

# ST. JOHN'S

## Regular Meeting - City Council Agenda

May 10, 2021

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
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# ST. JOHN'S

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

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

**May 3, 2021, 3:00 p.m.**

**Present:**

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Deanne Stapleton
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Wally Collins
- Councillor Shawn Skinner

**Staff:**

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

### **Land Acknowledgement**

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

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

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

1. **CALL TO ORDER**

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Youth Week Proclamation**

Lori Letto from the Community Services Department was present for this matter. Mayor Breen read the attached proclamation and proceeded to welcome and congratulate the following recipients:

Junior Youth of the Year - Margaret Peters

Senior Youth of the Year - Jorja Hinks

2.2 **Pick It Up - Clean Up Campaign 2021**

Mayor Breen read the attached proclamation declaring May 3rd, 2021 as the start of this spring's **Pick it Up for YYT Clean Up Campaign** in the City of St. John's.

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2021-05-03/196

**Moved By** Councillor Froude

**Seconded By** Councillor Skinner

That the Agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of the Minutes - April 27, 2021**



SJMC-R-2021-05-03/197

**Moved By** Councillor Hanlon

**Seconded By** Deputy Mayor O'Leary

That the minutes of April 27, 2021 be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**5.1 28 Eric Street, Adoption REZ1900015**

Deferred from Regular Meeting of March 22, 2021

SJMC-R-2021-05-03/198

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council adopt St. John's Development Regulations Amendment Number 717, 2021, which will rezone a portion of land at 28 Eric Street from the Open Space (O) Zone to the Residential High Density (R3) Zone.

Further, that Council approve a Floor Area Ratio of 1.14 for the middle Townhouse unit proposed at 28 Eric Street.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

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

**MOTION CARRIED (8 to 2)**

**5.2 3 Park Place, Adoption REZ2000006 (Revised)**

SJMC-R-2021-05-03/199

**Moved By** Councillor Burton

**Seconded By** Councillor Skinner

That Council adopt the revised St. John's Development Regulations Amendment Number 715, 2021, which will expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House.

Further, that Council approve the discretionary use of 3 Park Place as a Heritage Use (Carriage House).

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

## **6. DEVELOPMENT APPLICATIONS**

### **6.1 Request for Crown Land Lease for Agricultural Use – Trans-Canada Highway - CRW2100002**

SJMC-R-2021-05-03/200

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the Crown Land Lease for 28 hectares of land within the City of St. John's, located off the Trans-Canada Highway.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

### **6.2 Request for Accessory Building and Fence in the Floodplain Buffer - 42 Gallipoli Street – INT2100039**

SJMC-R-2021-05-03/201

**Moved By** Councillor Burton

**Seconded By** Councillor Stapleton

That Council approve the construction of the proposed Accessory Building and Fence at 42 Gallipoli Street, which is within the Floodplain Buffer.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

7. **COMMITTEE REPORTS**

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

8.1 **Development Permits List April 22 - April 28, 2021**

9. **BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

9.1 **Building Permit List for the week April 28, 2021**

10. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

10.1 **Weekly Payment Vouchers for the Week Ending April 28,2021**

SJMC-R-2021-05-03/202

**Moved By** Councillor Hanlon

**Seconded By** Deputy Mayor O'Leary

That the weekly payment vouchers for the week ending April 28, 2021 be approved in the amount of \$1,196,293.68.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

11. **TENDERS/RFPS**

11.1 **2021051 - Asphalt Lab Renovation**

SJMC-R-2021-05-03/203

**Moved By** Councillor Hickman

**Seconded By** Councillor Collins

That Council award this open call to the lowest bidder that meets specifications, J & T Construction Limited, for \$357,378.83 (HST Included) as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

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

**13. OTHER BUSINESS**

**13.1 142 Old Pennywell Road – Adoption – REZ2000012**

SJMC-R-2021-05-03/204

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council adopt St. John's Development Regulations Amendment Number 719, 2021, which will rezone property at 142 Old Pennywell Road [Parcel ID 22428] from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**13.2 2021 Streets Rehabilitation Program List**

Councillor Hickman presented the attached information note and reported that staff will proceed with public tender(s) for the 2021 Streets Rehabilitation Program based on the lists provided. The smaller program will be tendered if the City does not receive approval on the new MYCW cost shared program with the Province. If additional MYCW funding is approved within the next week, staff will go to tender with the larger program. If additional funding is approved after the smaller program is

tendered, the City will proceed with other tenders as required to complete the larger program.

**13.3 Envision St. John's Municipal Plan and Development Regulations – Adoption**

SJMC-R-2021-05-03/205

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council adopt the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations, dated April 2021.

That Council appoint Marie Ryan as an independent commissioner to conduct a virtual public hearing on Envision St. John's, tentatively scheduled for Wednesday, June 9, 2021, at 7:00 p.m., using Microsoft Teams.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**13.4 Residential Driveways in Floodplain – Adoption – REZ2000011**

SJMC-R-2021-05-03/206

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council adopt St. John's Development Regulations Amendment Number 720, 2021, which will allow the development of driveways in a floodplain under certain conditions where the grade of the land would not be changed.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**13.5 Mobile Vendors Association of Newfoundland – Downtown Pedestrian Mall Proposal**

SJMC-R-2021-05-03/207

**Moved By** Councillor Hanlon

**Seconded By** Councillor Stapleton

That Council approve two food mobile vending units and two non-food mobile vending units, which do not require generators or electrical hook ups, within the Downtown Pedestrian Mall. These units would be managed by the Mobile Vending Association of NL. This would be in addition to the current lease holder on Water Street.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**13.6 Senior of the Year 2021 - Update**

SJMC-R-2021-05-03/208

**Moved By** Councillor Stapleton

**Seconded By** Deputy Mayor O'Leary

That Council agree that the announcement of the Senior of the Year Award will take place on Monday, September 27, 2021 during the Council Meeting. If COVID-19 guidelines restrict the in-person Council Meeting, the award will be presented in a COVID-19 friendly setting on October 1st- National Seniors Day.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

**13.7 68 Queen's Road Hearing Commissioner – MPA1900002**

SJMC-S-2021-05-03/209

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council appoint Mr. Dan Noseworthy as the commissioner for the townhouse part of the application, for a public hearing May 5, 2021.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

**MOTION CARRIED (10 to 0)**

14. **ACTION ITEMS RAISED BY COUNCIL**

15. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:36 pm

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 10 King’s Road – DEV2100044

**Date Prepared:** May 4, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To consider a Discretionary Use application by Pi Gourmet Eatery at 10 King’s Road.

**Discussion – Background and Current Status:** The proposed Use is for an Outdoor Eating Area and Lounge and will be temporary as part of the 2021 Parklet program. The outside area will be approximately 25.08m<sup>2</sup> and located in the parking lane. Hours of operation for the Outdoor Area will be from May 22 to October 31, seven days a week from 7 a.m.–11 p.m. The proposed application site is in the Residential Downtown (RD) Zone.

Seven submissions were received. Concern was raised pertaining to the hours of operation and noise due to the location of the Use within a residential neighbourhood. The proposed hours of operation are in line with the 2021 parklet approved on City land elsewhere downtown. Although no outdoor speakers were proposed, their use could be prohibited due to the site location.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring 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: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John’s Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are





posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

- 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 application for an Outdoor Eating and Lounge Area at 10 King's Road. The use of outdoor speakers will not be permitted.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 10 King's Road.docx
Attachments:	
Final Approval Date:	May 5, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 12:04 PM**

**Jason Sinyard - May 5, 2021 - 3:19 PM**

## Karen Chafe

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**From:** CityClerk  
**Sent:** Monday, May 3, 2021 11:49 AM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 10 King's Road

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Friday, April 30, 2021 9:45 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 10 King's Road

Hello,

I'm commenting on the discretionary use application for 10 King's Road as I received a letter from you. My name is [REDACTED] and I own [REDACTED] Gower St.

First, I wanted to let you know that I received your letter on April 29 but the letter says I should comment by April 27. Not sure if this is a mailing issue but if not, then you may want to provide longer deadlines for these comments.

I fully support the application by Pi Gourmet Eatery. Part of my choice to live downtown, as well as most people I know who do, is to be in close proximity to these restaurants. Therefore, their successful operation is vital to my satisfaction of living downtown. I would be upset if their application is rejected.

In addition, outdoor dining areas in general are a fantastic addition to any city. I don't frequent this restaurant much but since the pedestrian mall won't include it, it would likely have a very rough summer if it doesn't have an outdoor seating area.

Thanks,

[REDACTED]

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

## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, April 20, 2021 10:00 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 10 kings road - Pi gourmet eatery

Good Morning:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Friday, April 16, 2021 7:31 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 10 kings road - Pi gourmet eatery

Hi

I am a resident and home owner at [REDACTED] gower street and I wanted to provide my support of Pi gourmet eatery's application to establish a temporary outdoor space. Pi is a lovely neighborhood restaurant and I fully support this opportunity for them to expand their business during such a difficult year for restaurants and small businesses downtown.

Kind regards,  
[REDACTED]

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

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

## Karen Chafe

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**From:** CityClerk  
**Sent:** Thursday, April 22, 2021 10:20 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 10 King's Road

Good Morning:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Wednesday, April 21, 2021 9:38 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 10 King's Road

Hello,

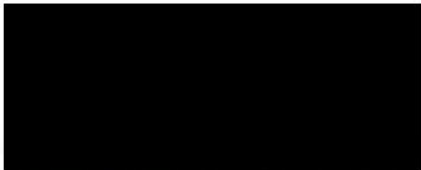
I am in favor of the proposed outdoor eating area and lounge at Pi Gourmet Eatery at 10 King's Road.

--

[REDACTED]

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

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



We Support  
This Application  
Thank you



Re: 10 King's Road

**Application**

A Discretionary Use Application has been submitted by the Pi Gourmet Eatery at 10 King's Road.

**Description**

The proposed Use is for an Outdoor Eating Area and Lounge and will be temporary as part of the 2021 Parklet program. The outside area will be approximately 25.08m<sup>2</sup> and located in the parking lane. Hours of operation for the Outdoor Area will be from May 22 to October 31, seven days a week from 7 a.m.–11 p.m.

**Comment By**

9:30 a.m. April 27, 2021

**Comments**

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

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

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

**Council Decision Date**

May 10, 2021

**Additional Information**

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



## Karen Chafe

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**From:** CityClerk  
**Sent:** Tuesday, April 20, 2021 3:27 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 10 King's Road

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Tuesday, April 20, 2021 3:12 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 10 King's Road

To: The Office of the City Clerk

Re: Outdoor Eating Area & Lounge Discretionary Use Application, Pi Gourmet Eatery

Pi Gourmet Eatery has applied to serve food and drink outside from May 22nd to October 31st. The application indicates that the hours of operation will be seven days a week from 7 a.m. to 11 p.m.

Given that the food and drink industry has faced many pandemic-related challenges since the start of the pandemic, I support changes that would offset the income restaurant owners have lost through indoor dining capacity limitations. My only concern in this case is for the proposed business hours, and especially for the shutdown time of 11 p.m.

Currently the business operates on Monday 12-3 and 5-9, Wednesday to Saturday from 12 to 9 and on Sunday from 4 to 9. Since this business is in a residential neighbourhood I suggest that the permit allow operation of the outdoor eating area and lounge only during these hours. At minimum, service should be required to end at 9pm.

In the summer, people in the neighbourhood have their windows open. Like all neighbourhoods, ours is mixed - older seniors and younger families reside within earshot of this business, and the geography of the area means that sound carries far from its source. All of us have different needs and schedules, but a seven day a week service that serves alcohol and plans to shut down at 11 p.m. is likely to be very disruptive; the addition of a sound system or outdoor lighting will increase the disruption.

Businesses need to consider how they can operate within the habits and varied needs of the neighbourhoods they reside in. If they can operate quietly and respectfully, with no disruption to the neighbourhood - as Pi does at present - then the 2021 Parklet program will be a success for all stakeholders.

Thank you for considering this request.



Sincerely,



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Public Notice

Application - 10 King's Road

Application

A Discretionary Use Application has been submitted by the Pi Gourmet Eatery at 10 King's Road.

Description

The proposed Use is for an Outdoor Eating Area and Lounge and will be temporary as part of the 2021 Parklet program. The outside area will be approximately 25.08m<sup>2</sup> and located in the parking lane. Hours of operation for the Outdoor Area will be from May 22 to October 31, seven days a week from 7 a.m.–11 p.m.

Comment By

9:30 a.m. April 27, 2021

Comments

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

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

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

Council Decision Date

May 10, 2021

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21 June 21

We are in full support of this use.

We need more of it on  
Dochoworth.

Re: 10 King's Road

**Application**

A Discretionary Use Application has been submitted by the Pi Gourmet Eatery at 10 King's Road.

**Description**

The proposed Use is for an Outdoor Eating Area and Lounge and will be temporary as part of the 2021 Parklet program. The outside area will be approximately 25.08m<sup>2</sup> and located in the parking lane. Hours of operation for the Outdoor Area will be from May 22 to October 31, seven days a week from 7 a.m.–11 p.m.

**Comment By**

9:30 a.m. April 27, 2021

**Comments**

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

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

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

**Council Decision Date**

May 10, 2021

**Additional Information**

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

**ST. JOHN'S**

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Monday, May 3, 2021 1:23 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** Gordon Meaney; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 10 kings rd.

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

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

**From:** [REDACTED]  
**Sent:** Friday, April 30, 2021 5:04 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 10 kings rd.

I have no objection whatsoever to the creation of an outdoor space in connection with the business being conducted at 10 King's Rd.

Wish them the best of luck with it.

[REDACTED]

[REDACTED]

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# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 284 Duckworth Street – DEV2100050

**Date Prepared:** May 4, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

**Decision/Direction Required:** To consider a Discretionary Use Application for an Outdoor Eating Area and Lounge at 284 Duckworth Street.

**Discussion – Background and Current Status:** The proposed Use is for an Outdoor Eating Area and Lounge. The outside area will be approximately 21.03 m<sup>2</sup> and located in the private laneway. Hours of operation for the Outdoor Area will be temporary as part of the 2021 Parklet program from May 22 to October 31, seven days a week from 7 a.m.–11 p.m. The proposed application site is in the Commercial Central Mixed Use (CCM) Zone.

Three submissions were received. One of the submissions raised concern pertaining to noise related to the use of outdoor speakers and the use of the site as a Lounge. No outdoor speakers were proposed, but the use of speakers can be restricted due to proximity to the residential area at the back of the property.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring 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: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are

posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

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 application for an Outdoor Eating Area and Lounge at 284 Duckworth Street. The use of outdoor speakers will not be permitted.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 284 Duckworth Street.docx
Attachments:	
Final Approval Date:	May 5, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 12:07 PM**

**Jason Sinyard - May 5, 2021 - 3:18 PM**

We Support This Application

Re: 284 Duckworth Street

Thankyou

Sir Humphrey Hotel

### Application

A Discretionary Use Application has been submitted by Quattro Holdings Ltd. at 284 Duckworth Street.

### Description

The proposed Use is for an Outdoor Eating Area and Lounge. The outside area will be approximately 21.03 m<sup>2</sup> and located in the private laneway. Hours of operation for the Outdoor Area will be temporary as part of the 2021 Parklet program from May 22 to October 31, seven days a week from 7 a.m.–11 p.m.

### Comment By

9:30 a.m. April 27, 2021

### Comments

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

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

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

### Council Decision Date

May 10, 2021

### Additional Information

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

# ST. JOHN'S

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, April 20, 2021 10:01 AM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Proposed use for an outdoor eating area and lounge, 284 Duckworth St

Good Morning:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Saturday, April 17, 2021 10:36 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Proposed use for an outdoor eating area and lounge, 284 Duckworth St

Outdoor eating areas are great and I am really pleased to see them becoming part of our summers in St John's. However, as a downtown resident, I do not like the noise that can come with them. That especially means music. In the past it has been a problem with the Masonic Temple. I support the Application, but only on two conditions if granted.

One, that of no music or enhanced sound,  
and, two, that of not being able to sell alcohol separately but only with food.

I guess that second condition means that it would only be a restaurant, not a lounge.

Yours sincerely,  
[REDACTED]

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**Karen Chafe**

---

**From:** CityClerk  
**Sent:** Tuesday, April 20, 2021 2:37 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Re 284 Duckworth Street

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Tuesday, April 20, 2021 12:34 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Re 284 Duckworth Street

I think this is a great idea for an outdoor eating area!

[REDACTED]

[REDACTED]

[REDACTED]

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# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 502 Topsail Road – DEV2100046

**Date Prepared:** May 4, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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**Decision/Direction Required:** A Discretionary Use application for a Lounge has been submitted for 502 Topsail Road.

**Discussion – Background and Current Status:** The proposed Lounge (Discretionary Use) has a floor area of 208m<sup>2</sup> and will replace the previous Salon Use. Hours of operation are seven days a week from 10 a.m. – 2 a.m. There will be 2 employees at one time, and parking is provided on side. The proposed application site is within the Commercial Regional (CR) Zone.

Four submissions were received. Concerns were raised regarding the limited availability of parking and increased traffic leading to the potential for accidents in the area. Parking requirements were calculated for the site and adequate parking is available. The Transportation Engineering division also reviewed the application and have no concerns from a transportation perspective. Noise from the use was raised as a concern along with increased vandalism in the area, while other concerns pertained to the proximity of the Lounge to a nearby school, that the use is not suited to the area and that many young families and children live in the neighbourhood. This site is part of an existing commercial area that extends from Cowan Avenue to Columbus Drive, where a mixture of commercial uses including other Lounge related uses are located.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring 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: Not applicable.
5. Privacy Implications: Not applicable.



6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
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 application for a Lounge at 502 Topsail Road.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 502 Topsail Road.docx
Attachments:	
Final Approval Date:	May 5, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 12:00 PM**

**Jason Sinyard - May 5, 2021 - 3:19 PM**

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, April 20, 2021 2:46 PM  
**To:** Steve Loder; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) City Submission - Discretionary use - 502 Topsail Road

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** Steve Loder [REDACTED] >  
**Sent:** Tuesday, April 20, 2021 2:32 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) City Submission - Discretionary use - 502 Topsail Road

To Whom it May Concern:

My name is Steve Loder, Regional Manager for Killam Apartments in Newfoundland. We own Village Manor Apartments, 28 Pasadena Crescent located immediately behind the building applying for lounge status in the application (proposed lounge – Discretionary Use for 502 Topsail Road).

Since the posting of this request, I have received complaints from concerned tenants who have issues with the possible approval of this lounge near their home.

Some of the concerns are as follows:

- **Parking:** This space has limited parking spaces available for its clientele. It is the concern of our residents that this fact will lead to abuse of our parking lot which, as you may know, is difficult to police but will most definitely leave our tenants short their normal ability to park.
- **Noise:** The other immediate concern of our residents is that with the introduction of a lounge - noise levels will increase during nights and weekends. The population of Village Manor is demographically skewed more towards a senior population who do not do well with late night interruptions of their peaceful enjoyment. Hours of operation of the lounge as listed will be 10am to 2am and this timeline is skewed to adversely affect our senior citizen population.
- **Vandalism/drunken disorderly conduct:** While we would hope that all patrons of any establishment conduct themselves in an orderly fashion - we also have a concern for the typical loud, late night behaviour that is often associated with lounges/bars and, with the operating hours as mentioned, patrons would not be leaving the establishment until well after midnight. This is grave concern for our residents and indeed for our company as with the increase in hours, the timelines for drunken/disorderly conduct increase. We understand that the noise

bylaws are in place (11pm - 7am) unfortunately, that does not eliminate the increased possibility of noise emanating from a lounge/bar during those times.

The idea having people who may be drunken/disorderly outside of their homes fills our tenants with dread.

With these items in mind, we are respectfully asking for this application to be denied due to the close proximity to this residential community and the concerns of our residents.

We feel at this time that moving ahead with a lounge in this area will have an adverse affect on our property and specifically our tenants not to mention the neighbourhood as a whole.

Regards,

Steve.



**Steve Loder** | Regional Manager, Newfoundland and Labrador  
Office: 709.726.2516 | Direct: 709.726.2065 | Fax: 709.726.6737  
161 Blackmarsh Road, Suit 102 St. John's, NL A1E 1T1  
[www.killamreit.com](http://www.killamreit.com) | [tsx:kmp.un](http://tsx:kmp.un)

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**Karen Chafe**

---

**From:** CityClerk  
**Sent:** Thursday, April 15, 2021 2:01 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Fwd: Application - 502 Topsail Road

Good Afternoon:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From** [REDACTED]  
**Sent:** Wednesday, April 14, 2021 8:40 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: Application - 502 Topsail Road

I support this application. That area is good for this kind of establishment.

[REDACTED]

Sent from my iPhone

Begin forwarded message:

**From:** "St. John's e-Updates" <[eupdates@stjohns.ca](mailto:eupdates@stjohns.ca)>  
**Date:** April 14, 2021 at 12:28:34 PM NDT  
**To:** [PUBLICNOTICE@listserv.stjohns.ca](mailto:PUBLICNOTICE@listserv.stjohns.ca)  
**Subject:** Application - 502 Topsail Road  
**Reply-To:** "St. John's e-Updates No-Reply" <[no-reply@stjohns.ca](mailto:no-reply@stjohns.ca)>

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

=====

Public Notice

Application - 502 Topsail Road

**Application**

A Discretionary Use Application has been submitted for 502 Topsail Road.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, April 27, 2021 10:32 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 502 Topsail Road

Good Morning:

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

Elaine Henley  
City Clerk  
709-576-8202

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

**From:** [REDACTED]  
**Sent:** Sunday, April 25, 2021 3:25 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 502 Topsail Road

Here are my comments regarding the opening of a lounge at 502 Topsail Road.

Traffic - Traffic is heavy at times now in that particular area. Cars often backed up waiting for traffic light at Cowan Avenue and Topsail Road. There has been numerous accidents involving cars turning in and out of business places in that area.

I understood you don't have bars on busy streets.

Noise - people leaving this bar at 2 am could be loud. There's a residential area right across the street from this proposed lounge.

Mostly retired people in my area but we do have a few young couples with small children who can be seen riding their bikes.

There's a school - Waterford valley high - in this area.

Thank you for considering my comments.

[REDACTED]

Sent from my iPad

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## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, April 27, 2021 10:37 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 502 Topsail Rd - Comments

Good Morning:

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

Elaine Henley  
City Clerk  
709-576-8202

---

**From:** [REDACTED]  
**Sent:** Monday, April 26, 2021 10:01 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 502 Topsail Rd - Comments

Hi,

I would like to express my opinion on the discretionary use application submitted for 502 Topsail Road. I live on [REDACTED] Holbrook Ave and I am not in favor of this application for the following reasons:

- It's the wrong place for a drinking establishment. That section of Topsail Road is already known for it's frequent accidents. The traffic often backs up beyond the proposed lounge's location as far back as the gas station. If that location is accident prone with predominantly sober drivers, what will it be like with a heft supply of drunk drivers thrown into the mix?
- It's one thing to have a restaurant with a license to sell liquor but it's a totally different effect on the neighbourhood to have a facility with the sole purpose of selling alcohol. It completely changes the surrounding environment.
- It's next to MacDonald's where children and impressionable, under-age adolescents hang out.
- There are a number of schools in this area which means there are children around that busy section at all hours.
- There has been a change in demographics in my neighbourhood in the last few years which has seen an influx of young families. It's wonderful. It is not unusual now to see very young children riding their bikes back and forth Banting and Best Place and around the Avenue. We already have many vehicles that cut through this section and continue south on Cowan Ave to avoid the intersection at Cowan and Topsail. Now we'll have to worry about an increase in drunk drivers performing the same maneuver but without the benefit of sobriety to temper the consequences of speeding through the residential route to "beat the light" at Cowan Ave. and Topsail Road.
- The late closing time of 2 am means there will be noise from revving engines and modified mufflers at an hour when Topsail Road and certainly Holbrook Ave is quiet. It most likely will also mean an increase in foot traffic as revelers walk down our street on the return home when families are sleeping. I'd also like to point out that most businesses on that section of Topsail Road are closed 11 pm, MacDonald's may be the exception at 12.



- The parking lot is quite small for a facility where clients typically show up and stay for several hours. In the past the business that occupied that site managed with the limited parking because their typical client transactions only lasted 20 minutes to an hour or so. Will this limited parking mean that pedestrians under the influence of alcohol will be making their way back to cars parked on nearby streets? What effect will that have on the quality of life in that residential area?

It's my hope that the City will reject this application. It's too small a place, an establishment of that type does not fit in that area, and the noise will undoubtedly negatively affect my enjoyment of my property.

Regards,



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# DECISION/DIRECTION NOTE

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**Title:** Request to Establish the Building Line Setback for Building Extension - 395 East White Hills Road - DEV2100049

**Date Prepared:** May 5, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

**Decision/Direction Required:**

To seek approval from Council to establish a Building Line setback of 18.83 metres at 395 East White Hills Road.

**Discussion – Background and Current Status:**

An application was submitted to construct a 1161.6m<sup>2</sup> extension to the Building at 395 East White Hills Road, resulting in a Building Line setback of 18.83 metres from the front property line. Zoning for the property is Commercial Industrial (CI), where the minimum Building Line setback is 20 metres.

As per Section 8.3.1. of the Development Regulations, Council has the power to establish or reestablish the Building Line and shall require that any new Buildings constructed on Lots on existing Streets or Service Streets be built on or at any specific point behind the established Building Line. The proposed setback of 18.83 metres would allow the building extension to be in line with the existing building due to the orientation of the front property line, otherwise the extension would need to be stepped back.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans:  
*St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.27.5(f) and Section 8.3.1.
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 establish the Building Line at 18.83 metres to accommodate the building extension at 395 East White Hills Road.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Establish Building Line at 395 East White Hills Road - DEV2100049.docx
Attachments:	- Location Map - 395 East White Hills Road.pdf - PLAN - 395 East White Hills Road.pdf
Final Approval Date:	May 6, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 6:33 PM**

**Jason Sinyard - May 6, 2021 - 11:57 AM**





**SUBJECT PROPERTY**

ROBIN HOOD BAY RD

SUGARLOAF RD

EAST WHITE HILLS RD

EASTLAND DR

CI

CI

OR

CI

CI

OR

OR

OR

OR

IS

OR

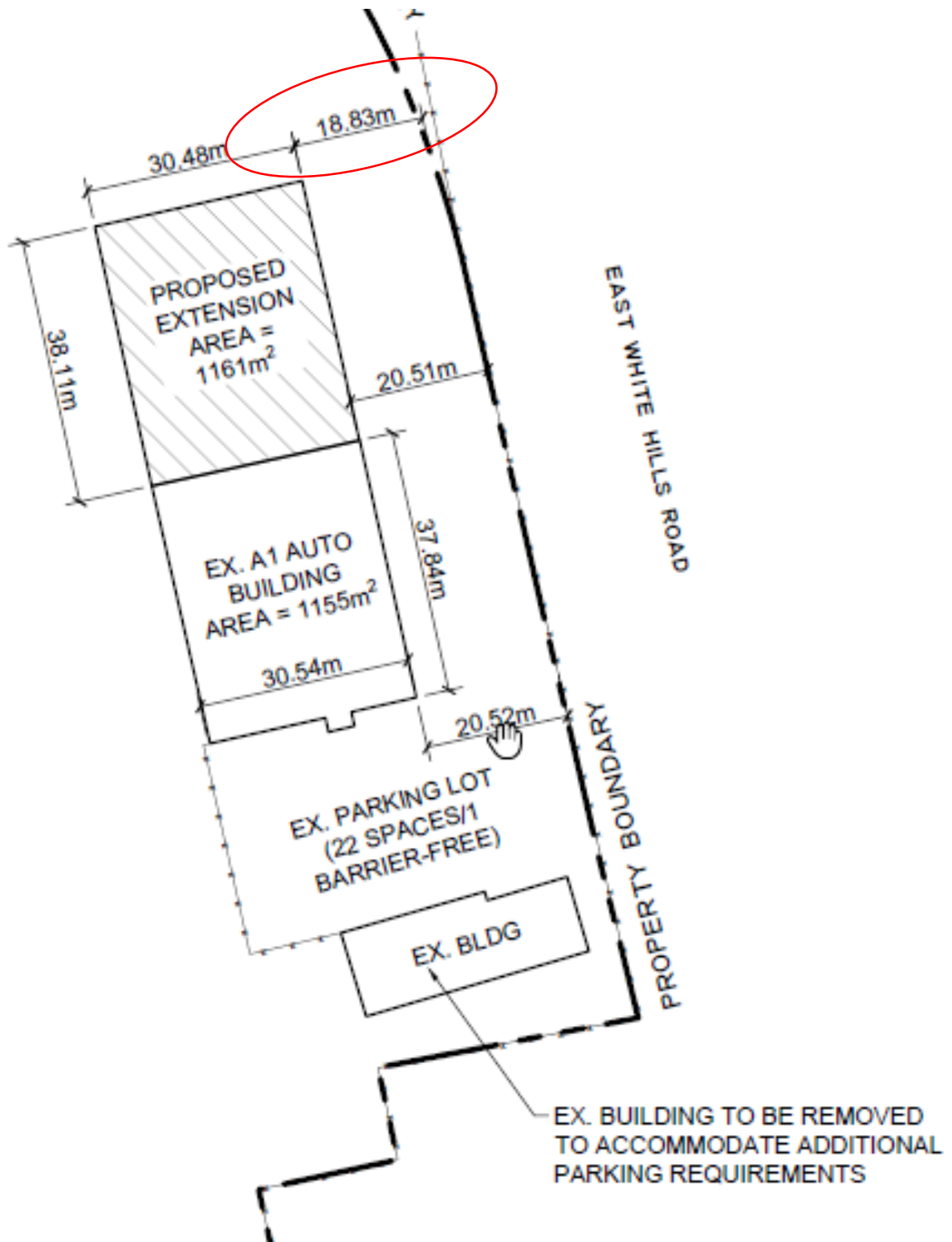
41

CITY OF ST. JOHN'S

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



# 395 East White Hills Road



**Development Permits List  
For the Period of April 29 to May 5, 2021**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES/ COM		Lot Subdivide to Create Three (3) Additional Building Lots & Lot Reconfiguration	340 LeMarchant Road, 330 LeMarchant Road, 314-316 LeMarchant Road, 31 St. Michael's Ave, 33 St. Michael's Ave & 35 St. Michael's Ave	2	<b>Approved</b>	21-04-30
RES		Rebuild of Single Detached Dwelling	185 Waterford Bridge Road	3	<b>Approved</b>	21-04-30
COM	Gentara Real Estate Limited	Site Work	653 Topsail Road	3	<b>Approved</b>	21-05-03
RES	City of St. John's	Subdivide Only of land	424 Airport Heights Drive	1	<b>Approved</b>	21-05-04

\* 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 May 10, 2021 Regular Meeting**

Permits Issued: 2021/04/29 to 2021/05/05

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
10 Main Rd	Fence	Fence
11 Pond Pl	Deck	Patio Deck
110 Castle Bridge Dr	Renovations	Single Detached Dwelling
14 Alexander St	Renovations	Apartments Or Mixed Use
14 Gary Dr	Extension	Single Detached Dwelling
15 Sitka St	Deck	Patio Deck
18 Claddagh Rd	Accessory Building	Accessory Building
180 Topsail Rd	Fence	Fence
180 Topsail Rd	Site Work	Landscaping
19 Parliament St	Accessory Building	Accessory Building
190 Gower St	Renovations	Townhousing
20 Myrick Pl	Deck	Patio Deck
21 Alexander St	Renovations	Semi Detached Dwelling
21 Horwood St	Renovations	Single Detached Dwelling
28b Malta St	New Construction	Duplex Dwelling
3 Stoneyhouse St	Site Work	Swimming Pool/Hot Tub
318 Waterford Bridge Rd	Site Work	Swimming Pool/Hot Tub
32 Guzzwell Dr	Change of Occupancy	Home Occupation
330 Blackmarsh Rd	Deck	Patio Deck
34 Quebec St	Change of Occupancy/Renovations	Subsidiary Apartment
36 Jasper St	Accessory Building	Accessory Building
38 Rumboldt Pl	Extension	Single Detached Dwelling
4 Capulet St	Extension	Single Detached Dwelling
41 Howley Ave Exten	Deck	Patio Deck
45 Rose Abbey St	Site Work	Single Detached Dwelling
48 Barrows Rd	Fence	Fence
48 Otter Dr	Accessory Building	Accessory Building
50 Sugar Pine Cres	Accessory Building	Accessory Building
50-52 Donovan's Rd	Fence	Fence
50-52 Donovan's Rd	Deck	Patio Deck



54 Squires Ave	Accessory Building	Accessory Building
54 Squires Ave	Deck	Patio Deck
54 Squires Ave	Site Work	Single Detached Dwelling
57 Frampton Ave	Renovations	Single Detached Dwelling
58 Palm Dr	Deck	Patio Deck
61 Tree Top Dr	Fence	Fence
64 Maurice Putt Cres	Fence	Fence
64 Maurice Putt Cres	Deck	Patio Deck
7 Mount Pleasant Ave	Deck	Patio Deck
72 Nascopie Cres	Deck	Townhousing
73 Calver Ave	Renovations	Single Detached Dwelling
73 Glenlonan St	Fence	Fence
77 Nautilus St	Fence	Fence
8 Thomas St	Deck	Patio Deck
80 Carter's Hill	Deck	Patio Deck
80 Merrymeeting Rd	Fence	Fence

This Week: \$712,331.00

### Commercial

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
150 Clinch Cres	Renovations	Lodging House
203 Merrymeeting Rd	Change of Occupancy/Renovations	Eating Establishment
260 Blackmarsh Rd	Fence	Fence
275 East White Hills Rd	Extension	Warehouse
32 George St	Change of Occupancy	Club
419 Main Rd	Extension	Restaurant
419 Main Rd	Renovations	Restaurant
55 Stavanger Dr	Fence	Fence
58 Kenmount Rd	Accessory Building	Accessory Building
673 Topsail Rd	Change of Occupancy/Renovations	Retail Store
8-10 Rowan St	Renovations	Mixed Use

This Week: \$1,054,300.00

### Government/Institutional

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week: \$0.00

### Industrial

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week: \$0.00

**Demolition**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
368 Hamilton Ave	Demolition	Office
67 Bay Bulls Rd	Demolition	Single Detached Dwelling
98 Brazil St	Demolition	Semi Detached Dwelling

This Week: \$82,200.00

**This Week's Total: \$1,848,831.00**

**REPAIR PERMITS ISSUED:**

**\$125,400.00**

**REJECTIONS:**

8 Greenspond Dr Application FOR A 3RD DRIVEWAY is rejected as per Section 10.3.3(1)(g)

<b>YEAR TO DATE COMPARISONS</b>			
<b>May 10, 2021</b>			
<b>TYPE</b>	<b>2020</b>	<b>2021</b>	<b>% Variance (+/-)</b>
Residential	\$7,305,540.48	\$13,118,002.13	80
Commercial	\$26,306,708.22	\$15,775,479.44	-40
Government/Institutional	\$134,000.00	\$779,941.00	482
Industrial	\$3,000.00	\$4,007,500.00	133483
Repairs	\$276,340.00	\$2,090,157.00	212
<b>TOTAL</b>	<b>\$34,025,588.70</b>	<b>\$35,771,079.57</b>	<b>5</b>
Housing Units (1 & 2 Family Dwelling)	17	39	

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 May 5, 2021

### Payroll

**Public Works** \$ 438,789.06

**Bi-Weekly Casual** \$ 28,756.63

**Accounts Payable** \$ 2,784,630.03

*(A detailed breakdown available [here](#))*

**Total:** \$ 3,252,175.72

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

# BID APPROVAL NOTE

**Bid # and Name:** 2021039 – Glass Cleaning for Various City Buildings  
**Date Prepared:** Thursday, May 6, 2021  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** City Buildings  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** Various – See attached  
**Source of Funding:** Operating

**Purpose:**

Glass cleaning at City Building sites is essential for both the appearance and function of the building(s). Currently, the City Buildings Division does not have adequate staff to complete this task with its own staff in a timely manner. In addition, specialized equipment and training is required for above ground windows. As such, it is more cost effective to have this service completed by an outside contractor.

**Results:**     As attached         As noted below

Vendor Name	Bid Amount
2298679 Ontario Inc.	Withdrawn
SqueeKleen	\$83,738.40
CCG Capital Incorporated o/a Canada Clean Glass	\$96,025.00
Clear View Glass (2016) inc.	\$118,910.00
Vinland Property Maintenance	\$556,342.40

**Expected Value:**     As above  
                                   Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration**        Three years with a one year extension

**Bid Exception:**            None

**Recommendation:**

That Council award this open call to the next lowest bidder that meets specifications, SqueeKleen for \$83,738.40 per year (HST Incl.) as per the Public Procurement Act. This



contract was previously awarded (see SJMC-R-2021-04-19/180) to 2298679 Ontario Inc. however the company has withdrawn their bid.

**Attachments: 2021039 – Budget Numbers**

**Report Approval Details**

Document Title:	2021039 Glass Cleaning for Various City Buildings.docx
Attachments:	- 2021039 - Budget Numbers.docx
Final Approval Date:	May 6, 2021

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

**Rick Squires - May 6, 2021 - 2:31 PM**

**Derek Coffey - May 6, 2021 - 2:37 PM**

2021039 – Glass Cleaning for Various City Buildings

Budget #'s

- 1252 52387 Maintenance of City Hall - CLEANING OF WINDOWS
- 1254 52387 Maintenance City Hall Annex - CLEANING OF WINDOWS
- 1258 52387 Maintenance of Civic # 245 Freshwater Road - CLEANING OF WINDOWS
- 1259 52387 Maintenance Property Assessment Building - CLEANING OF WINDOWS
- 1260 52387 Archives Building - CLEANING OF WINDOWS
- 2494 52387 Central Fire Station - CLEANING OF WINDOWS
- 2495 52387 Kenmount Rd. Fire Station - CLEANING OF WINDOWS
- 2496 52387 Mt. Pearl Fire Station - CLEANING OF WINDOWS
- 2497 52387 Brookfield Rd. Fire Station. - CLEANING OF WINDOWS
- 2499 52387 West End Fire Station - CLEANING OF WINDOWS
- 2501 52387 Kent's Pond Fire Station - CLEANING OF WINDOWS
- 2505 52387 Paradise Fire Station - CLEANING OF WINDOWS
- 3241 52387 Works Depot Maintenance - CLEANING OF WINDOWS
- 4332 52387 Bldg. Mtce. Robin Hood Bay - CLEANING OF WINDOWS
- 6624 52387 Mtce. Gentara Bldg. - CLEANING OF WINDOWS
- 7140 52387 Mtce. Paul Reynolds Community Centre - CLEANING OF WINDOWS
- 714252387 Mtce. Kenmount Terrace Community Centre - CLEANING OF WINDOWS

# BID APPROVAL NOTE

**Bid # and Name:** 2021058 - Supply of Rock Cover Material - Robin Hood Bay Waste Management Facility  
**Date Prepared:** Thursday, May 6, 2021  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** Waste & Recycling  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** 4331-55260  
**Source of Funding:** Operating

**Purpose:**  
To provide material to cover waste at Robin Hood Bay landfill.

**Results:**     As attached         As noted below

Vendor Name	Bid Amount
Clarke's Trucking and Excavating Limited	\$496,742.50
Capital Ready Mix a division of Newcrete Investments Limited Partnership	\$516,246.50
Weirs Construction Limited	\$566,530.25
Pyramid Construction Limited	\$598,224.25
Modern Paving Limited	\$653,688.75
Coady Construction & Excavating Limited	\$700,925.00
Farrell's Excavating Ltd.	\$834,405.50
Farrell's Excavating Ltd.	\$852,081.00

**Expected Value:**     As above  
                               Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:**        One year with a one year extension

**Bid Exception:**                None

**Recommendation:**





That Council award this open call to the lowest bidder meeting specifications, Clarke's Trucking and Excavating Limited, for \$496,742.50 per year (HST Incl.) as per the Public Procurement Act.

**Attachments:**

**Report Approval Details**

Document Title:	2021058 - Supply of Rock Cover Material - Robin Hood Bay Waste Management Facility.docx
Attachments:	
Final Approval Date:	May 6, 2021

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

**Rick Squires - May 6, 2021 - 2:33 PM**

**Derek Coffey - May 6, 2021 - 2:36 PM**

# DEPARTMENTAL APPROVAL REQUEST/RFP

**Commodity/Bid #:** 2021063 – RFP for Electrical Consulting Services for Water and Sewer System Upgrades  
**Date Prepared:** Thursday, May 6, 2021  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Quotes Obtained By:** Purchasing Division as requested by Jason Phillips  
**Budget Code:** 4131-52359  
**Source of Funding:** Operating

**Purpose:**  
Provide Electrical Engineering Consulting Services for various water and sewer upgrades to be completed in 2021.

**Proposals Submitted By:**

Vendor Name
Dormody Engineering Incorporated - \$157,788.05
SNC – Lavalin Inc.
Jewer Bailey Consultants
Dillon Consulting Limited
Innovative NL Engineering and Project Management Inc.
Stantec Consulting Ltd.
TrajectorE Engineering Inc.
Industrial Engineering & Automation Solution Ltd.
CBCL Limited

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

**Contract Duration:** 18 months

**Recommendation:**  
THAT Council award to Dormody Engineering Incorporated based on the evaluation of the proposals by the City’s evaluation team as per the Public Procurement Act.

**Attachments:**



**NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move to amend section 14(b) of the Sanitation Regulations By-Law so as to reduce the dimensions of fibre products that may be securely tied into a bundle for waste collection.

DATED at St. John's, NL this                      day of May, 2021.

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COUNCILLOR

**ST. JOHN'S**

**BY-LAW NO.**

**ST. JOHN'S SANITATION REGULATIONS (AMENDMENT NO. 1-2021) BY-LAW**

**PASSED BY COUNCIL MAY \_\_\_\_\_, 2021**

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Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to sanitation.

**BY-LAW**

1. This By-Law may be cited as the St. John's Sanitation Regulations (Amendment No. 1-2021) By-Law.
2. Section 14(b) of the by-law is a repealed and replaced with the following:  
"14. (b) 60 centimetres by 60 centimetres by 30 centimetres in dimension."

**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 May, 2021.

\_\_\_\_\_  
Mayor

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

# DECISION/DIRECTION NOTE

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Date Prepared: May 5<sup>th</sup>, 2021

Report to: His Worship the Mayor and Members of Council

Councillor and Role: Ian Froude, Ward Councillor

Title: Lease of City Land for Construction Hoarding – KMK Churchill Square

Ward: 4

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## **Decision/Direction Required:**

Council Approval for KMK to Lease a portion of the parking lot in Churchill Square for the purpose of Construction Hoarding, in accordance with their attached phased plans.

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

KMK requires the lease of a portion of the Churchill Square parking lot, in accordance with the attached phased hoarding plan. The Lease will be in place up until November of 2021. This Lease would result in these areas being fenced off for their exclusive use for quite some time. Valuation for the area is underway. KMK will be required to provide insurance for the duration of the Lease.

This item is being brought to Council on a rush basis, to expedite any work that may impact adjacent owners and be completed as early in the summer season as possible. In addition to the Lease component of the request, we bring this to Council's attention, as the public consultation on this project referenced that hoarding would be facilitated in their underground parking area. This area is not yet completed, and they need this public space in the interim. It does not appear that the project can proceed without the use of the public space.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: The City will receive an agreed upon lease amount, which valuation is currently underway.
2. Partners or Other Stakeholders: KMK Capital Inc.
3. Alignment with Strategic Directions/Adopted Plans:
  - a) An Effective City
  - b) A Sustainable City
4. Legal or Policy Implications: A Lease 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

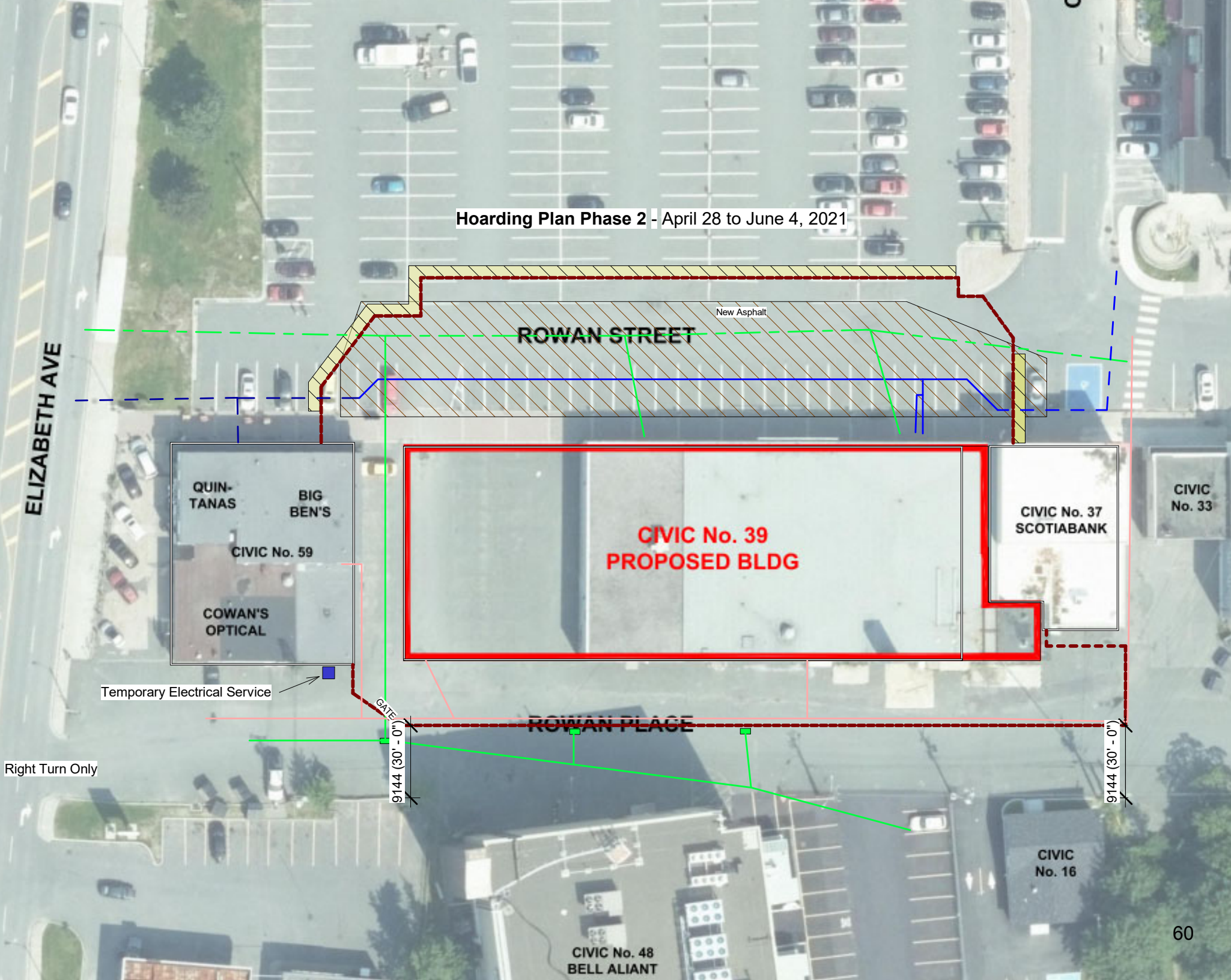
**Recommendation:**

That Council approve the temporary lease of portions of Churchill Park parking lot as identified on the phasing plans attached hereto, with valuation to be determined.

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

**Approved by/Date/Signature: Cheryl Mullett, City Solicitor**

Hoarding Plan Phase 2 - April 28 to June 4, 2021



ELIZABETH AVE

ROWAN STREET

New Asphalt

QUIN-TANAS  
BIG BEN'S  
CIVIC No. 59  
COWAN'S OPTICAL

**CIVIC No. 39  
PROPOSED BLDG**

CIVIC No. 37  
SCOTIABANK

CIVIC No. 33

Temporary Electrical Service

GATE  
9144 (30' - 0")

ROWAN PLACE

9144 (30' - 0")

Right Turn Only

CIVIC No. 16

CIVIC No. 48  
BELL ALIANT



CHURCH

Hoarding Plan Phase 3 - June 4, 2021 - November 30, 2021

ELIZABETH AVE



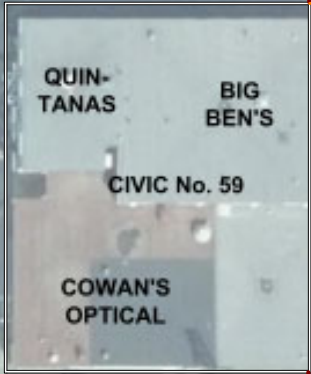
ROWAN STREET

Excavation Line



GATE

Retaining Wall



Temporary Electrical Service

GATE



CIVIC No. 37  
SCOTIABANK

ROWAN PLACE

Excavation Line

9144 (30' - 0")

9144 (30' - 0")

Right Turn Only

CIVIC No. 16

Result of E-Poll – May 6, 2021

**Lease of City Land for Construction Hoarding – KMK Churchill Square**

**Resolution**

That Council approve the temporary lease of portions of Churchill Park parking lot as identified on the phasing plans attached hereto, with valuation to be determined.

Councillor	Agree	Disagree	Did Not Vote
Mayor Breen	X		
Deputy Mayor O’Leary	X		
Councillor Burton			X
Councillor Hickman	X		
Councillor Hanlon			X
Councillor Stapleton	X		
Councillor Skinner	X		
Councillor Korab	X		
Councillor Froude	X		
Councillor Collins	X		

# DECISION/DIRECTION NOTE

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**Title:** Avalon Mountain Biking Association – Proposed Pump Track at Quidi Vidi Park

**Date Prepared:** May 5, 2021

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ian Froude, Transportation and Regulatory Services & Sustainability

**Ward:** Ward 2

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## **Decision/Direction Required:**

The City has been approached by the Avalon Mountain Biking Associations (AMBA) with a proposal requesting \$60,000 in funding to construct a pump track at the Quidi Vidi Park.

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

The Avalon Mountain Bike Association (AMBA) is a not-for-profit community organization engaged in promoting the sport of mountain biking on the Avalon Peninsula. AMBA's primary goals are to develop, maintain and preserve shared-use mountain bike trails and infrastructure. The group is committed to promoting socially and environmentally responsible mountain biking and trail usage, while making mountain biking fun and accessible for riders of all ages and skill levels.

AMBA, in collaboration with Canary Cycles, is proposing that the City allocate a small portion of City land at Quidi Vidi Park for the development of an asphalt pump track. A pump track is a continuous loop of berms and "rollers" (smooth dirt or paved mounds) that is ridden by "pumping" your body up and down over the features to generate momentum, with pedalling or pushing. Pump tracks can be used by cyclists of all ages and skill levels, as well as, scooters, skateboards and wheelchairs when paved. Pump tracks are a great way to develop balance and handling skills for everyone from toddlers to professional athletes and offer an opportunity for the whole family to enjoy cycling in a safe, traffic-free environment.

The pump track is a welcomed amenity to the recreational activity at Quidi Vidi Park. It is proposed to be situated within a complex of recreational and park land amenities, creating a diverse and interesting environment that is efficient and economical to maintain.

Attached for information is the detailed proposal for the proposed pump track facility.

**Key Considerations/Implications:**

## 1. Budget/Financial Implications:

The total project cost is in the range of \$150,000 to \$175,000 based on similar facilities in other jurisdictions. After approval of the 2021 Budget, the Parks and Open Space Reserve Fund balance is currently around \$1,400,000. The City's contribution to the project would be allocated from this reserve fund.

Public Works has advised that annual costs to provide hand mowing, litter control and general maintenance for fencing, signs, graffiti removal, etc. would be in the order of \$3,300/year and can be covered by the existing Parks maintenance budgets.

## 2. Partners or Other Stakeholders:

Canary Cycles have agreed to provide AMBA with a donation of \$100,000 for the construction of the new pump track facility. The proponent has also advised that any additional funds required would be generated through fund raising initiatives, corporate sponsors and other funding program opportunities.

The Royal St. John's Regatta Committee has reviewed and supports the location for the proposed Pump Track adjacent to Quidi Vidi Lake.

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

A Connected City – Increase and improve opportunities for residents to connect with each other, as well as, develop public open spaces that build, safe healthy and vibrant communities.

## 4. Legal or Policy Implications: N/A

## 5. Privacy Implications: N/A

## 6. Engagement and Communications Considerations:

The project will be announced jointly with the partners and progress will be shared on the City's website and social media feeds.

## 7. Human Resource Implications: N/A

## 8. Procurement Implications:

The work will be completed in accordance with the Public Procurement Act.

## 9. Information Technology Implications: N/A

10. Other Implications:

**Recommendation:**

That Council approve \$60,000 in funding from the Parks and Open Space Reserve Fund to contribute to the construction of the proposed AMBA pump track facility at Quidi Vidi Park. The City will administer the project.

**Prepared by:** Scott Winsor, Director of Engineering

**Approved by:** Jason Sinyard, Deputy City Manager

**Report Approval Details**

Document Title:	Avalon Mountain Bike Association - Pump Track - Quidi Vidi Park.docx
Attachments:	- Pump Track Project Proposal for the City of St. John's.pdf
Final Approval Date:	May 6, 2021

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

**Jason Sinyard - May 6, 2021 - 11:55 AM**





# Proposal: St. John's Pump Track

Version 2

March 8, 2021

Avalon Mountain Bike Association

28 Bond St.

St. John's, NL

A1C 1S5





## Overview

The Avalon Mountain Bike Association (AMBA) is a not-for-profit community organization engaged in promoting the sport of mountain biking on the Avalon Peninsula. AMBA's primary goals are to develop, maintain and preserve shared-use mountain bike trails and infrastructure. We are committed to promoting socially and environmentally responsible mountain biking and trail usage, while making mountain biking fun and accessible for riders of all ages and skill levels.

AMBA, in collaboration with Canary Cycles, is proposing to the City of St. John's to allocate a portion of city land for the development of an asphalt pump track. A pump track is a continuous loop of berms and "rollers" (smooth dirt or paved mounds) that is ridden by "pumping" your body up and down over features to generate momentum, without pedaling or pushing. Pump tracks can be used by cyclists of all ages and skill levels, as well as scooters, skateboards and wheelchairs when paved. Pump tracks are a great way to develop balance and handling skills for everyone from toddlers to professional athletes and offer an opportunity for the whole family to enjoy cycling in a safe, traffic-free environment.

Pump tracks are an economically friendly, sustainable option for a community looking to increase its recreational infrastructure. One of the advantages of a pump track is that it can be built almost anywhere. They require relatively little space, ranging from an old parking lot, vacant building lot, old industrial space to a field or wooded area, for example. Standard pump tracks are designed for areas of approximately 1,000 square meters or more. No matter the size, shape, or slope (within reason), there are opportunities for pump tracks.

Paved pump tracks, while having a higher upfront cost than dirt pump tracks, require very little ongoing maintenance and can be enjoyed by a more diverse range of people. With proper care and maintenance, a pump track will provide years of enjoyment and physical activity for residents and visitors alike. A pump track also provides an excellent training ground for cycling skill development, which is an important consideration with St. John's set to host the 2025 Canada Games (which includes mountain biking). Lastly, a venue like this can host competitions and events.

In addition to providing safe, fun, healthy options for young people and families, pump tracks can be used as hubs to drive tourism and community activities. With the rapidly growing global interest in cycling and mountain biking tourism, communities are increasingly leveraging cycling infrastructure to draw visitors from far and wide. Investing in high quality cycling infrastructure has the ability to turn day trips into vacations and vacations into relocations.



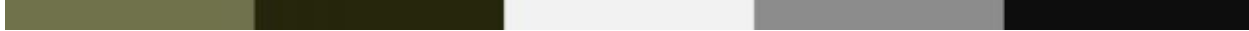


## Summary of Benefits

- Promotes healthy, physical outdoor activity;
- Great, low risk environment for cyclists of all ages and skill levels;
- Creates a gathering area for the community;
- Affordable and accessible for families;
- Generates a community effort supported by donors and volunteer efforts;
- Sustainable recreation with minimal environmental impact;
- Low initial costs and low maintenance costs; and
- Simple and fun.

## Financial Implications

Canary Cycles has generously offered to support the project with a \$100,000 contribution. AMBA has the people, knowledge and energy to help drive the project through to completion. AMBA is asking the City of St. John's for a one-time contribution of \$60,000 from its capital expenditure budget. The \$60,000 would include both a contribution towards pump track construction expenses and would cover the potential preparation work deemed necessary by the city based on our recent consultation (estimated at \$10,000). Using comparative projects from other jurisdictions, we estimate the upfront cost for a professionally built asphalt pump track to be in the range of \$150,000-\$175,000.



Additional funds required would be generated through fundraising initiatives, corporate sponsors, and other funding opportunities.

## Risk and Liability Concerns

The City of St. John's would assume the risk with a pump track as they would any other recreational facility such as a skate park or ball field. Risk is relatively low due to the way that a pump track is used. Signs would be installed at entrances to the pump track area outlining the rules and etiquette for users. Helmets would be required and compliance with riders is generally very good.

## Specifications

An asphalt pump track is being proposed. Paved pump tracks have an advantage in that they can be ridden by skateboarders, in-line skaters, wheelchairs and foot-powered scooters. Paved pump tracks also require very little ongoing maintenance. Using the recently built pump track in Shubie Park in Dartmouth, Nova Scotia as a model, the pump track would require an approximate footprint of 35 by 35 metres.

## Long Term Maintenance

The pump track itself will require little maintenance since it will be constructed using asphalt. Since the pump track will be within an existing recreational area, services such as trash pickup and restrooms are already provided by the City of St. John's. We do not anticipate the pump track will add significantly to the need for such services. Mowing the grass around the pump track would be required. It is recommended that this be conducted by the city to coordinate the mowing schedule with that of the adjacent grass

## Examples

Some examples of pump tracks in North America are as follows:

[Shubie Park Pump Track, Dartmouth, NS](#)

[Steve Smith Memorial Park](#)

[Fundy National Park Pump Track](#)

[Town of Pasadena](#)

## Proposed Area and Supporting Methodology

### Quidi Vidi Lake

Pump tracks are most successful when they are located in centre-city, bike accessible locations near existing off-road cycling infrastructure. Installing the pump track next to Quidi Vidi Lake (between the skate and dog parks as outlined below) would bring further amenities to this area, be within riding distance of the White Hills mountain bike trail network and be accessible by all modes of transportation. In addition, there is already sufficient parking infrastructure within the area. This location would be AMBA's leading recommendation for this project.

In meeting with City of St. John's employees (Brian Head, Parks Division; Karen Sherriffs, Community Development; and Scott Winsor and Mark White from Engineering), a discussion was held on the location of such a venue by Quidi Vidi Lake. Given the presence of a floodplain, it was suggested by the City team that the small breed dog area could be moved to the other side of the dog park. This would free up the space required to build the pump track in a zone that would not be affected by flooding. Upon further investigation, there appears to be sufficient area to install the pump track adjacent to the small breed dog park without relocating the dog park, subject to approval by all stakeholders. The original request for funding support by the City in this proposal has been revised from \$50,000 to \$60,000 to reflect the potential work to relocate the small breed dog park, if required by one of the other stakeholders.







## Proposed Timeline

Phase I: Design and stakeholder engagement	2 Months
Upon approval of the proposal, a suitable vendor would be identified to complete the construction through the appropriate call for proposals process. Bids reviewed with the City of St. John's, contract awarded. Upon award of the contract, AMBA/City of St. John's to work with the vendors on final design. Necessary permits are submitted.	Estimated completion date: May 31, 2021.
Phase 2: Pump Track Construction	2 Months
Construction of all the berms and rollers and fencing as required (and additional surfacing if paving is the selected route).	Estimated completion date: July 31, 2021
Proposed Grand Opening Celebration	August 2, 2021 (Day Prior to the Regatta)
Once the project is completed we would have a grand opening celebration inviting members of the community (subject to COVID-19 guidelines)	

# DECISION/DIRECTION NOTE

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**Title:** Demolition of Building – 98 Mundy Pond Road

**Date Prepared:** May 4, 2021

**Report To:** Regular Meeting of Council

**Councillor and Role:** Mayor Danny Breen, Governance & Strategic Priorities

**Ward:** Ward 3

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## **Decision/Direction Required:**

For Council to consider the dwelling at 98 Mundy Pond Road a nuisance and issue an order to demolish under section 375 of the City Act.

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

The building located at 98 Mundy Pond Road has been vacant since at least 2008 and has been the target of vandals for a considerable period.

There have been several complaints made to the City regarding the property being unsecured. St. John's Regional Fire Department responded to a fire at the property on April 23<sup>rd</sup> which was caused by someone breaching the property once again. Although the fire was minor in nature, the effects on the surrounding neighborhood were concerning, especially since St. Teresa's Elementary school is located adjacent to the subject property which increases the degree of risk to the public.

Therefore, the Division of Regulatory Services is applying to Council to judge the dwelling to be a nuisance under section 375 of the City of St. John's Act. Under this section "council may judge the building to be a nuisance and may make a written order prescribing the disposition, alteration, or regulation of the building or vacation, demolition, and removal of the building that the council considers necessary". In this particular case, Regulatory Services is recommending an order to demolish.

## **Key Considerations/Implications:**

### 1. Budget/Financial Implications:

Should the City proceed with the order and if it is not complied with, a tender document will be developed for the demolition of the property.

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

**Recommendation:**

That Council consider the dwelling to be a nuisance under Section 375 of the City of St. John's Act and issue a demolition order.

**Prepared by:**

Randy Carew, CET – Manager, Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA

Deputy City Manager - Planning, Engineering and Regulatory Services

**Report Approval Details**

Document Title:	98 Mundy Pond Road - Demolition of Building.docx
Attachments:	
Final Approval Date:	May 5, 2021

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

**Randy Carew - May 4, 2021 - 11:51 AM**

**Jason Sinyard - May 5, 2021 - 3:24 PM**