

# ST. JOHN'S

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## Regular Meeting - City Council Agenda

June 20, 2022

3:00 p.m.

4th Floor City Hall

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# Proclamation

## World Refugee Day 2022

**WHEREAS:** World Refugee Day is an international day designated by the United Nations to honour refugees around the globe. It falls each year on June 20 and recognizes the strength and courage of people who have been forced to flee their home country to escape conflict or persecution. World Refugee Day is an occasion to build empathy and understanding for their plight and to recognize their resilience in rebuilding their lives; and

**WHEREAS:** the City of St. John's is committed to developing a welcoming community and fostering an inclusive environment where diverse cultures are celebrated, and all citizens enjoy full participation in our society; and

**WHEREAS:** the City of St. John's has partnered with the Association for New Canadians on a Photo Exhibit at City Hall featuring recent refugees titled *Brighter Future...Together*.

**WHEREAS:** the City encourages all residents to recognize that diversity is our strength and to view this Exhibit as an opportunity to welcome newcomers to their new home and become part of their settlement experience.

**THEREFORE:** I, Mayor Danny Breen, do hereby proclaim June 20, 2022, to be World Refugee Day in the City of St. John's.

Signed at City Hall, St. John's, NL on this 20<sup>th</sup> day of June, 2022.

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Danny Breen, Mayor

# **ST. JOHN'S**

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

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

**June 13, 2022, 3:00 p.m.**

**Present:** Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Jill Bruce  
Councillor Ophelia Ravencroft  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Carl Ridgeley

**Regrets:** Councillor Maggie Burton  
Councillor Debbie Hanlon

**Staff:** Tanya Haywood, Deputy City Manager of Community Services  
Cheryl Mullett, City Solicitor  
Ken O'Brien, Chief Municipal Planner  
Karen Chafe, City Clerk  
Jennifer Squires, Legislative Assistant

**Others:** Kelly Dyer, Communications & PR Officer

### **Land Acknowledgement**

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

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

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

- 3.1 **Adoption of Agenda**

SJMC-R-2022-06-13/254

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - June 6, 2022**

SJMC-R-2022-06-13/255

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ridgeley

That the minutes of June 6, 2022, be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

- 5.1 **Notice of Motion - Amendment to Heritage By-Law**

Amendment to Schedule D (Heritage Area Design Standards) of the Heritage By-Law

Notice of Motion was given at the June 6th Regular Council Meeting by Councillor Ophelia Ravencroft.

SJMC-R-2022-06-13/256

**Moved By** Councillor Ravencroft

**Seconded By** Deputy Mayor O'Leary

That Council amend the Heritage By-Law so as to replace Schedule "D" – Heritage Area Design Standards with an updated Schedule "D."

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Notices Published – 500 Columbus Drive - DEV2200065**

SJMC-R-2022-06-13/257

**Moved By** Councillor Korab

**Seconded By** Councillor Ravencroft

That Council approve the Discretionary Use at 500 Columbus Drive as a Rooftop Telecommunications antenna site.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

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

**9.1 Development Permits List June 2 to June 8, 2022**

Council considered the Development Permits List for information.

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

**10.1 Building Permits List**

Council considered the Building Permits List for information.

**11. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**11.1 Weekly Payment Vouchers for the Week Ending June 8, 2022**

SJMC-R-2022-06-13/258

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

That the weekly payment vouchers for the week ending June 8, 2022, in the amount of \$2,953,603.87 be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12. TENDERS/RFPS**

**12.1 2022114 - 2022 Bridge Rehab - Contract 2**

SJMC-R-2022-06-13/259

**Moved By** Councillor Hickman

**Seconded By** Councillor Ridgeley

That Council approve for award this open call to the lowest and sole bidder meeting specifications, Talon Energy Services Inc., for \$349,695.16 (HST not incl.), as per the Public Procurement Act.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12.2 2022088 – Supply and Delivery of Shop Supplies**

SJMC-R-2022-06-13/260

**Moved By** Councillor Hickman

**Seconded By** Deputy Mayor O'Leary

THAT Council approve for award this open call to the bidder with the highest score meeting specifications, OMB Parts & Industrial Ltd., in the amount of \$88,407.53 per year (HST not incl.) based on an evaluation of the proposals by the City as per the Public Procurement Act.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12.3 2022055 - Ready Mix Asphalt**

SJMC-R-2022-06-13/261

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

That Council approve for award this open call to the three lowest compliant bidders, Municipal Construction Limited – ranked #1, Pyramid Construction Limited - ranked #2, and Modern Paving Limited – ranked #3 as per the Public Procurement Act.

Work for this contract is allocated based on ranking starting with the lowest bidder. However due to operational reasons as outlined in the bid documents, the City may bypass the order of ranking and contact the next ranked supplier to supply asphalt.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

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

**14. OTHER BUSINESS**

**14.1 2022 Canada Summer Games - Niagara**

SJMC-R-2022-06-13/262

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ravencroft

That Council approve the travel and associated expenses for Councillor Sandy Hickman, City Council Representative on the 2025 Canada Summer Games Host Society to attend the 2022 Canada Summer Games as an observer in Niagara, Ontario from August 13-18, 2022.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**14.2 SERC - Memorial Day Parade and Canada Day Block Party**

SJMC-R-2022-06-13/263

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Korab

That Council approve the road closures associated with the Memorial Day Parade and Cornwall Crescent Block Party on July 1.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**14.3 130 Aberdeen Avenue, Adoption, MPA1900006**

Members of Council were pleased with the efforts of the applicant to mitigate the noise from the nearby airport. The location of the development is well suited to intensification as it is well serviced with access to amenities and public transportation. Deputy Mayor O'Leary advised that residents with concerns surrounding the development to

engage on the issue via written submission or by attending the upcoming public hearing.

SJMC-R-2022-06-13/264

**Moved By** Councillor Froude

**Seconded By** Councillor Ellsworth

That Council adopt the attached resolutions for St. John's Municipal Plan Amendment Number 2, 2022 and St. John's Development Regulations Amendment Number 3, 2022, and appoint Mr. Glenn Barnes, NLAA, MRAIC, a member of the City's commissioner list, to conduct a paper-based public hearing and virtual session on the proposed amendments. The proposed date for the virtual session is Wednesday, July 6, 2022, at 7 p.m.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

#### **14.4 2022 Civic Improvement Assessment Rates**

Councillor Ridgeley asked if the 2022 rates would impact work that was ongoing. The City Solicitor responded that for work that had already been contracted, the rates at the time the contract was entered into would apply. The 2022 rates would apply to new contracts going forward. Staff will confirm this information for the next meeting.

SJMC-R-2022-06-13/265

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

That Council approve the assessment rates for 2022.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**15. ACTION ITEMS RAISED BY COUNCIL**

**15.1 Motorcycle Noise**

Deputy Mayor O'Leary informed Council that she had received a complaint concerning motorcycle noise in the downtown area. She inquired if there was any information available on the work taking place at the provincial level concerning legislation around motorcycle noise. The City Solicitor will inquire to see if any changes have been made and provide an update to Council.

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:41 p.m.

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

**Title:** Notices Published – 35 Barrow’s Road - DEV2200061

**Date Prepared:** June 15, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 2

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**Decision/Direction Required:** A Discretionary Use application has been submitted by Canadian Wilderness Holidays Limited (Quidi Vidi Brewery) at 35 Barrow’s Road.

**Discussion – Background and Current Status:** The Discretionary Use is for an Outdoor Eating Area and Lounge. The floor area will be approximately 88.1 square metres and will be located on the main level of the building, extending onto the wharf. Hours of operations will be seven days a week, 12 noon to 9 p.m. Parking relief has been requested. The proposed application site is zoned Industrial Quidi Vidi (IQV).

Four submissions were received. Concerns raised include how the additional space will impact the overall neighbourhood, the change to a more Industrial type of business that does not comply with City regulations or by-laws and safety concerns. There are also concerns about reduced quality of life for neighbours, individuals illegally parking on private property, and too much traffic.

The existing operation and proposed extension are guided by the requirements of the Envision Development Regulations, and screening of the property is in place, with the exception of a section where a steep bank makes a fence impractical. The Quidi Vidi Overlay draft was created some years ago but not formally adopted and does not provide any legally enforceable rules when considering new buildings or additions to buildings within Quidi Vidi at this time. The existing brewery license, which is issued by the Newfoundland and Labrador Liquor Corporation, meets production requirements of a craft brewery.

The proposed Outdoor Eating and Lounge Area expansion will provide additional space for patrons, but the current capacity orders issued by St. John’s Regional Fire Department will not be allowed to increase until such time as a secondary exit from the building can be secured. This extension means more space but no increase in the number of patrons allowed.

The new proposed outdoor area will require 9 parking spaces based on the Lounge Use parking requirements within the Development Regulations. The applicants have asked for

## ST. JOHN’S

these 9 parking spaces to be waived. In 2019, Council approved an Outdoor Area (second storey deck), and 16 parking spaces were waived (parking relief). 9 parking spaces are provided onsite. The rationale for past and current parking relief is based on the construction of 60 new parking spaces between Cadet Road and the northside of Cuckhold's Cove Road. The existing deck and newly proposed deck are also seasonal uses (weather dependent), therefore parking spaces for these patrons are not required year-round. The 2022 Quidi Vidi Pedestrian Project, which reserves some roads for pedestrians, also helps to relieve traffic and parking concerns within the area, as Barrow's Road and Stone's Road will be closed to thru traffic from noon to 10 p.m., Friday to Sunday from June 30 to September 5, 2022. Although parking relief is being requested, capacity will not be increased due to the noted exit requirements of St. John's Regional Fire Department; parking relief is for future increased capacity should conditions be met.

The City performs regular patrols in the area and Traffic Enforcement Officers continue to enforce any City property parking restrictions and educate individuals in the area on where they can legally park. The City does not have the authority to enforce parking restrictions on private property for those individuals who are parking illegally.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property Owner and neighbouring owners.
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. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations Section 8.12 "Parking Report", Section 10.5 "Discretionary Uses" and Section 10 "Industrial Quidi Vidi (IQV) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the applications sites.

Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

- 9. Human Resource Implications: Not applicable.
- 10. Procurement Implications: Not applicable.
- 11. Information Technology Implications: Not applicable.
- 12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for an Outdoor Eating Area and Lounge at 35 Barrow's Road and parking relief for 9 parking spaces.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 35 Barrow's Road.docx
Attachments:	
Final Approval Date:	Jun 16, 2022

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

**Lindsay Lyghtle Brushett - Jun 15, 2022 - 4:02 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 16, 2022 - 12:17 PM**

## Karen Chafe

**From:** Karen Chafe  
**Sent:** Wednesday, June 15, 2022 12:48 PM  
**To:** CityClerk  
**Subject:** 35 Barrows Road Discretionary Use Application - QV Brewery expansion

**Sent:** Monday, May 30, 2022 11:29 AM

**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Ophelia Ravencroft <[oravencroft@stjohns.ca](mailto:oravencroft@stjohns.ca)>

**Subject:** (EXT) 35 Barrows Road Discretionary Use Application - AGAIN

We are home owners at [REDACTED]. We are very disappointed that the Brewery Owners continue to make Discretionary Use Applications at will and we strongly object that City Council are even considering yet another application. Where does this end? If nothing else, Council needs to stop here and now to take a hard look at how the QV Brewery got to be this oversized "macro-brewery".and lounge/entertainment center in the heart of a residential neighbourhood.

In 2006 and again in 2014, the citizens of St. John's paid Tract Consulting to prepare detailed Development Plans for Quidi Vidi Village and Harbour. It clearly defined what and where additional development or expansions could be considered. For the QV Brewery seen below, the rules are clear... there was to be NO Lateral Expansion and that the Total Footprint remains "As Existing".

### AREA E



### AREA E

Area E Consists of the Quidi Vidi Brewery and the adjacent lots to the east.

Properties in Area E	Possible Development		Maximum Size			Character			Comments "E"
Zone: QVH	New	Renovation	Total Height (Storeys)	Possible Lateral Expansion	Total Foot Print	Form	Appearance	Site	
E1 (#15)		YES	2	NO	E	Sch.B	Sch. B	Sch.B	
E2 (#53)	YES	YES	1	YES	600SF	Sch.B	Sch. B	Sch.B	
E3 (#55)		YES	E	NO	E	Sch.B	Sch.B	Sch.B	
E3 A	YES		1 1/2		400SF	Sch.B	Sch.B	Sch.B	
E3 B	YES		1 1/2		900SF	Sch.B			Should be developed in conjunction with E3 A
E4		YES	2	BACK(North)	25%	Sch.B	Sch.B	Sch.B	

Key  
UD - Left Hand Side  
HD - Right Hand Side  
E - Entrance

So how did the QV Brewery grow from a microbrewery and Tap Room, as it existed in 2014, to this oversized operation that results in the congestion and disruption of daily life that we residents suffer today. Here is a picture of the QV Brewery in 2014,



There were no brewing tanks outside nor expansion to the deck and patio areas. A microbrewery by definition is a limited-production brewery with a maximum production of up to 15,000 barrels of beer annually. So how did the QVB get permission from the City to quadruple its production and install (5) 30,000 litre tanks without any consideration of safety, enforcement, building codes or consultation from the community. Here is what the footprint of the QV Brewery looks like today. The No Lateral Expansion rule has obviously been broken. The QVB owners obviously know how to play the game to get what they want from the City with repeated exceptions, parking relief and discretionary use approvals.



We kindly ask that Council stops any further expansions or applications from 35 Barrows Road. They have done enough damage to the quality of daily life in the Inner Gut, They are not respectful of neighbouring properties and they continue to want more. Next they will want to expand their dock out to add even more space for their eating and lounge area.

We hope that Council stops and thoroughly looks at this application and of the full context of its impact. This QV Brewery is an accident waiting to happen. They need to separate their production and lounge/entertainment businesses. At the very least, QVB needs to be investigated from a safety perspective. There are many risks and other considerations to be made for further expansion.

- Patrons sharing roadways/walkways with 20 tonne trucks
- There are only 5 parking spots in front of the building - none designated for disabled parking
- No access or washroom facilities for disabled patrons
- Overcrowding has always been a problem. The Fire Marshall needs to inspect, set and enforce the capacity limits.
- Fire Marshall / Building Inspector should also inspect other safety concerns and codes, like propane tanks under upper deck, brewing tanks without spill containment, pedestrian safety, evacuation plan, adequate egress points, etc.

If I were on Counsel, I would feel that QVB is trying to pull the wool over our eyes with repeated applications again and again. Enough is enough.

Sincerely,

[REDACTED]

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

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

**Karen Chafe**

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**From:** [REDACTED]  
**Sent:** Tuesday, June 14, 2022 8:16 AM  
**To:** CityClerk  
**Subject:** (EXT) 35 Barrows Road

We are residents of Quidi Vidi who are very much affected by the continued expansion of Quidi Video Brewery. It has grown from a small and charming micro-brewery with a simple tasting room to a noisy, fully industrialized brewing operation that has taken over their former parking lot. This is not fair to local residents whose peaceful enjoyment of their properties has been destroyed.

This brewery does not currently comply with the city's building regulations that are supposed to apply to industrial businesses located within residential areas. Why is the city permitting these development infractions and bylaw violations? Before approving any further applications, the city needs to sit down with the brewery owners and insist that each and every provision pertaining to their industrial business be met within a specified time period, especially those regulations that relate to safety, noise, fencing, and parking.

Brewery patrons are constantly parking illegally in residential driveways and buses are idling for hours on our streets. It is unfair that 'parking relief' be granted with every brewery expansion application. What is the reason for the special treatment and favouritism this business is constantly receiving? There is certainly no parking relief for village residents when we come home to find someone illegally parked in our driveways.

In the past, we, and many of our neighbours have sent complaints, objections, and recommendations to city counsel, but we are always ignored. Why does the city turn a blind eye to its own rules, regulations and bylaws?

We hope that Council stops granting approval for more brewery expansions that further erode our quality of life in Quidi Vidi village. Instead, why not work with the owners to achieve full regulatory compliance, or better yet, identify other options than permitting continued operation of a 'parking lot' brewery. Certainly, the best idea would be to facilitate moving the beer production part of the operation out of the village to one of the brewery's industrial properties. This would restore the badly needed parking spots and allow more amenities for the restaurant and lounge end of the business. This would also eliminate the need for huge trucks, ugly sea cans, and the noisy forklift that often operates during quiet hours. It would leave room on the brewery's wharf for benches, picnic tables, and the like, and it would also restore some measure of peace to our village.

City Counsel members need to start working to address Quidi Vidi's current issues instead of approving more expansion applications that are sure to cause even more problems.

Sincerely,

[REDACTED]

Sent from my iPad

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, June 6, 2022 10:44 PM  
**To:** CityClerk  
**Subject:** (EXT) 35 Barrows Road Discretionary Use

I am experiencing difficulties with the cities decision to allow an establishment operate with out sufficient parking. I own property [REDACTED] from 35 Barrows Road a total of 3 parking stalls which I pay taxes for. Due to the cities current traffic by laws the residents/property owners are accountable for the workers or customers in the event that they should decide to park on private property. The city traffic department and police say they can not ticket or tow away a vehicle parked on private property. Even the towing companies are hesitant to tow a vehicle at the property owners request.

I am not against a business progressing, but I think if the city is going to allow these breaks for companies to get ahead they need to consider the residents of the community as well. I do not know who makes these decisions but they should be accountable for fairness as it can get frustrating when your property is getting taken over, and you have no place to park, and there is no support from the city nor the police.

I have spoken to the traffic department who passed me over to the building department , who then suggested I speak to the ward councillor. A further suggestion was to call the Mayor, which does not makes sense as the Mayor has more important issues to deal with.

At the end of the day considering I am Canadian Citizen and a resident of Quidi Vidi, I would like feedback from the people with in city hall who are making these decisions on how I should deal with these workers and customers parking on my residential and industrial private property. Both the city and the Brewery are of the understanding there is sufficient parking but some of the residents like myself and those who have to closely monitor their parking spaces are negatively impacted. Does the city recommend a license to hire the company that installs the tire BOOT for the residents of Quidi Vidi

Sincerely

[REDACTED]

Sent from [Mail](#) for Windows

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Wednesday, June 15, 2022 9:02 AM  
**To:** CityClerk  
**Subject:** (EXT) FW: 35 Barrows Road - - WARD 2- Round 3 Relief Parking

Good Morning,

I see again council is proposing to give more relief parking without disclosing the facts to our community.

- \* No mention of the number of parking spaces required to accommodate this development?
  - \* No assessment of the top deck and restaurant required parking spaces required for development?
  - \* Are we reviewing the total parking relief for the Quidi Vidi Micro Brewery or is this another scam?
- Its time for our Ward 2 Councillor to speak up and arrange a public meeting on this application.

[REDACTED]

Sent from [Outlook](#)

[REDACTED]  
**Sent:** May 2, 2022 10:58 AM  
**To:** [oravencroft@stjohns.ca](mailto:oravencroft@stjohns.ca) <[oravencroft@stjohns.ca](mailto:oravencroft@stjohns.ca)> [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Mondays Agenda 35 Barrows Road - DEV2200043 - WARD 2

Good Morning Ophelia,

I have called you many times but I cannot get a voice response from you since you've been a Councillor, so I thought you might respond to a written email. So here goes:

Regarding the above business, Quidi Vidi Brewery, owned by Canadian Wilderness Holidays Limited,

I see in today's Agenda, it says, **"There will be no expansion to the building {inside or outside}**  
**" \* There will be renovations to the building to accommodate a new kitchen.** The patio deck is being enclosed and expanded from the original permit. **This sounds like an "outside" expansion! Just a sneaky way of getting everything approved without following the**

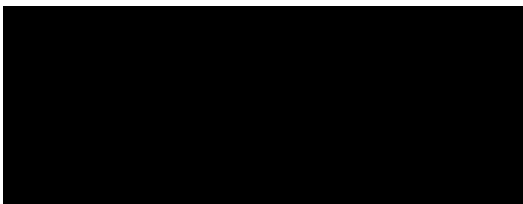
## **guidelines. What is the point of having parking and development guidelines, when they are removed without a discussion with the community?!**

\* We can see in the Agenda that the Micro Brewery claims to have 9 parking spaces but No HANDICAP Parking - And there is NO disclosure on the site plan in the mail out about the updated usage changing from deck to "enclosed restaurant seating". Which is an "expansion" outdoors! The exact opposite of what is stated by the City.

\* You would have to drive through a "loading zone"/obstacle course - past forklifts and trucks to get to the supposed 5 parking spaces down by the water on their property. It's always full of forklifts and trucks, so that's not going to change. Where is the City's concern for Safety, or is it just a buzzword?

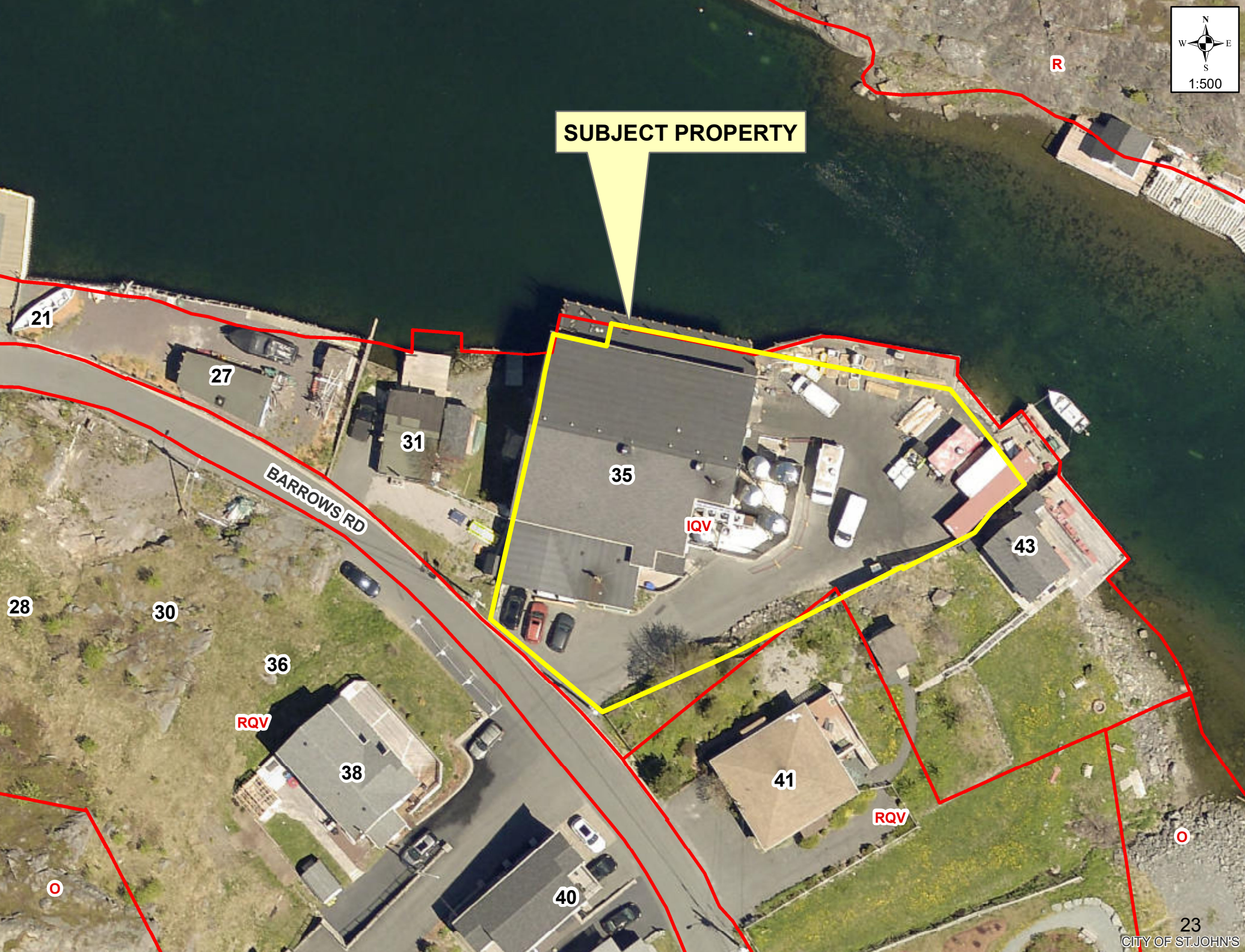
\* Now in today's Agenda, we see " **Parking along a public street is not subject to the permission of adjacent property owners.**" **Well, that's great, for the business owners!** But what about those adjacent property owners when they can't get into their own driveways safely if there's cars parked all over them to accommodate a profit-making venture. They are not a charity and you don't see the Microbrewery sending out gift cards to the neighbours to help reimburse them for the grief they are subjected to constantly.

**We ask that you address these issues with Council - Once summer starts, and we can't get into our driveways, or Seniors face further verbal abuse and threats, from traffic generated by the Micro Brewery and other businesses who are also not meeting the parking requirements!**





SUBJECT PROPERTY



## Christine R. Carter

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Monday, June 20, 2022 9:58 AM  
**To:** [REDACTED]  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Jennifer Squires; Christine R. Carter  
**Subject:** RE: (EXT) Fwd: 35 Barrows Road, Quidi Vidi Brewery concerns

Good Morning:

Thank you for your submission. We will ensure it is forwarded to Council prior to discussion at today's Regular Meeting.

Karen Chafe  
City Clerk

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**From:** [REDACTED]  
**Sent:** Friday, June 17, 2022 2:32 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: 35 Barrows Road, Quidi Vidi Brewery concerns

I was asked by my neighbours to forward the attached to be included with our previous submission, for distribution at Monday morning's council meeting.

Thank you,  
[REDACTED]

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** June 17, 2022 at 11:44:48 AM NDT  
**To:** [REDACTED]  
**Subject:** RE: 35 Barrows Road, Quidi Vidi Brewery concerns

Excellent Copy it to Council to get in the agenda for monday

Sent from [Mail](#) for Windows

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**Sent:** June 17, 2022 10:44 AM  
**To:** [Ashley Murray](#)  
**Cc:** [Lindsay Lyghtle Brushett](#); [Ken O'Brien](#)  
**Subject:** Re: 35 Barrows Road, Quidi Vidi Brewery concerns

Good morning, and thank you for your response to our submission. We are pleased to oblige with further details regarding non-compliance issues at the above-noted address.

We are out of town at the moment, but will be happy to provide photos and videos to confirm our statements regarding QV Brewery's non-compliance with the following regulations:

7.4 (b)

Landscaping of commercial properties shall screen outdoor parking, shipping, and storage areas directly visible from adjacent dwellings.

*(From [REDACTED], all of the brewery's parking lot brewing operation is visible and intrusive in the extreme, including parking, shipping and storage containers, forklift operation, and operation of 5 huge fermentation tanks which are audible to us, 24 hours a day. Screening/landscape and sound barriers along the brewery's eastern property line, at the top of the steep bank, is essential, and long overdue.)*

7.4 (d)

Parking lots and motor vehicle circulation areas for Commercial Uses shall be situated to minimize the impact on adjoining residential properties.

*(The constant circulation of delivery and commercial garbage collection trucks, and all -day fork lift use has maximum impact, both visually and audibly. There is no peaceful enjoyment of our home. No attempt has been made by the brewery to fence, screen, landscape or reduce decibel levels from impacting our home, or that of our neighbours [REDACTED] the brewery).*

7.23 (1) No sale of goods or materials shall be conducted from the site.

*(Food trucks operate on the parking lot, selling take-away food items to patrons coming to and from the brewery, and from the street.)*

7.23. (2) (2)

The outside storage area is to be enclosed by a wall or screened fence, not less than 2.4 metres high, which design and location shall be approved by the Director of Building and Property Management.

*(QVB's outside beer storage areas are huge, metal sea cans, not enclosed or fenced off, and they are situated right up against [REDACTED]. The 5 huge fermentation tanks are also beer storage tanks outside the brewery that have added lateral extension to the building, which is contrary to the City-approved Quidi Vidi Development plan.)*

7.23 (3)

Exterior lighting shall be arranged to not spill over towards the neighbouring properties or adjacent streets.

*(QVB's bright security lights and ultra lit up fermentation tanks glare into all the windows on the [REDACTED] of our home.)*

8.5 (1)

A 3.1 m landscaped area or a screen at least 1.8 m in height shall be provided where a Commercial, industrial, or public use adjoins a Residential Use.

*(There are no landscaped areas or screens where QVB's upper property line [REDACTED]. The absence of this fencing-screening exacerbates noise, light spillage, and views of all aspects of the day to day brewing activities. At the water level, a tall sea can storage unit is [REDACTED].)*

9.2.1 (1)

Where a parking area for 3 or more motor vehicles is situated in a residential zone or adjacent to a residential zone or use: (a) a setback of not less than 6 metres from the street line shall be provided.

*(The brewery's only 5 parking stalls are right up against Barrows Road).*

9.2.1. (b)

A setback of at least 3 metres shall be provided from all other lot lines.

*(An unsightly metal sea can storage unit is directly on [REDACTED] with the brewery, and an illegal wharf extension, built by the brewery, encroaches several feet [REDACTED] and water lot. QVB refuses to remove this encroachment, in spite of repeated requests.)*

9.2.1 (c)

The yards created by such setbacks shall be landscaped with plant materials and maintained thereafter.

*(There are no setbacks, and QVB has thrown garbage, old rope and stone fill into the above-noted encroachment area on [REDACTED].)*

9, page 8 (VI) (Unapproved Parking Reduction)

If, at any time, the on-site, and/or acceptable off-site, off street parking for a particular Development is reduced below the level as stipulated, provided for, or otherwise approved pursuant to s.9.1.2(2), than any said reduction shall be immediately and fully redressed by the owner and/or the occupant of the Development and/or the Lot on which the Development exists.

*(QVB has no legal parking for their staff, and certainly no parking for their patrons, and there is no legal, on-street parking near the brewery for party buses and tourist buses, so they idle on the streets, often for more than an hour, obstructing traffic, creating noise and spewing diesel. In spite of 'no parking' signs, brewery patrons park illegally in our driveways and use them as turnarounds. This situation becomes worse every year, even as Council approves continued brewery expansion with extended 'parking relief'.)*

### 9.3 Storage, Warehousing, and Wholesale

One parking space per 100 square metres of net storage area.

*(Not in compliance)*

#### Takeout Food Service

*(No compliance with a minimum of 12 spaces plus one parking space per 5 square metres of seating area; in fact, no parking available whatsoever for take-out customers, so patrons park in our driveways.)*

### 9.3 (3)

Tavern, eateries and lounges require one parking space per 5 square metres of seating area.

*(As Council approves more lounge seating on decks and wharf areas, parking deficiencies increase: patrons are not parking on Cuckholds Cove and walking down to the village as no acceptable pedestrian route or walkway is provided down this steep cliff, and distances are too great from both Cuckholds Cove and Cadet Road. Hence, the combined parking needs for brewery staff, patrons, delivery and garbage removal as well as tourist buses and fishing charter patrons, become more intense and problematic, to the point that pedestrian safety is now an issue. This area of the city is 'an accident waiting to happen' as our neighbours have previously submitted.)*

### 10.17.3

The zone requirements (a to k) that apply to all commercial and institutional re lot coverage, frontage floor area, building line, side yards, landscaping etc. are not in compliance.

*(QVB is zoned full industrial and this zoning is supposed to carry more restrictions when directly adjoining a residential property. All of these building regulations requirements need to be addressed before granting applications that will add to current problems.)*

#### Noise bylaws

*(We can provide ample video evidence of noise bylaw infractions relating to the brewery's use of a noisy forklift, with shrill backup-alarms during quiet hours in the early morning and also late at night. We have previously requested decibel level checks and measurements for the fans and compressors and other noisy equipment, but received no response from the city.)*

We have recently surveyed our property and can make our survey records available, especially to verify, and seek action on removal of the brewery's [REDACTED]. We, and our neighbours, have printed a series of photos and also taken videos to illustrate the severity of our issues.

We would be pleased to schedule a tour of our property to give members of City Council, as well as building and inspection staff, a first-hand experience of our property issues. To schedule a visit, please respond to this email. We have not met our Ward 2 representative, so this might give her an opportunity to meet some of her constituents at the eastern end of Quidi Vidi village.

[REDACTED]  
[REDACTED]

[REDACTED]

On Jun 15, 2022, at 11:44 AM, Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)> wrote:

[REDACTED]

I'm responding to your submission to the City Clerk regarding the application for the Outdoor Eating & Lounge Area proposed at wharf level. Can you elaborate on your comment of "development infractions and bylaw violations"? Regarding the Development Regulations the Brewery is within the requirements, the screening of the properties is in place except for the section where a steep bank makes a fence impractical. We have also spoken with Inspection Services and the St. John's Region Fire Department and there are no outstanding concerns from either of these divisions..

Regard the parking relief request for the proposed patio will be one of Council's as per 8.12 of the Envision Development Regulations. Council in its authority can waive any or all parking requirement for a Development. This would be applicable anywhere in the City for both Commercial and Residential Development if requested. Each application is considered on its own merit.

Unfortunately, the City does not have the authority to enforce parking restrictions on private property for those individuals who are parking illegally. The City performs regular patrols in the area and Traffic Enforcement Officers continue to enforce any City property parking restrictions and educate individuals in the area on where they can legally park.

If you have any further questions, please let me know.

Regards,

Ashley Murray, PTech  
Senior Development Officer  
PLANNING, ENGINEERING & REGULATORY SERVICES  
City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2  
tel: (709) 576-8380 | fax: (709) 576-2340 | email: [amurray@stjohns.ca](mailto:amurray@stjohns.ca)

**ST. JOHN'S**

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**From:** Karen Chafe <[kchafe@stjohns.ca](mailto:kchafe@stjohns.ca)> **On Behalf Of** CityClerk  
**Sent:** Tuesday, June 14, 2022 9:29 AM

[REDACTED] CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Cc:** Andrea Roberts <[aroberts@stjohns.ca](mailto:aroberts@stjohns.ca)>; Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>;  
Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>; Tracy-Lynn Goosney <[tgoosney@stjohns.ca](mailto:tgoosney@stjohns.ca)>;  
Jason Sinyard <[jsinyard@stjohns.ca](mailto:jsinyard@stjohns.ca)>; Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>; Lindsay  
Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>; Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>;  
Christine R. Carter <[crcarter@stjohns.ca](mailto:crcarter@stjohns.ca)>; Jennifer Squires <[jsquires@stjohns.ca](mailto:jsquires@stjohns.ca)>  
**Subject:** RE: (EXT) 35 Barrows Road

Good Morning:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their consideration and/or response. Members of Council will receive redacted copies of all submissions received on this matter prior to the June 20<sup>th</sup> Regular Council meeting where it is to be discussed.

Karen Chafe  
City Clerk

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**From:** [REDACTED]  
**Sent:** Tuesday, June 14, 2022 8:16 AM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** (EXT) 35 Barrows Road

We are residents of Quidi Vidi who are very much affected by the continued expansion of Quidi Video Brewery. It has grown from a small and charming micro-brewery with a simple tasting room to a noisy, fully industrialized brewing operation that has taken over their former parking lot. This is not fair to local residents whose peaceful enjoyment of their properties has been destroyed.

**This brewery does not currently comply with the city's building regulations that are supposed to apply to industrial businesses located within residential areas. Why is the city permitting these development infractions and bylaw violations? Before approving any further applications, the city needs to sit down with the brewery owners and insist that each and every provision pertaining to their industrial business be met within a specified time period, especially those regulations that relate to safety, noise, fencing, and parking.**

Brewery patrons are constantly parking illegally in residential driveways and buses are idling for hours on our streets. It is unfair that 'parking relief' be granted with every brewery expansion application. What is the reason for the special treatment and favouritism this business is constantly receiving? There is certainly no parking relief for village residents when we come home to find someone illegally parked in our driveways.

In the past, we, and many of our neighbours have sent complaints, objections, and recommendations to city counsel, but we are always ignored. Why does the city turn a blind eye to its own rules, regulations and bylaws?

We hope that Council stops granting approval for more brewery expansions that further erode our quality of life in Quidi Vidi village. Instead, why not work with the owners to achieve full regulatory compliance, or better yet, identify other options than permitting continued operation of a 'parking lot' brewery. Certainly, the best idea would be to facilitate moving the beer production part of the operation out of the village to one of the brewery's industrial properties. This would restore the badly needed parking spots and allow more amenities for the restaurant and lounge end of the business. This would also eliminate the need for huge trucks, ugly sea cans, and the noisy forklift that often operates during quiet hours. It would leave room on the brewery's wharf for benches, picnic tables, and the like, and it would also restore some measure of peace to our village.

City Counsel members need to start working to address Quidi Vidi's current issues instead of approving more expansion applications that are sure to cause even more problems.



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

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

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 446 Topsail Road - DEV2200046

**Date Prepared:** June 15, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 3

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## **Decision/Direction Required:**

A Discretionary Use application has been submitted by NARL Marketing Inc. (North Atlantic) at 446 Topsail Road.

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

The application is for a Drive Through for an existing Retail Use (Orange Store/North Atlantic) at 446 Topsail Road. The Drive Through will operate 24 hours a day, 7 days a week. Onsite parking is provided. The proposed application site is zoned Commercial Regional (CR). The drive through is within 150 metres of a Residential Zone and a School, therefore is considered a Discretionary Use and was advertised.

No submissions were received.

## **Key Considerations/Implications:**

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

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. Accessibility and Inclusion: Not applicable.

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# ST. JOHN'S

6. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.13 "Drive Through", Section 10.5 "Discretionary Uses" and Section 10 "Commercial Regional (CR) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for a Drive Through at 446 Topsail Road.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 446 Topsail Road.docx
Attachments:	- DEV2200046-446 TOPSAIL ROAD.pdf
Final Approval Date:	Jun 16, 2022

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

**Lindsay Lyghtle Brushett - Jun 15, 2022 - 10:51 AM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 16, 2022 - 12:17 PM**

SUBJECT PROPERTY

CR

434

446

HAMLIN RD

TOPSAIL RD

CR 460

462

INST

# DECISION/DIRECTION NOTE

**Title:** Notices Published – 50 White Rose Drive - DEV2200042

**Date Prepared:** June 15, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 1

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## **Decision/Direction Required:**

A Discretionary Use application has been submitted by Aberdeen White Rose Holding Limited c/o Thompson Centres at 50 White Rose Drive.

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

The application is for a Drive Through in relation to a new Restaurant (A&W) at 50 White Rose Drive. A revision to the hours of operation was submitted and the application was advertised twice. The new proposed hours of operation for the Drive Through are 24 hours a day, 7 days a week. Onsite parking is provided. The proposed application site is zoned Commercial Regional (CR). The drive through is within 150 metres of a Residential Zone, therefore is considered a Discretionary Use and was advertised.

Two submissions were received and no concerns were expressed.

## **Key Considerations/Implications:**

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

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: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

# ST. JOHN'S

6. Legal or Policy Implications: St. John's Development Regulations Section 6.13 "Drive Through, Section 10.5 "Discretionary Uses" and Section 10 "Commercial Regional (CR) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for a Drive Through at 50 White Rose Drive.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Notices Published - 50 White Rose Drive.docx
Attachments:	- 50 White Rose Drive Map.pdf
Final Approval Date:	Jun 16, 2022

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

**Lindsay Lyghtle Brushett - Jun 15, 2022 - 10:48 AM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 16, 2022 - 12:18 PM**



710

55

WHITE ROSE DR

70

ABERDEEN AVE

35

PROPOSED  
EXPANSION

50

25

PROPOSED  
A&W

30

95

20

55

50 WHITE ROSE DRIVE

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 3, 2022 2:06 PM  
**To:** CityClerk  
**Subject:** (EXT) Application - 50 White Rose Drive

I am writing to support the establishment of a drive-through extension for a restaurant at 50 White Rose Drive.

Pre-pandemic, there was a level of push back on the development of drive-through restaurants based on the premise that idling cars in the drive-through line would increase gashouse emissions.

While the wish to see reduced gashouse emissions is admirable, the overall logic is flawed.

There are two significant advances automobile technology that strongly mitigate gashouse emission while vehicles are idling:

1. primary fuel transitioning from hydrocarbons to electricity; and
2. an increasing common feature whereby gasoline cars automatically shut down the engine while idling.

One of the major learning experiences from the COVID pandemic was the challenge to food security when the community is in a lock-down or partial lockdown. Drive through restaurants were an important mitigant in providing food during the pandemic and should continue to be encouraged in our community.

For these reasons, I strongly support the application.

Regards,

[REDACTED]

**Karen Chafe**

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**From:** [REDACTED]  
**Sent:** Wednesday, May 4, 2022 6:16 PM  
**To:** CityClerk  
**Subject:** (EXT) 50 White Rose Drive

Ugh.

[REDACTED]

**Development Permits List  
For the Period of June 9 to June 15, 2022**

<b>Code</b>	<b>Applicant</b>	<b>Application</b>	<b>Location</b>	<b>Ward</b>	<b>Development Officer's Decision</b>	<b>Date</b>
INST	Memorial University of Newfoundland & Labrador	Livyers Loops Intersection Reconstruction	Livyers Loop	4	Approved	22-06-10
RES		Subdivide-Only to Create New Parcel	83 & 85 Bay Bulls Road	5	Approved	22-06-15

**\* Code Classification:**

<b>RES</b> - Residential	<b>INST</b> - Institutional
<b>COM</b> - Commercial	<b>IND</b> - Industrial
<b>AG</b> - Agriculture	
<b>OT</b> - 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**

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## Building Permits List

### Council's June 20, 2022, Regular Meeting

Permits Issued: 2022/06/09 to 2022/06/15

#### **Class: Residential**

1 Spitfire Dr	New Construction	Single Detached w/ apt.
10 Redberry St	Accessory Building	Accessory Building
10 Redberry St	Fence	Fence
10 Redberry St	Deck	Patio Deck
10 St. Joseph's Lane	Renovations	Townhousing
11 McConnell Pl	Site Work	Swimming Pool/Hot Tub
16 Colonial St	Renovations	Townhousing
16 Jacaranda Pl	Fence	Fence
2 Forest Rd	Renovations	Single Detached Dwelling
20 Boland St	Fence	Fence
21 Balsam St	Renovations	Townhousing
21 Kelland Cres	Fence	Fence
21 Solway Cres	Fence	Fence
24 Cappahayden St	Fence	Fence
245 Ladysmith Dr	New Construction	Single Detached w/ apt.
25 Foran St	Site Work	Single Detached w/ apt.
26 Durham Pl	Fence	Fence
26 Electra Dr	New Construction	Single Detached Dwelling
26 Rostellan Pl	Accessory Building	Accessory Building
28 Ottawa St	Renovations	Single Detached Dwelling
3 Halliday Pl	Accessory Building	Accessory Building
34 Allandale Rd	Renovations	Single Detached Dwelling
343 Thorburn Rd	Extension	Single Detached Dwelling
42 Mcfarlane St	Renovations	Single Detached Dwelling
6 Froude Ave	Fence	Fence
63 Maurice Putt Cres	New Construction	Single Detached w/ apt.
65 Blackhead Village Rd	New Construction	Single Detached Dwelling
65 Diamond Marsh Dr	Fence	Fence
70 Pitcher's Path	Site Work	Swimming Pool/Hot Tub
766-768 Main Rd	Site Work	Other

77 Queen's Rd	Renovations	Semi Detached Dwelling
79 Bond St	Renovations	Semi Detached Dwelling
9 Green St	Fence	Fence
92 Diamond Marsh Dr	Accessory Building	Accessory Building

This Week: \$1,466,081.53

**Class: Commercial**

1 Clift's - Baird's Cove	Renovations	Other
13 George St	Change of Occupancy	Patio Deck
186 Water St	Change of Occupancy	Tavern
2 Austin St	Renovations	Office
23 King's Bridge Rd	Renovations	Lodging House
235 Danny Dr	New Construction	Warehouse
277-281 Water St	Change of Occupancy	Patio Deck
291 Water St	Change of Occupancy	Patio Deck
310 Water St	Change of Occupancy	Patio Deck
312 Water St	Change of Occupancy	Patio Deck
312 Water St	Change of Occupancy	Patio Deck
318 Water St	Change of Occupancy	Patio Deck
353 Main Rd	Change of Occupancy/Renovations	Retail Store
499 Northern Pond Rd	New Construction	Agriculture
653 Topsail Rd	Sign	Office
9 Hallett Cres	Change of Occupancy/Renovations	Retail Store
90 Ruby Line	Accessory Building	Accessory Building

This Week: \$20,014,178.00

**Class: Government/Institutional**

This Week: \$0.00

**Class: Industrial**

This Week: \$0.00

**Class: Demolition**

This Week: \$0.00

**This Week's Total: \$21,480,259.53**

Repair Permits Issued 2022/06/09 to 2022/06/15:

\$39,780.00

<b>YEAR TO DATE COMPARISONS</b>			
<b>June 20, 2022</b>			
<b>TYPE</b>	<b>2021</b>	<b>2022</b>	<b>% VARIANCE (+/-)</b>
Residential	\$22,941,939.22	\$33,129,339.69	44
Commercial	\$87,184,056.54	\$47,598,753.08	-45
Government/Institutional	\$799,941.00	\$570,288.00	-29
Industrial	\$4,147,500.00	\$31,000.00	-99
Repairs	\$2,900,707.50	\$721,100.69	-75
<b>TOTAL</b>	<b>\$117,974,144.26</b>	<b>\$82,050,481.46</b>	<b>-30</b>
Housing Units (1 & 2 Family Dwelling)	72	104	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending June 15, 2022**

### **Payroll**

<b>Public Works</b>	<b>\$ 453,053.25</b>
<b>Bi-Weekly Casual</b>	<b>\$ 39,214.47</b>
<b>Accounts Payable</b>	<b>\$ 25,619,322.09</b>

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

**Total: \$ 26,111,589.81**

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

# BID APPROVAL NOTE

**Bid # and Name:** 2022112 - Galway Village Green - Phase 1 Playground Development  
**Date Prepared:** Tuesday, June 14, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Planning  
**Ward:** N/A

**Department:** Planning, Engineering & Regulatory Services  
**Division:** Engineering  
**Quotes Obtained By:** Sherry Kieley/Sherri Higgins  
**Budget Code:** ENG-2021-049  
**Source of Funding:** Capital

**Purpose:**

To award a contract for Galway Village Green Phase 1 – Playground Development

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Can-Am Platforms & Construction Ltd.	\$1,879,418.55 HST included
Farrell's Excavating Ltd.	\$1,970,676.80 HST included
Modern Paving Limited	\$2,029,750.00 HST included
Redwood Construction Limited	\$2,194,195.40 HST included
Pyramid Construction Limited	\$2,294,250.00 HST included

**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:** Five months

**Bid Exception:** None

**Recommendation:**

That Council approve for award open call 2022112 – Galway Village Green Phase 1 – Playground Development to the lowest bidder meeting specification, Can-Am Platforms & Construction Ltd., for \$1,879,418.55 HST included, as per the Public Procurement Act.

# ST. JOHN'S

**Attachments:**

### Report Approval Details

Document Title:	2022112 - Galway Village Green - Phase 1 Playground Development.docx
Attachments:	
Final Approval Date:	Jun 16, 2022

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

**Scott Winsor - Jun 16, 2022 - 11:56 AM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 16, 2022 - 12:16 PM**

# DECISION/DIRECTION NOTE

**Title:** SERC – Hudson and Rex Road Closure 2

**Date Prepared:** June 13, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**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 Clancey Drive and Lakeview Avenue, on Monday June 27 and Tuesday June 28.

A traffic control company has been secured for the road closure. Local traffic, boat house patrons, 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: N/A

Choose an item.

Choose an item.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Recommendation:**

That Council approve the requested road closure for Hudson and Rex filming on Monday June 27 and Tuesday June 28.

**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 2.docx
Attachments:	
Final Approval Date:	Jun 15, 2022

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

**Erin Skinner - Jun 13, 2022 - 10:47 PM**

**Tanya Haywood - Jun 15, 2022 - 10:46 AM**

# DECISION/DIRECTION NOTE

**Title:** Text Amendment – Accessory Building in Various Zones

**Date Prepared:** June 14, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** N/A

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## **Decision/Direction Required:**

To consider a text amendment to the St. John's Development Regulations to add "Accessory Building" to various zones. Further, to consider the discretionary use of two Accessory Buildings at 65 Bonaventure Avenue.

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

Under the previous Development Regulations, there was a regulation in Section 8 "General Site Requirements" that granted Council the authority to allow an Accessory Building for any permitted or discretionary use listed in the zone tables. Under the Envision Development Regulations, an Accessory Building is a defined use and therefore should also be listed in the zone tables as either a permitted use or a discretionary use, rather than relying on Section 8.

In reviewing the Envision Development Regulations zone tables, it is noted that there are some zones which do not list Accessory Buildings. To allow consideration of Accessory Buildings in appropriate zones, it is recommended to add Accessory Building as a permitted use in these zones:

- Commercial Downtown (CD) Zone;
- Commercial Downtown Mixed (CDM) Zone;
- Commercial Downtown Mixed 2 (CDM2) Zone;
- Industrial Special (IS) Zone; and

To add Accessory Building as a discretionary use in this zone:

- Open Space (O) Zone.

Accessory Buildings in the Open Space Zone should be considered on a case-by-case basis, and therefore it is recommended to add the use as discretionary.

Note, there are a few zones such as the Atlantic Place Parking Garage (APG), Atlantic Place (AP), Airport (A), C.A. Pippy Park (CAPP), or Watershed (W) Zone which do not have Accessory Building as a listed use, either because all uses are at the discretion of Council, or because the zone is limited to the main building for Atlantic Place and its parking garage.

# ST. JOHN'S

### 65 Bonaventure Avenue

The City has received an application to develop two Accessory Buildings at 65 Bonaventure Avenue, the green space between Holy Heart and Brother Rice Schools. The buildings will be used by the existing community garden there. The property is zoned Open Space (O) and, subject to Council considering the text amendment, the proposed Accessory Buildings would need to be advertised as a discretionary use. Should Council decided to consider the text amendment, staff recommend advertising the Accessory Buildings at 65 Bonaventure Avenue at the same time as the amendment. More information regarding the Accessory Building size and location will be obtained prior to advertising.

### **65 Bonaventure Avenue**



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

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbour residents and property owners.
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 Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: An amendment to the St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Should Council decide to consider the amendment, public notice is required in accordance with the St. John's Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council consider a text amendment to add Accessory Building as a Permitted Use in the Commercial Downtown (CD) Zone, Commercial Downtown Mixed (CDM) Zone, Commercial Downtown Mixed 2 (CDM2) Zone, Industrial Special (IS) Zone, and as a Discretionary Use in the Open Space (O) Zone; and advertise the amendment for public comment.

Further, that Council advertise the Discretionary Use of two Accessory Buildings at 65 Bonaventure Avenue.

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

**Report Approval Details**

Document Title:	Text Amendment - Accessory Building in Various Zones.docx
Attachments:	
Final Approval Date:	Jun 15, 2022

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

**Ken O'Brien - Jun 14, 2022 - 4:35 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 15, 2022 - 12:32 PM**

# DECISION/DIRECTION NOTE

<b>Title:</b>	Travel Authorization to Attend International Symposium on Women and Addiction: Solutions through the lens of the Social Determinants of Health
<b>Date Prepared:</b>	June 16, 2022
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Mayor Danny Breen, Governance & Strategic Priorities
<b>Ward:</b>	N/A

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**Decision/Direction Required:**

Council approval is required for Councillor Ophelia Ravencroft to attend the International Symposium on Women and Addiction to be held from September 22 to 24, 2022 in Saint John, New Brunswick.

**Discussion – Background and Current Status:**

His Worship the Mayor received an invitation from Mr. Russell King, Chairman/President of the International Symposium Committee who has offered a limited seat for the City of St. John's to be represented in person. Virtual registration is also available should others wish to attend. Councillor Ravencroft has expressed an interest in attending the event in-person, particularly as Ward 2 Councillor and her prior community work in the area of mental health and addiction. More information on the event is available at [www.womenandaddiction.com](http://www.womenandaddiction.com).

**Key Considerations/Implications:**

1. Budget/Financial Implications: costs associated with travel, accommodation and registration for three days.
2. Partners or Other Stakeholders: International Symposium Committee; Portage Atlantic, International Council on Alcohol and Addiction and marginalized populations in our community
3. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

Choose an item.

# ST. JOHN'S

4. Alignment with Adopted Plans:
5. Accessibility and Inclusion: Symposium will offer an opportunity to hear about experiences pertaining to women and addiction as well as their young children.
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Recommendation:**

That Council approve travel and associated costs for Councillor Ophelia Ravencroft's attendance at the International Symposium on Women & Addiction in Saint John, New Brunswick from September 22 to September 24, 2022.

**Prepared by:**

**Approved by:**

# DECISION/DIRECTION NOTE

**Title:** SERC – Block Party Road Closure

**Date Prepared:** June 16, 2022

**Report To:** Regular Meeting of Council

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

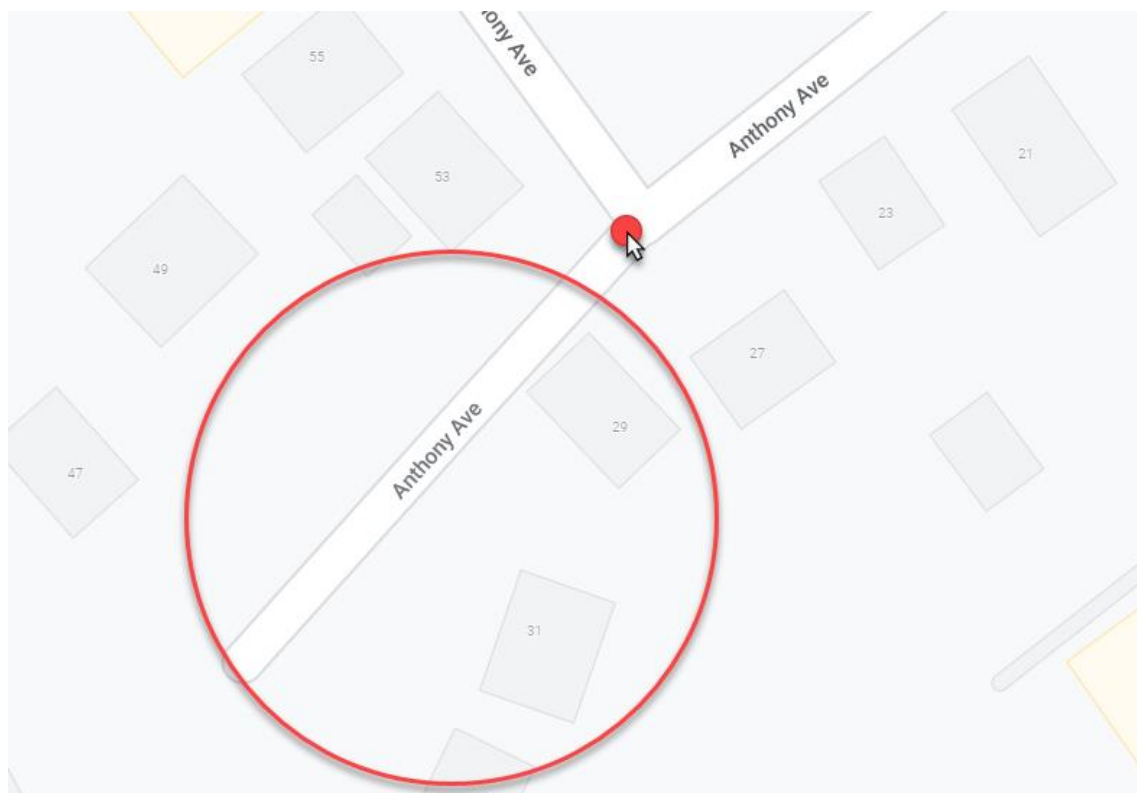
**Ward:** Ward 3

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**Decision/Direction Required:** Seeking Council approval for the closure of the cul-de-sac portion of Anthony Avenue for a Block Party on June 24, 2022.

**Discussion – Background and Current Status:** The residents of Anthony Avenue are hosting a block party on Friday June 24 from 11am – 11pm. The main purpose of this block party is to celebrate the end of the school year with the children of the neighborhood.

They will be closing only the upper cul-de-sac portion of the street. Volunteers will be in place at all barricades, and local access will be permitted.



# 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 Connected City: Increase and improve opportunities for residents to connect with each other and the City.

Choose an item.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Recommendation:**

That Council approve the requested road closure on Anthony Avenue for a Block Party on June 24.

**Prepared by:** Christa Norman, Special Projects Coordinator

**Approved by:** Erin Skinner, Supervisor -Tourism and Events

**Report Approval Details**

Document Title:	SERC - Block Party Road Closure.docx
Attachments:	
Final Approval Date:	Jun 16, 2022

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

**Erin Skinner - Jun 16, 2022 - 9:33 AM**

**No Signature - Task assigned to Tanya Haywood was completed by workflow administrator Karen Chafe**

**Tanya Haywood - Jun 16, 2022 - 1:41 PM**