

ST. JOHN'S

;
Regular Meeting - City Council
Agenda

May 16, 2022

3:00 p.m.

4th Floor City Hall

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1.	CALL TO ORDER	
2.	PROCLAMATIONS/PRESENTATIONS	
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ST. JOHN'S

Minutes of Regular Meeting - City Council Council Chamber, 4th Floor, City Hall

May 9, 2022, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Councillor Ron Ellsworth
Councillor Debbie Hanlon
Councillor Ophelia Ravencroft

Staff: Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Christine Carter, Legislative Assistant

Others: Kelly Dyer, Communications

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**

Mayor Breen called the meeting to order at 3:00 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Proclamation - Municipal Awareness Week**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-05-09/191

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton,
Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor
Ridgeley

MOTION CARRIED (7 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - May 2, 2022**

SJMC-R-2022-05-09/192

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That the minutes of May 2, 2022, be adopted as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton,
Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor
Ridgeley

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

7. **RATIFICATION OF EPOLLS**

8. **COMMITTEE REPORTS**

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

9.1 **Development Permits List April 28 to May 4, 2022**

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers Ending Week of May 4, 2022**

SJMC-R-2022-05-09/193

Moved By Councillor Burton

Seconded By Councillor Froude

That the weekly payment vouchers for the week ending May 4, 2022, in the amount of \$2,584,637.91 be approved as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

12. **TENDERS/RFPS**

12.1 **2022071 - Security Services - Downtown Pedestrian Mall**

SJMC-R-2022-05-09/194

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That Council approve for award this open call to the lowest bidder meeting specifications, Commissionaires NL, for \$167,344.09 per year (HST Incl.) as per the Public Procurement Act.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

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

14. **OTHER BUSINESS**

14.1 **Landlord Survey and Information Session**

The City of St. John's Affordable Housing Working Group is taking the opportunity to engage with landlords to understand the impacts of these changes on the rental properties market. In addition, we hope to gauge interest in, barriers to, and build knowledge around providing affordable housing in our city. The survey is open from **May 9, 2022-June 3, 2022**.

Corresponding with the Landlord Survey, the City of St. John's Housing Division will be hosting a Landlord Information Session titled, "Federal and Municipal Incentives for Affordable Housing in St. John's." This information session will outline various financial supports and municipal incentives for landlords and developers interested in providing affordable rental units, featuring speakers from the Canada Mortgage and Housing Corporation and the City of St. John's. There will be opportunities for Question/Answer, as well as a chance to schedule follow-up discussion with the speakers about specific project ideas.

The information session will take place at the Newfoundland and Labrador Housing and Homelessness Network's Learning Centre (77 Charter Avenue), on **Wednesday, May 25, 2022** from 1:30-3:30pm. Participants can attend in-person or virtually.

The survey will result in a *What We Heard* report, to be presented to the Affordable Housing Working Group, St. John's City Council, and made public to residents.

14.2 **19 King's Bridge Road, Approval, MPA2100004**

Deputy Mayor O'Leary referred to the comments received from area residents on this change to 19 King's Bridge Road and asked what the impacts would have on the area.

Mr. Ken O'Brien, Chief Municipal Planner, responded that this building had been used as commercial office space for many years, and that the current owner's plan is to use the space for a Yoga studio and for other office space in the future. Mr. O'Brien felt that no great impact to the area is expected with the change to commercial.

SJMC-R-2022-05-09/195

Moved By Councillor Froude

Seconded By Councillor Hickman

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 4, 2022 and St. John's Development

Regulations Amendment Number 6, 2022 regarding commercial uses at 19 King's Bridge Road, as amended to correct the property boundary.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.3 Black Mountain Pond, Incinerator Road, Adoption, REZ2100014

Deputy Mayor O'Leary expressed her concerns on this proposal considering the correspondence received from the Town of Conception Bay South. The Town has requested further discussions with the City on this proposal and as such, she requested deferring this decision until those meetings are held at which the Town's concerns can be heard.

Deputy Mayor O'Leary moved that the staff recommendation be deferred. The motion was lost due to lack of a seconder.

Councillor Hickman added that he thinks the concerns raised by Deputy Mayor O'Leary will be addressed during the provincial review process and that this proposal is already on a road with existing quarries. An environmental assessment will take place and concerns will be addressed at that time.

Councillor Froude noted that some conversations have occurred between the Staff of the Town of Conception Bay South and the City of St. John's.

Mayor Breen also added that the Staff have had conversations and they are ongoing on this particular project.

SJMC-R-2022-05-09/196

Moved By Councillor Froude

Seconded By Councillor Burton

That Council adopt St. John's Development Regulations Number 12, 2022, to rezone a portion of the land near Black Mountain Pond, Incinerator Road from the Rural (R) Zone to the Mineral Working (MW) Zone to allow a quarry.

For (6): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

Against (1): Deputy Mayor O'Leary

MOTION CARRIED (6 to 1)

15. ACTION ITEMS RAISED BY COUNCIL

Deputy Mayor O'Leary asked that the esthetics of the Wastewater Treatment Plant be considered when any expansion of the building takes place.

Councillor Froude advised that there has been an agreement reached with the Provincial Government for the expansion of the Bus Pass Program. The program is now open to seniors over the age of 65 who are receiving the Guaranteed Income Supplement and youth receiving services from the Youth Services Program. The program has been fully funded for 2022 with this support from the Provincial Government. Details of the program can be found on the Metrobus website or by calling Metrobus directly at 722-9400.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 3:30 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Floodplain Buffer- 8 Hall's Road – INT2200017

Date Prepared: May 11, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required:

To seek approval for an Accessory Building in the Floodplain buffer at 8 Hall's Road.

Discussion – Background and Current Status:

An application was received to construct an Accessory Building at 8 Hall's Road. The Rear Yard, where the Accessory Building is proposed, falls within the Floodplain buffer. As per Section 4.10(4)(a) of the Envision Development Regulations, Council may permit the development of an Accessory Building within the Floodplain buffer and such uses are exempt from referral to the Environmental and Sustainability Experts Panel (ESEP). The Accessory Building must be constructed in line with the height, area and location requirements outlined in Section 6.2 of the Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Legal or Policy Implications: St. John's Envision Development Regulations Section 4.104(a) and Section 4.10(6) "Waterways, Wetlands, Ponds or Lakes" and Section 6.2 "Accessory Buildings".

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

Recommendation:

That Council approve the Accessory Building in the Floodplain buffer at 8 Hall's Road, with the condition that it conforms to Section 6.2 "Accessory Buildings" of the Envision St. John's Development Regulations

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- Accessory Building in Floodplain Buffer at 8 Hall's Road - INT2200017.docx
Attachments:	- ACC2200053_8_HALLS_RD.pdf
Final Approval Date:	May 11, 2022

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

Lindsay Lyghtle Brushett - May 11, 2022 - 12:14 PM

No Signature - Task assigned to Jason Sinyard was completed by delegate Ken O'Brien

Jason Sinyard - May 11, 2022 - 1:35 PM



Approximate location

SUBJECT PROPERTY

ACC2200053
8 HALL'S RD
ACCESSORY BUILDING

Legend

- 100YR Floodplains
- Floodplain_Buffered_15m

12

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Floodplain Buffer – 27 Fourth Pond Road – INT2200019

Date Prepared: May 11, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for an Accessory Building in the Floodplain buffer at 27 Fourth Pond Road.

Discussion – Background and Current Status:

An application was received to construct an Accessory Building at 27 Fourth Pond Road. The Rear Yard, where the Accessory Building is proposed, falls within the Floodplain buffer. As per Section 4.10(4)(a) of the Envision Development Regulations, Council may permit the development of an Accessory Building within the Floodplain buffer and such uses are exempt from referral to the Environmental and Sustainability Experts Panel (ESEP). The Accessory Building must be constructed in line with the height, area and location requirements outlined in Section 6.2 of the Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Legal or Policy Implications: St. John's Envision Development Regulations Section 4.104(a) and Section 4.10(6) "Waterways, Wetlands, Ponds or Lakes" and Section 6.2 "Accessory Buildings".
6. Privacy Implications: Not Applicable.

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

Recommendation:

That Council approve the Accessory Building in the Floodplain buffer at 27 Fourth Pond Road, with the condition that it conforms to Section 6.2 “Accessory Buildings” of the Envision St. John’s Development Regulations

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- Accessory Building in Floodplain Buffer at 27 Fourth Pond Road - INT2200019.docx
Attachments:	- 27FourthPond.png
Final Approval Date:	May 11, 2022

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

Lindsay Lyghtle Brushett - May 11, 2022 - 12:17 PM

No Signature - Task assigned to Jason Sinyard was completed by delegate Ken O'Brien

Jason Sinyard - May 11, 2022 - 1:33 PM



**Development Permits List
For the Period of May 5 to May 11, 2022**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Subdivide Only to Create Additional Parcel	97 and 99 Airport Road	1	Approved	22-05-06
RES		Subdivide to Create 3 Building Lots	665 Portugal Cove Road (End of Cessna St)	1	Rejected – Proposed on City Owned Land	22-05-10

*** 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 & Development**

Building Permits List

Council's May 16, 2022, Regular Meeting

Permits Issued: 2022/05/05 to 2022/05/11

Class: Residential

11 Monkstown Rd	Renovations	Apartment Building
11 Pepperwood Dr	New Construction	Single Detached Dwelling
11 Solway Cres	Fence	Fence
12 Morris Ave	Fence	Fence
14 Electra Dr	Accessory Building	Accessory Building
15 Diamond Marsh Dr	New Construction	Single Detached Dwelling
15 Kincaid St	Fence	Fence
158 Waterford Bridge Rd	Renovations	Single Detached Dwelling
16 Dorset St	Site Work	Driveway
16 Wexford St	Deck	Patio Deck
169 Castle Bridge Dr	New Construction	Single Detached Dwelling
17 Diamond Marsh Dr	New Construction	Single Detached Dwelling
18 Richmond St	Renovations	Single Detached Dwelling
2 Meeker Pl	Fence	Fence
209-213 Petty Harbour Rd	Accessory Building	Accessory Building
21 Winnipeg St	Renovations	Single Detached Dwelling
23 Ryan's River Rd	New Construction	Single Detached Dwelling
24 Kieley Dr	New Construction	Single Detached Dwelling
25 Kieley Dr	New Construction	Single Detached Dwelling
26 Kieley Dr	New Construction	Single Detached Dwelling
26 Peppertree Pl	Renovations	Single Detached Dwelling
296 Airport Heights Dr	Accessory Building	Accessory Building
296 Airport Heights Dr	Fence	Fence
4 Ballylee Cres	Renovations	Single Detached Dwelling
419 Petty Harbour Rd	Accessory Building	Accessory Building
43 Oxen Pond Rd	Fence	Fence
44 Gil Eannes Dr	Extension	Single Detached Dwelling
47 Brad Gushue Cres	Fence	Fence
49 Frampton Ave	New Construction	Single Detached Dwelling

5 Electra Dr	New Construction	Single Detached w/ apt.
53 Diamond Marsh Dr	Fence	Fence
6 Pilot's Hill	Renovations	Townhousing
61 Beothuck St	Fence	Fence
7 Exeter Ave	Fence	Fence

This Week: \$2,298,615.89

Class: Commercial

10 Fort William Pl	Renovations	Office
13-15 Pippy Pl	Change of Occupancy	Warehouse
132 Casey St	Renovations	Pharmacy
167 Bay Bulls Rd	Change of Occupancy	Commercial Garage
175 Conception Bay South Bypass	Accessory Building	Accessory Building
35 Barrows Rd	Renovations	Industrial Use
35 Major's Path	Renovations	Pharmacy
673 Topsail Rd	Change of Occupancy/Renovations	Office

This Week: \$255,485.00

Class: Government/Institutional

This Week: \$0.00

Class: Industrial

This Week: \$0.00

Class: Demolition

25 Hatcher St	Demolition	Single Detached Dwelling
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This Week: \$20,000.00

This Week's Total: \$2,574,100.89

Repair Permits Issued 2022/05/05 to 2022/05/11:

\$24,100.00

YEAR TO DATE COMPARISONS			
May 16, 2022			
TYPE	2021	2022	% VARIANCE (+/-)
Residential	\$14,725,173.13	\$24,675,942.54	68
Commercial	\$16,171,979.44	\$23,171,517.52	43
Government/Institutional	\$779,941.00	\$317,288.00	-59
Industrial	\$4,007,500.00	\$29,000.00	-99
Repairs	\$2,134,510.00	\$517,892.49	-76
TOTAL	\$37,819,103.57	\$48,711,640.55	29
Housing Units (1 & 2 Family Dwelling)	44	78	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 11, 2022

Payroll

Public Works	\$ 450,651.58
Bi-Weekly Administration	\$ 770,876.24
Bi-Weekly Management	\$ 874,189.33
Bi-Weekly Fire Department	\$ 928,766.07
Accounts Payable	\$ 5,713,199.54

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

Total: \$ 8,737,682.76

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DEPARTMENT OF FINANCE

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

BID APPROVAL NOTE

Bid # and Name: 2022085 - Supply and Delivery of 3 New Current Production Single Axle Sanders
Date Prepared: Thursday, May 12, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Fleet
Quotes Obtained By: Sherry Kieley
Budget Code: PWP-2022-083
Source of Funding: Capital

Purpose:

This open call was issued as part of the fleet regular replacement plan.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Harvey & Company Ltd	\$1,086,111.92
Western Star and Freightliner Trucks of Newfoundland	\$1,096,589.40

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

Contract Duration: Delivery date shall be no later than November 30, 2023.

Bid Exception: None

Recommendation:

That Council approve for award open call 2022085 – Supply and Delivery of 3 New Current Production Single Axle Sanders to the lowest bidder meeting specification, Harvey & Company Ltd., for \$1,086,111.92 HST included, as per the Public Procurement Act.

Attachments:

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Report Approval Details

Document Title:	2022085 - Supply and Delivery of 3 New Current Production Single Axle Sanders.docx
Attachments:	
Final Approval Date:	May 12, 2022

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

Rick Squires - May 12, 2022 - 11:22 AM

Derek Coffey - May 12, 2022 - 11:26 AM

BID APPROVAL NOTE

Bid # and Name: 2022094 - Supply and Delivery of 1 New Heavy-Duty Truck
Date Prepared: Thursday, May 12, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Fleet
Quotes Obtained By: Sherry Kieley
Budget Code: PWP-2022-083
Source of Funding: Capital

Purpose:

This open call was issued as part of the fleet regular replacement plan.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Harvey & Company Ltd.	\$186,547.83

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

Contract Duration: Delivery date shall be within three (3) months from purchase order date.

Bid Exception: None

Recommendation:

That Council approve for award open call 2022094 – Supply and Delivery of 1 New Heavy-Duty Truck to the lowest, and only bidder, meeting specification, Harvey & Company Ltd., for \$186,547.83 (HST included), as per the Public Procurement Act.

Attachments:

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DECISION/DIRECTION NOTE

Title: 355 Southside Road, Designated Heritage Building Renovations, REN2200236

Date Prepared: May 11, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 5

Decision/Direction Required:

To approve renovations proposed at 355 Southside Road, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application for renovations at 355 Southside Road. The subject property is within the Residential District of the St. John's Municipal Plan, zoned Residential 3 (R3) and is designated by Council as a Heritage Building. The Statement of Significance is attached for your reference. As per the City of St. John's Act, alterations to designated buildings require approval of Council.

The mid-19th century semi-detached dwelling is a wooden structure built in the Victorian Bracketed style of architecture. This style is reflected in the steep peaked roof, first storey bay window and elaborate decorative balustrade and eaves brackets. The character-defining elements of the building include:

- 2 ½ storey construction;
- steep gable roof;
- decorative eaves brackets and detailing under the gable end;
- narrow wood clapboard;
- the placement, shape and size of windows;
- window and door trim;
- single dormer with gable pediment projection;
- side entrance veranda with scalloped wooden singles below windows;
- centralized clay pot chimney;
- first storey 3-sided bay window with brackets and roof top railing with balusters; and,
- size and dimensions of building.

The contractor was initially hired to repair a significant leak, so some work has been completed to make the building weather tight. Damage from the leak is being investigated by the contractor. The property owner has applied to remove old trim and siding and install new trim and siding (6-inch clapboard with 4-inch exposure and bandsaw trim) on the front and side elevation, remove and replace shingles, repair rotted eaves on the main house, dormers and roof sheathing, paint clapboard on the back addition, and repair wooden windows where

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355 Southside Road, Designated Heritage Building, REN2200236

applicable. The contractor has confirmed that all original decorative elements will be maintained. If any decorative features are beyond repair, they will be replicated to match the existing features. The contractor has recently renovated the attached dwelling and replaced all historic features to match the existing. Before and after photos of the adjacent property are provided for reference.

As the applicant is proposing to replicate all of the existing details of the designated heritage building, the renovations would align with the City's heritage design standards. The renovations were reviewed by the Built Heritage Experts Panel and through an e-vote the Panel recommended to approve the renovations. Staff agree with this recommendation. It was further noted by the Panel that the character defining elements including the original decorative detailing under the eaves, window and door trims are retained, repaired and repainted as necessary. If decorative elements are beyond repair, the property owner/contractor should document the found condition and provide information regarding their replacement/replication prior to procurement and installation. This is required to ensure they meet the threshold for heritage repair and are keeping with the historical significance of the property and the detailed character defining elements as outlined in the heritage designation. This recommendation can be included as a condition of the permit.

**355 Southside Road
Designated Heritage Building**



Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: City of St. John's Act and City of St. John's Heritage By-Law
5. Legal or Policy Implications: Not applicable.
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed renovations at 355 Southside Road, a designated Heritage Building, as proposed, ensuring that original decorative detailing under the eaves, window and door trims are retained, repaired and repainted as necessary.

Further, if decorative elements are beyond repair, the property owner/contractor is to document the found condition and provide information regarding their replacement/replication prior to procurement and installation.

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:	355 Southside Road, Designated Heritage Building Renovations, REN2200236.docx
Attachments:	- 355 Southside Road - Attachments(reduced).pdf
Final Approval Date:	May 12, 2022

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

Ken O'Brien - May 11, 2022 - 4:42 PM

Jason Sinyard - May 12, 2022 - 9:51 AM

194?

29



192?



30

355 SOUTHSIDE ROAD - CITY OF ST. JOHN'S HERITAGE BUILDING



355 Southside Road, St. John's
View of front from Southside Road, St. John's.

Formal Recognition Type

City of St. John's Registered Heritage Building.

Description of Historic Place

355 Southside Road is a two and a half storey semi-detached structure located on Southside Road, St. John's NL. The Municipal Heritage Designation is confined to the footprint of the building.

Heritage Value

355 Southside Road has been designated a Municipal Heritage Building because of its aesthetic and historic values.

355 Southside Road achieves aesthetic value because it is a good, surviving example of a mid-19th century semi-detached wooden structure, built in the Victorian Bracketed style of architecture. This style is reflected in the steep peaked roof, first storey bay window and elaborate decorative balustrade and eaves brackets.

355 Southside Road is historical valued as the original owner, William Blacker, was a prominent planter, a very prosperous fisherman. In 1894 William Blacker sold the home to Frederick W. Knight. The present owner, Mrs. Emily Knight (the estate of) is the granddaughter-in-law of Frederick Knight.

Source: Designated at a regular meeting of the St. John's Municipal Council held August 7, 2017, Council Directive # SJMC2017-08-07/338R .

Character Defining Elements

All elements of the building's Victorian Bracketed design including:

- 2 ½ storey construction;
- steep gable roof;
- decorative eaves brackets and detailing under the gable end;
- narrow wood clapboard;
- the placement, shape and size of windows;
- window and door trim;
- single dormer with gable pediment projection;
- side entrance veranda with scalloped wooden singles below windows;
- centralized clay pot chimney;
- first storey 3 sided bay window with brackets and roof top railing with balusters; and,
- size and dimensions of building.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	355 Southside Road
Construction (circa)	Between 1845 and 1871.
Style	Victorian Bracketed
Building Plan	Semi-detached – irregular with large rear attachment

Additional Photos













FWK
355

















DECISION/DIRECTION NOTE

Title: 6 Lambe's Lane, Approval, MPA2000005

Date Prepared: May 9, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 4

Decision/Direction Required:

Following the 30-day period for the required paper-based commissioner's public hearing, Council can proceed with the final steps in the amendment process for St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022, concerning Apartment Buildings at 6 Lambe's Lane.

Discussion – Background and Current Status:

The City has received an application from Werkliv for three 6-storey Apartment Buildings that will contain a total of 205 student residential units. The property is zoned Institutional (INST), in which an Apartment Building is not a listed use. The applicant has asked that the property be rezoned to the Apartment 3 (A3) Zone, where Apartment Building is a permitted use. A Municipal Plan amendment is also required, to redesignate the property from the Institutional District to the Residential District. The house on the site will be demolished, should the application proceed. Additional information on the application, as well as analysis on the proposed amendment, can be found in the attached amendment package. The commissioner's analysis on the submissions received can be found in the Commissioner's Report.

At its February 14, 2022 regular meeting, Council adopted St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022. In addition to the paper-based hearing, Council set March 23, 2022 for a virtual session for those who wished to speak with the commissioner, the applicant, and/or City staff. In accordance with the Province's Covid-19 protocol for public hearings, the City allowed at least 30 days for written submissions, which are then considered in the Commissioner's Report.

A copy of the Commissioner's Report is attached for Council's review and consideration. The Commissioner recommended the following:

- 1) *It is my view as Commissioner, that an appropriate public notification process for this planning amendment public review and comment process/virtual session process, has been carried out by the City of St. John's and that the City's process carried out satisfies the applicable requirements of the Urban and Rural Planning Act and the Provincial Department of Municipal and Provincial Affairs.*

ST. JOHN'S

- 2) *The proposed new Municipal Plan designation-Residential (R) Land Use District, and the proposed new zone designation of Apartment 3 (A3) Zone for the subject property at Civic Number 6 Lambe's Lane, are in my view, appropriate for the site.*
- 3) *The proposed text amendments to the St. John's Development Regulations regarding minimum rear yard requirements for Apartment Buildings and Personal Care Homes in the Apartment 3 (A3) Zone, are in my view, appropriate for the A3 Zone.*
- 4) *It is recommended that the St. John's Municipal Plan Amendment Number 6, 2022 in its present form as adopted by the St. John's Municipal Council on February 14, 2022, now be approved by Council.*
- 5) *It is recommended that the St. John's Development Regulations Amendment Number 9, 2022 in its present form as adopted by the St. John's Municipal Council on February 14, 2022, now be approved by Council.*

Staff agree with the Commissioner's recommendations and further recommend that Council approve St. John's Municipal Plan Amendment Number 6, 2022 and St. John's Development Regulations Amendment Number 9, 2022, as adopted.

If the attached amendments are approved by Council, they will be forwarded to the NL Department of Municipal and Provincial Affairs for registration. This will conclude the municipal amendment process for this site.

Staff further recommend that:

- Council approves parking relief of 185 parking spaces.
 - As per Section 8.12(1), where an applicant wishes to provide a different number of parking spaces than what is set by the parking standards, Council shall require a parking report. In this case, the sections of the Land Use Report related to parking are considered the parking report. Under Section 8.3, a minimum of 239 parking stalls are required. The applicant is proposing 54 parking spaces and is seeking a parking reduction of 185 stalls.
- Council approves a 1.6% variance to accommodate a 5.9-metre Rear Yard.
- Adopt the Land Use Report (LUR) dated May 9, 2022.
 - The site servicing plan has been updated to incorporate staff comments. The applicant will be required to sign a letter stating that development of 6 Lambe's Lane has to comply with the terms and conditions of the LUR adopted by Council. Small modifications (if needed) to the development may be considered by staff without having to bring the LUR back to Council. For example, if a side yard measurement was proposed to change but was still within the A3 standards.
- Should the development proceed, at the development stage the application be referred to Public Works staff to consider how the sidewalk clearing of Lambe's Lane may fit into the sidewalk clearing priority list, given the pedestrian-oriented nature of the development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring residents and property owners; Memorial University of Newfoundland and Labrador.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations
5. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan, as well as a map and text amendment to the St. John's Development Regulations is required.
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council:

- 1) approve the attached resolutions for St. John's Municipal Plan Amendment Number 6, 2022 and St. John's Development Regulations Amendment Number 9, 2022, as adopted, regarding Apartment Buildings at 6 Lambe's Lane.
- 2) approve parking relief of 185 parking spaces.
- 3) approve a 1.6% variance to accommodate a 5.9-metre Rear Yard.
- 4) adopt the Land Use Report (LUR) dated May 9, 2022.

Further, should the development proceed, Council direct staff to refer the application to Public Works staff at the development stage to consider how the sidewalk clearing of Lambe's Lane may fit into the sidewalk clearing priority list, given the pedestrian-oriented nature of the development.

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:	6 Lambe's Lane, Approval, MPA2000005.docx
Attachments:	- 6 Lambe's Lane - Approval Attachments.pdf - 6 Lambe's Lane - Commissioner's Report - Combined(reduced).pdf - LUAR_6 Lambes Lane_9May2022(reduced) - Council.pdf
Final Approval Date:	May 12, 2022

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

Ken O'Brien - May 11, 2022 - 9:47 AM

Jason Sinyard - May 12, 2022 - 9:53 AM



INST

PIPPY PARK

SUBJECT PROPERTY

WESTERLAND RD

7

6

1

INST

LAMB'S LANE

20

INST

ELIZABETH AVE

283

285

287

289 R1

291

293

310

50

9

CITY OF ST. JOHN'S

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

W:\Engwork\Planw\applications 2020\rez2000004-6 lamb's lane.mxd

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 6, 2022

**Institutional Land Use District to
Residential Land Use District for Apartment Buildings
6 Lambe's Lane**

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 6, 2022

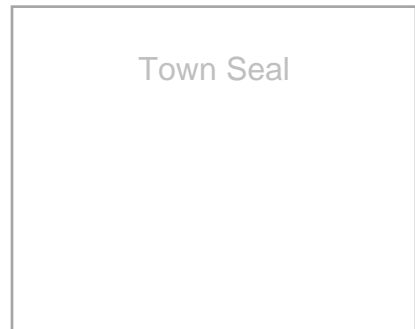
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 6, 2022.

Adopted by the City Council of St. John's on the 14th 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 6, 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 6, 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:

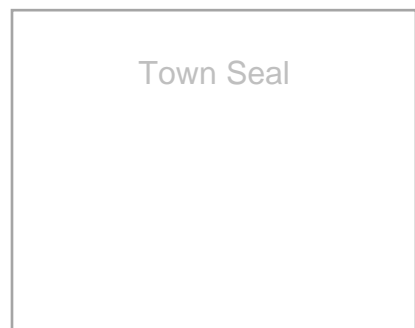
1. Adopted the St. John's Municipal Plan Amendment Number 6, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 6, 2022 by way of an advertisement inserted in the Telegram newspaper on the 19th day of February, 2022, on the 26th day of February, 2022, on the 5th day of March, 2022, on the 12th day of March, 2022, and on the 19th day of March, 2022;
3. Accepted written objections and submissions for the paper public hearing until the 22nd day of March, 2022; and
4. Set the 23rd day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

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 6, 2022 on the 16th day of May, 2022 as was originally adopted.

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 6, 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

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 6, 2022

BACKGROUND AND PURPOSE

The City has received an application from Werkliv for three 6-storey Apartment Buildings that will contain a total of 205 student residential units. The property is zoned Institutional (INST), in which Apartment Building is not a listed use. The applicant has asked that the property be rezoned to the Apartment 3 (A3) Zone where Apartment Building is a Permitted Use. A Municipal Plan amendment is required to redesignate the land from the Institutional District to the Residential District. The house on the site will be demolished should the application proceed.

Werkliv seeks to develop a residential project that caters to the university student population. They state that there is high demand for quality living arrangements for 2nd and 3rd year students and that affordable furnished rentals close to campus may be hard to find. As well, they believe students want more rental options. Werkliv is proposing a higher density development close to university facilities and public services which they believe will reduce the rental pressure on existing neighbourhoods close to campus. They aim to provide a housing option to students who would normally move farther away from university facilities after their first or second year.

The applicant is also seeking a reduction in the required vehicular parking due to this site's proximity to Memorial University of Newfoundland and Labrador. A total of 54 parking stalls are proposed, which are intended to be used for tenant parking, pick up/drop off, accessible parking and car share. The applicant is aiming to shift perspective on car culture and create a development which includes 112 bike parking spaces, including 22 covered spaces and indoor bike storage, proximity to 4 bus stops within a 3-minute walk and they are exploring other collaborations with local markets, grocers and farms to organize potential partnerships for food delivery and other service plans. They believe that if we are not changing behavior through design, placemaking and management, it will be difficult to change our effects on the environment and community at large.

ANAYLSIS

Location

The subject property is 2.27 acres (9,194 square metres) and surrounded by institutional buildings and uses accessory to Memorial University. The property abuts the Aquarena and St. Augustine's Church to the east, and Memorial's alumni engagement office and other university facilities to the south and west. The CBC TV and Radio building and a university parking lot are situated north of the property, with

St. Andrew's Elementary School, Prince of Wales Collegiate and St. James United Church to the west. Surrounding zoning includes Institutional (INST) and C.A. Pippy Park (CAPP). Staff believe that Apartment Building would be an appropriate and complimentary use to the surrounding uses.



Building Height and Density

The subject property currently contains a single-detached dwelling which would be demolished should the development proceed. The change from a single-detached dwelling to three apartment buildings is an increase in density for this area. From Section 6.4.1(i) of the Municipal Plan, when considering increasing building height Council shall take into account whether the building and the proposed use advances the goals and objectives of the Municipal Plan and contributes positively to the surroundings.

Under Section 4.1 of the Municipal Plan, strategic objectives for housing include:

- Facilitate thoughtfully designed mixed-use development that provides access to various housing options, amenities and employment opportunities in the same neighbourhood.
- Encourage a range of housing options that contribute to community health, sustainable growth and economic security.
- Promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

These objectives are achieved by enabling a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments. Further, by promoting a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households. The uses surrounding the site are generally institutional, but the addition of apartment buildings to the larger residential neighbourhood will assist in diversifying the housing stock and providing an affordable option for renters.

Section 6.1.3 of the Municipal Plan states the City will promote and recognize creativity, innovation and sustainability in architecture, landscape architecture, and site and neighbourhood design. The proposed development is a unique development which uses a creative and sustainable lens. Apartment buildings with little parking is a new concept for St. John's, but Staff recommend the development as it is in line with the policies in the Municipal Plan.

Parking

The applicant is proposing 54 parking stalls. Under Section 8.3 of the Development Regulations, a minimum of 239 parking stalls are required. The applicant is seeking a parking reduction of 185 stalls.

In the draft presented at the public meeting, the applicant was only proposing 4 parking stalls. Following the public meeting the applicant recognized that the most significant issue expressed from the community were concerns about the lack of parking. The applicant is now proposing a ratio of parking that is aligned with other city center development requirements. This includes:

- a. Ratio of just over .25 guaranteed purpose-built parking spots
- b. Additional 5 spots dedicated to visitors
- c. Required 6% barrier free parking spots
- d. Total of 54 parking spots provided
- e. Possibly an additional 3-5 parking spots that will be confirmed in the detailed design stage.

The applicants have completed a number of similar developments in Quebec and Halifax and used a similar parking ratio for their Halifax development.

City Development and Engineering staff have reviewed the request for parking relief and support exempting the development from parking requirements. The City's Parking Enforcement Division is concerned that residents or visitors to the site may park illegally nearby. This becomes an enforcement issue. The applicant believes that having pedestrian friendly housing located close to university will lighten the parking burden of the area by removing the need for more parking spaces.

From Section 7.2 of the Municipal Plan, the City will work with schools, the University, Colleges and private educational institutions to provide alternatives to car travel by improving conditions that encourage students to travel to school on foot, by public transit or by bicycle and create more pedestrian-friendly environment that is interconnected by a network of accessible, safe, comfortable and convenient routes.

If the development proceeds, the applicant will be required to upgrade Lambe's Lane to include sidewalk on both side of the road, creating a more pedestrian-friendly environment. The applicant is also placing a priority on accommodating bicycle storage, which promotes active and alternative forms of transportation.

City staff understand the concerns about parking because this is a new type of development locally. We believe that this development can be successful and recommend rezoning the property to accommodate the development.

PUBLIC CONSULTATION

The proposed amendments and associated public meeting were advertised on three occasions in The Telegram newspaper on July 17, July 24, and August 7, 2021. A notice of the amendments and public meeting was also mailed to property owners within

150 metres of the application site and posted on the City's website and social media. A virtual public meeting was held on August 10, 2021. Minutes from the meeting and submissions received are included in the Council Decision Note dated August 21, 2021. At that time the applicant was only proposing 4 parking spaces and there were concerns that apartment buildings with no parking would create negative impacts on the surrounding neighbourhood. There were also concerns raised that the removal of trees from the lots will have a negative impact on the surrounding properties.

Following the public meeting, the applicant revised their application increase the number of parking spaces to 54. While some residents were satisfied with this change, some still worried about the increase in traffic and visitors using the surrounding area for parking. Council considered all submissions received prior to making a decision on the amendment.

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.

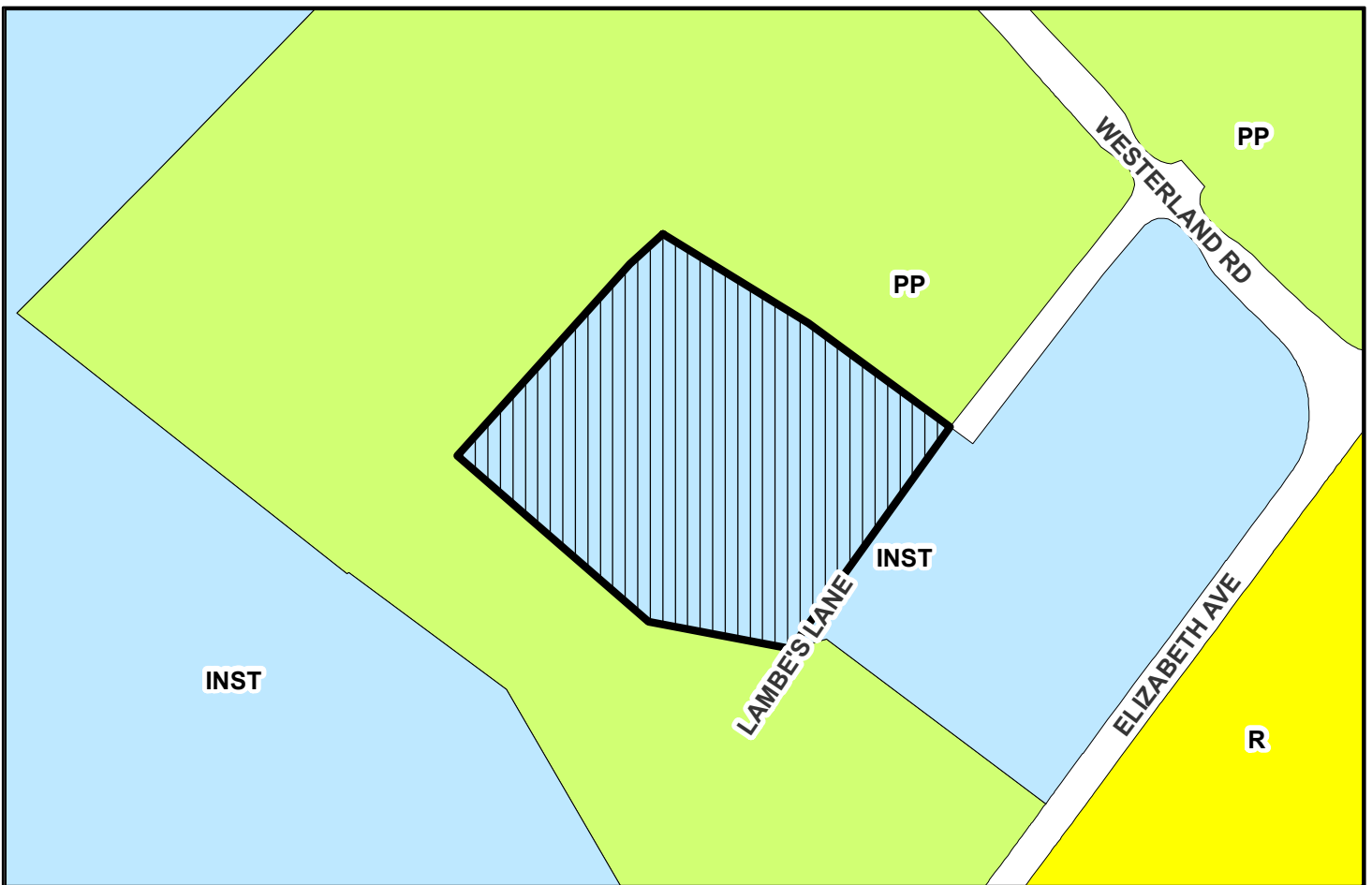
CHANGE IN AMENDMENT REFERENCE NUMBERS

At its regular meeting on September 7, 2021, Council decided to proceed with the proposed amendments and asked that Municipal and Provincial Affairs issue provincial release. At that time the amendments were referenced as St. John's Municipal Plan Amendment 158, 2021 and St. John's Development Regulations Amendment 726, 2021. Since then, Council has adopted the new Envision Municipal Plan and Development Regulations and the numbering for amendments reset. Further, the amendment year has been updated from 2021 to 2022. These amendments are now referenced as Municipal Plan Amendment Number 6, 2022 and Development Regulations Amendment Number 9, 2022.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 6, 2022

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

- 1. Redesignating land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Land Use District to the Residential (R) Land Use District as shown on Future Land Use Map P-1 attached.**



CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 6, 2022

[Future Land Use Map P-1]

2022 02 09 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**6 LAMBE'S LANE
Parcel ID 17287**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 9, 2022

Institutional (INST) Land Use Zone to Apartment 3 (A3) Land Use Zone for Apartment Buildings 6 Lambe's Lane

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 9, 2022

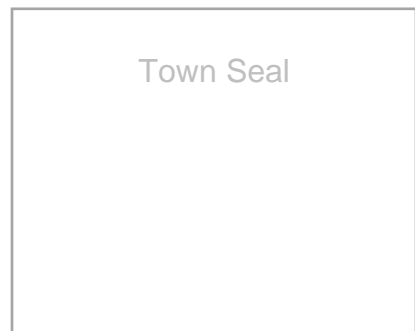
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 9, 2022.

Adopted by the City Council of St. John's on the 14th 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 9, 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 9, 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:

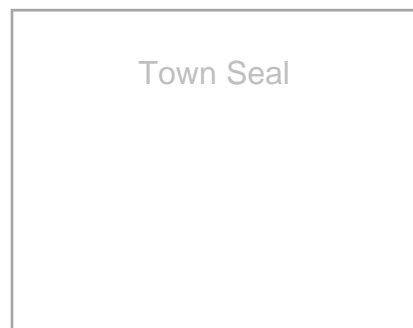
1. Adopted the St. John's Development Regulations Amendment Number 9, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 9, 2022 by way of an advertisement inserted in the Telegram newspaper on the 19th day of February, 2022, the 26th day of February, 2022, the 5th day of March, 2022, the 12th day of March, 2022, and on the 19th day of March, 2022; and
3. Accepted written objections and submissions for the paper public hearing until the 22nd day of March, 2022; and
4. Set the 23rd day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

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 9, 2022 on the 16th day of May, 2022 as was originally adopted.

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 9, 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 9, 2022

PURPOSE

The City wishes to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 Zone to allow the development of three Apartment Buildings.

This amendment implements St. John's Municipal Plan Amendment 6, 2022, which is being processed concurrently.

Minimum Rear Yard

The City also wished to amend the minimum rear yard requirement in the Apartment 3 (A3) Zone. Under the previous 1994 Development Regulations, the minimum rear yard in the A3 Zone was 6 metres. The Envision Development Regulations introduced a minimum that would increase the rear yard requirement when higher buildings are proposed. The minimum rear yard for Apartment Buildings states "6 metres, together with 1 additional metre for every 4 metres in excess of 24 metres of Building Height". While the intent was to provide some additional rear yard space for larger buildings, this requirement does not work as intended when there are multiple buildings on a site with varying building heights, as displayed in the proposed development at 6 Lambe's Lane. Therefore, it is recommended to amend the minimum rear yard requirement to 6 metres. This is a standard minimum requirement in most of the City's zones and is determined to be a sufficient rear yard. Staff also recommend applying this to the A3 Zone Personal Care Home rear yard requirement.

PUBLIC CONSULTATION

The proposed amendments and associated public meeting were advertised on three occasions in The Telegram newspaper on July 17, July 24 and August 7, 2021. A notice of the amendments and public meeting was also mailed to property owners within 150 metres of the application site and posted on the City's website. A virtual public meeting was held on August 10, 2021. Minutes from the meeting and submissions received are included in the Council Decision Note dated August 21, 2021, in the September 7, 2021, Council Agenda. At that time the applicant was only proposing 4 parking spaces and there were concerns that apartment buildings with no parking would create negative impacts on the surrounding neighbourhood. There were also concerns raised that the removal of trees from the lots will have a negative impact on the surrounding properties.

Following the public meeting, the applicant revised their application to increase the number of parking spaces to 54. While some residents were satisfied with this change, some still worried about the increase in traffic and visitors using the surrounding area for parking. There were no concerns raised regarding the proposed change to the minimum rear yard requirements. Council considered all submissions received prior to making a decision on the amendment.

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.

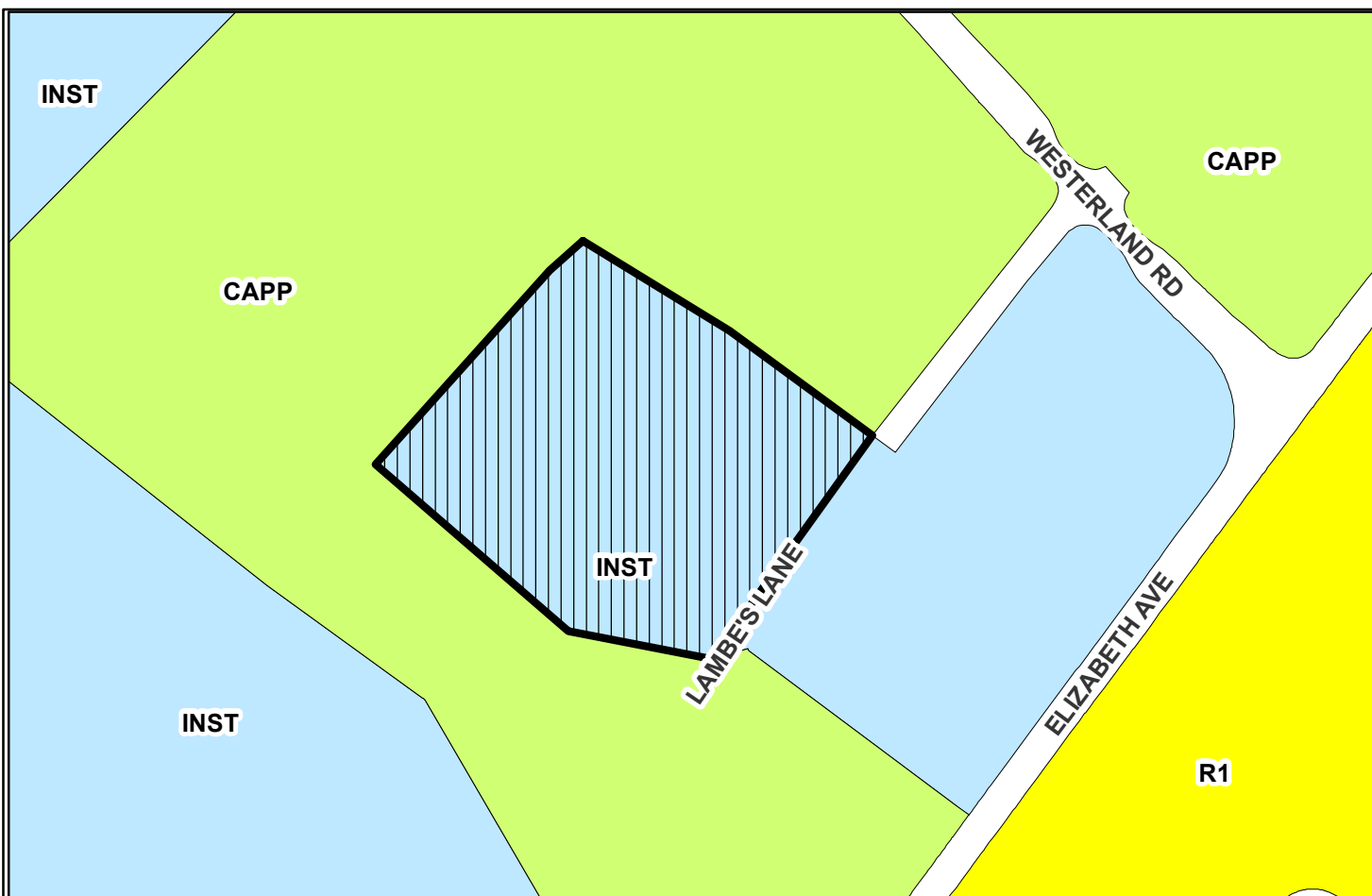
CHANGE IN AMENDMENT REFERENCE NUMBERS

At its regular meeting on September 7, 2021, Council decided to proceed with the proposed amendments and asked that Municipal and Provincial Affairs issue provincial release. At that time the amendments were referenced as St. John's Municipal Plan Amendment 158, 2021 and St. John's Development Regulations Amendment 726, 2021. Since then, Council has adopted the new Envision Municipal Plan and Development Regulations and the numbering for amendments reset. Further, the amendment year has been updated from 2021 to 2022. These amendments are now referenced as Municipal Plan Amendment Number 6, 2022 and Development Regulations Amendment Number 9, 2022.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 9, 2022

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

1. **Repealing Section (3)(g) Rear Yard Zone Standards for Apartment Building in the Apartment 3 (A3) Zone and substituting the following:**
“(3)(g) Rear Yard (minimum) 6 metres”
2. **Repealing Section (4)(g) Rear Yard Zone Standards for Personal Care Home in the Apartment 3 (A3) Zone and substituting the following:**
“(4)(g) Rear Yard (minimum) 6 metres”
3. **Rezoning land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Zone to the Apartment 3 (A3) Zone as shown on City of St. John's Zoning Map attached.**



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 9, 2022

[City of St. John's Zoning Map]

2022 02 09 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
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 3 (A3) LAND USE ZONE

6 LAMBE'S LANE
Parcel ID 17287

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

COMMISSIONER'S REPORT REGARDING:

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT
NUMBER 6, 2022; AND**

**ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 9, 2022**

**AMENDMENTS PERTAINING TO PROPERTY
LOCATED AT CIVIC NO. 6 LAMBE'S LANE,
ST. JOHN'S**

**APRIL 4, 2022
CLIFFORD JOHNSTON, MCIP**

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Introduction-Page 1

Process-Page 3

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Written Public Submissions-Page 8

Analysis-Page 11

Commissioner's Observations's and Conclusions-Page 14

Commissioner's Determinations and Recommendations-Page 17

Appendices

Appendix A: Copy of St. John's Municipal Plan Amendment Number 6, 2022

Appendix B: Copy of St. John's Development Regulations Amendment Number 9, 2022

Appendix C: Airphoto showing the current Zoning Designation of the property at Civic Number 6 Lambe's Lane

Appendix D: Copy of the Public Newspaper Notice/ Website Notice prepared by the City of St. John's for the Virtual Session held on March 23, 2022

Appendix E: Copy of the Mail-out Notice prepared by the City of St. John's for the Virtual Session held on March 23, 2022

Appendix F: Copies of all written public submissions received by the City Clerk's Office regarding the proposed rezoning of the property at Civic Number 6 Lambe's Lane

INTRODUCTION

I, Clifford Johnston, was appointed by the St. John's Municipal Council as an independent Commissioner to chair a virtual session and prepare a written report with recommendations for Council with respect to proposed map amendments to the St. John's Municipal Plan and the St. John's Development Regulations which were adopted by Council on February 14, 2022. The intent of these proposed amendments is as follows:

St. John's Municipal Plan Amendment Number 6, 2022

Re-designate land located at Civic No. 6 Lambe's Lane from the Institutional (INST) Land Use District to the Residential (R) Land Use District.

There are no text amendments proposed to the Municipal Plan as part of this amendment package.

A copy of the City's proposed map amendment to its Municipal Plan is attached to this Commissioner's report as Appendix A.

St. John's Development Regulations Amendment Number 9, 2022

Rezone land located at Civic No. 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone.

There are also several text amendments proposed to the City's Development Regulations as part of this amendment package:

1. Changing the minimum rear yard standard for Apartment Buildings in the Apartment 3 (A3) Zone to 6 metres; and
2. Changing the minimum rear yard standards for Personal Care Homes in the Apartment 3 (A3) Zone to 6 metres.

During discussions with WerkLiv on their proposed apartment building project, City staff determined that due to the nature of the application site, it

would be appropriate to change the minimum rear yard requirement for Apartment Buildings in the A3 Zone to 6 metres. City staff have also recommended applying this same rear yard requirement to the A3 Zone Personal Care Home rear yard requirement. City Council agreed with these two proposed text amendments to the A3 Zone and agreed on February 14, 2022, to adopt amendments to these standards along with the proposed rezoning of the subject property to the A3 Zone.

A copy of the City's proposed map and text amendments to its Development Regulations is attached to this Commissioner's report as Appendix B.

These proposed map amendments to the St. John's Municipal Plan and the St. John's Development Regulations, are in response to a formal application submitted to the City by WerkLiv to rezone the property at Civic No. 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone to accommodate the construction of three (3) Apartment Buildings, each building being six (6) storeys in height, with a total of 205 residential units. The proponent for the rezoning has advised the City that the apartments will be geared towards students attending Memorial University.

As noted, the subject property is presently designated as Institutional under the St. John's Municipal Plan and presently zoned as Apartment 3 (A3) under the St. John's Development Regulations. Apartment Buildings are not a listed use in the Institutional (INST) Zone. In order to allow the construction of the apartment building development proposed by WekLiv, it is necessary to rezone the property to the A3 Zone. In order to rezone the property to the A3 Zone, a map amendment to the Municipal Plan to change the property to the Residential Land Use District is required. from the Institutional Land Use District to the Residential District is required.

A copy of an airphoto showing the property at Civic Number 6 Lambe's Lane with the current zoning of the subject property and the zoning of adjacent and nearby properties, is attached to this Commissioner's report as Appendix C.

PROCESS

My appointment as an independent Commissioner by the St. John's Municipal Council was made under the authority of Section 19 of the Urban and Rural Planning Act, 2000, with the accompanying duties established in Section 21(2) and 22(1) of the Act which notes that the Commissioner is to hear objections and representations orally or in writing and subsequently to submit a written report, with recommendations, for Council on the proposed planning amendments.

The Department of Municipal and Provincial Affairs has directed that, under present COVID protocols, that the normal public hearing process required under the Urban and Rural Planning Act for proposed amendments to a municipality's municipal plan, be replaced by a paper-based virtual public hearing that requires thirty (30) days notice. In order to supplement this process and provide an opportunity for people to speak with the appointed Commissioner, the applicant (WerkLiv) and City staff, the City Council agreed to hold a virtual session on the proposed planning amendments for the subject property at Civic No. 6 Lambe's Lane. This virtual session took place at 7pm on March 23, 2022 via the Zoom platform.

Notice of the intent of the proposed map amendments to the St. John's Municipal Plan and the the St. John's Development Regulations and the virtual session for March 23, 2022 as respecting the property at Civic No. 6 Lambe's Lane, was placed on the City's website and printed on five (5) occasions in the Telegram Newspaper-February 19, 2022, February 26, 2022, March 5, 2022 , March 12, 2022 and March 19, 2022. In addition, notices of the virtual session were mailed by the City to property owners listed on the City's Assessment Role as being located within a minimum radius of 150 metres from the boundaries of the property at Civic No. 6 Lambe's Lane.

A copy of the Newspaper notice prepared by the City regarding the City Council's adoption on February 14, 2022 of St. John's Municipal Plan Amendment Number 6, 2022 and St. John's Development Regulations Amendment Number 9, 2022 and the virtual session scheduled for March 23, 2022, is attached to this Commissioner's report as Appendix D.

A copy of the corresponding mail-out notice prepared by the City regarding the adoption of the amendments and the virtual session, is attached to this Commissioner's report as Appendix E.

THE VIRTUAL SESSION-MARCH 23, 2022

The virtual session took place via the Zoom Platform on the evening of March 23, 2022. The virtual session began at 7pm and ended at approximately 8:15pm.

In attendance was the Commissioner, along with City staff members-Ken O'Brien, MCIP, the City's Chief Municipal Planner, Ann-Marie Cashin, MCIP, Planner III-Urban Design & Heritage and Christine Carter of the City Clerk's Office. The City's Ward 1 Councillor, Councillor Jill Bruce, attended the virtual session as an observer. As information, the subject property at Lambe's Lane is located in City Ward 4.

In attendance representing the applicant for the proposed rezoning was Maggie Terrone of WerkLiv. Ms. Terrone is the Vice President-Atlantic Region for WerkLiv and the project manager for the proposed apartment building development at Lambe's Lane.

According to the City Clerk's Office, approximately fifteen (15) persons registered for the virtual session.

While the City Clerk's Office made a recording of the virtual session, this was done only for the benefit of the Commissioner in writing his report to City Council. The City Clerk's Office does not intend to prepare minutes of the virtual session for Council. The Commissioner advised those in attendance at the virtual session of the recording process and its purpose. There were no objections expressed to the recording of the virtual session.

The Commissioner made introductions at the beginning of the virtual session and outlined the purpose and format of the session. I advised those in attendance that in writing my report on the proposed planning amendments, that in accordance with current Provincial privacy requirements and protocols, my report would not reference the names and addresses of those private individuals speaking at the session. I further

advised that any written public submissions received by the City Clerk's Office on the proposed planning amendments would be attached to my report with the names and contact information of the authors redacted.

At the request of the Commissioner, and for the benefit of those in attendance, Ms. Cashin outlined the purpose and background of the proposed St. John's Municipal Plan Amendment Number 6, 2022 and St. John's Development Regulations Amendment Number 9, 2022. She provided a chronology of the City's processing of WerkLiv's rezoning application to date.

Subsequent to Ms. Cashin's presentation, Ms. Terrone of WerkLiv made a presentation. She advised of the purpose of the proposed rezoning application made to the City and provided background information on how the proposed apartment development would be constructed and operated, should the rezoning application ultimately be approved by City Council.

Among the key points noted by Ms. Terrone are the following:

- This residential project is geared towards students attending Memorial University.
- The proposed development is not associated with Memorial University itself.
- While non-students will not be excluded from residing in the apartment buildings, WerkLiv fully anticipates that the vast majority of residents will be students attending the University.
- The project has gone through a number of design modifications based on WerkLiv's discussions with the City and previous public engagement steps organized by the City.
- The number of on-site parking spaces now proposed by WerkLiv for the project is typical of central core urban forms of development and somewhat higher than municipalities normally require for student housing.

-WerkLiv have completed a number of similar apartment developments in the province of Quebec and Halifax and have used a similar parking ratio for their Halifax development as they have proposed for the Lambe's Lane project.

-The apartment development has the potential to lighten the existing parking burden in this area of the city. Students living in the apartment complex will not have as great a need to have cars; these students already attend Memorial University; the proposed apartment building will not increase the student enrolment at Memorial University.

-WerkLiv will provide Metrobus tickets/passes with each signed lease.

-WerkLiv will promote on-site deliveries to residents of the apartment complex.

-It is anticipated that construction on the three (3) proposed apartment buildings will commence at approximately the same time.

-The proposed on-site parking will be located primarily under one of the apartment buildings. This will enable the developer to keep public pathways between the apartment buildings open.

-WerkLiv will work with the City and area property owners to ensure access to Lambe's Lane during the construction of the apartment development and the proposed upgrading of Lambe's Lane.

-WerkLiv has had an arborist visit the application site. While some trees on the site are old and/or diseased and will need to be removed and other presently healthy trees will need to be removed to allow the construction to proceed, as many trees as possible will be retained. New trees will also be planted. WerkLiv will endeavour to have the wood from the removed trees used for items such as furniture for the apartments.

The Commissioner provided an opportunity during the virtual session for questions of City staff and the representative from WerkLiv. In addition, those in attendance were provided an opportunity to make comments on the proposed planning amendments to the Commissioner. The following is

a summary/synopsis of these comments:

-The Rector of St. Augustine's Church located on Elizabeth Avenue near to the application site at Lambe's Lane, was in attendance and noted that he/ the Church now have a greater comfort level regarding the proposed on-site parking arrangements for the apartment building development based on WerkLiv's presentation made at the virtual session.

-Two (2) persons spoke in favour of the proposed apartment development; one of the speakers being a recently retired Memorial University professor who felt this was a good project for University students to allow them ready access to the campus.

-One person made an on-line submission during the virtual session to support the development noting that the application site is appropriate for increased residential density and that there are certainly students attending Memorial University who do not have cars.

-An area resident who regularly walks the application site noted the attractive mature trees on the site. He was not aware of any diseased trees on the property. He requested that every effort be made to retain as many of the existing trees on site as possible if the apartment development is approved by the City. He noted that retaining as many trees as possible will enhance the value of the project and improve the project for its future residents.

-Several residents of University Avenue expressed strong reservations regarding the limited number of on-site parking spaces proposed for the apartment project and the proponent's request to the City for the waiver of a large number of on-site parking spaces. They expressed concerns that future residents of the apartment complex will park their cars on other streets in this area of the city which will exacerbate existing parking concerns for area residents.

NOTE: At the conclusion of the virtual session, the Commissioner advised those in attendance that he would accept further written public submissions on the proposed planning amendments until the end of the business day on March 25, 2022. The City Clerk's Office advised the Commissioner that

several written public submissions were received subsequent to the virtual session and these have been provided to and reviewed by the Commissioner in the writing his report.

WRITTEN PUBLIC SUBMISSIONS

Four (4) written public submissions on the proposed planning amendments were received by the City Clerk's Office prior to the virtual session. These were provided to the Commissioner prior to the virtual session. I understand that at least some of the authors of these submissions attended the virtual session.

As noted above, the Commissioner agreed to accept written public submissions subsequent to the virtual session until the end of the business day on March 25, 2022. The City Clerk's Office advised that four (4) additional written public submissions were received. At least some of the authors of these submissions may have attend the virtual session. These additional submissions have been provided to and reviewed by the Commissioner in the writing of his report.

As information, the City conducted an earlier virtual public meeting on the proposed rezoning of the property in order to provide an opportunity for public review and comment on the WerkLiv application. This virtual public meeting took place on August 10, 2021.

Subsequent to the virtual session held on March 23, 2022, City staff have requested that the Commissioner also review the written public submissions received in regards to the August 10, 2021 virtual public meeting. This request was made to the Commissioner as apparently some people attending the March 23, 2021 virtual session, advised City staff that they had sent in a written submission for the August 10, 2021 virtual public meeting and were not aware that they could/needed to send in a second written submission for the March 23, 2022 virtual session.

The Commissioner has agreed to review and consider all written public submissions received by the City Clerk's Office for both the August 10, 2021 virtual public meeting and the virtual session held on March 23, 2022 in writing his report to City Council on the proposed planning amendments.

Copies of all written public submissions received by the City Clerk's Office for both the August 10, 2021 virtual public meeting and the March 23, 2022 virtual session, are attached to this Commissioner's report as Appendix F.

A summary/synopsis of the written public submissions is set out below. Some persons may have provided written submissions to the City Clerk's Office in both August, 2021 and March 23, 2022. Some of the authors of these submissions may have also attended the August 10, 2021 virtual public meeting and/or the virtual session on March 23, 2022. The names of the authors the submissions have been redacted by the City Clerk's Office.

-Memorial University submitted several detailed written submissions to the City Clerk's Office in regards to the August 10, 2021 virtual public meeting and sent a representative to speak at the meeting.

Memorial University has identified several areas of concerns regarding potential impacts of the proposed apartment development on the University. Among these concerns:

- 1) Traffic in the Westerland Road area. Further upgrades to the road may be required to accommodate increased traffic and increased pedestrian safety.
- 2) Will the access to the University Alumni House at the end of Lambe's Lane be altered or impacted during the construction process for the proposed WerkLiv apartment development or indefinitely post-construction?
- 3) The University believes the demand for parking for the proposed apartment development is drastically underestimated. The University provides some parking for students, yet the demand from this group consistently exceeds supply. Memorial is concerned that the parking demand from residents, visitors, service persons, etc., of the new apartment development will face the same issue and this will result in people illegally parking in the nearby University facilities along with impacts to University snow clearing operations-primarily overnight operations.

These facilities are already strain and will increase demand for parking enforcement by the University and/or investment in alternate measures such as parking gates. The proposed development is anticipated to further compound existing parking and traffic concerns in the area.

4) Concern of planned snow clearing operations of the new apartment development on Memorial's property or impacts to the nearby Aquarena.

5) Impact of the proposed new apartment development on Memorial-owned student residences, including lost revenue and competition by a for-profit private business.

6) Impact of the proposed new apartment development on Memorial's brand and reputation. The University provides a range of proactive safety, emergency and wellness services to their student residences. These services may not be provided at the new development. Students, their families and the public may not distinguish between the University owned and operated residences and the new WerkLiv apartment development. This may negatively impact Memorial's brand reputation.

It should be noted that Memorial University did not submit any written representations in regards to the March 23, 2022 virtual session.

-Some of the written public submissions express concerns regarding the limited number of on-site parking spaces to be provided for the proposed apartment development and express concerns that the City is considering granting approval to WerkLiv's request for waiver of a number of off-street parking spaces. Some of these submissions express concern that people living at or visiting the new apartment complex will park on streets in this area of the city, exacerbating existing on-street parking problems for residents.

-One written submission expressed concerns that redevelopment of the Lambe's Lane property will mean the loss in this part of the city for an area that offers a home and feeding area to birds and other wildlife as well as to trees, grasses and wildflowers. It would the loss of an important green space area.

-A submission noted that due to the construction of the new Waterford Hospital on Prince Philip Drive, this has moved the water table so that now water has been pooling on the opposite side of the road in areas which had never seen water before. With the construction of the new apartment development, the potential for future flooding on properties near the Lambe's Lane site is a real concern.

-One written submission expressed concerns about the loss of mature trees on the subject property. This individual requested that as many of the existing trees on the property be retained as possible, noting that retaining mature trees will add to the value of the project and be to the benefit of future residents of the apartment buildings.

-Some of the written submissions support the proposed rezoning/apartment development noting that increasing residential density is good for the city and that having student housing situated close to Memorial University will improve the quality of university life for students living in the apartments; many students cannot afford a car and getting to campus by other means is a stress for many. Comments of support also note the project will provide good affordable housing to students and reduce the number of cars being parked illegally near campus by off-campus students. Comments expressed support for WerkLiv's commitment to provide a number of on-site bicycle storage racks at the apartment development and the issuance of a free Metrobus pass for people who sign a lease for an apartment.

ANALYSIS

In preparation for my role as the City Council's appointed Commissioner to consider the proposed St. John's Municipal Plan Amendment Number 6, 2022 and the proposed St. John's Development Regulations Amendment Number 9, 2022, I have received the applicable background material provided to me by the City and have visited the subject property at Lambe's Lane. As well, I have reviewed and considered all written public submissions that have been received by the City Clerk's Office for both the virtual public meeting held by the City on August 10, 2021 and for the virtual session chaired by the Commissioner on March 23, 2022.

In reviewing all the written public submissions, I have been aware by City staff that the proponent of the rezoning, WerkLiv, modified its plans for the apartment project subsequent to the August 10, 2021 virtual public meeting. Recognizing that off-street parking was a significant concern raised at this virtual public meeting, WerkLiv subsequently revised the site plan to add 54 parking stalls.

The subject property is approximately 9200 square metres in size and is surrounded by institutional buildings and uses accessory to Memorial University. The property abuts the Aquarena and St. Augustine's Church to the east, and Memorial University's alumni engagement office and other University facilities to the south and west. The CBC TV and Radio building and a University parking lot are situated north of the property, with St. Andrew's Elementary School, Prince of Wales Collegiate and St. James United Church to the east. Surrounding existing zoning designations includes Institutional (INST) and C.A. Pippy Park (CAPP).

The property is somewhat uncommon in that houses an existing large single detached dwelling on quite a large lot with municipal water and sewer services, surrounded by a range of institutional land uses. The property is somewhat private from these surrounding land uses. I understand that the most recent use of the building on the property has been offices for a financial consulting firm. If the proposed rezoning of the property to the Apartment 3 (A3) Zone is ultimately approved by the City Council, and the proposed apartment development proceeds, the existing house on the property will be removed.

The proposed land use change from a single-detached dwelling to an apartment development with three (3) six-storey apartment buildings containing slightly over 200 units is a marked increase in density for this property and area.

In reviewing the goals and policies of the St. John's Municipal Plan, I do note that the proposed re-designation and rezoning of the subject property is in keeping with both good municipal planning practices and certain specific policies of the St. John's Municipal Plan:

- The project would utilize/redevelop an existing large property with municipal water and sewer services in the urban core of the city.
- If the proposed apartment development proceeds, WerkLiv will be required to upgrade Lambe's Lane to include sidewalks on both sides of this road, which will create a more pedestrian-friendly environment.
- Increase residential densities in a municipality where determined appropriate to do so.
- Provide choices in housing types and densities.
- Promote efforts to provide affordable housing.
- Promote walkability between home and places of employment/education.
- Reduce reliance on automobiles.
- Lessen demand for creation of paved parking surfaces.
- Under Section 6.4.1 (i) of the St. John's Municipal Plan, when considering allowing increased building height, Council shall take into account whether the building and proposed use advances the goals and objectives of the Municipal Plan and contributes in a positive fashion to the surrounding area.
- Under Section 4.1 of the St. John's Municipal Plan, strategic objectives for housing include the following:
 - *Facilitate thoughtfully designed mixed-use development that provides access to various housing options, amenities and employment opportunities in the same neighbourhood.
 - *Encourage a range of housing options that contribute to community health, sustainable growth and economic security.

*Promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

-Section 6.1.3 of the St. John's Municipal Plan states that the City will promote and recognize creativity, innovation and sustainability in architecture, landscape architecture and site and neighbourhood design.

-Section 7.2 of the St. John's Municipal Plan notes that the City will work with schools, Memorial University, Colleges and private educational institutions to provide alternatives to car travel by improving conditions that encourage students to travel to school on foot, by public transit or by bicycle and create more pedestrian-friendly environments that is interconnected by a network of accessible, safe, comfortable and convenient routes.

The proposed apartment development, which the proponents have indicated is geared to students attending Memorial University, has been designed to recognize the subject property's close proximity to the University through the planned provision of limited on-site parking and provision of a number of on-site bicycle storage racks,

COMMISSIONER'S OBSERVATIONS AND CONCLUSIONS

As Commissioner to consider these planning amendments, I note that the primary public concern expressed to me regarding the proposed rezoning of the subject property to allow the proposed apartment development, relates to the limited amount of on-site parking spaces proposed for the development along with the proponent's request to the City for waiver of a significant number of on-site parking spaces which would normally be required under present City's parking development standards. I also recognize the concerns expressed over loss of trees on the site and green space and concern expressed about the potential for future water-runoff/flooding issues with development of the site. In addition, I take note of the detailed concerns expressed by Memorial University.

I both understand and appreciate the public concerns about the limited on-site parking proposed for a significant number of apartment units because this is new type of development for the St. John's urban region. I do note that the City's Development and Engineering Staff have the reviewed the proponent's request for parking relief and they do support exempting/relieving the development from the City's regular parking requirements.

The proposed rezoning of the subject property to allow the proposed apartment development appears to me to, as Commissioner, to be an important opportunity to redevelop a relatively large site, located in close proximity to Memorial University, for housing geared primarily to students attending the University. And, if the rezoning proceeds, this also appears to be an opportunity to design the project to recognize its advantageous and close proximity to the University by limiting the number of on-site parking spaces. Limiting the number of on-site parking spaces has the potential to be advantageous to the design and future operation/occupancy of the development while complying with a number of good municipal planning practices and certain objectives and policies of the City's Municipal Plan.

In my review of the background material provided to me by City staff, I do note that the subject property is presently zoned as Institutional (INST) as are some other nearby properties. This zoning designation implies that the City already sees the site as being appropriate for development other than low-density residential development. The INST Zone can allow a range of higher density types of land uses. and the proposed new zone designation of A3 will as well, allow higher density development.

In regards to the public concerns expressed regarding the likely loss of some trees on the application site, it is hoped that WerkLiv, working with the City's staff can retain as many trees as possible. With regards to the potential for water run-off if the site is redeveloped for apartment buildings, I would anticipate that the City will require the development to be designed in accordance with net-zero water run-off engineering measures.

With regards to Memorial University's concerns expressed in August, 2021 to the City regarding potential competition of a for-profit developer's (WerkLiv) apartment development with the University's existing on-campus residences, and the potential damage to the University's brand and image

should the rezoning/apartment development be approved by the City, I do not feel that it is my role as the appointed Commissioner to comment on these specific concerns. I will note, however, that as Commissioner, that it is my understanding and experience that municipalities in Canada do not generally regulate development based on market place concerns. For example, municipalities generally do not regulate the amount of commercial development allowed in a municipality; they allow the market place to determine the supply of commercial development based on market demand.

The University's written submissions of concern had previously been provided to all members of City Council for their review and consideration before Council made a decision on February 14, 2022 to adopt St. John's Municipal Plan Amendment Number 6, 2022 and St. John's Development Regulations Amendment Number 9, 2022. I wish to note that the University's written submissions from August, 2021 are attached to my Commissioner's report which too, will be provided to all members of City Council prior to making their decision whether to approve the proposed re-designation and rezoning of the Lambe's Lane property.

In my view, the proposed rezoning of the subject property to the Apartment 3 (A3) Zone to allow the construction of a student-oriented apartment housing development is an appropriate new zone designation for the property and would be in keeping with both a number of good municipal planning practices and a number of specific goals and objectives of the St. John's Municipal Plan. I believe that the new A3 Zone designation would be compatible with the current zoning of adjacent and nearby properties. I endorse the proposed re-designation and rezoning of the property at Civic No. 6 Lambe's Lane.

I also wish to note that I endorse the two proposed text amendments to the St. John's Development Regulations regarding changing the minimum rear yard requirement for Apartment Buildings and Personal Care Homes in the A3 Zone to 6 metres.

COMMISSIONER'S DETERMINATIONS AND RECOMMENDATIONS

1. It is my view as Commissioner, that an appropriate public notification process for this planning amendment public review and comment process/ virtual session process, has been carried out by the City of St. John's and that the City's process carried out satisfies the applicable requirements of the Urban and Rural Planning Act and the Provincial Department of Municipal and Provincial Affairs.
2. The proposed new Municipal Plan designation-Residential (R) Land Use District, and the proposed new zone designation of Apartment 3 (A3) Zone for the subject property at Civic Number 6 Lambe's Lane, are in my view, appropriate for the site.
3. The proposed text amendments to the St. John's Development Regulations regarding minimum rear yard requirements for Apartment Buildings and Personal Care Homes in the Apartment 3 (A3) Zone, are in my view, appropriate for the A3 Zone.
4. It is recommended that the St. John's Municipal Plan Amendment Number 6, 2022 in its present form as adopted by the St. John's Municipal Council on February 14, 2022, now be approved by Council.
5. It is recommended that the St. John's Development Regulations Amendment Number 9, 2022 in its present form as adopted by the St. John's Municipal Council on February 14, 2022, now be approved by Council.

Respectfully submitted,



Clifford Johnston, MCIP
Commissioner

Attachments

**APPENDIX A: COPY OF ST. JOHN'S MUNICIPAL
PLAN AMENDMENT NUMBER 6, 2022**

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 6, 2022

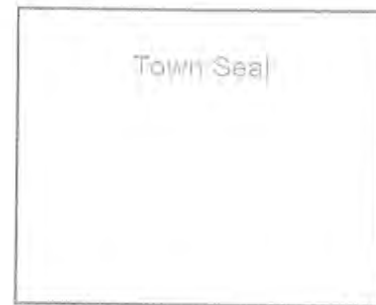
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 6, 2022.

Adopted by the City Council of St. John's on the 14th 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 6, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____





**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 6, 2022**

[Future Land Use Map P-1]

2022 02 09 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**6 LAMBE'S LANE
Parcel ID 17287**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**APPENDIX B: COPY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 9, 2022**

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 9, 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 9, 2022.

Adopted by the City Council of St. John's on the 14th day of February, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 9, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 9, 2022**
[City of St. John's Zoning Map]

2022 02 09 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
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 3 (A3) LAND USE ZONE

6 LAMBE'S LANE
Parcel ID 17287

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

83

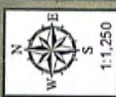
Amendment 158, 2021 and St. John's Development Regulations Amendment 726, 2021. Since then, Council has adopted the new Envision Municipal Plan and Development Regulations and the numbering for amendments reset. Further, the amendment year has been updated from 2021 to 2022. These amendments are now referenced as Municipal Plan Amendment Number 6, 2022 and Development Regulations Amendment Number 9, 2022.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 9, 2022

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

1. Repealing Section (3)(g) Rear Yard Zone Standards for Apartment Building in the Apartment 3 (A3) Zone and substituting the following:
“(3)(g) Rear Yard (minimum) 6 metres”
2. Repealing Section (4)(g) Rear Yard Zone Standards for Personal Care Home in the Apartment 3 (A3) Zone and substituting the following:
“(4)(g) Rear Yard (minimum) 6 metres”
3. Rezoning land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Zone to the Apartment 3 (A3) Zone as shown on City of St. John's Zoning Map attached.

**APPENDIX C: AIRPHOTO SHOWING THE SUBJECT
PROPERTY AT CIVIC NUMBER 6 LAMBE'S LANE ALONG
WITH THE CURRENT ZONING OF THE PROPERTY AND
THE CURRENT ZONING OF ADJACENT AND NEARBY
PROPERTIES**



PIPPY PARK

WESTERLAND RD

SUBJECT PROPERTY

INST

LAMBE'S LANE

INST

283

285

287

289 R1

291

293

ELIZABETH AVE

843

9

CITY OF ST. JOHNS

7

6

1

310

20

DISCLAIMER: This map is based on current information at the date of production.
W:\Engwork\Plan\Applications 2020\rez20000034-6 lambe's lane.mxd

**APPENDIX D: COPY OF THE NEWSPAPER
PUBLIC NOTICE/CITY WEBSITE PUBLIC NOTICE
PREPARED BY THE CITY OF ST. JOHN'S FOR
THE VIRTUAL SESSION HELD ON
MARCH 23, 2022**

Nominations open for Applause Awards

Do you know someone who has made a difference to our community? The City of St. John's is looking for nominations for the first St. John's Applause Awards, one of the largest award programs in the city that recognizes outstanding citizen achievements.



Nominations are open for awards in five award categories that include Heritage, Building Healthy Communities Volunteer, Youth and Senior of the Year and Tourism Awards.

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CALL FOR NOMINATIONS

Environmental and Sustainability Experts Panel

The Office of the City Clerk is accepting applications for volunteer membership on the Environmental and Sustainability Experts Panel. This Panel provides expertise, opinion, and perspective about environmental and sustainability matters, including the City of St. John's energy intensity, greenhouse gas emissions, adaptation, resilience, and environment. Additionally, the Panel is responsible for assisting in the progress of environmental and sustainability matters in the City of St. John's.

One representative with expertise in the following area is required:

- Sustainable Urban Planning and Economic Growth – To support the City in attaining sustainable economic growth, prosperity and competitiveness while achieving its environmental and sustainability goals.

Sought after expertise in these areas may include, but will not be limited to:

- Engineer (e.g., civil, mechanical)
- Contractor
- Ecologist
- Freshwater Biologist
- Sociologist
- Climatologist
- Planner, MCIP
- Landscape Architect
- Arborist
- Other – Demonstrated Relevant Experience

Terms of Reference for the Committee and application form can be found on the City's website. The deadline for submission of applications is Friday, March 4th, 2022. If you require alternate formats, assistance with the application or have any other enquiries, please contact the Office of the City Clerk at cityclerk@stjohns.ca.

Arts & Culture Advisory Committee Call for Members

The City of St. John's is seeking nominations to fill the following vacancies for the Arts & Culture Advisory Committee:

- one vacancy representing a Film and New Media organization;
- one vacancy representing a Visual Art and Craft organization;
- two vacancies representing Cultural, Indigenous and Intangible Cultural Heritage organizations.

Interested individuals should review the Committee Terms of Reference before completing the application and submit the application by 4:30 p.m. Friday, February 25, 2022.

Applications can be submitted either:

- electronically via the submit button on the form
- email cityclerk@stjohns.ca or
- mail Office of the City Clerk, PO Box 908, St. John's, NL, A1C 5M2

PUBLIC HEARINGS

RE: 19 King's Bridge Road

A virtual Public Hearing will take place regarding an application to rezone land at 19 King's Bridge Road to allow offices and other commercial uses.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 4, 2022, and St. John's Development Regulations Amendment Number 6, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 19 King's Bridge Road from the Institutional Land Use District to the Commercial Land Use District.

The effect of the Development Regulations amendment would be to rezone 19 King's Bridge Road from the Institutional (INST) Zone to the Commercial Neighbourhood (CN) Zone.

Time & Date: Registration required.Virtual Session on Zoom 7 p.m. Wednesday, March 16, 2022. To register, visit: [StJohns.ca/Public-Notice](https://stjohns.ca/Public-Notice), choose Public Hearing – 19 King's Bridge Road

Written submissions will be accepted until March 22, 2022. Written submissions will be considered and reflected, where appropriate, in the Commissioner's report to Council.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

RE: 6 Lambe's Lane

A virtual Public Hearing will take place regarding an application from Werkliv to rezone land a 6 Lambe's Lane for three Apartment Buildings with a total of 205 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 6 Lambe's Lane from the Institutional Land Use District to the Residential Land Use District.

The effect of the Development Regulations amendment would be to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone.

The applicant has also requested a parking reduction of 185 parking space and 1.6% Rear Yard variance to accommodate a 5.9m Rear Yard.

Time & Date: Registration required. Virtual Session on Zoom 7 p.m. Wednesday, March 23, 2022. To register, visit: [StJohns.ca/Public-Notice](https://stjohns.ca/Public-Notice), choose Public Hearing – 6 Lambe's Lane

Written submissions will be accepted until March 22, 2022. Written submissions will be considered and reflected, where appropriate, in the Commissioner's report to Council.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

EXPRESSIONS OF INTEREST

Audit Standing Committee

The City of St. John's is seeking expressions of interest to fill the citizen representative vacancy on the Audit Standing Committee. We require an individual in the private sector who holds a professional accounting designation with preference given to those who have the following knowledge and experience:

- Financial
- Audit and investigative
- General business and public sector

Functional knowledge in the following areas:

- Enterprise risk management
- Performance management
- Human resources management
- Management control frameworks
- Financial internal controls
- Governance (including planning, reporting and oversight)
- Business operations

Further information on the Audit Standing Committee's Terms of Reference can be found on the City's website: stjohns.ca/publications/audit-standing-committee-terms-reference. Interested individuals should forward a detailed resume by February 25, 2022 to:

City Clerk, City of St. John's
P.O. Box 908
St. John's, NL
A1C 5M2
Email: cityclerk@stjohns.ca

APPLICATIONS

RE: 156 Old Bay Bulls Road

A Discretionary Use application has been submitted to the City of St. John's by Bell Mobility Inc. requesting concurrence to construct a telecommunications tower located at 156 Old Bay Bulls Road. In accordance with the obligations under the Radio Communication Act and Industry Canada's Tower Siting Procedures CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 156 Old Bay Bulls Road Bell Mobility's intention to construct a telecommunications tower system consisting of:

- A 35-metre self support tower with supporting antennas and radio equipment;
- A 6'8" x 8'0" x 9'7" equipment building located at the base of the tower;
- A 10' high chain link fence will surround the tower and cabinet which will be secured with a locked gate.

COMMENT BY: 9:30 a.m. Tuesday, March 8, 2022 COUNCIL DECISION DATE: Monday, March 14, 2022

RE: 484 Maddox Cove Road

A Discretionary Use application has been submitted for a Home Occupation at 484 Maddox Cove Road. 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.

COMMENT BY: 9:30 a.m. Tuesday, Feb. 22, 2022 COUNCIL DECISION DATE: Monday, Feb. 28, 2022

RE: 16 Blake Place

A Discretionary Use application has been submitted for a Home Occupation at 16 Blake Place.

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 – Friday, 8 a.m. to 5 p.m. On-site parking is provided.

COMMENT BY: 9:30 a.m. Tuesday, Feb. 22, 2022 COUNCIL DECISION DATE: Monday, Feb. 28, 2022

RE: 6 Calgary Street

A Discretionary Use application has been submitted for 6 Calgary Street.

The proposed application is 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 only 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

COMMENT BY: 9:30 a.m. Tuesday, Feb. 22, 2022 COUNCIL DECISION DATE: Monday, Feb. 28, 2022

RE: 49 Robin Hood Bay Road

A Discretionary Use application has been submitted by Newco Metal & Auto Recycling Ltd. at 49 Robin Hood Bay Road.

The Discretionary Use application is for a Vehicle Storage Yard and Heavy Equipment Storage. The yard has an area of 1.796 hectares and a portion will be fenced. The yard will accommodate the temporary storage of vehicles, as well as heavy equipment storage including company owned tractor trailers and other equipment. No work or scrapping of vehicles will be done on site. No public access to the yard. The yard operates Monday to Friday, 8 a.m. to 5 p.m., with occasional offloading of vehicles outside of these set hours.

COMMENT BY: 9:30 a.m. Tuesday, Mar. 1, 2022 COUNCIL DECISION DATE: Monday, Mar. 7, 2022

COMMENTS

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

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Time & Date: Registration required. Virtual Session on Zoom 7 p.m. Wednesday, March 16, 2022. To register, visit: stjohns.ca/Public-Notice, choose Public Hearing – 19 King's Bridge Road

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COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

TEXT AMENDMENT

RE: "Housekeeping" Amendment

The new Envision St. John's Development Regulations, 2021, came into effect on November 5, 2021. Since that time the City has identified some provisions that require modification or clarification. The purpose of this amendment is to address the pertinent sections. The amendment generally includes:

Adding a land acknowledgement;

Updating the definitions of Car Sales Lot, Convenience Store and Wharves and Stages;

Clarifying the provisions for public consultation and land use reports;

Rewording sections dealing with Accessory Buildings locations, corner lots and lots abutting a Street, and Landscaping and Screening requirements;

Clarifying parking requirements;

Adding Heritage Use to various zones;

Correcting typos throughout Section 10 Use Zone Schedules.

A complete copy of the proposed Development Regulations amendment can be viewed on the City's website (www.stjohns.ca) under "Public Notices" or at the Planning & Development Division, fourth floor of the John J. Murphy building (City Hall Annex), weekdays from 9 a.m. – 4:30 p.m.

COMMENT BY: 9:30 a.m. Tuesday, March 15, 2021

APPLICATIONS

RE: 156 Old Bay Bulls Road

A Discretionary Use application has been submitted to the City of St. John's by Bell Mobility Inc. requesting concurrence to construct a telecommunications tower located at 156 Old Bay Bulls Rd.

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COMMENTS

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Time & Date The Public Hearing is paper-based. Instead of a face-to-face traditional Hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report co Council. As well, the City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration required. Virtual Session on Zoom 7 p.m. Wednesday, March 16, 2022. To register, visit: StJohns.ca/Public-Notice, choose Public Hearing – 19 King's Bridge Road The commissioner will include all comments made during the virtual session in the report to Council.

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COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

RE:150 New Gower Street

A Public Hearing will take place regarding an application to rezone land at 150 New Gower Street to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 3, 2022, and St. John's Development Regulations Amendment Number 4, 2022, on February 28, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 150 New Gower Street from the Residential Land Use District to the Commercial Land Use District.

The effect of the Development Regulations amendment would be to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone.

Along with the amendment, the City is advertising the Discretionary Use of Dwelling Units on the 1st storey (ground floor). The proposed residential building will have 6 units on the ground floor. Off-street parking will be provided.

Time & Date: The Public Hearing is paper based. Instead of a face-to-face traditional Hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council. As well, the City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration required. Virtual Session on Zoom 7 p.m. Wednesday, March 30, 2022. To register, visit: StJohns.ca/Public-Notice, choose Public Hearing – 150 New Gower Street. The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, April 5, 2022

AMENDMENT

RE: "Housekeeping" Amendment

The new Envision St. John's Development Regulations, 2021, came into effect on November 5, 2021. Since that time the City has identified some provisions that require modification or clarification. The purpose of this amendment is to address the pertinent sections. The amendment generally includes:

Adding a land acknowledgement;

Updating the definitions of Car Sales Lot, Convenience Store and Wharves and Stages;

Clarifying the provisions for public consultation and land use reports;

Rewording sections dealing with Accessory Buildings locations, corner lots and lots abutting a Street, and Landscaping and Screening requirements;

Clarifying parking requirements;

Adding Heritage Use to various zones;

Correcting typos throughout Section 10 Use Zone Schedules.

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COMMENT BY: 9:30 a.m. Tuesday, March 15, 2021

APPLICATIONS

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- A 35-metre self support tower with supporting antennas and radio equipment;
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- A 10' high chain link fence will surround the tower & cabinet to be secured with a locked gate.

COMMENT BY: 9:30 a.m. Tuesday, March 8, 2022
COUNCIL DECISION DATE: Monday, March 14, 2022

RE: Parklets within St. John's Downtown and Churchill Square Areas

A Discretionary Use application has been submitted by the City of St. John's for areas within St. John's Downtown and Churchill Square.

The proposed application is to allow parklets for outdoor eating areas associated with Restaurants and Lounges, on city owned land within the Downtown and Churchill Square. These parklets will be located along applicable parking spaces, sidewalks, and laneways in the Downtown Neighbourhood Planning Area, along will a small section of Water Street, which extends west of Leslie Street and Churchill Square. Businesses within the defined area, zoned to allow a Restaurant or Lounge, may be permitted to use city land for a parklet.

Parklets will be permitted to operate on city land from May 20 to October 31, 2022, and hours of operation will be from 7 a.m. to 11 p.m. daily. Construction will be allowed to begin two weeks prior to May 20 (opening day). The use of these spaces will be subject to a lease agreement with the city, which will outline the size of the space and other applicable requirements. Businesses wishing to avail of space for a parklet must make an application to the city.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022
COUNCIL DECISION DATE: Monday, March 28, 2022

RE: 1A Mount Cashel Road

A Change of Non-Conforming Use and Expansion application has been submitted by A Holding Place Inc. for 1A Mount Cashel Road.

The proposed application is for a change and expansion of the Non-Conforming Use at 1A Mount Cashel Road, from a Hair Salon to a Clinic for counselling and therapy services. Hours of operation will be Monday to Thursday, 8:30 a.m. to 9 p.m., Friday 8:30 a.m. to 4:30 p.m., and Saturday 9 a.m. to 12:30 p.m. Sessions will be hourly and by appointment only. The Clinic will contain 6 counselling offices and will expand in size by 89m2, for a total area of 267m2. A residential unit will occupy the additional space. The Clinic will employ 9 employees and on-site parking is provided.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022
COUNCIL DECISION DATE: Monday, March 28, 2022

COMMENTS

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COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

RE:150 New Gower Street

A Public Hearing will take place regarding an application to rezone land at 150 New Gower Street to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 3, 2022, and St. John's Development Regulations Amendment Number 4, 2022, on February 28, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 150 New Gower Street from the Residential Land Use District to the Commercial Land Use District.

The effect of the Development Regulations amendment would be to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone.

Along with the amendment, the City is advertising the Discretionary Use of Dwelling Units on the 1st storey (ground floor). The proposed residential building will have 6 units on the ground floor. Off-street parking will be provided.

Time & Date: The Public Hearing is paper based. Instead of a face-to-face traditional Hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council. The City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration is required and will take place on Zoom 7 p.m. Wednesday, March 30, 2022. To register, visit: [StJohns.ca/Public-Notice](https://stjohns.ca/Public-Notice), choose Public Hearing – 150 New Gower Street. The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, April 5, 2022

Rennies River Flood Mitigation Project Phase Two Public Engagement

Given consideration to the What We Heard document released in Dec. 2020 related to this project, the current scope of the proposed Rennies River flood mitigation work is focused on the area from Portugal Cove Road to Kings Bridge Road. A virtual public meeting will be held prior to the submission of the Environmental Preview Report which will support the Environmental Assessment process.

To learn about the project details, background information and public engagement process:

- Visit the project page on [EngageStjohns.ca](https://engagestjohns.ca)
- Register to attend the virtual session on **March 22** from **7 to 8:30 p.m.**
- If you do not have online access, you can call **311** or **754-CITY** (2489) and ask to speak with a project representative or email engage@stjohns.ca.

Feedback from this engagement process will be incorporated into the Environmental Preview Report and shared with Council through a new What We Heard document.

Work on the detailed design, tendering and construction will not start until after the undertaking is released from the Environmental Assessment process.

AMENDMENT

RE: "Housekeeping" Amendment

The new Envision St. John's Development Regulations, 2021, came into effect on November 5, 2021. Since that time the City has identified some provisions that require modification or clarification. The purpose of this amendment is to address the pertinent sections. The amendment generally includes:

Adding a land acknowledgement;

Updating the definitions of Car Sales Lot, Convenience Store & Wharves & Stages;

Clarifying the provisions for public consultation and land use reports;

Rewording sections dealing with Accessory Buildings locations, corner lots and lots abutting a Street, and Landscaping and Screening requirements;

Clarifying parking requirements;

Adding Heritage Use to various zones;

Correcting typos throughout Section 10 Use Zone Schedules.

A complete copy of the proposed Development Regulations amendment can be viewed on the City's website (www.stjohns.ca) under "Public Notices" or at the Planning & Development Division, fourth floor of the John J. Murphy building (City Hall Annex), weekdays from 9 a.m. – 4:30 p.m.

COMMENT BY: 9:30 a.m. Tuesday, March 15, 2021

APPLICATIONS

RE: Parklets within St. John's Downtown and Churchill Square Areas

A Discretionary Use application has been submitted by the City of St. John's for areas within St. John's Downtown and Churchill Square.

The proposed application is to allow parklets for outdoor eating areas associated with Restaurants and Lounges, on city owned land within the Downtown and Churchill Square. These parklets will be located along applicable parking spaces, sidewalks, and laneways in the Downtown Neighbourhood Planning Area, along with a small section of Water Street, which extends west of Leslie Street and Churchill Square. Businesses within the defined area, zoned to allow a Restaurant or Lounge, may be permitted to use city land for a parklet.

Parklets will be permitted to operate on city land from May 20 to October 31, 2022, and hours of operation will be from 7 a.m. to 11 p.m. daily. Construction will be allowed to begin two weeks prior to May 20 (opening day). The use of these spaces will be subject to a lease agreement with the City, which will outline the size of the space and other applicable requirements. Businesses wishing to avail of space for a parklet must make an application to the City.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

COUNCIL DECISION DATE: Monday, March 28, 2022

RE: 1A Mount Cashel Road

A Change of Non-Conforming Use and Expansion application has been submitted by A Holding Place Inc. for 1A Mount Cashel Road.

The proposed application is for a change and expansion of the Non-Conforming Use at 1A Mount Cashel Road, from a Hair Salon to a Clinic for counselling and therapy services. Hours of operation will be Monday to Thursday, 8:30 a.m. to 9 p.m., Friday 8:30 a.m. to 4:30 p.m., and Saturday 9 a.m. to 12:30 p.m. Sessions will be hourly and by appointment only. The Clinic will contain 6 counselling offices and will expand in size by 89m², for a total area of 267m². A residential unit will occupy the additional space. The Clinic will employ 9 employees and on-site parking is provided.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

COUNCIL DECISION DATE: Monday, March 28, 2022

RE: 1 Queen Street

A Discretionary Use application has been submitted for 1 Queen Street.

The Discretionary Use application is for the conversion of the main floor (50.16m²) of the Building from a Commercial Use into one (1) residential Dwelling Unit, which is Discretionary on the 1st storey. Parking is not required.

COMMENT BY: 9:30 a.m. Tuesday, March 29, 2022

COUNCIL DECISION DATE: Monday, April 4, 2022

COMMENTS

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

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

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

To view amendments and applications online visit: [StJohns.ca](https://stjohns.ca)>Public Notices or Call: **576-6192** Email: planning@stjohns.ca

PUBLIC HEARINGS

RE: 19 King's Bridge Road

A public hearing will take place regarding an application to rezone land at 19 King's Bridge Road to allow offices and other commercial uses.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 4, 2022, and St. John's Development Regulations Amendment Number 6, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 19 King's Bridge Road from the Institutional Land Use District to the Commercial Land Use District. The effect of the Development Regulations amendment would be to rezone 19 King's Bridge Road from the Institutional (INST) Zone to the Commercial Neighbourhood (CN) Zone.

Time & Date: The public hearing is paper-based. Instead of a face-to-face traditional hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council. The City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration is required and will take place via zoom at 7 p.m. Wednesday, March 16, 2022. To register, visit: StJohns.ca/Public-Notice, choose Public Hearing – 19 King's Bridge Road. The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

RE: 6 Lambe's Lane

A public hearing will take place regarding an application from Werkliv to rezone land at 6 Lambe's Lane for three apartment buildings with a total of 205 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 6 Lambe's Lane from the Institutional Land Use District to the Residential Land Use District. The effect of the Development Regulations amendment would be to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone.

The applicant has also requested a parking reduction of 185 parking spaces and 1.6% rear yard variance to accommodate a 5.9m Rear Yard.

Time & Date: The public hearing is paper-based. Instead of a face-to-face traditional hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council.

The City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration is required and will take place on Zoom 7 p.m. Wednesday, March 23, 2022. To register, visit: StJohns.ca/Public-Notice, choose Public Hearing – 6 Lambe's Lane. The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

RE: 150 New Gower Street

A public hearing will take place regarding an application to rezone land at 150 New Gower Street to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 3, 2022, and St. John's Development Regulations Amendment Number 4, 2022, on February 28, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 150 New Gower Street from the Residential Land Use District to the Commercial Land Use District. The effect of the Development Regulations amendment would be to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone.

Along with the amendment, the City is advertising the Discretionary Use of Dwelling Units on the 1st storey (ground floor). The proposed residential building will have 6 units on the ground floor. Off-street parking will be provided.

Time & Date: The public hearing is paper based. Instead of a face-to-face traditional hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council. The City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration is required and will take place on Zoom 7 p.m. Wednesday, March 30, 2022. To register, visit: StJohns.ca/Public-Notice, choose Public Hearing – 150 New Gower Street. The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, April 5, 2022

CALL FOR MEMBERS

Environmental and Sustainability Experts Panel

The Office of the City Clerk is accepting applications for volunteer membership on the Environmental and Sustainability Experts Panel. This panel provides expertise, opinion, and perspective about environmental and sustainability matters, including the City of St. John's energy intensity, greenhouse gas emissions, adaptation, resilience, and environment. Additionally, the panel is responsible for assisting in the progress of environmental and sustainability matters in the City of St. John's.

One representative with expertise in the following area is required:

- Sustainable Urban Planning and Economic Growth – To support the City in attaining sustainable economic growth, prosperity and competitiveness while achieving its environmental and sustainability goals.

Sought after expertise in these areas may include, but will not be limited to:

- Engineer (e.g., civil, mechanical)
- Contractor
- Ecologist
- Freshwater Biologist
- Sociologist
- Climatologist
- Planner, MCIP
- Landscape Architect
- Arborist
- Other – Demonstrated Relevant Experience

Terms of Reference for the Committee can be found on the City's Website and application form can be found at the following link:

<https://www.surveymonkey.com/r/RDLYZDY>

The deadline for submission of applications is Friday, April 8, 2022. If you require alternate formats, assistance with the application or have any other enquiries, please contact the Office of the City Clerk at cityclerk@stjohns.ca.

Arts & Culture Advisory Committee Call for Members

The City of St. John's is seeking nominations to fill the following vacancies for the Arts & Culture Advisory Committee:

- one vacancy representing a Film and New Media organization;
- one vacancy representing a Visual Art and Craft organization;
- two vacancies representing Cultural, Indigenous and Intangible Cultural Heritage organizations.

Terms of Reference for the Committee can be found on the City's Website and application form can be found at the following link:

<https://www.surveymonkey.com/r/RDLYZDY>

The deadline for submission of applications is Friday, April 8th, 2022. If you require alternate formats, assistance with the application or have any other enquiries, please contact the Office of the City Clerk Email: cityclerk@stjohns.ca

Rennies River Flood Mitigation Project Phase Two Public Engagement

Given consideration to the What We Heard document released in Dec. 2020 related to this project, the current scope of the proposed Rennies River flood mitigation work is focused on the area from Portugal Cove Road to Kings Bridge Road. A virtual public meeting will be held prior to the submission of the Environmental Preview Report which will support the Environmental Assessment process.

To learn about the project details, background information and public engagement process:

- Visit the project page on [EngageStjohns.ca](https://www.stjohns.ca/engagestjohns)
- Register to attend the virtual session on **March 22** from **7 to 8:30 p.m.**
- If you do not have online access, you can call **311** or **754-CITY** (2489) and ask to speak with a project representative or email engage@stjohns.ca.

Feedback from this engagement process will be incorporated into the Environmental Preview Report and shared with Council through a new What We Heard document.

Work on the detailed design, tendering and construction will not start until after the undertaking is released from the Environmental Assessment process.

We are Hiring for Summer!

Each year the City of St. John's hires approximately 150 staff to supervise and deliver summer programs and activities.

We look for motivated, enthusiastic and energetic individuals with a combination of work and volunteer experience and education. We welcome applications from a wide variety of post-secondary education fields, as well as high school students.

Day camps, activity centres and outdoor pools throughout the city require program staff, outdoor instructors, lifeguards, tourism officers and logistical staff to effectively run for the season.

The summer employment application deadline is Friday, April 1.

See all our job listings and how to apply at [StJohns.ca/careers](https://www.stjohns.ca/careers).

APPLICATIONS

RE: Parklets within St. John's Downtown and Churchill Square Areas

A Discretionary Use application has been submitted by the City of St. John's for areas within St. John's downtown and Churchill Square.

The proposed application is to allow parklets for outdoor eating areas associated with restaurants and lounges, on City owned land within the downtown and Churchill Square. These parklets will be located along applicable parking spaces, sidewalks, and laneways in the Downtown Neighbourhood Planning Area, along with a small section of Water Street, which extends west of Leslie Street and Churchill Square. Businesses within the defined area, zoned to allow a restaurant or lounge, may be permitted to use City land for a parklet.

Parklets will be permitted to operate on City land from May 20 to October 31, 2022, and hours of operation will be from 7 a.m. to 11 p.m. daily. Construction will be allowed to begin two weeks prior to May 20 (opening day). The use of these spaces will be subject to a lease agreement with the City, which will outline the size of the space and other applicable requirements. Businesses wishing to avail of space for a parklet must make an application to the City.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

COUNCIL DECISION DATE: Monday, March 28, 2022

RE: 1A Mount Cashel Road

A Change of Non-Conforming Use and Expansion application has been submitted by A Holding Place Inc. for 1A Mount Cashel Road. The proposed application is for a change and expansion of the Non-Conforming Use at 1A Mount Cashel Road, from a hair salon to a clinic for counselling and therapy services. Hours of operation will be Monday to Thursday, 8:30 a.m. to 9 p.m., Friday 8:30 a.m. to 4:30 p.m., and Saturday 9 a.m. to 12:30 p.m. Sessions will be hourly and by appointment only. The clinic will contain 6 counselling offices and will expand in size by 89m², for a total area of 267m². A residential unit will occupy the additional space. The clinic will employ 9 employees and on-site parking is provided.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

COUNCIL DECISION DATE: Monday, March 28, 2022

RE: 1 Queen Street

A Discretionary Use application has been submitted for 1 Queen Street. The Discretionary Use application is for the conversion of the main floor (50.16m²) of the Building from a Commercial Use into one (1) residential dwelling unit, which is discretionary on the 1st storey. Parking is not required.

COMMENT BY: 9:30 a.m. Tuesday, March 29, 2022

COUNCIL DECISION DATE: Monday, April 4, 2022

RE: 125 Airport Road

Application for the Expansion of Non-Conforming Use at 125 Airport Road. The proposed application is for the Expansion of a Non-Conforming Use. The existing residential Single Detached Dwelling is 222.96m² and is proposed to be expanded 5.94m² to allow for an enclosed deck on the front of the Dwelling.

COMMENT BY: 9:30 a.m. Tuesday, April 5, 2022

COUNCIL DECISION DATE: Monday, April 11, 2022

RE: 7 Guy Street

A Discretionary Use application has been submitted for a Home Occupation at 7 Guy Street. The proposed Home Occupation is for food preparation of homemade sauces from fruit and peppers, which are for sale off-site. The floor area for the business is 20m² and will operate Monday to Friday, 9 a.m. – 5 p.m. The applicant is the resident and sole employee, and no clients will visit the site.

COMMENT BY: 9:30 a.m. Tuesday, April 5, 2022

COUNCIL DECISION DATE: Monday, April 11, 2022

COMMENTS

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

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

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

To view amendments and applications online visit: [StJohns.ca](https://www.stjohns.ca) > Public Notices or Call: **576-6192** Email: planning@stjohns.ca



Public Hearing - 6 Lambe's Lane - REVISED

Thu, 2022/02/17 - 10:00am

Application

A Public Hearing will take place regarding an application from Werkliv to rezone land at 6 Lambe's Lane for three Apartment Buildings with a total of 205 units.

Description

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 6 Lambe's Lane from the Institutional Land Use District to the Residential Land Use District.

The effect of the Development Regulations amendment would be to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone.

The applicant has also requested a parking reduction of 185 parking space and 1.6% Rear Yard variance to accommodate a 5.9m Rear Yard.

Comment By

9:30 a.m. Tuesday, March 22, 2022

Time & Date

The Public Hearing is paper-based. Instead of a face-to-face traditional Hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council.

As well, the City is offering a virtual sessions for those who wish to speak with the commissioner, the applicant, and City staff.

Registration required.

Virtual Session on Zoom 7 p.m. Wednesday, March 23, 2022.

To register, visit: <https://stjohns-ca.zoom.us/meeting/register/tZMpceupqD4oGN3wk2Ws6sYiwQYEOqPlkBHU>

Written submissions will be accepted until March 22, 2022. Written submissions will be considered and reflected, where appropriate, in the Commissioner's report to Council.

Comments

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

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

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

Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192, email planning@stjohns.ca or visit the City's website (www.stjohns.ca (<http://www.stjohns.ca>)) under "Public Notices".

A copy of the proposed Municipal Plan and Development Regulations amendment can be viewed at stjohns.ca, or Planning & Development Division, fourth floor of the John J. Murphy building (City Hall Annex), weekdays from 9 a.m. - 4:30 p.m.

The Newfoundland & Labrador Public Libraries have Wi-Fi available in the parking lot of each library location if a resident has their own device: Arts & Culture Centre (125 Allandale Road, St. John's), Marjorie Mews Library (12 Highland Dr, St. John's), and Michael Donovan Library (655 Topsail Rd, St. John's).

[Location Map \(http://www.stjohns.ca/sites/default/files/6%20LAMBE%27S%20LANE_1.pdf\)](http://www.stjohns.ca/sites/default/files/6%20LAMBE%27S%20LANE_1.pdf)

[Background Information \(http://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Feb14_2022.pdf\)](http://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Feb14_2022.pdf)

[Land Use Assessment Report \(http://www.stjohns.ca/sites/default/files/LUAR_6%20Lambes%20Lane_30Jan2022%20-%20Council.pdf\)](http://www.stjohns.ca/sites/default/files/LUAR_6%20Lambes%20Lane_30Jan2022%20-%20Council.pdf)

**APPENDIX E: COPY OF THE MAIL-OUT
NOTICE PREPARED BY THE CITY OF
ST. JOHN'S FOR THE VIRTUAL SESSION
HELD ON MARCH 23, 2022**

RE: 6 Lambe's Lane

A Public Hearing will take place regarding an application from Werkliv to rezone land a 6 Lambe's Lane for three Apartment Buildings with a total of 205 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 6, 2022, and St. John's Development Regulations Amendment Number 9, 2022, on February 14, 2022, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate 6 Lambe's Lane from the Institutional Land Use District to the Residential Land Use District.

The effect of the Development Regulations amendment would be to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 (A3) Zone.

The applicant has also requested a parking reduction of 185 parking space and 1.6% Rear Yard variance to accommodate a 5.9m Rear Yard.

Time & Date: The Public Hearing is paper-based. Instead of a face-to-face traditional Hearing, the public are invited to write the commissioner with their comments, concerns, or support. After the 30-day period, the commissioner will assemble all comments into a report to Council.

As well, the City is offering a virtual session for those who wish to speak with the commissioner, the applicant, and City staff. Registration required. Virtual Session on Zoom 7 p.m. Wednesday, March 23, 2022. To register, visit: [StJohns.ca/Public-Notice](https://stjohns.ca/Public-Notice), choose Public Hearing – 6 Lambe's Lane
The commissioner will include all comments made during the virtual session in the report to Council.

COMMENT BY: 9:30 a.m. Tuesday, March 22, 2022

**APPENDIX F: COPIES OF ALL WRITTEN PUBLIC
SUBMISSIONS RECEIVED BY THE CITY CLERK'S
OFFICE RESPECTING ST. JOHN'S MUNICIPAL
PLAN AMENDMENT NUMBER 6, 2022 AND
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 9, 2022**



Office of the Vice-President (Administration & Finance)

St. John's, NL Canada A1B3X9
Tel: 709 664 6217 Fax: 709 664 8028 www.mun.ca

August 6, 2021

To Whom It May Concern:

Please accept the revised submission from Memorial University based on documents made available in recent weeks in advance of public consultations. The information below is being submitted on behalf of Memorial University in response to the **6 Lambe's Lane development by Werkliv, for three Apartment Buildings with a total of 205 units.**

Memorial has identified several areas of concern regarding potential impacts of the proposal on the university which are not currently addressed in documents available from the City of St. Johns. Namely:

- a) **Traffic in the area:** Westerland Road is a busy roadway with an existing high volume of pedestrian traffic. In the past several years, upgrades to the roadway for pedestrian safety have been undertaken. However, further roadway upgrades to Westerland Road may be required to accommodate increased traffic and increased pedestrian safety.
- b) **Access to Alumni House:** The document outlines roadway changes that may cause confusion or reduced/constricted flow of traffic to the Alumni House (also located on Lambe's Lane). This includes the road turning into a circle in front of the development, then continuing on to the Alumni House.

Memorial would like confirmation if access to the Alumni House building will be altered or impacted during the construction process or indefinitely post-construction.

- c) **Parking:** The June 2020 City Decision/Direction Note indicates "This application is unique in that the applicant is requesting parking relief for all parking requirements." In addition, it is indicated "... significant amount of publicly available parking spaces within a seven-minute walk of the proposed development. Some offer monthly rental rates to the public. MUN also has on-campus parking spots that are not pictured that serve faculty staff and students on a first come first serve basis."

These points raise concerns for Memorial, as it is believed that the demand for parking is drastically underestimated. Memorial's student housing provides some parking for students, yet the demand from this group consistently exceeds supply. Memorial is concerned that parking demand from residents, visitors, service persons, etc., of the new development will face the same issue. This will result in individuals illegally parking in the nearby Memorial facilities. These facilities are already under considerable strain, and illegal

parking would impact nearby employees, paying customers of the Aquarena, students, and others frequenting the university. This will also increase demand for parking enforcement by Memorial and/or investment in alternate measures such as parking gates to ensure parking is available for students/staff/faculty, clients/customers, donors, alumni, volunteers, and similar.

Memorial has been actively working with the City of St. John's and other levels of Government to develop approaches designed to reduce the volume of traffic and parking congestion in the area of the university for several years. Some options that have been reviewed include park and ride arrangements, increased participation in public transit by way of a universal student pass program, improved bus terminal facilities on campus, etc. A project considering high density residential applications is anticipated to further compound existing parking and traffic concerns.

In consideration that the required new zoning is for residential purposes, it is anticipated that illegal parking will extend to overnight. This will impact parking lot servicing, snow clearing, etc., that is done outside normal business hours.

- d) **Emergency access:** Memorial has concerns with additional access and flow relating to the query in the proposal to "Indicate if access can be provided to the Aquarena parking lot such that emergency access can be improved." The Werkliv project also contains minimal information on emergency access, and Memorial requests more information on this item.
- e) **Snow clearing:** Consideration is required on the planned snow clearing operations of the property to ensure no snow dumping or access issues on Memorial's property or impacts to the Aquarena. Additionally, if access is expected to the property from the Aquarena, this will impact snow clearing operations for the university and illegal parking will impact the university's ability to keep its lots cleared. More information is required.
- f) **Lambe's Lane road condition:** Lambe's Lane roadway is narrow and currently in a state of disrepair with no sidewalks. Upgrades and expansion of the area would be required to accommodate the increased two-way vehicular traffic flow, pedestrians, and bike traffic.

The university has received complaints regarding the condition of the road along with safety concerns for pedestrians and vehicles alike due to the narrow roadway and limited sightlines. This roadway serves as a regular pedestrian route for students, staff and faculty of Memorial, and students of Prince of Wales Collegiate. The current documents do not demonstrate how, or if, a high density residential project will mitigate the risks to the high pedestrian traffic resulting from the increase in vehicular traffic frequenting the site (taxis, deliveries, support services such as trades for building repairs/snow clearing/grounds maintenance/garbage collection, residents, visitors, etc.).

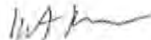
Given the tight proximity of neighboring facilities (St. Augustine's Church, Aquarena, Alumni House), options to improve sightlines/traffic flow are very limited.

- g) **Expropriation:** Memorial requires confirmation if any of its land is required and will be expropriated to complete the required facilities upgrades.
- h) **Bus stop:** Additional public transportation upgrades may be needed to accommodate the increased use for Metrobus services in the area (i.e., shelter).

- i) **Proposed development ingress/egress:** Additional consideration needs to be given to the ingress/egress of the building and the impact on Memorial's nearby facilities.
- j) **Impact on business model:** Aside from the numerous operational and logistical considerations outlined herein, Memorial also has concerns about the impact on Memorial-owned residences. In particular, the potential impact to Memorial's own housing facilities, including lost revenue and competition by a for-profit private business. As you are aware, Memorial's residences were built and operated with tax payer support and as a not-for-profit, we strive to offer reasonably priced, high-quality accommodations to students at cost recovery for annual operations. A development of 205 units (and currently unknown total inhabitants) may impact Memorial's ability to maintain its current business model.
- k) **Impact on brand and reputation:** Beyond simply providing a place to live, Memorial provides a high level of proactive safety, emergency and wellness services, and support from trained residence and student life teams, and Campus Enforcement and Patrol staff available 24 hours a day, 7 days a day week. Students, their families, and the public may not distinguish between Memorial-run residences and this development, and may have an expectation that similar services are provided to all students regardless of who the landlord may be. The fact remains that *Werkliv*'s tenants will largely be Memorial students not governed by the same rules or provided with the same student supports as on-campus residents. This may negatively impact Memorial's brand and reputation, which should not be underestimated.
- l) **Potential noise concerns for neighboring Alumni House.** High density residential is bound to bring noise. Everyday living for residents will result in noise that may potentially interrupt business operations within the neighboring Alumni House.

Thank you in advance for your consideration of these potential issues.

Sincerely,



Kent Decker

WerkLiv

4-1484 Carleton St., Halifax, Nova Scotia B3H 3B7

August 10, 2021

Dear Mr. Kent Decker,

This letter is in response to the written concerns around the 6 Lambe's lane development proposal (dated August 6 2021), of which we acknowledge receipt.

Thank you for bringing concerns to our attention. We take every one of these very seriously. Over the past year and a half, we have been working with the city in preparation of this Land Use Assessment Report (LUAR). Many of the concerns outlined below have been explored in depth in that document, which is available for public viewing through the city of St. John's website, however I have responded specifically to some of your concerns below. I hope we can continue this discussion in person this fall.

Our intention is to make this project a benefit to students, but also to the surrounding area. Please take a minute to review these responses and feel free to send any additional concerns our way. We are open and eager to have collaborative and constructive conversations.

a) Traffic in the area: We believe that adding sidewalks to the current dirt road will help navigate pedestrian traffic the right direction. The reduction of car parking should keep the vehicular traffic the same or similar and 2 lanes will help with circulation of existing cars. There will be a loading zone off the road for deliveries and 4 parking spots on the left for accessible vehicles and other pick ups.

b) Access to Alumni House: There will be major improvements to the existing road. It will be paved and able to accommodate two-way traffic. The connection to the Alumni House will not be affected. The Alumni House will benefit from the road upgrades in several ways including having pedestrian-designated sidewalks instead of what is currently a 1-way gravel road used to enter the Alumni House parking lot. As for during the construction period, we will be developing a construction management plan to address any circulation issues and ensure access to the Alumni House is clear. Note that this step will come if/when the project is accepted. We are happy to discuss this in greater detail, if necessary.

c) Parking:

We acknowledge your valid concerns and realize that MUNL has had to mitigate parking issues over the past few years. We have reviewed this situation in great detail and believe that an underlying issue with parking is a result of a lack of housing options in close proximity to campus. This has increased the need

for students to own and use their car to commute to university and resulted in a higher demand for parking spots.

We believe the Aquarena likely faces similar issues, as a result of out of area students driving in to attend class and not having a designated parking spot or permit to park.

While this project will not increase enrollment numbers, it will eliminate the need for many students to drive long distances to attend class.

Adding parking will only address the surface issue and not the real problem, which we believe can be resolved by increasing adequate housing close to campus.

d) Emergency access: The proposed development has considered all emergency vehicles and circulation in great depth over the last year and a half. The LUAR submission was delayed to specifically address these items in the design, in consultation with the Engineering and Traffic Departments at the city. We will be happy to give you more information once we are past this preliminary stage.

Currently, Lambe's Lane is a one-way dirt road and the Alumni House uses this to access its parking spots. We believe this is an unsafe practice for pedestrians and drivers. Our proposal upgrades Lambe's Lane to a 2-way road with pedestrian sidewalks on both sides. The building is fully sprinklered and a new fire hydrant will be installed in the area, ensuring top safety features. Additionally, the turning circle was included so emergency vehicles have clear and direct access. Any additional changes can be reviewed when civil drawings begin. Planning and Fire Code Engineers with the City of St. John's have thoroughly reviewed this project and have recommended changes that are reflected in the current design. At this juncture, we are looking for public approval for the development and we will continue to make efficiencies and improvements as this project moves forward.

e) Snow clearing: We have discussed this in great detail with the city and the need to plan accordingly is well understood. Lambe's lane and the turning circle will become public property and the snow clearing will be municipality's responsibility. However, our property management plan will include an additional back-up snow clearing plan for the property. We are open to discussing these details further and taking additional suggestions.

f) Lambe's Lane road condition: These issues will be greatly improved by the upgrades included in our proposal.

g) Expropriation: We are currently in discussion with facilities. The land in question has services that are currently tied into MUNL's system. We have a proposal to add additional capacity alongside the sewer services (without tying into MUNL's capacity). For this we may require access to the serving area for a short time to upgrade the services in general. These discussions can be had in more depth with our engineers and your facilities.

h) Bus stop: we had not considered this, seeing as most of the students in our potential building will be at walking distance to campus. However, we are open to discussing having a bus shelter.

i) Proposed development ingress/egress: Egress guidance must be followed according to Building Code and will be part of the planning and permitting stage. A larger discussion with MUNL can be had to share details.

j) **Impact on business model:** We understand and validate these concerns.

It is not in our business model to house first year students. In fact, we have not had any first-year students lease our units in the last 5 years. We plan to redirect any inquiries from first-year students to the MUNL residences office (unless MUNL would require assistance in housing individuals in which we would be happy to help).

Our model is to develop near universities where the supply of university residences does not meet the number of students enrolled. For example, we have projects in proximity to the Dalhousie University campus. Dalhousie is a university with similar enrollment about 20,000 enrolled over their campuses, and with about 2311 University residence beds. The number of apartments available close to campus, even including those that have been built in the last couple of years do not keep up with the need for student accommodation. Hence our development project on Seymour Street – also built very close to campus and will serve close to 500 students looking for safe, affordable, and convenient apartments.

l) **Potential noise concerns for neighboring Alumni House.** We take noise issues very seriously and although we cannot manage all noise, we do manage our buildings in a way that encourages love and respect for the community. Live-in super-intendants and additional management will be integrated into the day-to-day property management.

Note that generally, our buildings are quiet during the day, while students are studying (or sleeping).

We look to continue to improve the living experience for all. Our most important goal is to ensure students have the right environment to excel in academics and enjoy their university experience. Thank you kindly for providing a written list of your concerns, we are open to discussing all and any issue further in person at your convenience.

Sincerely,



Maggie Terrone
Vice President, Atlantic Canada
902-442-8408 x 201 | maggie@werkliiv.com
www.werkliiv.com

Building Quality.
Of Life.™



Office of the Vice President (Administration & Finance)

St. John's, NL, Canada A1B 5S7
Tel: 709/664-2217 Fax: 709/664-6025 www.mun.ca

August 13, 2021

To Whom It May Concern:

RE: WERKLIV DEVELOPMENT PROPOSAL - 6 LAMBE'S LANE

Further to the August 10, 2021, public meeting held regarding the development of 6 Lambe's Lane and the revised submission the university made to Council via letter dated August 6, 2021, please be advised that the university did receive Werkliv's response dated August 10, 2021, which Werkliv indicated they would be providing to the City.

The university would like to go on record as stating that, although it appreciated Werkliv's response, it feels the response did not directly answer many of the concerns raised by the university and the university does not adopt or accept Werkliv's response as a fulsome or acceptable response to the university's concerns.

The university reiterates that all of the concerns raised in the August 6, 2021, letter are valid and unanswered concerns.

It was very apparent from the August 10, 2021, public meeting that not only the university has concerns but St. Augustine's Anglican Church and many local residents share these concerns. Various voices at the meeting reiterated the concern with the City allowing the requested parking variance. Parking is already a major concern in that area among residents and on behalf of the church and there was nothing stated by Werkliv neither in its response to the university nor in its answers to questions raised at the meeting that would serve to alleviate those concerns.

Werkliv's response was that there are simply not enough housing options close to campus. As discussed at the meeting, this is not the case. There are university owned and operated apartments and residences on campus and many rental options for students all in very close proximity and within walking distance to campus. To think that an apartment complex with 205 units housing 650 (or potentially more) students would eliminate vehicle use because of its proximity to campus is simply not feasible. It does not take into account other uses students have for their vehicles such as visiting family and friends, carrying out errands, shopping, going on outings, etc., in other parts of the City as well as outside of the City. It does not account for the considerable parking requirements for visitors to the building. Werkliv's response to these issues was to compare St. John's to European cities where people bicycle and walk everywhere. That is not happening in St. John's. Allowing the requested parking variance will lead to a larger congestion and parking problem than already exists in that area.

- 2 -

Werkliv has repeatedly indicated that they have consulted with the university on issues of concern yet, to date, there has been only one communication of which we are aware and that served as an introductory discussion rather than a meaningful discussion of their proposed project and its impact on the university.

The university would like to take this opportunity to reiterate all of its concerns and to advise that it does not adopt Werkliv's response as any real answer to the concerns of the university.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Decker', with a stylized flourish at the end.

Kent Decker

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 15, 2021 10:20 PM
To: CityClerk
Subject: (EXT) 6Lambe's Lane

Parking is a problem in MUN area. How can approval be given for relief of 254 parking spaces.?. Additionally Lambe's Lane is a lane at best . Difficult to drive to and from church in winter.
I cannot support this proposal.

[REDACTED]
Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Friday, July 16, 2021 12:10 PM
To: CityClerk
Subject: (EXT) 6 Lambe's Lane

Hi, I am writing to voice my support for what appears to be a beautiful, thoughtfully designed project that could do much to improve how the city of St. John's thinks about apartment housing.

I support their request to have full parking relief at this site.

And as long as the built heritage experts panel has no objections, and a plan is made to salvage the existing building (which is woefully, shamefully slipped under the rug in this otherwise excellent plan) for materials, this project would have my enthusiastic support.

Kind regards

[REDACTED]

[REDACTED]

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Monday, August 9, 2021 10:02 AM
To: Jennifer Squires; Andrea Roberts; Ashley Murray; Ann-Marie Cashin; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: FW: (EXT) Lambe's Lane Development Public Meeting

From: [REDACTED]
Sent: Monday, August 9, 2021 10:00 AM
To: Ian Froude <ifroude@stjohns.ca>
Cc: CityClerk <cityclerk@stjohns.ca>; Mayor <mayor@stjohns.ca>
Subject: Re: (EXT) Lambe's Lane Development Public Meeting

Thank you for responding. I am amazed that the City will even entertain such a deviation from its regulations, especially so close to the end of its term. The residents of our area have major concerns for current and future implications.

This is not a Memorial University sponsored, nor supervised project. It is a private, for profit proposal which will not follow City by-laws and regulations. To exempt a company from providing mandatory 254 (two hundred fifty four) parking spaces is not a minor adjustment. It is unrealistic and lacks any semblance of good judgement. The timing of the request is also questionable, and could be issue of contention in the upcoming election.

As our Ward representative, I ask that you ensure that any construction in this area follow current guidelines.

[REDACTED]

On Jul 26, 2021, at 10:19 AM, Ian Froude <ifroude@stjohns.ca> wrote:

Thank you for the feedback, [REDACTED].
I notice you have copied the City Clerk, so they will ensure the link is active and rules are being followed.

Ian Froude
Councillor - Ward 4 | Conseiller municipal – District 4
City of St. John's, NL | Ville de Saint-Jean, TN
(709) 576 - 8217

From: [REDACTED]
Sent: Saturday, July 24, 2021 10:50 AM
To: Ian Froude <ifroude@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>
Subject: (EXT) Lambe's Lane Development Public Meeting

Your link posted in today's paper referencing the Lambe's Lane Development does not appear to be active.

Unfortunately the timing of this request and the invalid link will prevent people from registering a reaction for a development whereby exemptions from several City regulations are being requested.

Again, I wish to issue a strong objection to construction of any apartment complex in our area that does not meet current city code standards, especially with respect to parking.

I have lived on University Avenue for the past 34 years. There is currently no parking available for people to visit my home before five pm, and that is without University in session. I also have problems accessing my mailbox on [REDACTED] when University and schools are in session. All streets in this area experience the same problems.

- * To exacerbate the current situation is totally unacceptable.

- * To use the excuse that the apartments will be designated for students with no access to transportation flies in the face of logic when one sees empty residences and experiences students seeking to rent parking spaces in private driveways to provide access to parking.

I respectfully ask that the information published be corrected and my concerns taken into consideration.

[REDACTED]

<image001.jpg>

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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.

Jennifer Squires

From: [REDACTED]
Sent: Tuesday, August 10, 2021 4:36 PM
To: Jennifer Squires
Subject: (EXT) Re: Public Meeting - 6 Lambe's Lane Confirmation

Hi Ms. Squires,

Some questions for tonight's Zoom meeting re Lambe's Lane:

1. Will any of the units be rented to the public? What is prohibiting this from happening.
2. Is not owning a vehicle while leasing an apartment a condition of leasing?
3. Does the developer realize that the parking spaces in the area are now heavily used by clients of those facilities ie, the Aquarena, St. Augustine's Church etc
4. How does the developer propose to change the culture of students to alternate forms of transportation.

Thank you,
[REDACTED]

Sent from my iPad

On Aug 9, 2021, at 9:41 AM, Jennifer Squires <no-reply@zoom.us> wrote:



u for registering for Public Meeting - 6 Lambe's Lane. You can find information about this meeting below.

: Meeting - 6 Lambe's Lane

Time Aug 10, 2021 07:00 PM Newfoundland and Labrador

ng ID 897 8306 7505

Jennifer Squires

From: [REDACTED]
Sent: Wednesday, August 11, 2021 3:26 PM
To: Jennifer Squires
Cc: Ian Froude; CityClerk
Subject: Re: (EXT) Lambe's Lane Development Public Meeting

Further to last night's zoom meeting, my husband and I were registered to attend. Unfortunately we both had prior commitments and were a little late checking in. I did take some notes, but must have missed some points and dialogue on how this proposal got as far as it did despite violating basic City codes.

- 1). Would it be possible to obtain a copy of the minutes of that session?
- 2). Was any investigation undertaken on the company making the proposal, ie background, experience, membership of its board of directors, or any Newfoundland connections? It seems unusual that such a basic requirement as 205....TWO HUNDRED FIVE parking spaces could be bypassed as well as bypassing codes for space variances.....the latter being far more important considering the confined road space both to the property and on the property itself.
- 3). I was concerned over the comment that the complex could not be mandated for university students only, but basically no one else would want to live there??? Will the City be assuming liability over what such a complex could create?
- 4). Finally, has there ever been a proposal of a similar nature reviewed by Council, and if so, what was the result?

Anything you could provide would be greatly appreciated.

[REDACTED]
Sent by me

On Jul 26, 2021, at 10:02 AM, Jennifer Squires <jsquires@stjohns.ca> wrote:

Good Morning [REDACTED]

There was an error in the link when it was originally posted, it may have carried over to the version in the paper. Staff are in the process of sending out a revision for future publications. The online link is correct and if you would like to register you can do so at the following:

Register in advance for this meeting:
<https://stjohns-ca.zoom.us/joining/register/tZ0qf-qoqDwvGtEZAqX4wNhEUb8cAJhyGUS0>

After registering, you will receive a confirmation email containing information about joining the meeting. If you require any additional assistance please let me know.

Thank you,

Jennifer Squires

Karen Chafe

From: [REDACTED]
Sent: Saturday, August 14, 2021 10:44 AM
To: CityClerk
Subject: (EXT) 6 Lambe's Lane re-zoning

To Whom it May Concern:

My husband and I have lived at [REDACTED] for over 30 years. According to your memo, this puts us within the proximity of the application site for the construction of three apartment buildings and a 254 vehicle parking space at 6 Lambe's Lane specified for public consultation.

We are totally opposed to this project. This area, along with the adjacent fields beside the Aquarena and Prince of Wales Collegiate, comprise the only space in this immediate part of the city that offers a home and feeding area to birds and other wildlife, as well as to trees, grasses, and wildflowers. It is a quiet, tree-lined area - a green space - used by dog walkers, students, schoolchildren, and nature-lovers, as well as parishioners at the Anglican church beside it. The construction and subsequent buildings and parking lot proposed would totally destroy all of this, and add one more to the stripped and destroyed green spaces of our City - at a time when the City seems simultaneously to be trying to augment green spaces.

Please do not allow this re-zoning and project to go ahead.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, September 7, 2021 11:04 AM
To: CouncilGroup; Executives
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Jennifer Squires
Subject: FW: (EXT) Lambe's Lane Development

From: [REDACTED]
Sent: Friday, September 3, 2021 10:21 PM
To: SarahStoodley@gov.nl.ca
Cc: Ian Froude <ifroude@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Mayor <mayor@stjohns.ca>
Subject: (EXT) Lambe's Lane Development

As MHA for our area, I thought you should be aware of the following. I have been advised by the City Planning Office that it will be a topic for Monday night's City Council meeting. I have also been advised that this is the first time such a request has ever been entertained.

I ask that you consider whether a proposed development, on inadequate space, for three buildings consisting of 205 apartments for 600 people, with an exemption request for ANY PARKING SAVE FOR THREE HANDICAPPED SPACES in an area where there is no off street parking, and despite objections from MUN, St. Augustine's Church and the residents of the University Avenue and Elizabeth Avenue areas is appropriate. These complaints were voiced via a Zoom call, during August, with the referral to Government coming on the Labour Day weekend.

My apologies for the late notification, as I was only made aware of this today following my phone call requesting a status update.

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: September 3, 2021 at 1:54:56 PM NDT
Subject: Lambe's Lane Development

I spoke with you a while back regarding the proposed Lambe's Lane development. You referred me to someone in Municipal and Rural Affairs, and I left a message but no one called me back. For the record, could you please relay my comments below to the appropriate parties? Thanks.

There is a proposal to develop 6 Lambe's Lane (next to the Aqua Arena and St. Augustine's Church) into a private, for profit three building complex housing 205 apartments for 600 people. This is not associated with MUN. The contractor is not Newfoundland based.

The City is requesting two exemptions:

- The first allows for an exemption from providing any parking spaces except for three handicapped spaces, which are required by law.
- The second requests a space variance exemption, as the area in question is not large enough to house the buildings themselves. The rationale is that the building will be designed for students who will not have cars.

I just wanted to reiterate the concerns of the people of the University Avenue area with respect this request, which I understand will be going to St. John's City Council on Monday night and, if approved, then be forwarded to your Department for Government approval.

I attended a Zoom meeting sponsored by the City for reaction. Concerns relative safety, oversight, security, emergency access, deliveries, traffic flow behind Aqua Arena, confusion with MUN housing and damage to Memorial's branding, and especially parking were expressed by Memorial University, St. Augustine's Church, and residents of the Elizabeth Avenue area and the University Avenue area, as well as others.

We learned from the meeting that the developers cannot mandate that residents only attend post secondary, nor that they cannot have a vehicle. The comment made that "Nobody else would want to live there" was extremely worrisome for our neighbours..

In addition to the other issues raised, we have lived for forty years in our home and know only too well the area's struggles respect to student parking during regular times. If there is such a need for housing, a more appropriate solution would be to redevelop the Hoyles Escasoni Complex which has the space, the parking and is more suited to accommodate MUN, the Marine Institute and CONA students. The solution is not to ignore City codes and construction guidelines which were established for valid reasons. To ignore or amend these regulations will create precedents which will be impossible to walk back from.

The timing of the request has also raised flags:

- so close to the end of the current Council's term;
- rushed through in August month (when many houses in our area are in transition), the adjacent two schools are closed, and Memorial is in closed session;
- being brought to Council on Labour Day weekend during the back to school/university/work timeframe;
- during Covid restrictions through Zoom, which severely restricts participation (especially since the first link to register was not working).

The concept that consideration would be given to THREE apartment complexes without the appropriate space requirements, and WITHOUT ANY PARKING, in an area where on street parking is banned, seemed impossible. However, common sense and good judgement appear to be in short supply and we are now at this point in the process.

I wanted you to be aware of the concerns of the area residents, the Church and the University prior to your making this decision.

Thank you for your consideration

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, March 21, 2022 12:17 PM
To: CityClerk
Subject: (EXT) 6 Lambe's Lane

Hello,

I would like to share my support for 6 Lambe's Lane. I think that increasing density is good for our city and in line with the climate emergency that the city has declared. I hope to see this project go ahead.

Thank you,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, March 21, 2022 11:44 AM
To: CityClerk
Subject: (EXT) Fwd: 6 Lambe's Lane

Hello!

Regarding the proposal to construct 3 apartment buildings at 6 Lambe's Lane next to the Aquarena at MUN:

Please ask that the developer retain as many of the large trees on the property as possible.

The trees are magnificent, and would add value to the property owner and everyone living in the apartments that will be built on the property.

There are many wonderful trees at the front of the property, like this huge beech:



Thank you for listening!



Karen Chafe

From: [REDACTED]
Sent: Wednesday, March 2, 2022 4:51 PM
To: CityClerk
Subject: (EXT) re 6 lambes lane apt building re zoning

Comment:

As a property owner in the area [REDACTED] this development will drastically increase the population density in our neighborhood. Adding additional demands on existing infrastructure. With inadequate parking our side streets will, by necessity, be full of cars belonging to these tenants. There is no way to ensure or to require the tenants living in these apts not to have a car.

There is no mention as to the number of bedrooms in the 205 units, if we take a conservative estimate of 3 and most likely 4 people to a unit this will add an additional 600 to 800 people living in our neighbourhood. This is just too much for this area.

There is great potential that this development with limited parking, limited green space, as well as no allowance for children , could very well become a city slum.

If you look at other university towns, developments such as this are not permitted

Please keep our neighbourhood a livable one and reject this proposal.



Karen Chafe

From: [REDACTED]
Sent: Monday, March 21, 2022 8:00 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) 6 Lambe's Lane

Dear City Council and Staff,

We are writing to express our support for the apartment development at 6 Lambe's Lane. According to these articles and our own experiences, more affordable student housing is desperately needed:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.saltwire.com%2Fatlantic-canada%2Fnews%2Fstudent-accommodations-in-short-supply-in-st-johns-100622709%2F&data=04%7C01%7C%7Cca57cfd5a38448adeb2f08da0b8a4cd1%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637834986212656331%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000&sdata=lwwLd%2BzGz3P%2BbBAGb0%2Fm1RhI6pGvq4btn1UFHxEhVY%3D&reserved=0>

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fnewfoundland-labrador%2Fmun-residences-full-housing-1.6165051&data=04%7C01%7C%7Cca57cfd5a38448adeb2f08da0b8a4cd1%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637834986212656331%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000&sdata=GDEN1xCODz0dCm2jfOIHnBzT5ddGi%2BEMVsdMtGlmjBg%3D&reserved=0>

Given the current crises of climate, health and finances, housing that enables people to live without a car is essential. Many students cannot afford a car in any case, and getting to campus by other means is a major stress for many.

WerkLiv has successfully completed beautiful, sustainable and affordable housing projects in Nova Scotia and Québec. Their developments minimize energy consumption and environmental impact and they donate 2.5% of annual profits to non-profits and community projects. This is a model we strongly support.

Thank you.

Sincerely,

[REDACTED]

Cliff Johnston, City Commissioner
City of St. John's
via email cityclerk@stjohns.ca

March 23, 2022

Re: Development Application for 6 Lambe's Lane

Dear Mr. Johnston -

I am writing in support of the Werkliv project to build high-density housing on Lambe's Lane. Providing furnished affordable housing suitable for full-time students near campus is essential.

As a part-time student, I am fortunate to live on an easy bus route to campus, but I have seen the conditions some of my classmates endure to find a place to live that is affordable. Some have to live so far off campus that their commute is a large portion of their day. Others have to maintain a car to reach an affordable tenement. I've seen condemnable conditions.

This project would reduce the need for each student to maintain their own vehicle (a major cost) and put them within walking distance of recreational facilities, shopping and entertainment in addition to their classes. It would also reduce the number of cars being parked illegally near campus by off-campus students, a boon to neighbours.

I am particularly impressed that the project will provide bus passes to residents, further reinforcing the move away from individual transportation in our city to more sustainable, energy-efficient and economical modes of walking and busing. Since the units are furnished, I expect this will reduce the detritus of discarded pressboard furniture between terms.

This project would improve conditions for a whole group of students and allow them to focus more of their time and finances on the task at hand: becoming our next generation of valued community members.

I'm [REDACTED] and I've never owned a car. I love living in a city where I can walk and get around by bike. I like that the city is looking ahead to our future by ensuring new developments are focused on walking and busing as viable transportation.

As a taxpayer, I'm happy to see larger developments like this that will ensure more funds in the city coffers. I look forward to seeing more sustainable housing to alleviate the severe housing shortage we have while improving our lived environment.

Respectfully yours,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, March 23, 2022 8:53 PM
To: CityClerk
Subject: (EXT) Lambe's Lane

Hello,

I am writing to show support for the project at 6 Lambe's Lane. This is an exciting, thoughtful project unlike anything else in the city right now. The space is ideal for student housing and offers unique options for those students. Nearby housing options are severely limited and students often have to bus/bike/drive to campus from all over the city.

The parking issue has been a nice compromise. I think people who choose to drive will simply not move in if they do not have access to parking. They will live elsewhere. Meanwhile, students who do not wish to own a car can move into housing that is close to campus, bus routes and bike friendly. I am impressed that there are more bike spaces than spaces for cars, and with the tie-in to Metrobus. I think we should be encouraging less cars in the city. With rising tuition costs, this is an expense that not every student (or any other resident for that matter!) may want to take on. The assumption that every student has or wants a car is simply incorrect! I actually wish that the project could have gone ahead with no parking like they did with the project in Montreal.

Council declared a climate emergency a couple of years ago. This project provides much needed housing density to the City. It encourages active transportation. It will decrease the number of cars on the roads. The buildings are constructed to reduce energy consumption and are environmentally friendly sustainable.

In short, this is the sort of project the city should be seeking out to bring to St. John's and I hope to see full support from Council.



Karen Chafe

From: [REDACTED]
Sent: Thursday, March 24, 2022 2:02 PM
To: CityClerk
Subject: (EXT) Suppoer of 6 Lambe's Lane Development

Hi there,

I would like to voice my support for the proposed development at 6 Lambe's Lane.

This development, and hopefully others like it, make me very hopeful for the future of St. John's, both from an economic perspective and in meeting our climate goals. These types of in-fill developments, that enable people to live within close proximity of school, work and amenities, allows more people to accomplish daily errands without having to drive or own a private vehicle. The implications of this cannot be understated.

Study after study has shown that dense, walkable, multi-use neighbourhoods are more economically productive than their car-centric counterparts, better able to meet affordable housing demands, cheaper to provide with basic services such as electricity, sewer/water, and transportation, and they enable children, the elderly, and anyone else who cannot drive a car to live more fulfilling, independent lifestyles that make people happier, healthier, and live longer. Furthermore, these neighbourhoods also help to remove the massive financial burden that car ownership places on families, and the barrier it creates between adults and the labour market, or higher education.

This development in particular would be a massive asset to current and future MUN students. Many students are forced to live far away from campus and own a car just to get to and from school each day. Enabling more students to live within walking/cycling distance of campus would significantly reduce the demand for parking on campus, and the financial burden of higher education.

I believe that the future of St. John's is reliant on the council's ability to create these types of neighbourhoods and cease the unsustainable suburban development patterns of yesteryear. It is therefore imperative that this development proceed, to serve as an example of how much stronger our communities could be when more of us can live, work and play without having to own a car.

Cheers,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, March 25, 2022 2:38 PM
To: CityClerk
Cc: Ken O'Brien
Subject: (EXT) Lambe's Lane Development

As promised at the March 23rd Zoom meeting wherein the deadline for written submissions was extended to today, attached are our concerns.

There is a proposal to develop 6 Lambe's Lane (next to the Aqua Arena and St. Augustine's Church) into a private, for profit, three building complex housing 205 apartments for over 600 people. This development is neither associated with nor overseen by MUN. The contractor is not Newfoundland based.

Approval is being sought to bypass current City construction guidelines as follows:

- The first originally called for an exemption from providing any parking spaces except for three handicapped spaces. This was later amended to allow for a total of 55 spaces. **This is still 185 spaces below City regulations of 208 for the approximately 600 residents.**

- The second requests a space variance exemption, as the area in question is not large enough to house the buildings and follow City regulations based on the size required for a rear yard. This is **in addition to** no space provided for adequate parking.

It was cited at the March 22nd meeting that privacy concerns, which call for such regulations and are based on six meters **plus additional space dependent on the height of the buildings**, would not be an issue as the development would back ONLY onto CBC and the Aqua Arena. The development's proximity to St. Andrew's Elementary School and playground did not factor into the discussion, nor its proximity to Prince of Wales Collegiate School and its recreation area. The proposed space is less than the six meters generally required, and **does not take into account additional space requirement** based on the height of these buildings.

We attended an earlier Zoom meeting sponsored by the City for reaction, and another follow up Zoom meeting on March 23rd. Initially, concerns relative safety, oversight, security, emergency access, deliveries, traffic flow behind Aqua Arena, confusion with MUN housing and damage to Memorial's branding, and especially parking were expressed.

Other than a token addition of one-fifth of the parking spaces required by the City and provision of bus passes, the other items did not appear to be addressed. The City's requirement that a walkway be established to the Aqua Arena was shown in the plan presented last night. However, it was stressed that permission to use this walkway was not negotiated as yet with the property owners???

We learned from the meeting that the developers cannot mandate that residents only attend post secondary institutions, nor that they cannot have a vehicle. The comment made that "Nobody else would want to live there" was extremely worrisome, and my request for clarification on the size and layout of the units (as the size of the bedrooms outlined in the brochure appeared quite substandard) was not answered. I am still unsure whether each unit contains combined kitchenettes or living areas, or whether the rooms were dormitories. Other questions which I had submitted in writing to the City last year were also never responded to.

If the City identifies such a need for additional student housing, a more appropriate solution would be to redevelop the Hoyles Escasoni Complex or other complex which has the space, the parking and is more suited to accommodate MUN, the Marine Institute and CONA students. The alternate option would be to develop the Lambe's Lane site in accordance with City regulations. Essentially, the site may be large enough for two buildings with parking; however, this would be determined by the City Planning officials.

The solution is not to ignore City codes and construction guidelines which were established for valid reasons. To throw out or amend these regulations on an ad hoc basis will create precedents which will be impossible to walk back from.

- The concept that consideration would be given to THREE apartment complexes without the appropriate space requirements, and with one-fifth of the recommended parking spaces as required by City regulations in an area where on street parking is banned and parking issues are rampant is unacceptable.

- Reference to using adjacent parking not owned by the developer (ie MUN, Churches, and businesses) without their authorization is irresponsible.

- To exacerbate the problems currently experienced by adding 600 additional residents to the mix without appropriate infrastructure makes absolutely no sense. Density is the issue right now; substantially adding to that density increases the problems exponentially.

- Our final point deals with the impact clearing and paving the property would have on the adjacent area. Approval was given to construct a massive structure on a flood plain adjacent to the Health Sciences Center.....which was strongly opposed by environmental experts. This construction of the building and berm has moved the water table so that now water has been pooling on the opposite side of the road in areas which had never seen water before. The field at St. Andrews School, directly behind your proposed development, is now experiencing flooding following heavy rains. A photo is attached. This is being watched by City staff at present, but no culverts have been constructed or any other action undertaken as yet.



The razing of the property directly above and behind it will obvious result in more severe consequences. This will be a flooding problem which the City will have to bear full responsibility for, as well as any resulting damage to the residences in the area.

We reiterate the concerns of the people of the [REDACTED] area with respect to this request. This is not Halifax or Montreal. We have lived on this street for [REDACTED] and know only too well the area's struggles. Enforcement is a daily challenge by City workers. Please look closely at the facts. While the presenter stressed her background as an artist, the realities of such a proposal fall to our City planners and Counsel members to examine. Please consider the long term implications which the City and residents will deal with once the reality of what has been proposed is considered.

Thank you for your consideration

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

werkliv

**Building Quality.
Of Life.™**



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1.0 Introduction

**We develop *beautiful*
yet accessible student
and rental housing.**

In only 8 years, Werkliv has given over 2000 students and renters intelligently built, attractive modern living spaces that foster quality of life.

We want St.Johns NL, to be next.

1.2 Our Visionary Approach

001 Starting from the Inside Out

We work from the inside out. Our development first begins with the everyday and current living reality of our renters and the communities we plan to build in. We then work with a dream team of like minded designers, architects and engineers to bring these building to life.

003 Collaborate & Listen

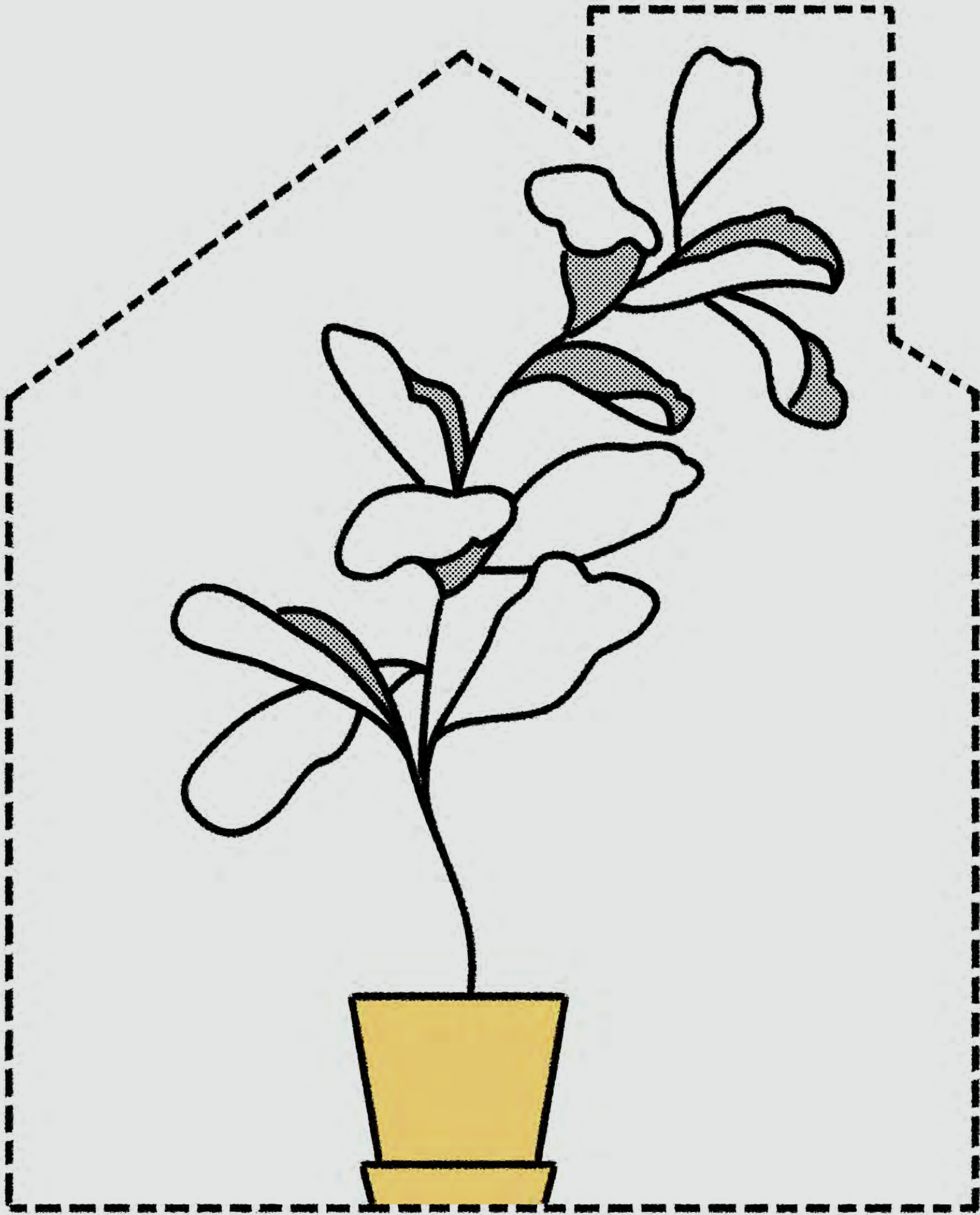
We work with elected officials, as they channel the voices of their communities through collaboration. We adapt our projects to compliment their vision of future cities.

002 Going that Extra Mile Using Data

We ask, evaluate, and consider how much space students and renters need now, in years to come, and in ever-changing market realities (such as COVID-19).

004 To Bcorp, or Not to Be

We are a certified BCORP. We understand that we are building for a better tomorrow. We push boundaries, innovate and improve our product everyday.



1.3 Where are students currently living in St John's?

Residual Demand

Total 2020 MUN Enrolment	19 429
Purpose built Residence beds	1 940
Local NL Students up to 30 min drive	8 010

Underserved population

9 479

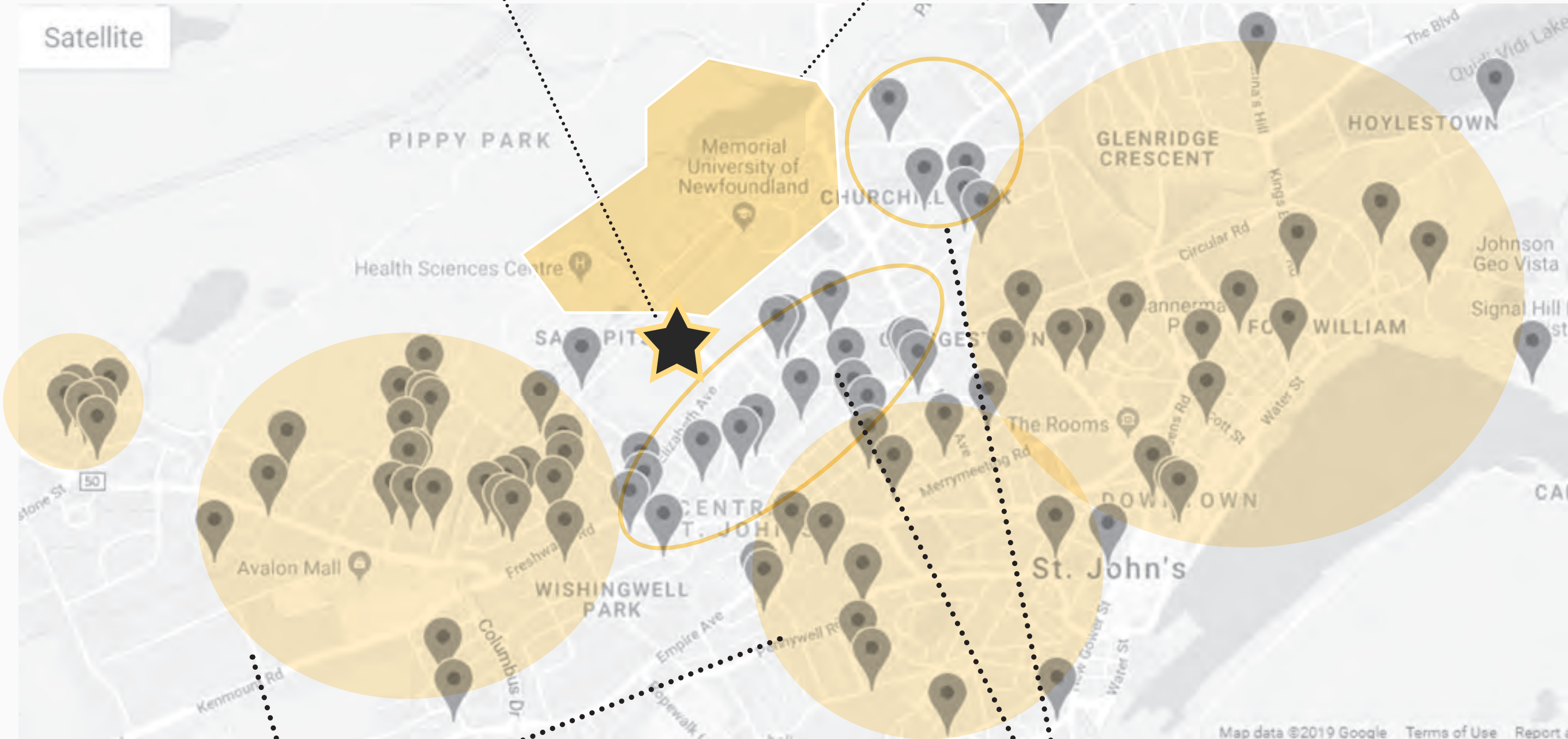
* numbers are approximate estimates

Lambe's Lane - The Perfect Location

- _1-7 minute walk to all MUN buildings
- _1 minute walk to library
- _1 minute walk to the Works, Aquarena

MUN- Memorial University

- _Campus and facilities
- _approx 2000 university beds



Student Living

Due to the fact that there are limited options for 2nd and 3rd year students, they are forced to look for option farther away. This spreads them out across the city, making for less than ideal work/study/life balance.

Good Location

Very close to campus however:
these consist mostly of rooms for rent
in private homes and are few and far between

1.4 Land Acknowledgement

Werkliv is committed to building a quality of life for all. We respectfully acknowledge the territory on which this development may be built upon as part of the ancestral homelands of the Beothuk, and the island of Newfoundland as the ancestral homelands of the Mi'kmaq and Beothuk. We are also pleased to recognize the Inuit of Nunatsiavut and NunatuKavut and the Innu of Nitassinan, and their ancestors, as the original people of Labrador. We strive to contribute to the reconciliation process through a collaboration with Indigenous artists and craftspeople.

1.5 Summary of Development Proposal

Werkliv is seeking to develop a new residential project that aims to cater to the diverse student population in St. John's. The demand for high quality living options for 2nd and 3rd year students is high. Affordable furnished rentals close to campus are difficult to find. We believe students are looking for more options. Many are currently living in the basements of older homes or a 20-25 minute walk from campus. Werkliv is proposing appropriate densification close to university facilities and public services. This reduces the rental pressure on existing neighbourhoods close to campus. It also allows quality rental options to be readily available to existing students who typically would move farther away univseristy facilities after their first or second year.

Werkliv's intention is to redevelop the lands at 6 Lambes Lane (PID: 17287). These lands are currently zoned Institutional. The development intention for PID: 17287 is to demolish the existing structures, upgrade existing infastructure and develop 205 residential dwelling units contained within three 6-storey buildings.

As such, we request that Council consider the rezoning of the subject property to A3 (Apartment High Density) with an amendment to the zone to allow for a greater residential density and reduced parking requirements.

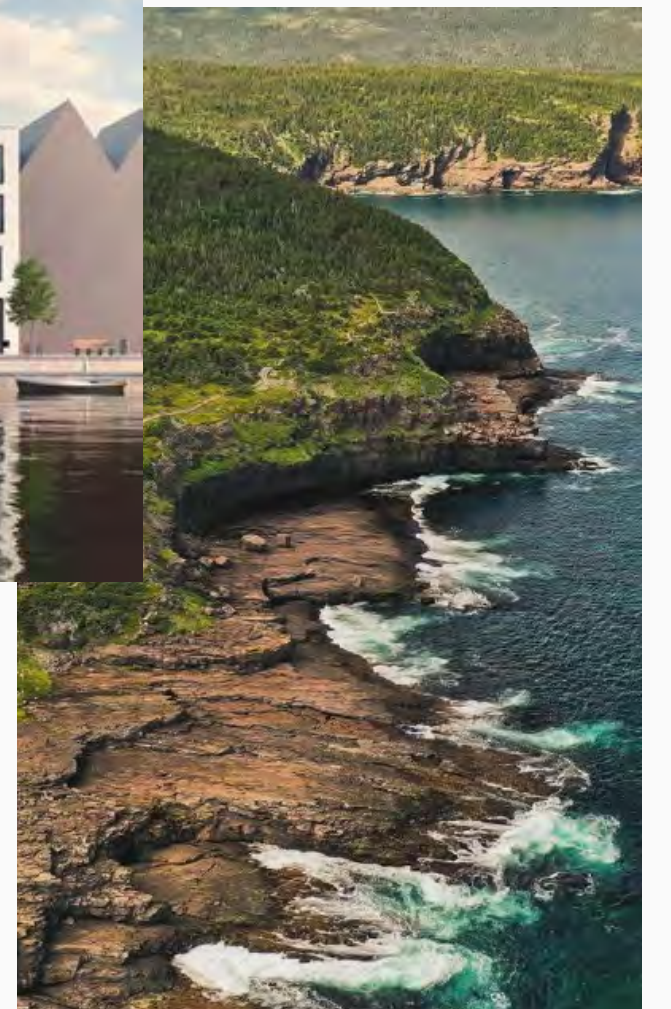


1.6 Design Inspiration

The Atlantic Canadian vernacular, celebrated in Newfoundland & Labrador, has a strong focus on simple forms and strong roof lines. There is a historic building culture of simple, practical, and timeless. We began our design process by studying the various housing forms of the area and other areas of similar context to create a series of “building blocks” which can be arranged many ways to form this new community.

Keeping the main form of the building simple, with minimal changes in the plane, will simplify construction and allow for consistency in the unit layouts, allowing the idea of modular building to be more easily explored. Experimenting with window proportions and material tones will transform a long rectilinear building into smaller “houses”.

Using the pedestrian laneways as community green spaces that foster interaction and connection between residents and environment.



2.0 Site Design

2.1 Landscaping, Buffering and Tree Preservation

The submitted landscape plan illustrates the location of existing and proposed landscape elements. The proposed buildings are situated perpendicular to Lambe’s Lane, creating space for large pedestrian walkways to access each building. The walkways are a minimum of 6m wide and can accommodate emergency vehicles if required. The walkways will be lined with intricate planting areas and rest areas with benches to create a pleasant pedestrian experience. Different amenity spaces include bicycle parking areas, outdoor lounge spaces, and informal lounge and gathering spaces. Salvaged wood from demolition and select tree removal will be re-purposed to build outdoor landscaping elements seating and screens. Smaller storage units have been shown outside the ground floor units on the pedestrian laneways.

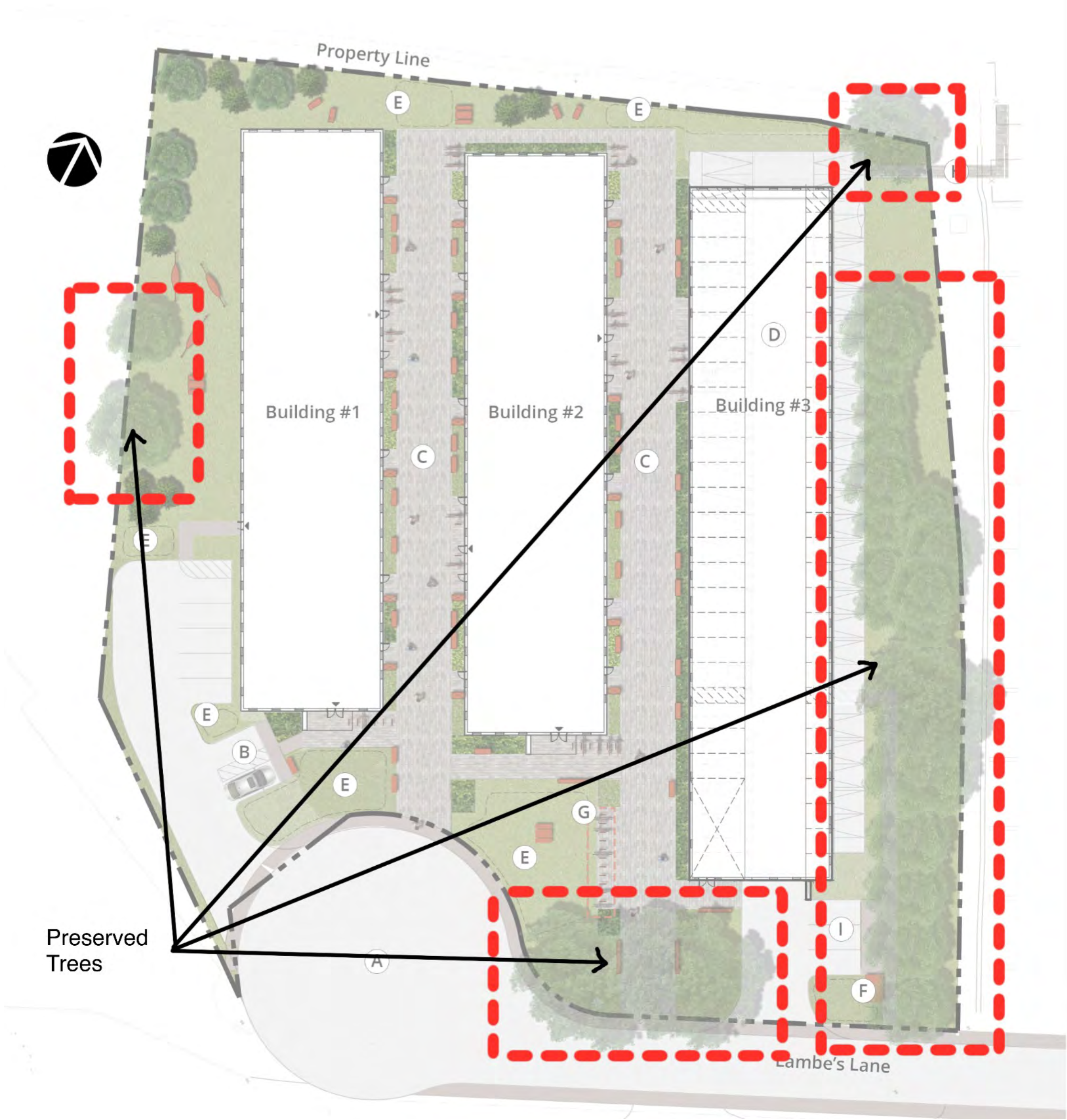
A site visit was carried out by a local arborist to assess the condition of the existing trees. Their report included the following findings:

- On the Aquarena property boundary, there is a mix of horse chestnut, maple and beech trees. Overreaching limbs from beech and maple require clearance pruning from the Aquarena structure. There are a number of maples growing in and against chain link fence, where removal is recommended before further damage occurs. A codominant or, twinned-stem beech requires removal of one stem in decline. There is evidence of minor grade change and fill piling against tree trunks, and lower branch injury caused by machinery on a few trees close to Lambe’s Lane, which is remarkable, but unlikely to affect tree health. Overall the trees in this area are in good health; maintenance pruning, crown raising for accessibility and nuisance removal is recommended.
- Along Lambe’s Lane there are beech, oak and a variety of volunteer maple and mountain ash trees. There are many younger trees in this crowded roadside location that may be casualties to site access, servicing and road widening. There are however, two significant trees including a beech and oak tree. General maintenance pruning and crown raising for accessibility is recommended for these two trees.
- On the south boundary line, there are many cherry, maple, and scattered horse chestnut and larch trees. There are a few failed trees in this area, requiring attention, and trees are in general need of maintenance pruning.

The layout of the buildings and landscape elements has been developed with the arborist’s comments in mind. The proposed layout allows for the preservation of the trees along the Aquarena boundary, with the exception of the ones recommended for removal, including the volunteer trees and one beech tree.

The two significant trees along Lambe’s Lane (beech and oak) will be preserved, with some pruning to allow pedestrians and vehicle clearance below it. Appendix B illustrates existing trees that are existing and those to remain, along with some new proposed trees to help offset those that are removed to accommodate the buildings. All tree preservation will occur in accordance City of St. Johns requirements and guidelines.

Shrub and perennial planting has also been shown on site to create pleasant spaces for residents to enjoy, while also creating some separation between the main walkways and the ground-level units. Plants that are selected will suit the site conditions, and will fall within the City of St. John’s Landscape Development Policy.



2.2 Off Street Parking

The proposed development is seeking a reduction in required vehicular parking. A total of 54 parking stalls are proposed, which are intended to be used for tenant parking, pick up/drop off, accessible parking and car share. The reason for this requested parking supply reductions is directly associated with the development’s intended use, in conjunction with its location. The proposed vehicular parking ratio of approximately 0.25 stalls per unit is consistent with parking supply requirements of other jurisdictions in the Atlantic Canada and Nationally, particularly for this building typology and site location (in relation to the site’s urban context)

In a recent article: Review of the effects of Developments with Low Parking Requirements (published on February 2020 by mdpi – Journal on sustainability), over 60 developments were studied across eastern Europe with reduced parking. The main finding of the article was that the most successful projects were the ones designed with a shift in perspective relative to parking. Instead of asking “How much parking is required under this specific zone and how much can it be reduced by?” urban planners asked “How do we transform behavior by addressing mobility?”. We outlined the key success elements identified in the study and described how they have been addressed in the development proposal.

1. Proximity to centralized zone

The site is centrally located, within proximity to many facilities and public transportation stops. The development site is close to MUN’s incredible study halls, libraries, tunnels and neighbouring sporting facility “The Works”. Most of the needs for students who will be living in these buildings are within a 1-to-10-minute walk. Currently, an estimated 9,000 students are living outside a reasonable walking distance.

In a Metro Bus study from 2010, 5,000 students were asked about walking to campus. Of those who answered, 63% reported the reason for not walking was distance; 15% reported they always walked (many of them lived on campus or in close proximity to it) and the remainder reported sometimes walking – this would account for students living up to a 30 minute walk away.

In places with harsher climates, proximity is even more important, as braving the cold, wind and snow to walk to campus can be daunting.



2. Access to public transport

There are currently 4 bus stops within a 3 minute walk (on Westerland and Elizabeth Avenue) to the proposed development and many others within a few minute walk (Metro bus map reference on the right) These transit stops, combined, provide access to twelve transit routes (several being high frequency routes) that provide transportation connections across the city. Individuals can also access campus shuttle services to downtown, groceries and other campuses.

3. What mobility services are provided to reduce car dependency?

- 112 bike parking spaces, including 22 covered spaces (refer to Appendix B) and indoor bike storage (refer to Appendix C). Interior unit layout design will include storage spaces that will provide tenants with the option to store their bikes within their units.
- A total of 54 parking stalls are proposed, including the following
 - ◊ Approximately 51 vehicle parking stalls for tenants, located at-grade beneath Building 3 and adjacent to Building 1.
 - ◊ 6% of total parking is accessible parking.
 - ◊ 3 designated pick up/drop off stalls in front of Building 3.
- Pedestrian pathways are proposed throughout the development providing connections from various building entrances to:
 - ◊ on-site amenities (i.e. landscaped open spaces, seating areas, hammocks, bike parking etc.).
 - ◊ new sidewalks that will be included within the upgraded Lambe’s Lane right-of-way.
 - ◊ a pathway at the north of the site that connects to an existing pathway/stairs adjacent to the Aquarena that connects to the parking area to the north.
- Our goal is to make sure this project is feasible and can be realized. Until more information around the financials of development, site servicing, road upgrade costs are refined, Werkliv is unable to commit to any subsidies in perpetuity. However, we are very committed to increasing mobility and a strong collaboration with Metro Bus to encourage transit use for our future tenants with the following potential initiatives:
 - ◊ Marketing campaigns and advertisements focused towards our tenants (we can make these prevalent in the lobbies and through weekly property management newsletters).
 - ◊ Metro bus sales booth present at move in week or before new semester.

Based on the proximity of publicly available parking spaces within a seven-minute walk of the development, combined with the rationale provided above, there appears to be no need to create additional parking spaces for this development beyond what is proposed.

If the project were to be accepted, Werkliv will be exploring other collaborations with local markets, grocers and farms to organize potential partnerships for food delivery and other service plans. If we are not changing behavior through design, placemaking and management, it will be difficult to change our effects on the environment and community at large.



2.3. Site Servicing

The proposed apartment building development will be serviced with municipal water supply by connection to the existing 250 mm ductile iron watermain located in Elizabeth Avenue. The watermain in Elizabeth Avenue is part of the Bay Bulls Big Pond Water Supply operated by City of St. John’s Regional Water Supply.

The fire flow requirement for this development is in the order of 2600 USGPM in accordance with the Fire Underwriters Survey “Water Supply for Public Fire Protection”.

Sanitary sewer service will be provided by connection to the existing 200 mm concrete sanitary sewer in Elizabeth Avenue. A new 200 mm PVC sanitary sewer will be installed in Westerland Road and Lambe’s Lane to service the subject property. The peak dry weather sanitary sewer generation rate from the proposed development is 7.59 L/s. Prior to final development approval, an analysis will be provided of the existing and proposed sanitary sewer system to demonstrate the existing municipal sanitary sewer system can accommodate the 7.59 L/s peak dry weather flow.

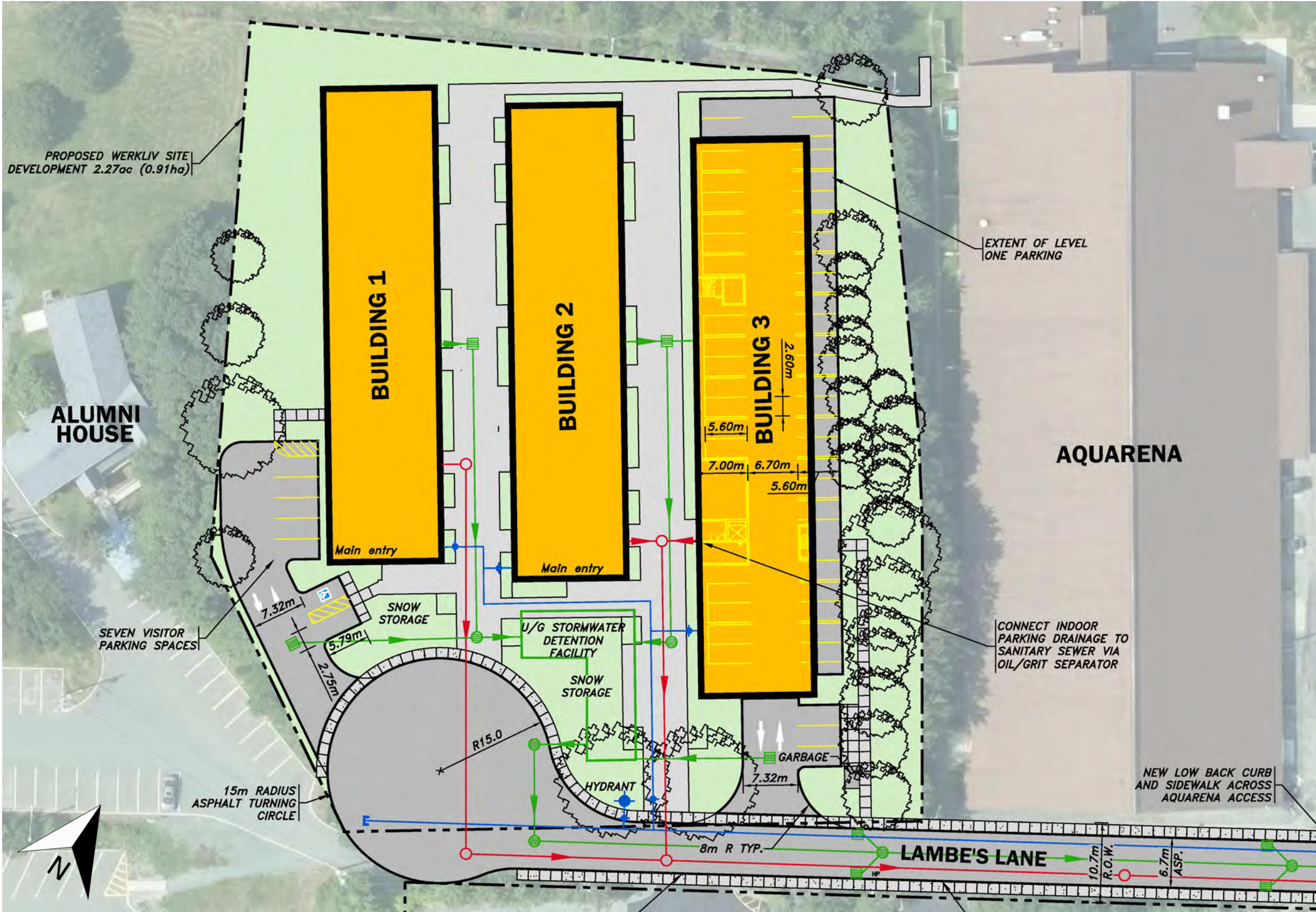
Storm sewer service will be provided by connection to the existing 300 mm concrete storm sewer in Elizabeth Avenue. A new HDPE storm sewer will be installed in Westerland Road and Lambe’s Lane to service the subject property.

Stormwater detention for the development will be provided in accordance with the City of St. John’s Stormwater Detention Policy. The post development storm sewer flow from the property will be limited to the pre-development 100 year flow or the available capacity in the existing municipal storm sewer system downstream; whichever is smaller. Any required stormwater detention will be provided by an underground chamber system. The proposed Concept Site Servicing Plan is included in Appendix D.

2.4 Emergency Access

As part of the proposed upgrades to Lambe’s Lane, a new fire hydrant is proposed to be installed on the site as shown on Appendices A, B & D. The fire hydrant is within adequate proximity to each of the buildings to provide required level of service.

The development also includes 6m wide walkways between the proposed buildings with mountable curbs connecting these walkways to Lambe’s Lane. These walkways will be cleared and can be used for emergency service vehicle access in the case on an emergency on site.



2.5 Public Road Setback

The minimum setback between the proposed upgraded Lambe’s Lane right-of-way and the buildings is approx-imately 10.5 metres as shown in Appendix A. This exceeds the minimum building line setback requirements of the proposed A3 zone, which is 6 metres.

2.6 Waste and Recycling Collection

The proposed development plans include small waste and recycling storage units near the building entrances along the pedestrian laneways located between Buildings 1 & 2, and Buildings 2 & 3. These storage units will be screened. Tenants within the buildings will place their garbage and recycling in these various storage units. Additionally tenants will be incentivised to reduce waste and sort recyclables responsibly as part of some of the environmental initiatives implemented once the property is occupied.

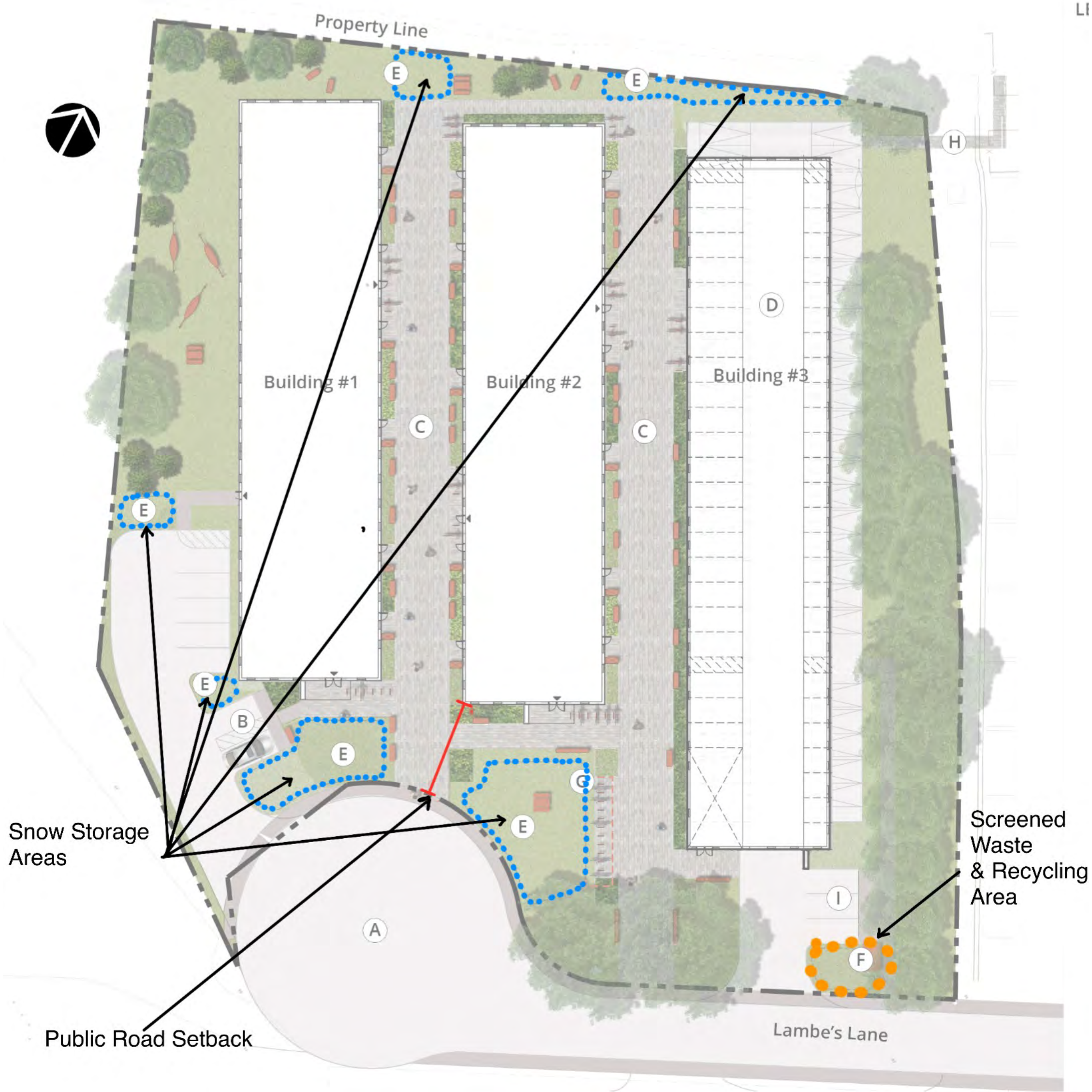
Werkliv plans to include private waste collection as part of their property management plan to ensure tidy facilities and prevent accumulation. Every second day, operations staff will transport the waste and recyclables from the various storage units and the larger centralized waste and recycling storage area that is located 10.9 metres from the nearest building and is also screened. The centralized waste and recycling storage area is proposed next to the pick up/drop off stalls adjacent to Building 3, to allow for efficient garbage truck pick-up during private waste collection days. Garbage pick-up will be increased to daily during for two weeks during the move in/move out season. Please refer to Appendix B which shows the specific locations of proposed waste and recycling storage areas.

2.7 Snow Clearing and Storage

We are proposing a snow storage area directly adjacent to the surface parking stalls and adjacent to Lambe’s Lane to allow for sufficient snow clearing and storage.

Werkliv plans to have regular snow clearing as part of their super intendant mandate. The main entrances, exits, and 6-metre-wide walkways between buildings will be cleared of snow. Snow will be removed from the site as required and as dictated by accumulation or build-up. There is ample snow storage space along the northern property line, and between the proposed buildings and Lambe’s Lane.

Please refer to Appendix B which highlights the areas within the site allocated for snow storage.





3.0 Building Design

B

A

C

3.1 Building Use

The new buildings are proposed to be entirely occupied by residential apartment units and common spaces (hallways, stairs, lobbies, common interior amenity rooms, bike storage room). The proposed buildings will replace the two existing structures and small parking area that is currently located at the subject property.

Proposed Building 1
Gross Floor Area 5,607 m2 (60,360 ft2)

Proposed Building 2
Gross Floor Area 5,607 m2 (60,360 ft2)

Proposed Building 3
Gross Floor Area 6,586 m2 (70,892 ft2)

Site Area: 8,461 m2 (91,073 ft2)
Total Gross Floor Area: 17,800 m2 (191,612 ft2)
Floor Area Ratio (FAR): 2.1

Gross Floor Area calculations above do not include apartment balcony spaces, roof top terraces or any outdoor spaces. Please refer to Appendix C which includes the proposed floor plans.

3.2 Building Height and Location

The proposed development includes three separate buildings. Buildings 1 and 2 are proposed to be 6 storeys plus additional height for pitched roofs and non-habitable attic spaces. Building 3 is proposed to be 7 storeys to accomodate for vehcular parking beneath. The maximum height of Buildings 1 & 2, including pitched roofs and non-habitable rooftop features is approx. 26.8m (88 ft.). The maximum height of Building 3, including pitched roofs and non-habitable rooftop features is approx. 29.9m (98 ft.) The top storey of each of the building has a reduced footprint and includes outdoor terraces that are commonly accessible to all building tenants. As per Item C of the LUAR Terms of Reference document, please find the requested graphical information as follows:

- Location of proposed buildings in relation to neighbouring buildings (see Appendix A)
- Proximity of buildings to property lines and public streets (see Appendix A)
- Identify any setbacks of higher storeys from lower storeys (see Appendix C)
- Identify Height of the buildings (see Appendix C)
- Information on proposed patios/balconies and rooftop terraces (see Appendix C)
- Identify any rooftop structures (see Appendix C)



3.3 Elevations and Building Materials

The proposed building elevations are shown in Appendix C. The development includes three separate buildings with varying footprints and rooflines. The buildings are rectangular form to simplify construction, maintain consistency for internal unit layouts, and allow for the consideration of modular building to be explored.

The consistent plane of the building facades allows the changing of material textures/orientation to be noticeable details. Changing the textures creates variety as one walks down the pedestrian laneways. The landscape design combined with the varying materials and textures at a human scale aim to create an inviting, community-oriented space that will help eliminate any perceived feeling of institutional housing.

3.4 Exterior Equipment and Lighting

Exterior lighting associated with the building will be mounted on the buildings at ground level to provide light to the main entrances, secondary entrances, fire exits and pathways. Exterior lighting standards will meet the City of St. John’s regulations and will be designed to ensure the proper lighting levels and standards are met. The lighting will also be designed and situated to have minimal light pollution impact on neighboring properties. Refer to Appendix C for proposed locations.

The location and types of exterior HVAC equipment to be used to service the proposed building will be determined as the building plans are finalized. There will be a small number of roof top mechanical units on the building. The exact size and location will be determined during detailed design. It is expected that by locating the larger units near the centre of the building combined with the small parapet the visual impact will be minimized from abutting streets and properties. As the project moves into detailed design and as HVAC equipment sizes are finalized, the parapet sight lines will be studied to ensure the larger roof top mechanical equipment is screened. The building does not abut any residential properties that could be affected by noise from exterior HVAC equipment. All such equipment will also be designed and installed to have minimal impact on tenants of the building.

3.5 Fire Alarm and Sprinkler Systems

Life-saving fire protection systems, such as fire alarms, fire sprinklers, and fire extinguishers will be integrated throughout each building. Each of these systems is part of an overall, integrated approach to increase the life safety for occupants. For example, properly maintained fire alarm systems provide notification to the occupants and first responders quickly and efficiently. This allows the occupants to leave the building in the early stages of an emergency, and provides first responders the opportunity to arrive on scene and mitigate damage at an earlier stage. Similarly, properly installed and maintained fire sprinkler systems are designed to control the size of a fire until the fire department can arrive and put out the fire.



3.6 Phasing and Construction Timeline

The development is planned to be completed in two phases. Phase 1 will include demolition, upgrades to Lambe’s Lane & servicing, and site excavation.

Phase 2 will include the construction of Buildings 1, 2 & 3, including the 6-metre-wide pedestrian laneways between the Buildings.

Below are the anticipated timelines for Phase 1 construction:

Demolition and Site Work (entire site)	4 months
Excavation (entire site)	2 months

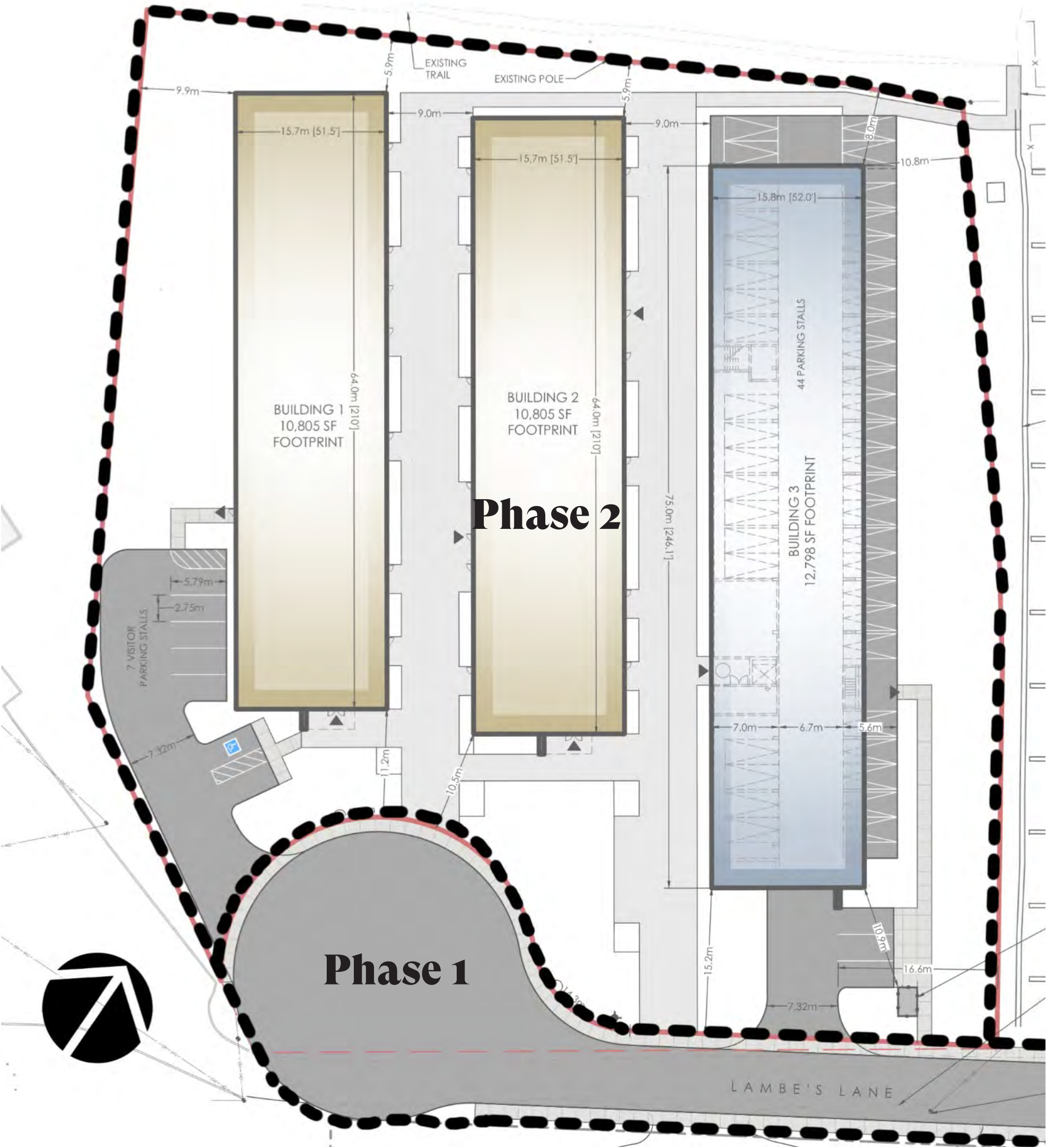
Below are the anticipated timelines for Phase 2 construction:

Buildings 1, 2 & 3 Construction	18-24 months
Furnishing, Commissioning & Occupancy	4 months

It is anticipated that the overall construction timeframe for this project will be approximately 3 years (including demolition) with an approximate start date beginning in the second quarter of 2022 pending City approval of the development.

During construction, the successful contractor hired to build the building will be required to complete a project plan that identifies laydown areas for materials and equipment as the project progresses.

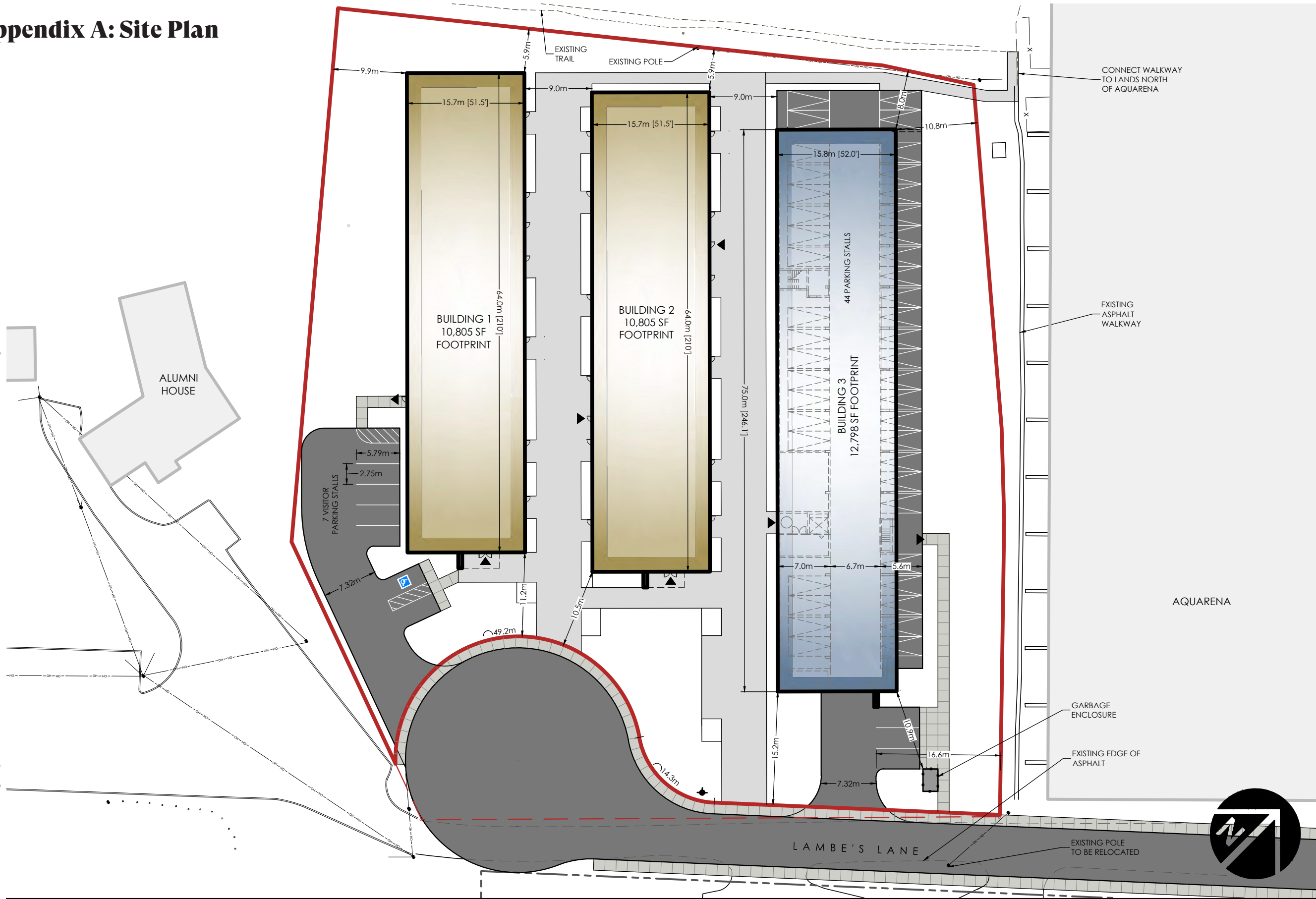
Some parking for construction workers can be accommodated on-site during construction. Off site parking for construction workers will also be required. During that time, Werkliv will work with the City and the construction company hired to construct the building to identify acceptable off-street parking options. If available, parking permits for construction workers could be obtained from the City to enable parking nearby.



Appendices

Appendix A: Site Plan

FILE: C:\Users\Ken\Zwickler Zareski Architecture & Planning\Projects - Documents\2019\19-036 Werkliv Lambes Lane\4_PLAN\1_DWG\1_Site Plan\19-036-SITE_PLAN-A01.dwg SHEET: 11x17



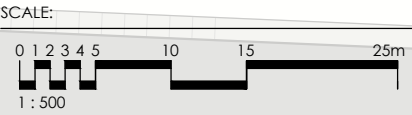
LEGEND

- Site Boundary
- - - Adjacent Property Boundary
- ▶ Building Access Point

- SITE SUMMARY:**
- PID: 17287
 - Total Land Area: 8,461 Sm / 2.1 Acres
 - Existing Zone: (INST) Institutional









- NOTES:**
- Subject to survey. Property lines and topographic features are approximate only.
 - Site subject to by-law review and regulations.

- SOURCES:**
- Topographic features are from file: '11871topo.DWG'
 - Plan based on file: 'Lambe's Lane Landscape Concept 03-18-21.dwg'



Appendix B: Landscape Plan

LEGEND

-  Existing Tree to Remain
-  Proposed Trees
-  Deciduous Planting Area
-  Evergreen Planting Area
-  Perennial Planting Area
-  Lawn
-  Concrete
-  Pavers
-  Asphalt
-  Bike Rack (90 Total Parking Spaces)
-  Bench
-  Picnic Table
-  Custom Bench Made From Removed Trees
-  Lounge Chair
-  Hammock
-  Waste and Recycling Storage Units
-  (A) 15m Diameter Cul-de-sac
-  (B) Accessible Parking and Car Share Parking (Belonging to Development)
-  (C) 6m Wide Pedestrian Laneway (Can Accomodate Emergency Vehicles)
-  (D) At-Grade Surface Parking Below Building 3
-  (E) Snow Storage Locations
-  (F) Screened Waste and Recycling Storage
-  (G) Covered Parking for 22 Bikes
-  (H) Connection to Existing Sidewalk north of the Aquarena
-  (I) Pick-up / Drop-off Parking Spaces (Belonging to Development)
- Total Landscaped Area (Sod and Planted) = 2640sqm (~31%)



UNIT TYPE	Unit area (sf)	# Bed/unit	# Bath/unit	# of Unit Type Building 3	# of Unit Type Building 1 & 2	# of Bed Building 3	# of Bed Building 1 & 2	
unit A	935	4	2	14	13	56	52	
unit B	630	3	1	10	10	30	30	
unit C	655	3	1	11	11	33	33	
unit D	753	3	1	10	0	30	0	
unit E	650	3	1	11	11	33	33	
unit F (bf)	460	1	1	2	2	2	2	
unit G	935	4	2	4	4	16	16	
unit H	1013	5	2	1	1	5	5	
unit I (bf)	557	2	1	6	5	12	10	
unit J	480	2	1	3	4	6	8	
unit K	1013	5	2	1	2	5	10	
unit L	1013	5	2	2	2	10	10	
Total Units				75	65	-	-	
Total Beds				-	-	238	209	
Total GFA (sf)	191,612			Building 3 GFA (sf)	70,892	Building 1 & 2 GFA (sf)	60,360	
Lot Area (sf)	91,073			Total Beds	656	Total Storeys	5/6/7	
Building Area (sf)	34,632			Total Units	205			
Lot Coverage	38%							
Floor Area Ratio	2.1							

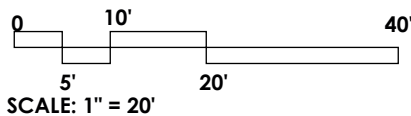


EXTERIOR MATERIALS LEGEND	
1	BOARD FORMED CONCRETE
2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING



WERKLIV Student Housing- LUAR Submission
Lambe's Lane, St. John's, NL

EAST ELEVATION



PROJECT NO. 19-036

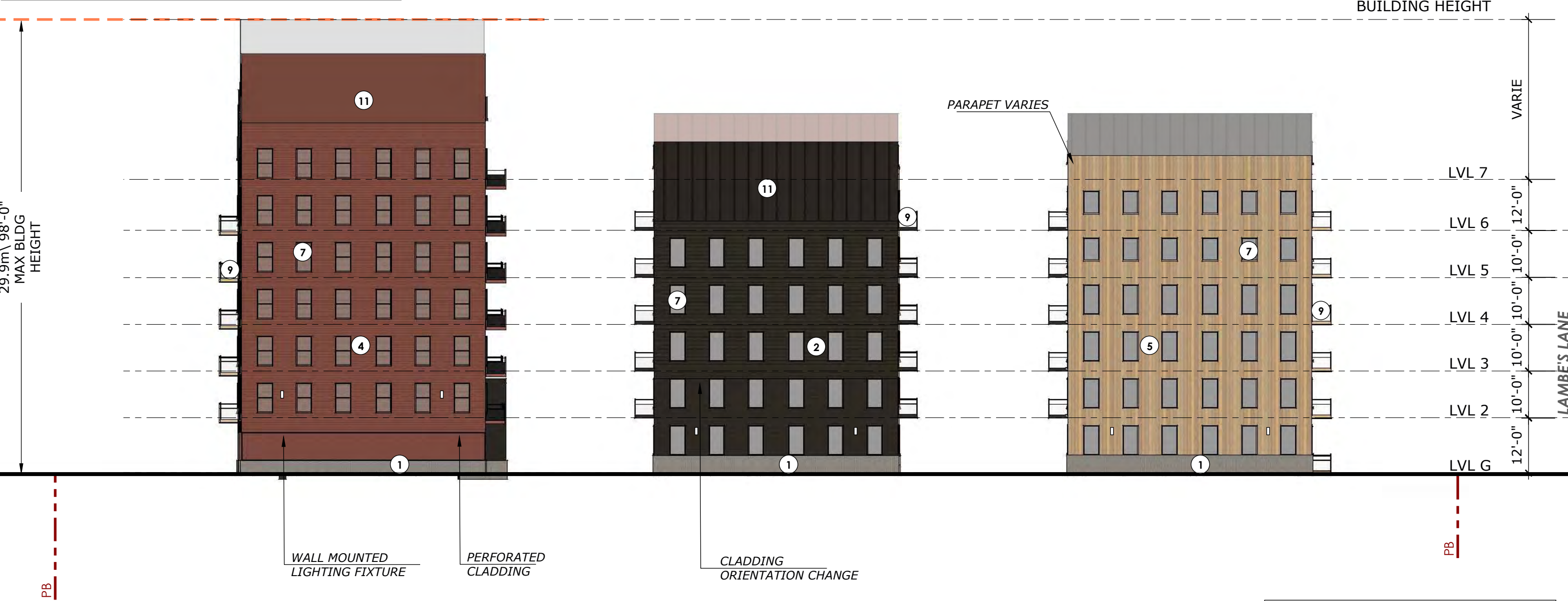
DRAWN BY: JMB

ISSUED FOR LUAR

DATE: December 7, 2021

A09

EXTERIOR MATERIALS LEGEND	
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3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING

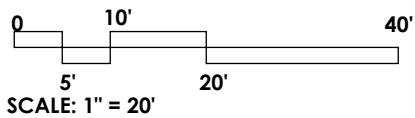


NOTE:
THIS DRAWING SHOULD BE READ IN
CONJUNCTION
WITH LANDSCAPE DESIGN DRAWINGS



WERKLIV Student Housing- LUAR Submission
Lambe's Lane, St. John's, NL

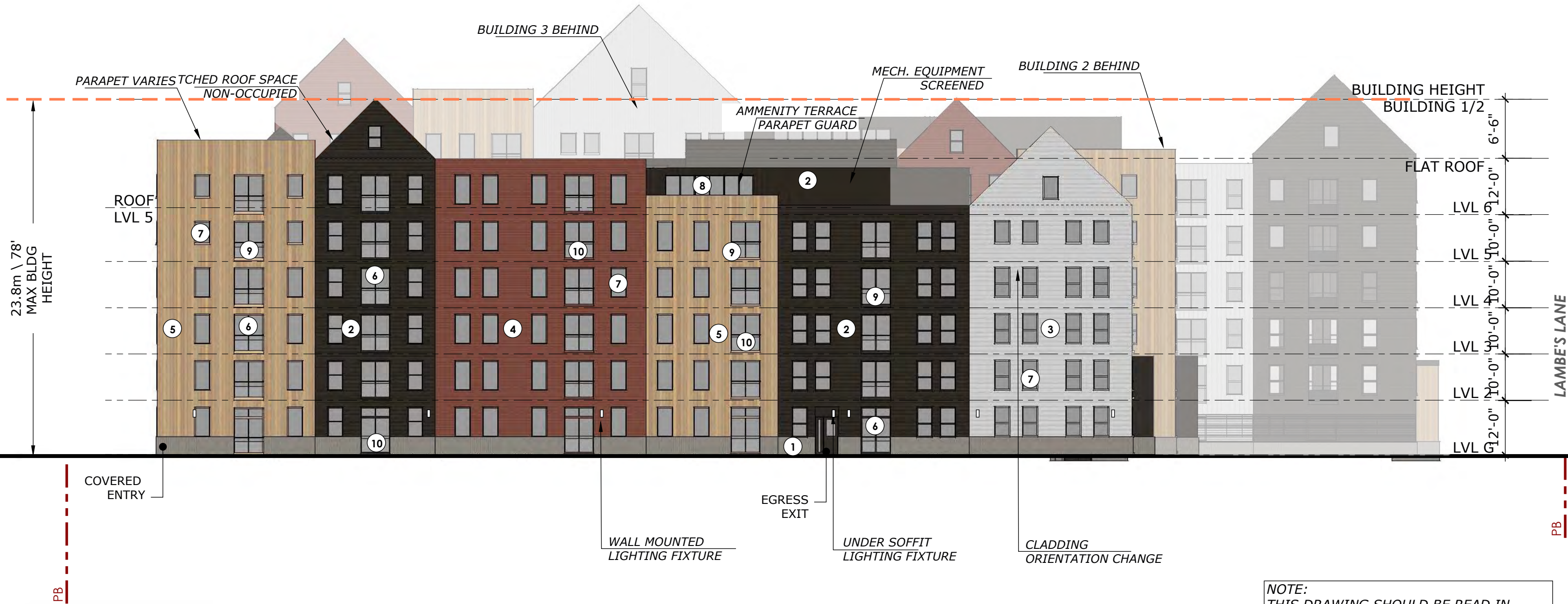
NORTH ELEVATION



PROJECT NO. 19-036
DRAWN BY: JMB
ISSUED FOR LUAR
DATE: December 7,

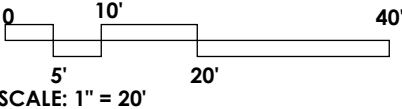
A10

EXTERIOR MATERIALS LEGEND	
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5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING



WERKLIV Student Housing- LUAR Submission
Lambe's Lane, St. John's, NL

WEST ELEVATION



PROJECT NO. 19-036
DRAWN BY: JMB
ISSUED FOR LUAR
DATE: December 7,

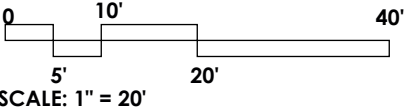
A11

EXTERIOR MATERIALS LEGEND	
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3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING



WERKLIV Student Housing- LUAR Submission
Lambe's Lane, St. John's, NL

SOUTH ELEVATION

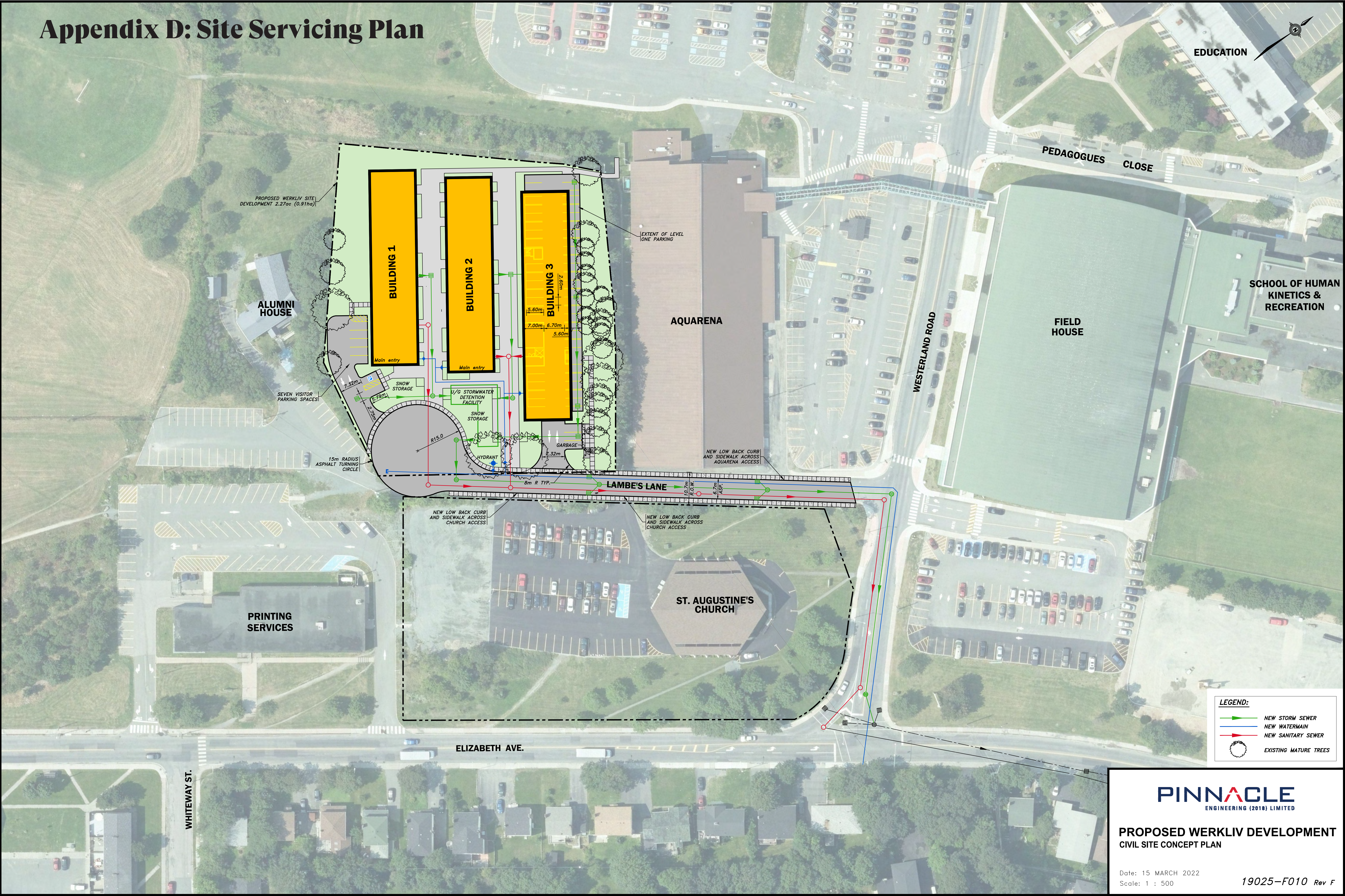


NOTE:
THIS DRAWING SHOULD BE READ IN
CONJUNCTION
WITH LANDSCAPE DESIGN DRAWINGS

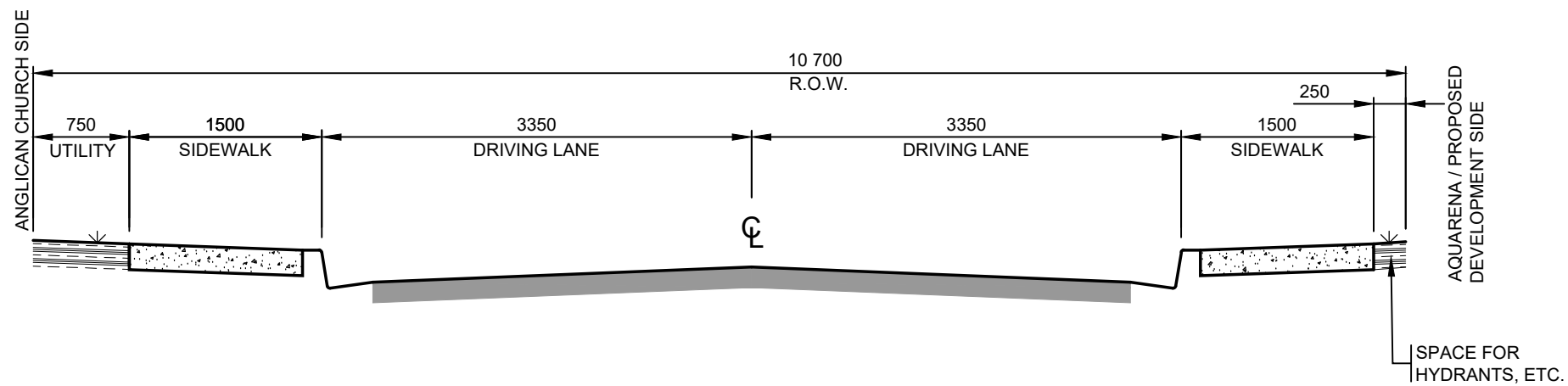
PROJECT NO. 19-036
DRAWN BY: JMB
ISSUED FOR LUAR
DATE: December 7,

A12

Appendix D: Site Servicing Plan



Appendix E: Lambe's Lane Cross Section



Dwg: 19025-F011
Scale: 1 : 50

PROPOSED WERKLIV DEVELOPMENT
LAMBE'S LANE CROSS SECTION - PROPOSED ROAD
MARCH 2021

Appendix F: Conceptual
Renderings







July 12, 2019

Job No. 11871

CIVIC No. 6 LAMBS LANE

ST. JOHN’S

NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land, situate and being on the northwestern side of Lambe’s Lane, in the City of St. John’s, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point on the northwestern side of Lambe’s Lane, said point having coordinates N 5 269 916.394 metres and E 324 649.187 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE by property of Her Majesty the Queen in right of the Province of Newfoundland N 79°08’00” W for a distance of 40.953 metres, THENCE N 49°05’00” W for a distance of 71.480 metres, THENCE by property now or formerly 1977 Canada Summer Games Association N 42°04’00” E for a distance of 64.710 metres, THENCE N 40°55’00” E for a distance of 8.290 metres, THENCE N 48°00’00” E for a distance of 12.500 metres, THENCE S 58°43’00” E for a distance of 46.020 metres, THENCE S 55°37’00” E for a distance of 12.200 metres, THENCE S 53°13’00” E for a distance of 39.620 metres, THENCE along the northwestern side of Lambe’s Lane S 35°39’00” W for a distance of 77.155 metres, more or less, to the point of beginning and containing an area of 9194 square metres, more or less. Which land is more particularly shown on the plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, **Job # 11871** of Brown & Way Surveys, form an integral part of the returns and are not separable.

There is an accompanying Surveyor’s Real Property Report.

SURVEYORS REAL PROPERTY REPORT

Prepared By: Brown & Way Surveys
Robert A. Way, N.L.S.

Certified To: Zzap Consulting Inc.

Parcel Location: Civic No. 6 Lambe's Lane
St. John's, NL

Reference Survey: Brown & Way Surveys
Current

Structures and other improvements:
The dwelling shown on the attached plan is situated wholly within the boundaries of Civic No. 6 Lambe's Lane, in the City of St. John's, NL.

Apparent encroachments and/or comments:
There are two utility poles on the property, four overhead wires crossing the property and two guy wire extending onto the property, each as shown on the attached plan.
There is a propane tank and three lamps on the property, each as shown on the attached plan.
Fences are erected as shown on the attached plan.

Qualifications: This report and its accompanying **Plan No. 11871** form an integral part of the whole and are not separable.

This report has been prepared for the sole use and benefit of the party to whom the same is certified.

This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor identified hereafter.

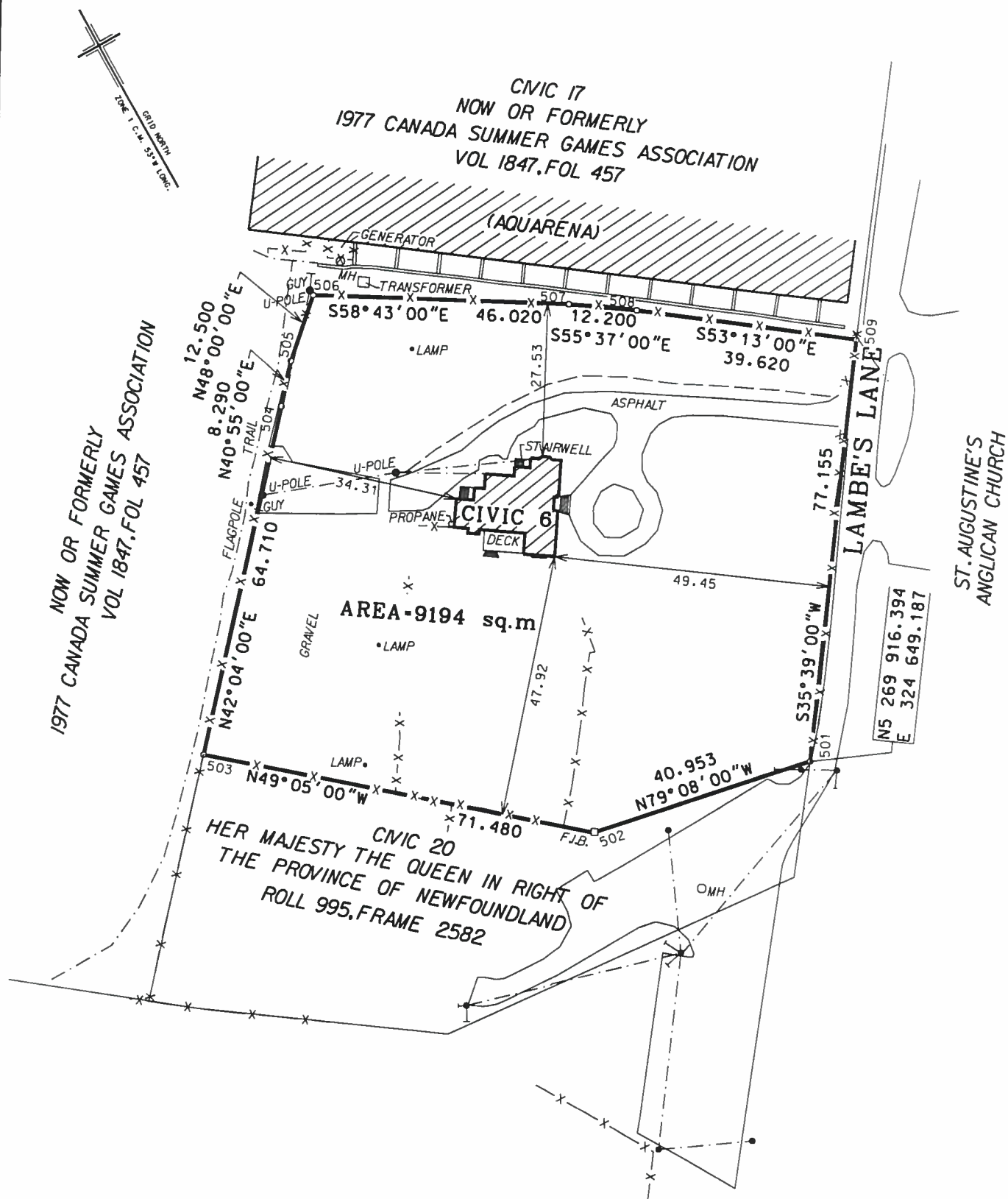
Surveyor's certification:
The location of the structures and improvements are as shown on the accompanying plan.
As a registered Newfoundland Land Surveyor, I hereby certify that this Surveyors Real Property Report was conducted under my supervision and is in accordance with the Land Surveyors Act, 1991, SNL 1991, c.37 and the bylaws made thereunder.

SIGNED AND SEALED AT
ST. JOHN'S, NEWFOUNDLAND
This 12th day of July 2019



Copyright: Robert A. Way, Newfoundland Land Surveyor, 2019. Unauthorized use, alteration or reproduction of this Surveyor's Real Property Report is prohibited by law as outlined in *The Copyright Act*. However, use and reproduction thereof by or on behalf of the person to whom this Report is certified is permitted, provided that no alterations whatsoever are made thereto.

This document was prepared for the person(s) named above. Any use which a third party makes of this report, or any reliance or decisions to be made based on it, are the sole responsibility of such third parties. Brown & Way Surveys and or Peter M. Brown/Robert Way accepts no responsibility whatever for damages, if any, suffered by any third party as a result of decisions or actions made based on this document.



© COPYRIGHT: ROBERT A. WAY, N.L.S.

80G2242 N5 270 007.886
E 324 195.866

CONTROL MONUMENT



FOUND IRON BAR



SET IRON BAR



POLE OR LIGHT STANDARD



PROPERTY DEALT WITH



FENCE LINES



POWER - TELEPHONE LINE



EASEMENT



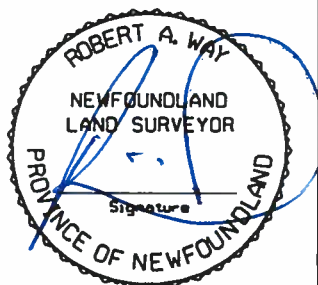
Monuments used for tie-in, Zone 1: 660223 N5 269 860.254
NAD - 83 E 324 006.247

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection Plane by multiplying them by an average combined scale factor of 0.999896

This Plan Certifies The Information Shown As Of
JULY 12, 2019 And Only Of That Date.

All Distances Shown Are Metric (SI).



BROWN & WAY SURVEYS

Professional Surveying Services

Tel: (709) 726-1040

Telecopier: (709) 726-1041

email: brownsur@nl.rogers.com

LEGAL SURVEY AND SURVEYORS REAL PROPERTY REPORT

CIVIC No. 6 LAMBE'S LANE

ST. JOHN'S

NEWFOUNDLAND & LABRADOR

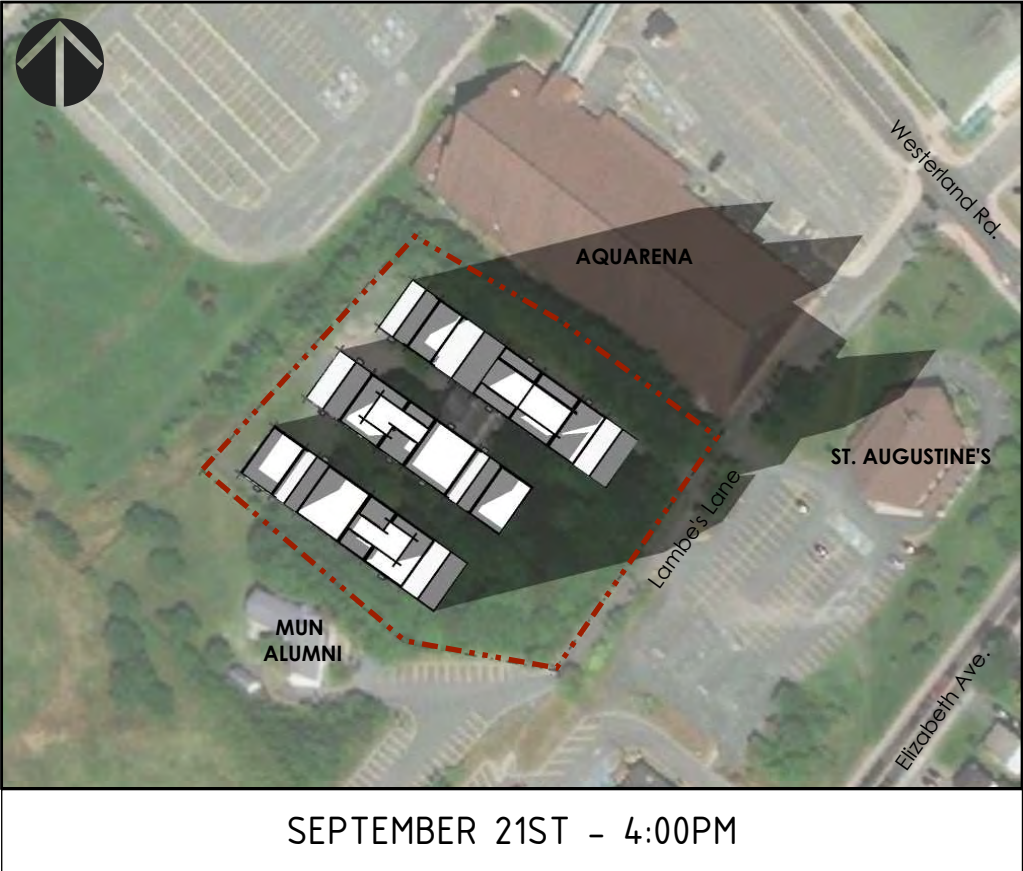
SCALE: 1:1000

DATE: JULY 12, 2019

JOB NO: 11871

SURVEY:

Appendix H: Shadow Study



Appendix I: LUAR Terms of Reference

TERMS OF REFERENCE LAND USE ASSESSMENT REPORT (LUAR) UPDATED FOLLOWING AUGUST 17, 2020 COUNCIL MEETING APPLICATION FOR APARTMENT BUILDINGS AT 6 LAMBE'S LANE PROPONENT: WERKLIV

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

A. Building Use

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

B. Elevation & Building Materials

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

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proposed upgrades to Lambe's Lane;
 - Proximity of the building to property lines and identify setbacks;
 - Identify width of the access between the buildings;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of the buildings;
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
 - Identify any rooftop structures; and
- Provide a Legal Survey of the property.

D. Exterior Equipment and Lighting

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
 - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

G. Off-street Parking and Site Access

- Identify the number and location of bicycle parking to be provided.
- Identify the number and location of accessible parking to be provided.
- Identify if there will be onsite carshare, taxi, pick-up/drop-off, or other vehicle space.
- Identify how vehicle circulation will be managed during move-in move-out periods.
- Indicate if there will be transit pass arrangements.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Provide pedestrian connection to the north side of the Aquarena.
- Indicate if access can be provided to the Aquarena parking lot such that emergency access can be improved.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Municipal Services

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

I. Public Transit

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

J. Construction Timeframe

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

DECISION/DIRECTION NOTE

Title: SERC – Motorcycle Ride for Dad and Mews 8K Road Race

Date Prepared: May 11, 2022

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required: Seeking Council approval for the Motorcycle Ride for Dad on June 17 (rain date of June 18) and road/lane closures associated with the Mews 8K Road Race on July 10.

Discussion – Background and Current Status:

Motorcycle Ride for Dad - June 17 (rain date of June 18), 2:00pm. The motorcycle parade will begin at Newfoundland Power Building on Kenmount Road and finish at the Newfoundland Power Building on Mews Place. No road closures requested, parade is using curb lane only to allow traffic to flow. RNC will guide the parade out of the Newfoundland Power Building on Kenmount Road and through intersections.

Parade Route is as follows:

- Start at 55 Kenmount Road
- Curb lane heading east Kenmount Road
- Left turn on to Thorburn Road: An RNC Traffic Services Unit will be at this intersection assisting in controlling East and West bound Traffic at this intersection.
- The parade will then continue straight across Columbus Drive on Thorburn Road, this intersection will be controlled by a RNC Traffic Services Unit.
- As the parade passes through the intersection the parade route will continue in the inside lane of Thorburn Road leaving the curb lane free for regular traffic.
- The parade will then proceed into the town of Portugal Cove – St. Phillip's.
- The parade will proceed back into St. John's via Thorburn Road, turning right on Goldstone Street, then left onto Pippy Place and right onto Duffy Place and left on to Mews Place.
- The parade ends at the Newfoundland Power parking lot on Mews Place.

ST. JOHN'S



Mews 8K Road Race – July 10, 7:00am – 9:30am. The race will begin at Mundy Pond and end at the Quidi Vidi Boat house. They are expecting approximately 400 runners. Mostly lane reductions required with some closures. RNC and several retired RCMP officers will be present to implement closures and reductions.

- **Mundy Pond Road**
 - 7:30 AM – 8:05 AM: Blackler Avenue to Ropewalk Lane – Both Directions
 - 8:05 AM – 8:30 AM: Blackler Avenue to Ropewalk Lane – Eastbound Lane Only
- **Campbell Avenue – westbound, west of Cashin**
 - 7:55 AM – 8:30 AM
 - (access to residents of Campbell Avenue)
- **Pearce Avenue**
 - 7:55 AM – 8:05 AM
- **Blackmarsh Road – Westbound Lane**
 - Cashin Avenue to Blackler Avenue
 - 8:00 AM – 8:15 AM
- **Blackler Avenue – Northbound Lane**
 - Blackmarsh Road to Mundy Pond Road
 - 8:00 AM – 8:20 AM
- **Ropewalk Lane – Northbound Lane**
 - Mundy Pond Road to Empire Avenue
 - 8:10 AM – 8:30 AM
- **Empire Avenue – Eastbound Lane**
 - Ropewalk Lane to Kingsbridge/Circular Roads
 - 8:10 AM – 9:00 AM
- **Lake Avenue – Eastbound Lane**
 - Kingsbridge Road – Clancey Drive
 - 8:20 AM – 9:00 AM

- **Clancey Drive & Lakeview Avenue – Both Directions**
 - 7:00 AM – 9:30 AM
 - (Access to Lakeview for residents from Forest Road only)

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions: N/A

Choose an item.

Choose an item.

4. Alignment with Adopted Plans: N/A
5. Legal or Policy Implications: N/A
6. Privacy Implications: N/A
7. Engagement and Communications Considerations: N/A
8. Human Resource Implications: N/A
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation:

That Council approve the road closures and lane reductions for the Motorcycle Ride for Dad on June 17 (rain date June 18) and the Mews 8K Road Race.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor – Tourism and Events

Report Approval Details

Document Title:	SERC - Motorcycle Ride for Dad and Mews 8K Road Race.docx
Attachments:	
Final Approval Date:	May 11, 2022

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

Erin Skinner - May 11, 2022 - 1:49 PM

Tanya Haywood - May 11, 2022 - 2:14 PM

DECISION/DIRECTION NOTE

Title: SERC – Hudson and Rex Road Closure

Date Prepared: May 12, 2022

Report To: Regular Meeting of Council

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

Ward: Ward 5

Decision/Direction Required: Seeking Council approval for a road closure for the season 5 filming of Hudson and Rex.

Discussion – Background and Current Status: Hudson and Rex production is requesting the closure of Blackhead Crescent, on Tuesday May 24, from 5:00pm – 10:00pm.

A traffic control company has been secured for the road closure. Local traffic and emergency vehicles will be granted access.



ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

4. Alignment with Adopted Plans: N/A
5. Legal or Policy Implications: N/A
6. Privacy Implications: N/A
7. Engagement and Communications Considerations: N/A
8. Human Resource Implications: N/A
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation:

That Council approve the requested road closure for Hudson and Rex filming on Tuesday May 24.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor – Tourism and Events

Report Approval Details

Document Title:	SERC - Hudson and Rex Road Closure.docx
Attachments:	
Final Approval Date:	May 12, 2022

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

Erin Skinner - May 12, 2022 - 9:54 AM

Tanya Haywood - May 12, 2022 - 10:15 AM