

**AGENDA
REGULAR MEETING**

**September 3, 2019
4:30 p.m.**

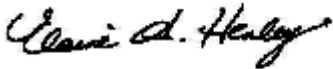
ST. JOHN'S

MEMORANDUM

August 30, 2019

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on Monday, **September 3, 2019 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

ST. JOHN'S

Regular Meeting - City Council Agenda

September 3, 2019

4:30 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
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 - 2.1 Prostate Cancer Month
3. APPROVAL OF THE AGENDA
4. ADOPTION OF THE MINUTES
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5. BUSINESS ARISING FROM THE MINUTES
 - 5.1 Application to Rezone Land to the Commercial Neighbourhood Zone for a Lounge and Eating Establishment (Pub and Eatery) MPA1800006 - 75 Airport Heights Drive 15

Multiple submissions attached.
 - 5.2 St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019 - Rezoning from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone for a Hotel and Concert Hall 120

MPA1900001 - 9 Buchanan Street, 426 and 430 Water Street -
Applicant: Fougere Menchenton Architecture

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A Discretionary Use application has been submitted requesting permission to occupy a portion of the existing dwelling for a Home Occupation to allow for a Home Day Spa.

One submission attached

6.2 1-3 Petty Harbour Road - Residential Low Density (R1) Zone (Ward 5)

An Extension of a Non-conforming Use application has been submitted by **Brewskies Pub** requesting permission to convert a portion of the building to an Eating Establishment.

No submissions

6.3 121 Long's Hill - Commercial Central Mixed (CCM) Zone (Ward 2)

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16. ADJOURNMENT

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

August 19, 2019, 4:30 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Deanne Stapleton
Councillor Hope Jamieson
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Shanna Fitzgerald, Legislative Assistant

Others: Linda Bishop, Acting City Solicitor
Brian Head, Acting Deputy City Manager of Public Works

Land Acknowledgement

The following statement was read into the record:

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

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS**2.1 International Women in Cyber Day**

September 1, 2019 as International Women in Cyber Day

3. APPROVAL OF THE AGENDA**3.1 Agenda of August 19, 2019**

SJMC-2019-08-19/291

Moved By Councillor Collins

Seconded By Councillor Jamieson

That the agenda be adopted with the following additions:

- Addition to the Special Events Advisory Committee Report - Chef's Hike at the O'Brien Farm
- RFP - Supply of Services for Paid Parking Management and Enforcement
- RFP - 2019 Bridge Rehabilitation Program

and the following deletion:

- Decision Note dated August 14, 2019 re: Application to Develop a Multi-Purpose Annex - St. John's Designated Heritage Building, Anglican Cathedral of St. John the Baptist - 16 Church Hill - DEV1900091

MOTION CARRIED

4. ADOPTION OF THE MINUTES**4.1 Adoption of Minutes dated August 5, 2019**

SJMC-2019-08-19/292

Moved By Councillor Burton

Seconded By Councillor Stapleton

That the minutes of August 5, 2019 be adopted as presented.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

5.1 Decision Note dated August 14, 2019 re: Application to Develop a Multi-Purpose Annex - St. John's Designated Heritage Building, Anglican Cathedral of St. John the Baptist - 16 Church Hill - DEV1900091

The Anglican Diocese of Eastern Newfoundland and Labrador withdrew the current request for approval from Council.

1. **Public Meeting Minutes and Submissions - 16 Church Hill - July 25, 2019**
2. **Information Note dated July 23, 2019 re: Interpreting Zone Lines at 16 Church Hill - Application to Develop a Multi-Purpose Annex at the Cathedral of St. John the Baptist - DEV1900091**

5.2 Decision Note dated August 14, 2019 re: St. John's Development Regulations Amendment 699, 2019 Text Amendment to the Commercial Mixed Use (CM) Zone to allow a 6-Storey Mixed-Use Building in the Churchill Square Retail Area - REZ1800009 - 43-53 Rowan St

Applicant: KMK Properties

Councillor Hickman has requested that Staff review the parking and circulation plan for traffic in the Churchill Square Area and how to improve it for pedestrians as well as how to further enhance the green space.

Councillor Burton suggested the developer continue to consult with the Built Heritage Experts Panel to discuss design considerations. She also requested that consideration be given to the financial arrangement for parking permits and leasing and how this compares to the fair market value of those parking spaces.

SJMC-2019-08-19/293

Moved By Councillor Burton

Seconded By Councillor Lane

That Council adopt St. John's Development Regulations Amendment Number 699, 2019, which will amend text in the Commercial Mixed Use (CM) Zone, to allow the proposed 6-Storey Mixed-Use Building at 43-53 Rowan Street within the Churchill Square Retail Area and related residential parking within the designated retail area. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for

Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

As part of the approval process Council should also approve the following parking recommendations:

A: Rowan Place

Approximately 32 dedicated parking stalls on Rowan Place are proposed to be leased to the proponent. This number is to be tied to the total unit count, less the on-site parking provided. As such, the residential portion of the development will benefit from 1 dedicated parking stall per unit as required by City regulation. These leased spaces will be the responsibility of the proponent to enforce.

B: Churchill Square Parking

Approximately 36 additional residential permits are proposed to be made available to the proponent. This number will be determined by subtracting the number of stalls leased on Rowan Place from the total requested (68). These residential permit holders as well as those with employee/commercial permits to be restricted to a defined 'permit corral' to ensure they are not in 'prime' perimeter stalls. The spaces in this corral would also be available for general public use. From Dec 1 to April 30 each year these residential permit holders to be further limited to a defined winter maintenance corral between 6PM and 8AM.

C: Winter Maintenance

The City to increase winter maintenance on the square to a commercial 'curb to curb' snow clearing standard.

MOTION CARRIED

1. **Public Meeting Minutes and Submissions - 43-53 Rowan Street - July 3, 2019**
- 5.3 **Notice of Motion given by Councillor Debbie Hanlon dated August 5, 2019**
 1. **Decision Note dated August 12, 2019 re: Timed Parking Areas - By-Law Amendment**

SJMC-2019-08-19/294**Moved By** Deputy Mayor O'Leary**Seconded By** Councillor Lane

That the Ticketing Amendment By-Law be amended to include a separate section specifically for timed parking areas. The By-Law is attached for Council's adoption.

MOTION CARRIED**5.4 Notice of Motion given by Deputy Mayor Sheilagh O'Leary dated August 5, 2019****SJMC-2019-08-19/295****Moved By** Deputy Mayor O'Leary**Seconded By** Councillor Stapleton

That until such time as a new Heritage By-Law has been adopted by Council, applications for additions to a designated Heritage Building (excluding those in Residential Zones) be brought to Council, prior to development approval to allow Council to consider whether a public meeting is warranted.

For (3): Deputy Mayor O'Leary, Councillor Stapleton, and Councillor Collins

Against (7): Mayor Breen, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Jamieson, Councillor Korab, and Councillor Froude

MOTION LOST (3 to 7)**SJMC-2019-08-19/296****Moved By** Councillor Burton**Seconded By** Councillor Jamieson

Until such time as a new Heritage By-Law has been adopted by Council, applications for additions to a designated Heritage Building (excluding those in Residential Zones) that do not meet the Heritage Standards be brought to Council after review by the Built Heritage Experts Panel, prior to final approval to allow Council to consider whether a public meeting is warranted.

For (2): Councillor Burton, and Councillor Jamieson

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

MOTION LOST (2 to 8)

5.5 Notice of Motion given by Councillor Hope Jamieson dated August 5, 2019

SJMC-2019-08-19/297

Moved By Councillor Jamieson

Seconded By Councillor Froude

That this Notice of Motion be deferred pending preparation of an information note.

MOTION CARRIED

6. NOTICES PUBLISHED

6.1 Application - 54 Freshwater Road

A Discretionary Use application has been submitted requesting permission to operate a Home Occupation for Music Lessons at 54 Freshwater Road.

SJMC-2019-08-19/298

Moved By Councillor Jamieson

Seconded By Councillor Burton

That the application be approved subject to all applicable City requirements.

MOTION CARRIED

6.2 Application - 271 Brookfield Road

A change of Non-Conforming Use application has been submitted requesting permission to extend the lounge use within the existing building.

SJMC-2019-08-19/299

Moved By Councillor Collins

Seconded By Councillor Hickman

That the application be approved subject to all applicable City requirements.

MOTION CARRIED

7. **PUBLIC HEARINGS/MEETINGS**

8. **COMMITTEE REPORTS**

8.1 **Special Events Advisory Committee Report - August 19, 2019**

1. **Mary Brown's Mural Reveal/Grand Opening - August 17, 2019**

Approved via E-poll on August 14, 2019.

SJMC-2019-08-19/300

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That Council approve the Mary Brown's Mural Reveal/Grand Opening and associated road closure on August 17, 2019 subject to conditions set out by the Special Events Advisory Committee.

MOTION CARRIED

2. **George Street Tailgate Party - September 13 & 14, 2019**

SJMC-2019-08-19/301

Moved By Councillor Korab

Seconded By Councillor Jamieson

That the George Street Tailgate Party scheduled for September 13 & 14, 2019 be approved subject to conditions set out by the Special Events Advisory Committee.

MOTION CARRIED

3. **Take Back the Night - September 20, 2019**

SJMC-2019-08-19/302

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That the Take back the Night event scheduled for September 20, 2019 be approved subject to conditions set out by the Special Events Advisory Committee.

MOTION CARRIED

4. Gower Street Block Party - September 22, 2019

SJMC-2019-08-19/303

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That the Gower Street Block Party and associated road closure scheduled for September 22, 2019 be approved subject to conditions set out by the Special Events Advisory Committee.

MOTION CARRIED

5. Chef's Hike at the O'Brien Farm - August 22, 2019

SJMC-2019-08-19/304

That the Chef's Hike at the O'Brien Farm and associated road closure scheduled for August 22, 2019 be approved subject to conditions set out by the Special Events Advisory Committee.

MOTION CARRIED

8.2 Development Committee Report - August 13, 2019

1. Decision Note dated August 14, 2019 re: Approval Request for Expansion of Dwelling in the Battery - DEV1900114 - 1 Top Battery Road

SJMC-2019-08-19/305

Moved By Councillor Burton

Seconded By Councillor Jamieson

That item be referred to the Built Heritage Experts Panel for further consideration.

MOTION CARRIED

2. **Decision Note dated August 14, 2019 re: Request 10%
Variance on Lot Area - DEV1900136 - 9 Prince William Place**

SJMC-2019-08-19/306

Moved By Councillor Burton

Seconded By Councillor Lane

That Council approve the 9.7% Lot Variance in order to transfer land to the adjacent property owner.

MOTION CARRIED

3. **Decision Note dated August 13, 2019 re: Request 9.5% Rear
Yard Variance - INT1900078 - 130 Castle Bridge Drive**

SJMC-2019-08-19/307

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the 9.5% rear yard variance for the proposed building extension.

MOTION CARRIED

4. **Decision Note dated August 14, 2019 re: Request to Rebuild
Accessory Building in the Watershed - INT1900062 - 869-873
Thorburn Road - Portugal Cove-St. Philips**

SJMC-2019-08-19/308

Moved By Councillor Burton

Seconded By Councillor Lane

That the application for the replacement of the existing dwelling be approved as it meets City Act criteria of being more than 50% dilapidated, with the following conditions:

1. The total floor area must not exceed 50% of the existing dwelling as proposed;
2. The building plans are to be submitted, reviewed and approved by Development Staff;and
3. The relocation of the accessory building shall be inspected before and after relocation.

MOTION CARRIED

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

10.1 Development Permits List for the period August 1-14, 2019

Council considered as information the above cited Development Permits list.

11. BUILDING PERMITS LIST

11.1 Building Permits List for the period August 1-14, 2019

SJMC-2019-08-19/309

Moved By Councillor Stapleton

Seconded By Councillor Jamieson

That the Building Permits List for the period August 1-14, 2019 be approved as presented.

MOTION CARRIED

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for the Week Ending August 7, 2019

SJMC-2019-08-19/310

Moved By Councillor Stapleton

Seconded By Councillor Jamieson

That Council adopt the weekly payment vouchers for the week ending August 7, 2019 in the amount of \$7,054,527.03.

MOTION CARRIED

12.2 Weekly Payment Vouchers for the Week Ending August 14, 2019

SJMC-2019-08-19/311

Moved By Councillor Stapleton

Seconded By Councillor Jamieson

That Council adopt the weekly payment vouchers for the week ending August 14, 2019 in the amount of \$5,676,447.27.

MOTION CARRIED

13. TENDERS/RFPS

13.1 Council Approval Request (Bid Approval Note) - 2019171 - Supply and Install Flooring Buckmaster Rec Centre

SJMC-2019-08-19/312

Moved By Councillor Froude

Seconded By Councillor Jamieson

That this open call be awarded to Handyman Experts Ltd. (\$134,385.55 HST Included) the lowest submission meeting specifications as per the Public Procurement Act.

MOTION CARRIED

13.2 Council Approval Request (RFP) - 2019161 - 2019 Bridge Rehabilitation Program

SJMC-2019-08-19/313

Moved By Councillor Froude

Seconded By Councillor Hickman

That this RFP be awarded to Harbourside Engineering Consultants in the amount of \$358,027.49 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

MOTION CARRIED

13.3 Council Approval Request (RFP) - 2019069 - Supply of and Services for Paid Parking Management and Enforcement

SJMC-2019-08-19/314

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That this RFP be awarded to Cale Canada Inc. in the amount of \$2,410,000 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

MOTION CARRIED

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**14.1 Petition - Save Mundy Pond Park**

Councillor Korab tabled a Petition from citizens concerned about the development of the HGR Mews Community Center in Mundy Pond Park. They are opposed to the location selection.

15. OTHER BUSINESS**15.1 E-Poll Ratifications from the Period August 6 - 16, 2019****1. Bid Approval Note # 2019168 re: Linegar Avenue Upgrading Phase 1B**

SJMC-2019-08-19/315

Moved By Councillor Froude

Seconded By Councillor Collins

That Council ratify the E-poll for Bid Approval Note 2019168 - Linegar Ave Upgrading Phase 1B to award this open call to the lowest bidder meeting specifications, Pyramid Constructions Limited, for \$1,598,511.50 (HST included) as per the Public Procurement Act.

MOTION CARRIED

15.2 Decision Note dated August 14, 2019 re: Travel – Mayor Danny Breen

SJMC-2019-08-19/316

Moved By Deputy Mayor O'Leary

Seconded By Councillor Stapleton

That Council approve the travel and associated costs for Mayor Breen to attend the Atlantic Mayor's Congress meetings in Campbellton, New Brunswick from October 3 to 6, 2019.

MOTION CARRIED

15.3 Decision Note dated August 16, 2019 re: H.G.R. Mews Community Centre Replacement Site Selection

SJMC-2019-08-19/317**Moved By** Councillor Collins**Seconded By** Councillor Burton

That the recommendation contained in the above cited decision note be deferred pending review of the petition tabled by Councillor Korab.

For (3): Councillor Burton, Councillor Hickman, and Councillor Collins

Against (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

MOTION LOST (3 to 7)

SJMC-2019-08-19/318**Moved By** Councillor Korab**Seconded By** Councillor Collins

That Council approve Mundy Pond Park as the future site location of the H.G.R. Mews Community Centre Replacement.

MOTION CARRIED

15.4 Other Business Raised by Councillors**1. Councillor Burton**

- Councillor Burton suggested that rims be installed around garbage bins to hold pop bottles so they can be collected for recycling. The matter was referred to Clean St. John's and the Parks Department.
- Councillor Burton requested that the Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls be circulated among Council and Staff.

2. Councillor Collins

- Councillor Collins requested that Staff consider the location of any new splash pads and advise of any plans for future Splash Pads.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 6:34 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Application to Rezone Land to the Commercial Neighbourhood Zone for a Lounge and Eating Establishment (Pub and Eatery)
MPA1800006
75 Airport Heights Drive

Date Prepared: August 20, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To consider a rezoning application for land at 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone to allow for a Lounge and Eating Establishment use. An amendment to the St. John's Municipal Plan is required.

Discussion – Background and Current Status:

The City has received an application for a pub and eatery at 75 Airport Heights Drive. The property is currently zoned Commercial Local which does not allow a Lounge or Eating Establishment use. The applicant has requested to rezone the property to Commercial Neighbourhood in which Lounge and Eating Establishment are discretionary uses. The properties surrounding 75 Airport Heights Drive are zoned Residential Low Density (R1) and majority of the properties are dwellings apart from two vacant lots adjacent to the property on the western side.

The property is designated Residential Low Density (RLD) under the City of St. John's Municipal Plan and applies to those areas characterized by a predominance of single detached dwellings. The current Commercial Local Zone is permitted under the RLD District, however, a rezoning to the Commercial Neighbourhood (CN) Zone would require a Municipal Plan amendment to the Commercial General District as the CN Zone allows for more commercial uses than the CL Zone.

The existing building at 75 Airport Heights Drive was built as a Daycare Centre and was rezoned in June 2018 to the CL Zone to accommodate commercial uses such as an office, take-out or hair salon. The same applicant is now asking to rezone the land to CN for a pub and eatery. The development will require 17 parking spaces. The applicants have proposed 10 parking spaces and have requested parking relief for 7 spaces. The applicant's justification for parking relief is that the property is within walking distance to the adjacent residential neighbourhood and that there is on-street parking on the opposite side of the street from 40 Airport Heights Drive to Canso Place.

ST. JOHN'S

The proposed rezoning was advertised on three occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. The City has received a mixed reaction from the residents respecting the proposed restaurant and lounge. While there have been many residents who expressed concerns regarding the development, many others have given support for the proposal. Objections for the development include concerns regarding increased number of cars parked on the street, increased noise, a decrease in property value, increased vandalism and litter, (including a concern about rodents) and that the proximity of the subject property to Roncalli Elementary School and the nearby seniors complex will create traffic problems.

The applicants are proposing the business will operate from 11am to midnight on weekdays and from 11am to 1am on weekends. Further, they wish to have a family friendly restaurant during the evening and would be able to accommodate kids until 9pm. As a liquor license cannot be issued until the development approval stage, the Newfoundland and Labrador Liquor Corporation (NLC) may include additional conditions. Concerns regarding increased drinking and driving if the Lounge is approved have also been raised. While we appreciate the concern regarding public safety, drinking and driving is regulated by provincial and federal legislation. The NLC would also regulate if video lottery terminals (VLT) would be permitted on-site, dependant on the type of liquor license that is issued.

With respect to noise, the applicants are proposing that bands would not be permitted, and musicians would be limited to one-man acoustic solos on weekends only. Please note, while they may propose this type of entertainment, the City would not regulate the type of musicians at their venue. The property would be subject to the City's Noise By-Law.

There were no concerns raised by the City's Traffic Engineering Division regarding the reduced off street parking spaces or the potential of increased traffic. With respect to residential properties adjacent to the proposed use, as per Section 8.5.1 of the Development Regulations, a 3 metre landscaped area or a screen at least 1.8 metre in height shall be provided where a Commercial Use adjoins a Residential Use. The applicants have proposed a 1.8m fence surrounding the subject property.

Given the support for the application, it is recommended that the proposed amendments be adopted-in-principle. Should Council adopt the amendments, following provincial release, a Commissioner's Public Hearing will be scheduled. The Public Hearing will give residents with objections another opportunity to state their concerns prior to final approval of Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
An amendment to the St. John's Municipal Plan and Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Advertisement of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications:
Parking relief of 7 spaces is being considered.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 153, 2019 and St. John's Development Regulations Amendment 700, 2019. A map amendment to the Municipal Plan is also required to re-designate the property from the Residential Low Density District to the Commercial General District. As well, this would rezone 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone, to allow consideration of a Lounge and Eating Establishment.

If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received, the amendments will be referred back to a future regular meeting of Council for consideration of adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Amendments
Location Map
Site Plan
CN Zone Table
Public Submissions

G:\Planning and Development\Planning\2019\Mayor & Council\Mayor - 75 Airport Heights Drive August 26 2019(amc).docx

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 153, 2019**

WHEREAS the City of St. John's wishes to allow a Lounge and Eating Establishment at 75 Airport Heights Drive.

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

Redesignate land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District as shown on Map III-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2019.

Mayor

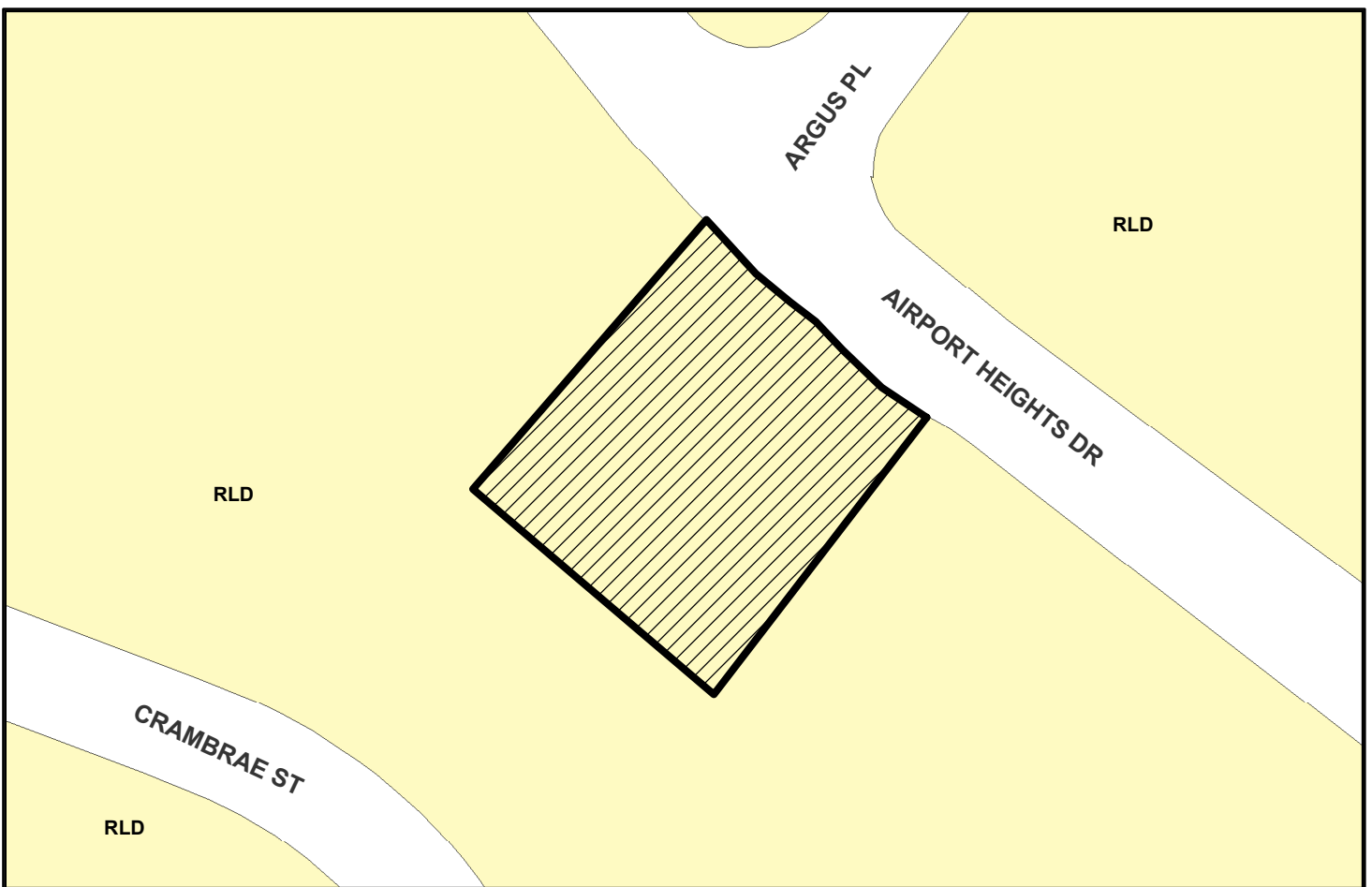
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 153, 2019
[Map III-1A]**

2019 08 22 Scale: 1:750
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT
TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT

**75 AIRPORT HEIGHTS DRIVE
Parcel ID 46595, 145223**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 700, 2019**

WHEREAS the City of St. John's wishes to allow a Lounge and Eating Establishment at 75 Airport Heights Drive.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000.

Rezone land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2019.

Mayor

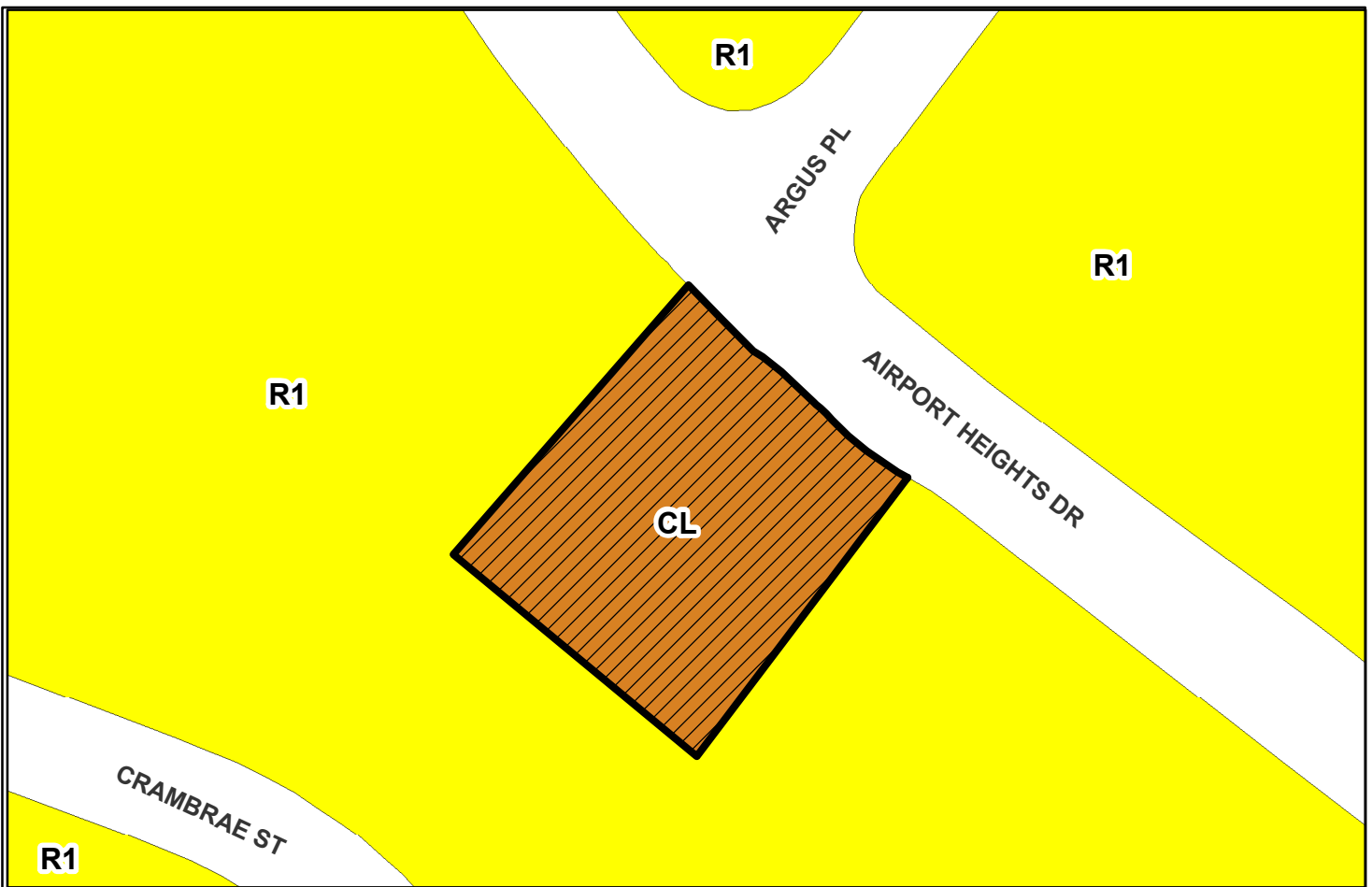
MCIP

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

City Clerk

Council Adoption

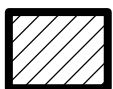
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 700, 2019
[Map Z-1A]**

2019 08 22 Scale: 1:750
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
COMMERCIAL LOCAL (CL) LAND USE ZONE TO
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

**75 AIRPORT HEIGHTS DRIVE
Parcel ID 46595, 145223**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



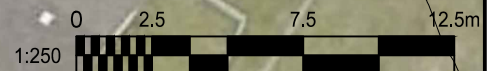
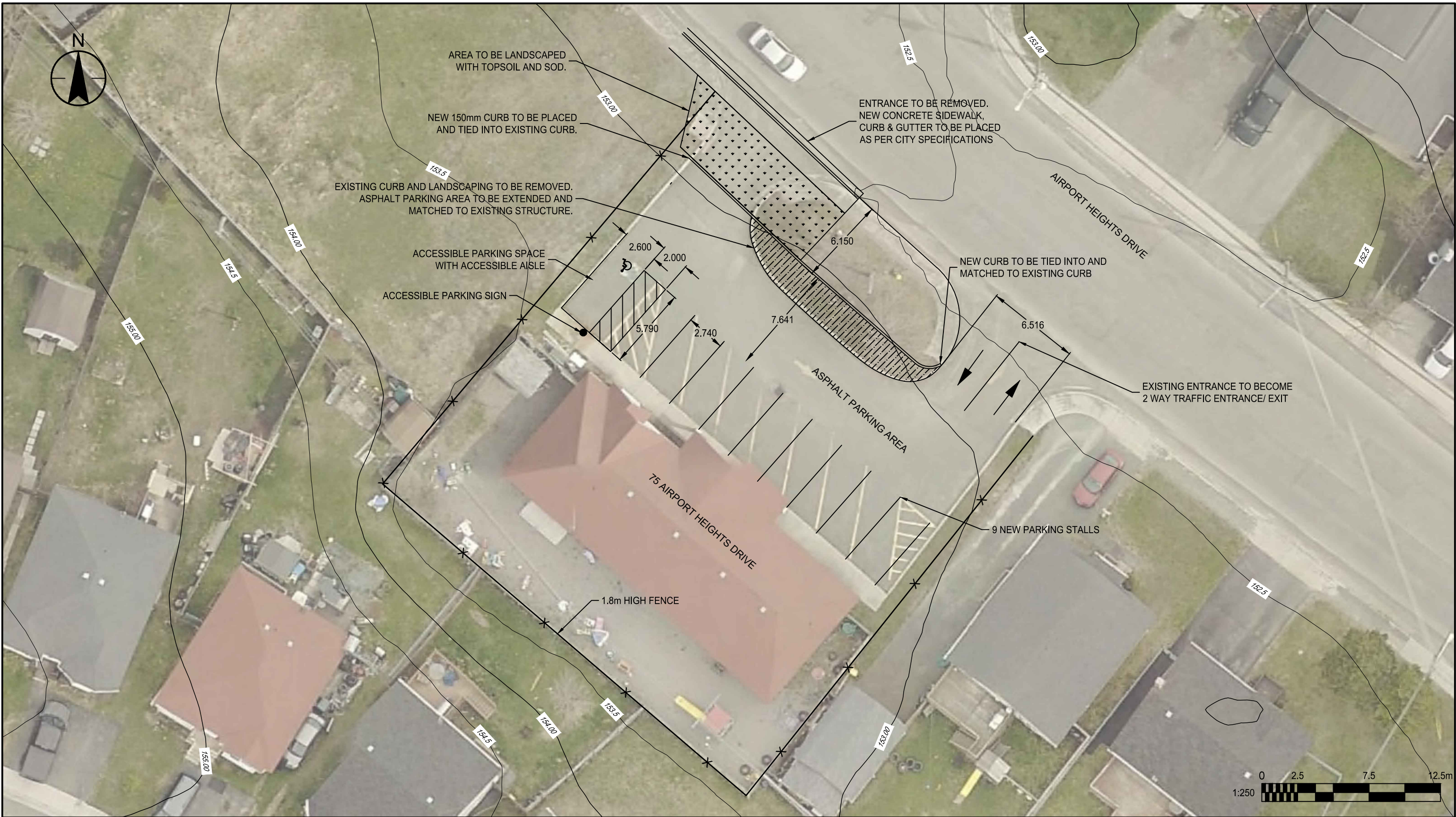
SUBJECT PROPERTY



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

v:\01333\active\133348530\04_drawings\1_civil\sketch_files\133348530c_proposed_sp_r1

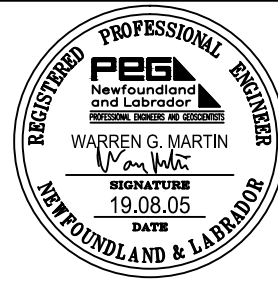
2019.08.05 10:04:45 AM



Stantec Consulting Ltd.
141 Kelsey Drive
St. John's NL A1B 0L2
Tel: (709) 576-1458
www.stantec.com

Notes

1. AERIAL IMAGERY AND LIDAR INFORMATION PROVIDED BY THE CITY OF ST. JOHN'S.
2. ALL WORK TO BE COMPLETED IN ACCORDANCE TO CITY OF ST. JOHN'S SPECIFICATIONS.



PROVINCE OF NEWFOUNDLAND AND LABRADOR



ENGINEERING
PERMIT J0291

STANTEC CONSULTING LTD.

05371

Signature or Member Number
(Member-in-Responsible Charge)

Client/Project

RANDY PATEY

75 AIRPORT HEIGHTS DR.

Project No.

133348530

Title

PROPOSED SITE PLAN

Revision

1 - STAMPED

Reference Sheet

Date

2019.08.05

Figure No.

CSK1 24

10.17 COMMERCIAL NEIGHBOURHOOD (CN) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

10.17.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building **(1995-12-08)**
(2007-04-05)

Public:

- (b) Library
- (c) Adult Day Care Facility (subject to Section 7.2)

Commercial:

- (d) Bakery
- (e) Bank (Subject to Section 7.30) **(2012-06-29)**
- (f) Clinic
- (g) Commercial School
- (h) Custom Workshop
- (i) Dry-cleaning Establishment
- (j) Laundromat
- (k) Office
- (l) Parking Area
- (m) Printing Establishment
- (n) Retail Store
- (o) Service Shop
- (p) Sign Maker's Shop
- (q) Veterinary Clinic

Recreational:

- (r) Park

Other:

- (s) Public Utility

CN

10.17.2 Discretionary Uses (subject to Section 5.8)

- | | | |
|-----|--|--------------|
| (a) | Car Washing Establishment (Subject to Section 7.30) | (2012-06-29) |
| (b) | Car Sales Lot | (2007-09-07) |
| (c) | Church | (1998-05-29) |
| (d) | Day Care Centre (subject to Section 7.6) | |
| (e) | Eating Establishment (subject to Section 7.21)(Subject to 7.31) | (1995-09-15) |
| | | (2012-06-29) |
| (f) | Lounge (subject to Section 7.21) | (2014-06-06) |
| (g) | Private Park | (2007-10-05) |
| (h) | Recycling Depot (provided the site is not located
in a Residential Land Use District of the
St. John's Municipal Plan) | (1997-11-21) |
| (i) | Rental Storage Use (subject to Section 7.23) | (2008-07-18) |
| (j) | Service Station and Gas Bar (Subject to Section 7.30) | (2012-06-29) |
| (k) | Small Scale Wind Turbine | (2012-06-01) |
| (l) | Take-Out Food Service (Subject to Section 7.30) | (2012-06-29) |
| (m) | Taxi Business | |

10.17.3 Zone Requirements

- (1) The following requirements shall apply to all Commercial and Institutional Uses:

- | | | |
|-----|--|------------------------|
| (a) | Lot Area (minimum) | 900 square metres |
| (b) | Lot Frontage (minimum) | 30 m |
| (c) | Lot Coverage (maximum) | 50% |
| (d) | Gross Floor Area used exclusively for a
Commercial Use shall not exceed | 9000 square metres |
| (e) | Floor Area Ratio maximum) | 1.0 |
| (f) | Building Height (maximum) | 3 Storeys |
| (g) | Building Line (minimum) | 7 m |
| (h) | Side Yards (minimum) | 1 m per Storey |
| (i) | Side Yard on Flanking Road (minimum) | 6 m |
| (j) | Rear Yard (minimum) | 6 m |
| (k) | Landscaping on Lot (minimum) | Subject to Section 8.5 |

- (2) All other uses:
As determined by Council

CN

Elaine Henley

From: [REDACTED]
Sent: Monday, August 12, 2019 12:16 PM
To: CityClerk
Subject: RE 73-75 Airport Heights Drive Rezoning Application

I am a resident of Airport Heights and I have a major concern of establishing a Lounge and Eating establishment in the middle of a residential area. Prior to the approval of the previous tenant a daycare centre the airport heights committee had concerns about the building being rezoned for commercial use. Airport heights have grown over the past 20 years with many young families and children. Located near this building is an elementary school. Beside the school is a seniors retirement building which will be opening soon. We are dealing with extreme volumes of traffic with many people using it walking so airport heights drive is a busy area. To establish a lounge in the middle of this is unacceptable. For the homeowners around this area would be of great concern as it may effect their real estate. Thank you

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 13, 2019 1:04 PM
To: CityClerk
Subject: Re: 73-75 Airport Heights Drive

See my previous comments from 2018, which are still relevant to the current application for a lounge and eating establishment.

Regards,

[REDACTED]

Regards

Sent from my iPhone

On Apr 25, 2018, at 6:29 PM, [REDACTED] wrote:

I have some serious concerns about the proposed development in the former day care at the referenced address, as follows:

- 1) Parking along Airport Heights Drive near this location is limited, with many "No Parking" areas, so I fully expect to see our cul-de-sac (Argus Place) used as an overflow parking area
- 2) There are several small children on our street that spend a lot of time playing at the end of the cul-de-sac, so I am quite concerned about their safety, due to the increased traffic as well as reduced visibility due to cars parked on the street (which is typically not the case now since most people park in their driveway)
- 3) The proposed development (pool hall/bar) will quite probably result in a increase in ambient noise levels in the area, especially late at night
- 4) There may well be an increased focus on the neighbourhood from the criminal element given the demographic that is attracted to pool halls/bars with gambling machines, and the incidence of residential break-ins may increase as a result
- 5) Airport Heights is a well-located and desirable residential area, and I expect a decrease in property values if the development is allowed to proceed, particularly those closer to the property

I therefore object to the proposed development based on the above.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 14, 2019 11:33 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive

AUG 14, 2019 — City Council Members,

As a concerned neighbour of 73-75 Airport Heights property, we are opposed to the proposed rezoning of the property to a Commerical Neighbourhood(CN) with respect to a Lounge and eating Establishment. We respectfully ask for a no zoning change on this property not because we are anti-growth but because we feel that this does not fit in with the current residential properties.

1. This is a walking route for neighbourhood students to the Roncalli Elementary School. The increase in traffic flow at this rezoning area is a notable risk to students and other pedestrians.
2. Recently a Seniors Complex was built in the area less than 500 Meters from the proposed establishment. This combined with the proposed property will only add to the increased traffic in the area.
3. Lack of genuine neighbourhood engagement – It's my understanding that no meetings where held to gather feedback from the area. This is an opportunity for the developer to inform the neighbourhood of plans and engage in dialogue which will consider and address neighbours' concerns.
4. City Noise By-Law No. 1405 Section 3-1
No person shall emit or cause or permit the emission of sound resulting from an act listed herein, and which sound is clearly audible at a Point of Reception:

(1) The operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound.

For the foregoing reasons, we urge you to vote against this proposed rezoning. The neighbourhood is willing to work with developers to create an acceptable property but a lounge has no place in a residential area so close (less than 20 Meters) to some residential properties..

--

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:28 AM
To: Planning; CityClerk; Deanne Stapleton
Subject: Rezoning Airport Heights Drive

Hello,

I am emailing regarding a rezoning application for a Lounge and Eating Establishment on 73-75 Airport Heights Drive. Given the notice for rezoning was only distributed to residences within 150 meters of the proposed establishment, and it provides no information on the business except that it will be a Lounge and Eating Establishment, it leaves little opportunity for the whole community of Airport Heights to participate and provide comments/feedback on an establishment that could have significant impact (both positive and negative) on the community as a whole.

As per your notice of rezoning I am requesting additional information on the proposed establishment.

1. Will the establishment be a lounge (Bar) with some food provided? OR
2. Is the establishment a family restaurant which also serves alcohol?
3. Will there be an outside area for patrons (i.e. outdoor dining/drinking area)? If so, how does the city ensure a balance within the neighborhood allowing the nearby residents' continued peaceful enjoyment of their properties with a potential bar/pub in their backyards?
4. What considerations have been given to allow for ample parking for the establishment as the existing parking area is quite small.
5. What are the hours of operation?
6. Can you provide a copy of the application for rezoning with the Airport Heights Community?

New businesses in Airport Heights are a positive step forward and bring diversity and opportunity to the community. Overall I am not opposed to a restaurant/bar in the neighborhood but given the little information provided to the Airport Heights community, and the location of the proposed establishment, I would like additional information.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:52 AM
To: CityClerk
Subject: Aph zoning pub

The community of Airport heights would benefit greatly from such an establishment. Most of us are parents and to have a neighbor pub/ restaurant would be such a service.

To grab a meal or an evening beverage with live music and still stay in our community would contribute to the quality of life "up here" immensely.

Hope it goes !!!

Thanks

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 11:23 AM
To: CityClerk
Subject: Pub in Airport Heights

Hello

I understand that there was recently an application made to the city to open a neighbourhood Pub on Airport Heights Drive.

I moved to Airport Heights seven years ago (close to the proposed location) and feel like we are extremely isolated with very few amenities. I would love to see a place in this community where my family and I could go for supper and maybe listen to a little live music.

We often take our children to O'Reilly's on a Saturday afternoon for a bite to eat and listen to local musicians. I believe that Airport Heights could be a great community if there was something to bring people together. In fact when I moved to Airport Heights I started an annual summer block party to try to get to know more of my neighbours. It is now in its 5th year and is a great success.

Airport Heights desperately needs something like this to help foster a community atmosphere.

Please consider approving this application.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 2:43 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive (lounge eatery proposal)

As a resident of Airport Heights I support this proposal for a lounge eatery @ 73-75 Airport Heights Drive.

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 3:41 PM
To: CityClerk
Subject: 73-75 Airport Height drive

Hi,

I would like to express that I am against the rezoning application for a lounge and eating established at the above named address. This is not something myself and a number of my neighbours want in our neighborhood! I live at [REDACTED] St. I want to keep this a family friendly site. No lounges. No alcohol. No VLTs.....etc.

Thanks,
[REDACTED]

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Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 8:33 PM
To: CityClerk
Subject: Comments regarding the re-zoning at 73-75 Airport Heights Drive

Please note that we do not give consent to share our email address to the public.

We reside on Argus Place and have grave concerns regarding the rezoning of the old daycare at 73/5 Airport Heights Drive, unless significant changes are made regarding the parking capacity at that site to adequately cater to the anticipated patrons at the proposed lounge/eating establishment.

Each time the building has been used since the closing of the daycare (e.g. election headquarters), the egress to Argus Place has been untenable.

Users of that building habitually use Argus Place as supplemental parking as it is the closest available parking once the few, insufficient spaces at the "daycare" are occupied. The vehicles are parked at the entrance to our street resulting in a situation where the residents cannot safely enter or exit nor can they safely access the community mailboxes (located at the entrance to the street) without double parking. This makes proceeding down the cul-de-sac dangerous for a third or fourth vehicle entering or exiting the street.

The above statements are factual observations, not anticipated concerns. We experience these dangerous conditions each time the building is used by another party.

The people proposing this venture have posted on our community Facebook page and it is evident they have no intention of adding sufficient parking for their customers. They are of the highly optimistic impression that their customers are going to walk to the venue rather than drive. While I am sure some customers will walk, many residents of Airport Heights drive a short distance to the local corner store and cannot even manage to park in the designated spots as they feel they are too far from the door.

For Argus Place, evening parking during the winter will adversely affect snow clearing. Evening parking during the summer months will adversely affect the safety of our cul-de-sac, especially for children who live on the street. Parking all year will affect safety of entering and leaving Argus Place.

The dire parking situation is made worse by the current elderly people's home being constructed next to Roncaly Elementary School which will have its own parking needs, and the parking prohibition on the same side of Airport Heights Drive as the proposed lounge and eating establishment.

We object to the proposed lounge and eating establishment at 73-75 Airport Heights Drive, on the basis of the above.

From:

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 9:42 PM
To: CityClerk
Subject: APH Bar

Just sending my support for the proposed pub and grill on airport heights drive. Fantastic idea and great place to bring the community together! Love to have a place after work to relax and converse with fellow professionals and community members! Hope this goes ahead!

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 15, 2019 10:38 PM
To: CityClerk
Subject: Pub in Airport Heights

Hi,

As a member of the city of St. John's I am writing this email to say I am all for the idea of a pub here in Airport Heights. Scott Kent is one of the parties involved. I hope that this email will negate a negative e-mail sent to you by a concerned citizen of airport heights. I think that a pub or any type of food establishment is a great addition to our community. It will be a great spot to bring members of airport heights together.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Saturday, August 17, 2019 9:26 AM
To: CityClerk
Cc: [REDACTED]
Subject: 73-75 Airport Heights Drive

I would like to object to a rezoning application for the property at 73-75 Airport Heights Drive for the purpose of a lounge and eating establishment. Originally when I moved to Argus Place, this was a day care facility, not a huge disruption to the residential neighborhood. If this is converted to a lounge/eating establishment, the potential for traffic, vandalism and litter goes up substantially. This is not appropriate for a residential neighborhood.

My name is [REDACTED] and I live at [REDACTED] which is the street directly across the road from the building in question.

thanks,

[REDACTED]



Virus-free. www.avast.com

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 6:52 AM
To: CityClerk
Subject: Rezoning application - 73-75 Airport Heights Drive

There are a number of reasons this property should not be turned into a pub.

This is located right next to a school and increases the risk of children being hit by a drunk driver.

This business will likely use VLTs which causes addiction and financial distress. I know it does, I worked in a bar in my youth and saw far too many people go bankrupt and spend the whole day looking for a payday.

This business is more about delivering alcohol rather than a restaurant. Pub food is not real food.

This business is close to houses that would detract from the quality of life.

This business will be open past 11 on weekends and there are children in the area that will be woken by people at this establishment.

This property does not have enough parking for a pub and to expect that the community will walk to such places is a risk to the community. There will be individuals that will pick driving over walking.

I would rather another business go in here. A lot of people are opposed to this going in here as there are risks involved that I do not see as being acceptable. This building is right next to the school and puts our children at risk of being hit by a drunk driver.

Thank you for listening.

Regards,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 10:01 AM
To: CityClerk
Subject: Rezoning of 75 Airport Heights Drive

I am agreeable with the establishment of a restaurant at 75 Airport Heights Drive.

I do not agree with putting a pub at this location. I do not agree, because of an inevitable increase in impaired driving in a residential neighbourhood with many kids, including my own.

Thank-you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:03 AM
To: CityClerk
Subject: Support for 75 Airport Heights Drive purposed pub / Resturant x 4

Hi,

We would like to go on record as supporting the 75 Airport Heights Drive purposed pub / Resturant. We live at [REDACTED] (600 meters / 2 minute drive / 6 minute walk.)

There are 4 adults living here who supports it. [REDACTED]

Thanks and Regards

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:30 AM
To: CityClerk
Subject: Pub/Eatery in Airport Heights

Good Morning!

I'm writing today to express my interest in a pub/eatery going up in Airport Heights. I think the idea is excellent. A great addition to our already booming neighborhood! We have just added a Subway and although fast foo is good, it would be great to leave my house and walk up the road to sit down for a hot meal and a drink with a friend or my boyfriend. It's basically a cheap date night! No cabs home, what a win!! I am in an Airport Heights community group and a lot of people are responding negatively to this proposal because of the parking issue... is there anything you can release to the residents that are closer to this establishment so they can be aware of your plans with the parking. They are very concerned people will be parked in front of their houses/mailboxes, which is silly because if you go for a drive up Airport Heights road at ANY given time (even at 11pm) the streets are polluted with cars parked on the side of the road. I think this issue should be considered lightly. As someone who has to endure the painful posts in that Facebook group, you will have numerous complaints all surrounded by that issue. I hope it doesn't turn the fun away!

Thanks for your time,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 11:47 AM
To: CityClerk
Subject: Pub In Airport Heights

Hi,

As a homeowner and resident of airport heights [REDACTED] I am emailing to express my support in this proposal and hope the project goes ahead.

Regards,
[REDACTED]

Elaine Henley

From: Deanne Stapleton
Sent: Monday, August 19, 2019 12:28 PM
To: [REDACTED]
Elaine Henley
Subject: Re: Proposed Pub / Restaurant at 75 Airport Heights Drive - support

Good Afternoon

Thank you for your email. I have cc'd our City Clerk to have this added to our submissions for this proposal.

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

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From: [REDACTED]
Sent: Monday, August 19, 2019 11:19:50 AM
To: Deanne Stapleton <dstapleton@stjohns.ca>
Subject: Proposed Pub / Restaurant at 75 Airport Heights Drive - support

Hi Deanne

The 4 adults ([REDACTED]) living in our home at [REDACTED], Airport Heights would like to go on record as supporting the purposed pub / Resturant. We live [REDACTED] from the proposed site which is 2 minutes drive/ 6 minutes walk from our home.

Thanks and Regards

[REDACTED]
Sent from my iPad

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

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 1:30 PM
To: CityClerk
Subject: 75 Airport Heights Drive

Regarding the [rezoning application](#) for 75 Airport Heights Drive:

As a resident of the Airport Heights community, I fully support this. Airport Heights is a community that needs to continue to grow in the direction of bringing residents together and I believe a lounge and restaurant in the proposed location would be a great step. It would also fill a gap in local services.

From what I have seen on social media and heard from other residents I believe the applicants are very eager to make sure all residents are OK with the proposal and to address any concerns. I think this behaviour and level of engagement bodes well for the future operation of the restaurant and lounge.

I would also like to address two concerns that I feel may arise from this application:

1. The concern of traffic - The increase in traffic would likely not occur during our peak times of congestion, eg school pick up and drop offs. The hours of operation will be outside of those hours and therefore should not affect congestion. Also, being a local establishment it would be easy to simply use active transportation such as walking or biking to the business - which would decrease needs for parking and mitigate traffic concerns at the same time. If the City is faced with this concern please keep my comments in mind.
2. The concern of property values decreasing. As the city is already likely aware, from 2018-2019 in relation to the proposed location the houses directly behind, on the left and right and directly opposite showed an average decrease of 5.87%. Every house surrounding that location showed a decrease ranging from - 2.72% to -7.92%. House prices are decreasing irrelevant to any changes in the neighbourhood. This might be relevant if that concern is raised.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 1:45 PM
To: CityClerk
Subject: Pub on aph drive

Hello,

I am a home owner and resident in airport heights and figured I would send off an email in support of the proposal to turn the old daycare on airport heights drive into a pub. We have nothing of the sort in the area and it would be a great place to get together with fellow neighbours and friends. 👍

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 3:35 PM
To: CityClerk
Subject: Airport heights re-zoning

Hello,

I live about 250 meters from the proposed new pub in Airport Heights and I fully support the development. We need something like this in our area and I look forward to it opening.

Thanks |

[REDACTED]

Elaine Henley

From: [REDACTED]
To: Monday, August 19, 2019 3:54 PM
CityClerk
Subject: Fwd: 75 Airport Heights Drive

[REDACTED]
[REDACTED]
From: [REDACTED]
Date: August 19, 2019 at 3:52:41 PM NDT
To: cityclerk@citystjohns.ca
Subject: 75 Airport Heights Drive

Hello,

My name is [REDACTED] and I live at [REDACTED] in Airport Heights. I would to provide my support for the application for rezoning at 75 Airport Heights Drive for a Lounge and Eating Establishment.

In my opinion, such an establishment would fill a gap in our neighborhood. We currently do not have a lounge or eatery in Airport Heights and I think it would bring the community together and give us convenient access to local food and entertainment. With so many young and growing families in the area, it would be great to have a place to go to socialize without having to leave our neighborhood.

Many small communities within St. John's have similar establishments near residential housing, such as Georgetown (ie: Georgetown Bakery and Georgetown Pub), Quidi Vidi (QV Brewery, Mallard Cottage, and Inn of Old), and Churchill Square (Big Bens and numerous restaurants). I understand that in those communities, reasonable bi-laws are in place to minimize the disruption posed to residents by a business of this nature which have worked very well. I think similar by-laws could reduce the negative consequences of this business to residents who live near by.

I have heard complaints regarding parking, however, in my opinion there is lots of space for on street parking on Airport Heights Drive to accommodate overflow of parking. In my opinion, such on street parking would not be disruptive to local residents. We've always been able to accommodate extra parking for the school nearby when there is voting or a concert or parent teacher meetings, etc., which draws much more traffic than this eatery most likely would. It is also unlikely there would be excess parking required during the morning rush hour or end of school date. Parking is clearly a bigger issue in places like Quidi Vidi and Georgetown but doesn't appear to impede business or disrupt local residents unduly.

As for noise disruption, having by-law regarding noise, such as applies in Quidi Vidi should allow the business to operate without causing disruption to residents.

I think it's a great business idea and as a resident who lives very close by, I provide my support for the rezoning.

Elaine Henley

From: [REDACTED]
Sent: Monday, August 19, 2019 10:12 PM
To: CityClerk
Subject: 75 Airport Heights Drive

I want to comment that a lounge in this area is a great idea! Would love to see it happen!

[REDACTED]

Elaine Henley

From:



Monday, August 19, 2019 10:35 PM

To:

CityClerk

Subject:

Pub in airport hgts

I agree support the proposal of this pub. I hope it goes ahead! I'm a resident of airport heights.

Thanks!

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:08 PM
To: CityClerk
Subject: Airport Heights Pub

I am in full support of the APH Pub as it would be amazing for the community.

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:37 PM
To: CityClerk
Subject: Pub in airport heights

I am emailing to show my support for a local reteraynt/pub in the community of airport heights. I like at 31 Malka Drive, and think this is a wonderful opportunity for our neighbourhood.

Cheers,

[REDACTED]

Elaine Henley

From: [REDACTED]
To: Tuesday, August 20, 2019 3:42 PM
CityClerk
Subject: Rezoning Application for 75 Airport Heights Drive

Good afternoon,

I am writing in response to the Rezoning Application for 75 Airport Heights Drive.

I live in Airport Heights and I am not in support of this rezoning for these purposes. While I do support more business in Airport Heights, I have concerns about any kind of bar or lounge in that area. The property borders residential properties and the main road through our neighborhood. An establishment that has even a partial focus on the consumption of alcohol or includes VLTs can lead to an increase in driving while impaired, an increase in inappropriate public behaviors, an increase in noise in the neighborhood, increased difficulty parking along that section of Airport Heights Road, and further enable gambling abuse and addiction, a major problem in our province.

I have seen many comments on social about this application and I know it is polarizing. On the whole, I am certainly in favor of business in the neighborhood. But a bar, so close to family homes, so close to where our children play, so close to where my wife and I often walk with our child, seems like not a good fit. I understand that some of the individuals proposing this establishment live in the area and I have no doubt they want the best for our community. But this particular proposal is greatly concerning and I am not in support.

Thank you for the consideration.

--

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:51 PM
To: CityClerk
Subject: New pub in Airport Heights

I totally support this proposal
Thank you
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 3:59 PM
To: CityClerk
Subject: Proposed lounge in Airport Heights

Hello,

I wanted to express my support for the lounge application for Airport Heights. I think it's a great idea if it respects the residential surroundings. There should be no VLT's, and maybe hours should be restricted to midnight at latest. Operate as a true community pub and lounge with food, where families can go.

Thanks|

[REDACTED]

Elaine Henley

From:



Tuesday, August 20, 2019 4:24 PM

To:

CityClerk

Subject:

Airport Heights

I fully support the proposal to open a Pub/Eatery on Airport Heights Drive. I think this is a great idea to enhance the Airport Heights community and look forward to supporting it. Thank you

Get [Outlook for Android](#)

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 4:45 PM
To: CityClerk
Subject: LOUNGE and Eating Establishment

My name is [REDACTED] and I live at [REDACTED]

I STRONGLY object to this type of establishment in my neighborhood.

I would assume that many objectors have talked about the proximity to the school, traffic congestion and speed etc.

My house is approximately halfway between the school and the proposed establishment.

As it presently exists Airport Heights Drive is a speedsters paradise. When people see the 30 mph posting it would appear that they believe it means watch for police and not school children (don't want to get a ticket) but not all slow down. 50 mph seems to be an invitation to pick up speed.

If I had a radar gun, camera and the ability to issue tickets, I would be a rich man.

Don't add to this problem by creating new ones.

Neighborhoods are very important to developing good citizens.

Thank you, in advance, for your consideration.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 5:48 PM
To: CityClerk
Subject: Rezoning 75 Airport Heights Road to accommodate restaurant pub operation

Please record me as being opposed to the rezoning of 75 Airport Heights Road to accommodate an application for a lounge and eating establishment. This is a residential area with a significant number of children. The proposed establishment would be within walking distance of an elementary school. The amount of traffic this establishment would create along with the traffic from the school as well as the increased traffic from the soon to be completed seniors complex would increase a bottleneck that is ridiculous as it currently is. Add to this the fact that a lounge would attract drinking patrons who could foreseeably create late night noise. This could affect the sleeping patterns of school age children. The final point I would like to make is the obvious detrimental fact a lounge restaurant would have on property values. I ask that the request for rezoning be denied.

[REDACTED]
[REDACTED]
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:11 PM
To: CityClerk
Subject: Application for a Lounge and Eating Establishment at 75 Airport Heights Drive

Hello,

I am e-mailing to voice my support for the application for a proposed lounge and eating establishment at 75 Airport Heights Drive.

I fully support this business idea and think it would be a great addition to the neighbourhood! There is currently no where to go for a bite to eat or a drink in the neighbourhood or even very close nearby and I think this would be successful and beneficial. I live on Turnberry Street, less then 250 meters from the location and I am in full support!

Thank you

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:30 PM
To: CityClerk
Subject: Application for Pub & Eatery In Day Care Center.

Hi

Please be advised I would like to fully endorse and support the proposal of the application for a Pub & Eatery in the previously run Airport Height's Day Care Center.

My wife and I are current residents of Airports Heights for the past fifteen years and reside on Branscombe St which is just a mere 6-7 minute walk from the Daycare Center. My wife and I have taken pride into our family of four kids. All have grown into fine adults with three of kids being MUN graduates and our son being a CNA graduate who now is a RCMP Officer.

I think this proposal would be an added amenity to bring a positive change to Airport Heights. It's something that you see in every area of city in residential areas. A place to drop out for a few hours with a few friends. This proposal, if approved, will allow the people of Airport Heights to have a place to drop in and have a chat or a mere sociable with your friends . It would be a great place to meet and greet . Actually, I would like to see more amenities in the Airport Heights Area including a Community Center.

We now have a chance to move forward with a first step in allowing a Bar & Eatery in Airport Heights and I kindly ask the city to support this proposal.

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 6:54 PM
To: CityClerk
Subject: Proposed Family Restaurant/Pub in Airport Heights

Good Afternoon,

I would like to show my full support the proposed new family restaurant/pub in Airport Heights. I think it would be a great addition to the community.

My name is [REDACTED]

Thank you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 7:13 PM
To: CityClerk
Subject: Airport Heights Pub

Hello,

I've been a community member of Airport Heights my entire life. Living in Airport Heights, having to go out to eat or drink or just have a fun time can be difficult if you're a student living on minimum wage because the nearest places to enjoy yourself are an expensive cab fare away. Having a local place would not only open job opportunities for myself and other students in the neighborhood, it will bring the community together on an unprecedented level. I hope my opinion is heard and I appreciate you taking your time to read my email.

Thank you.

Elaine Henley

From: [REDACTED] >
Sent: Tuesday, August 20, 2019 7:36 PM
To: CityClerk
Subject: Opinion on pub eatery airport heights.

Hi,
I live on [REDACTED] and my wife and I are all for a new pub/eatery establishment in the old daycare building.

Hope it's approved!

[REDACTED]

Elaine Henley

From:



To:

Tuesday, August 20, 2019 7:48 PM
CityClerk

FYI:I support the idea of a pub on Airport Heights Drive.



Sent from myMail for iOS

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 20, 2019 9:03 PM
To: CityClerk
Subject: Airport heights bar

Hello, I am a resident of airport heights. I live at [REDACTED], I just wanted to send an email to tell you that I'm in full support of the pub/eatery that has been proposed to replace the unused daycare on airport heights drive! I think this would be a great opportunity for aph.

Sent from my iPhone

Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: Application 75 Airport Heights Drive

Dear Sir or Madam,

I am writing in regards to the application to develop a restaurant/Pub on 75 Airport Heights Drive. For the most part I am in support of commercial development in Airport Heights and generally have no great opposition to this particular establishment. However I believe in order for it to be successful in a residential neighbourhood several issues would need to be considered/addressed.

Proximity of the bar/restaurant to family homes near by. Consideration must be given to the residents and their families who live in close proximity to the proposed establishment. I am not one of those families (and am grateful not to be close to it), but do have concerns on their behalf in terms of noise coming from the establishment including patrons smoking outdoors, drunken patrons leaving the building, loud music, etc.

I understand the City is willing to waive the on-site parking requirements given the applicant indicates there is significant support in the community of Airport Heights for the pub/restaurant and feels patrons will walk rather than drive? This seems to be pure assumption on the part of the applicant or generated through general Facebook posts....and therefore I would equally like to make an assumption that given the minimal number of parking spaces available and our general inclement weather, the establishment will cause an increase in on-street parking for Airport Heights Drive and surrounding streets. How will this be addressed during the winter on-street parking ban? The City should not be waiving minimum parking requirements based on assumptions from the applicant. Increased on-street parking impacts all residents of the area.

The establishment will be accessible to families with children which I fully support. However given it is a family pub/restaurant it should not have VLT Machines on the premises which promote gambling in the presence of young children.

I truly am in support of the application but believe some adjustments need to be made to ensure it is a good blend with the existing community. I am one of the few in the area who are delighted with the new Assisted Living Facility and feel that a restaurant/pub will add to the community, attract families, create employment, and ensure that unoccupied buildings in the area are fully utilized and not left vacant.

I believe the key to approving this application is to ask whether or not you would want to live immediately next door to it? If not, why not?....noise, parking issues, late operating hours, decreased property values of your home, public drunkenness after patrons leave the building to walk home, garbage control and increase rodents, etc. If these issues can be addressed such that you would be willing to live next door to it, then I fully support it!

Thank you for accepting and considering my comments on this issue.

Kind Regards,
[REDACTED]

Elaine Henley

From:



Wednesday, August 21, 2019 10:53 AM

To:

CityClerk

Subject:

73 Airport Heights rezoning

I love the idea of this proposal. I live on [REDACTED], nearby, and would love to go to this establishment.

Thanks



Comment by 9:30am Tuesday, August 27, 2019 on a rezoning application for a Lounge and Eating Establishment at 73 Airport Heights Drive.

For more details including how to comment, see: stjohns.ca/public-notice/...

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 11:03 AM
To: CityClerk
Subject: Proposal at 73-75 Airport Heights Drive.

Hi,

I am in support of the pub at APH at 73-75 Airport heights drive. . My only comment is they should not be allowed a parking exception as there is no street parking in front of the building, and they should not have super late operating hours.

I live at [REDACTED], St. John's, [REDACTED] phone number is [REDACTED]

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 11:31 AM
To: CityClerk
Subject: Airport Heights Drive Pub

I wish to submit my voice of support for a Pub/Eatery on Airport Heights Drive.

Thank You

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, August 21, 2019 3:51 PM
To: CityClerk
Subject: Office of the City Clerk

Submitting my support for proposed pub and eatery 75? Airport Heights Dr. (Former Daycare)

[REDACTED]

Sent from my Samsung Galaxy smartphone.

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 10:04 AM
To: CityClerk
Subject: 75 Airport Heights Drive Rezoning Application

Hello,

I would like to submit comments that I fully support the idea of a lounge and eating establishment at 75 Airport Heights Drive. As a resident of Airport Heights and living on a street nearby, I feel that this proposal would be a great addition to our neighborhood.

Thank You,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 10:06 AM
To: CityClerk
Subject: Rezoning 75 Airport Heights Drive

Good day,

My name is [REDACTED], I live at [REDACTED] and I wanted to make a comment to council about the proposed rezoning of 75 Airport Heights Drive.

As I live in the immediate area, I want council to know that I am **unconditionally against** this rezoning for many reasons. To make this easiest to get my point across I will make my points in bullet form so that points can be spoken to individually by council:

1. First and foremost the biggest concern I have is that living in the immediate area of an establishment like this is going to raise safety concerns. Currently, at any given time during night you can look out the window to see people walking up and down Turnberry Street and Airport Heights road. With this establishment in place, the "foot-traffic" is only going to increase. We have already had our vehicles broken into several times and having a late night establishment near by will only increase the chances of this happening again.
2. Drug use tends to accompany late night establishments. There has already been numerous used needles found on the road in the immediate area, this will only increase with a late night establishment near by. The children in the immediate area are coming of the age that they are out on their bikes and playing outside, each year there are a few more added to their groups. Would any of our council members promote having THEIR children or grandchildren around such activity?
3. Our property value is going to decrease significantly because of having something like this near by, what working professional is going to want to live next to something loud like this? We didn't buy our house with the intention of living in an entertainment district. Does the City plan to lower our property taxes to coincide with this? Perhaps offset the loss on the house sale? We will have to leave in order to be comfortable in our own homes?
4. I question whether there will be video lottery terminals put in this establishment? I challenge council to go to any establishment in the city that has a VLT during any hour of the day and I guarantee you will find that they are not empty. VLT's is a cultural challenge in Newfoundland and Labrador as a whole as well as St. John's. What comes with VLT use is alcohol consumption, public intoxication and impaired driving. Don't be naive to think that this establishment will be any different, also keep in mind that the proposed area is right next to a school zone!

As a resident of Turnberry street for 4 years now, my significant other and I moved there hoping to find our home and we have. We both work good jobs and we hope to some day raise our kids in the area. What we didn't sign up for is to live in an entertainment district, if we wanted that we would have chosen our first house differently. The area is right on the cusp of being a thriving family neighborhood with more and more kids each year being seen on the roads playing. I think by allowing an establishment like this to set up is going to destroy the momentum of one of the nicer areas in St. John's. The family homes will turn into rental properties and you will have another lower end section of St. John's. When you make your decision on September 3rd please keep the families in the area in your thoughts. We in particular locked

into a 5 year fixed rate term for our mortgage 4 years ago, so your outcome will decide whether I renew or put up a for sale sign on our house. And I can attest that many of my neighbors are thinking the same. Please do right by the local residents.



Elaine Henley

From: [REDACTED]
To: Thursday, August 22, 2019 11:15 AM
CityClerk
Subject: Pub on airport heights drive. Not in Favor

Hi, I live on [REDACTED] in the airport heights area and i am writing to say my family and I do not like the idea of a pub coming to our community.

I think this opens a door for other Pubs/bars to open up around us. I moved to the airport heights area because I felt safe and there's little to no noise here. A pub will bring noise especially to the houses near by! Late night partying, pandhandling (always comes with pubs/bars/clubs) drug users (legal or not). I paid more to live in this area and not downtown! There are so many children in this area and It wouldn't be right to expose them to that. I know that a lot of people think its a good idea but it really isn't. The cons out weigh the pros. Please consider everything I said

Thank you,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 11:24 AM
To: CityClerk
Subject: Airport Heights Bar/Lounge

Hi there,
I am sending my approval of the bar/lounge application. My fiance and I live a couple of streets away, [REDACTED], and we are both looking forward to this.

Thanks,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 11:57 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive

Good afternoon;

My name is [REDACTED] and my address is [REDACTED] St. John's , NL

I am writing today as a concerned resident in regards to the proposed restaurant/pub on 73-75 Airport Heights Drive.

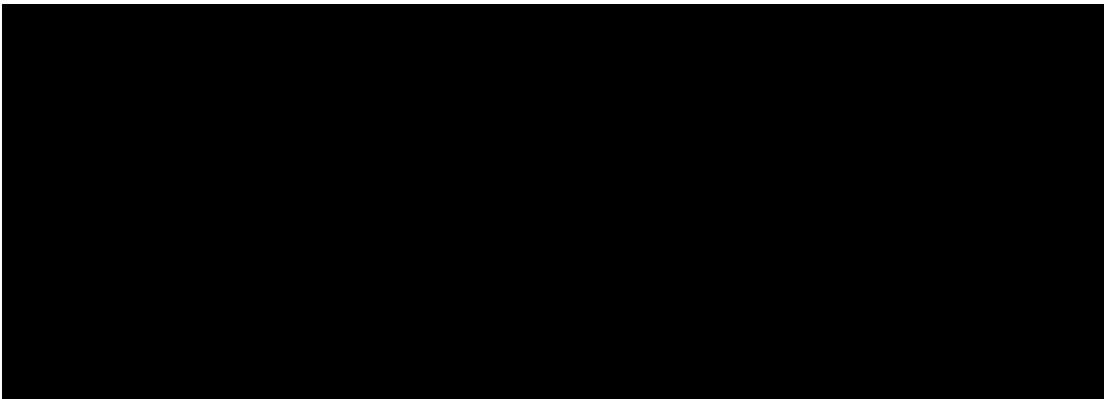
I am opposed to this type of establishment being put so close to our neighbourhood. If I wanted to move next door to a pub I would of moved to Torbay Road. I am concerned about the noise, especially during the summer months when people will be outside. There are many families on our street with children. This pub will essentially be in our backyard. People will move and our area will turn into a rental area. No one on our street wants this. We want to keep our quiet neighbourhood and the city should not be allowed destroy that.

I also do have to add that one of my biggest concerns is the Rats. Ever since the new seniors complex has started next to Roncalli, Airport Heights (Especially our area) has been infested with Rats. The city was contacted and nothing was ever done. My neighbour has caught 14 in the past two weeks in his backyard. This is absolutely a problem. I cannot even go in my backyard now to enjoy it because I am petrified.

Firstly; by creating this type of establishment, there will be construction. This will also disturb that rats and make them more active. Secondly; it will be a food establishment. This will create the rats around. They will never leave.

I will also add that while I did receive a letter in the mail no one came by my house to discuss this like has been rumoured.

If you have any questions please feel free to contact me.



Good afternoon,

I am writing to let you know that I am opposed to the lounge/pub/bar/whatnot that has been proposed for Airport Heights Drive. My primary concerns are the proximity to the school, my experiences with living near a similar business in one of my previous homes, and fit in the area combined with the fundamental issue of the rezoning required.

In terms of the proximity of the school, our crossing guard has been nearly struck and had to dodge people driving through the crosswalk on multiple occasions. We have had to watch several vehicles blow through the crosswalk when crossing on the evening and weekends. There have been multiple vehicles drive over the crossing narrowing, and the sign has been hit on occasion, and there is no knowledge of how the new (massive) seniors complex with affect traffic patterns as is. Though many proponents say they will walk to the location (covering both traffic and impaired driving concerns), they don't walk with their children to school, to the convenience store, or to the mailboxes in the area. Look at the complaints regarding parking due to construction, school opening, etc. I don't see this changing, particularly with our inclement weather for a good portion of the year.

When I lived near a lounge in a previous home, I experienced a number of occasions where people mistook the turn nearby and ended up on my lawn. In one instance a neighbour just left their car in my driveway, crossed my yard and walked to their house. This area is popular for young families such as mine due to proximity to the school, and it is regarded as a generally quiet area where kids ride their bikes, skateboards, scooters, etc. This city has had a number of high profile cases of people driving drunk and killing people, be they pedestrians or bikers, and the business may be better served being in a less central location. I also have concerns regarding operating hours and noise levels for much the same reasons. The proponents have made many promises in terms of opening hours, noise limits, etc but these mean virtually nothing as once the business is in place things will change as required to make the business profitable (VLTs, outdoor noise, etc). You can't make a long term decision based on a short term promise.

I just don't think it's a fit for the area. I would understand rezoning it as residential in terms of it fitting better with surrounding homes, etc. In general I disagree with rezoning unless there is a demonstrated need, and while a bar/lounge is a want of some people (outside the 150 m area). If there was going to be a doctor opening a family practice in the location (which is certainly needed in the city) it would not increase the likelihood of impaired driving, and would not inhibit the ability of people in the area to enjoy their own backyards, etc. and might make sense. I do not drink, would not have bought a home near a bar after my previous experiences, and believe it is irresponsible to rezone in this instance, and in a way disrespects the intent of homeowners in the area.

I ask you to weigh the concerns of those residing within the area of the proposed location, and consider that while many others may be in favour, they do not actually have to live near the

business, or to deal with the repercussions at a time when the real estate market is substantially depressed. Perhaps there is new development coming in the area where it would be a better fit, or in the Major's Path area where there is less residential development.



Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 12:45 PM
To: CityClerk
Subject: Proposed development of lounge/pub/restaurant in Airport Heights

Hi,

I received a letter regarding the proposal for development of a restaurant/lounge/pub at 73-75 Airport Heights Drive.

I am against this development happening as I feel it is not a proper location for this type of an establishment.

As a member of this community who lives on the street across from this proposed location I have several concerns one of which includes the increase in traffic.

This is a major concern as there are many young families with small children near this location including myself. Many of the children walk to school and this is on their direct path. I also feel as though my street, Argus Place will become a parking lot.

Another concern is the increase of noise in the evenings. Again lots of young families living in close proximity to this location with small children.

I also feel that having an establishment such as a restaurant/lounge/pub which offers alcohol brings a lot of major concerns as well. Such as an increase of cigarette smoke/cannabis smoke in the air. This goes along with the fear of increased amount of cigarette butts and potentially more dangerous items such as needles being left near this property including on my street. There is also a potential for increase in intoxicated people walking around the neighbourhood-potentially increasing the risk of theft/damage to properties.

In conclusion, I am opposed to this development happening as I do not feel like a family-oriented neighbourhood is the proper place.

Thank you

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

Elaine Henley

From: [REDACTED]
To: Thursday, August 22, 2019 12:48 PM
CityClerk
Subject: Support for restaurant in airport heights

Hello,
I live at [REDACTED]
Roughly 600 metres from the proposed restaurant at 73-75 airport heights drive.

The household of myself and my wife supports this proposed business in our neighbourhood.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 12:53 PM
To: CityClerk
Subject: Rezoning Application for 73-75 Airport Heights Drive

To City Clerk,

My name is [REDACTED] and I live at [REDACTED]. I received a notification (i.e. within 150 meters) about a Rezoning Application for a Lounge and Eating Establishment at 73 – 75 Airport Heights Drive. I am writing to record my intense displeasure with this application. There are numerous reasons why this application **MUST BE REJECTED** and I expect it to be rejected unanimously. Placing a Lounge/bar in the middle of a Subdivision is horrible idea. The following are several reasons this application must be rejected.

1. Having a lounge/bar right next to homes will severely reduce property values of homes in close proximity. I can see the building from my deck and I will be one of those people whose property value will be negatively affected. I have worked very hard to maintain my house but to have a business come in and adversely affect my property value through no fault of my own is beyond frustrating. It's infuriating. Would anyone on City Council buy a home next to a lounge/bar?
2. The noise from this establishment will reduce the quality of living for the residents nearby; this would especially be the case in the summer. The owners will probably look to increase profits by adding a deck and will be playing music for the patrons. As I said earlier, I can see the building from my back yard and deck. My home is a two story building, my kids bedrooms are in the back of our house and any noise coming from the building will negatively affect my children going to sleep in the evening.
 1. I note the city has had complaints from people in the downtown about bars and restaurants playing music on their decks but have no authority to stop it, basically go "call the police." So it only seems logical if you approve this application the home owners nearby will have very little recourse. Don't forget these houses where there before this building was there. And the land was residential as recently as last year. (<https://www.cbc.ca/news/canada/newfoundland-labrador/longs-hill-george-street-midnight-noise-law-1.5236673>)
3. Roncalli Elementary is within 300 meters, which is much too close for a lounge/bar to be to an Elementary school. Kids will be walking past this establishment every school day. If this application is passed, the City Council will have introduced a grave danger to the children in the neighbourhood. City Council will have increased the chances of a child being hurt or killed by a driver under the influence of alcohol. Is the City of St. John's willing to increase the city's liability to this situation?
4. Smokers. There will be people standing outside all hours of the day and night out for a smoke. This will not only be disgusting but it's showing our kids very bad habits. The provincial government spends a great deal of money trying to prevent kids from smoking with programs in school and that all goes to waste when the kids in the neighbourhood see groups of adults standing around smoking, laughing and having a good time.
5. People outside the bar with a few beers in them will become very loud quite quickly and this will reduce the livability of the homes in close proximity to the lounge/bar. Everyone in City Council I'm sure has experienced a house party within earshot and the loud voices of intoxicated people. The sound travels very easily in the evening\night.
6. There is limited parking in the parking lot, it was never designed for drivers staying there for up to 3 or 4 hours. You will get people parking on the main road and the side streets. This will increase

congestion on an already very busy road especially when kids are going to and leaving school (I have no information what food they are going to prepare so it may actually include breakfasts, therefore increased traffic in the mornings).

7. As with any lounge/bar, VLT's are a fact of life. I'm strongly opposed to any VLT's as they destroy families. I can almost guarantee the lounge/bar will want to add VLT's. If the owners are similar to other owners they will try to maximize profits by adding as many VLT's as possible. The Captain's Quarters come to mind as a bar that has divided up their building to increase the number of VLT's. What stops these owners from doing that as well?

I also want to note, there seems to be some support for this Lounge/Bar but from what I can tell these supporters are either friends of the owners or are a significant distance from the Lounge/Bar and therefore it doesn't negatively affect them. They have nothing to lose unlike the residents close by.

I want to reiterate my **STRONG DISAPPROVAL** to this application. The city has helped developed a wonderful community and it would be a shame and very disappointing for the city to make a decision which will negatively affect a large number of Airport Heights residents. Please reject this application, do not pass with provisions as those provisions will eventually fall by the wayside.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

19 August 2019



Office of the City Clerk
PO Box 908,
St. John's, NL
A1C 5M2
cityclerk@stjohns.ca

Dear Sir/Madame,

Re: Proposed Re-Zoning of 73-75 Airport Heights Drive, St. John's, NL:

We are the owners of 81 Airport Heights drive, a private residential home. I am writing in response to recent correspondence I received from the City, which arrived by mail 12 August 2019. This is regarding a proposed rezoning of 73–75 Airport Heights Drive, a former Daycare. This property was originally zoned Residential Low Density (RLD). In July 2018, the proponent was granted a re-zoning to Commercial Local (CL), which allowed some commercial usage. However, the proponent is now requesting a further re-zoning to Commercial Neighborhood (CN), to allow the property to be converted into a pub and eatery.

As the homeowners and tax payers of 81 Airport Heights drive (3 properties away), we strongly object to the proposed further re-zoning of this property for a number of legitimate reasons, as follows:

1. Neighborhood Character and Property Values

When I purchased my home, I did so because it was in a quiet, family-friendly residential area, not a commercial zone. All adjacent housing is designated Residential Low Density, and a pub would be inconsistent with the neighborhood. I have invested significant funds into the property and pay municipal taxes with the understanding that this is, and would remain, a low density residential area. Adding a pub would change the character of this beautiful, family friendly neighborhood where people live and go to school. It would lose its appeal to working families and lower the property values.

Arbitrarily changing the zoning to allow for a pub should not be permitted in a well-established residential area in St. John's. Why put a pub/lounge in amongst family owned residences? This is inconsistent with the adjacent housing and neighborhood.

2. Safety - Children

The Newfoundland and Labrador English School District regulations do not provide bussing for students living within 1.6 km of their school, forcing many of these children to walk to/from school. Roncalli Elementary is a K-6 school with 440 students which is located at 130 Airport Height Road, only 350m from 73-75 Airport Heights Road. The young children walking to/from school will be sharing the roads and sidewalks with partially intoxicated patrons and drivers from the lounge. This will put our children at greater risk.

References:

<https://www.nlesd.ca/includes/files/policies/doc/1484678775720.pdf>

<https://roncallielementary.nlesd.ca/about>

3. Safety – Public: Increased Traffic

Airport Heights Drive is a busy road with both automobile and bicycle traffic. It will become even busier shortly when Lane's Retirement Living opens nearby and shares the roadways. Installing a lounge with partially intoxicated patrons who will go behind the wheel on busy streets will further increase traffic and create a public safety issue.

4. Peaceful Enjoyment

The late-night hours of operation for a lounge do not match the normal schedules of working families. Noise, lighting and the coming and going of people late at night will interfere in the lives of families in the adjacent areas. This should not be tolerated in a quiet residential area in St. John's.

5. Parking

The re-zoning information package provided by the City states that the property requires 17 parking stalls. The proponents propose to only provide 10 stalls, and request relief for the additional 7 stalls, which they say will be offset by walking patrons and those parking on the street. Residents will not want random vehicles frequently parking in front of their properties, with patrons running back and forth across the road to the pub, with no crosswalk. Also, what will happen in the wintertime when vehicles are not permitted to park overnight to allow snow clearing? This will entice some intoxicated patrons to drive home, to avoid a ticket, rather than take a taxi. Otherwise, the parked cars will interfere with overnight snow clearing.

6. Alternate Locations Are Available Nearby

The Stavanger Drive area is nearby (approx. 2 km) and is a much more appropriate location for this type of business. There are already several pubs in that area. Furthermore, with the recent Costco move and commercial decline and increased vacancies, a move into that area should be welcome. For those neighbors wishing to use a nearby lounge, they can drive to the Stavanger Drive area in 5 minutes or walk in 30min.

7. Setting a New Precedent

This property has already been re-zoned once. Re-zoning it a second time to allow a pub in this well-established residential area will set a precedent for other commercial businesses wanting to move into the neighborhood. It will become more commercial and lose its family-friendly character, perhaps becoming full of strip malls, and other pubs or similar establishments. This does not appear to follow the intent of the City's "Healthy Neighborhood" and "Good Neighbour" policies set forth in the municipal plan.

In conclusion, we believe that allowing a pub and eatery at 73–75 Airport Heights Dr. should not be approved. Furthermore, the rezoning of residential properties in this area to allow pubs, or other similar establishments in the future, should not be permitted in this well-established residential area.

[REDACTED]

[REDACTED]

CC
Deanne Stapleton
Councilor Ward 1
PO Box 908,
St, John's, NL
A1C 5M2
dstapleton@stjohns.ca

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 1:51 PM
To: CityClerk
Subject: 73-75 Airport Heights drive

[REDACTED]

Just want to say as a resident I support the development at 73-75 Airport Heights Drive.

Tks,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 2:56 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive

Hi, I am forwarding my statement regarding 73-75 Airport Heights Drive.
[REDACTED]

While we agree an eating establishment would do well in airport heights, we do not agree with it being in our backyard. We purchased our home as it was in a quiet neighborhood with little commotion to disturb our dogs that enjoy the freedom of our backyard. This business plans to include an outdoor area which means our dogs will become upset and bark every time they are outside. The noise and commotion of people directly behind our fence will dramatically affect the privacy and enjoyment of our backyard. We will not be able to open the windows in our house due to noise and cigarette smoke. We are also concerned about the increased rat activity a food establishment will cause, as airport heights already has an ongoing rat problem. Another concern is the risk of trash, bottles, or cigarette butts being thrown over our fence. We also worry the business will affect the resell of our house, because no one wants a bar in their backyard. A bar does not belong in a quiet, family oriented neighbourhood.

Elaine Henley

From:



Thursday, August 22, 2019 3:42 PM

To:

CityClerk

Subject:

73-75 Airport Heights Drive

I just wish to add my objection to the rezoning of the subject property to CN for the establishment of a lounge. I would agree to an eating establishment, no liquor license, or an office as originally requested. A residential neighbourhood along with the close vicinity of the school is not the place for a lounge.

Thank you for your time,



Sent from my iPhone

Elaine Henley

From:



Thursday, August 22, 2019 6:16 PM

To:

CityClerk

Subject:

73-75 Airport Heights Drive

Good evening,

Sending this email in regards to my support for the proposed development for 73-75 Airport Heights Drive.

This would be a great addition to our community and my fiancé and I give this our full support.

Others who are opposed have stated this will cause drinking, loud music, smoking outdoors, etc. All of these things and more could and are caused by a normal next door neighbour therefore I do not believe these are valid reasons to deny this request.

Thanking you in advance,



Elaine Henley

From: [REDACTED]
Sent: Thursday, August 22, 2019 7:24 PM
To: CityClerk
Subject: Proposed Bar in APH

Hi my name is [REDACTED] I own a property on [REDACTED]. and I'm writing you today to beg the city to please NOT allow this property to become a lounge. I'm going to make a few points as to why,

1) The property is literally right in my neighbors backyards. The area is full of young children because these homes were built for families with the proximity to the school Roncalli Elementary being the high selling point of these homes. I have already talked to a real estate agent friend who said if a lounge goes there most likely landlords will start buying homes off the ppl in the backyard of the lounge as they will sell for the cheapest just to get out. That in turn will have other neighbors moving there families as well.

2) My daughter was in the last class going to that daycare, the owners who are proposing this wouldn't put money into the building because a "Daycare" wasn't profitable enough. That was over 4 years ago, that property is not in very good shape and would cost a small fortune to turn into a food establishment. The prices there will have to be very high in order for them to pull a profit. I have worked in the food service industry my whole life the cost of food, wages, insurance etc etc it is not a big enough space which means it will be a lounge mainly.

3) we already have a problem with Rats in the area. Ever since that seniors home has started to be built Rats are a huge problem in the area. A food establishment will only make it worse.

4) If I'm right that the restaurant part won't succeed and it turns into just a lounge then our kids will have to walk home from school past the possibility of drunks out smoking or even worse the smell of marijuana smoke. For that matter the same thing for our children out playing after school. Which brings to light my point of people selling their houses in my first point.

I'm all for having this kind of establishment in the community but this is certainly not a good location. The owners of the property have not been willing to have any kind of discussion and never even consulted the homeowners surrounding the area as they said that they did. The only notification we received was a letter from the city. They made a decision to invest in this property and when a daycare wasn't pulling in the profits they wanted they tried to sell it to no avail, because the building is not in good shape. I don't think it is fair that myself and my neighbors should have to take the risk of losing money on our homes that are built for families next to a elementary school so that these people can make money off a risk they took for a business opportunity. I know many people will be emailing you guys in support of this but the only voices that should matter are the people affected that surround the property, and I know for a fact that none of those people are in favour of this and from what I said above why would they? Would you?

Sent from my iPhone

Elaine Henley

From:



Thursday, August 22, 2019 8:01 PM

To:

CityClerk

Subject:

73-75 aph drive

I would love to see a pub/restaurant in Airport Heights



Sent from my iPhone

Elaine Henley

From:



Friday, August 23, 2019 8:21 AM

To:

CityClerk

Subject:

Pub and restaurant at 73-75 Airport Heights Drive

I think it's the perfect idea! I'm in total agreement!
Sent from my iPad

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 8:26 AM
To: CityClerk
Subject: Restaurant @73-75 Airport Heights Drive

Agreement with this venture.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 11:20 AM
To: CityClerk
Subject: Application -75 Airport Heights Drive

Hi there,

My name is [REDACTED], my spouse and I live at [REDACTED]. I would like to pass along our thoughts about the application for 75 Airport Heights Drive, we fully support this idea. We would be so excited for this application to be passed. We could a short walk from our house, which we cannot do to any other food establishment. We enjoy family meals out especially in the summer, it would be a huge perk that both my spouse and I can have a drink and walk home. This would be a huge benefit to the community as we could join the rest of our neighbors for a social gathering on a spur of the moment, without having to travel very far. Also, we are supporting out locals in our very own Airport Heights Community. We are really looking forward to going here on a regular basis and would be very upset if it does not pass with the City. The lounge and eatery establishment's music would not disrupt the other neighbors as the eatery would close by 11 pm on weekdays.

Feel free To contact me if you would like anything else further .

Thank you,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 1:43 PM
To: CityClerk
Subject: Proposed Restaurant/Pub at 73-75 Airport Heights Drive

I am writing this in letter in opposition to the proposed restaurant/pub at the location listed as 73-75 Airport Heights Drive. While I admit that I do like to eat out and frequent bars/pubs occasionally I do not believe this area is suitable for such. There is an elementary school (Roncalli) that is only hundreds of feet away and an obvious lack of parking for such an establishment. This is a residential area. If I wanted to live next to a bar I would have moved closer to downtown. Should these types of establishments be allowed so close to a school, particularly a K-6 grade school with kids walking and biking past this address? The likelihood of drunk driving and beligerent behavior would increase with having this type of establishment anywhere but why have it so close to a school. The other obvious reason not to approve this is that there is a clear lack of parking. There's less than a dozen parking spaces and half of these would be used by staff. When this location has been used in the past neighboring properties have complained openly about cars parking on the road for extended periods of time. There are already bars and restaurants close by in proper commercial areas in the neighboring hotels and Torbay Road vicinity. Lastly when people purchase a home it is with the intention of a peaceful place to reside and/or raise a family. Noise and disruption from this type of establishment does not jive with this view and also to mention the concern over property values for those nearby.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 1:56 PM
To: CityClerk
Subject: 73 -75 Airport Ht drive

Writing to include support for The new city proposal for The pub and Rest at airport heights road. I am in full support and think it would be a great neighbourgood community venture.

Thanks

[REDACTED]

[REDACTED] 

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 2:54 PM
To: CityClerk
Subject: [REDACTED]

I think the pub is a great venture. People have the negative view of a pub being loud music drunks and drunk driving. Me I see it as a way for a community to socialize.

Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 9:22 PM
To: CityClerk
Subject: Opposition to Rezoning of 73-75 Airport Heights Drive

To whom it may concern,

I am writing to express my opinion on the proposed new restaurant and lounge on 73-75 Airport Heights Drive, and the associated rezoning to a Commercial Neighborhood Zone. I live very close to this area, and I am strongly opposed to this establishment being placed here.

I am not against the idea in itself; for anyone who wishes there was a gathering place or local pub/bar in Airport Heights, I'm sure it will be a great thing. However, this location is not appropriate, for several reasons:

One: We moved to this location in early 2018, and did so because of our proximity to the elementary school and the general quiet, clean atmosphere in the area. If we, and the other people in the surrounding area, wished to live near a local pub and the associated noise, etc., we would have done so. This area is zoned residential.

Second: Although there is nothing wrong with having a business here, per se, this establishment will be open until 12 or 1 am each evening, whereas any other business here to date would have closed at regular daytime working hours. Especially with the proposal of an outdoor area for the facility, which is completely understandable for this type of business, I don't see how noise, and potentially cigarette and marijuana smoke, will not be an issue for surrounding residences.

Third: There is already a serious issue in St. John's with people choosing to drink after they have consumed alcohol. There is no evidence to suggest that people are more likely to walk, although I'm sure some will; if anything, I think proximity will mean that they will think it is less of a big deal to drive the distance to their home.

Fourth: We are a very short, walkable distance away from Major's Path and other areas such as Radio Range Road that are a) already largely zoned for business, and b) have far fewer residences in the immediate vicinity of business areas. They are also not in the vicinity of a school. There are definitely other areas that could be explored that could still result in those in favor getting what they want.

Fifth: It is unfair to create a situation where the property value of surrounding residences will be reduced, in an already shaky economy, due to their proximity to a bar.

There are plenty of places in St. John's for people to go and have a drink if they so desire, and to gather with friends at the end of the workday or on a weekend. Just because there is no current facility that meets these wants (because, at the end of the day, this is far from an essential service) in Airport Heights directly, and it would boost community morale for some, does not mean that this is an appropriate location for it.

Further, it is not even entirely clear what the final intent is for the business itself, in terms of VLTs, the potential for outdoor space which will mean even greater potential for noise, etc. This makes it difficult to be convinced that things will not change for the worse if the business does not initially do well.

I hope that the city will take into account the feelings and opinions of, and potential negative consequences to, those who will be directly affected by this decision.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From:



Saturday, August 24, 2019 11:10 AM

To:

CityClerk

Subject:

Air port heights pub

I would live nothing more then to see a pub in our growing community. The project has my full support.



Elaine Henley

From: [REDACTED]
Sent: Saturday, August 24, 2019 11:37 AM
To: CityClerk
Subject: Airport Heights pub full support

As a resident of airport heights, I just wanted to send an email to show my full support for a pub in the neighbourhood! Thanks

Sent from my iPhone

Elaine Henley

From:



Sunday, August 25, 2019 1:15 PM

To:

CityClerk

Subject:

No to Airport Heights Pub/Restaurant

Hello,

Please consider this my vote as a NO to the proposed pub on Airport Heights Drive. As a mother of a small child, I moved to airport Heights to escape this exact sort of establishment in my neighbourhood. There are plenty of places to eat and drink within close proximity to the area and no need to introduce such a business. To believe that a bar/pub/restaurant will not bring unwelcome behaviour is naive and I do not want the additional risk of accidents and belligerence so close to home.



Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: 73-75 Airport Heights Drive Rezoning Application

[REDACTED]

To Whom it May Concern,

I am writing to express my concern with the application to rezone 73-75 Airport Heights Drive to allow the owners of the property to use the building as a lounge. As you can see on the map that was provided we share a backyard with this property. When we purchased the home in December of 2015 we chose this property over others because it is located in a residential area and is very close to Roncalli Elementary School where both our children attend.

Members of the community share many concerns with this property becoming a lounge:

This is a residential area which is home to many young families. A bar/lounge isn't appropriate in a location that is surrounded by homes.

Increased traffic potentially making it dangerous for children walking to and from school as this is a direct route to Roncalli Elementary.

There are currently only seven parking spaces available at this location which isn't sufficient to operate a business of this type. This will result in customers having to park on the street increasing congestion on the road and affecting neighboring homes.

Airport Heights already has issues with rats. The storage of food waste at this location will certainly increase this problem.

It has been stated that there will be live musical entertainment performing many times throughout the week which will certainly be heard by surrounding homes.

On a personal level I have many concerns as well:

My backyard is approximately 15 feet from the back of this building. I can see into the building from my home, deck and yard. I will have no privacy and will not feel comfortable with customers able to see in my home and yard.

I have small children, my wife and I both work and are in school as well and I am concerned with the noise that will come from the building.

Having a lounge in my backyard will certainly decrease my property value (as well as other homes around mine) and also make it difficult to sell in the future.

I have spoken to many of the neighbors who are directly affected by this property and only one of them was approached by the owners although they state they spoke to everyone or left a letter. All of the home owners bordering the property are against this proposal as well as many others in the subdivision.

I don't feel a residential neighborhood is a suitable location for a lounge. This location borders four homes all of which have children living in them and our properties and families will be negatively affected.

I hope you take our concerns in consideration while making this decision.

Sincerely,

A solid black rectangular box used to redact a signature.

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:55 AM
To: CityClerk
Subject: Rezoning application 73-75 Airport Heights Drive

I would like to express my opposition to the rezoning application.

There is no need for a lounge and eating establishment in Airport Heights. Within close proximity to here there are already a number of lounge/eating establishments.

E.g. close proximity to the airport, on Stavanger/Aberdeen and Torbay Road.

Airport Heights is a residential neighbourhood and I see no need for this type of establishment anywhere in here. There are plenty of places for people to go and have a drink/food.

Respectfully submitted,

[REDACTED]



Virus-free. www.avg.com

Re: #73-75 Airport Heights Drive

Office of the City Clerk
City of St. John's
P.O Box 908
St. John's, NL
A1C 5M2

August 25, 2019



To Whom It May Concern:

We are writing this letter regarding the recent notification received from your department about a submitted application to rezone #73-75 Airport Heights Drive to a Commercial Neighbourhood Zone, so that a Lounge and Eating Establishment can be considered to occupy this property in the near future.

Since we are a family living adjacent to this property, we are submitting this letter of disapproval with the reasons we are opposed to such an establishment being approved in a quiet, residential neighbourhood. Many residents of Airport Heights are opposed to this property being used for the purpose of a lounge, in which alcohol and live music are a part of the initial plan, and from our understanding the plan to develop the outdoor area that also belongs to this property. Many people living in close proximity of this building are not in favour of this change. This type of establishment has no place in a residential area, largely made up of families with children and in such close proximity of neighbouring homes. I'm sure there are other places in Airport Heights that a lounge could go without interfering with the peaceful enjoyment of others next door. There are currently two similar types of establishments near the Airport Heights area within a very short distance. Clancy's Kitchen and Bar is a short 1.3 km drive from #73-75 Airport Heights Drive. The restaurant offers casual dining and has a bar/lounge on site offering bar services and plenty of parking. The Best Western Plus is another facility with a restaurant and lounge offering bar service, as well as an outdoor terrace and parking. Both of these locations can be used by the general public. When considering the location of Viscount Street in Airport Heights and many of the neighbouring streets, these are actually about the same distance as the location of #73-75 Airport Heights Drive. Viscount Street is located a short 1.2 kilometre drive from Clancy's Kitchen and Bar

and approximately a 3 kilometre drive from the Best Western Plus. When considering the walking distance from these locations, Viscount Street is a mere 500 metres from the Best Western Plus, but far enough away that the location of the hotel/restaurant/bar has no impact on the residential homes in Airport Heights. There is absolutely no need for another lounge/bar in the Airport Heights area. Maybe those living in the Airport Heights area are unaware that such a location exists so close to this neighbourhood. Personally, we were not aware of such a location until the debate over this proposed establishment arose. Our family, like many other people in this area can foresee a slew of issues if this goes ahead. Parking issues and traffic congestion will likely be one of the issues. There is a school about 400 metres from the proposed location. The proposed hours of operation are during school hours (11 a.m on weekdays). The children use this route to walk across both the entrance and exit of this property to get home from school. Airport Heights Drive is a very busy street when school is dismissed in the afternoon, with both children walking and vehicles travelling to pick up children. At this time in the afternoon, the school area, as well as the area surrounding the school, including Airport Heights Drive and surrounding streets are congested with people and cars. The city already has an issue with traffic/parking in this area. A city patrol officer frequents the area when school is dismissed, ticketing people who are illegally parked. There is a huge Seniors Complex that is newly built next to Roncalli Elementary. This tentative opening of this complex is in 2019. Unfortunately, we don't know yet what impact this complex will create in regard to traffic. Surely, it will increase considering the type of complex that it is. The property of #73-75 Airport Heights Drive also has parking issues itself. There are currently 7 parking spaces and 1 wheelchair accessible space on site. Even with restructuring the lot, where would enough additional parking be available to accommodate staff, as well as customers. There are two vacant lots located to the immediate right of this property, but to my knowledge this is privately owned by someone. There is no on street parking on that side of the street (Turnberry to Gairlock is a no parking zone on the same side as #73-75 Airport Heights Drive and includes a Metro Bus stop directly in front of the property). On the opposite side of the street there is no parking, and there is another Metro Bus stop directly in front of #72 Airport Heights Drive. What you will have are people who will illegally park on private property, as well as illegally park on Airport Heights Drive and using the cul-de-sac across the street (Argus Place). We know this because we saw it first hand when the last two elections were ongoing. This proposed property was occupied by two separate political parties at that time and these parties leased/rented the building short term during their campaigns. Each time they occupied the building, they filled up the few parking spaces that were on site. They also used the individual's vacant (but private) property at #77-79 Airport Heights Drive to park illegally. They also proceeded to park in front of our home, blocking each side of our driveway from a clear visual of oncoming traffic when we were

pulling out of our driveway. They used Argus Place to park in the cul-de-sac. They illegally parked in No Parking zones along Airport Heights Drive. These issues will surely continue once an establishment that requires many parking spaces, but cannot accommodate the parking on site. It was already suggested by someone on social media that maybe people could use the school parking lot if parking spaces are full at the location (if it were to be approved). I am sure the school wouldn't appreciate a citizen suggesting their already congested lot during school hours, to be used by a business that are in no way associated with them. Not to mention that the school is also used in the evenings throughout the school year for various events that requires parking.

We have been living in the home next to this proposed location since 2002 and can tell you that when the property was occupied as a daycare, there was very little space needed for parking. Parents would park their vehicle for 5 minutes or so to pick up their children and then they would be gone from the premises. These pick ups normally happened at different times and when the lot did become full, people would simply wait a couple of minutes until someone pulled out of the space. It is not the same with an eating establishment and bar. Many may walk, but we cannot assume that. What about those who drive to the location and then consume alcohol and decide to park their car overnight? What about the continuous flow of people going into the establishment and those that stay there for hours on end for the entertainment and possibly Video Lottery Terminals? There is the possibility of people continuously going in and no one coming out until closing time. That is the point of the live entertainment isn't it - a night out? The owners of the property claim that the "live" entertainment will be a single musician and only acoustic. How do we know that won't change after the business is established. All of these things have to be considered when putting such a place in a residential neighbourhood.

Then there is the building itself and what it will be used for. The owners state a "family-friendly" atmosphere. The fact of the matter is that any type of place that serves alcohol and has live music will elicit nuisance noise that people in neighbouring homes will be forced to listen to. There is a backyard area on this property. From our understanding, the owners are seeking future use of the outdoor area. That is very interesting considering one of the owners (David Brazil) knocked at our door a couple of months ago and the first question we asked, "Will the outdoor area be used during business hours?" We were assured that the outdoor area would not be used by the public during business hours, only to find out over the past few days that indeed their proposal is asking for a future outdoor area. What will the outdoor area be used for? Even if it is used as an area that people can eat and drink, is it fair for neighbours to who oppose this establishment to have to deal with it on a daily and nightly basis? Absolutely not! Also, consider smokers and off course, legalized marijuana. Smokers will be smoking somewhere in close proximity of the

building and unfortunately with houses so close in distance, in close proximity of neighbouring homes as well and maybe even on our properties. We are certain that the majority of neighbours do not want to listen to a bunch of socializing individuals, smoking and consuming alcohol, literally in their backyard at 12 or 1 a.m in the morning. I know we don't! Many people, our own family included, bought a home in this location because of the close proximity to the school, as well as the family-oriented, quiet nature of the community. A Lounge and Eating Establishment like this will likely take all of that away. No more peaceful enjoyment of our own property. There are things that go hand-in-hand with establishments that serve alcohol and are open late at night. The majority of people go there for the purpose of food and/or entertainment and/or VLTs. Sadly, that entertainment can turn into excessive drinking, drugs, altercations, litter, cigarette butts, and other things left for neighbouring homeowners to clean up. Again, this is not an assumption. The previous election parties mentioned in this letter did so. There were cigarette butts and litter scattered everywhere in the front and back of the building at #73-75 Airport Heights Drive. This litter did not get cleaned up by the people occupying the building. It was left to blow around in the wind and for someone else to clean up. Who cleaned up their litter and mess? We did! The homeowner was left to clean up the mess of those using this building. This also leads to the ongoing rat issue. This area over the last several years has had a huge rat problem. A place like this will not help that problem and like many others, we foresee it getting worse. It only takes a little litter left outside to add to this ongoing issue.

After speaking with someone in the planning department with the city months ago, he also agreed that there are very few areas in the metro area that have a pub amongst privately owned houses and in such close proximity. Our property borders this property and there is NO distance between the properties. Can you imagine? 0 metres between two properties, and we have occupied this same property for the last 17 years, and now to find out that our potential neighbour might be a public lounge? Unacceptable! Where our property boundary ends, theirs begins. Even the distance between the building of the proposed property and our house is ONLY 6m. Neighbouring homes are just as close, maybe even closer. And what will this do to the property value of surrounding homes? Surely it will decrease! Looking at the big picture and the logic of it, how many families would want to live next door to lounge/pub/bar? Maybe yes, to a playground, a school, a convenience store, but a lounge - NO! We are in favour of development, and we are certainly in favour of development of the property at #73-75 Airport Heights Drive, but something other than a lounge please. Another location for this particular Lounge and Eating Establishment should be considered. This needs to be developed into something that will not destroy the peaceful enjoyment of what was always deemed a residential area. It SHOULD NOT be approved to be in such close proximity of family homes.

Elaine Henley

From: [REDACTED]
To: Monday, August 26, 2019 2:22 PM
CityClerk
Subject: Fwd: 73-75 Airport Heights Drive Rezoning

Sent from my Samsung Galaxy smartphone.

Office of the City Clerk

P.O. Box 908

St. John's, NL

A1C 5M2

To Whom it May Concern,

As the legal owner of [REDACTED], I am writing with concerns regarding the rezoning of 73-75 Airport Heights Drive to a Lounge and Eating Establishment. My property borders 73-75 Airport Heights Drive. We share a backyard. Being a family oriented neighborhood, I am concerned with the noise, odour (deep fryer and garbage odour, cigarette smoke, etc), litter and increased traffic, this will bring to the area. Along with this concern, it is also feared that adding such an establishment to a residential neighbourhood will decrease property value substantially in the future, not to mention the illegal activities, such as the use of marijuana in a public space that is commonly associated with alcohol consumption. I would also like to highlight that we already have an issue with rats in Airport Heights, adding dumpsters filled with food waste isn't going to help. My property is home to a family with young children and I strongly disagree with this type of establishment bordering our outdoor space. I strongly believe this property is properly suited for a doctor's, dentist or real estate office which operates on a Monday to Friday basis during [8:00am](#) to [5:00pm](#) working hours. As an abiding tax paying citizen, please address my concerns and do not allow such a venue to border my property.

Confirmation receipt of this email would be sincerely appreciated.

Should you wish to speak with me, I can be reached by telephone at [REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 3:09 PM
To: CityClerk
Cc: [REDACTED]
Subject: RE: 73-75 Airport Heights Drive

[REDACTED]

RE: Rezoning Application of 73-75 Airport Heights Drive to Commercial Neighbourhood (CN)
Drive

I am the owner of [REDACTED].

I have concerns that these properties will be devalued and less saleable if this Application is adopted.

As you are aware, the traffic, late nights, and noise levels will increase substantially, therefore, making my properties less attractive for Residential usage.

Hope my concerns will be considered when making your decision.

Yours Respectfully,

[REDACTED]

Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: Rezoning 73-75 Airport Heights drive

Dear City Council,

I am writing this email to oppose the above mentioned property from being rezoned to allow for a "lounge/ eating establishment " I think that a better description should be a bar/pub.

I am opposed to the rezoning of this property because of numerous reasons which I would like to point out!

I am in close proximity to the proposed bar, I feel that if this property was rezoned to allow a bar to open I would face a financial loss in the property value of my family home.

I also feel that my right as a resident of St. John's to experience peaceful enjoyment of my property will be disrupted by bar patrons who will be outside this facility in the late hours talking laughing , smoking all of which will disturb my family's ability to enjoy our property, especially in the summer when we need to open our windows to cool our home.

The property does not have adequate parking (7 spots which includes and under sized handicap parking spot) ! The proposal suggest that an exception be given to the parking requirement for the bar. I suggest that this will cause great risk to our children and drivers in Airport Heights ! There are only two crosswalks on Airports Heights drive neither of which are located anywhere near this prior residential property! I can imagine persons parking across the street and dodging across the road! Parking on Turnberry and Airport Heights road suffers all ready from a music school operating out of a home on Airport Heights Drive. It is inconceivable that more parking would be allotted on residential streets that are choked with snow in the winter and barely allow for cars to pass at times once people park on the roads! We have not yet experienced the parking and traffic issues when the opening of the new senior center happens. You cannot possibly add more traffic and vehicles to this area.

The applicant states that he has the community support based on a social meeting post on Facebook. This can hardly count as any type of official support! This proposal on the other hand has divided the community and at times caused very disrespectful conversations generated by people not living in this area. This proposal is lacking in any detail and should be. Denied

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:18 PM
To: CityClerk
Cc: [REDACTED]
[REDACTED] Application to Re-Zone 75 Airport Heights Drive

To Whom It May Concern:

In response to the application to re-zone 75 Airport Heights Drive, I don't feel it is appropriate to approve this application for the following reasons:

1) A restaurant and pub is not appropriate in a residential area. It will likely result in increased noise, congestion, and traffic in the area. The fact that the application needs a zoning change and a municipal plan amendment indicates that this is not an appropriate use in this area.

2) The application requires the waving of the normal parking space requirements based on the idea that a lot of the patrons of the establishment will be within walking distance. There may well be customers in the immediate area but it is likely that there will be many from outside the immediate area as well. Even for customers within walking distance they are unlikely to walk in poor weather. Airport Heights Drive is already a busy street, parking along the street is likely to add additional congestion in the area.

3) Despite the best intentions of the owners, with extended hours on weekends it will likely result in increased noise in a fairly condensed residential area (which includes 40 foot frontage lots) just from people coming and going, people outside the location smoking, and so on.

4) Lastly, I worry about what this establishment, if approved, would do to our property values.

Thank you,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, August 26, 2019 9:50 PM
To: CityClerk
Subject: Airport Heights Pub

I would like to advise that [REDACTED] supports the idea of a local pub/eatery on airport heights dr. It would be lovely to have somewhere local to stop in for some food and a beverage.

Thanks

Sent from my iPhone

Elaine Henley

From:



Tuesday, August 27, 2019 12:37 AM

To:

CityClerk

Subject:

Re: 73-75 Airport Heights Drive

I am writing in reference to the rezoning application for a Lounge and Eating Establishment at 73-75 Airport Heights Drive. As an adjacent property owner I am opposed to any zoning or regulation changes that would allow such an establishment. The properties in this area already have narrow smaller than usual lot sizes. The backyards of the subject property and the adjacent properties is smaller and would lead to interference with the peaceful enjoyment of the adjacent residential properties. The homes owned along the back of the property are all residential homes with children. The exposure to cigarette smoke from customers of a Lounge and Eating establishment will be directly in the back yards and in some cases less than 20 ft away from private yards regularly occupied and played in by children. Further to this the properties behind this address are all constructed at an upward elevation and the use a lounge and eating establishment at the subject address would expose the home owners to drastically reduced privacy. The small lots and extreme close proximity of the area properties due to previous developed homes and structures does not allow for adequate separation to ensure noise levels are acceptable in this residential area.

The final point of concern has to do with ensuring that rodents are not brought into the area from such an establishment. Any rodents drawn to the area would find their way into the adjacent properties. This is not an issue that has been experienced in my 17 yrs living in this area.

As a homeowner of an adjacent property I have to speak out emphatically against changing any zoning to allow a food or lounge establishment at this address.

Regards



Elaine Henley

From: [REDACTED]
To: CityClerk
Subject: Rezoning application 73-75 Airports Heights

I am writing to express our concerns regarding the proposed rezoning to include a Lounge and Eating Establishment at this location. We are concerned that it would promote impaired driving in a residential area.

Also there are very few parking spaces and the configuration of the existing parking lot is already challenging for the high volume and speed of traffic on that turn.

We are concerned the development would promote parking on Elderberry Place which is already inappropriately used as "overflow" parking for the Mini Mart and when the location was formerly a convenience store.

Elderberry is part of a trail system for walkers and bike riders and non resident parking should be discouraged.

There is already a drug problem in the area witnessed by a needle drop off box in the park across the street from the proposed development. Adding liquor license to this area would further erode the sense of community and continue to promote undesirable and illicit activity which is already pervasive.

Out of concern for our personal safety and privacy please protect our personal information from public release.

Thank you

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 8:52 AM
To: CityClerk
Subject: 73-75 Airport Heights

To whom it may concern,

I am writing this email

In opposition to the proposed restaurant and bar at 73-75 Airport Hgts drive. I live directly behind the property and with so many young children in this area I think this is a trashed waiting to happen. I am in the industry and I am not aware of any other bars that are in such a residential and family orientated area. Not only that but there is a school within walking distance where young kids will be walking by every day. I feel this is no place for a bar or restaurant. Thank you for your time.

Sincelry,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 9:29 AM
To: CityClerk
Subject: Purposed Lounge in Airport Heights

To whom it may concern,

I currently own and live at my home at [REDACTED], which as I'm sure you're aware is in very close proximity to the purposed site of a restaurant and lounge. I have some big concerns about this possible establishment. First of all, we have been provided with very little detail about the actual plans for this establishment, and while I am not directly opposed to a restaurant that serves alcohol, I am very very concerned about a drinking establishment that could have loud music late into the nights and crowds smoking and causing disturbances outside the building. Parking is a major concern and I am certain that the number of vehicles using our street for parking would dramatically increase. We have at least 14 children living on our small street alone and I fear for the impact this would have on there play areas. I am a shift worker and purchased my home very purposefully in a quiet area for this reason. I feel that we need more information and consultation before such a change should be forced upon us in our residential neighbourhood.

Thank you,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, August 27, 2019 2:07 PM
To: CityClerk
Subject: Rezoning application for Airport Heights

[REDACTED]

To: Office of the City Clerk

This letter is in regard to the rezoning application for a lounge and eating establishment in Airport Heights.

Depending on what the idea of the proposal is, I would be in favour for this proposal. Things I would like to see are:

- A pub style atmosphere: A quiet local within walking distance for "pub grub" and pints. I strongly believe that a new pub serving beer from the many micro breweries that are popping up would work.
- The hours of operation during the week should not exceed midnight. Even weekends do not need to go much beyond that. 1:00 am maximum if that.
- I understand that there may be concerns if there was an outside deck. The only suitable place to have an outside deck would be on the front of the building facing Airport Heights Drive. Would not be fair if the deck were on the back, which would be backing the residents behind the building. (Or NO outside deck at all)
- Strong measures must in place for garbage and food wastes. Airport Heights already has a rodent and rat problem, and this does not need to be escalated by poor housekeeping.

If this was solely a restaurant, with no liquor license, then to be perfectly honest, I have little or no interest in the proposal at all, and would likely not support it. I am more focused on a small pub within walking distance as the community of Airport Heights has nothing at all within walking distance.

Kind Regards,

[REDACTED]

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 152, 2019 and
St. John's Development Regulations Amendment Number 698, 2019
Rezoning from the Commercial Central Mixed Use (CCM) Zone to the
Commercial Central Office (CCO) Zone for a hotel and concert hall
MPA1900001
9 Buchanan Street, 426 and 430 Water Street
Applicant: Fougere Menchenton Architecture

Date Prepared: August 20, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

Following provincial release of the proposed amendment for 9 Buchanan Street, 426 and 430 Water Street, Council may proceed and adopt St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019.

Discussion – Background and Current Status:

Fougere Menchenton Architecture, on behalf of the property owner, Steele Hotels Limited, has applied for a rezoning to the Commercial Central Office (CCO) Zone in order to accommodate a hotel (approximately 36metres - 9-storeys) and a concert hall (approximately 21metres - 6-storeys). The property is currently zoned Commercial Central Mixed Use (CCM) in which the maximum building height is 15metres. A rezoning to the CCO Zone is required in order to accommodate the height of the proposed building. A Municipal Plan amendment is also required. The proposed development would attach to the existing building at 115 George Street West (JAG Hotel) by a pedway over Buchanan Street.

The subject property is designated Commercial Downtown under the St. John's Municipal Plan. In order to allow a maximum height of 10 storeys in a Heritage Area, the Downtown Building Control Map (Map III-2) must be amended to allow additional bulk and height at the subject property. Further, Section 3.3.4 of the Municipal Plan speaks to specific conditions for 430 Water Street. A text amendment to this section is required for the development as proposed.

The proposed development requires a rezoning to the CCO Zone; a text amendment to the CCO Zone respecting setbacks; and an amendment to the Downtown Building Control Map (Map F), in order to allow the proposed height. A text amendment to the CCM Zone is also required in order to remove a reference to the building currently located at 430 Water Street. This text amendment was not previously included in the amendment adopted-in-principle by

ST. JOHN'S

Council. The attached amendment has been updated to reflect this change. Within the CCO Zone, a Hotel is a permitted use and General Assembly is a discretionary use. Should the amendment proceed, it is recommended to advertise the Discretionary Use with the Public Hearing notice.

There is currently a parcel of City-owned land at the front of 430 Water Street. During the public consultation stage of this proposal, Council stated that they would like to see the building give life to Water Street which may be accomplished by a parkette on the City land and a public entrance to the hotel from Water Street. From the LUAR, the applicant states "There is also an entry to the lobby from Buchanan St. as well as a public entry at Water Street connecting the park area to the main floor above, with a generous welcoming stair. The entryway and exit directly to this landscaped plaza, will allow staff, users and patrons direct access to this outdoor park and layby." In order to recognize this area as a public space, the City is proposing to rezone the City land from the CCM Zone to the Open Space (O) Zone.

Sale of City Land and Air Rights

The proposed design requires the sale of City land which includes the sale of Hutchings Lane, air rights over Buchanan Street, air rights over City land in front of 430 Water Street and an easement for the land on Water Street affected by the pillars. At its February 11, 2019 regular meeting, Council approved entering into a Purchase and Sale Agreement for the sale of Hutchings Lane and sale of air rights at the above-mentioned sites, subject to conditions, including but not limited to rezoning and development approval. At the July 8, 2019 regular meeting, Council approved an easement for the lands affected by the pillars, subject to development approval.

Parking Relief

For this development, the City requires 70 parking spaces. As proposed in the July 4, 2019 LUAR, the applicant will provide 68 parking spaces; therefore, if this application proceeds, a request will be made to Council for parking relief of 2 spaces.

At its regular meeting on August 5, 2019, Council decided to proceed with the proposed amendments and requested that the Department of Municipal Affairs and Environment issue a provincial release for the amendments. Provincial release has now been issued for St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019. It is now in order for Council to proceed with the next steps in the amendment process.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:

Text amendments in the St. John's Municipal Plan and Development Regulations, as well as map changes to the Downtown Building Control maps are required. An amendment to the St. John's Development Regulations is required to rezone the property on the Zoning Map.

5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications:
Parking relief for two spaces is considered.

Recommendation:

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019, as amended. If the resolutions are adopted by Council, it is further recommended that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Wednesday, September 25, 2019, at 7 p.m. at St. John's City Hall.

It is further recommended that Council advertise the General Assembly Discretionary Use with the Public Hearing notice.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Amendment
Location Map
Site Plan

RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 152, 2019

WHEREAS the City of St. John's wishes to allow development of a 9-storey hotel and concert hall at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380) and 430 Water Street (Parcel ID #46659 & 19189).

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act, 2000.

1. Amend Section 3.3.4 Commercial - Downtown by removing the following from the Building Height and Area subsection:

“Notwithstanding the above, the City of St. John's may permit development of a building with a height not exceeding 6 storeys on property situate at Civic Number 430 Water Street.”

2. Amend Section 3.3.4 Commercial – Downtown by removing the following from the Building Height in Heritage Areas subsection:

“In addition, any building in excess of four storeys in such areas shall be set back no less than eight metres from the street line; however, this shall not apply to property situated at Civic Number 430 Water Street.”

3. Amend Map III-2 (Downtown Building Control Map) by removing the property at 430 Water Street (Parcel ID #46659 & 19189), and adding the properties at 9 Buchanan Street (Parcel ID # 46415), 426 Water Street (Parcel ID #21380) and 430 Water Street (Parcel ID #46659 & 19189) as the following:

“Areas allowing a building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade”

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

_____ day of _____, 2019.

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 698, 2019**

WHEREAS the City of St. John's wishes to allow the development of a 9-storey hotel and concert hall at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), 430 Water Street (Parcel ID #46659 & 19189) and City owned land.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

1. Rezone the properties at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), 430 Water Street (Parcel ID #46659 & 19189) and City owned land from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone and Open Space (O) Zone as shown on Map Z-1A attached.

2. Amend Section 10.23.3 by removing the following subsection:

“(j) Notwithstanding Subsection (b), Council may permit at the property located at Civic Number 430 Water Street, a Building with a Building Height not greater than 6 storeys/21.6 metres.”

3. Repeal Section 10.24.3(1)(c)(ii) and substitute the following:

“the minimum building façade setback on Street shall be 0 metres for first 18 metres of Building Height, 4 metres for greater than 18 metres in Building Height. Where Building façade abuts more than one Street, setback shall be applied to a minimum of 2 Streets, such Streets being determine by the Chief Municipal Planner.”

4. Amend Map F (Downtown Building Control Map) by removing property at 430 Water Street (Parcel ID #46659 & 19189) and adding the properties at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), and 430 Water Street (Parcel ID #46659 & 19189) as the following:

“Areas allowing building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade”

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2019.

Mayor

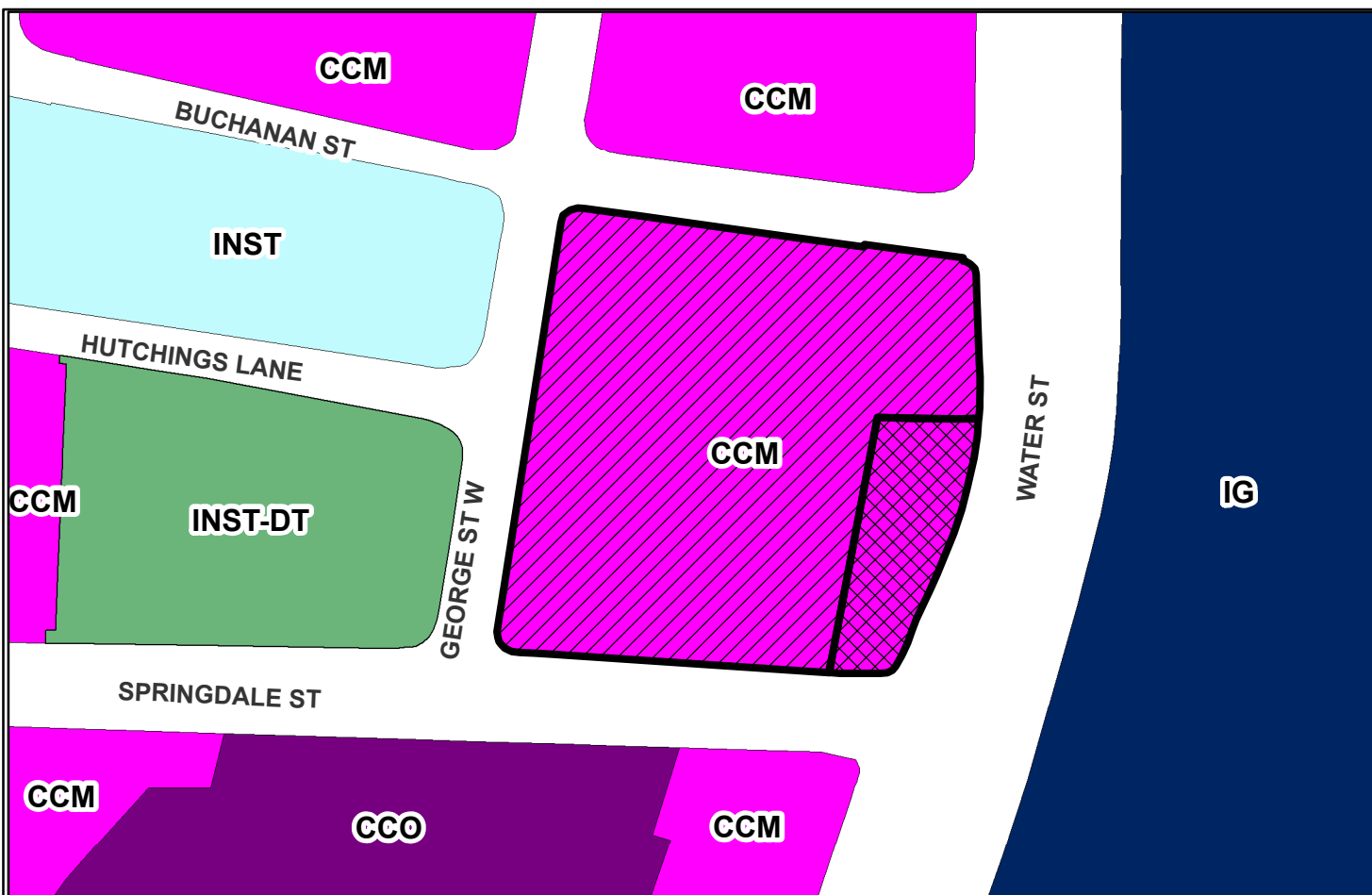
MCIP

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

City Clerk

Council Adoption

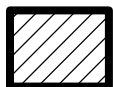
Provincial Registration



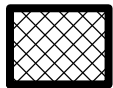
**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 698, 2019
[Map Z-1A]**

2019 08 01 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL CENTRAL MIXED (CCM) LAND USE ZONE TO
COMMERCIAL CENTRAL OFFICE (CCO) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL CENTRAL MIXED (CCM) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

430 WATER STREET
Parcel ID 46659
Parcel ID 19189
426 WATER STREET
Parcel ID 21380
9 BUCHANAN STREET
Parcel ID 46415

M.C.I.P. signature and seal

Mayor

City Clerk

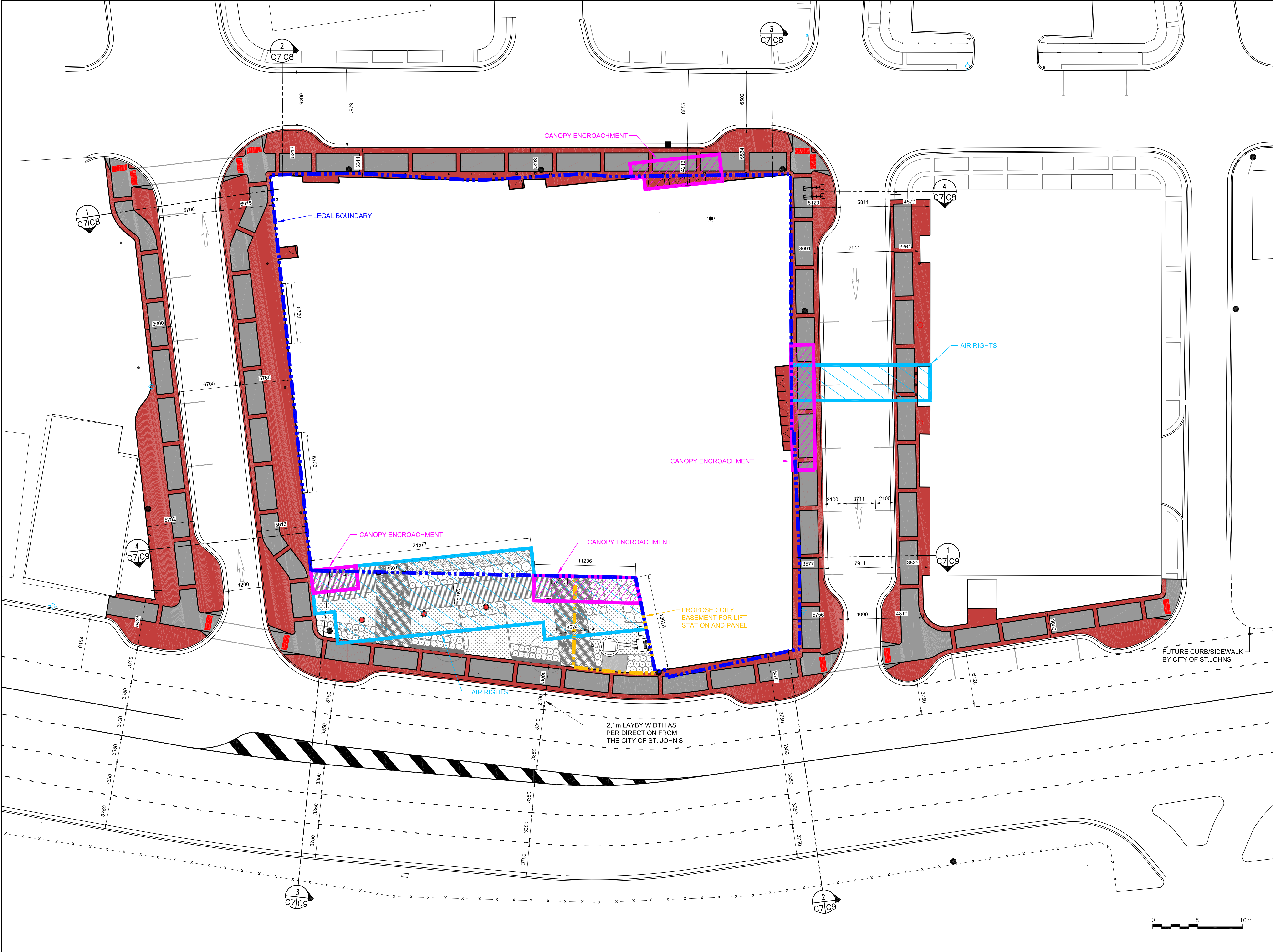
Council Adoption

Provincial Registration



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

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

A
B
C

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

LEGEND	
SYMBOL	DESCRIPTION
— FM —	EXISTING SANITARY SEWER MAIN
— FM —	EXISTING FORCEMAIN
○	EXISTING MANHOLE
—	EXISTING STORM SEWER MAIN
□	EXISTING CATCH BASIN
—	EXISTING WATERMAIN
—	EXISTING GATE VALVE
⬢	EXISTING FIRE HYDRANT
•	POLE
—	EXISTING CULVERT
x — x — x	FENCE
w — w — w	RETAINING WALL
100.00	EXISTING ELEVATION

PROGRESS PRINT

2019/07/04

A	ISSUED FOR APPROVALS			
No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

Progressive Engineering & Consulting Inc.

PERMIT STAMP:

PROVINCE OF NEWFOUNDLAND AND LABRADOR

PERMIT HOLDER
This Permit Allows
PROGRESSIVE ENGINEERING & CONSULTING INC

To practice Professional Engineering
in Newfoundland and Labrador,
Permit No. as issued by PEG N0566
which is valid for the year 2019

OWNER/CLIENT NAME:

PROJECT TITLE:
JAG HOTEL EXPANSION

DRAWING TITLE:
NEW ROAD
INFRASTRUCTURE
PLAN

DRAWN BY:
J.P.P.

DESIGNED BY:
J.P.P.

APPROVED BY:

MAE No:
N/A

DATE:
JULY 2019

SCALE:
AS SHOWN

PROJECT No:
2018-042

DRAWING No:
C7

REV:
A

131

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on September 3, 2019.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	121 Long's Hill Commercial Central Mixed (CCM) Zone Ward 2	Application A Discretionary Use Application has been submitted requesting permission for a Change of Use. Description The applicant wishes to convert the main floor (90.5 m ²) from Commercial Use into a single Residential Dwelling.	No Submissions Received	As per request from the applicant, this application has been withdrawn.
2	32 Royal Oak Drive Residential Low Density (R1) Zone Ward 5	Application A Discretionary Use application has been submitted requesting permission to occupy a portion of the existing dwelling for a Home Occupation to allow for a Home Day Spa. Description The proposed business will offer esthetic services such as eyebrow enchantments, makeup application and anti-aging skin care treatments, etc. It will occupy a floor area of approximately 18.5 m ² and will operate Monday to Friday. 10 a.m. – 5 p.m. Sessions will be by appointment only with one client per session and 30 minutes between appointments with a maximum of 6 appointments per day. The applicant is the sole employee.	1 Submission Received (attached)	It is recommended to approve the application subject to all applicable City requirements

3	1-3 Petty Harbour Road Residential Low Density (R1) Zone Ward 5	Application An Extension of a Non-conforming Use application has been submitted by Brewskies Pub requesting permission to convert a portion of the building to an Eating Establishment. Description The Eating Establishment will be contained within the existing building and offer food services to the existing use. Hours of operation will be 11 a.m. – 11 p.m.	No submissions received	It is recommended to approve the application subject to all applicable City requirements
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The Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

G:\Planning and Development\Planning\Notices Published\2019\27 - September 3 2019.docx

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

Maureen Harvey

From:



Monday, August 12, 2019 7:02 PM

To:

CityClerk

Subject:

32 Royal Oak Dr

To whom it may concern

I am writting this note regards an application to set up a business at 32 Royal Oak Drive. I am a 20 plus year resident of this street and am dismayed at this application. This is a solely residential street that is the home of families with small children residing on it and should not opened up for commercialization.

This address has just changed hands in the last 2 months and was NOT zoned as commercial when it was purchased, should these new owners/residents wished to open a business they should have purchased a home in an area that was already zoned for a business not plow through, make the purchase and try to make the change following that purchase. The majority of people purchase their home as a place of peace and quite not one that has a business next door. So with that in mind I believe that it should stay zoned as residential only.

The new owners have no idea what it means to live on a street that is built on a hill with the resulting difficulty with snow clearing. This street also becomes narrowed and presents a challenging situation during the winter months with many of the neighbours having to shovel/ snow blow not only their own small parking spots but have had to clear areas up to on times 5 feet due to the snow banks left behind following street clearing efforts by the city. I am sure a simple call to the city depot will confirm the difficulty with snow clearing efforts on this street.

The site is also on a curve resulting in some blind spots when there is either traffic flow and snow banks or residents with their cars parked on the street. I understand that cars are required to be off the street during the parking ban as initiated by the city, however this only applies to overnight parking and not during the daylight hours as indicated in the submission.

So in closing I truly wish to make sure that my vote on the rezoning of this site/lot is for it to be NOT BE APPROVED!!



Elaine Henley

From: [REDACTED]
Sent: Friday, August 23, 2019 9:49 AM
To: CityClerk
Cc: Ashley Murray; Dave Wadden; Ann-Marie Cashin; Gerard Doran; Karen Chafe; Andrea Roberts; Lindsay Lyghtle Brushett; Jason Sinyard; Ken O'Brien; Planning
Subject: RE: 32 Royal Oak Dr

Hello again

Just a note regards the application for 32 Royal Oak dr, that I sent a message relaying my concerns with the application to allow a business at that home. I am on FB this morning and note that the applicant has posted on JULY 3 indicating to her existing clients that she has re-located and is open for business.

How is this possible?? Should she not have applied and received a license for this business in a RESIDENTIAL neighbour prior to this business. I again want to register my vote to NOT ALLOW this application to be approved.

Please add this to my earlier email registering my vote.

Thanks

[REDACTED]

ST. JOHN'S

Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

August 21, 2019, 9:00 a.m.

Present:	Mayor Danny Breen Councillor Maggie Burton Councillor Dave Lane Councillor Sandy Hickman Councillor Deanne Stapleton Councillor Hope Jamieson Councillor Jamie Korab Councillor Ian Froude Councillor Wally Collins
Regrets:	Deputy Mayor Sheilagh O'Leary Councillor Debbie Hanlon
Staff:	Kevin Breen, City Manager Derek Coffey, Deputy City Manager of Finance & Administration Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services Lynnann Winsor, Deputy City Manager of Public Works Cheryl Mullett, City Solicitor Elaine Henley, City Clerk Ken O'Brien, Chief Municipal Planner Shanna Fitzgerald, Legislative Assistant
Others	Victoria Etchegary, Manager of Organization Performance & Strategy Susan Bonnell, Manager of Communications and Office Services

1. **Planning & Development - Councillor Maggie Burton**

- 1.1 **Decision Note dated July 29, 2019 re: Application to Rezone Land from the Agriculture (AG) Zone for 6 one-acre residential building lots with agricultural uses**

REZ1900010, Jillings Road/Foxtrap Access Road

Moved By Councillor Burton

Seconded By Councillor Collins

That Council refuse the application to rezone land in the area of Jillings Road/Foxtrap Access Road from the Agriculture (AG) Zone as the proposal is not supported by the Provincial Land Development Advisory Authority and the City does not support the rezoning of additional lands for unserviced residential development.

MOTION CARRIED

1.2 Decision Note dated August 14, 2019 re: Text Amendment to the St. John's Development Regulations to Reduce Sight Line Requirements

REZ 1900011, 93-95 Merrymeeting Road (corner of Mayor Avenue)

Moved By Councillor Burton

Seconded By Councillor Lane

That the proposed text amendment to allow an authorized Officer of the City to set a reduced sight line be considered and that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

That staff provide Council with information on the scale and location prior to final approval.

This is prompted by an application at 93-95 Merrymeeting Road but would apply to all areas outside of Downtown.

MOTION CARRIED

1.3 Decision Note dated August 15, 2019 re: Text Amendment to the Commercial Central Retail (CCR) Zone for a maximum building height of 18 metres

REZ 1900013 - 331 Water St.

Councillors Burton and Jamieson requested assurances that the revised/final drawings are presented to Council for review.

Moved By Councillor Burton

Seconded By Councillor Hickman

That the proposed text amendment to enable a maximum height of 18 metres in the Commercial Central Retail Zone be considered. Further that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

MOTION CARRIED

Mayor Danny Breen
Chairperson

DECISION/DIRECTION NOTE

Title:	Application to Rezone Land from the Agriculture (AG) Zone for 6 one-acre residential building lots with agricultural uses REZ1900010 Jillings Road / Foxtrap Access Road
Date Prepared:	July 29, 2019
Report To:	Committee of the Whole
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	5

Decision/Direction Required:

To consider a rezoning application from the Agricultural (AG) Zone for land in the area of Jillings Road and Foxtrap Access Road to allow 6 – one acre lots for residential development, along with agricultural uses.

Discussion – Background and Current Status:

The City has received an application to rezone land in the area of Jillings Road and Foxtrap Access Road for the development of 6, one-acre lots to be used for “subsistence farming”, where the purchasers can use the land for residential development, along with agricultural uses such as growing crops and/or raising livestock. There are two parcels of land proposed for rezoning; one on the west side of the Foxtrap Access Road, which borders Jillings Road and has an area of 2.9 hectares, while the second parcel is to the east of the Foxtrap Access Road and has an area of 1.5 hectares.

The area proposed for development is currently designated and zoned Agriculture under the City of St. John’s Municipal Plan and Development Regulations. The City’s Agricultural Land Use District corresponds with those lands designated by the Province as the St. John’s Urban Region Agriculture Development Area. This area is regulated by the Department of Fisheries and Land Resources and the Land Development Advisory Authority, which has the purpose of encouraging and supporting agricultural production and to prevent the conversion of agricultural lands to other uses. All development within the City’s Agricultural District is subject to the Province’s regulations and approval. An application was made to the Land Development Advisory Authority for the land along Jillings Road and the Foxtrap Access Road for residential development, but the application was refused as the proposed use was not directly related to farming and is not permitted (see attachment).

The Agricultural Zone under the City’s Development Regulations allows Single Detached Dwelling as either an Accessory Building to an existing agricultural operation subject to provincial approval, or as a stand alone use provided it has been approved by the Land Development

Authority and that it constitutes as Infill Housing on an existing public road. The proposed application does not fall under either of these conditions.

As per Council Directive (CD#S2014-12-01/8) and past practice, the City limits unserviced development to only those lands currently zoned Rural Residential Infill (RRI) or Rural Residential (RR) along existing streets. Due to historic problems with well and septic systems and the issues related to this type of development, including the major capital investment required to correct associated problems, no additional land is to be rezoned for unserviced residential development.

Key Considerations/Implications:

1. Budget/Financial Implications:
Capital investment required to correct problems associated with the failure of septic systems or contamination of wells if the application were to be considered.
2. Partners or Other Stakeholders:
Surrounding property owners.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council refuse the application to rezone land in the area of Jillings Road / Foxtrap Access Road from the Agriculture (AG) Zone as the proposal is not supported by the Provincial Land Development Advisory Authority and the City does not support the rezoning of additional lands for unserviced residential development.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Zoning Map

Letter from the Land Development Advisory Authority

G:\Planning and Development\Planning\2019\COTW\COTW - Jillings Road Foxtrap July 29 2019(llb).docx

SUBJECT PROPERTY

AG

R

FOXTRAP ACCESS RD

R

JILLINGS RD

AG

R

July 3, 2019

Ms. Andrea Roberts
Senior Development Officer
City of St. John's
Planning, Engineering & Regulatory Services
P.O Box 908
St. John's, NL
A1C5M2

Dear Ms. Roberts,

The five hundred and fiftieth meeting of the Land Development Advisory was held on July 3, 2019. The following application was considered:

1-19-6 Jeff Fagan and Joann Prosper	Application to subdivide the property into residential building lots with agricultural uses Foxtrap – Jillings Road, Fagan's Fields, St. John's
-------------------------------------	--

This application is Refused under Regulation 14 (1) of the St. John's Urban Region Agriculture Development Area Regulations which states: "Residential Development not directly related to farming shall not be permitted except: (a) where there is a minimal agricultural impact from the proposed development as determined by the Authority; and (b) where the location, size and frontage of the lot is in conformity with the municipal plan and approved by the Authority."

The Authority determines this application to be of high impact to agriculture due to: (i) the type of proposed development, and (ii) the amount of agriculture in the surrounding area.

Where the Authority has refused an application for a permit, the applicant may appeal in writing to the Appeal Board against such refusal within thirty (30) days after the applicant is notified of the decision.

Appeals should be sent to:

Appeal Board
c/o Director
Land Management
Department of Fisheries and Land Resources
P.O. Box 2006, Fortis Building
Corner Brook, NL
A2H 6J8

Sincerely yours,

You Jiao

You Jiao
Secretary
Land Development Advisory Authority

DECISION/DIRECTION NOTE

Title: Text Amendment to the St. John's Development Regulations to Reduce Sight Line Requirements
REZ1900011
93-95 Merrymeeting Road (corner of Mayor Avenue)

Date Prepared: August 26, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

This Decision Note has been updated to reflect questions and concerns raised by Council at the August 21, 2019 Committee of the Whole Meeting.

To consider a proposed text amendment to the St. John's Development Regulations to permit an authorized Officer to reduce sight line requirements where safe and suitable. An amendment to the St. John's Municipal Plan would not be required.

Discussion – Background and Current Status:

The City received an application for the development of three townhouses at 93-95 Merrymeeting Road (the former Needs convenience store site). The subject property is designated Residential Medium Density under the St. John's Municipal Plan, within Heritage Area 3 and is zoned Residential High Density (R3). Under the R3 Zone, Townhousing is a permitted use, however the proposed development is within 15 metres of an intersection.

Merrymeeting Road is a Collector Road and therefore Section 8.3.3 of the Development Regulations applies:

8.3.3 Development Restrictions - Corner Lot and Yards Abutting a Street

- (1) Except for corner lots in the Downtown as defined in Section 3, Map C, and except as provided for in Section 8.3.3(2), no Building or Fence or Water Utility Enclosure shall be erected nor shall any land be used on any corner lot for any Development within the triangle formed by two Street Lines and a line connecting two points on the two Street Lines located.
 - (a) 15 metres distance from the point of intersection of the two Street Lines if one or both of the intersecting Streets is/are defined as an Arterial Street or a Collector Street; or
 - (b) 8 metres distance from the point of intersection of the two Street Lines if neither one of the intersecting Streets is an Arterial Street or a Collector Street.

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Section 8.3.4 allows an authorized Officer to extend the restrictions of Section 8.3.3 where it is determined that the sight lines are inadequate, however this Section currently does not allow the Officer to reduce the requirements. Therefore, a text amendment to Section 8.3.4 is required. For the purpose of reviewing sightlines, an authorized Officer would be the Manager of Transportation or their designate.

Three of the four corners of the intersection of Merrymeeting and Mayor are occupied by houses built close to the street and well within the standard sight lines. The intersection is controlled by traffic lights. Requiring the new townhouses to be set back 15 metres from the sight line would be out of character and not needed for safety. This site plan has been reviewed by the Manager of Transportation and there are no concerns with a reduced sightline. The sightline distance will be set by the Manager of Transportation.

While this text amendment was prompted by the proposed development at 93-95 Merrymeeting Road, if implemented, it would apply to all areas outside of the Downtown. If the amendment is implemented, any requests for a reduced sightline will be forwarded to the Traffic Engineering Division and be dealt with on a case-by-case basis. This amendment would allow flexibility for areas that predate the Development Regulations and ensure that safety is reviewed in any proposal. Staff have met with Development and Engineering staff, including the Manager of Transportation, and there are no engineering or development concerns with a text amendment to allow consideration of a reduced sight line. If the amendment is implemented, the sight line requirement in Section 8.3.3. would still exist, but Section 8.3.4 would allow an authorized Officer to increase or decrease the requirement always with a view to safety.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Public notice of the proposed amendment.
7. Human Resource Implications: Not applicable.

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

Recommendation:

It is recommended that the proposed text amendment to allow an authorized Officer of the City to set a reduced sight line be considered. It is recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

This is prompted by an application at 93-95 Merrymeeting Road but would apply to all areas outside of Downtown.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Zoning Map
Site Plan



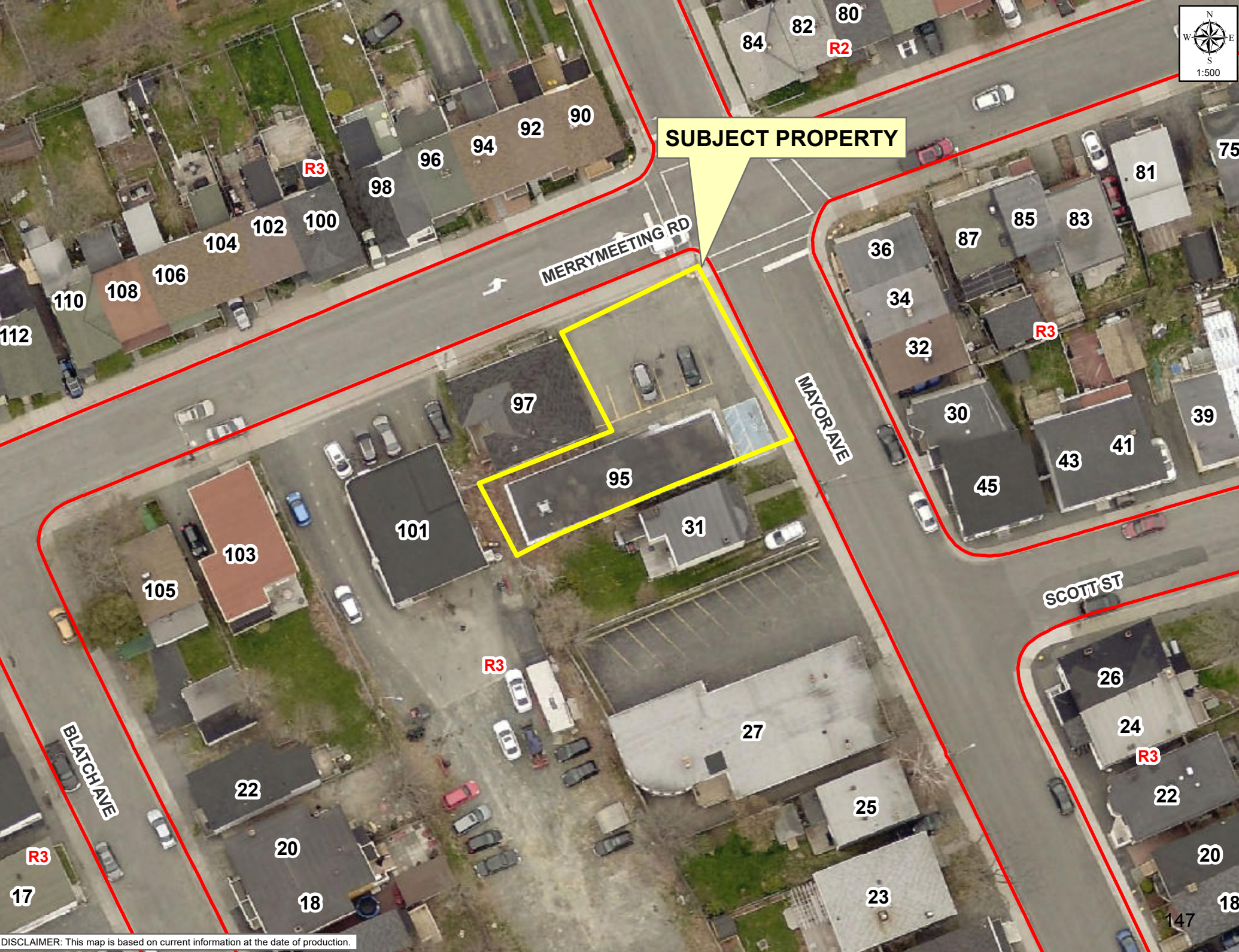
SUBJECT PROPERTY

MERRYMEETING RD

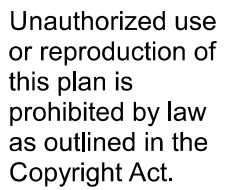
MAYOR AVE

SCOTT ST

BLATCH AVE



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



Plan #



A Division of Construction Services Ltd.

DECISION/DIRECTION NOTE

Title: Townhouse Development
93-95 Merrymeeting Road (corner of Mayor Avenue)

Date Prepared: August 26, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To consider the design of a townhouse development at 93-95 Merrymeeting Road.

Discussion – Background and Current Status:

The City received an application for the development of three townhouses at 93-95 Merrymeeting Road (the former Needs convenience store site). The subject property is designated Residential Medium Density under the St. John's Municipal Plan, within Heritage Area 3 and is zoned Residential High Density (R3). Under the R3 Zone, Townhousing is a permitted use, however the proposed development is within 15 metres of the intersection and cannot be considered unless an amendment is made to the Development Regulations. Please see the Decision Note dated August 26, 2019 regarding the proposed sightline text amendment for more information.

At the August 21, 2019 Committee of the Whole meeting, Council raised concerns about the design of the proposed dwelling. At this stage in the development review process, the design of the dwelling has not been reviewed because if the regulations regarding sightlines are not amended, the Townhouses, as proposed, will not be permitted. Staff had placed the application on hold to await Council's direction. However, since concerns regarding the design were raised by Council, we can discuss the design at this stage.

The following review is based on the submitted drawings should the sightline text amendment proceed. If the text amendment does not proceed, the site will need to be re-designed. We can confirm that the site is within Heritage Area 3.

The previous use on this site was a Non-Conforming Use in the R3 Zone. The development of Townhouses will bring the property into compliance with the zone and be more in keeping with the surrounding area. The design will require minor adjustments to meet the Heritage Area Standards set out in Section 5.9.4 of the Development Regulations. The windows would be required to be single-hung, rather than casement as shown. Double single-hung windows would be preferred on the second storey, however triple single-hung windows may be accepted. The proposed door would be required to be traditional style and the gable roof is

ST. JOHN'S

acceptable. The applicant has indicated that these drawings were submitted as a starting point and will be revised as needed.

With respect to the height of the proposed dwelling, three storeys may be permitted in the R3 Zone. At this particular intersection, the end-units at the northern intersection of Merrymeeting Road and Mayor Avenue increase in height from the adjacent buildings to 2 and a half storeys. The building at the southern intersection of Merrymeeting Road and Mayor Avenue is 2 storeys facing Mayor Avenue, but almost 3 storeys facing Merrymeeting Road. Therefore, three storey Townhouses at the southern intersection would not be out of character from the surrounding area. Further, there is a mix of one-two-and three-storey dwellings in this section of Mayor Avenue.



Northern intersection of Merrymeeting Road and Mayor Avenue



Southern intersection of Merrymeeting Road and Mayor Avenue, including the subject property (Needs convenience store)

Questions have been raised regarding the proposed garages. This area typically does not contain dwellings with garages and the development would be slightly out of character. This topic has been raised by the Built Heritage Experts Panel and previously the Heritage Advisory Committee several times over past years. Generally, the City has allowed infill development to contain garages. Examples include infill developments on Prescott Street, Casey Street, Catherine Street, and Patrick Street. The most recent examples have been requests for garages on Patrick Street. At that time, the BHEP recommended that new infill may contain garages, however an existing building should not be renovated to add a garage. The proposed development would be an infill development. If Council has concerns regarding the proposed garages, it is recommended that this be forwarded to the Built Heritage Experts Panel for a recommendation. However, please note that the development has not been evaluated at this stage for parking requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Public notice of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended to evaluate the design of the buildings separate from the associated text amendment for changes to the sightline regulations. It is further recommended to forward the design to the Built Heritage Experts Panel for review.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Zoning Map

Site Plan



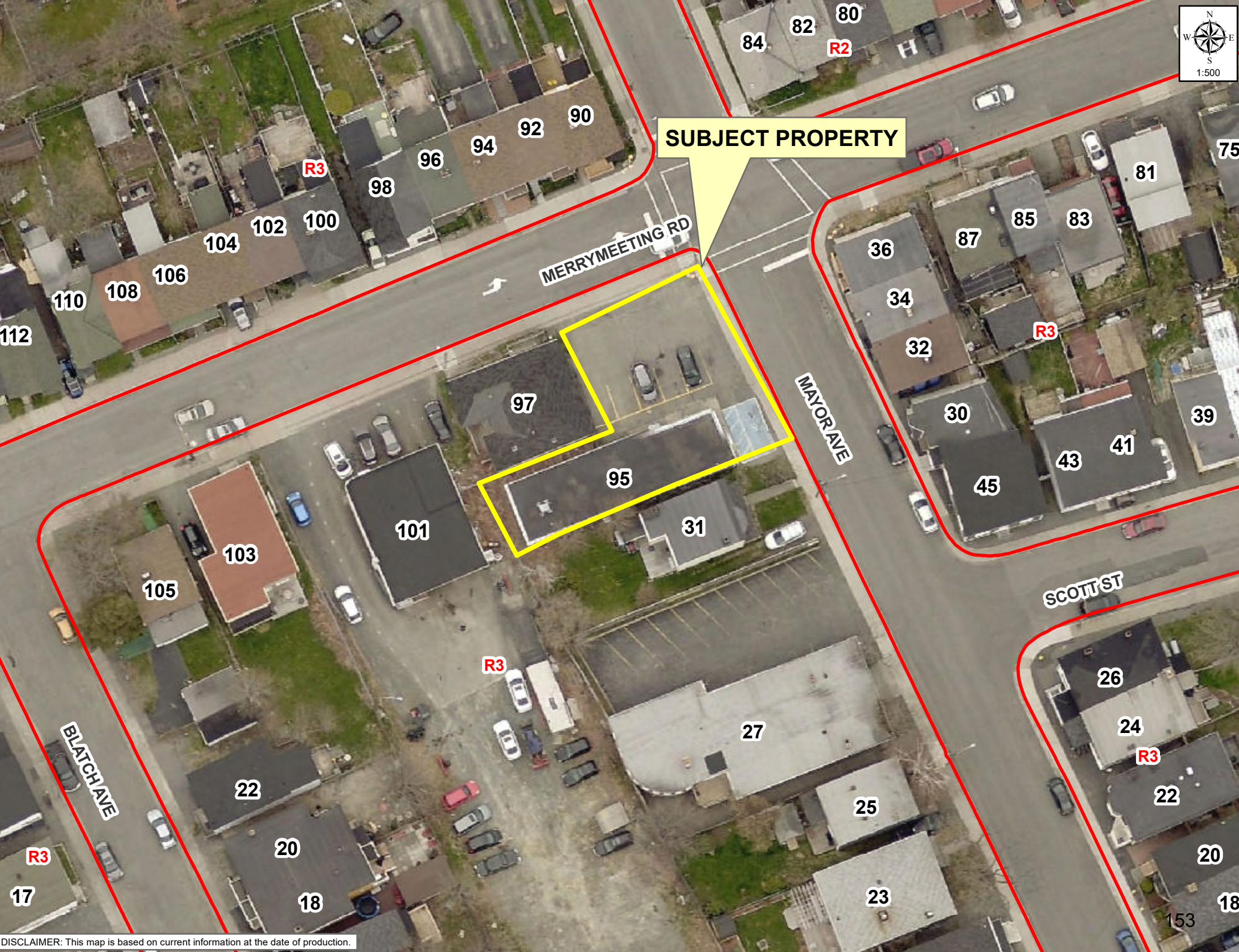
SUBJECT PROPERTY

MERRYMEETING RD

MAYOR AVE

SCOTT ST

BLATCH AVE



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Owner

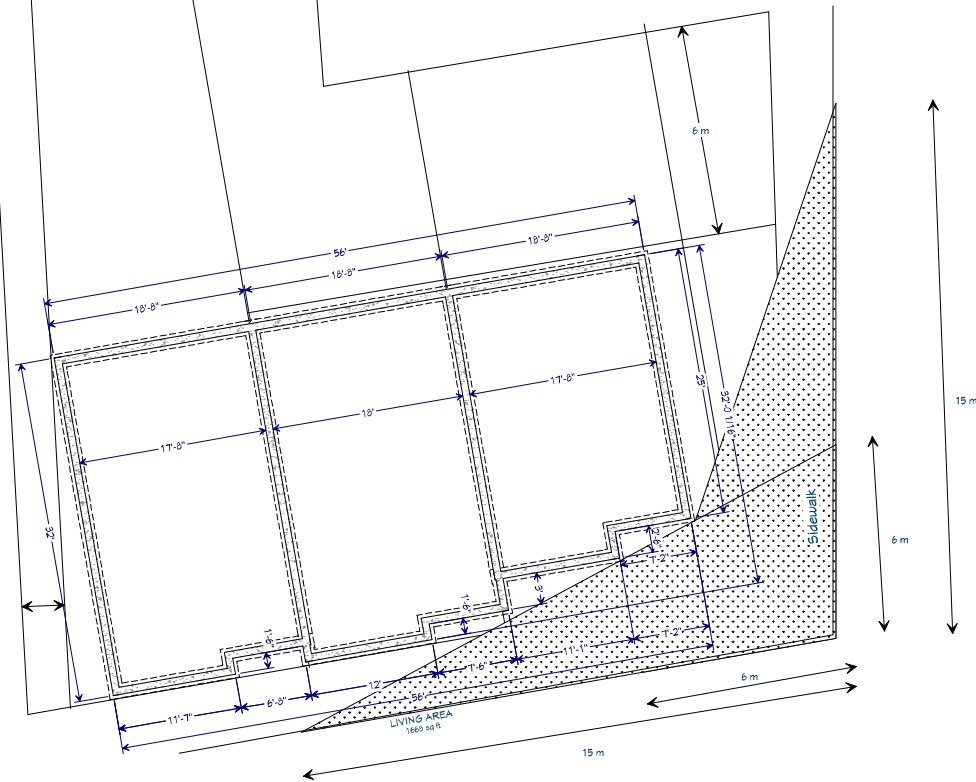
Date:

Scale:

NTS

Title:

Plan #



Carter Home Designs

E Mail: cs1@nl.rogers.com

Cell: 682-0888...Fax: 1-888-583-6075...Tele: 754-7911

Web Site www.carterdesigns.ca

A Division of Construction Services Ltd.

DECISION/DIRECTION NOTE

Title:	Text Amendment to the Commercial Central Retail (CCR) Zone for a maximum building height of 18 metres REZ1900013 331 Water Street
Date Prepared:	August 15, 2019
Report To:	Committee of the Whole
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	2

Decision/Direction Required:

To consider a proposed text amendment to the St. John's Development Regulations to allow a maximum height of 18 metres in the Commercial Central Retail (CCR) Zone. An amendment to the St. John's Municipal Plan would not be required.

Discussion – Background and Current Status:

The City received an application to allow an 18-metre building at 331 Water Street. The subject property is designated Commercial Downtown under the St. John's Municipal Plan and is zoned Commercial Central Retail (CCR). The maximum allowable building height in the CCR Zone is 4 storeys not exceeding 15 metres. The applicant wishes to build an office and retail building with a maximum height of 18 metres.

During review of the new Development Regulations, it was identified that an increase in building height should be considered for some commercial zones, with the exception of the Commercial Local (CL) and Commercial Neighbourhood (CN) Zones, which tend to be located within residential neighbourhoods. The standard used for many years in the St. John's Development Regulations is a height of 15 metres or 4 storeys. However, we have heard from local architects and developers that 15 metres is not high enough to accommodate 4 storeys, given that a commercial building often has a floor-to-floor height between 4 and 5 metres. The proposed increase in height is not site-specific and would apply to all CCR Zoned properties in the City. A map of CCR Zoned properties is attached for your reference.

The subject property is located in Heritage Area 1. A design of the proposed building has been reviewed by the Built Heritage Experts Panel and was approved by Council on June 10, 2019 with the following conditions:

- add a cornice/articulation along the roofline on the masonry walls;
- add windowsills to the second storey windows on Water Street (similar to the surrounding buildings);
- ensure first storey windows on Water Street align with adjacent buildings; and

ST. JOHN'S

- the amount of brick shown on the drawings will remain in the final design.

In the initial design, the applicants had proposed two levels of underground parking. Due to complications with the water table level, the applicants have now determined that it is not feasible to develop both levels of parking underground. Therefore, they are requesting a height increase in order to shift parking up to floor level. They have indicated that the proposed number of parking stalls would remain the same. Revised floor plans have not been submitted to determine how this may impact the site plan and/or design. Should the overall design remain similar to the previous design approved by Council, further review by the BHEP or Council will not be required.

The applicants currently have an active application for development of the building. Staff are reviewing the applications and have provided initial comments. Given that the proposed change in height will impact the site and floor plans, revised drawings will be required. Staff will continue to review the application, however, development approval for an 18-metre building can not be issued until the proposed amendment is adopted by Council and a notice is placed in the NL Gazette. As the proposed amendment is consistent with the Envision Development Regulations, it is recommended to consider increasing the maximum height in the CCR Zone from 15 metres to 18 metres.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
A text amendment to the St. John's Development Regulations is required to increase the maximum height from 15 metres to 18 metres in the Commercial Central Retail Zone.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations:
Public notice of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that the proposed text amendment to enable a maximum height of 18 metres in the Commercial Central Retail Zone be considered. It is recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Zoning Map

Map of CCR Zone

Development Regulations Section 10.25, CCR Zone

Proposed Elevation



SUBJECT PROPERTY

WATER ST

HARBOUR DR

BISHOP'S COVE

GEORGE ST

ADELAIDE ST

CCM

CCR

CCR

CCR

CCR-WSW

IG

11-17

310

312

305

309

13

318

315

15

320

317

324

326

319

23

330

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W:\Engwork\Planw\applications 2019\dev1900058-331 water street.mxd



 **DOWNTOWN CCR ZONES**

159

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

10.25 COMMERCIAL CENTRAL RETAIL (CCR) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.25.1 Permitted Uses

Residential:

- (a) Dwelling Unit within Buildings having an F.A.R. not exceeding 3.0

Public:

- (b) Adult Day Care Facility (subject to Section 7.2)
- (c) Cultural Centre
- (d) Library

Commercial:

- (e) Bakery
- (f) Bank (Subject to Section 7.30) **(2012-06-29)**
- (g) Clinic
- (h) Commercial School
- (i) Communications Use
- (j) Custom Workshop
- (k) Department Store
- (l) Dry Cleaning Establishment
- (m) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30)
(1995-09-15)(2012-06-29)
- (n) Hotel
- (o) Laundromat
- (o.1) Lounge **(2011-05-06)**
- (p) Office
- (q) Parking Area
- (r) Printing Establishment
- (s) Retail Store
- (t) Service Shop
- (u) Sign Maker's Shop
- (v) Taxi Business
- (w) Wholesale Business as Accessory Use to Retail Use Only

Other:

- (x) Day Care Centre (subject to Section 7.6)
- (y) Park
- (z) Public Use
- (aa) Public Utility

CCR

10.25.2 Discretionary Uses (subject to Section 5.8)

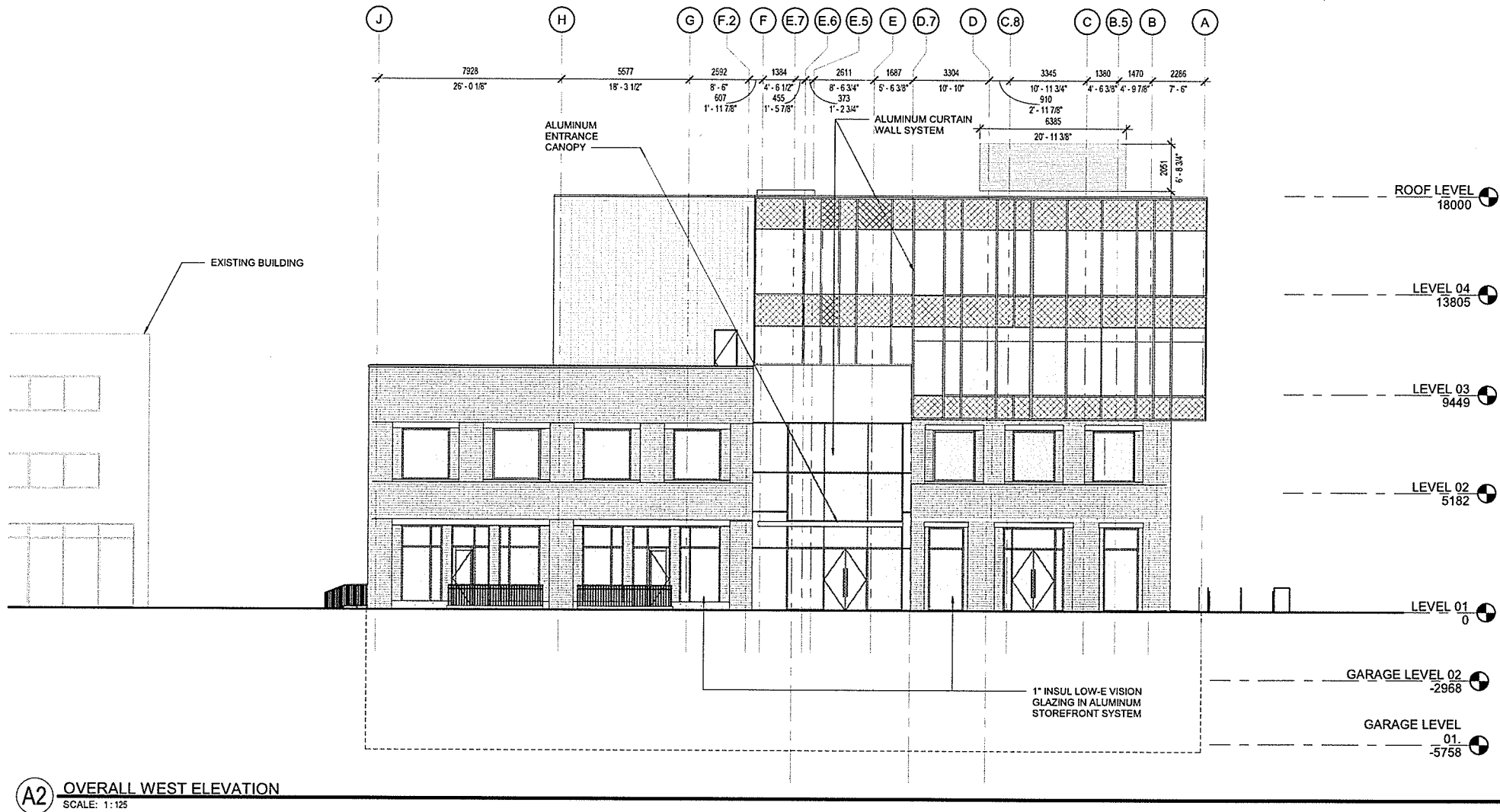
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|-----|--------------------|--------------|
| (a) | Place of Amusement | |
| (b) | Place of Assembly | (1995-11-24) |
| (c) | Private Park | (2007-10-05) |

10.25.3 Zone Requirements

The following requirements shall apply to all permitted Uses:

- | | | |
|-----|---|--|
| (a) | Floor Area Ratio (maximum) | 3.0 |
| | In areas allowing greater bulk on Map F (max) | 5.0 |
| (b) | Floor Area Commercial (min) | Where a Building is located on a Lot adjoining Water Street, not less than 1 Storey shall be used exclusively for one or more of the following Uses - Retail Store, department store, Bank, Service Shop, Eating Establishment, Lounge, Place of Amusement, Place of Assembly; and such a Commercial Storey shall be at the approximate elevation of the adjoining portion of Water Street.
(1995-09-15) (2011-05-07) |
| (c) | Building Height (maximum) | 4 Storeys (not exceeding 15 m) |
| (d) | Additional Building Height (maximum) | Up to 10 Storeys and 40 m, provided:
(i) the Building is situated in an area allowing greater bulk on Map F;
(ii) the Building is not situated in the Historic Precinct; and
(iii) that such parts of the Building exceeding 4 Storeys in height shall be set back from any Street Line at a distance of not less than 8 m. |
| (e) | Building Line (minimum) | All Buildings situated on Water Street shall be built on the Street Line, except for entrances to an arcade or a pedestrian court with a width not exceeding 6 m, measured along a line parallel to Water Street |
| (f) | Light Plane | Section 11.5 shall apply. |

CCR



powers brown architecture

Architectural Consultant:
Powers Brown Architecture
354 Water St., Suite 212
St. John's, NL A1C 1C4
709.726.3941
www.powersbrown.com

PROJECT TITLE

OFFICE BUILDING

331 Water Street

A PROJECT FOR
ALRE PROPERTIES INC.

GENERAL NOTES

MATERIAL LEGEND:

- BRICK MASONRY
- EIFS
- RIBBED METAL PANEL ROOF SCREEN
- STAINLESS STEEL
- PREFINISHED ACM PANEL
- LOW -E VISION GLAZING
- SPANDREL GLAZING

KEY PLAN

A2/ A202

C1/ A202

C1/ A201

N

DATE	REVISION

PROJECT NO: 183029
DRAWN BY: SM
CHECKED BY: JH

SHEET TITLE

OVERALL BUILDING ELEVATIONS

SEAL	SHEET NUMBER
	A202
	162

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**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
August 27, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

**Request for Building Line Setback
DEV1900159
10 Maple Street**

Recommendation

That Council approve the 13.36 metre Building Line setback.

**Request Side Yard Variance
INT1900084
77 Sunset Street**

Recommendation

That Council approve the 4.2% Variance side yard for the proposed new building lot.

**Request for Parking Relief
160 Southlands Boulevard
DEV1900166**

Recommendation

That Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site.

**Proposed Subsidiary Apartment in Single Detached Dwelling
DEV1900165
164 Signal Hill Road**

Recommendation

That Council approve the use of a Subsidiary Apartment in the proposed dwelling.

**Proposed Accessory Building in the Open Space Reserve (OR) Zone
252 Groves Road
INT1900076**

Recommendation

That Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations and maintain a 15-meter buffer from the highwater mark of the existing creek.

**Jason Sinyard
DCM – Planning, Engineering & Regulatory Services/Chairperson**

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
DEV1900159
10 Maple Street

Date Prepared: August 27, 2019 (Date of next meeting: September 3, 2019)

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek approval for a 13.36 metre Building Line setback to accommodate the reconstruction of a dwelling at 10 Maple Street.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct a dwelling at 10 Maple Street. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of 13.36 metres is approximately 1 metre closer than the previous dwelling, however this setback is consistent with varied pattern of development of the other properties on the street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the 13.36 metre Building Line setback.

Prepared by/Signature:

Andrea Roberts – Development Officer

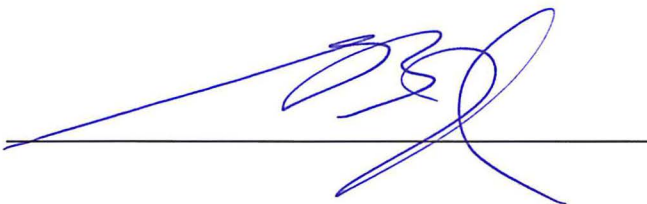
Signature: _____



Approved by/Date/Signature:

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

Signature: _____



AAR/dlm

Attachments:

Location Map
House Location

DECISION/DIRECTION NOTE

Title: Request Side Yard Variance
INT1900084
77 Sunset Street

Date Prepared: August 28, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 4.2% variance on the Side Yard at 77 Sunset Street to accommodate an extension to a dwelling.

Discussion – Background and Current Status:

An application was submitted to construct an extension to the subject dwelling which will require a 4.2% side yard variance. The proposed side yard will be 1.15 metres. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered. The abutting property owners have been notified, no concerns or comments have been submitted to this Department.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4 and Section 10.3.3(1)(d) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the Regulations.
7. Human Resource Implications: Not Applicable.

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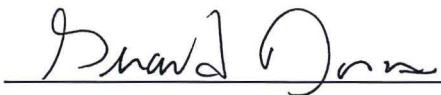
- 8. Procurement Implications: Not Applicable.
- 9. Information Technology Implications: Not Applicable.
- 10. Other Implications: Not Applicable.

Recommendation:

It is recommended that council approve the 4.2% Variance side yard for the proposed new building lot.

Prepared by/Date/Signature:

Gerard Doran – Development Supervisor

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

GD/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
160 Southlands Boulevard
DEV1900166

Date Prepared: August 27, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek parking relief for the proposed Personal Care Home facility at 160 Southlands Boulevard.

Discussion – Background and Current Status:

An application was submitted to construct an 88 suite Personal Care Home at 160 Southlands Boulevard. Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.

The total parking required for this development would be 127 for 2537.5m² of floor area used for suites. The parking proposed for the site is 77 spaces, requiring Council to relieve 50 spaces.

The applicant has submitted the following justification:

1. Being a Personal Care Home, there will be very few residents who drive or own personal vehicles. Historically, this developer on other sites with 100 beds licenses, has experienced on average 6-8 residents with personal vehicles. The developer proposed 10 spaces for residents for this development.
2. This development will have a total staff requirement of 35 staff, with only 15 to 20 staff members present at any one time. The developer proposed 20 spaces for staff parking.
3. Given that approximately 30 spaces would be used by residents and staff, the developer believes that no more than the proposed 77 spaces should be necessary for operation, when including the 47 spaces for visitors.

4. The developer believes that 77 parking spaces should be more than adequate for the parking demand created by this development, as the current requirement of 127 spaces would represent an impediment to development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Direction/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title: Proposed Subsidiary Apartment in Single Detached Dwelling
DEV1900165
164 Signal Hill Road

Date Prepared: August 28, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a Subsidiary Apartment in a proposed Single Detached Dwelling.

Discussion – Background and Current Status:

The subject property is in the Signal Hill/Battery Comprehensive Development Area (CDA) where Single Detached Dwellings may be considered by Council. A one storey dwelling is currently on the lot and is proposed to be demolished and reconstructed. Section 10.47.2(c) of the Development Regulations makes reference to the reconstruction, replacement and addition to existing buildings in the (CDA) as permitted. A Subsidiary Apartment is not specifically referenced as a use in this CDA, though most all residential zones allow a subsidiary apartment in a single detached dwelling. The floor area of the proposed apartment meets the size set out in the definition of a subsidiary apartment and on-site parking will be provided. The property is located in the Battery Development Area and the subsequent Footprint and Height Control Overlay. Plans which have been submitted will be referred to Council for consideration later in the review process

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Battery Development Guideline Study.
4. Legal or Policy Implications:
Section 10.47.2(c) of the St. John's Development Regulations.
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not applicable.

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

Recommendation:

It is recommended that Council approve the use of a Subsidiary Apartment in the proposed dwelling.

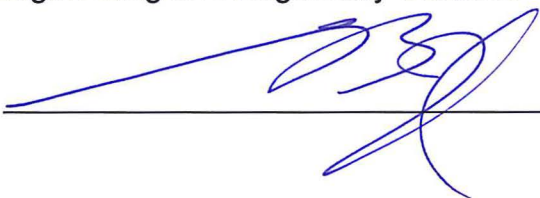
Prepared by - Date/Signature:

Gerard Doran-Development Supervisor

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

GD/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Open Space Reserve (OR) Zone
252 Groves Road
INT1900076

Date Prepared: August 20, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek approval for a 20' by 28' Accessory Building located in the Open Space Reserve (OR) Zone.

Discussion – Background and Current Status:

An application was submitted to construct a 20' by 28' Accessory Building at 252 Groves Road. The property is situated in a split zone; Rural Residential Infill (RRI) where the existing dwelling is located and Open Space Reserve (OR) Zone at the rear of the property where Accessory Building is being proposed. Accessory Buildings are not permitted in the Open Space Reserve (OR) Zone, however, Section 8.3.7 of the Development Regulations, states that Council shall have the discretionary power to allow an Accessory Building. The intent of the Accessory Building must be used for personal use complimentary to the existing Residential Dwelling.

The property also has an existing water body that flows throughout the rear of the property. The proposed accessory building will maintain a 15-meter buffer from the highwater mark.

Key Considerations/Implications:

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

4. Legal or Policy Implications:

Section 8.3.7 of the Development Regulations provides that Council shall have the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of these Regulations.

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

Recommendation:

It is recommended that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations and maintain a 15-meter buffer from the highwater mark of the existing creek.

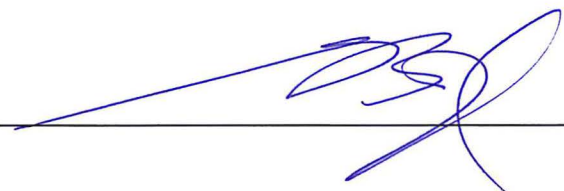
Prepared by - Date/Signature:

Ashley Murray, Development Officer II

Signature:  _____

Approved by - Date/Signature:

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

Signature:  _____

AAM/dlm

Attachments: Locaiton Map

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF August 15, 2019 TO August 28, 2019

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Peter's Brown Architecture	Office Building	25 Sea Rose Avenue	1	Approved	19-08-16
RES		Family Home Child Care Service for up to six (6) Children	91 Maurice Putt Crescent	4	Approved	19-08-16
COM	Market Morgan Finch	17 Additional Parking Squares at Rear of Terrace on Square	8-10 Rowan Street	4	Approved	19-08-21
COM	The Shoppes at Galway Limited Partnership	Commercial Buildings A7 & A6	4 & 6 Danny Drive (16 Danny Drive)	5	Approved	19-08-21
COM	Stuff2Digital Inc	Home Office for Administration of Management Consultant Company	235 Blackmarsh Road, Unit 119	3	Approved	19-08-26
COM	Lindsay Construction Ltd	Commercial Building	36 Ropewalk Lane	3	Approved	19-09-27

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture
 OT - Other
 INST - Institutional
 IND - Industrial

** 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.

Gerard Doran
Development
Supervisor
Planning, Engineering
and Regulatory
Services

Permits List
Council's September 3, 2019 Regular Meeting

Permits Issued: 2019/08/15 to 2019/08/28

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
1 Prim Pl	Renovations	Townhousing
10 Beothuck St	Renovations	Townhousing
10 Bideford Pl	Fence	Fence
10 Howley Ave Exten	Change of Occupancy	Day Care Centre
10 Johnson Cres	Fence	Fence
10 Mccrae St	Fence	Fence
106 Branscombe St	Extension	Single Detached Dwelling
108 New Cove Rd	Deck	Patio Deck
11 Prim Pl	Renovations	Townhousing
113 Quidi Vidi Rd	Deck	Patio Deck
12 Beothuck St	Renovations	Townhousing
13 Prim Pl	Renovations	Townhousing
136 Casey St	Deck	Patio Deck
14 Downing St	Deck	Patio Deck
14 John St	Site Work	Single Detached Dwelling
14 John St	Fence	Fence
14 Symonds Ave	Renovations	Single Detached w/ apt.
146 Highland Dr	Renovations	Single Detached Dwelling
149 New Cove Rd	Fence	Fence
15 Prim Pl	Renovations	Townhousing
155 Craigmillar Ave	Renovations	Single Detached Dwelling
162 Higgins Line	Fence	Fence
17 Musgrave St	Extension	Single Detached Dwelling
17 Musgrave St	Renovations	Single Detached Dwelling
17 Prim Pl	Renovations	Townhousing
17 Terry Lane	New Construction	Single Detached Dwelling
17 Titania Pl	New Construction	Swimming Pool/Hot Tub
189 Cheeseman Dr	Renovations	Single Detached Dwelling
19 Prim Pl	Renovations	Townhousing
2 Beothuck St	Renovations	Townhousing

2 Country Grove Pl	Fence	Fence
20 Sitka St	Renovations	Single Detached Dwelling
216 Stavanger Dr	Site Work	Single Detached Dwelling
22 Falkland St	Change of Occupancy	Home Office
22 Quebec St	Renovations	Single Detached Dwelling
24 Winter Ave	New Construction	Swimming Pool/Hot Tub
259 Pennywell Rd	New Construction	Single Detached Dwelling
28 Georgina St	Deck	Patio Deck
29 Beothuck St	Renovations	Townhousing
29 Kilmory Pl	Deck	Patio Deck
3 Prim Pl	Renovations	Townhousing
30 Conway Cres	Accessory Building	Accessory Building
30 Firdale Dr	Accessory Building	Accessory Building
31 Beothuck St	Renovations	Townhousing
32 Thomas St	Deck	Patio Deck
320 Waterford Bridge Rd	Accessory Building	Accessory Building
33 Beothuck St	Renovations	Townhousing
35 Beothuck St	Renovations	Townhousing
37 Beothuck St	Renovations	Townhousing
37 Boyle St	Deck	Patio Deck
39 Beothuck St	Renovations	Townhousing
4 Beothuck St	Renovations	Townhousing
4 Bowring Pl	Site Work	Single Detached Dwelling
4 Linden Pl	Renovations	Single Detached Dwelling
4 Parliament St	Renovations	Single Detached Dwelling
41 Beothuck St	Renovations	Townhousing
41 Fahey St	Accessory Building	Accessory Building
43 Beothuck St	Renovations	Townhousing
45 Brooklyn Ave	Deck	Patio Deck
46 Maurice Putt Cres	Renovations	Single Detached Dwelling
46 Spencer St	New Construction	Townhousing
5 Pine Bud Pl	Accessory Building	Accessory Building
5 Prim Pl	Renovations	Townhousing
51 Freshwater Rd	Deck	Patio Deck
51 Monkstown Rd	Renovations	Single Detached Dwelling
54 Mountbatten Dr	Extension	Single Detached Dwelling
59 Diamond Marsh Dr	New Construction	Single Detached Dwelling
6 Beothuck St	Renovations	Townhousing
6 King's Bridge Crt	Renovations	Single Detached w/ apt.

60 Grenfell Ave	Renovations	Single Detached Dwelling
61 Diamond Marsh Dr	New Construction	Single Detached Dwelling
62 Huntingdale Dr	Site Work	Swimming Pool/Hot Tub
62 Perlin St	Fence	Fence
664 Southside Rd	Renovations	Single Detached Dwelling
67 Military Rd	Renovations	Semi Detached Dwelling
687 Main Rd	Extension	Single Detached Dwelling
7 Prim Pl	Renovations	Townhousing
70 Tigress St	New Construction	Single Detached w/ apt.
74 Maurice Putt Cres	New Construction	Single Detached w/ apt.
78 Cherokee Dr	Fence	Fence
8 Beothuck St	Renovations	Townhousing
8 Bonaventure Ave	Deck	Patio Deck
8 Dunkerry Cres	Deck	Patio Deck
80 Royal Oak Dr	Accessory Building	Accessory Building
81 Maurice Putt Cres	Renovations	Single Detached Dwelling
85 Perlin St	Accessory Building	Accessory Building
87 Maurice Putt Cres	Deck	Patio Deck
87 Springdale St	Deck	Patio Deck
9 Prim Pl	Renovations	Townhousing
94 Pleasant St	Renovations	Duplex Dwelling
99 Bay Bulls Rd	Fence	Fence

This Week: \$1,987,991.00

Commercial

Location	Permit Type	Structure Type
100 Elizabeth Ave Unit 106	Change of Occupancy	Service Shop
100 Hebron Way	Sign	Office
130 Water St	Renovations	Office
141 Torbay Rd	Sign	Retail Store
16 Queen St	Sign	Tavern
20 Crosbie Pl	Change of Occupancy/Renovations	Office
214 Duckworth St	Sign	Retail Store
24 Pepperrell Rd	New Construction	Warehouse
25 Hebron Way	Sign	Retail Store
25 Hebron Way	Sign	Retail Store
25 Kenmount Rd	Change of Occupancy/Renovations	Tavern

286 Torbay Rd	Renovations	Veterinary Hospital
326 Freshwater Rd	Renovations	Commercial Garage
330 Portugal Cove Pl	Renovations	Office
330 Portugal Cove Pl	Accessory Building	Accessory Building
330 Torbay Rd	Renovations	Parking
36 Blackmarsh Rd	Change of Occupancy	Retail Store
4 Danny Dr	New Construction	Eating Establishment
42 Danny Dr	Change of Occupancy/Renovations	Retail Store
42 Danny Dr	Sign	Retail Store
42 Danny Dr	Sign	Retail Store
48 Kenmount Rd	Sign	Retail Store
48 Kenmount Rd	Sign	Shopping Centre
5 Sea Rose Ave	New Construction	Light Industrial Use
64 Airport Rd Unit 101	Fence	Fence
657 Topsail Rd	Sign	Take Out Food Service
807 Water St	Change of Occupancy/Renovations	Office
83 Duckworth St	Renovations	Other
85-95 Kenmount Rd	Renovations	Office

This Week: \$4,759,291.00

Government/Institutional

Location	Permit Type	Structure Type
Blackhead Rd	Sign	Other

This Week: \$1,500.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
23 Chafe's Lane	Demolition	Single Detached Dwelling
4 Spencer St	Demolition	Single Detached Dwelling
46 Signal Hill Rd	Demolition	Single Detached Dwelling

This Week: \$29,500.00

This Week's Total: \$6,778,282.00

REPAIR PERMITS ISSUED:

\$47,517.50

REJECTIONS:

28 Welland St

Application to extend existing driveway rejected as per Section 10.3.3(1)(g) of the St. John's Development Regulations.

YEAR TO DATE COMPARISONS			
September 3, 2019			
TYPE	2018	2019	% Variance (+/-)
Residential	\$51,506,072.00	\$27,750,480.89	-46
Commercial	\$159,401,898.00	\$82,518,321.97	-48
Government/Institutional	\$2,495,632.00	\$1,578,850.00	-37
Industrial	\$5,000.00	\$1,737,266.07	34645
Repairs	\$1,871,800.00	\$1,793,173.50	-23
TOTAL	\$215,280,402.00	\$115,378,092.43	-46
Housing Units (1 & 2 Family Dwelling)	96	68	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending August 21, 2019

Payroll

Public Works	\$ 450,571.71
Bi-Weekly Administration	\$ 885,524.80
Bi-Weekly Management	\$ 851,073.19
Bi-Weekly Fire Department	\$ 912,080.98
Accounts Payable	\$ 3,320,296.43

Total: \$ 6,419,547.11

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	DESCRIPTION	AMOUNT
STEVEN JAMIESON	REFUND SECURITY DEPOSIT	1,500.00
HARDING, JEAN	RECREATION PROGRAM REFUND	64.00
MCINNES COOPER	COURT OF APPEAL REFUND	1,600.00
FAIRVIEW INVESTMENTS LTD	COURT OF APPEAL REFUND	400.00
MARTIN EDWARDS	REFUND SECURITY DEPOSIT	1,274.00
WAYNE & MICHELE HUMBER	REFUND OVERPAYMENT OF TAXES	1,125.25
EASTERN HEALTH	AMBULANCE SERVICES	115.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	DAMAGE CLAIM	1,568.25
CHARTERED PROFESSIONAL ACCOUNTANTS OF CANADA	SUBSCRIPTION RENEWAL	286.35
RECEIVER GENERAL FOR CANADA	PARKING AGREEMENT	667.00
FAIRVIEW INVESTMENTS LTD	REFUND OVERPAYMENT OF TAXES	69,973.64
NORTRAX CANADA INC.,	REPAIR PARTS	73.38
SUNRISE ANIMAL HOSPITAL LTD.	PROFESSIONAL SERVICES	94.30
THE WORKS	MEMBERSHIP FEES	381.60
MITCHELL FARMS INC	MULCH	345.00
MELVIN'S ATV PARTS & ACC LTD.	LAWN TRACTOR	8,049.98
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	697.03
BERNADETTE GENTRY	HONORARIUM	60.00
MARINA GRACE	PROFESSIONAL SERVICES	30.00
WADE CRANE	REFUND SECURITY DEPOSIT	1,500.00
JOY & EVELYN PHILPOTT	REFUND OVERPAYMENT OF TAXES	1,363.21
GLADYS LESLIE	REFUND OVERPAYMENT OF TAXES	127.80
DONALD & LORRAINE BURRAGE	REFUND OVERPAYMENT OF TAXES	371.87
PERHAM HOMES	REFUND SECURITY DEPOSIT	1,000.00
AQUARENA	REAL PROGRAM	1,271.25
KILLAM INVESTMENTS INC.	REFUND SECURITY DEPOSIT	19,733.54
RECREATION NL	SUPPLIES FOR RECREATION PROGRAM	1,200.00
MARA PELLERIN	PERFORMANCE FEE	800.00
CANCELLED	CANCELLED	0.00
PROVINCIAL INVESTMENTS INC.	COURIER SERVICES	708.71
PLATINUM PRO FITNESS	GYM MEMBERSHIP	500.00
ALLIED TECHNICAL SALES INC	REPAIR PARTS	3,772.00
ALAN FLYNN (RTO CAPTIAL INC.)	REFUND SECURITY DEPOSIT	200.00
MIRANDA MANAGEMENT INC.	PERFORMANCE FEE	800.00
AIR COOLED ENGINE SERVICE LTD.	REPAIR PARTS	32.83
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	15,274.08
SUSAN BONNELL	TRAVEL REIMBURSEMENT	489.25
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	1,987.50
BREEN, DANNY	TRAVEL ADVANCE	3,490.40
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	117.70
AFONSO GROUP LIMITED	SEWER INSPECTIONS	1,805.50
THE UPS STORE #169	COURIER SERVICES	304.05
PARDY'S WASTE MANAGEMENT	WASTE DISPOSAL	6,954.76
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	1,268.63
ASHFORD SALES LTD.	REPAIR PARTS	938.52

NAME	DESCRIPTION	AMOUNT
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	408.94
AUTOMOTIVE SUPPLIES 1985 LTD.	AUTO SUPPLIES	1,667.16
MIGHTY WHITES LAUNDROMAT	LAUNDRY SERVICES	39.10
BRINK'S CANADA LIMITED	DELIVERY SERVICES	122.79
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	518.89
NEWFOUNDLAND EXCHEQUER ACCOUNT	ANNUAL OPERATING EXPENSE	379.50
STAPLES THE BUSINESS DEPOT - MP	OFFICE SUPPLIES	72.44
BELBIN'S GROCERY	CATERING SERVICES	719.25
CABOT PEST CONTROL	PEST CONTROL	262.20
BEST DISPENSERS LTD.	SANITARY SUPPLIES	173.19
PRINT & SIGN SHOP	SIGNAGE	276.00
OVERHEAD DOORS NFLD LTD	REPAIRS TO DOORS	89.70
CANSEL SURVEY EQUIPMENT INC.	OFFICE SUPPLIES	161.49
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	1,552.55
JLG TRANSPORTATION LTD.	TAXI SERVICES	101.75
WESTERN HYDRAULIC 2000 LTD	REPAIR PARTS	586.50
BDI CANADA INC	CHEMICALS	2,365.36
CABOT BUSINESS FORMS AND PROMOTIONS	LEASE OF OFFICE SPACE	16,834.56
CANADA POST CORPORATION	POSTAGE SERVICES	9,174.12
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	36,226.55
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	27.54
CAPITAL READY MIX	CONCRETE	569.16
CANADA CLEAN GLASS	CLEANING OF WINDOWS	10,522.50
SOBEY'S INC	PET SUPPLIES	3,319.39
BLUE WATER MARINE & EQUIPMENT	REPAIR PARTS	216.14
NEWFOUNDLAND GLASS & SERVICE	GLASS INSTALLATION	420.67
JOE JOHNSON EQUIPMENT INC.	EQUIPMENT	185,158.05
KENT	BUILDING SUPPLIES	3,084.93
ATLANTIC HOME FURNISHINGS LTD	APPLIANCES	1,665.20
COADY'S METAL WORKS LTD.	PROFESSIONAL SERVICES	143.75
CANADIAN RED CROSS	CPR RECERTIFICATION	360.00
DULUX PAINTS	PAINT SUPPLIES	951.57
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	1,649.91
EASTERN VALVE & CONTROL SPEC.	REPAIR PARTS	56.61
CONSTRUCTION SIGNS LTD.	SIGNAGE	1,635.88
BUREAU VERITAS CANADA (2019) INC	WATER PURIFICATION SUPPLIES	4,723.05
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	942.27
HACH	PROFESSIONAL SERVICES	17,376.62
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	1,884.85
ATLANTIC RECREATION	AUTO PARTS	2,180.40
LONG & MCQUADE	REAL PROGRAM	36.00
CYGNUS GYMNASTICS	GYM MEMBERSHIPS	441.13
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	698.39
EAST COAST HYDRAULICS	REPAIR PARTS	176.92
GENTARA REAL ESTATE LP	LEASE OF OFFICE SPACE	18,661.05

NAME	DESCRIPTION	AMOUNT
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	6,705.02
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	179.15
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	102.20
ELECTRIC MOTOR & PUMP DIV.	REPAIR PARTS	675.21
ELECTRONIC CENTER LIMITED	ELECTRONIC SUPPLIES	200.16
ESRI CANADA	PROFESSIONAL SERVICES	5,750.00
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	546.79
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	214.85
BASIL FEARN 93 LTD.	REPAIR PARTS	160.14
CONTROL PRO DISTRIBUTOR INC.	REPAIR PARTS	249.14
PRINCESS AUTO	MISCELLANEOUS ITEMS	934.85
COASTLINE SPECIALTIES	PROFESSIONAL SERVICES	552.00
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	536.68
PROVINCIAL FENCE PRODUCTS	FENCING MATERIALS	36.80
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	941.61
HARVEY & COMPANY LIMITED	REPAIR PARTS	7,676.57
GUILLEVIN INTERNATIONAL CO.	ELECTRICAL SUPPLIES	375.32
HEATING PRODUCT 1978 LTD.	STEAM COILS	466.90
CANADIAN LINEN & UNIFORM	MAT RENTALS	2,932.67
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	420.91
HOLDEN'S TRANSPORT LTD.	RENTAL OF EQUIPMENT	2,225.25
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	208.02
INFINITY CONSTRUCTION	PROGRESS PAYMENT	155,899.36
CH2M HILL	PROFESSIONAL SERVICES	39,158.09
ISLAND HOSE & FITTINGS LTD	INDUSTRIAL SUPPLIES	125.32
CLEAN AIR SOLUTIONS	PROFESSIONAL SERVICES	3,789.25
PRINTER TECH SOLUTIONS INC.,	REPAIRS TO EQUIPMENT	470.66
PUGLISEVICH CREWS & SERVICES LTD.	TRAINING PROGRAMS	189.75
CDMV	VETERINARY SUPPLIES	36.45
TRANE CANADA CO.	PROFESSIONAL SERVICES	1,040.75
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	1,273.05
DILLON CONSULTING LTD.	PROFESSIONAL SERVICES	17,432.85
CENTINEL SERVICES	REPAIR PARTS	49.16
KERR CONTROLS LTD.	INDUSTRIAL SUPPLIES	142.05
DON CLARKE'S HYDROSEEDING	PROFESSIONAL SERVICES	1,840.00
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	2,771.36
JJ MACKAY CANADA LTD.	PARKING METER KEYS	10,082.63
MCCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	3,406.12
MEMORIAL UNIVERSITY OF NFLD.	PROFESSIONAL SERVICES	22,870.56
MIKAN SCIENTIFIC INC.	REPAIR PARTS	1,174.95
CUTTING EDGE EXCAVATION INC.,	PROFESSIONAL SERVICES	1,564.00
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & L	PROFESSIONAL SERVICES	193.20
PRINTERS PLUS	TONER CARTRIDGES	940.70
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	149.95
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	291.80

NAME	DESCRIPTION	AMOUNT
NEWFOUNDLAND BROADCASTING CO.	ADVERTISING	371.24
NL KUBOTA LIMITED	REPAIR PARTS	701.78
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	36,583.60
GCR TIRE CENTRE	TIRES	383.02
ROYAL FREIGHTLINER LTD	REPAIR PARTS	6,815.54
ST. JOHN'S TRANSPORTATION COMMISSION	CHARTER SERVICES	5,542.00
BIG ERICS INC	SANITARY SUPPLIES	1,627.38
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	502.44
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	190.03
TRACTION DIV OF UAP	REPAIR PARTS	6,354.56
TULKS GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	584.97
URBAN CONTRACTING JJ WALSH LTD	PROPERTY REPAIRS	805.00
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	18,227.73
WESCO DISTRIBUTION CANADA INC.	REPAIR PARTS	1,459.52
STAPLES THE BUSINESS DEPOT - KELSEY DR	OFFICE SUPPLIES	76.22
THRIVE	HPS FUNDED PROGRAM	555.80
DR. GARY RIDEOUT	MEDICAL EXAMINATION FEE	20.00
BERNIE DELANEY	CLOTHING ALLOWANCE	110.35
WILLIAMS, KEITH	MILEAGE	159.00
MACKENZIE, NEIL	MILEAGE	68.80
WHITE, LESLIE	MILEAGE	196.98
FAGAN, STEPHEN	MILEAGE	236.05
SMITH, DEBBIE	MILEAGE	238.43
ANNETTE OLDFORD	MILEAGE	82.82
PINSENT, JEFF	VEHICLE BUSINESS INSURANCE	381.95
KELLY, KAREN	MILEAGE	84.48
REDMOND, KEVIN	VEHICLE BUSINESS INSURANCE	370.64
ROBYN DOBBIN	MILEAGE	55.07
NICOLE MURPHY	MILEAGE	35.47
SHERRY MERCER	MILEAGE	30.32
HAYE, SHAWN	MILEAGE	104.09
KRISTA BABIJ	MILEAGE	49.86
CHRIS HAYWARD	VEHICLE BUSINESS INSURANCE	258.00
STEVEN NOSEWORTHY	VEHICLE BUSINESS INSURANCE	255.00
PAUL PORTER	MILEAGE	69.65
HANLON SERVICES	PROFESSIONAL SERVICES	690.00
CWB NATIONAL LEASING	PROFESSIONAL SERVICES	1,100.71
VALLIN	REPAIR PARTS	211.38
TELUS	IPHONES	920.00
DR. PINOS MPIANA	MEDICAL EXAMINATION FEE	20.00
GBS TECHNOLOGIES	REPAIR PARTS	74.74
IRVING OIL MARKETING GP	GASOLINE & DIESEL PURCHASES	3,773.63
JONES, CHRISTINA	EMPLOYMENT RELATED EXPENSES	99.79
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	806.98
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	158.11

NAME	DESCRIPTION	AMOUNT
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	2,599.31
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	22,412.54
ANDREW RODGERS	TUITION	400.00
REDWOOD CONSTRUCTION LIMITED	PROGRESS PAYMENT	196,072.58
DEXTER CONSTRUCTION	PROGRESS PAYMENT	1,924,565.55
MODERN PAVING LTD.	PROGRESS PAYMENT	149,620.52
BIRD CONSTRUCTION GROUP	PROGRESS PAYMENT	153,250.15
TOTAL: \$		<u>3,320,296.43</u>

MEMORANDUM

Weekly Payment Vouchers For The Week Ending August 28, 2019

Payroll

Public Works	\$ 447,987.98
Bi-Weekly Casual	\$ 143,940.83
Accounts Payable	\$ 2,677,473.23
Total:	\$ 3,269,402.04

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	DESCRIPTION	AMOUNT
AMERICAN WATER WORKS ASSOC.	MEMBERSHIP RENEWAL	259.16
BORN AVIATION PRODUCTS INC.	PROMOTIONAL ITEMS	793.25
WATER ENVIRONMENT FEDERATION	MEMBERSHIP RENEWAL	229.06
FLANKER PRESS LIMITED	PROMOTIONAL ITEMS	473.36
PENGUIN RANDOM HOUSE OF CANADA LTD.	PROMOTIONAL ITEMS	249.79
WELSH, SHERRY	REPLENISH PETTY CASH RAILWAY	448.57
ADS PUBLISHING	ADVERTISING	966.00
RAVENSBURGER NORTH AMERICA, INC.	PROMOTIONAL ITEMS	537.65
RCAP	LEASING OF OFFICE EQUIPMENT	363.64
SHERATON HOTEL NEWFOUNDLAND	LUNCHEON	635.72
NEWFOUNDLAND EXCHEQUER ACCOUNT	RESIDENTIAL TENANCIES BOARD HEARING FEES	200.00
ELIZABETH MILOT	REFUND SECURITY DEPOSIT	2,000.00
APPRAISAL INSTITUTE OF CANADA	MEMBERSHIP FEES	6,122.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	100.00
INSTITUTE OF MUNICIPAL ASSESSORS (IMA)	SEMINAR FEES	2,350.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	FILING FEE	10.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	SOIL SAMPLES	345.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	100.00
VERMEER CANADA INC.	REPAIR PARTS	569.43
INNOVATIVE SURFACE SOLUTIONS	CALCIUM CHLORIDE	4,534.83
WAJAX EQUIPMENT	REPAIR PARTS	24.59
CAMPBELL RENT ALLS LTD.	HARDWARE SUPPLIES	515.20
NORTRAX CANADA INC.,	REPAIR PARTS	305.58
STEELE COMMUNICATIONS	ADVERTISING	1,035.00
HARTY'S INDUSTRIES	STEEL FLAT BAR	690.00
AUTOCHOICE	PROFESSIONAL SERVICES	823.17
SCHOOL SPECIALTY CANADA	SUPPLIES - RECREATION	368.45
ENNIS PAINT INC	PAINT SUPPLIES	18,856.32
THE CANADIAN PRESS	REFUND OVERPAYMENT OF TAXES	54.13
IDEXX LABORATORIES	VETERINARY SUPPLIES	1,085.78
KANSTOR INC.	REPAIR PARTS	1,228.25
S & H CODNER'S CONSTRUCTION	PROFESSIONAL SERVICES	48,586.37
STERICYCLE INC.,	PROFESSIONAL SERVICES	55.20
STAPLES ADVANTAGE	OFFICE SUPPLIES	1,274.78
NORATEK SOLUTIONS INC.,	ANNUAL LICENSE RENEWAL	14,605.00
FIREHALL BOOKSTORE - ANNEX PUBLISHING & PRINTING	BOOKS	1,104.87
CON-TEST	PROFESSIONAL SERVICES	2,813.35
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	LEASING OF PHOTOCOPIER	2.46
ROCK SAFETY INDUSTRIAL LTD.	REPAIR PARTS	723.12
HAZARDU	PROFESSIONAL SERVICES	379.50
BELL ALIANT	TELEPHONE SERVICES	102.87
PETRO PLUS INC.	REPAIR PARTS	22,655.00
PRAXAIR PRODUCTS INC.	CARBON DIOXIDE	1,873.65
CANCELLED	CANCELLED	0.00
JOY & EVELYN PHILPOTT	REFUND OVERPAYMENT OF TAXES	1,066.44

NAME	DESCRIPTION	AMOUNT
BAXTER KING	LEGAL CLAIM	547.75
ANDREW ANSTEY	REFUND SECURITY DEPOSIT	100.00
GARRETT FLIGHT	REFUND SECURITY DEPOSIT	500.00
ELIZABETH GLENN	PROFESSIONAL SERVICES	150.00
APPRAISAL ASSOCIATES LIMITED	PROFESSIONAL SERVICES	454.25
HEALEY'S AUTO BODY SHOP LTD. & CHARLES HENLEY	LEGAL CLAIM	377.26
ALICE WALSH	REFUND OVERPAYMENT OF TAXES	930.12
CANADIAN TIRE PETROLEUM	REFUND OVERPAYMENT OF TAXES	2,235.59
ATLANTIC INFRASTRUCTURE MANAGEMENT NETWORK	FINANCIAL SUPPORT MEETINGS & CONVENTIONS	500.00
ELIZABETH FRANCES IRLAND	REFUND OVERPAYMENT OF TAXES	292.95
BOARD OF CANADIAN REGISTERED SAFETY PROFESSIONALS	MEMBERSHIP RENEWAL	316.25
DR. ELIZABETH CALLAHAN	MEDICAL EXAMINATION FEE	20.00
MAIDMENT CONSULTING INC.	REFUND SECURITY DEPOSIT	2,824.20
ELTON'S FIGHTING SYSTEM	REAL PROGRAM	292.50
DR. SHEILAGH MCGRATH	MEDICAL EXAMINATION FEE	20.00
DR. DEREK FLEMING, MD, CCFP	MEDICAL EXAMINATION FEE	20.00
DARRIN FEEHAN	PERFORMANCE FEE	800.00
DUCKWORTH STREET PARKADE LP	REFUND OVERPAYMENT OF TAXES	326.25
RUTH WILLIAMS	REFUND SECURITY DEPOSIT	50.00
MORNEAU SHEPELL	PROFESSIONAL SERVICES	1,897.52
SAUCY MOUTH	REFUND SECURITY DEPOSIT	200.00
LEE O'BRIEN	REFUND SECURITY DEPOSIT	500.00
MUSUBI DRUM CIRCLES	PERFORMANCE FEE	100.00
PHILROBBEN JANITORIAL LIMITED	CLEANING SERVICES	30,180.88
DR. MARCUS HANCOCK	MEDICAL EXAMINATION FEE	20.00
ATLANTIC CANADA AEROSPACE & DEFENCE	CONFERENCE FEE	28.75
RAJESHA JUMEJA	REFUND SECURITY DEPOSIT	86.25
LYNCH, KAYLA	EMPLOYMENT RELATED EXPENSES	38.25
IRVING OIL	COURT OF APPEAL REFUND	1,000.00
KATHRYN BREEN	COURT OF APPEAL REFUND	60.00
EXECUTIVE TAXI LIMITED	TRANSPORTATION SERVICES	1,293.75
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	ADVERTISING	10,715.99
JMJ HOLDINGS LTD	PROGRESS PAYMENT	69,598.57
JAMES & JO-ANN ABBOTT	REFUND APPLICATION FEE	150.00
RAJESHA JUMEJA	REFUND SECURITY DEPOSIT	13.75
TELUS	MOBILE SERVICES	12,991.59
PINNACLE OFFICE SOLUTIONS LTD	PHOTOCOPIES	97.38
ORKIN CANADA	PEST CONTROL	479.57
CIBC MELLON GLOBAL SECURITIES	EMPLOYEE DEDUCTIONS	6,006.03
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	8,351.49
TYCO INTEGRATED SECURITY CANADA, INC.	SECURITY SYSTEM	593.40
KENDELL, COLLEEN	CPA SEMINAR	366.85
SMALL, MAXINE	CPA SEMINAR	366.85
KENDELL, COLLEEN	EMPLOYMENT RELATED EXPENSES	550.85
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	713.00

NAME	DESCRIPTION	AMOUNT
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	52.30
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	11,133.38
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	184.00
SSQ INSURANCE COMPANY INC.	PAYROLL DEDUCTIONS	5,214.94
DESJARDINS FINANCIAL SECURITY	PAYROLL DEDUCTIONS	677,316.90
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	2,783.07
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	786.29
PARTS FOR TRUCKS INC.	REPAIR PARTS	1,353.77
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	1,173.60
BRENNTAG CANADA INC	CHLORINE	77,725.43
PUROLATOR INC.	COURIER SERVICES	148.62
TELUS	IPHONE	419.75
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	2,026.58
AFONSO GROUP LIMITED	SEWER INSPECTIONS	1,587.00
ACTION CAR AND TRUCK ACCESSORIES	AUTO PARTS	12,466.90
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	2,038.95
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	11,993.09
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	178.83
AUTOMOTIVE SUPPLIES 1985 LTD.	AUTO SUPPLIES	1,284.67
BABB SECURITY SYSTEMS	SECURITY SERVICES	113.85
KELLOWAY CONSTRUCTION LIMITED	CLEANING SERVICES	62,235.70
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	553.21
NEWFOUNDLAND EXCHEQUER ACCOUNT	ANNUAL OPERATING FEES	936.10
HERCULES SLR INC.	REPAIR PARTS	55.37
DONALD C PECKHAM	COMMISSIONER - ASSESSMENT REVIEW COURT	750.00
GRAND CONCOURSE AUTHORITY	MAINTENANCE CONTRACTS	26,124.26
BELBIN'S GROCERY	CATERING SERVICES	568.68
SMS EQUIPMENT	REPAIR PARTS	1,275.61
HAROLD SNOW & SONS	HARDWARE SUPPLIES	1,287.70
TONY'S TAILOR SHOP	PROFESSIONAL SERVICES	74.75
CABOT PEST CONTROL	PEST CONTROL	1,020.05
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	13,842.72
STANTEC CONSULTING LTD. (SCL)	PROFESSIONAL SERVICES	7,544.00
TIM HORTONS STORE 387	REFRESHMENTS	170.94
PRINT & SIGN SHOP	SIGNAGE	759.86
MARITIME GREEN PRODUCTS	GARDENING SUPPLIES	808.45
MSC INDUSTRIAL SUPPLY ULC	REPAIR PARTS	7.17
CANSEL SURVEY EQUIPMENT INC.	FIELD BOOKS	514.53
FIRE TECH SYSTEMS LIMITED	FIRE SUPPLIES	14.41
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	3,048.53
PRACTICA LIMITED	SCOOP BAGS	2,983.54
SKYHIGH AMUSEMENTS ENT. SERVICES	ENTERTAINMENT	862.50
CAMPBELL'S SHIPS SUPPLIES	REPAIR PARTS	141.31
CANADA POST CORPORATION	POSTAGE SERVICES	34.72
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	16,731.12

NAME	DESCRIPTION	AMOUNT
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	64,677.35
HISCOCK'S SPRING SERVICE	HARDWARE SUPPLIES	2,524.90
THOMSON REUTERS CANADA	PUBLICATIONS	1,306.68
CANADA CLEAN GLASS	CLEANING OF WINDOWS	805.00
SOBEY'S INC	MISCELLANEOUS SUPPLIES	331.27
CALA	PROFESSIONAL SERVICES	4,755.25
NEWFOUNDLAND GLASS & SERVICE	GLASS INSTALLATION	680.80
MAC TOOLS	TOOLS	1,794.53
CITY TIRE & AUTO CENTER LTD.	TIRES	2,688.13
JOE JOHNSON EQUIPMENT INC.	REPAIR PARTS	52.30
KENT	BUILDING SUPPLIES	589.08
CBCL LIMITED	PROFESSIONAL SERVICES	5,326.46
ATLANTIC HOME FURNISHINGS LTD	APPLIANCES	589.95
HAZMASTERS INC.	CHEMICALS	1,230.51
DULUX PAINTS	PAINT SUPPLIES	826.04
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	2,651.86
CONSTRUCTION SIGNS LTD.	SIGNAGE	4,987.00
COUNTRY TRAILER SALES 1999 LTD	REPAIR PARTS	633.26
J & T CONSTRUCTION LIMITED	REFUND SECURITY DEPOSIT	2,609.99
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	634.74
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	44,955.23
FASTENAL CANADA	REPAIR PARTS	238.34
CUMMINS CANADA ULC	REPAIR PARTS	4,116.06
ENGINEERING & ENVIRONMENTAL PRODUCTS	REPAIR PARTS	11,359.70
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	2,519.00
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	2,620.03
MIC MAC FIRE & SAFETY SOURCE	SAFETY SUPPLIES	16,887.41
EAST COAST HYDRAULICS	REPAIR PARTS	607.21
HITECH COMMUNICATIONS LIMITED	REPAIRS TO EQUIPMENT	16,063.78
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	431.94
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	2,331.63
RUSSEL METALS INC.	METALS	155.25
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	34.36
EAST CHEM INC.	CHEMICALS	792.76
EASTERN MEDICAL SUPPLIES	MEDICAL SUPPLIES	362.25
ELECTRIC MOTOR & PUMP DIV.	REPAIR PARTS	1,424.85
ESRI CANADA	SOFTWARE RENEWAL	948.75
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	194.90
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	97.73
EMERGENCY REPAIR LIMITED	AUTO PARTS AND LABOUR	9,617.63
FORTTRAN TRAFFIC SYSTEMS LTD	TRAFFIC SUPPLIES	1,665.38
OMB PARTS & INDUSTRIAL INC.	REPAIR PARTS	23.51
FRESHWATER AUTO CENTRE LTD.	AUTO PARTS/MAINTENANCE	389.34
ABSTRACT & AUXILIARY SERVICES	TITLE SEARCH	2,655.00
IMPACT SIGNS AND GRAPHICS	SIGNAGE	23.00

NAME	DESCRIPTION	AMOUNT
GREENWOOD SERVICES INC.	OPEN SPACE MAINTENANCE	12,558.00
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	413.77
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	16,445.00
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	PROFESSIONAL SERVICES	29,904.53
BOOMIT	PROFESSIONAL SERVICES	6,276.13
PROVINCIAL FENCE PRODUCTS	FENCING MATERIALS	384.69
PENNEY'S HOLDINGS LIMITED	PROFESSIONAL SERVICES	4,657.50
WOLSELEY CANADA INC.	REPAIR PARTS	10,972.33
WESTLUND A DIVISION OF EMCO CORP.	REPAIR PARTS	282.50
HARVEY & COMPANY LIMITED	REPAIR PARTS	4,147.47
GUILLEVIN INTERNATIONAL CO.	ELECTRICAL SUPPLIES	331.21
BRENNTAG CANADA INC	CHLORINE	12,872.13
GRAYMONT (NB) INC.,	HYDRATED LIME	22,163.61
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	1,544.74
HOLDEN'S TRANSPORT LTD.	RENTAL OF EQUIPMENT	2,346.00
FLEET READY LTD.	REPAIR PARTS	2,228.08
TTI SALES & SERVICES INC.,	REPAIR PARTS	233.95
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	2,960.50
INFINITY CONSTRUCTION	TOPSOIL	138.00
SCOTIA RECYCLING (NL) LIMITED	PROCESSING OF RECYCLING MATERIALS	154,128.95
IMPRINT SPECIALTY PROMOTIONS LTD	PROMOTIONAL ITEMS	800.69
ONX ENTERPRISE SOLUTIONS LIMITED	PROFESSIONAL SERVICES	7,438.18
UMBRELLA SECURITY	ALARM MONITORING	4,502.26
PINNACLE ENGINEERING (2018) LIMITED	PROFESSIONAL SERVICES	20,460.23
CLEAN AIR SOLUTIONS	PROFESSIONAL SERVICES	856.75
CDMV	VETERINARY SUPPLIES	2,958.30
JOHNSON CONTROLS LTD.	REPAIR PARTS	11,364.30
TRANE CANADA CO.	PROFESSIONAL SERVICES	490.73
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	2,428.80
KAVANAGH & ASSOCIATES	PROFESSIONAL SERVICES	64,781.74
WORK AUTHORITY	CLOTHING ALLOWANCE	149.50
ADVOCATE PRINTING & PUBLISHING	CITY GUIDES	34,352.65
KIRKLAND BALSOM & ASSOC.	COURT OF APPEAL REFUND	200.00
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	2,181.55
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	25,039.65
JT MARTIN & SONS LTD.	HARDWARE SUPPLIES	456.84
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	7,737.21
QUALITY TRUCK & TRAILER REPAIR	PROFESSIONAL SERVICES	1,680.92
REXEL CANADA ELECTRICAL INC.,	REPAIR PARTS	160.29
MIKAN SCIENTIFIC INC.	REPAIR PARTS	59.28
SUMMIT PLUMBING & HEATING LTD.	PROFESSIONAL SERVICES	4,352.29
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	75.20
NL KUBOTA LIMITED	REPAIR PARTS	8,528.02
TOROMONT CAT	AUTO PARTS	825.31
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	51,808.45

NAME	DESCRIPTION	AMOUNT
GCR TIRE CENTRE	TIRES	18,857.49
PINCHIN LTD.	PROFESSIONAL SERVICES	2,139.00
CA PIPPY PARK COMMISSION	GROUNDS MAINTENANCE	8,613.50
K & D PRATT LTD.	REPAIR PARTS AND CHEMICALS	9,754.53
RIDEOUT TOOL & MACHINE INC.	TOOLS	280.77
ROYAL FREIGHTLINER LTD	REPAIR PARTS	3,329.73
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	1,160.16
ST. JOHN'S BOARD OF TRADE	ADVERTISING	1,092.50
ST. JOHN'S PORT AUTHORITY	RENTAL OF QUARRY SITE	5,758.05
BIG ERICS INC	SANITARY SUPPLIES	809.39
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	6,554.84
SANSOM EQUIPMENT LTD.	REPAIR PARTS	1,503.59
SPEEDY AUTOMOTIVE LTD.	AUTOMOTIVE SUPPLIES	316.25
STEELFAB INDUSTRIES LTD.	STEEL	257.60
TRACTION DIV OF UAP	REPAIR PARTS	4,133.16
TULKS GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	2,006.17
URBAN CONTRACTING JJ WALSH LTD	PROPERTY REPAIRS	172.50
STAPLES THE BUSINESS DEPOT - KELSEY DR	OFFICE SUPPLIES	172.44
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	685.27
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	20,832.76
MCDONALD, HEATHER	MILEAGE	56.46
BURTON, JOHN	VEHICLE BUSINESS INSURANCE	320.00
MORRIS, MIKE	VEHICLE BUSINESS INSURANCE	153.00
JASON PHILLIPS	MILEAGE	100.22
WELLS, SHERRY	MILEAGE	45.46
ANGELA BLANCHARD	MILEAGE	78.32
DAPHNE SULLIVAN	MILEAGE	348.41
NORMAN, HAROLD	VEHICLE BUSINESS INSURANCE	374.00
MCGRATH, JENNIFER	MILEAGE	197.42
COURAGE, SCOTT	MILEAGE	35.02
TOBIN, JUDY	EMPLOYMENT RELATED EXPENSES	40.00
KENESSA CUTLER	TUITION	845.00
MIKE ADAM	MILEAGE	223.95
HANLON SERVICES	PROFESSIONAL SERVICES	1,086.75
CISCO SYSTEMS CAPITAL CANADA CO.	SOFTWARE MAINTENANCE	9,004.05
VALLEN	REPAIR PARTS	1,410.39
PARSONS PAVING LTD.	PROFESSIONAL SERVICES	74,552.34
IGGY'S CLEANING SERVICES LTD.	CLEANING SERVICES	10,902.00
NEPTUNE SECURITY SERVICES INC.	SECURITY SERVICES	21,859.20
GBS TECHNOLOGIES	OTTERBOX	80.49
KEMIRA WATER SOLUTIONS CANADA INC	CHEMICALS	27,376.52
PERRY MATTHEWS TOWING INC.	PROFESSIONAL SERVICES	2,875.00
PHOTO PROS PLUS	PROFESSIONAL SERVICES	563.11
DR. REBECCA MAWHINNEY	MEDICAL EXAMINATION FEE	20.00
SUSTAINABLE AQUATIC SYSTEMS	SUPPLIES - RECREATION	2,140.84

NAME	DESCRIPTION	AMOUNT
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	17,939.35
TURNER DRAKE & PARTNERS LIMITED	COURT OF APPEAL REFUND	200.00
MODERN PAVING LTD.	PROGRESS PAYMENT	313,804.55
MAHER'S CONTRACTING LTD.	PROGRESS PAYMENT	92,521.28
TOTAL: \$		<u><u>2,677,473.23</u></u>

DECISION/DIRECTION NOTE

Title: Overnight Construction – Kenmount Road Trunk Storm Sewer Phase 1B (Polina Road to Peet Street)

Date Prepared: August 27, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Mayor and Council

Ward: 4

Decision/Direction Required:

To allow temporary construction activities along Kenmount Road between Polina Road and Peet Street during the hours of 11:00pm and 7:00am.

Discussion – Background and Current Status:

It has typically been the opinion of City Council and staff that overnight construction activities are not desirable in the City due to the noise caused by construction activities and the effect this would have on nearby residents as well as increased costs typically associated with overnight work.

For the current project, we are preemptive in seeking approval for the Contractor to conduct some portions of the work during the overnight hours, from 11:00pm to 7:00am. The work to be completed overnight generally includes pipe installation across Kenmount Road and watermain work. These activities traditionally cause traffic congestion due to the amount of equipment required to complete the work coupled with volume of traffic on Kenmount Road itself as well as impacts to businesses when water is shut off.

The overnight work is not anticipated to take place every night but would rather involve sporadic overnight operations to facilitate the above as required. While it is not known if nighttime work will affect nearby businesses/residents, it can be monitored accordingly.

There would be no additional cost for overnight work in this instance. Permitting overnight work will help expedite the project.

City staff are seeking permission from Council to grant an exemption to the City's noise bylaw for the Kenmount Road project, between August 20 and November 30, 2019. Specific dates for any overnight work are not known at this time and will rely on weather conditions and the Contractors schedule.

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications:

There are no budget implications associated with this decision.

2. Partners or Other Stakeholders:

Area Businesses
Area Residents

3. Alignment with Strategic Directions/Adopted Plans:

Promoting a safe and secure City is a part of the City's Strategic Plan
Neighborhoods build our City.

4. Legal or Policy Implications:

There are no Legal or Policy implications associated with this decision.

5. Privacy Implications:

There are no privacy implications associated with this decision.

6. Engagement and Communications Considerations:

Public notices will be posted on City website prior to any planned overnight work.

7. Human Resource Implications:

Not applicable

8. Procurement Implications:

Not applicable

9. Information Technology Implications:

Not applicable

10. Other Implications:

Not applicable

Recommendation:

It is recommended that Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00pm and 7:00am for the Kenmount Road Trunk Storm Sewer Project. This work is anticipated to be sporadic, and therefore public notifications will be provided through the City's website prior to any overnight work taking place.

Prepared by/Date:

Mark White
Manager, Construction Engineering

Approved by/Date:

Scott Winsor
Director of Engineering

MW/dm

DECISION/DIRECTION NOTE

Title: Ground Sign Approval

Date Prepared: August 13, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Wally Collins

Ward: 5

Decision/Direction Required: For consideration of Council to approve a Ground Sign which exceeds the maximum allowable tolerances under the Sign By-Law.

Discussion – Background and Current Status: An application was made to Inspection Services for the installation of a ground sign to be installed at two locations, 16 Danny Drive and 35 Danny Drive which will advertise a portion of “The Shoppes at Galway”. The applicant is requesting a deviation of the Sign By-Law, proposing the maximum allowable height of 8 metres to be increased to 10.7 metres and the maximum allowable area of 20 square metres to be increased to 32.5 square metres.

A review of the submitted plans was conducted, and all other requirements of the Sign By-Law have been satisfied. A Professional Engineer has stamped the design drawings and will be certifying the installation of the sign.

Section 15 and 16 of the St. John’s Sign By-Law grants Council the flexibility to exceed the allowable tolerances at their discretion.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Alignment with Strategic Directions/Adopted Plans: Not applicable
4. Legal or Policy Implications: Not applicable
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Not applicable

ST. JOHN'S

7. Human Resource Implications: Not applicable

8. Procurement Implications: Not applicable

9. Information Technology Implications: Not applicable

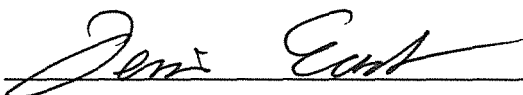
10. Other Implications:

Recommendation:

It is recommended that Council approve the request to exceed the maximum allowable tolerances as stipulated in the Sign By-Law as proposed.

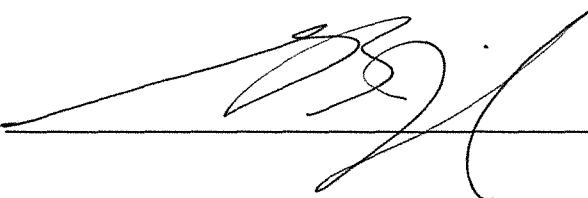
Prepared by/Signature:

Dennis Easton, Supervisor, Inspection Services

Signature: 

Approved by/Signature:

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

Signature: 

DEE/mrd

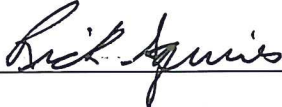
BID APPROVAL NOTE

Bid #	2019139		
Bid Name	Supply of Sodium Bisulfite		
Department	PWP	Division	Water and Wastewater
Budget Code	4225-55408		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To supply Sodium Bisulfite to the Riverhead Waste Treatment Facility.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Univar Canada	\$840,420.00	
	Brenntag Canada Inc.	\$909,972.00	
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 3 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Three (3) Years		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to UNIVAR CANADA LTD. \$840,420.00 (HST included) the lowest bidder meeting specifications as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Rich Aguirre</i>	Date	19/08/20
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

BID APPROVAL NOTE

Bid #	2019162		
Bid Name	2019 Retaining Wall Rehabilitation Program		
Department	PERS	Division	Engineering
Budget Code	ENG-2018-926		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To repair existing retaining walls throughout the City.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Weirs construction Limited	\$358,261.30	
	Black Diamond Construction Limited	\$540,984.15	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Substantially completed within (3) months from award		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to Weirs construction Limited \$358,261.30 (including HST) the lowest bidder meeting specifications as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager		Date	19/08/20
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S