

ST. JOHN'S

Regular Meeting - City Council Agenda

February 28, 2022

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1. Athletes of the Year
3. APPROVAL OF THE AGENDA
 - 3.1. Adoption of Agenda
4. ADOPTION OF THE MINUTES
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 - 6.2. Request for Variance on the Rear Yard Setback – 8 Forde Drive – DEV2200005 16
 - 6.3. Storm Water Detention Infrastructure in the Floodplain and Floodplain Buffer - 39 Waterford Bridge Road – DEV1900055 21
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ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

February 21, 2022, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Carl Ridgeley

Regrets: Councillor Ian Froude

Staff: Derek Coffey, Deputy City Manager of Finance & Administration
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
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Jennifer Squires, Legislative Assistant

Others: Sean Janes, City Internal Auditor

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 **Proclamation - Heritage Week**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-02-21/58

Moved By Councillor Hanlon

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - February 14, 2022**

SJMC-R-2022-02-21/59

Moved By Councillor Hickman

Seconded By Councillor Bruce

That the minutes of February 14, 2022, be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS**7. RATIFICATION OF EPOLLS****8. COMMITTEE REPORTS****8.1 Committee of the Whole Report - February 9, 2022****1. St. John's International Airport Authority Nomination Reappointments**

SJMC-R-2022-02-21/60

Moved By Councillor Ellsworth

Seconded By Councillor Hanlon

That Council approve the reappointment of Ken Baggs and Andrea Marshall as the City's representatives on the St. John's International Airport Authority Board of Directors for a three-year term once their current term expires on August 31, 2022.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

2. Municipal Election 2021 – Final Report

Councillor Burton spoke in favor of the increase in the number of satellite drop off centres for Election 2021, as they provided a safe option for those who wished to vote in person. There was a challenge in finding people to staff the centres, and she was hopeful that a balance can be achieved in future elections to increase efficiency. The Mayor commented on the benefit of having previous experience with mail-in ballots during the pandemic and noted that voter fatigue and three acclamations may have impacted voter turnout. He then highlighted the initiatives undertaken by Staff to improve accessibility and inclusion for the election process.

SJMC-R-2022-02-21/61

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council accept the Election 2021 Final Report and the recommendations contained therein.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

3. Envision St. John's Development Regulations – Housekeeping Amendment

Councillor Burton provided an overview of the proposed amendments to the Development Regulations and informed Council that they would be advertised for public review before returning to Council for final approval.

SJMC-R-2022-02-21/62

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council consider draft Envision St. John's Development Regulations Amendment Number 8, 2022 and advertise the amendment for public review and comment.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

8.2 Audit & Accountability Standing Committee Report - February 9, 2022

1. Review of Permit Process

SJMC-R-2022-02-21/63

Moved By Councillor Bruce

Seconded By Councillor Korab

That Council approve the Review of Permit Process Audit Report and the associated action plans put forth by management.

MOTION CARRIED

2. Approval of Revised Internal Audit Charter Policy

Councillor Bruce apprised Council on the update to the Audit Charter Policy and informed them that many of the changes have already been implemented by Audit Staff. The Policy will now align with the best practices of the Institute of Internal Auditors.

SJMC-R-2022-02-21/64

Moved By Councillor Bruce

Seconded By Councillor Hanlon

That Council rescind the existing Internal Audit Charter Policy and replace it with the revised Internal Audit Charter Policy.

MOTION CARRIED

3. 2022 Audit Plan

Councillor Ellsworth commended Staff on the Audit Review Process, and commented on the additional hire, noting that as the hiring process would take time to implement, it may not be possible to adjust the plan to include additional work. Once the onboarding process is complete, the Audit Standing Committee may review the plan to determine if the increase in Staff would permit additional work in 2022.

Councillor Burton informed Council on the Whistleblower Hotline. The Hotline allows any employee or member of the public to report incidents to the Office of the City Internal Auditor. Additional information can be found on the [City's website](#).

SJMC-R-2022-02-21/65

Moved By Councillor Bruce

Seconded By Deputy Mayor O'Leary

That Council approve the 2022 audit plan.

MOTION CARRIED

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List February 10 to 16, 2022

Council considered the Development Permits List for information.

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List for week ending February 16, 2022

Council considered the Building Permits List for information.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for week Ending February 16, 2022

SJMC-R-2022-02-21/66

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

The weekly payment vouchers for the week ending February 16, 2022, in the amount of \$4,810,795.44, be approved as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12. TENDERS/RFPS

12.1 2022014 - Painting Services Various Sites (Standing Offer)

SJMC-R-2022-02-21/67

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve for award this open call to the lowest bidder meeting specifications, Kelloway Construction Limited, for \$315,000.00 for a three-year period (HST not incl.), as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12.2 2022018 – Supply and Delivery of Annuals

SJMC-R-2022-02-21/68

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council approve for award open call 2022018 – Supply and Delivery of Annuals to the lowest bidder meeting specification, Hickey's Greenhouses & Nurseries Ltd., for \$67,161.59 plus HST, as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 Shea Heights Board Appointment

SJMC-R-2022-02-21/69

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve that Joey Warford and Brittany Benson be appointed to the Shea Heights Community Centre Board of Directors to fill the vacancies within the “at large” category of the Board structure.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

15.1 Redmond's Road

Councillor Hickman asked for an update on development in the area of Redmond's Road. The Deputy City Manager of Planning, Engineering, and Regulatory Services will provide a status update at an upcoming Committee of the Whole.

16. ADJOURNMENT

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

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Request for a Variance on Lot Frontage – 26 Pitcher’s Path – SUB2200007

Date Prepared: February 22, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a Variance on Lot Frontage at 26 Pitcher’s Path to accommodate the subdivision for a new Lot.

Discussion – Background and Current Status:

An application has been submitted to subdivide 26 Pitcher’s Path. The area is zoned Rural Residential Infill (RRI) and the minimum Lot Frontage is 30 metres. The proposed new Lot Frontage of 26 Pitcher’s Path is 27 metres, which will require a 10% Variance. This will allow the subdivide and creation of a new Lot. Section 7.4 (a) of the Envision St. John’s Development Regulations provides that up to a 10% variance pertaining to Lot Requirements can be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Abutting property owners have been notified.
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: Envision St. John’s Development Regulations Section 10 Rural Residential Infill (RRI) Zone (3)(b) and Section 7.4 Variances.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Abutting property owners have been notified.
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 10% Variance to allow a Lot Frontage of 27m at 26 Pitcher's Path for the subdivision of a new Lot.

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 - Request for Frontage Variance – 26 Pitcher's Path – SUB2200007.docx
Attachments:	- Aerial Map.pdf - Proposed Lot Layout.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghtle Brushett - Feb 22, 2022 - 4:08 PM

Jason Sinyard - Feb 23, 2022 - 2:14 PM



SUBJECT PROPERTY

PITCHER'S PATH

CAPP

RRI

RRI

26

24

27

31

35

DECISION/DIRECTION NOTE

Title: Request for Variance on the Rear Yard Setback – 8 Forde Drive – DEV2200005

Date Prepared: February 21, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required:

To seek approval for a 6.3% Variance at 8 Forde Drive to allow a Single Detached Dwelling with a Rear Yard Setback of 5.62 metres.

Discussion – Background and Current Status:

An application has been submitted to develop a Single Detached Dwelling at 8 Forde Drive. The area is zoned Residential 1 (R1) and the minimum Rear Yard setback is 6 metres. The proposed Rear Yard setback for the Dwelling is 5.62 metres, which will require a 6.3% Variance. Section 7.4 (a) of the Envision St. John's Development Regulations provides that up to a 10% variance pertaining to Lot Requirements can be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Abutting property owners have been notified.
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: Envision St. John's Development Regulations Section 10 Residential 1 (R1) Zone (3)(f) and Section 7.4 Variances.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not Applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

ST. JOHN'S

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council approve the 6.3% Variance at 8 Forde Drive to allow a Single Detached Dwelling with a Rear Yard Setback of 5.62 metres.

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 - Request for Rear Yard Variance – 8 Forde Drive – DEV2200005.docx
Attachments:	- Aerial Map.pdf - PROPOSED HOUSE LOCATION.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghtle Brushett - Feb 22, 2022 - 4:15 PM

Jason Sinyard - Feb 23, 2022 - 2:13 PM



SUBJECT PROPERTY

ALDER PL

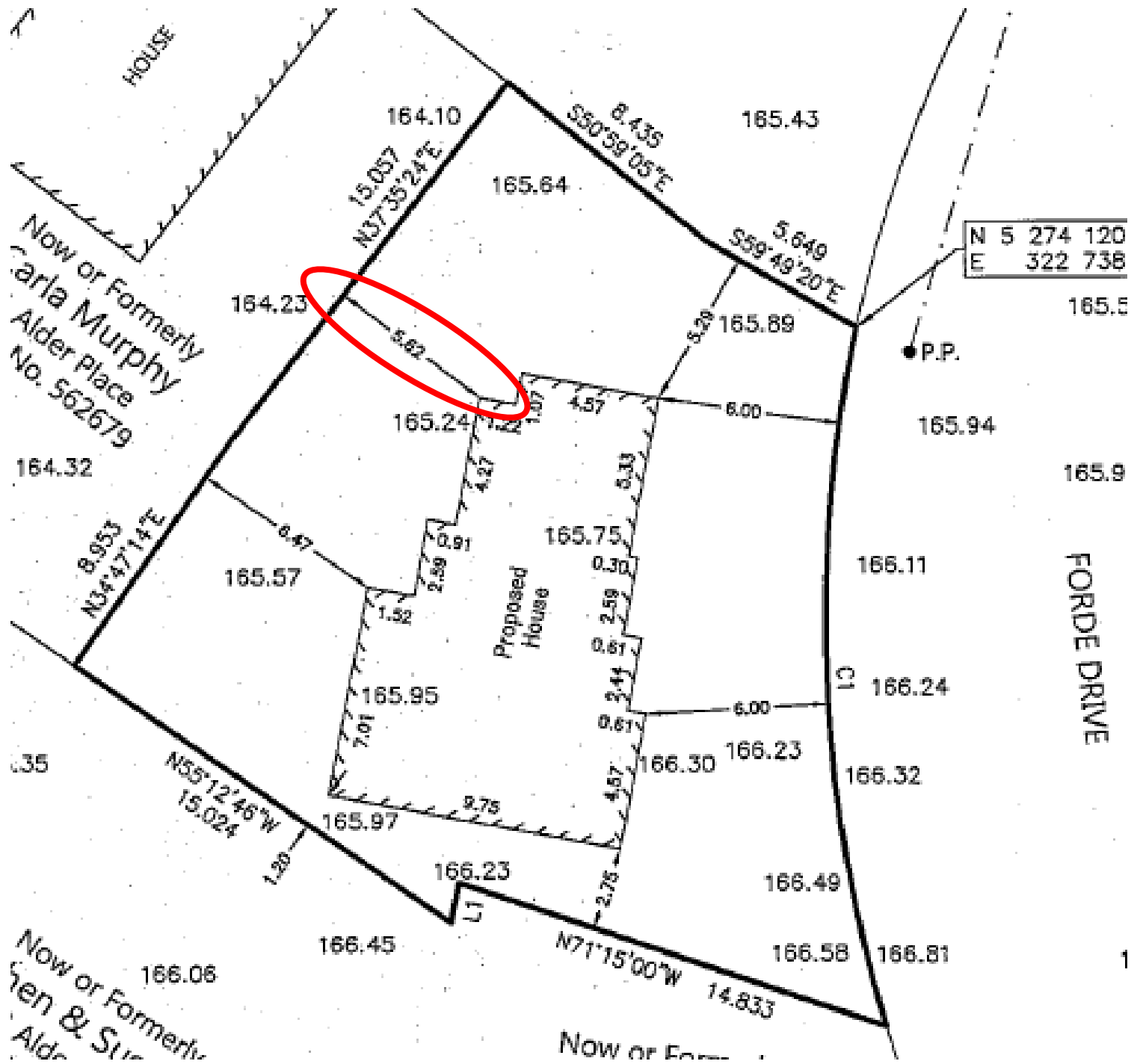
FORDE DR

R1

R1

329

PROPOSED HOUSE LOCATION



DECISION/DIRECTION NOTE

Title: Storm Water Detention Infrastructure in the Floodplain and Floodplain Buffer - 39 Waterford Bridge Road – DEV1900055

Date Prepared: February 23, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 3

Decision/Direction Required:

To seek approval for construction of storm water detention infrastructure in the Floodplain and Floodplain Buffer at 39 Waterford Bridge Road.

Discussion – Background and Current Status:

An application was submitted to upgrade the Parking Lots of 39 Topsail Road (Leaside Manor), 37 Topsail Road (Midstream Manor) and 26 Waterford Bridge Road (Compton House). A requirement of the development is that storm water detention is needed. To complete the design for detention, the storm sewer line is proposed to cross Waterford Bridge Road and under the driveway of 39 Waterford Bridge Road (floodplain buffer area) and discharge into the Floodplain of the Waterford River.

Subject to Section 4.10(4)(i) and Section 4.10(5)(g) of the Envision St. John's Development Regulations, Council may permit the construction of storm water detention infrastructure within the Floodplain and Buffer. The application was referred to the Environment and Sustainability Experts Panel (ESEP) as required under Section 4.10(6). The Panel reviewed the application and had no concerns.

Final approval will be subject to an easement from both the City and owner of 39 Waterford Bridge Road.

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: Envision St. John's Development Regulations Section 4.10 Waterways, Wetlands, Ponds or Lakes.
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 construction of storm water detention infrastructure in the Floodplain and Buffer at 39 Waterford Bridge Road.

Prepared by:

Ashley Murray, 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- Proposed Storm Sewer Line in Floodplain and Buffer at 39 Waterford Bridge Road.docx
Attachments:	- 39 Topsail Rd Floodplain and Buffer.pdf - 37-39 TOPSAIL ROAD_26-39 WBR.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghtle Brushett - Feb 23, 2022 - 11:08 AM

Jason Sinyard - Feb 23, 2022 - 3:02 PM

39 Topsail Rd with 100 Year Floodplain and 15m Floodplain Buffer





R1 509

CITY OF ST. JOHN'S

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DECISION/DIRECTION NOTE

Title: Notices Published – 16 Blake Place

Date Prepared: February 22, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required: A Discretionary Use application has been submitted for a Home Occupation at 16 Blake Place.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare which will be owner operated and accommodate up to seven (7) children. The floor area will be 41.53m² and operate Monday to Friday, 8 a.m. to 5 p.m. On-site parking is provided. The proposed application site is in the Residential 1 (R1) Zone.

This is a minor expansion of the current daycare which Council previously approved for 6 children with a floor area of 23.2m² on September 13, 2021, which is in operation.

No submissions were received.

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: Envision St. John's Development Regulations Residential 1 (R1) Zone and Section 6.18 Home Occupation.
5. Privacy Implications: Not applicable.



6. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 the Envision 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 approved the Discretionary Use application for a Home Occupation (family home childcare) at 16 Blake Place.

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

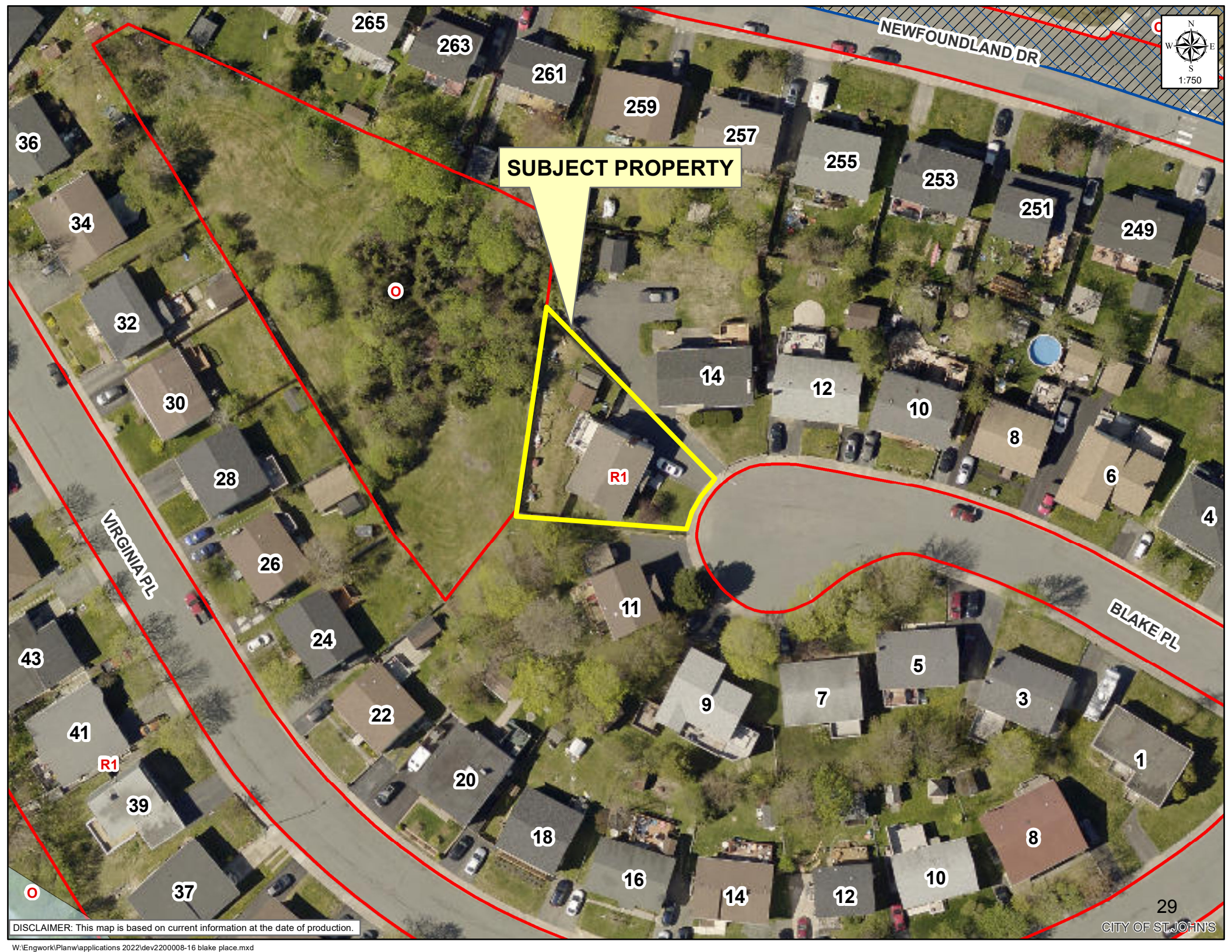
Report Approval Details

Document Title:	Notices Published - 16 Blake Place - DEV2200008.docx
Attachments:	- DEV2200008-16 BLAKE PLACE.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghle Brushett - Feb 22, 2022 - 4:25 PM

Jason Sinyard - Feb 23, 2022 - 3:04 PM



SUBJECT PROPERTY

R1

VIRGINIA PL

BLAKE PL

R1

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

CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2022\dev2200008-16 blake place.mxd

DECISION/DIRECTION NOTE

Title: Notices Published – 484 Maddox Cove Road - DEV2200012

Date Prepared: February 22, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required: A Discretionary Use application has been submitted for a Home Occupation at 484 Maddox Cove Road.

Discussion – Background and Current Status: The proposed Home Occupation is to operate a body sculpting and weight loss studio. The business will have a floor area of 24m², operating Monday to Thursday, from 10 a.m. to 6 p.m. Clients are by appointment only, with 1 client per 30 minute session. The applicant is the sole employee. Two parking spaces are provided onsite for clients. The proposed application site is in the Rural (RUR) Zone.

No submissions were received

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: Envision St. John's Development Regulations Section 10 Rural (RUR) Zone and Section 6.18 Home Occupation.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 the Envision 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.

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

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 484 Maddox Cove 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 - 484 Maddox Cove Road - DEV2200012.docx
Attachments:	- DEV2200012-484 MADDOX COVE ROAD.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghtle Brushett - Feb 22, 2022 - 4:29 PM

Jason Sinyard - Feb 23, 2022 - 2:10 PM



504

496

SUBJECT PROPERTY

490

484

R

476

468

460

452

R

MADDOX COVE RD

OR

DECISION/DIRECTION NOTE

Title: Notices Published – 6 Calgary Street - DEV2200006

Date Prepared: February 22, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required: A Discretionary Use application has been submitted for 6 Calgary Street.

Discussion – Background and Current Status: The proposed application is for a Home Occupation for a Sunless Tanning Salon. The floor area for the business is 22.5m² and will operate Tuesday to Friday from 11 a.m. to 7 p.m. and Saturday 12 p.m. to 5 p.m. Clients are seen by appointment every 20 minutes, with a 10-minute buffer between sessions. The applicant is the sole employee, and 1 on-site parking space is provided for the business. The location is zoned Residential 1 (R1).

Eleven submissions were received. Concerns included the allowance of businesses in a residential area, no cap on the number of home businesses an area can have, impacts on assessment, creation of a precedent for other commercial businesses entering an area, increased traffic in a residential area and increased use of on street parking.

Home Occupations are a discretionary use in most of the City's residential zones and there is no cap to the number of these businesses allowed in a specific area or neighbourhood. In most cases they provide valuable services to the neighbourhood and provide a source of income to the household. From an Assessment perspective, the permitted floor area of a Home Occupation is limited so that the assessed value of the Dwelling is not changed.

The Traffic Division reviewed the application and indicated there are no concerns regarding traffic or parking in this area. There is on-street parking along Calgary Street and no issues are anticipated with the off-street parking for the business.

Key Considerations/Implications:

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

ST. JOHN'S

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: Envision St. John's Development Regulations Section 10 Residential 1 (R1) Zone and Section 6.18 Home Occupation.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 the Envision 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 Discretionary Use application for a Home Occupation (Sunless Tanning Salon) at 6 Calgary Street.

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 - 6 Calgary Street - DEV2200010.docx
Attachments:	- Redacted Submissions - 6 Calgary Street.pdf - DEV2200006-6 CALGARY STREET.pdf
Final Approval Date:	Feb 23, 2022

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

Lindsay Lyghtle Brushett - Feb 23, 2022 - 9:23 AM

Jason Sinyard - Feb 23, 2022 - 2:10 PM



SUBJECT PROPERTY

R1

44

2

6

4

2

8

10

12

3

R1

5

1

CALGARY ST

MERCER'S DR

R1

5

37

CITY OF ST. JOHN'S

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

W:\Engwork\Planw\applications 2022\dev2200006-6 calgary street.mxd

Karen Chafe

From: Andrea Roberts
Sent: Thursday, February 17, 2022 4:07 PM
To: CityClerk
Subject: FW: (EXT) Discretionary Use application for 6 Calgary St

Please see the new submission below regarding 6 Calgary Street, for information.

Thank you,

Andrea Roberts, P.Tech
Senior Development Officer
Planning, Engineering & Regulatory Services City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2
(709) 576-8430 | email: aroberts@stjohns.ca

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

Sent: Thursday, February 17, 2022 3:36 PM
To: Andrea Roberts <aroberts@stjohns.ca>
Subject: Re: (EXT) Discretionary Use application for 6 Calgary St

Thank you for your quick and clear response to my concerns. In my opinion, approving this application opens the door for a small business tidal wave of applications in the future. For this reason and the fact that no cap in neighborhoods i do not approve.

Sent from my iPad

> On Feb 17, 2022, at 2:48 PM, Andrea Roberts <aroberts@stjohns.ca> wrote:

>

>

> Good Afternoon, thank you for submission.

>

> Please see some responses to your questions below:

>

> I would like to know if there is a cap on the number of home based business on one particular st. Where do the approvals stop? - There is no cap on the number of Home Occupations that Council can approve, each application is subject to a public notification process and the Discretion of Council.

>

> If I'm not mistaken, signage, no more than 18 x 24 is permitted -

> Signage is regulated under the City of St. John's Sign By-Law:

> <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.stjohns.ca%2Fbylaws.nsf%2FfwByLawNum%2F1630&data=04%7C01%7C%7C601d5c353561499246fa08d9f2489092%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637807215743292554%7CUnknown%7CTWFPbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhYWwiLCJXVCi6Mn0%3D%7C3000&data=7XmelrHOIT1ZyRcQgiZKH3JZ0pWwgv0wIYJ56GIQ6cM%3D&reserved=0>

> stjohns.ca%2Fbylaws.nsf%2FfwByLawNum%2F1630&data=04%7C01%7C%7C601d

> 5c353561499246fa08d9f2489092%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C

> 0%7C637807215743292554%7CUnknown%7CTWFPbGZsb3d8eyJWljoimc4wLjAwMDAiLCJ

> QIjoiV2luMzliLCJBTiI6IkhYWwiLCJXVCi6Mn0%3D%7C3000&data=7XmelrHOI

> T1ZyRcQgiZKH3JZ0pWwgv0wIYJ56GIQ6cM%3D&reserved=0

>

> Property values, ? Where's that going? - From an Assessment perspective, the assessed value does not change with a home business, the floor area is limited for a Home Occupation for this reason. There is a maximum floor area that can be permitted within a dwelling, which is 45sqm or 25% of the floor area of the dwelling, whichever is less.

>

> What does it do to our zoning? - The Zoning would not change, a Home Occupation is a Discretionary Use within a Dwelling in the R1 Zone, no zone change is required.

>

> I hope this helps, but please feel free to reach out if you have

> further questions. If you have further concerns or comments regarding

> the application, please send to cityclerk@stjohns.ca

>

> Thank you,

>

>

> Andrea Roberts, P.Tech

> Senior Development Officer

> Planning, Engineering & Regulatory Services City of St. John's | P.O.

> Box 908 | St. John's, NL A1C 5M2

> (709) 576-8430 | email: aroberts@stjohns.ca

>

>

>

> -----Original Message-----

> From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

> Sent: Wednesday, February 16, 2022 3:31 PM

> [REDACTED] CityClerk

> <cityclerk@stjohns.ca>

> Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin

> <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn

> Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>;

> Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett

> <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>;

> Jennifer Squires <jsquires@stjohns.ca>; Christine R. Carter

> <crcarter@stjohns.ca>

> Subject: RE: (EXT) Discretionary Use application for 6 Calgary St

>

> Good Afternoon:

>

> Thank you for your email. Via this response, I am referring your concerns to our planning staff for consideration and/or response. Members of Council will receive copies of all submissions sent to us on this matter prior to a decision being made at the September 28th Regular Meeting of Council.

>

> Sincerely,

>

>

> Karen Chafe

> City Clerk

>

> -----Original Message-----

> [REDACTED]

> Sent: Wednesday, February 16, 2022 10:23 AM

> To: CityClerk <cityclerk@stjohns.ca>

> Subject: (EXT) Discretionary Use application for 6 Calgary St

>

> Office of the City Clerk

>

> Small home based business has been a mainstay of this province and city for many years. We probably all know or have known people who have gone this route . Some with much success and others not so fruitful. It has to me , been a testament of the entrepreneurial spirit and talent of certain people to take the chance and go for it. I do, however feel we have to be careful, because of ongoing approvals, not to saturate residential areas with home based business. I would like to know if there is a cap on the number of home based business on one particular st. Where do the approvals stop? If I'm not mistaken , signage , no more than 18 x 24 is permitted . Would be interesting to see that tacked on to all the houses on this street or any street for that matter. Property values, ? Where's that going. ? What does it do to our zoneing? Homebased business is well rooted in our culture just like jigs dinner!! However, too much jigs dinner is not good for you. Because of above ongoing concerns I hereby oppose this application. Sincerely, [REDACTED]

>

> Sent from my iPad

>

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

>

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

>

Karen Chafe

From: [REDACTED]
Sent: Wednesday, February 16, 2022 10:23 AM
To: CityClerk
Subject: (EXT) Discretionary Use application for 6 Calgary St

Office of the City Clerk

Small home based business has been a mainstay of this province and city for many years. We probably all know or have known people who have gone this route . Some with much success and others not so fruitful. It has to me , been a testament of the entrepreneurial spirit and talent of certain people to take the chance and go for it. I do, however feel we have to be careful, because of ongoing approvals, not to saturate residential areas with home based business. I would like to know if there is a cap on the number of home based business on one particular st. Where do the approvals stop? If I'm not mistaken , signage , no more than 18 x 24 is permitted . Would be interesting to see that tacked on to all the houses on this street or any street for that matter. Property values, ? Where's that going. ? What does it do to our zoneing? Homebased business is well rooted in our culture just like jigs dinner!! However, too much jigs dinner is not good for you. Because of above ongoing concerns I hereby oppose this application. Sincerely, [REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Wednesday, February 9, 2022 8:01 PM
To: CityClerk
Subject: (EXT) 6 Calgary St / Discretionary Use Application

City Clerk

Comments regarding # 6 Calgary St / Application for Home Based Tanning Salon

I hereby oppose the approval of this application by council.

As a resident of [REDACTED] I have enjoyed the neighbourhood as it is, that is without the influence of commercial business activity. I understand there is a movement towards people working from home these days and I am okay with that as long as their business does not rely on clients regularly visiting areas that were zoned and intended for residential use only. .

There is a difference between someone working from home and someone soliciting clients to come to a residential neighbourhood to obtain products or services.

Approval of this application would not sit well with me at all.

Sincerely

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, February 14, 2022 10:46 AM
To: CityClerk
Subject: (EXT) 6 Calgary Street
Importance: High

Re: 6 Calgary Street

I am writing to object to the application for a tanning salon at 6 Calgary Street. This is a quiet, residential neighbourhood; Calgary Street and surrounding streets are comprised of single family houses. No businesses of any description should to be allowed in this neighbourhood, it would change the entire nature of the area. A tanning salon is an inappropriate application. What's next, massage parlours?



Karen Chafe

From: [REDACTED]
Sent: Sunday, February 13, 2022 12:26 PM
To: CityClerk
Subject: (EXT) 6 Calgary Street - discretionary application

We received notice of the discretionary application for Home Operations of a Sunless Tanning Salon for 6 Calgary Street.

Please be advised that we like the idea and have no objections. Good luck to'em,

kind regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, February 14, 2022 10:48 AM
To: CityClerk
Subject: (EXT) 6 Calgary Street

good morning i would like to provide my comments on this application...

i live on [REDACTED]

i have lived here [REDACTED] and i believe i have a a good knowledge of this neighbourhood.

Calgary Street and Mercers Drive are both main roads in the neighbourhood. So to is Newfoundland Drive which is directly off Calgary Street.

Calgary Street is a narrow street, it has many children on that street and it like Mercers Drive is on a School Bus route.

Anyone who lives in this area can tell you about the signs that parents on Calgary Street put out on the street advising of children playing in the area, and asking for caution.

Traffic is already heavy in this area.

People trying to avoid the heavy traffic on Portugal Cove Road ,use the Mercers Drive/Calgary Street route to access Newfoundland Drive and their homes in the area above ,and to hook up to Torbay road.

We have driving school operators using this neighbourhood for driver training on a daily basis.

Chancellor Park is in this area and many residents who are able will use these streets to get out and about , especially in their wheelchairs.

This business will definitely add to increased traffic , road congestion and blocked driveways.

This business is not suitable to be allowed in this neighbourhood, it will draw customers and clients and it will destroy

The Residential Character of this Neighbourhood... thank you..

[REDACTED]

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Monday, February 14, 2022 2:41 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Jennifer Squires; Christine R. Carter; Christine R. Carter
Subject: RE: (EXT) # 6 Calgary Street - Spray Tan Studio Application

Good Afternoon:

Thanks for your email. I am referring it to staff cc'd above for their information and/or response.

Karen Chafe
City Clerk

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

From: [REDACTED]
Sent: Monday, February 14, 2022 9:42 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] >
Subject: (EXT) # 6 Calgary Street - Spray Tan Studio Application

To: City Clerk:

Reference to 6 Calgary Street application, since I sent you my comments by email on Feb 11, I now see a website link below for the tanning salon that is applying for approval this month at # 6 Calgary Street. As I mentioned in my email sent to you, this business has already been operating at 6 Calgary Street for a couple of years already.

The business appears to have the name "Life in Sepia NL".

The website link is:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lifeinsepianl.com%2F&data=04%7C01%7C%7Ca32a963d94ab403d771008d9efbb8d9d%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637804412123079296%7CUnknown%7CTWFpbGZsb3d8eyJWljoIjMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C2000&sdata=dfhKCT%2BfXbiebCru%2Bedo7zmBSTL4zMbyBLqHj%2Bv5bZs%3D&reserved=0>

When people google "Life in Sepia", the business at 6 Calgary Street opens up, and will lead you to the website.

I would like to state that I have no objection to people applying for a license to operate, but that such a business should not be located in a residential neighborhood with clients coming and going daily and on weekends. If this application for this business is approved at 6 Calgary Street, then this whole residential area is opened for businesses in private homes.

Regards,

[REDACTED]

February 11, 2022

To: City Clerk, St. John's City Council

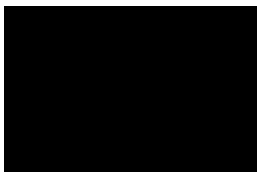
RE: Application for Tanning Salon at # 6 Calgary Street

Dear Sir/Madam:

We live at [REDACTED] and have lived at this address for many years. This is a residential neighborhood and applications for businesses should not be approved in a residential neighborhood.

We have been aware that this tanning salon has already been in operation for a few years now, since the residents moved in a couple of years ago, and that clients park on the street when they go into the salon. This street parking is can be a problem throughout the year, during winter snow-clearing or weekly garbage/recycling days.

The neighborhood is classified as a residential zone. Any change to a residential zone would negatively affect the value of each resident's property. For this reason, we are not in favor of any change in zoning for our neighborhood.



Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 15, 2022 2:19 PM
To: CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Tracy-Lynn Goosney
Subject: Re: (EXT) 6 Calgary Street Home Business

Thank you for your reply and the documents referred to. I have studied the conditions for a Home Office and I think the applicant probably meets all the conditions except (f) no retail sales. Looking at the web site for Life in Sepia I find it difficult to believe that they are not selling their product.

I live too far away, [REDACTED] to be bothered by noise or traffic. However, I do not want this street to become "commercial" and worry that this is setting a precedent for other businesses.

Sincerely
[REDACTED]

On Fri, Feb 4, 2022 at 12:25 PM CityClerk <cityclerk@stjohns.ca> wrote:

Good Afternoon [REDACTED]

According to our [mapcentre](#), your property is situated within the Residential Low Density (R1) Zone. [Section 10, page 3](#) of the Development Regulations will outline the permitted uses within this zone. Each property owner within 150 meters of the proposed development is mailed a notification via Canada Post. It is also advertised on the City's website and linked [here](#) for your convenience. I have cc'd the City's Planning staff should they wish to elaborate and/or respond to any other questions you may have on this matter.

Karen Chafe

City Clerk

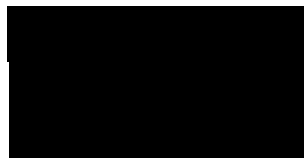
Sent: Friday, February 4, 2022 11:48 AM

To: CityClerk <cityclerk@stjohns.ca>

Subject: (EXT) 6 Calgary Street

Could you please give me the zoning for Calgary St and what that zoning means?

When you say everyone within 150m is informed - is this only by email? or do you send a notice by snail mail as well? Thanks.



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

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

Karen Chafe

From: [REDACTED]
Sent: Saturday, February 5, 2022 10:50 AM
To: CityClerk
Subject: (EXT) 6 Calgary Street

It should fit right in with the other businesses in the neighbourhood-when can we expect the tattoo parlour.

[REDACTED]

Karen Chafe

From: Stacey M. Corbett
Sent: Monday, February 7, 2022 10:48 AM
To: CityClerk
Subject: 6 Calgary Street

Good morning,

The owner of [REDACTED] called in with her comments regarding the above noted Application.

She is 100% opposed to a Home Occupation at this address as this could create more issues with traffic in an already busy area. She mentioned that she has previously called and recommended speed bumps in the area but nothing was done.

She also doesn't believe that a home occupation belongs in a residential subdivision.

Thank you,

Stacey Corbett
Administrative Clerk– Planning and Development
Planning, Engineering & Regulatory Services
City of St. John's

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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.

DECISION/DIRECTION NOTE

Title: Services for Private Development in the Floodplain Buffer - 24B Empire Avenue - DEV2100124

Date Prepared: February 22, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for servicing of a private Development in the Floodplain Buffer at 24B Empire Avenue.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling at 24B Empire Avenue, which is zoned Residential Special (RA1). The sanitary sewer is located at the rear of the property in the Floodplain Buffer where the sanitary service lateral is proposed to connect to service the new Dwelling.

Subject to Section 4.10(4)(d) of Envision Development Regulations, Council may permit development within the Floodplain Buffer for servicing of a private Development. The application was referred to the Environment and Sustainability Experts Panel (ESEP) as required under Section 4.10(6), who reviewed the application. The Panel and has no concerns with the proposed development considering any disruptions to the land be replaced with appropriate vegetation to help mitigate future flooding.

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: Envision St. John's Development Regulations Section 4.10 Waterways, Wetlands, Ponds or Lakes
5. Privacy Implications: Not applicable.

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

Recommendation:

That Council approve servicing of a private Development in the Floodplain Buffer at 24B Empire Avenue for the proposed Single Detached Dwelling.

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 - Proposed Sanitary Service Lateral in Floodplain Buffer - 24B Empire Avenue - DEV2100124.docx
Attachments:	- 24B EMPIRE AVENUE SERVICING SITE PLAN.pdf
Final Approval Date:	Feb 24, 2022

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

Lindsay Lyghtle Brushett - Feb 23, 2022 - 3:08 PM

Jason Sinyard - Feb 24, 2022 - 10:33 AM

ING'S BRIDGE RD

Wetland Buffer
15m Floodplain Buffer

RA

O

LOCATE, EXCAVATE AND CONNECT NEW 100mm SANITARY SERVICE TO EXISTING STORMWATER COLLECTION SYSTEM. DETERMINE EXACT LOCATION, MATERIAL AND DEPTH PRIOR TO CONSTRUCTION.

150 YR FLOODPLAIN (PROVIDED BY THE CITY OF ST. JOHN'S)

NEW LANDSCAPED SWALE ALONG BOUNDARY TO ENSURE RUNOFF TO REAR OF PROPERTY

NEW OUTLET LOCATION FOR RETAINING WALL FORWARDED PIPE. OUTLET LOCATION TO BE OUTSIDE FLOODPLAIN BUFFER AND INTO A 1m x 1m x 0.3m DEEP ROCK SUMP.

150 YR FLOODPLAIN BUFFER (PROVIDED BY THE CITY OF ST. JOHN'S)

2

26

24 B

24

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RA1

NEW LANDSCAPED SWALE ALONG BOUNDARY TO ENSURE RUNOFF TO REAR OF PROPERTY
NEW OUTLET LOCATION FOR DWELLING PERFORATED PIPE AND TRENCH DRAIN STORM PIPE. OUTLET LOCATION TO BE OUTSIDE FLOODPLAIN BUFFER AND INTO A 1m x 1m x 0.3m DEEP ROCK SUMP.

NEW 100mm FLEXIBLE CORRUGATED HOPE DRAIN PIPE WITH SMOOTH INTERIOR WALL
NEW 150mm PERFORATED WEeping TILE
NEW 150mm PERFORATED PIPE
NEW TRENCH DRAIN WITH CHANNEL GRATE

NEW 100mm PERFORATED PIPE

EXISTING TREES TO REMAIN

EMPIRE AVENUE

CIRCULAR RD
CIRCULAR ROAD

AREA OF CURB, GUTTER AND SIDEWALK REINSTATEMENT TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM NO. 330 OF THE CITY OF ST. JOHN'S SPECIFICATION BOOK.

FULL DEPTH RECONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM NO. 330 OF THE CITY OF ST. JOHN'S SPECIFICATION BOOK.

LOCATE, EXCAVATE AND CONNECT NEW 100mm SANITARY SERVICE TO EXISTING STORMWATER COLLECTION SYSTEM. DETERMINE EXACT LOCATION, MATERIAL AND DEPTH PRIOR TO CONSTRUCTION AS PER ITEM NO. 330 OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK.

RA1

R1

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CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title:	Discretionary Use of City Land for Parklets in the Downtown and Churchill Square Area for 2022
Date Prepared:	February 23, 2022
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Jamie Korab, Development
Ward:	N/A

Decision/Direction Required: To consider a Discretionary Use application by the City of St. John's for parklets within the Downtown and Churchill Square, to allow eating areas associated with Restaurants and Lounges.

Discussion – Background and Current Status:

The City of St. John's is proposing to allow parklets or outdoor eating areas associated with Restaurants and Lounges along applicable parking spaces, sidewalks and laneways in the Downtown and Churchill Square (see attached map). The downtown area includes the Downtown Neighbourhood Planning Area, along with a small section of Water Street which extends to the intersection of Leslie Street. The new boundary will include all areas from last year's program, while extending west to include areas around LeMarchant Road and Military Road. This new boundary will allow more businesses within the downtown to avail of the parklet program if the business is appropriately zoned and approved to operate a Restaurant or Lounge. These are considered as a Discretionary Use under the Envision Development Regulations; therefore, public advertisement is required. Parking requirements for the additional outdoor seating space is recommended to be waived by Council.

Use of these spaces are subject to a lease agreement with the City, which will outline the size of the parklet and other applicable requirements. Businesses wishing to avail of these public spaces must make an application to the City.

Parklets will be permitted to operate Friday, May 20 to Monday, October 31, 2022. Construction will be allowed two weeks prior to the opening long weekend. Business will be encouraged to apply early, and it is anticipated that the additional construction timeframe will help to reduce the last-minute rush for inspections and permits. Hours of operation for the parklet program will be from 7a.m. to 11p.m. daily. Feedback from last year's pedestrian mall supported these hours of operation.

Two (2) metres must be maintained between the building face and the parklet to provide a barrier free accessible corridor. Parklets may extend the full width of the business or storefront

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Parklets in the Downtown and Churchill Square Area for 2022

where they operate and must have permission from the property owner. If a parklet wishes to expand beyond this width, the business needs to obtain written permission from the neighbouring property owner. For a business located at an intersection, appropriate sightlines will need to be maintained for safety.

A detailed checklist is being prepared, which outlines design details and necessary approvals.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners and business 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: Envision St. John's Development Regulations Section 6.22 Lounge and Section 6.29 Restaurants and Section 8.12 Parking Report.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public consultation in accordance with Section 4.8 of the Envision 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 approve the advertisement of the Discretionary Use application for parklets within the Downtown and Churchill Square, to allow outdoor eating areas associated with Restaurants and Lounges.

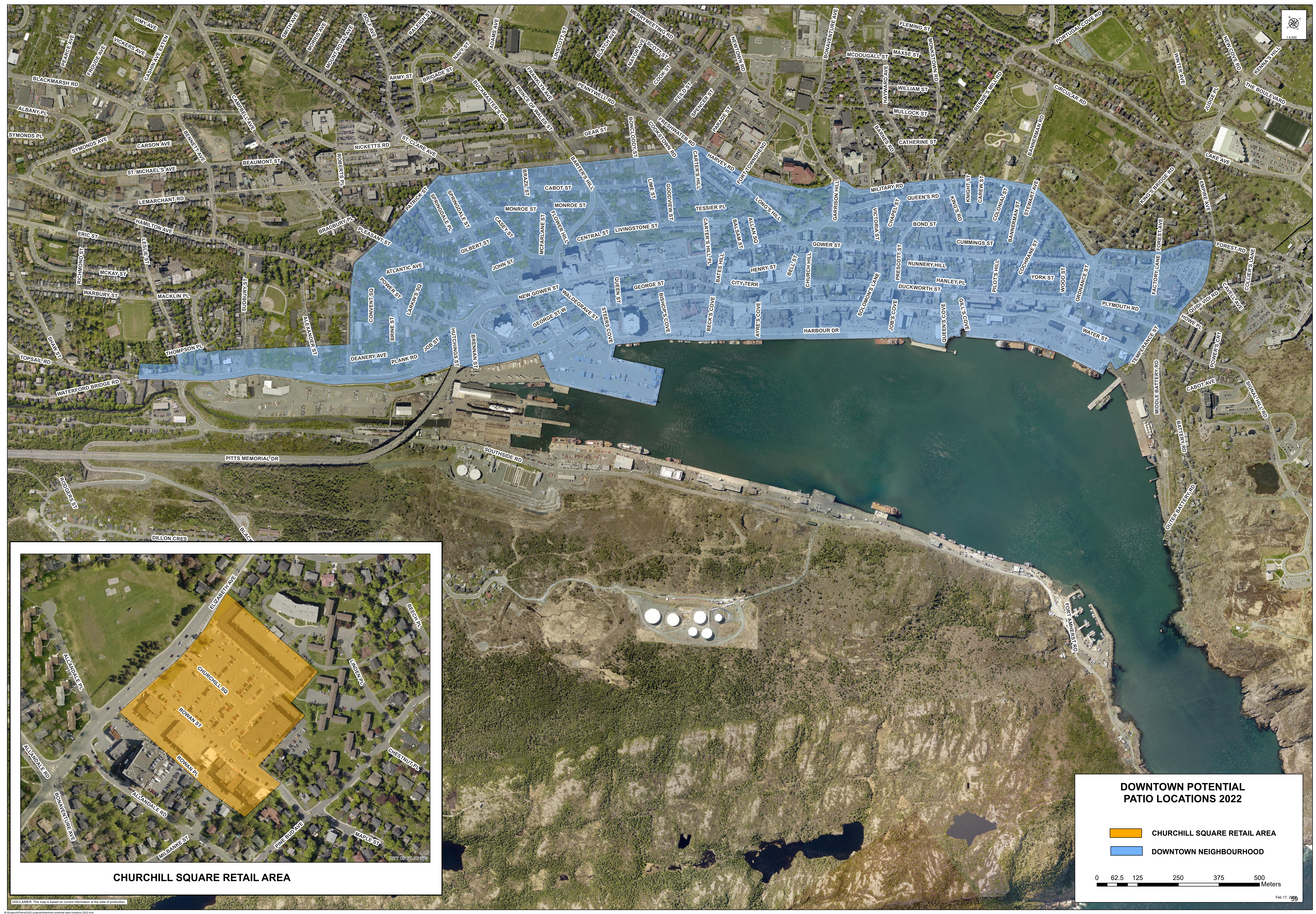
Prepared by:

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

Parklets in the Downtown and Churchill Square Area for 2022

Approved by:

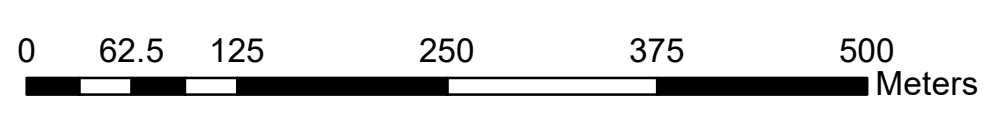
Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services



CHURCHILL SQUARE RETAIL AREA

DOWNTOWN POTENTIAL
PATIO LOCATIONS 2022

- CHURCHILL SQUARE RETAIL AREA
- DOWNTOWN NEIGHBOURHOOD



**Development Permits List
For the Period of February 17 to February 23, 2022**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
		Subdivide for Lot - No Development Approval	731 Thorburn Road	4	Approved	22-02-17
AG		Single Detached Dwelling, Barn & Agricultural Building	90 Ruby Line	5	Approved	22-02-23

*	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

Building Permits List

Council's February 28, 2022, Regular Meeting

Permits Issued: 2022/02/17 to 2022/02/23

Class: Residential

16 Glenridge Cres	Renovations	Single Detached Dwelling
25 Jordan Pl	Change of Occupancy/Renovations	Single Detached w/ apt.
278 Pennywell Rd	Renovations	Single Detached Dwelling
351 Newfoundland Dr	Extension	Single Detached w/ apt.
4 March St	Fence	Fence
43 Prince OF Wales St	Renovations	Single Detached Dwelling
540 Topsail Rd	Accessory Building	Accessory Building
56 Mullock St	Renovations	Semi Detached Dwelling
6 Pinsent Pl	Renovations	Single Detached w/ apt.
6 Strawberry Marsh Rd	New Construction	Single Detached Dwelling
9 Brookfield Rd	Renovations	Single Detached Dwelling
92 Diamond Marsh Dr	New Construction	Single Detached Dwelling

This Week: \$894,469.98

Class: Commercial

148 Duckworth St	Change of Occupancy/Renovations	Eating Establishment
154 Pennywell Rd	Renovations	Service Station
2-4 Campbell Ave	Fence	Fence
305 East White Hills Rd	Site Work	Vacant Land
340 Torbay Rd	Renovations	Service Station
430 Topsail Rd	Sign	Retail Store
58-66 Kenmount Rd	Sign	Retail Store

This Week: \$202,250.00

Class: Government/Institutional

This Week: \$0.00

Class: Industrial

This Week: \$0.00

Class: Demolition

This Week: \$0.00

This Week's Total: \$1,096,719.98

Repair Permits Issued 2022/02/17 to 2022/02/23: \$0.00

YEAR TO DATE COMPARISONS			
February 28, 2022			
TYPE	2021	2022	% VARIANCE (+/-)
Residential	\$3,274,510.62	\$6,734,589.08	106
Commercial	\$4,185,978.77	\$9,687,428.10	131
Government/Institutional	\$670,901.00	\$303,788.00	-55
Industrial	\$4,000,000.00	\$0.00	-100
Repairs	\$265,000.00	\$122,759.99	-54
TOTAL	\$12,396,390.39	\$16,848,565.17	36
Housing Units (1 & 2 Family Dwelling)	6	19	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 23, 2022

Payroll

Public Works	\$ 561,304.29
Bi-Weekly Casual	\$ 23,035.19
Accounts Payable	\$28,642,648.75

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

Total: \$ 29,226,988.23

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: Design and Construction Services - 2021-165 Quidi Vidi Park Pump Track
Date Prepared: Friday, February 11, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Planning, Engineering and Regulatory Services
Quotes Obtained By: Mark White
Budget Code: ENG-2021-067
Source of Funding: Capital
Purpose:
Provide Design and Construction Services for the Quidi Vidi Park Pump Track

Proposals Submitted By:

Vendor Name
Can-Am Platforms and Construction Ltd. - \$315,694.94
Colbourne Industrial Services

Expected Value: ☒ 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: 1 year

Recommendation:

THAT Council award to Can-Am Platforms and Construction Ltd. in the amount of \$315,694.94 based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	Quidi Vidi Park Pump Track Award.docx
Attachments:	
Final Approval Date:	Feb 28, 2022

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

Scott Winsor - Feb 26, 2022 - 4:06 PM

Jason Sinyard - Feb 28, 2022 - 8:59 AM

DECISION/DIRECTION NOTE

Title: Capital Grant Allocations 2022

Date Prepared: February 23, 2022

Report To: Regular Meeting of Council

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Community Services

Ward: N/A

Decision/Direction Required: Council approval of recommended 2022 Capital Grant allocations.

Discussion – Background and Current Status: The City of St. John's Capital Grant Program makes available limited financial resources to non-profit groups and organizations whose programming supports the City's Strategic Directions.

The Capital grant applications were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions
- Impact on the overall community.

Organizations reviewed for funding are identified in the attached chart.

After implementing the attached recommendations, the following is the net budgetary impact:

Grant Type	2022 Budget	Recommended	Permit Fees Waived
Capital	\$500,000	\$350,715	\$7,340
	Remaining	\$149,285	

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2022 Capital Grant Allocation budget program.
2. Partners or Other Stakeholders: Various community organizations.
3. Alignment with Strategic Directions/Adopted Plans: The recommendations provided are in line with being fiscally responsible while continuing to support a culture of cooperation recognizing the City does not work in isolation when providing services such as community-based programs and services. Most of these groups and organizations also offer programs and services year round or during the shoulder season thereby supporting the City of St. John's as a year round, livable and active City.
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: Community Services staff will work with Communications on the media release.
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 2022 Capital Grants as attached.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Tanya Haywood, Deputy City Manager – Community Services

Report Approval Details

Document Title:	Capital Grant Allocations 2022 - Council.docx
Attachments:	- Council Capital Chart.pdf
Final Approval Date:	Feb 23, 2022

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

Jennifer Langmead - Feb 23, 2022 - 10:44 AM

Tanya Haywood - Feb 23, 2022 - 2:51 PM

2022 Capital Grants			
Organization	Capital Project	2022 Recommended	Permit & Development Fees
Association for New Canadians	Funds to be used to renovate the first floor of main office to increase accessibility.	\$12,000	\$1,644
Autism Society NL	Installation of 3 new exterior doors and repair guard rail.	\$7,500	\$126
Avalon Minor Hockey Association	DF Barnes Arena - rink board system and glass, spectator area safety net.	\$92,615	\$1,456
Disc Golf NL	Funds to be used to create an 18-hole Disc Golf Course in Airport Heights, by MicNiven Park.	\$60,000	\$0
Elks Lodge	Roof repair, parking lot repair and repaving, kitchen ventilation upgrade, heating system upgrade.	\$18,300	\$1,499
Goulds Arena Association	Ventilation system, Glycol system for ice making, replacement of 2 dehumidifiers, sewage pump system replacement, Fire suppression system replacement.	\$48,300	\$0
Persistence Theatre - Gosling Statue	Gosling Statue in Bannerman Park.	\$5,000	\$1,339
Quidi Vidi/Rennie's River Development Foundation	Funds to renovate washrooms.	\$40,000	\$42
St. John's Amateur Baseball Association	Upgrading the building, exterior storage, and parking lot lighting.	\$15,000	\$270
St. John's Masters Softball Association	Replacement of exterior brick, repair of ceilings in main common area, interior painting.	\$10,000	\$180
St. John's Retired Citizens Association	Upgrades to facility - efficient heat and light, upgraded washrooms and floor.	\$20,000	\$360
St. John's Soccer Club	Funds to install 8 permanent mini soccer nets at Wishingwell Field.	\$12,600	\$226
The Gathering Place	Upgrades to exterior accessible ramp.	\$9,400	\$198

Capital Total	\$350,715
Permit & Development Fees Total	\$7,340

DECISION/DIRECTION NOTE

Title: Community Grant Allocations 2022

Date Prepared: February 23, 2022

Report To: Regular Meeting of Council

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Community Services

Ward: N/A

Decision/Direction Required: Council approval of recommended 2022 Community Grant allocations.

Discussion – Background and Current Status: The City of St. John's grants and subsidies program makes available limited financial and other resources to non-profit groups, organizations and individuals whose programming supports the City's Strategic Directions.

Applications were received under the following categories;

- Community Groups and Organizations
- Special Events and Festivals
- Sport Groups and Organizations
- Youth Travel Sport and Non Sport
- Artist and Arts Organizations

The grants to Individual Artists were reviewed by a jury of their peers. Key considerations taken into account by the jury included;

- Support to artist development of the individual artist
- Contribute to the growth and sustainability of the St. John's arts community
- Impact on the overall community.

The grants to Community, Art Organizations, Sport, and Special Events and Festivals were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions
- Impact on the overall community.

In order to apply consistent principals across all applicants and to accommodate new requests, some groups have seen a reduction in funding while **40** new applications are being recommend for funding. These are identified in the attached chart.

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After implementing the attached recommendations, the following is the net budgetary impact:

Grant Type	Recommended
Community Groups	\$777,550
Sport Groups	\$170,800
Artists and Art Organizations	\$257,500
Special Events and Festivals	\$73,750
Total	\$1,279,600

When reviewed in their entirety there is \$4800 remaining in the overall grants. It is recommended that Council retain this amount for situations where a decision is pending or for any other item which may arise before the end of the year.

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2022 Grant Allocation budget program.
2. Partners or Other Stakeholders: Various Community, Sport and Art groups, organizations, and individuals.
3. Alignment with Strategic Directions/Adopted Plans: The recommendations provided are in line with being fiscally responsible while continuing to support a culture of cooperation recognizing the City does not work in isolation when providing services such as sport, festivals and events, community and art based programs and services. Most of these groups and organizations also offer programs and services year-round or during the shoulder season thereby supporting the City of St. John's as a year-round, livable and active City.
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: Community Services staff will work with Communications on the media release.
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 2022 Grant Allocations for Community, Sport, Special Events and Festivals, Artists and Artist Organizations as attached.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Tanya Haywood, Deputy City Manager – Community Services

Report Approval Details

Document Title:	Community Grant Allocation 2022 - Council.docx
Attachments:	<ul style="list-style-type: none">- Council Arts Orgs Chart.pdf- Council Ind Artists Chart.pdf- Council SEF Chart.pdf- Council Community Chart.pdf- Council Sport Chart.pdf
Final Approval Date:	Feb 23, 2022

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

Jennifer Langmead - Feb 23, 2022 - 10:43 AM

Tanya Haywood - Feb 23, 2022 - 2:51 PM

Arts Organizations	2022 Recommended
Artistic Fraud of Newfoundland	\$10,000
Business & Arts NL	\$5,000
CALOS Youth Orchestras (formerly NSYO)	\$3,000
Craft Council Gallery	\$10,000
Dance NL	\$3,500
DarkNL Community Darkroom	\$1,000
Eastern Edge Gallery	\$12,500
Kittiwake Dance Theatre	\$4,000
Newfoundland Symphony Orchestra (NSO)	\$45,000
Opera on the Avalon	\$15,000
Persistence Theatre Company	\$5,000
RCA (Resource Centre for the Arts) Theatre Company	\$9,000
Riddle Fence	\$8,000
St. Michael's Printshop	\$10,000
Strong Harbour Strings	\$2,500
Suzuki Talent Education Program (STEP)	\$2,000
Unpossible NL	\$1,000
Untellable Movement Theatre	\$1,000
Visual Artists Newfoundland and Labrador (VANL-CARFAC)	\$6,500
White Rooster Theatre	\$3,500
Wonderbolt Productions	\$13,000
Writers' Alliance of Newfoundland and Labrador (WANL)	\$10,000
	\$180,500

Last Name	First Name	2022 Recommended
Ahmad *NEW*	Shazia	\$1,000
Alaba *NEW*	Ife	\$750
Barry	Frank	\$1,250
Breen *NEW*	Robyn	\$1,250
Bridger	Emily	\$1,500
Brown *NEW*	Ethel	\$750
Callanan	Mark	\$1,500
Cherwick *NEW*	Maria	\$750
Churchill *NEW*	Michelle	\$750
Companjen *NEW*	Marijn	\$750
Condon	G. Patrick	\$1,000
Doyle	Terry	\$1,750
Drake *NEW*	Violet	\$750
Duff	Andrya	\$1,250
Fancy	Justin	\$750
Fardy	Michael	\$500
Fisher	Mallory	\$1,425
Foster	Ian	\$1,250
Gladney *NEW*	Rebecca	\$500
Gover	Brad	\$1,000
Greeley	Kym	\$750
Haldoupis	Nicole	\$500
Hammond	Mike	\$1,500
Hannon *NEW*	Sarah	\$2,000
Hobden	Charlotte May	\$1,000
Hopkins *NEW*	Shanda	\$1,200
Ivany *NEW*	Darren	\$1,425
Jones	Philippa	\$1,500
King *NEW*	Shara	\$1,000
Koetting *NEW*	Alexis	\$1,400
LeDrew *NEW*	Andrew	\$1,200
Makaremi *NEW*	Nasim	\$2,000
Matson *NEW*	Tim	\$1,400
McMichael	Kelly	\$750
Moran *NEW*	John	\$750
Morgan	Pamela	\$1,500
Murphy *NEW*	Ethan	\$750
Murphy *NEW*	Joshua	\$1,400
Murray	George	\$1,500
Nairn *NEW*	Vaida	\$2,000
Nicoll	Jake	\$750
Nolan	Heather	\$1,500

Nolan *NEW*	Jeremy	\$1,500
O'Keefe	Michael	\$1,000
Panting	Lynn	\$2,000
Pelley	Rhonda	\$1,200
Penney *NEW*	Paige	\$1,000
Pevlin	Geoff	\$1,000
Pomeroy	Shan Leigh	\$750
Power	Craig Francis	\$2,000
Ramos *NEW*	Ana Luisa	\$650
Read *NEW*	Kate	\$1,000
Rollman *NEW*	Rhea	\$2,000
Ryan	Sherry	\$1,500
Smith (Peter Willie Youngtree)	Peter	\$1,500
Smith *NEW*	Michael	\$1,500
Stapleton	Bernardine	\$800
Taylor Escudero *NEW*	Eric	\$600
Thompson *NEW*	Jake	\$500
Tomlinson	Charlie	\$1,000
Tomova	Veselina	\$1,000
Vivian	Robyn	\$750
Walsh	Agnes	\$1,500
Wells *NEW*	Kirk	\$800
Wheeler	Anna	\$2,000
Wicks *NEW*	Heidi	\$500
Williams *NEW*	Melissa	\$750
		\$77,000

Special Events and Festivals	2022 Recommended
Association communautaire francophone de Saint-Jean	\$1,000
Christmas on Cochrane *NEW*	\$2,000
Kiwanis Music Festival	\$1,500
Lawnya Vawnya Inc.	\$7,500
Mummers Festival	\$4,500
Newfoundland & Labrador Folks Arts Society	\$16,500
Newfoundland Dance Presenters Inc. (Neighbourhood Dance Works)	\$8,000
Nickel Independent Film Festival	\$6,000
Shakespeare by the Sea Festival	\$3,500
Sound Arts Initiative, Inc.	\$3,500
St. John's International Women's Film Festival Inc.	\$5,000
St. John's Short Play Festival	\$1,750
Tely 10	\$5,000
Tomboho Multicultural Festival	\$1,000
Tuckamore Festival Inc.	\$6,000
Women's Work Festival	\$1,000
	\$73,750

2022 Community Grants

Community Groups & Organizations	2022 Recommended
Beagle Paws	\$2,500
Bicycle Newfoundland and Labrador *NEW*	\$2,500
Big Brothers Big Sisters	\$5,000
Blackhead Chapel Restoration Committee	\$1,000
Boys and Girls Club (MP,BC)	\$75,000
Bridge on the Edge Inc *NEW*	\$1,000
Bridges to Hope	\$15,000
Brilliant Labs *NEW*	\$5,000
Buckmaster's Circle CC	\$24,600
Canadian Mental Health Association	\$5,000
Choices for Youth	\$35,000
Clean St. John's	\$45,000
Community Sector Council	\$5,000
Downtown St. John's (REEL Downtown)	\$2,500
Downtown St. John's (Buskers Festival)	\$4,500
East Coast Trail Association	\$30,000
Easter Seals NL	\$5,000
Eating Disorder Foundation of NL	\$1,000
End Homelessness *NEW*	\$50,000
First Light	\$7,000
Food First NL	\$10,000
Forget Me Not - Animal Rescue	\$1,500
Friends of Victoria Park	\$19,600
Froude Avenue CC	\$24,600
Georgetown Neighbourhood Association	\$250
Goulds 50+ Daffodil Club	\$1,000
Happy City St. John's	\$10,000
Home Again Outreach Project	\$10,000
Jimmy Pratt Outreach	\$3,500
Johnson GEO Centre	\$60,000

2022 Community Grants

Kids Help Phone (NL)	\$4,500
Macmorran CC	\$24,600
Newfoundland Railway Coastal Museum Foundation *NEW*	\$9,000
NL Sexual Assault Crisis and Prevention Centre	\$3,000
Non Sport Travel	\$3,200
North East Avalon D.A.R.E. Committee	\$2,500
Old School Intergenerational Projects	\$1,000
Ordinary Spokes Bike Action Inc.	\$1,500
People First of Newfoundland and Labrador	\$2,000
Planned Parenthood – NL Sexual Health Centre *NEW*	\$2,000
Quidi Vidi Rennies River Development	\$25,000
Rabbittown Community Centre	\$20,600
Rainbow Riders	\$25,000
Resource Centre for the Arts (LSPU Hall)	\$52,000
Seniors NL (Formally Seniors Resource Centre)	\$8,000
Signal Hill Tattoo	\$20,000
SPCA	\$2,500
St. John's Public Libraries	\$15,000
St. John's Tool Library *NEW*	\$2,500
St. John's Women's Centre	\$5,000
The Duke of Edinburgh's Award NL	\$5,000
The Pottle Centre	\$9,000
Thrive CYN	\$30,000
Vera Perlin	\$10,000
Virginia Park Community Association	\$24,600
Women in Science and Engineering	\$3,000
YWCA	\$5,000
	\$777,550

Sport	2022 Recommended
Avalon Minor Football	\$4,500
Avalon Minor Hockey	\$12,500
Cricket NL	\$4,500
Cygnus Gymnastics	\$15,000
Disc Golf NL *NEW*	\$1,500
Goulds Minor Hockey	\$10,000
Prince of Wales Skating Club	\$7,500
Special Olympics	\$5,500
Sport Travel Allocation	\$15,000
St. John's Minor Baseball	\$23,500
St. John's Minor Hockey	\$14,000
St. John's Rowing Club	\$4,300
St. John's Soccer Club	\$22,000
Swilers Rugby Football Club	\$2,000
Ultimate NL	\$3,000
Waterford Valley Softball	\$6,000
St. Pat's Utility	\$10,000
King George V Utility	\$10,000
	\$170,800

DECISION/DIRECTION NOTE

Title: 150 New Gower Street, Adoption, MPA1800003

Date Prepared: February 21, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

Following provincial release of the proposed amendments for 150 New Gower Street, Council may now adopt St. John's Municipal Plan Amendment Number 3, 2022 and St. John's Development Regulations Amendment Number 4, 2022.

Discussion – Background and Current Status:

The City received an application from Lat49 Architecture Inc. on behalf of Manga Hotels (New Gower) Inc. to rezone land at 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone to accommodate a 13-storey, 136-room hotel with retail space along New Gower Street and a 9-storey, 86-unit residential building at the rear of the lot, closer to Pleasant Street. A Municipal Plan amendment is required. Background information and analysis of this application can be found in the attached amendment.

At its regular meeting on January 31, 2022, Council decided to proceed with the proposed amendments and asked that the NL Department of Municipal and Provincial Affairs review and release them. Provincial release has been issued. It is now in order for Council to proceed with the next steps: consider adopting the amendments and setting a commissioner's public hearing.

The Province has advised us that, under covid-19 protocol for public hearings, Council must allow 30 days for written submissions. Should Council decide to adopt the amendments, the tentative date for the virtual public hearing is Wednesday, March 30, 2022, at 7 p.m. via Zoom.

Next Steps

Following the hearing, the amendments would be brought back to Council with the commissioner's report for consideration of approval. Adoption of the Land Use Report and approval of the Discretionary Use of Dwellings Unit on the 1st storey (ground floor) would also be considered at that time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

ST. JOHN'S

2. Partners or Other Stakeholders: Neighbouring residents and property owners; downtown businesses; heritage groups.
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 Envision St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should Council adopt the amendments, a commissioner's public hearing is required.
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 the attached resolutions for St. John's Municipal Plan Amendment Number 3, 2022 and St. John's Development Regulations Amendment Number 4, 2022, and appoint Ms. Marie Ryan, a member of the City's commissioner list, to conduct a virtual public hearing on the proposed amendments. The proposed date for the hearing is Wednesday, March 30, 2022, at 7 p.m.

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:	150 New Gower Street , Adoption, MPA1800003.docx
Attachments:	- 150 New Gower Street - Adoption Attachments.pdf
Final Approval Date:	Feb 24, 2022

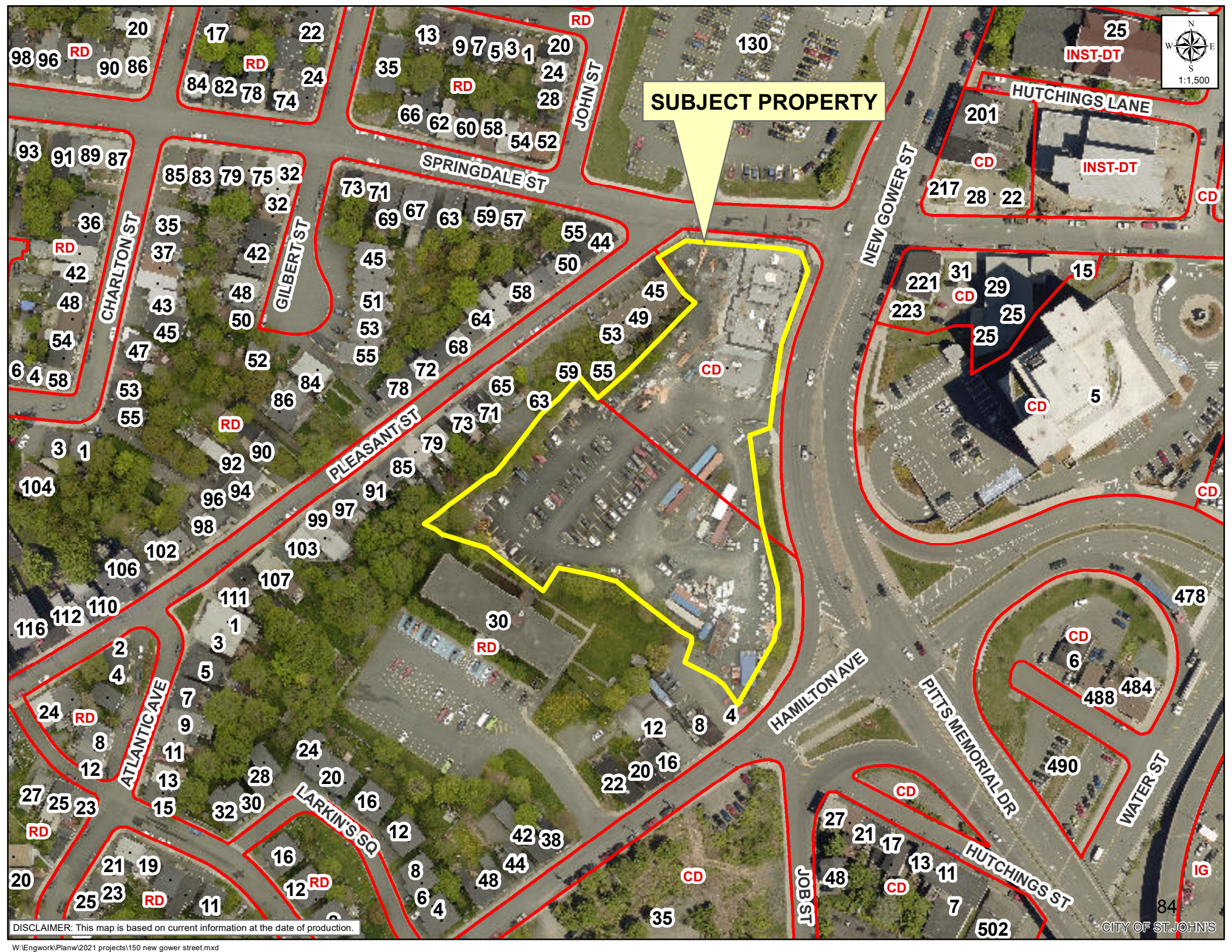
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Feb 23, 2022 - 3:51 PM

Jason Sinyard - Feb 24, 2022 - 10:30 AM



SUBJECT PROPERTY



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

W:\Engwork\Planw\2021 projects\150 new gower street.mxd

CITY OF ST. JOHN'S

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 3, 2022

**Residential Land Use District to
Commercial Land Use District for a Hotel, Retail and Residential
Building
150 New Gower Street**

February 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 3, 2022

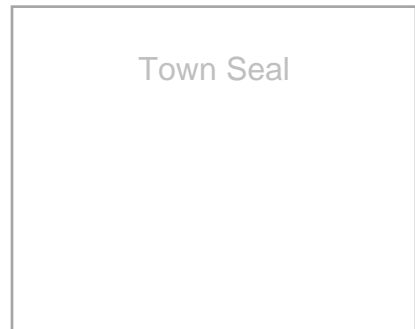
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 3, 2022.

Adopted by the City Council of St. John's on the 28th day of February, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 3, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 3, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

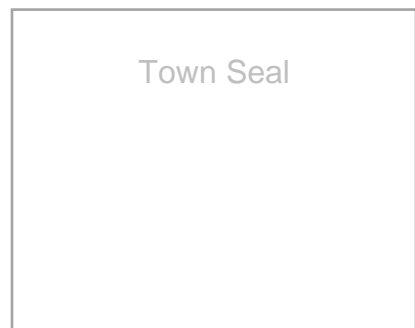
1. Adopted the St. John's Municipal Plan Amendment Number 3, 2022 on the 28th day of February, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 3, 2022 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date.;; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 3, 2022 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 3, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 3, 2022

BACKGROUND AND PURPOSE

The City wishes to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units. This would require a Municipal Plan Amendment to redesignate the property from the Residential Land Use District to the Commercial Land Use District.

Part of the property is currently zoned Commercial Downtown to accommodate the existing 12-storey hotel. If Council proceeds with this amendment, the entire property will be zoned Commercial Downtown. Parking will be shared between the existing and proposed uses. Detailed information on the development can be found in the attached Land Use Assessment Report.

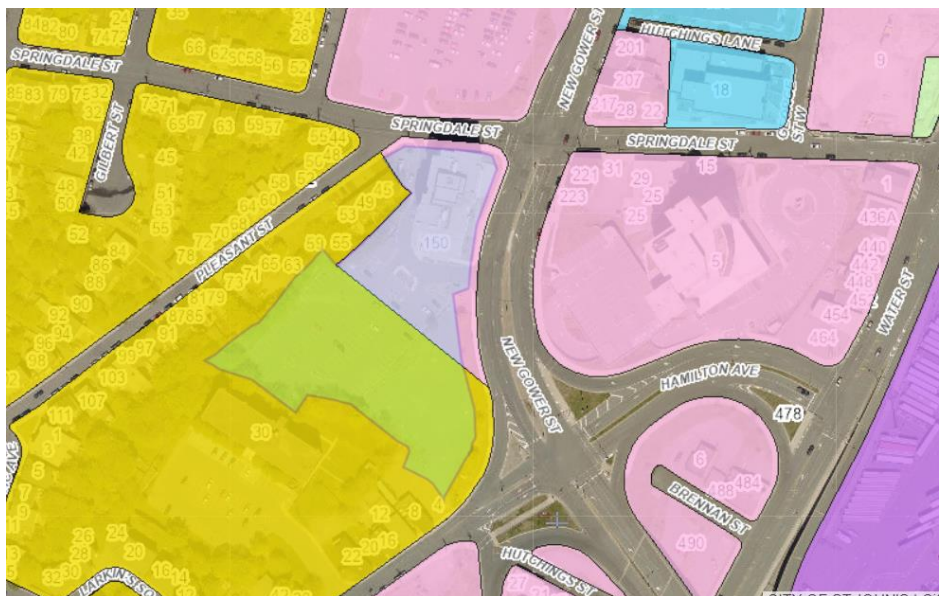
The proposed new hotel will also have retail or restaurant uses on the first storey. Within the CD Zone, Hotel, Office, Retail Use and Restaurant are all Permitted Uses. With respect to the residential building, Dwelling Unit on the 2nd or higher storey is a Permitted Use and Dwellings Units on the first storey are a Discretionary Use.

The new buildings will use the existing access to the property along New Gower Street. The applicant will provide 182 parking spaces on site; 164 within two levels of underground parking and 18 surface spaces. Development or engineering staff did not have any concerns with the proposed development at this stage. Detailed plans will be required should the amendment proceed.

ANAYLSIS

Location

The property is located within Planning Area 1 – Downtown. Adjacent properties to the north and east of the site along Springdale Street and New Gower Street are zoned Commercial Downtown, while properties at the rear of the site are zoned Residential Downtown. Within the RD Zone, Riverhead Towers (a 6-storey apartment building) is located just south of the site,



and a mix of single detached dwellings and townhouses are located west of the site along Pleasant Street. The Commercial Downtown Zone would be considered an appropriate zone at this location.

Policy 8.5.4 of the Municipal Plan recommends to designate lands for commercial use in appropriate locations along main roadways, at intersections and in the downtown, to ensure an adequate supply of suitable land is available to accommodate a range of commercial activity and support commerce. The proposed site is along a main roadway and within close proximity to Pitts Memorial Drive. Further Policy 8.5.3 promotes the growth of new commercial areas for business and retail opportunities, with the downtown as the primary focus. This application would meet this objective.

Building Height and Neighbouring Properties

The change in zoning from RD to CD would allow an increase in building height. The site is currently vacant, so this will be a change for neighbouring properties.

From Policy 6.4.1, the downtown will be treated as two distinct areas: east and west. Adelaide Street is the boundary for delineating height in the downtown. This site is located west of Adelaide Street where greater building height will be considered. The area's lower elevation reduces the visual impact of taller buildings on the cityscape and surrounding properties, while the close proximity to Pitts Memorial Drive is also key, as this main road brings large volumes of traffic in and out of the downtown daily. The subject property is within the area where the City can accommodate taller buildings.

When considering tall buildings, Policy 6.1.6 sets out the following: ensure that tall buildings are designed and sited to:

- Contribute positively to the skyline of the city;
- Designed with a pedestrian scale at the base and a prominent roofline;
- Be integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;
- Consider the shadow impacts on adjacent residential areas, streets and open spaces; and
- Increase safety and security by incorporating principles for Crime Prevention Through Environmental Design (CPTED).

The applicants have provided a shadow analysis which shows that there will be morning shadowing at the rear of some properties on Pleasant Street. In the spring and summer, the shadows move off the property by 12 noon, and a little later in the fall and winter. For the hotel, the applicants have proposed curtain wall (glass) along the top of the building to help diminish some of the impacts on the skyline. The buildings have been designed with a pedestrian-scale base and have incorporated recommendations from a wind study to reduce the wind impacts on pedestrians. Building lighting has been proposed to have well lit entrance to create a safe feeling. The lot has also been integrated with the surrounding properties with trails to provide additional pedestrian connections. As the building was designed prior to the new Municipal Plan and

Development Regulations coming into effect, the residential building does not include a setback.

Policy 6.3.3 also encourages development of mixed-use buildings in the downtown that contribute to the downtown as a “people place”. The mix of hotel, retail, restaurant and dwelling units will create activity on the site during different hours of the day, as well, the pedestrian-scale building base and trail connections will assist in making it a people place.

Heritage Review

The property is located within Heritage Area 3 and subject to the Heritage By-Law. The application was presented to the Built Heritage Experts Panel (BHEP) who recommended that the first storeys of hotel should replicate commercial buildings along Water Street, with respect to recessed entrance and window size and orientation. The proposed design has incorporated this recommendation.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held January 13, 2022 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on December 18 and December 24, 2021, and January 8, 2022. A notice was also mailed to property owners within 150 metres of the application site and posted on the City’s website. Minutes from the public meeting and submissions received are included in the Council Decision Note dated January 25, 2022, and presented at the January 31, 2022 Council Meeting.

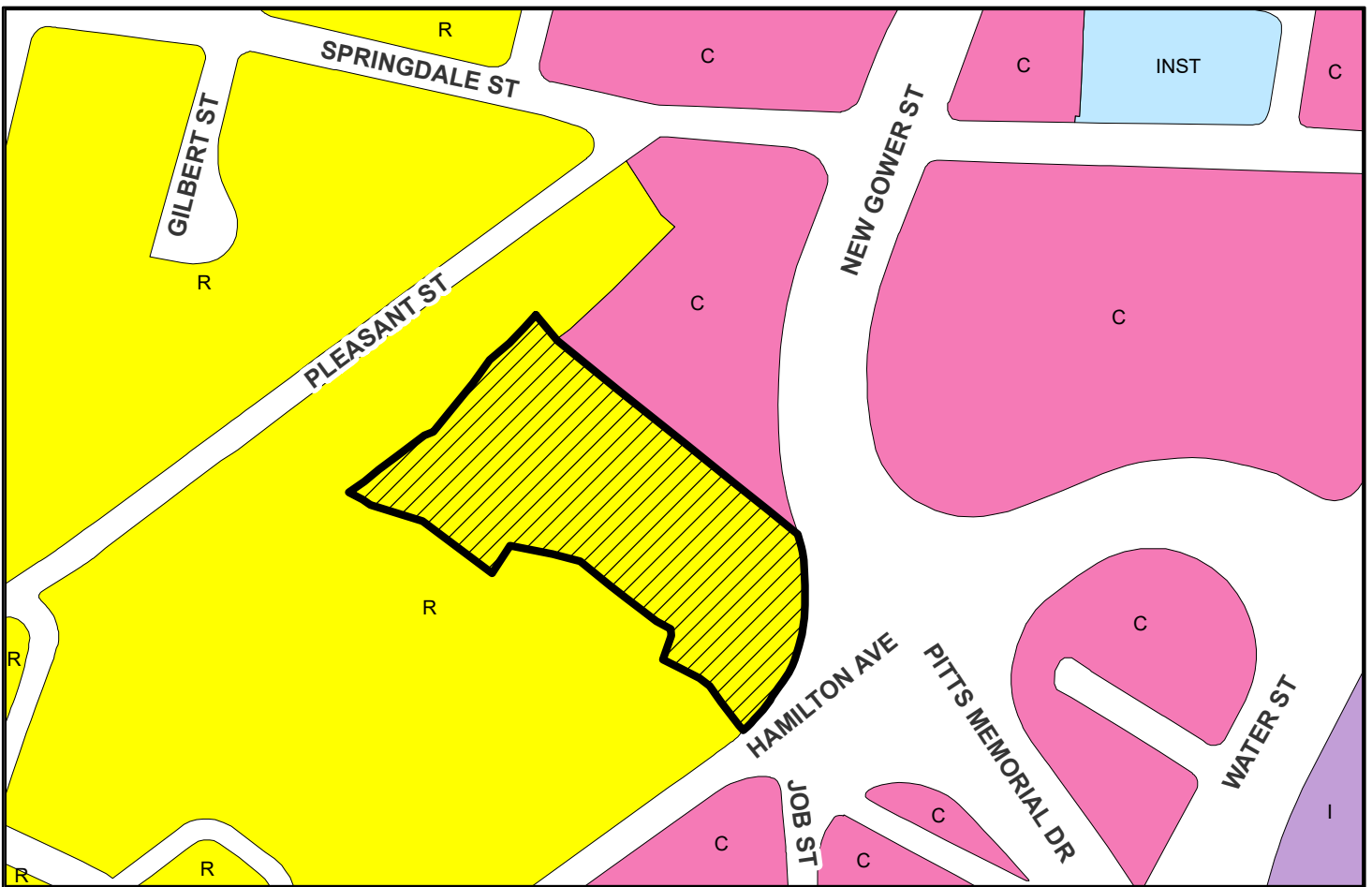
ST. JOHN’S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John’s Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John’s Urban Region Regional Plan is not required.

ST. JOHN’S MUNICIPAL PLAN AMENDMENT NUMBER 3, 2022

The St. John’s Municipal Plan is amended by:

Redesignating land at 150 New Gower Street [Parcel ID#48240] from the Residential Land Use District to the Commercial Land Use District as shown on Future Land Use Map P-1 attached.

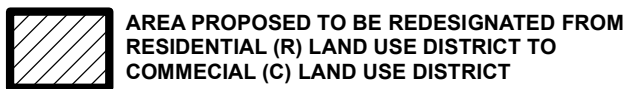


CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 3, 2022

[Future Land Use Map P-1]

2022 01 26 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.**



**150 NEW GOWER STREET
Parcel ID 48240**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 4, 2022

**Residential Downtown (RD) Land Use Zone to
Commercial Downtown (CD) Land Use Zone
for a Hotel, Retail and Residential Building
150 New Gower Street**

February 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 4, 2022

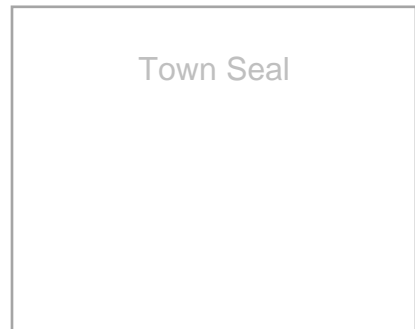
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 4, 2022.

Adopted by the City Council of St. John's on the 28th day of February, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 4, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 4, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

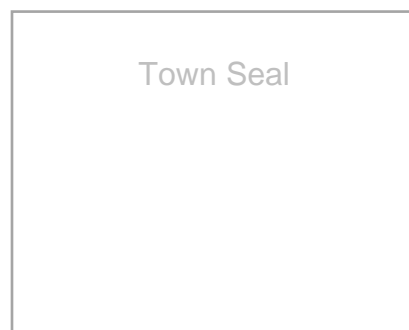
1. Adopted the St. John's Development Regulations Amendment Number 4, 2022 on the 28th day of February, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 4, 2022 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 4, 2022 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 4, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 4, 2022

PURPOSE

The City wishes to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units.

This amendment implements St. John's Municipal Plan Amendment 3, 2022, which is being processed concurrently.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held January 13, 2022 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on December 18 and December 24, 2021, and January 8, 2022. A notice was also mailed to property owners within 150 metres of the application site and posted on the City's website. Minutes from the public meeting and submissions received are included in the with the Council Decision Note dated January 25, 2022, and presented at the January 31, 2022 Council Meeting.

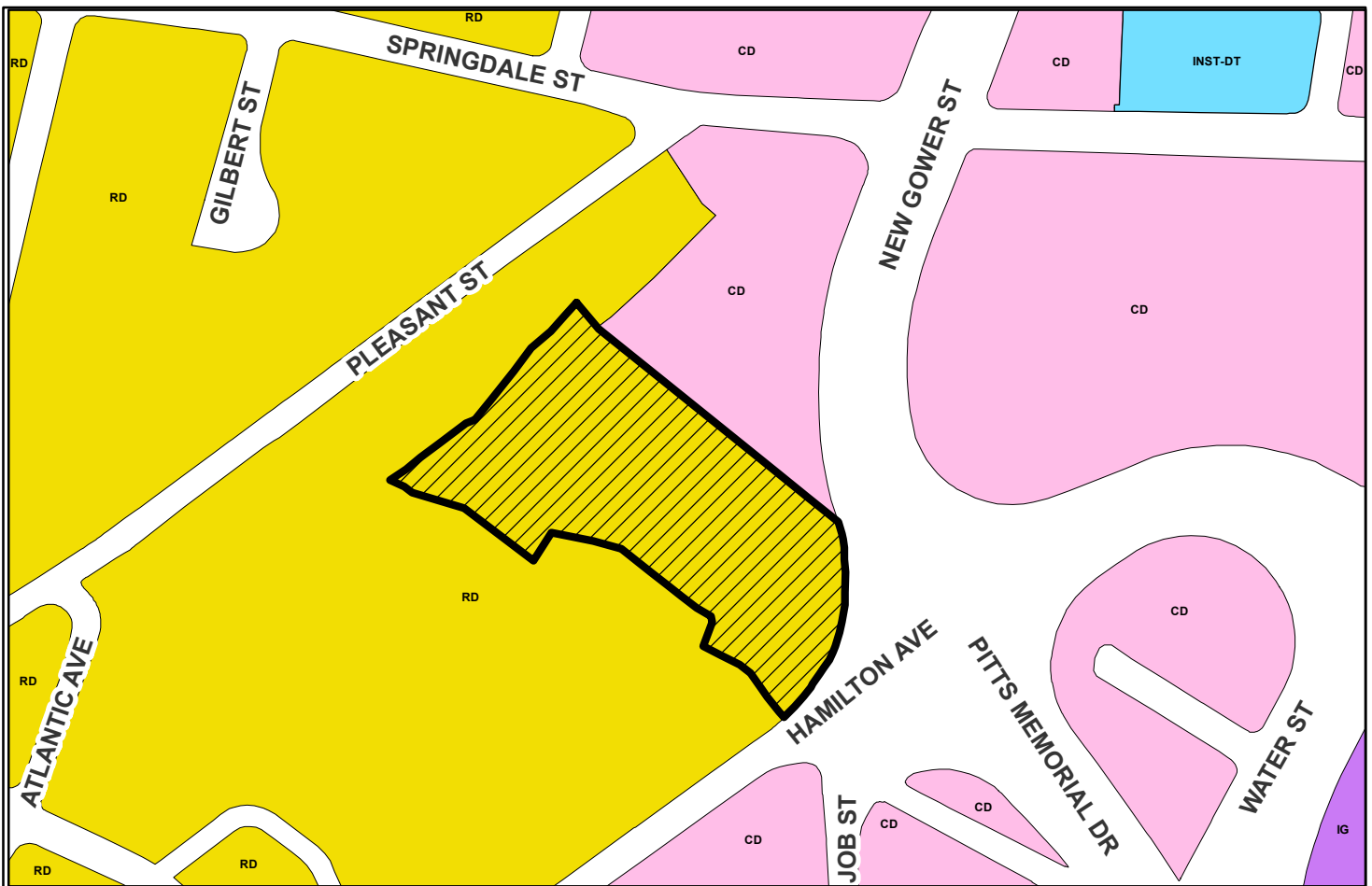
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 4, 2022

The St. John's Development Regulations is amended by:

Rezoning land at 150 New Gower Street [Parcel ID#48240] from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone as shown on City of St. John's Zoning Map attached.

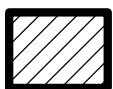


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 4, 2022

[City of St. John's Zoning Map]

2022 01 26 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
RESIDENTIAL DOWNTOWN (RD) LAND USE ZONE TO
COMMERCIAL DOWNTOWN (CD) LAND USE ZONE

**150 NEW GOWER STREET
Parcel ID 48240**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

DECISION/DIRECTION NOTE

Title: Twinning Lines Photograph Series

Date Prepared: February 24, 2022

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required:

The City has received a request from the Benevolent Irish Society (BIS) for a temporary, short-term loan of the artworks entitled *Trinning Lines* photograph series created by Sheilagh O’Leary. The series is currently on display at the Gentara Building, 348 Water Street, Dept. of Economic Development, Culture & Partnerships. Council approval is required.

Discussion – Background and Current Status:

The *Trinning Lines* photograph series is proposed to be displayed at the BIS building at 30 Harvey Road during Irish Week: March 13 – 20, 2022. The BIS would take possession of the works on March 11 and return them the week of March 21-25.

The appropriate insurance coverages will be required by the BIS to mitigate any damages that may occur. The Legal Dept. is in the process of developing a lending agreement to be signed by the BIS, the Mayor and City Clerk.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Benevolent Irish Society (BIS)
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: Preparation of Lending Agreement by Legal Dept.
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A

ST. JOHN’S

- 8. Procurement Implications: N/A
- 9. Information Technology Implications: N/A
- 10. Other Implications: N/A

Recommendation:

That subject to the execution of a lending agreement between the City of St. John's and the Benevolent Irish Society, Council approve the request of the BIS to borrow the Sheilagh O'Leary Twinning Lines photograph series for display at the BIS building, 30 Harvey Road, St. John's during Irish Week from March 13 – 20, 2022.

Prepared by:

Approved by:

DECISION/DIRECTION NOTE

Title: Quidi Vidi Park Pump Track Funding

Date Prepared: February 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Sandy Hickman, Public Works

Ward: N/A

Decision/Direction Required:

Decision is required on the additional funding needed to award the Design and Construction of the Quidi Vidi Park Pump Track.

Discussion – Background and Current Status:

The City was approached by AMBA (Avalon Mountain Bike Association) in March 2021 with a funding request to construct a Pump Track in the City. See attached proposal. The estimated total cost of the track at that time was between \$150,000-\$175,000. AMBA already indicated that they had a major donation from Canary Cycles of \$100,000 and the request from the City was \$60,000.

During initial discussions it was agreed that a location adjacent to Quidi Vidi Lake worked well for all stakeholders.

A DN (attached) went to Council in May of 2021 with a recommendation to approve \$60,000 in funding from the Parks and Open Space Reserve Fund to contribute to the project (attached). The City at that time agreed to administer the project.

Council approved the recommendation (attached).

After approval, the City issued an RFP for design and construction services. This type of project requires a design but there is a field fit component to it as well which means the designer is also the contractor unlike most other capital works projects. For that reason, a design build approach was used. The first RFP included submissions from two proponents. After review it was determined that neither met the minimum technical component to proceed to opening the cost.

A second open call for proposals was issued in the Fall of 2021. This time we received two proponent submissions again and one met the minimum technical score and the cost was opened. The cost proposal is \$315,694.94 with HST. This is approximately double the

ST. JOHN'S

available funding to date. As part of the RFP, the City stated that pending the project cost and the funding available at that time, the City may proceed with design only and construction will follow when enough funding was raised.

Prior to recommending award to Council however, the City requested the contractor confirm that they were OK with this and provided an opportunity to negotiate some of the terms if the construction wasn't completed in 2022. Since there is no guarantee when the construction would be completed and the uncertainty in material and labour costs, the contractor did not want to move forward with the design only at this time without the construction component.

It should be noted that AMBA has raised approximately \$110,000 to date with an additional \$60,000 from the City. This leaves a shortfall of \$150,000.

Key Considerations/Implications:

1. Budget/Financial Implications:

\$150,000 from the Parks and Open Space Reserve Fund required to supplement the funding to date.

2. Partners or Other Stakeholders:

Avalon Mountain Bike Association (AMBA)
Park Users – Cyclists, Scooter/Skateboarder/Wheelchair Users
Community Donors

3. Alignment with Strategic Directions/Adopted Plans:

A City That Moves

4. Legal or Policy Implications:

Agreements required with Community Donors

5. Privacy Implications:

N/A

6. Engagement and Communications Considerations:

N/A

7. Human Resource Implications:

N/A

8. Procurement Implications:

Design and Construction as per the Public Procurement Act

9. Information Technology Implications:

N/A

10. Other Implications:

N/A

Recommendation:

That Council fund the shortfall (\$150,000) from the Parks and Open Space Reserve so the contract can be awarded. Executed agreements for the payment of community donations to date are required before award.

Prepared by:

Approved by:

Report Approval Details

Document Title:	Quidi Vidi Park Pump Track .docx
Attachments:	- Pump Track Project Proposal for the City of St. John's.pdf - DN May 5, 2021.pdf - SJMC-R-2021-05-10221.docx
Final Approval Date:	Feb 17, 2022

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

Scott Winsor - Feb 17, 2022 - 2:50 PM

Jason Sinyard - Feb 17, 2022 - 2:53 PM



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

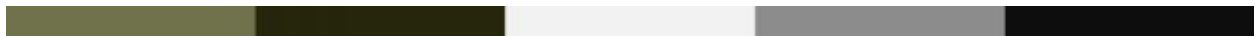
The Avalon Mountain Bike Association (AMBA) is a not-for-profit community organization engaged in promoting the sport of mountain biking on the Avalon Peninsula. AMBA's primary goals are to develop, maintain and preserve shared-use mountain bike trails and infrastructure. We are committed to promoting 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.

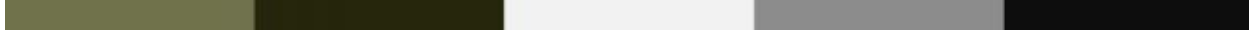


Summary of Benefits

- 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

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

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.

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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

From: DoNotReply@escribemeetings.com <DoNotReply@escribemeetings.com>

Sent: Tuesday, May 11, 2021 1:04 PM

To: Scott Winsor <swinsor@stjohns.ca>

Subject: (EXT) Agenda Notification for RCM_May10_2021

This is an automated message from eSCRIBE.

Agenda Item: Avalon Mountain Biking Association – Proposed Pump Track at Quidi Vidi Park

Description:

Minutes:

Resolution(s): : SJMC-R-2021-05-10/221

Resolution: 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.

Moved By: Councillor Froude

Seconded
By: Councillor Korab

Result: MOTION CARRIED

Task(s):