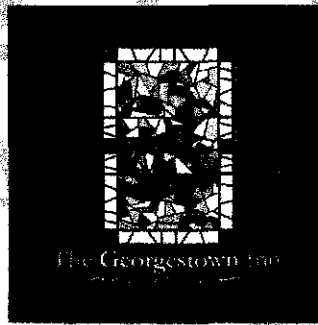
- Estimated date of build: 1905
- Built for family home for the Charles O'Neill Conroy family (Please see supporting documentation following). The home was named 'Raheen' an Irish word meaning 'A Peoples Place'.
- 1946: Willed/left to (?) The Order of the Presentation Sisters upon death of Charles O'Neill Conroy
- 1960-1968 Sisters of Assumption Convent (Presentation Sisters) (Please see supporting documentation following) (Baby House to the Mother House located beside Basilica)
- 1968 Acquired by Margaret Dunn, of Margaret Dunn Cosmetics, in which the Canadian band April Wine got their start from the basement Please see supporting documentation following)
- 1974 (?) Reacquired by The Presentations Sisters of NL
- 2019 February 22 - Purchased from The Order of the Presentation Sisters by Georgetown Inn Inc. (Cynthia & John Purtill)

At some point in time during the life of this building, three additions were added to the original footprint of the structure. A front entry vestibule; the extension of the back dining & original kitchen area, and then addition of a back boardroom, 2 piece bath and second side entrance. An exterior set of stairs was added at some point (Please see supporting documentation following), which has been removed. A fire escape from both the third and second floors was also added to the rear of the property at some time.

Prior to the purchase by the Purtill's, an extensive renovation, interior and exterior was done by the Sisters to upgrade the property to code, for selling purposes. Since the Purtill's acquirement, 3 bathrooms; 2 shower stalls in existing bathrooms; laundry room and basement hallway have been added to a modified existing space. (Please see supporting documentation following.)

The Presentation Sisters not only lived in this house: it was used as a place of worship; a meeting place of community leaders; a gathering place; a refuge for families needing help and children needing respite.

Cont...



*Find YOUR Adventure from Bonaventure*

## History

## Section 3

*Describe the history of structure, past, present and Proposed Use Continued:*

50 Bonaventure Avenue now serves as The Georgestown Inn, a bed & breakfast Inn, and home to the Purtil's. The Inn provides an opportunity for the heritage and original features to be preserved and maintained, and for others to share in the history and culture of the home. A custom stained glass window was commissioned by the Sisters, and installed just prior to the selling of the property, and is a featured item of the home. The name of the Inn was chosen to pay homage to the heritage area in which it resides.

The Georgestown Inn is fully compliant with licensing with the City of St. John's; SJFD; the Province of NL & Canada Select as a 6 bed Inn.

A City of St. John's award for preserving, or restoring the original character of a building in Heritage Area 2 was granted jointly to The Presentation Sisters & Purtil's in February of 2020.

It has always been a People's Place, and the intention is that the property continues in this vein. The proposed use we would like to add to the current use as a bed & breakfast Inn is to open a Tea Room. We would like to use the open area of the kitchen and back Parlour as the dining room to host High Tea, and can potentially host 24 persons or 6 tables of 4. We would like to offer one scheduled sitting at 3pm, on Friday, Saturday, and Sunday's, from October 1 to June 1, only – total of 33 weekends. Sitzings will be by prior reservation only. We do not want to be a restaurant, rather a Tea Room that is opened off season from the on season of the Inn. It's to complement our downtown, and keep us busy by using our resources - the house, Cindy's baking & hospitality skills, wisely.

50 Bonaventure Avenue St. John's NL A1C 3Z5 709.221.7829 [georgestowninn.ca](http://georgestowninn.ca)

# Charles O'Neill Conroy

**Charles O'Neill Conroy** was a twentieth century Newfoundland solicitor born in Dublin.

## Early life

He was born in Dublin in 1871 to James Gervé Conroy, a lineal male-line descendant of Fearfeasa O'Maolchonaire of the Four Masters, and Elizabeth O'Neill, who was the only daughter of Charles Henry (Cáthal Ainrí) Ó Néill, The O'Neill of Clannaboy. He was brought to St. John's, Newfoundland by his parents at 18 months, where his father became a teacher, lawyer, judge, founder of the Irish Catholic newspaper the "St. John's Advertiser", two term MHA for Ferryland and the Avalon Peninsula, and advocate of formal political ties between Ireland and Newfoundland.



O'Neill Conroy family photo

He was educated in St. John's and in London, where he rented a room from Mary, the widow of Dr. Weathers, who was the brother of William Weathers, Bishop of Amyclaw. After returning to Newfoundland, he proposed to Mary's daughter, also Mary, and she and her mother moved to St. John's. He educated William J. Higgins, who would later be his law partner, Speaker of the Newfoundland House of Assembly and a judge.

## Career

Conroy worked as a solicitor for the City of Saint John's, and while in that role he launched a writ against the government of Newfoundland to secure funding for the city during the Great Depression. He was Grand Knight of the Knights of Columbus and launched a successful but non-punitive libel lawsuit against a citizen who had been misled by the "orange" element, and was circulating lies regarding the nature of the organisation and a supposed oath, so that future repetitions of the malicious rumours could be prosecuted. He was also Lieutenant-Colonel and commanding officer of the Newfoundland Catholic Cadet Corps. Several pictures survive of him in the Newfoundland archives. He was an avid photographer and salmon fisherman himself, and many of his photographs survive in the Newfoundland Quarterly Journal, particularly of the salmon rivers of Newfoundland. There is a pool named Chas. O'Neill Conroy's Pool after him in the Salmonier River.

## Personal life

An only son, he lived at Raheen at 50 Bonaventure Avenue, and left a large family, with several sons and grandsons serving the executive of the Benevolent Irish Society of St. John's.

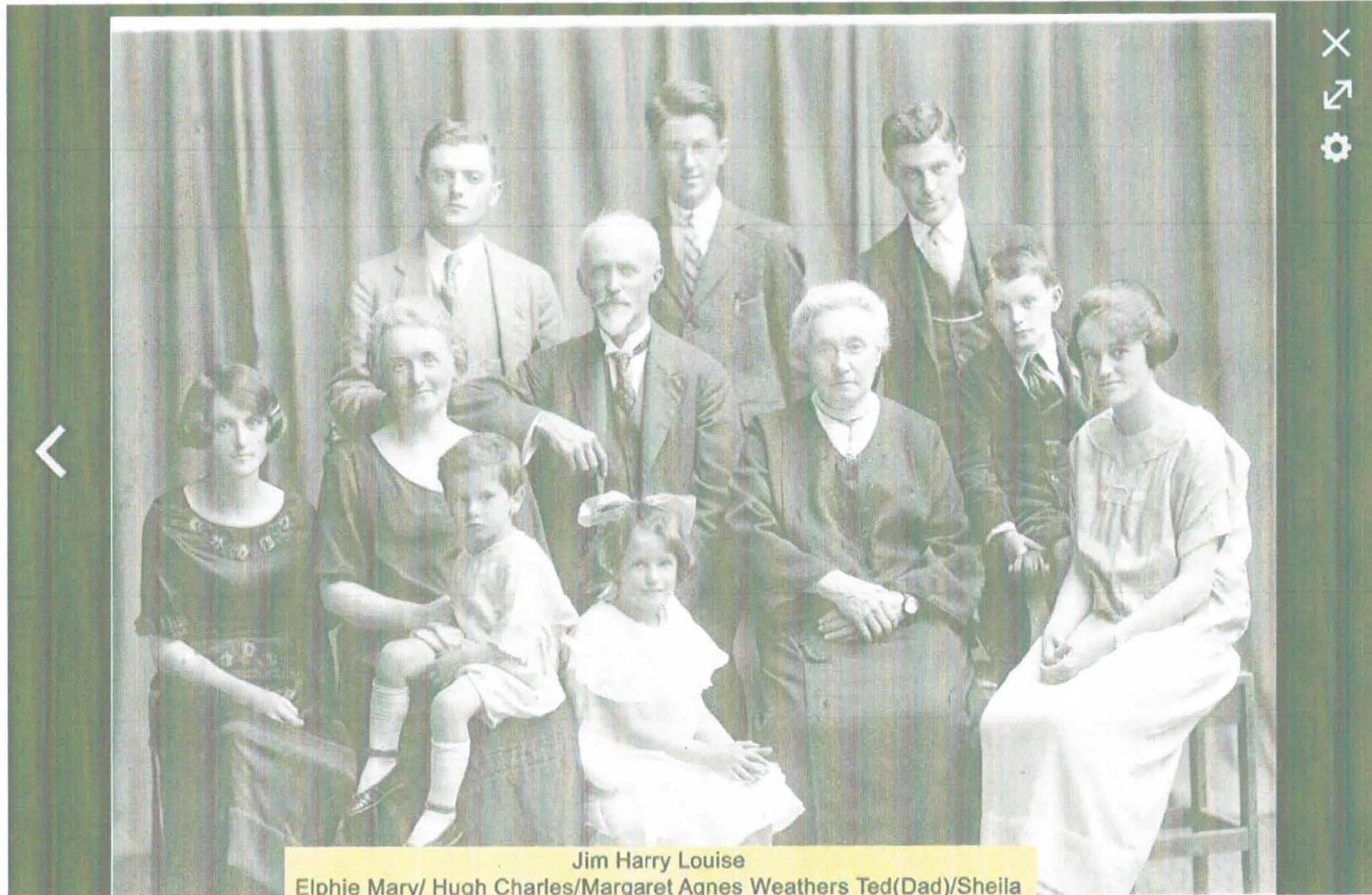
The eldest, James O'Neill Conroy, married Elizabeth Anne McGrath, daughter of James Francis McGrath, whose sons included James M. McGrath and John William McGrath, Theodore Roosevelt's Secretary who was with him at the assassination attempt on him. Jim and Betty had a boy Padre Carlos O'Neill Conroy, who was a Priest in Monsefú and for a time made mayor before he died tragically in 1966 in an auto accident, and a girl Sister Margaret O'Neill Conroy who still teaches in Uganda



Family tree of the O'Neill Conroys of Newfoundland and Canada, descended

[More details](#)

Sir Bernard Burke - Arms Authorised by the Laws of Heraldry



Jim Harry Louise  
Elphie Mary/ Hugh Charles/Margaret Agnes Weathers Ted(Dad)/Sheila

Charles O'Neill Conroy, wife Mary Agnes (née Weathers) and the O'Neill Conroys.

[More details](#)

Rían Ó Maolchonaire - Own work

## A House named "Tearmann"

96 years at 46 Bonaventure Avenue, St. John's, NL

### The Neighbourhood

Georgetown, St. John's first suburb, began to be developed in the early 1800s, starting in the Hayward Avenue/Fleming Street area, followed by subdivisions in the Hayward/Mullock Ave and Catherine/William St. areas. The suburb eventually extended the "Old Town" of St. John's from Military Road north to Empire Avenue, including Bonaventure Avenue.

### 46 Bonaventure

Mary (Minnie) Aylward McGrath, prominent Water Street business woman, had the house built (for \$5,000.00!) in 1917. Her businesses included the Tremont Hotel, one of the City's fashionable hotels in the late 1800's and early 1900's, and the nearby Osborne House.

At the time of its construction, 46 Bonaventure was on the northern fringe of the city. Belvedere Orphanage, convent and farm lay across the field to the west and development was proceeding to the east, but land to the north was largely rural and agricultural.

Mary was the third wife of James Francis McGrath (1859 – 1902), politician and Governor of the Newfoundland Penitentiary. They were married in 1896 and had three children; Margaret, born in 1897, who died of polio at the age of nine, Elizabeth Anne (Betty), born in 1900, who married Lawyer James O'Neil Conroy and later became Newfoundland's second female lawyer, and James Michael Francis (1902-1975), medical doctor and politician, who raised his family, first in the town of St. Mary's, then at 44 Bonaventure Avenue.



20s - Mary McGrath  
Jim's mother

Mary finished rearing her children at 46 Bonaventure and remained there until her death in 1942 (in her late years, the dining room became her bedroom). Her daughter Betty lived for a time next door with her in-laws at 50 Bonaventure Avenue (now home of the



Evening Telegram, July 24, 1935

Presentation Sisters). Following the death of her husband James in 1931, Betty, at the early age of 33, passed her law exams and took over his law office. She then lived for a short time at 46 Bonaventure with her two children, Charlie and Margie.

Both Charlie and Margie would distinguish themselves as missionaries abroad (and Margie continues to do so). Charlie became a Franciscan Reverend and served in South America for six years. He was Mayor of Monsefú in northern Peru before his untimely death at age 38 in a motor vehicle accident, in 1966. Margie has served the under-

privileged as a Religious of the Sacred Heart Sisters in Uganda and Kenya, remarkably, since 1971 through very trying times that have seen repressive regimes and civil wars. At age 82, she has vivid memories of 46 Bonaventure Avenue, despite having lived there for only a few of her early years.

Margie's first cousin Margaret (Conroy) Henley lived at 46 Bonaventure during WWII with her three small children while her husband Ted was serving overseas. Their youngest child, Peter, died of tuberculosis during this time. After living in Gander for a period, they returned to St. John's, bought 44 Bonaventure from the McGraths and finished rearing their family there.

46 Bonaventure was sold to Robert and Douglas Templeton in 1947, and they lived there for the next 28 years, rearing their 4 daughters. During this time, Robert was co-owner of R.A. Templeton's Ltd, the long established Water Street business. He was also an avid gardener and collector of rare books on Newfoundland and Labrador, some of which were unfortunately burnt in a fire at the Water Street premises.

The Templetons sold the property to Rosalie Fowler and Ian MacDonald, Memorial University Professor, in the mid-1970s. Ian died on Christmas Day, 1978 and Rosalie subsequently moved to Corner Brook. In 1979, she sold the property to Dennis and Susan Knight.

Seventeen years earlier, in September, 1962, Susan (Dyer) Knight was preparing to move to Montreal to attend the Royal Victoria Hospital School of Nursing. The evening before her departure, her friend Kathryn Templeton hosted a surprise going away party for her at 46 Bonaventure. In 1979, Susan returned to the house as the owner.

Over the next 34 years, Susan and Dennis raised their family in the house. They named it *Tearmann*, Irish for Refuge. Dennis operated a consulting business there and Susan went back to school, starting at Memorial University, then St. Paul's University in Minnesota and finishing with her doctorate at the University of London. She was a music teacher, founded Shallaway and Festival 500 and, in 2012, was appointed the Chancellor of Memorial University.

Ninety-six years after its construction, Mary McGrath's creation stands proud within an extended neighbourhood which includes The Rooms, Memorial University and the historic downtown. It has been a refuge for six families and stands ready for the next chapter.

D. Knight  
26 May, 2013

# April Wine

**April Wine** is a Canadian rock band formed in 1969 and based in Halifax, Nova Scotia. The band enjoyed international success in the 1970s and 1980s, releasing more than 20 albums since 1971.<sup>[1][2]</sup>

## Contents

- History**
  - Early years
  - Mainstream success begins
  - Gold and platinum years
  - 1980s
  - Rebirth
- Band members**
  - Timeline
- Discography**
- Awards**
- See also**
- References**
- External links**

## History

### Early years

Although April Wine officially began in late 1969 in Waverley, Nova Scotia, their roots can be traced back to St. John's Newfoundland in 1967/68. David and Ritchie Henman moved there when their father took a job at a local furrier company, Mitchell Furs. They would be heard jamming in a house on the corner of Bonaventure Avenue and Fleming Street in St. John's before relocating to Nova Scotia.<sup>[3][4]</sup> The original members were brothers David Henman on guitar and Ritchie Henman on drums. Their cousin Jim Henman joined in on bass and Myles Goodwyn completed the sound on lead vocals and guitar. The band quickly realized that Halifax did not provide immediate opportunities to play and record, so the band sent a demo tape to Aquarius Records. Company managers Terry Flood and Donald K. Tarlton returned a rejection letter but the members mistook it

### April Wine



April Wine in concert in 2008

### Background information

<b>Origin</b>	Waverley, <div>Nova Scotia,</div> <div>Canada</div>
<b>Genres</b>	Hard rock
<b>Years active</b>	1969–1986, <div>1992–present</div>
<b>Labels</b>	Aquarius, <div>MCA, Capitol</div>
<b>Website</b>	<div>www.aprilwine</div> <div>.ca (http://ww</div> <div>w.aprilwine.ca)</div>

<b>Members</b>	Myles <div>Goodwyn</div> <div>Brian</div> <div>Greenway</div> <div>Richard</div> <div>Lanthier</div> <div>Roy Nichol</div>
<b>Past members</b>	Jim Henman <div>David Henman</div> <div>Ritchie</div>

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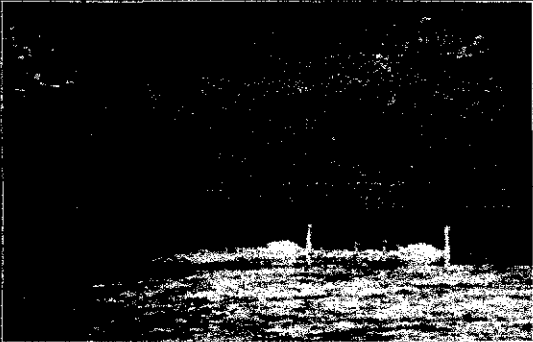
Reflections

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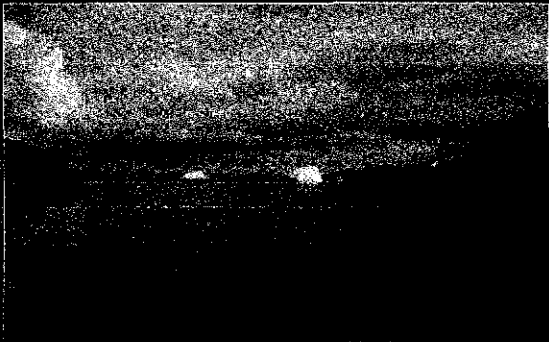
Presentation Sisters



Newfoundland and Labrador  
Canada



*Blackwater Valley, Ballygriffin, Ireland,  
Nano's birth place*



*The Narrows,  
entrance to St. John's harbour*

In the early 18th century new seeds of God's creative dream were planted in the heart of a young Irish woman named Nano Nagle who went on to become the Foundress of the Presentation Sisters in Ireland in 1776.



"She was a woman who, in her simplicity, dared greatly...  
dared to let herself be guided by the Spirit of God.  
And when he, like some will o' the wisp on the mountains,  
led her from the warmth of what was safe and comfortable,  
out past the four walls of what was "enough" and "reasonable",  
away from the security of the familiar, tried and proven,  
she followed with laughter in her heart.  
For she had caught a glimpse of the Divine delight  
in reversing human logic, in drawing power from weakness,  
wisdom from folly, life from death.  
In this lay her strength.  
This is Nano Nagle."

— Raphael Consedine PVBVM

Four pioneering Sisters among Nano's followers, Sisters Bernard Kirwin, Magdalen O'Shaughnessy, Xavier Maloney and Xaverius Lynch, carried her vision and spirit to the shores of Newfoundland in 1833. They came at the invitation of Bishop Michael Fleming to establish a school that would offer improved educational opportunity for girls and young women in St. John's. Nano's vision had birthed a response

that was both broad and penetrating. For the next 175 years our sisters continued to respond to this call. Academic learning, spiritual development/religious education and a deep appreciation for the arts and music were central to our education ministry among students, teachers and parents.



Mother Bernard Kirwan, Sister Magdalene O'Shaughnessy, Sister Xavier Maloney and Sister Xaverius Lynch

Nano's spirit, the spirit of these first four women and those who followed them, continue to guide us as we endeavour in new ways to meet today's emerging needs.

Presentation Sisters, P.O. Box 2100, St. John's, NL A1C 5R6, CANADA

Telephone (709) 753-8340

Email Sister Lois Greene



*Find YOUR Adventure from Bonaventure*

## **Structural Changes Section 4**

The original footprint of the property is still here. At some point, the addition of a front entrance vestibule; an extension of the back dining room & kitchen, and addition of a board room, half bath and side entrance were added to the original footprint.

The ceiling in the dining room shows where the extension of the back of the house was added, and the rooms on each floor above were included in this extension. Continuance of the plaster work to maintain the original ceiling look in the dining room, and the concrete basement wall extension is what allows the knowledge of this. We anticipate this was prior to the Convent days, due to the lathe and plasterwork of the walls. (Please see attached supporting documentation).

Georgetown Inn  
50 Bonaventure Ave.  
Heritage Designation App.

Current  
Front  
door

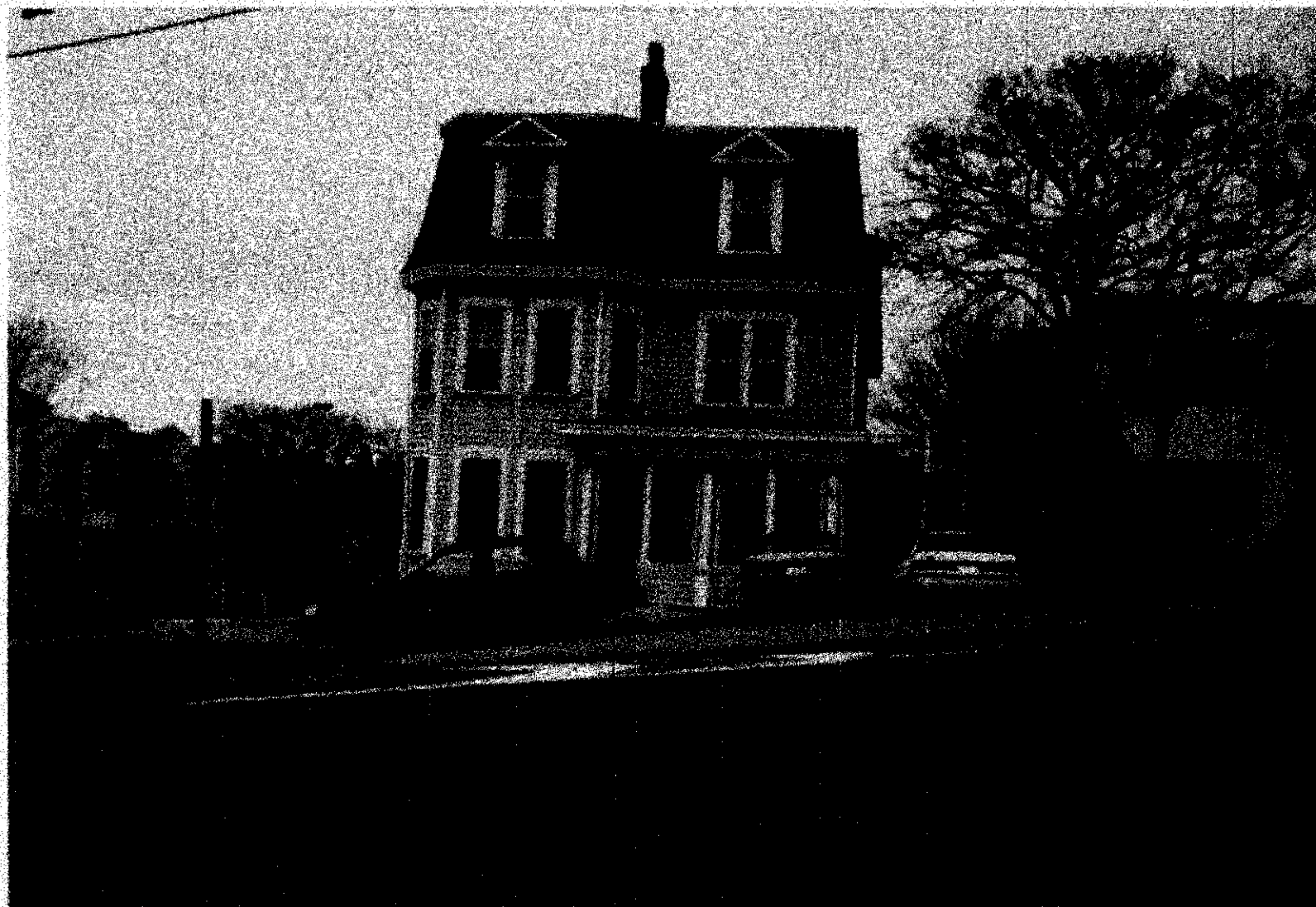
Addition

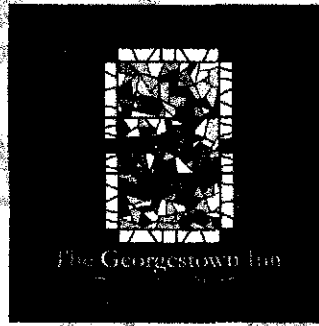
original front  
door

Original Footprint

Addition

Addition





*Find YOUR Adventure from Bonaventure*

**Architectural Details & Setting**

**Section 5**

*Describe noteworthy features and details about the property. Is this considered a landmark; why?*

Located in Heritage area 2, in historic Georgetown, 50 Bonaventure Avenue is a mansard roofed house, which has maintained its original window profile. A three story Edwardian, built circa 1905, the house may include an interior Southcott staircase. 4 original marble fireplaces – one embossed with the original family crest - remain including the original clay chimney pots; have been Wett Certified, and are working.

Once considered the Baby House to the Mother House or Convent of the Presentation Sisters, the property is located steps from the Basilica, Holy Heart of Mary High School; Brother Rice Intermediate School; St. Bonaventure's College, among others.

Positioned right on the corner of Fleming Street, 50 Bonaventure Avenue is a well-known landmark that looms into view as the gateway property to the first settled area – Georgetown, named after George Winter - of historic St. John's.

50 Bonaventure Avenue St. John's NL A1C 3Z5 709.221.7829 [georgetowninn.ca](http://georgetowninn.ca)

# DECISION/DIRECTION NOTE

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**Title:** Built Heritage Experts Panel Membership

**Date Prepared:** September 28, 2020

**Report To:** Special Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** N/A

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**Decision/Direction Required:** To renew and approve membership in accordance with the Terms of Reference for the Built Heritage Experts Panel.

**Discussion – Background and Current Status:**

The term of office for several members of the Built Heritage Experts Panel expired several months ago. However, given the COVID Pandemic and following several attempts to recruit new members, the process was delayed. Staff are now ready to move forward with a recommendation to replace these representatives.

Membership for the following members has expired:

1. Glenn Barnes – Chair
2. Mark Whalen – Architect
3. Bruce Blackwood – Contractor
4. Vacant – Historian
5. Garnet Kindervater – Other

Rachael Fitkowski (landscape architect) and Dawn Boutlier (Planner) have agreed to an additional term of two years as provided for in the TOR.

The following new members are being recommended for appointment.

- John Hancock, architect
- Katherine Deborah Hann, historian/archival expert/historic preservationist
- Mitchell O'Reilly, contractor
- Michelle Sullivan – other (background with Brigus Historical Society)
- Nick Lynch, other )MUN Geography professor)

Applications and resumes are on file with the Office of the City Clerk for viewing if members of Council desire.

In addition, a slight revision to the Terms of Reference is recommended to change the category of Historian/Archival Expert to become Historian/Archival Expert/Historic Preservationist

**Key Considerations/Implications:**

1. Budget/Financial Implications: not applicable.
2. Partners or Other Stakeholders: Citizens and Organizations that hold an interest of heritage within the City of St. John's.
3. Alignment with Strategic Directions/Adopted Plans:
  - a. A Culture of Cooperation – Create effective City – community collaborations
  - b. Responsive and Progressive – Create a culture of engagement
  - c. Effective Organization – Develop a knowledgeable and engaged committee
4. Legal or Policy Implications: Terms of Reference require replacement of membership
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: City Website
7. Human Resource Implications:
8. Procurement Implications:
9. Information Technology Implications:
10. Other Implications:

**Recommendation:**

That Council approve the following:

1. an additional term of membership for Rachael Fitkowski (category of landscape architect) and Dawn Boutilier (category of other)
2. appointment of the following members to the BHEP
  - o John Hancock, architecture category
  - o Katherine Deborah Hann, historian/archival expert/historic preservationist category
  - o Mitchell O'Reilly, contractor category
  - o Michelle Sullivan – other category(background with Brigus Historical Society)
  - o Nick Lynch, other category (MUN Geography professor)
3. a change to the Terms of Reference to replace Historian/Archival Expert category to

Historian/Archival Expert/Historic Preservationist category

4. Letters of appreciation to departing members signed by the Mayor.

**Report Approval Details**

Document Title:	Built Heritage Experts Panel - Membership.docx
Attachments:	
Final Approval Date:	Oct 1, 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 - Oct 1, 2020 - 12:34 PM**

**Elaine Henley - Oct 1, 2020 - 12:36 PM**

**Development Permits List  
For the Period of October 15 To October 21, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pinnacle Engineering (2018) Limited	Rogers' Satellite Terminal Site	545 Kenmount Road	4	Approved	20-10-20
RES	RJC Services	Conversion of Building for 34 Dwelling Units	26 Alexander Street	2	Approved	20-10-21

\*      **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**

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## Permits List

### Council's October 26, 2020 Regular Meeting

Permits Issued: 2020/10/15 to 2020/10/21

#### **BUILDING PERMITS ISSUED**

Residential		
Location	Permit Type	Structure Type
10 Gallipoli St	Renovations	Single Detached Dwelling
131 Blue Puttee Dr	Renovations	Single Detached Dwelling
14 Cedar Hill Pl	New Construction	Townhousing
140 Waterford Bridge Rd	Accessory Building	Accessory Building
16 Cedar Hill Pl	New Construction	Townhousing
175 Mount Scio Rd	Fence	Fence
18 Cedar Hill Pl	New Construction	Townhousing
190 Waterford Bridge Rd	Renovations	Single Detached Dwelling
2 Symonds Pl	Accessory Building	Accessory Building
20 Cedar Hill Pl	New Construction	Townhousing
201 Hamilton Ave	Deck	Patio Deck
21 Colonial St	Fence	Fence
23 Banyan Pl	Deck	Patio Deck
23 Cornwall Hts	Extension	Single Detached Dwelling
26 Lions Rd	Accessory Building	Accessory Building
27 Bonnie Dr	Accessory Building	Accessory Building
274 Ruby Line	Site Work	Single Detached Dwelling
274 Ruby Line	Site Work	Single Detached Dwelling
28 Bar Haven St	Renovations	Single Detached Dwelling
29 Beaver Brook Dr	Accessory Building	Accessory Building
3 Guy St	Renovations	Single Detached w/ apt.

3 Ridgemount St	Accessory Building	Accessory Building
35 Parliament St	Extension	Single Detached Dwelling
36 Clifden Woods	New Construction	Townhousing
38 Clifden Woods	New Construction	Townhousing
4 Leonard Pl	Renovations	Mobile Home
40 Clifden Woods	New Construction	Townhousing
42 Clifden Woods	New Construction	Townhousing
43 Ferryland St E	Site Work	Single Detached Dwelling
467 Thorburn Rd	Accessory Building	Accessory Building
5 Amherst Hts	Fence	Fence
5 Prince Charles Pl	Site Work	Single Detached Dwelling
51 Diamond Marsh Dr	New Construction	Single Detached Dwelling
53 Heffernan's Line	Deck	Patio Deck
57 Poplar Ave	New Construction	Single Detached Dwelling
6 Hamlet St	Site Work	Swimming Pool/Hot Tub
6 Hamlet St	Extension	Single Detached Dwelling
6 Padre Nangle Pl	New Construction	Single Detached Dwelling
6 Sackville St	Renovations	Single Detached Dwelling
60 Otter Dr	Accessory Building	Accessory Building
61 Diamond Marsh Dr	Accessory Building	Accessory Building
7 Dublin Rd	Extension	Single Detached Dwelling
73 Ferryland St W	Deck	Patio Deck
87 Circular Rd	New Construction	Single Detached Dwelling
96 Brazil St	Deck	Patio Deck
99 Charter Ave	Renovations	Semi Detached Dwelling

This Week: \$2,739,246.23

### Commercial

Location	Permit Type	Structure Type
15 Lemarchant Rd	Sign	Service Shop
2 Canada Dr	Renovations	Office
215 Water St	Sign	Office
25 Allandale Rd	Change of Occupancy/Renovations	Office
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
55 Kiwanis St	Change of Occupancy/Renovations	Service Shop
575 Kenmount Rd	Renovations	Car Sales Lot
60 Elizabeth Ave	Sign	Other
88 Water St	Change of Occupancy	Club

This Week: \$3,377,010.00

### Government/Institutional

Location	Permit Type	Structure Type
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This Week: \$0.00

### Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

### Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

**This Week's Total: \$6,116,256.23**

**REPAIR PERMITS ISSUED:**

**\$203,908.00**

**NO REJECTIONS**

YEAR TO DATE COMPARISONS			
October 26, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$36,463,510.15	\$39,017,510.35	7
Commercial	\$147,073,086.72	\$130,746,517.38	-11
Government/Institutional	\$2,755,650.00	\$136,500.00	-95
Industrial	\$1,812,266.07	\$3,000.00	-100
Repairs	\$2,141,533.50	\$2,976,591.90	62
<b>TOTAL</b>	<b>\$190,246,046.44</b>	<b>\$172,880,119.63</b>	<b>-9</b>
Housing Units (1 & 2 Family Dwelling)	95	115	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending October 21, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 422,534.76</b>
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<b>Bi-Weekly Casual</b>	<b>\$ 32,044.21</b>
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<b>Accounts Payable</b>	<b>\$ 1,925,250.39</b>
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*(A detailed breakdown available [here](#))*

<b>Total:</b>	<b>\$ 2,379,829.36</b>
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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

## **PROPOSED RESOLUTION – EXCESSIVE VEHICLE NOISE**

**WHEREAS** scientific evidence suggests that excessive noise affects hearing long term and negatively impacts a person's health and well-being – especially those who have issues with sensory inputs; and

**WHEREAS** it has been shown that excessive noise from the exhaust systems on vehicles (cars, trucks, motor cycles, ATVs and dirt bikes) can be a source of distraction for road users and a significant disruption to the peace and tranquility of residents in their homes, businesses, cafes, and parks and recreational spaces; and

**WHEREAS** communities throughout the Province of Newfoundland and Labrador are experiencing problems of excessively loud vehicle noise; and

**WHEREAS** the issue of excessive noise from vehicles with modified exhaust systems has been part of public discourse since at least 2012; and

**WHEREAS** a coalition of concerned neighbourhood groups and citizens of known as Pipe Down NL was formed to appeal to the provincial government to change/apply the legislation on noise pollution caused by after market installation of exhaust pipes on cars, trucks and motorcycles; and

**WHEREAS** this matter is governed under the jurisdiction of the Province's Highway Traffic Act; and

**WHEREAS** regulations, tools and technology are readily available to aid in enforcement of the Highway Traffic Act; and

**WHEREAS** other jurisdictions in Canada have made amendments to regulations and legislation to deal with noise from exhaust systems and that they have sound level meters to measure noise generated from vehicles for the purposes of ticketing and fines.

**BE IT SO RESOLVED THAT** The City of St. John's continue to lobby the Provincial Government of NL to request that the Highway Traffic Act and/or associated regulations be enforced to ensure prohibition of modifications to exhaust systems that increase noise and to enforcement with fines and ticketing. Further, that the City of St. John's continue to lobby the Provincial Government of NL to ensure adequate resources (technology and staffing) are funded to allow enforcement agencies to effectively apply the legislation and regulations prohibiting excessively loud vehicles.

# DECISION/DIRECTION NOTE

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**Title:** 138 Ladysmith Drive, Adoption-in-Principle

**Date Prepared:** October 20, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 156, 2020, and St. John's Development Regulations Amendment Number 712, 2020.

## **Discussion – Background and Current Status:**

The City has received an application from RTO Capital Inc. for three (3) townhouses at 138 Ladysmith Drive. The property is zoned Residential Narrow Lot (RNL) where the only housing form allowed is a single-detached house with only 1 dwelling unit (no subsidiary apartment). Based on the size of the property, the RNL Zone would accommodate 1 house. The applicant has asked Council to rezone to the Apartment Medium Density (A2) Zone which includes Townhousing as a permitted use. A Municipal Plan amendment is also required.

The property is designated Residential Low Density under the St. John's Municipal Plan. An amendment is required to re-designate this property to Residential Medium Density in order to consider the A2 Zone. From Sections 1.2.2 and 1.2.3 of the Municipal Plan, the City shall encourage increased density in all areas where appropriate, and encourage a compatible mix of residential buildings of varying densities in all zones. The townhouses would slightly increase the density of this area (going from 1 house to 3) while being compatible with the adjacent A2 and RNL Zones. The applicant is proposing 2-storey townhouses. From Section 2.3.2 of the Municipal Plan, the Residential Medium Density District can allow up to 3 storeys, and therefore a Land Use Assessment Report would not be required.

The proposed amendments were advertised three times in *The Telegram* newspaper and posted on the City's website. Property owners within 150 metres of the application site were notified. There was one written submission received by the City Clerk (attached). In it, the area resident states a variety of concerns including a decrease in property values, increase in crime, and an increase in traffic, speeding, and parked vehicles on the street. The application has been reviewed by staff, who do not share these concerns. This would be an addition of 2 more possible houses where 1 house is now permitted, for a total of 3 new houses in a large neighbourhood. Each dwelling is required to have one off-street parking space.

# ST. JOHN'S

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

**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: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Advertising the proposed amendments as per Section 5.5 of the St. John's 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 adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 156, 2020 and St. John's Development Regulations Amendment 712, 2020, regarding land at 138 Ladysmith Drive.

**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:	138 Ladysmith Drive, Adoption-in-Principle, MPA2000007.docx
Attachments:	- 138 Ladysmith Drive - Attachments - AIP.pdf
Final Approval Date:	Oct 21, 2020

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

**Ken O'Brien - Oct 21, 2020 - 1:15 PM**

**Jason Sinyard - Oct 21, 2020 - 8:27 PM**



**SUBJECT PROPERTY**

**A2**

**O**

**146A**

**146**

**144**

**RNL**

**142**

**138**

**136**

**134**

**132**

**RK**

**LADYSMITH DR**

**147**

**RK**

**184**

**CITY OF ST. JOHN'S**

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

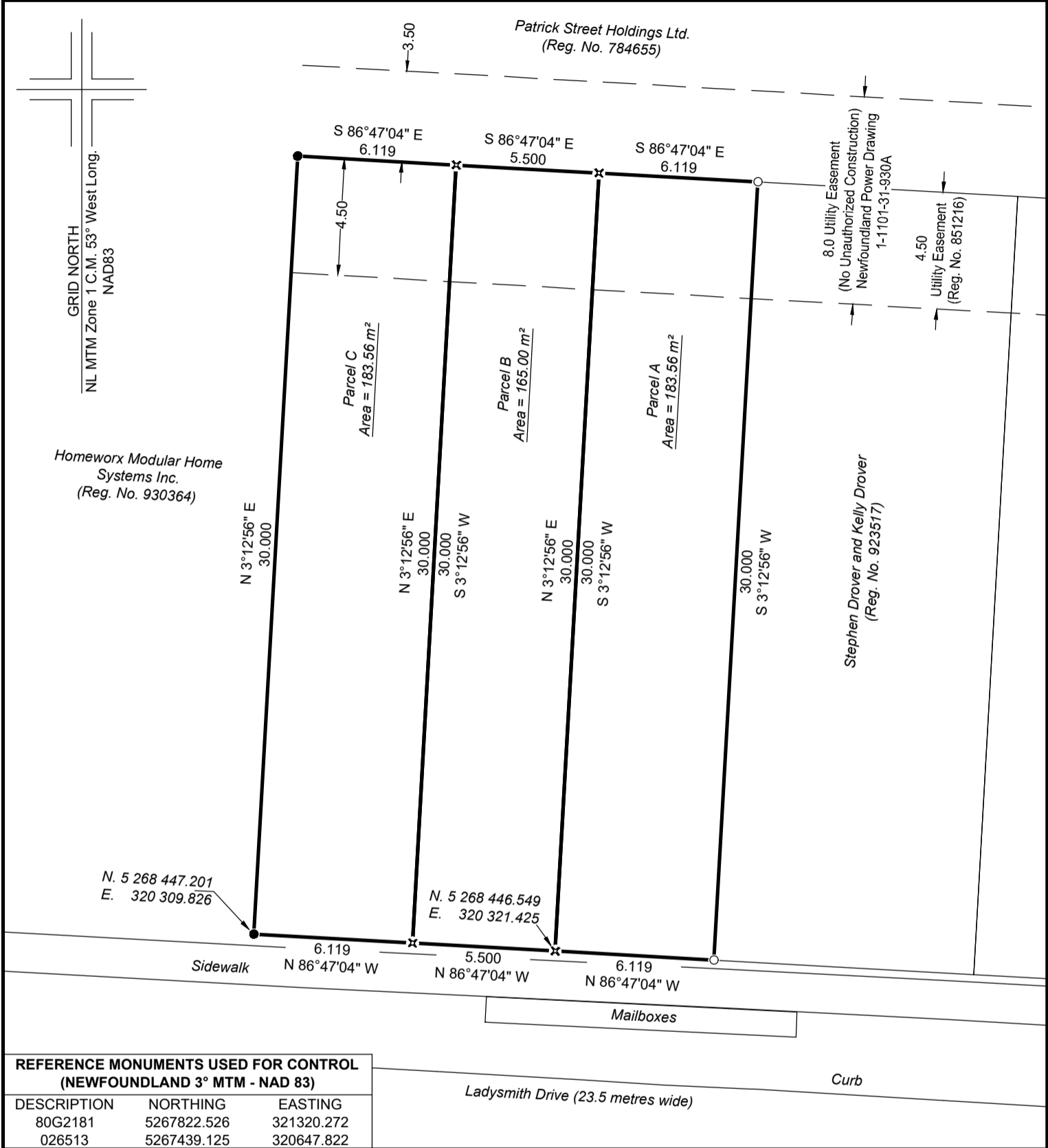
**143**

**141**



138 Ladysmith Drive and surrounding area

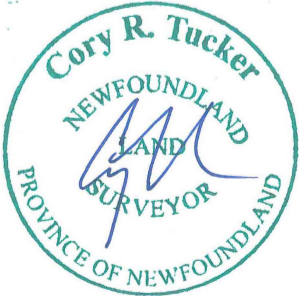
PLAN SHOWING PROPOSED SUBDIVISION  
FOR RTO CAPITAL INC.  
138 LADYSMITH DRIVE  
ST. JOHN'S, NL



**NOTES:**  
This plan certifies the information shown as of September 25, 2020 and only as of that date.  
Combined Scale Factor = 0.999878  
Distances are horizontal ground shown in metres and decimals thereof.

**LEGEND**

- Temporary Position: ✕
- Iron Bar Found: ●
- Iron Bar Placed: ○



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**McElhanney**  
Land Surveys (NL) Ltd.

Portions referred to are shown thus:

<b>McElhanney Land Surveys (NL) Ltd.</b>  34 Pippy Place, St. John's, NL, A1B 3X4 T 709-722-0564 F 709-722-0361 Email ctucker@mcelhanney.net								
	0	Sept. 25/20		Plan Issued		AM	CRT	---
	REV.	DATE		DESCRIPTION		DRAF	CHKD	SURV
	<b>REVISIONS</b>							
	Scale: 1:200		Plan ID.: 37110012900PR010			Page: 1 of 1186		



Proposed Townhomes Elevation 138 Ladysmith Drive

www.rjrobere  
designplanning.ca  
709- 753 8169

Proposed Plot Plan  
138 Ladysmith Drive

date July 2 2020	drawn by rjr	S- 2 187
project		

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 156, 2020**

**WHEREAS** the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

**Redesignate land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Low Density (RLD) Land Use District to the Residential Medium Density (RMD) Land Use District as shown on Map III-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Climate Change, Environment 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

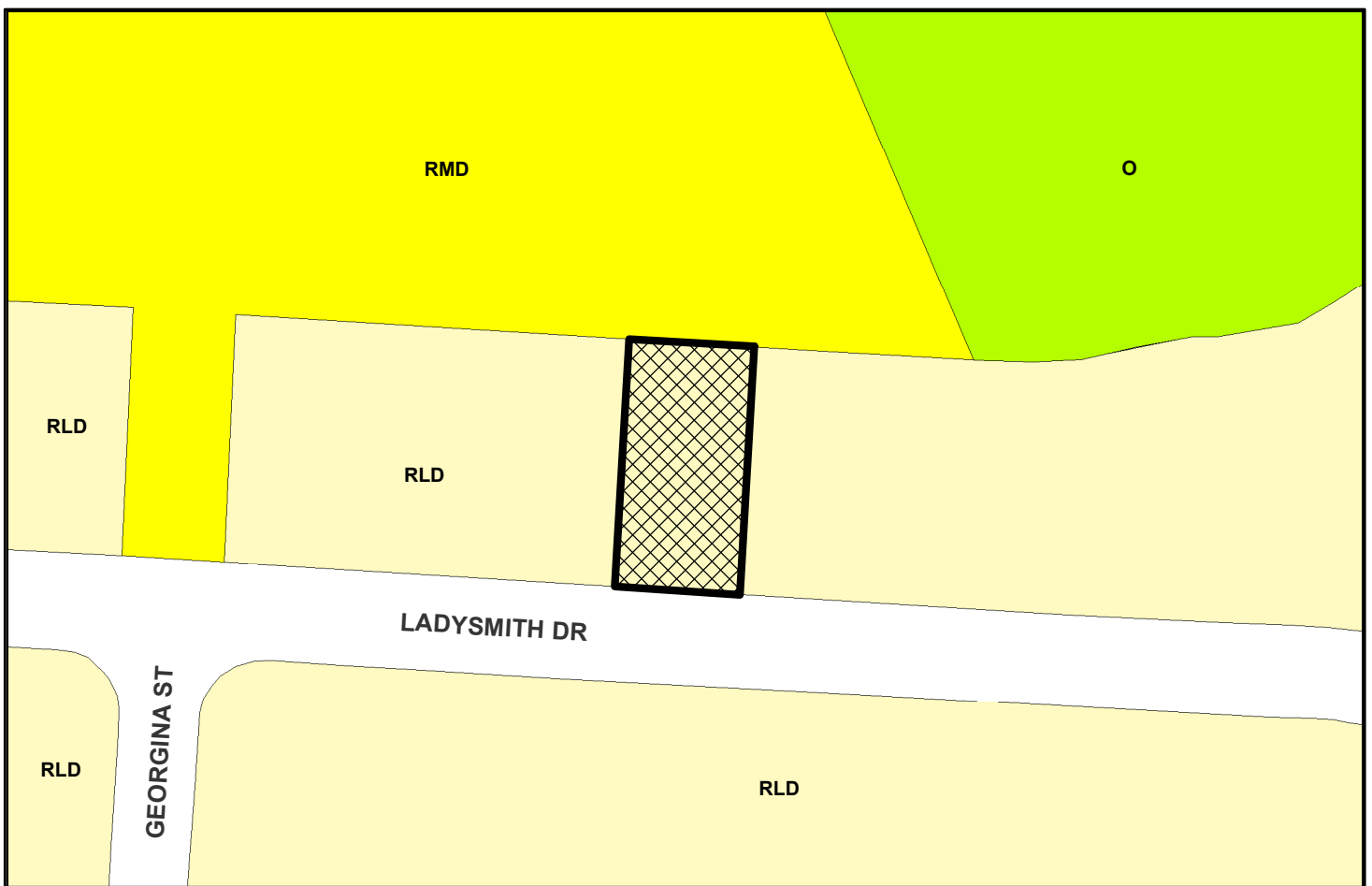
\_\_\_\_\_  
MCIP

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

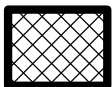
\_\_\_\_\_  
Provincial Registration



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 156, 2020  
[Map III-1A]**

2020 10 20 Scale: 1:1000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**



**AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO  
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT**

**138 LADYSMITH DRIVE  
Parcel ID 404650**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 712, 2020**

**WHEREAS** the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

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

**Rezone land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Climate Change, Environment 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

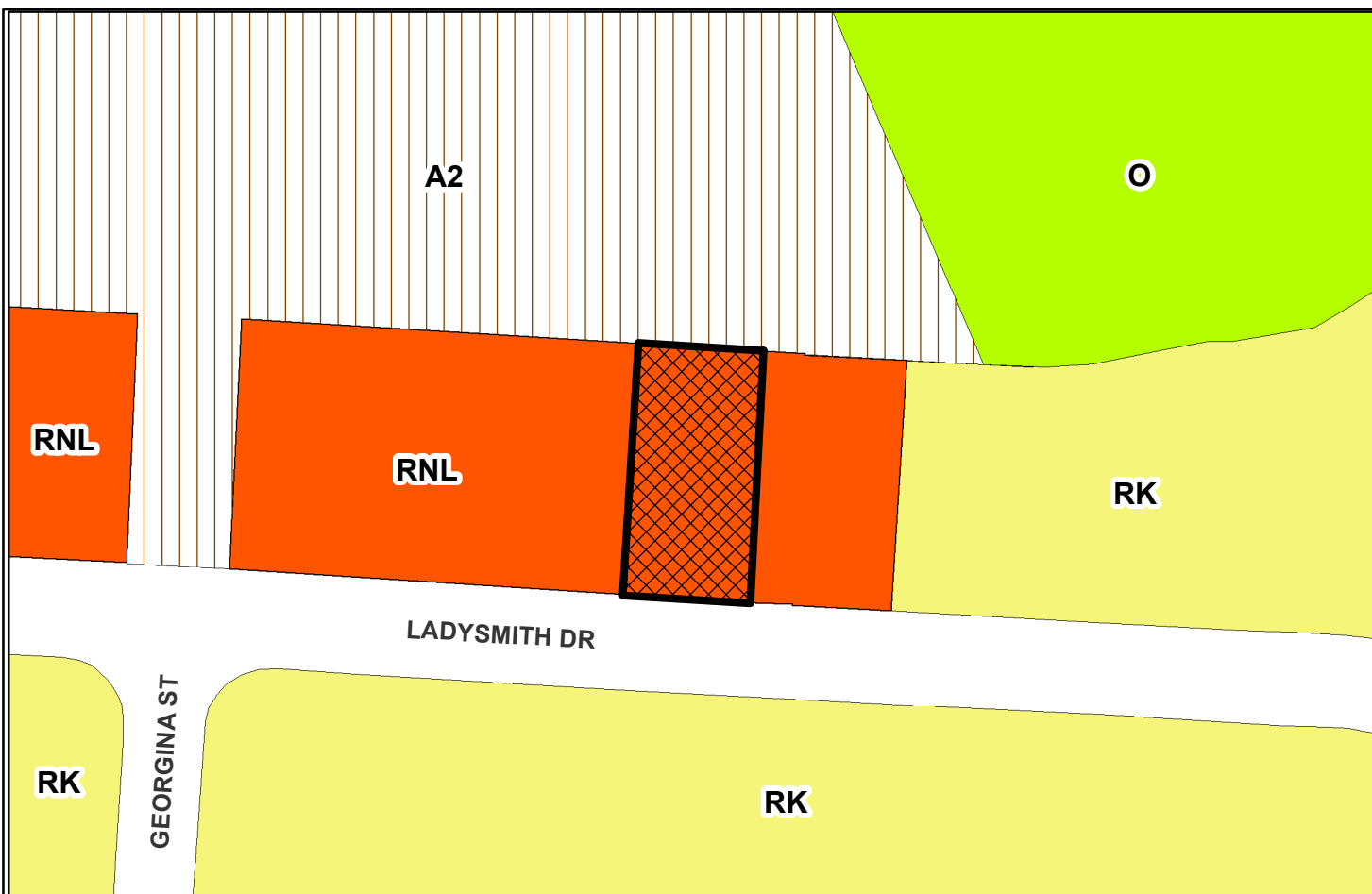
\_\_\_\_\_  
MCIP

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



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 712, 2020  
[Map Z-1A]**

2020 10 20 Scale: 1:1000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL NARROW LOT (RNL) LAND USE ZONE  
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**138 LADYSMITH DRIVE  
Parcel ID 404650**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

[REDACTED]  
St. John's, NL  
[REDACTED]

October 15, 2020.

To whom it may concern,

Regarding the application submitted by RTO Capital Inc. for three townhouses to be located at 138 Ladysmith drive.

I feel that construction of these townhouses will:


- Decrease property value in the area.
- Increase traffic flow.
- There has always been an issue with speeding on this street and nothing has been done to slow traffic (ex. speed bumps, police presence etc.) after numerous complaints from residents regarding this issue. Now due to townhouses and an increase traffic flow, there will be more vehicles speeding and making it unsafe for children and adults walking and playing.
- Crime rate has been up in this area and with townhouses providing more homes to more people, this increase in population density, would entice more criminals to visit the area.

- There are already numerous appartments in the area, and the vehicles from these appartments are parked on the Streets.

With townhouses, there will be an increase in vehicles parked on the street and this will add to the congestion of vehicles making it unsafe.

Thank-you for allowing me to voice my concerns. Kenmount Terrance has always been known has an elite group of people and well maintained housing. It would be a shame to change this.

Thank-you,



# DECISION/DIRECTION NOTE

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**Title:** 42-52 Diamond Marsh Drive, Adoption-in-Principle, MPA2000002

**Date Prepared:** October 20, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 5

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## **Decision/Direction Required:**

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 155, 2020, and St. John's Development Regulations Amendment Number 711, 2020.

## **Discussion – Background and Current Status:**

City staff have recommended that Council consider a rezoning from the Open Space (O) Zone to the Residential Low Density (R1) Zone at 42-52 Diamond Marsh Drive to accommodate development of six (6) Single-detached Dwellings. As the Open Space Zone does not include Single-detached Dwellings as a use, a rezoning is required. A Municipal Plan amendment is also required.

During the original rezoning for the Diamond Marsh subdivision, land at 42-52 Diamond Marsh Drive was zoned Open Space to retain it for a proposed playground. During the development approval stage, the land at 42-52 Diamond Marsh Drive was mistakenly proposed as building lots and the subdivision approved as such, inadvertently overlooking the zoning. Water and sewage services have been installed to the lots. This rezoning is proposed to accommodate the lots.

The proposed amendments were advertised on two occasions in *The Telegram* newspaper and posted on the City's website. Property owners within 150 metres of the application site were notified. There were no written submissions received by the City Clerk.

Council referred the application to the City's Environment and Sustainability Experts Panel, who will review it. Should Council adopt the amendments in principle, they will be sent to the Province for review prior to consideration of adoption. Should the Environment Panel have concerns or comments, Council could review their concerns at the adoption stage.

To replace the planned playground for this neighbourhood, Fairview Investments Inc. will sign an agreement with the City to use land west of 15 Bulrush Avenue which is already zoned Open Space (see attached map). Details of the agreement, including a survey of the property and any other requirements, are to be determined. The parcel of land is wet in some areas but has room for a playground. Initial site preparation may be part of the agreement. Should

# ST. JOHN'S

Council decide to proceed with the attached amendment, the agreement confirms that open space land for a playground will be available to the residents of this neighbourhood.

**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: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Advertisement of the proposed amendment in accordance with Section 5.5. of the St. John's 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 adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 155, 2020 and St. John's Development Regulations Amendment 711, 2020, regarding land at 42-52 Diamond Marsh Drive.

**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:	42-52 Diamond Marsh Drive, Adoption-in-Principle MPA2000002.docx
Attachments:	- 42-52 Diamond Marsh Drive Attachments - AIP.pdf
Final Approval Date:	Oct 21, 2020

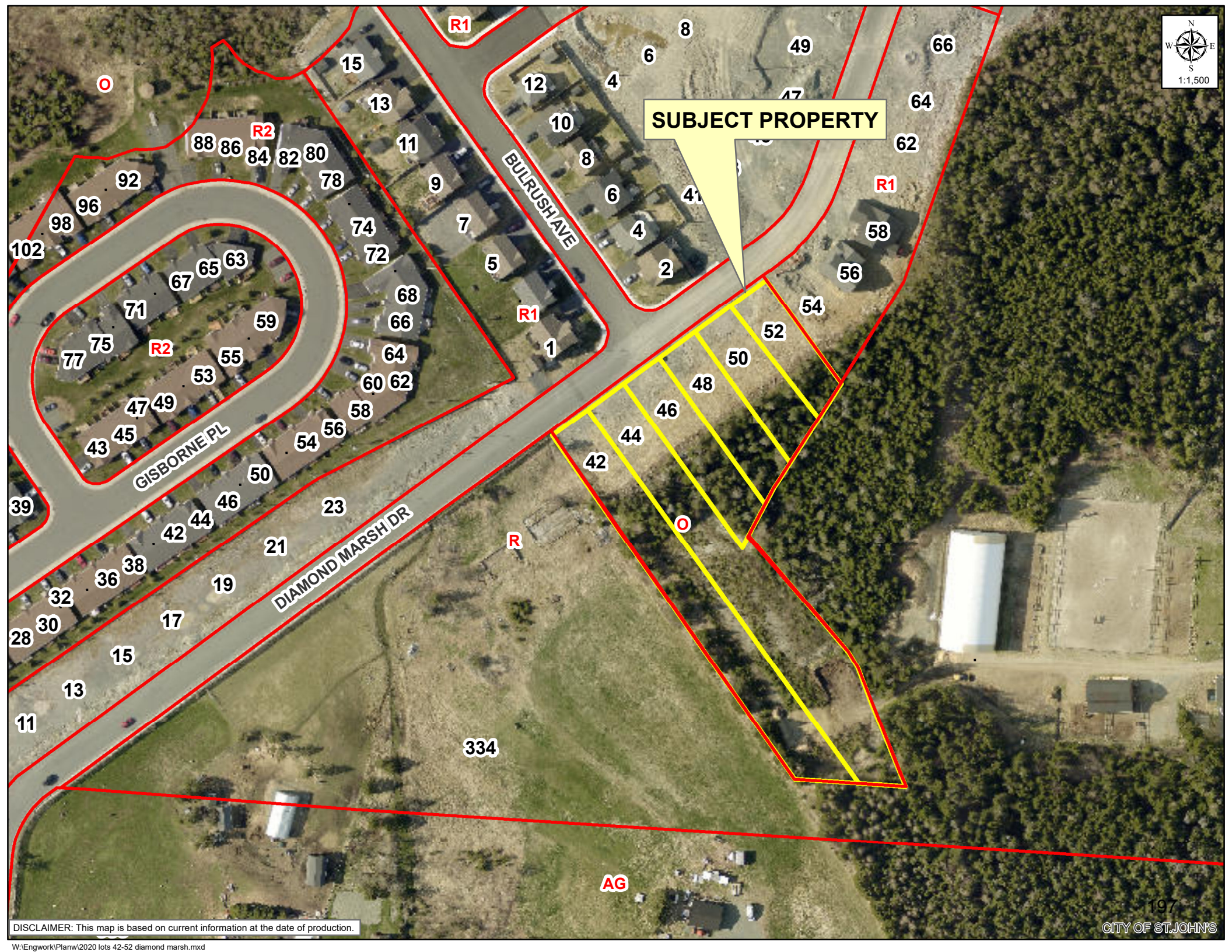
This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Oct 21, 2020 - 12:56 PM**

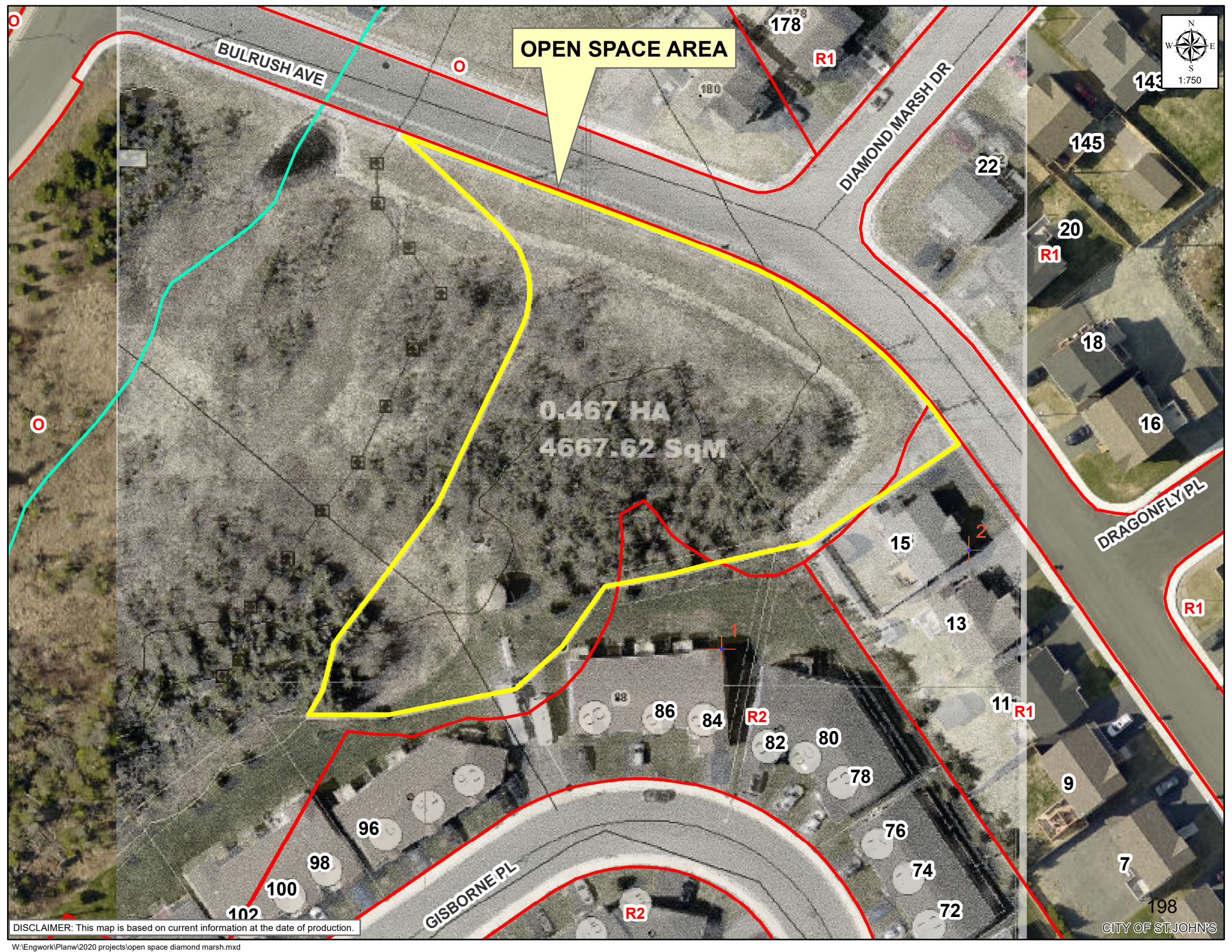
**Jason Sinyard - Oct 21, 2020 - 8:27 PM**



SUBJECT PROPERTY



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



OPEN SPACE AREA



0.467 HA  
4667.62 SqM

BULRUSH AVE

DIAMOND MARSH DR

DRAGONFLY PL

GISBORNE PL

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

W:\Engwork\Planw\2020 projects\open space diamond marsh.mxd

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 155, 2020**

**WHEREAS** the City of St. John's wishes to allow the development of six (6) Single-detached Dwellings at 42-52 Diamond Marsh Drive.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

**Redesignate land at 42-52 Diamond Marsh Drive [Parcel ID# 404149, 404150, 404151, 404152, 404153, & 404154] from the Open Space (O) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Climate Change, Environment 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

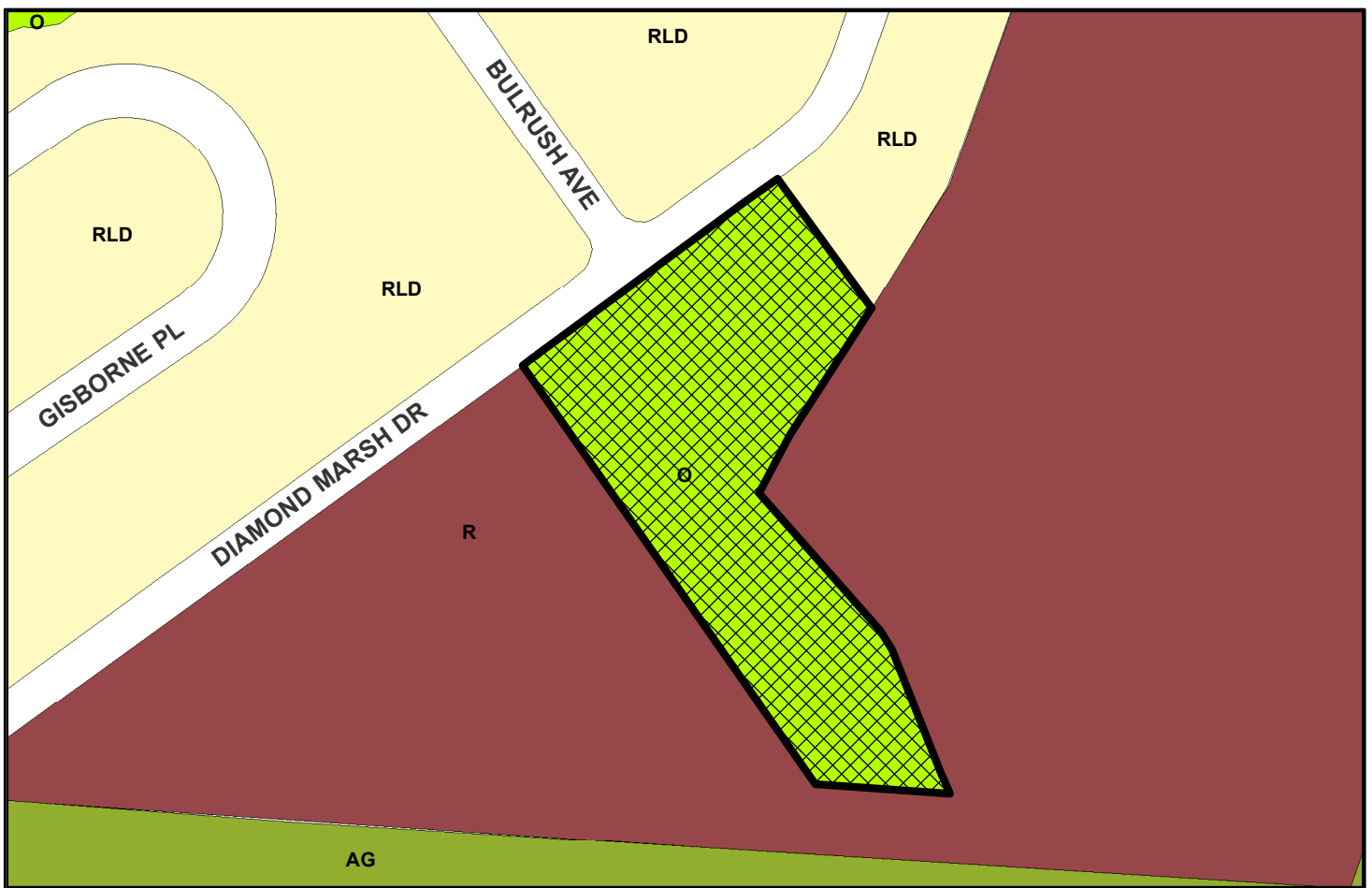
\_\_\_\_\_  
MCIP

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



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 155, 2020  
[Map III-1A]**

2020 10 20 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**

 **AREA PROPOSED TO BE REDESIGNATED FROM  
OPEN SPACE (O) LAND USE DISTRICT TO  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT**

**42-52 DIAMOND MARSH DR  
Parcel IDs 404149, 404150, 404151  
404152, 404153, 404154**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 711, 2020**

**WHEREAS** the City of St. John's wishes to allow the development of six (6) Single-detached Dwellings at 42-52 Diamond Marsh Drive.

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

**Rezone land at 42-52 Diamond Marsh Drive [Parcel ID# 404149, 404150, 404151, 404152, 404153, & 404154] from the Open Space (O) Zone to the Residential Low Density (R1) Zone as shown on Map Z-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Climate Change, Environment 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

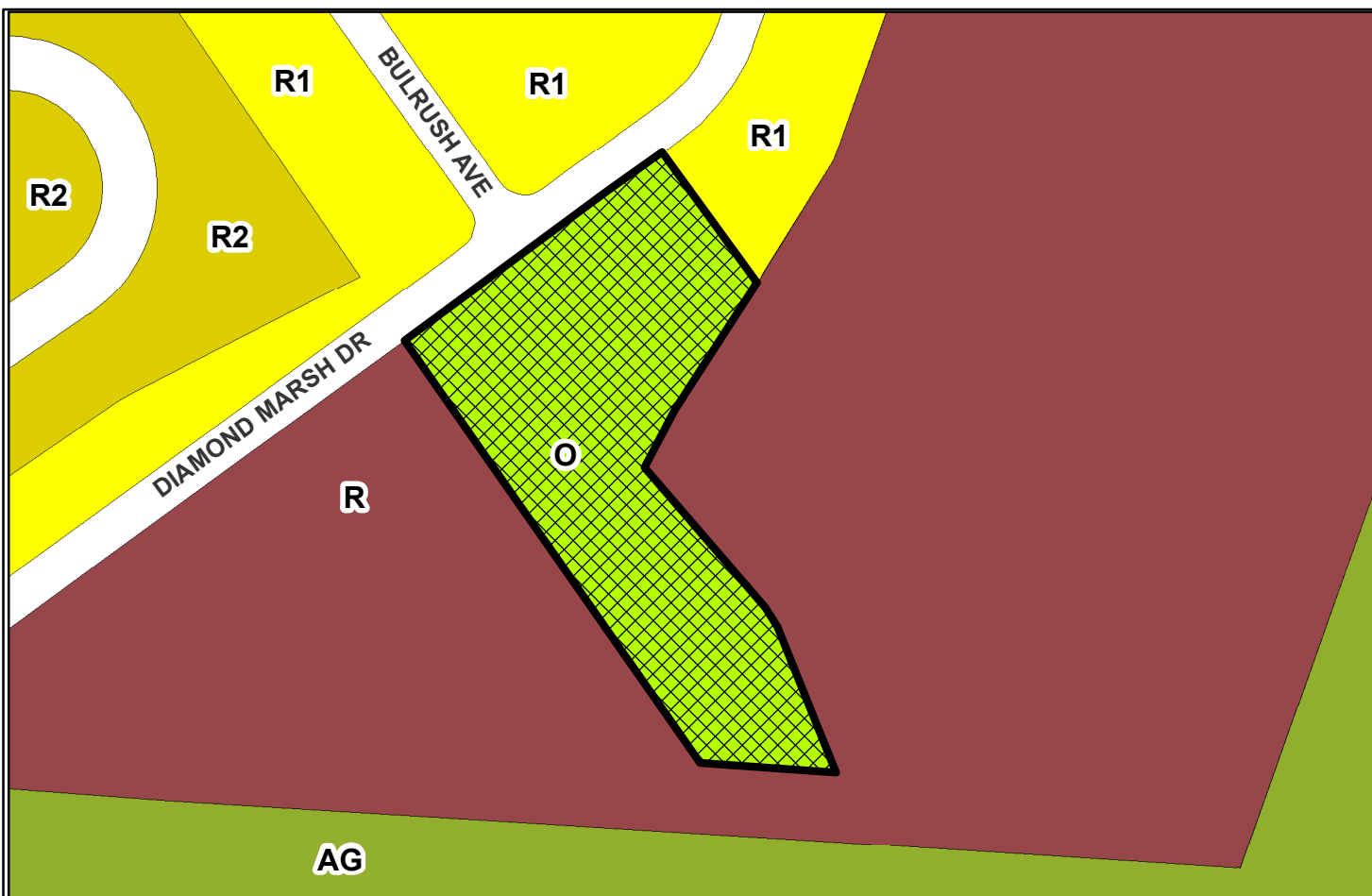
\_\_\_\_\_  
MCIP

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



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 711, 2020  
[Map Z-1A]**

2020 10 20 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM  
OPEN SPACE (O) LAND USE ZONE TO  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

**42-52 DIAMOND MARSH DR  
Parcel IDs 404149, 404150, 404151  
404152, 404153, 404154**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

# DECISION/DIRECTION NOTE

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**Title:** Sale of City land at the rear of 21 Myrick Place

**Date Prepared:** October 21, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Wally Collins

**Ward:** Ward 5

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## Decision/Direction Required:

Recommendation on the sale of City land at the rear of 21 Myrick Place, as shown in red on the attached diagram.

## Discussion – Background and Current Status:

The owner of 21 Myrick Place has approached the City requesting to purchase the parcel of land at the rear of his property, which backs onto a City green space. This request was circulated amongst the required City departments with no objections noted.

The purchase price has been established at a rate of \$2.00 per square foot, plus HST and administrative fees. The exact area requested will be confirmed by a survey which will be provided by the property owner.

## Key Considerations/Implications:

1. Budget/Financial Implications:
  - a. City to receive \$2.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:
  - a. An Effective City
4. Legal or Policy Implications:
  - a. A Deed of Conveyance will have to be prepared.
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 sale of City land at the rear of 21 Myrick Place, as shown in red on the diagram below.

**Prepared by: Andrew Woodland, Legal Counsel**

**Approved by: Cheryl Mullett, City Solicitor**



**Report Approval Details**

Document Title:	Sale of City land at the rear of 21 Myrick Place.docx
Attachments:	
Final Approval Date:	Oct 22, 2020

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

**Cheryl Mullett - Oct 22, 2020 - 8:35 AM**

# DECISION/DIRECTION NOTE

**Title:** Road Closure Requests for The Surrealtor Film Shoot

**Date Prepared:** October 21, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

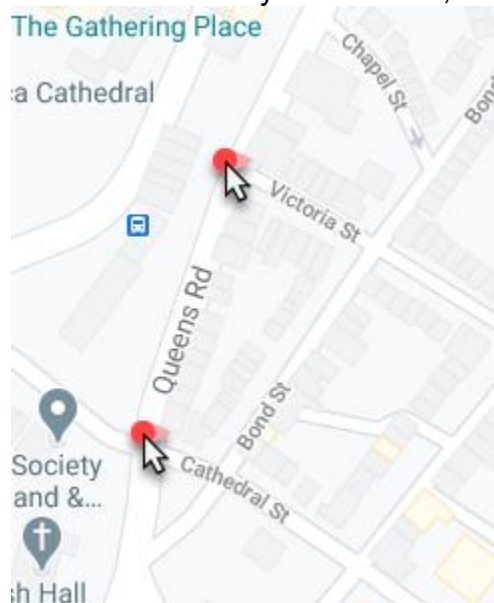
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**Decision/Direction Required:** Council approval of road closures for upcoming film shoots for 'The Surrealtor'.

**Discussion – Background and Current Status:** The Surrealtor production is requesting road closures (except for local traffic) for the following dates, times and locations:  
A traffic control company has been secured for all road closures.

Queens Road (between Cathedral Street/Garrison Hill and Victoria Street)

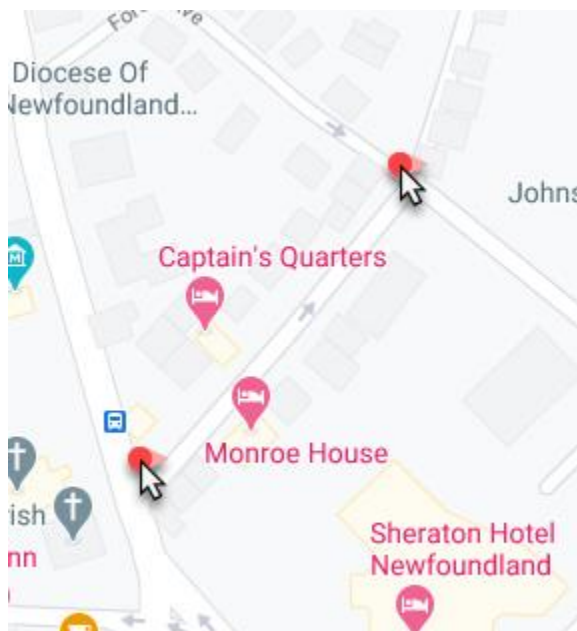
- Wednesday October 28, 4:00pm – 9:00pm



Forest Road (between Empire Avenue and Forest Avenue)

- Thursday October 29, 7:00am – 1:00pm
- Friday October 30, 7:00am – 3:00pm
- Friday November 13, 10:00am – 2:00pm

# ST. JOHN'S



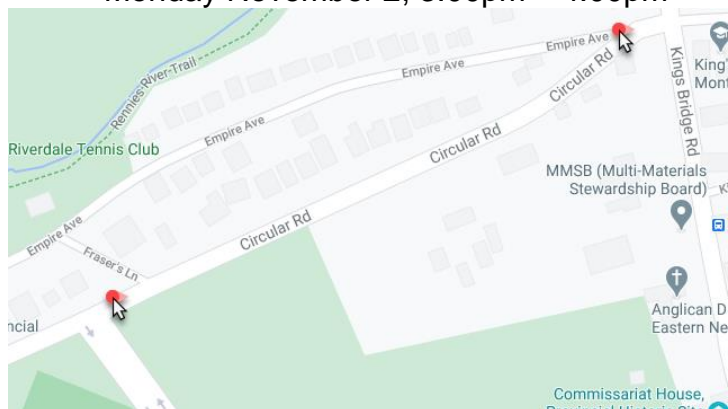
### Clancey Drive

- Monday November 2, 7:30am – 12:30pm



### Circular Road (between Bannerman Street and inside the traffic lights intersection of Empire Avenue)

- Monday November 2, 3:00pm – 4:00pm



## Freshwater Road (between Parade Street and Pennywell Road)

- Monday November 2, 6:00pm – 8:00pm



## Springdale Street (between George Street W and Water Street)

- Tuesday November 3, 7:00am – 12:30pm

**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:** Jennifer Langmead, Supervisor – Tourism and Events

**Report Approval Details**

Document Title:	SERC - Road Closures .docx
Attachments:	
Final Approval Date:	Oct 22, 2020

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

**Jennifer Langmead - Oct 21, 2020 - 4:12 PM**

**Tanya Haywood - Oct 22, 2020 - 12:59 PM**