

ST. JOHN'S

Regular Meeting - City Council Agenda

August 23, 2022
3:00 p.m.
4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
3. APPROVAL OF THE AGENDA
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ST. JOHN'S

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

August 8, 2022, 3:00 p.m.

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

Regrets: Councillor Maggie Burton
Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Karen Chafe, City Clerk
Susan Bonnell, Manager, Communications & Office Services
Brian Head, Acting Deputy City Manager, Public Works
Christine Carter, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

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

1. **CALL TO ORDER**

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

2. **PROCLAMATIONS/PRESENTATIONS**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-08-08/341

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

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

MOTION CARRIED (9 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - July 25, 2022**

SJMC-R-2022-08-08/342

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hickman

That the minutes of July 25, 2022, be adopted as presented.

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

MOTION CARRIED (9 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

6.1 **Proposed Riverbank Restoration/Rehabilitation in Floodplain and Floodplain Buffer - 70 Brookfield Road - DEV2100100**

Councillor Korab presented the Decision Note regarding an application that was submitted for a proposed riverbank restoration/rehabilitation project by the Conservation Corps. The work is proposed to be located

within the Floodplain and Floodplain Buffer of the Waterford River, in the area between 70 Brookfield Road and 139 Doyle Street. The applicant is proposing to use brash (wooden) bundle packing installation on the eroding bank, held in place with the help of natural untreated wooden posts. During high velocity water flow, the brash bundles will provide protection and stabilization to the eroding bank and prevent further erosion.

The application was referred to the Environment and Sustainability Experts Panel (ESEP) as required under Section 4.10(6), who has reviewed the application and has no concerns.

Deputy Mayor O'Leary added her support for this initiative and for the work of the Conservation Corps.

SJMC-R-2022-08-08/343

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council approve the proposed riverbank restoration/rehabilitation located within the Floodplain and Floodplain Buffer of the Waterford River, in the area of 70 Brookfield Road.

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

MOTION CARRIED (9 to 0)

6.2 Notices Published – 63 O'Leary Avenue - DEV2200094

Councillor Korab advised that this Discretionary Use application is for a Retail Use that will sell cannabis and Restaurant (café). The floor area will be approximately 105.7m². Hours of operation will be seven days a week, 6 a.m. to 11 p.m. On-site parking is provided.

SJMC-R-2022-08-08/344

Moved By Councillor Korab

Seconded By Councillor Froude

That Council approve the Discretionary Use application for a Retail Use and Restaurant Use (café) at 63 O'Leary Avenue.

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

MOTION CARRIED (9 to 0)

6.3 Notices Published – 15 Dartmouth Place - DEV220099

Councillor Korab advised that the application is a Home Occupation for a child/adolescent psychiatric clinic. The clinic is owner operated and has a floor area of 18.5m². Hours of operation are Monday to Wednesday, from 9 a.m. to 1 p.m. Patients are seen by appointment only, which range from 10 minutes to 1 hour, with a buffer time between appointments. On-site parking is provided.

Councillor Froude added that he appreciated the comments received from an area resident voicing their concerns regarding an increase in traffic in this area, but he does not feel that this will have any major impacts on traffic in the area to warrant not supporting this application.

SJMC-R-2022-08-08/345

Moved By Councillor Korab

Seconded By Councillor Froude

That Council approve the Discretionary Use application for a Home Occupation (child/adolescent psychiatric clinic) at 15 Dartmouth Place.

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

MOTION CARRIED (9 to 0)

6.4 Request to Relieve Parking for Warehouse Use – 30 Jetstream Avenue - DEV2200011

Deputy Mayor O'Leary questioned agreements with second parties for parking, as referenced in this application and asked if the City engages in such agreements. The Deputy City Manager of Planning, Engineering and Regulatory Services, Jason Sinyard, responded that the City does not enter into these types of agreements, but verified that there is an agreement between the parties.

Councillor Froude voiced his support of the application and asked whether Council may want to consider making it broader for relief and possibly

consider going forward to have that set as a standard. This would allow Staff to approve these and not have to bring such applications for parking relief back to Council to ask for relief. As a self-storage usage, could the regulation be changed to not have to bring this type of application back to Council for agreement, but that the Staff could approve it. Councillor Froude asked that this be considered going forward.

Mr. Sinyard advised that Councillor Froude's suggestion would require a text amendment, and a public process, and formalized change to the City's Development Regulations.

Councillor Froude asked that Staff consider the suggestion, and it not be decided here today.

SJMC-R-2022-08-08/346

Moved By Councillor Korab

Seconded By Councillor Bruce

That Council relieve three parking spaces for the Warehouse Use (self-storage building) at 30 Jetstream Avenue.

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

MOTION CARRIED (9 to 0)

6.5 Request for Rear Yard Variance – 7 Kent Place – INT2200037

Councillor Korab advised that an application has been submitted to construct an extension to the Dwelling at 7 Kent Place. To accommodate the proposed extension, a 10% variance is required.

SJMC-R-2022-08-08/347

Moved By Councillor Korab

Seconded By Councillor Froude

That Council approve the 10% variance at 7 Kent Place to allow a Rear Yard setback of 5.4 metres for the proposed Dwelling extension.

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

MOTION CARRIED (9 to 0)

7. RATIFICATION OF EPOLLS**7.1 Request to Set Parking Requirement for an Institutional Use – 150 LeMarchant Road – INT2200032**

An application was submitted to convert the building at 150 LeMarchant Road into a 20-bed emergency shelter.

This building is located on the same property as St. Michael's Church, and a large parking area is shared between both buildings. There are also three parking spaces directly adjacent to the building at 150 LeMarchant Road, where the property has frontage on the street. Three employees will be on-site, while clients using the shelter typically do not have vehicles, therefore, three parking spaces would be adequate for this proposed Use.

Councillor Ravencroft extended her appreciation to members of Council for their expediency of this request. Given the demand for emergency shelters in the City, she hopes that this will assist the Staff of the shelter and assist with the needs in the community.

SJMC-R-2022-08-08/348

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council set parking for the proposed Institutional Use (emergency shelter), at 150 LeMarchant Road, at three (3) parking spaces (minimum).

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

MOTION CARRIED (9 to 0)

8. COMMITTEE REPORTS**9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)****9.1 Development Permits List For July 21 to August 3, 2022**

Council considered the Development Permits List for information.

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)**10.1 Building Permits List July 21 - August 3**

Council considered the Building Permits List for information.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers Ending Week of July 27 and August 3, 2022

SJMC-R-2022-08-08/349

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That the weekly payment vouchers for the week ending July 27, 2022 and August 3, 2022, in the amount of \$10,042,486.57 be approved as presented.

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

MOTION CARRIED (9 to 0)

12. TENDERS/RFPS

12.1 2022103 - Supply and Delivery of Safety Supplies

SJMC-R-2022-08-08/350

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

THAT Council approve for award this open call to the highest ranked bidder meeting specifications, Vision Packaging Supplies Ltd, for \$118,678.48 (HST not Incl.) a year, as per the Public Procurement Act.

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

MOTION CARRIED (9 to 0)

12.2 2022142 - Electrical Upgrades for Sanitary Sewer Lift Stations

Deputy Mayor O'Leary asked Staff to provide a brief overview of the purpose of a Sanitary Sewer lift station. Mr. Brian Head, Manager of Parks, and Open Spaces, advised of the use of and why the upgrade is required.

SJMC-R-2022-08-08/351

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council approve for award this open call to the lowest bidder meeting specifications, Cahill Instrumentation & Technical Services (2011) Ltd., for \$399,418.06 (HST Incl.) as per the Public Procurement Act.

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

MOTION CARRIED (9 to 0)

12.3 2022-129 – Rental of Light Duty Vehicles – Standing Offer Agreement

SJMC-R-2022-08-08/352

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve the vendors above. Right of first refusal will be given to the supplier with the lowest price per item, per time frame while meeting bid requirements. The subsequent supplier will be contacted as needed.

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

MOTION CARRIED (9 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 Affordable Housing Working Group Membership

Councillor Ravencroft referred Council to the Decision Note regarding membership on the Affordable Housing Working Group. Ms. Karen Noel has been recommended for appointment to the Working Group.

SJMC-R-2022-08-08/353

Moved By Councillor Ravencroft

Seconded By Deputy Mayor O'Leary

That Council recommend Karen Noel for appointment to the Affordable Housing Working Group.

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

MOTION CARRIED (9 to 0)

14.2 Environment & Sustainability Experts Panel Membership

Councillor Froude reviewed the Decision Note with Council which is recommending the appointment of Robyn Drodge to the Environment & Sustainability Experts panel.

SJMC-R-2022-08-08/354

Moved By Councillor Froude

Seconded By Councillor Bruce

That Council approve of the appointment of Robyn Drodge to the Environment & Sustainability Experts Panel.

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

MOTION CARRIED (9 to 0)

14.3 Local Board of Appeal Membership

Deputy Mayor O'Leary presented the recommendations for membership for the Local Board of Appeal.

SJMC-R-2022-08-08/355

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hickman

That Council approve the recommendation to appoint Mr. Wayne Purchase to a three-year term on the Local Board of Appeal, effective July 27, 2022.

That Council approve the recommendation of a three-year extension to the terms of Mr. Cliff Johnston and Mr. Bruce Blackwood, with their final terms expiring in July 2025.

That Council approve the recommendation of a three-year extension, effective from April 2021 to April 2024 for Ms. Janet Bradshaw.

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

MOTION CARRIED (9 to 0)

14.4 SERC – Block Party and Tely 10

SJMC-R-2022-08-08/356

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That Council approve the road closure for the Fallowtree Place Block Party on August 27 (rain date September 10), and the new date of October 8 for the Tely 10.

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

MOTION CARRIED (9 to 0)

14.5 Ratification of CUPE 569 Union Agreement

Mayor Breen extended his thanks to the City Staff and Leadership of CUPE 569 on their hard work to achieve this collective agreement during such challenging times. He added that there is a lot happening in the economy and the workplace, and this is a job well done and is glad that we have reached a successful conclusion achieving an agreement and stability.

SJMC-R-2022-08-08/357

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ravencroft

That Council ratify the Collective Agreement with CUPE Local 569.

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

MOTION CARRIED (9 to 0)

14.6 Municipalities NL – AGM and Convention, Gander NL (November 2 – 5, 2022)

Deputy Mayor O'Leary noted that it is great to see the interest in attending the 2022 MNL Annual Conference in Gander. The conference provides great networking and training opportunities. It is good for the City to show support of the organization and to be present at the event.

SJMC-R-2022-08-08/358

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That Council approve the registration and travel expenses for the following councillors to attend the MNL Conference to be held in Gander from November 2 – 5, 2022:

- Deputy Mayor Sheilagh O'Leary
- Councillor Jamie Korab
- Councillor Ophelia Ravencroft
- Councillor Debbie Hanlon
- Councillor Sandy Hickman

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

MOTION CARRIED (9 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

Deputy Mayor O'Leary noted that the Tombolo Festival - a culturally diverse event has just concluded and sent congratulations to the organizers but noted the low attendance of the festival. The Deputy Mayor asked whether how the City could help with communications and marketing for this event and other such festivals to assist them in boosting attendance in the future, including this as a contribution to the events as in-kind services.

16. **ADJOURNMENT**

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

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Proposed Rebuild of Non-Conforming Accessory Building – 2 Outer Battery Road – INT2200045

Date Prepared: August 10, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval to reconstruct and expand a Non-Conforming Accessory Building at 2 Outer Battery Road.

Discussion – Background and Current Status:

An application was submitted to reconstruct and expand an Accessory Building at 2 Outer Battery Road. Section 6.2.4(a) of the Development Regulations require Accessory Buildings to be in the Side or Rear Yard and located behind the Building Line. The existing Accessory Building at 2 Outer Battery Road is non-conforming, due to its location in front of the existing Building Line. Subject to Section 7.5.3(a), a Non-Conforming Building shall not be internally or externally varied, extended or expanded without Council approval.

The current Accessory Building is 5.7m² and is proposed to be rebuilt and extended to 15.7m². The building will be located the same distance from front property line and will extend away from the property boundary, parallel to the Street, therefore not increasing the degree of non-conformity and meeting the Accessory Building requirements.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.

ST. JOHN'S

5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.2 "Accessory Buildings" and Section 7.5. "Non-Conforming."
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications:

Recommendation:

That Council approve the reconstruction and expansion of a 15.7m² Accessory Building at 2 Outer Battery Road, with the condition that it can only extend away from the front property boundary, parallel to the Street.

Prepared by:

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

Approved by:

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

Report Approval Details

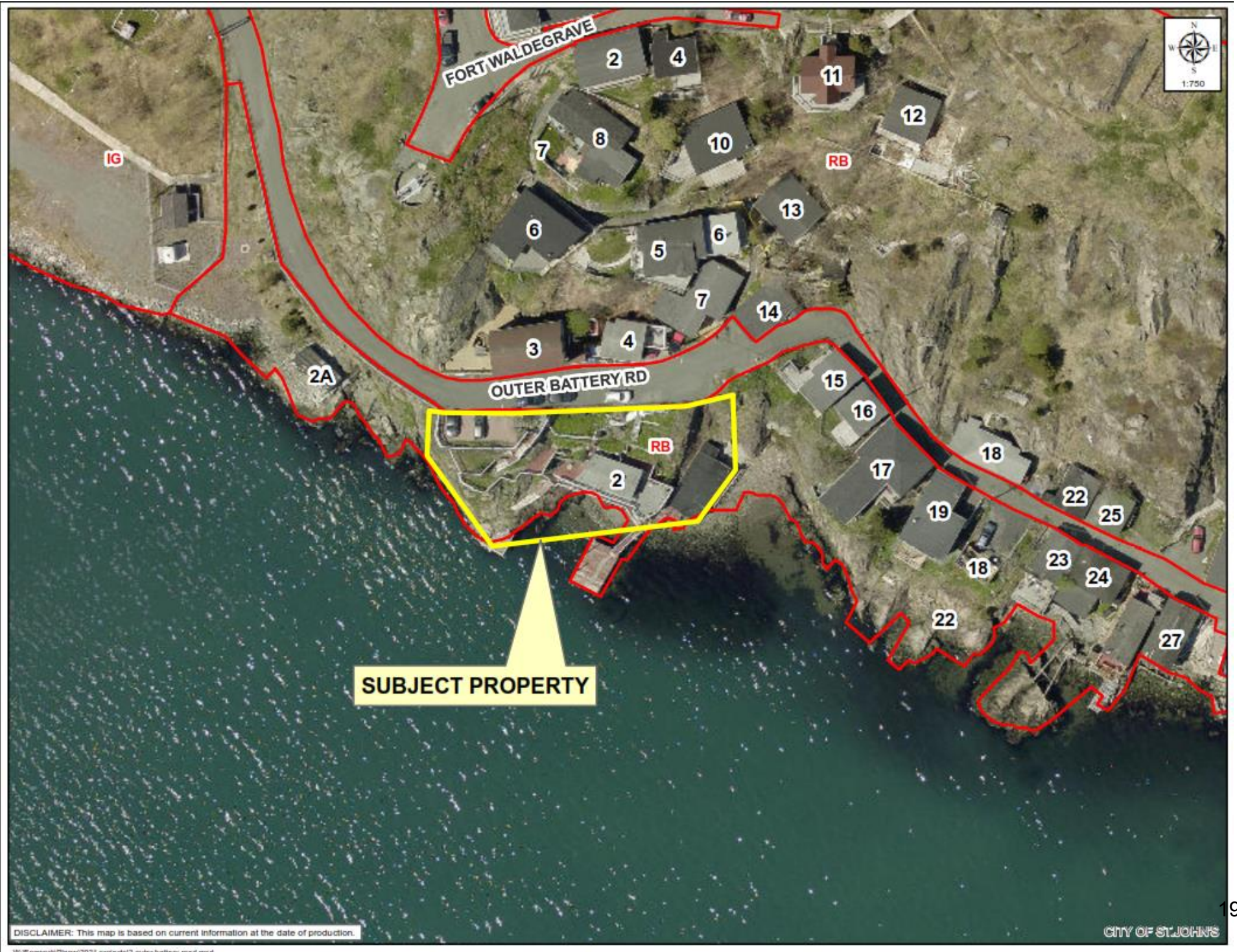
Document Title:	Development Committee - Proposed Rebuild of Non-Conforming Accessory Building – 2 Outer Battery Road – INT2200045.docx
Attachments:	- Aerial Map - 2 Outer Battery Road.pdf - Proposed Location.pdf
Final Approval Date:	Aug 10, 2022

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

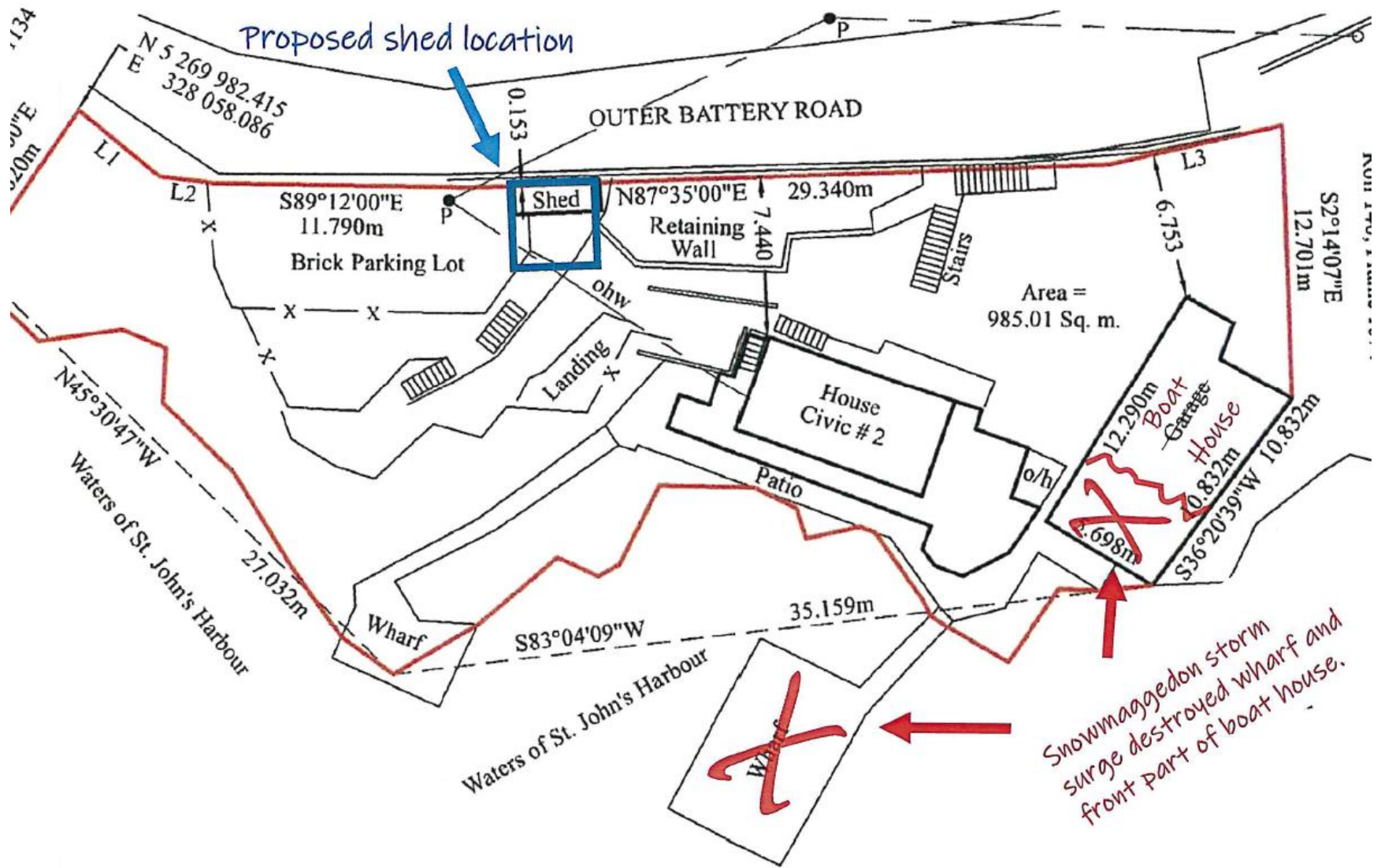
Lindsay Lyghtle Brushett - Aug 10, 2022 - 2:25 PM

Jason Sinyard - Aug 10, 2022 - 2:53 PM

2 Outer Battery Road



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



Snowmagedon storm surge destroyed wharf and front part of boat house.

DECISION/DIRECTION NOTE

Title: Notices Published – 8 Riverside Drive East - DEV2200103
Date Prepared: August 16, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Jamie Korab, Development
Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted for 8 Riverside Drive East.

Discussion – Background and Current Status:

The application is a Home Occupation for a family home childcare, which will be owner operated and accommodate up to seven (7) children. The floor area will be 45m² and operate Monday to Friday, 7:30 a.m. to 5:30 p.m. On-street parking is available. The proposed application site is in the Residential 1 (R1) Zone.

Six submissions were received: 2 in support and 4 with concerns. Concerns included noise, increased traffic, limited parking (street only), and potential property value implications. The Traffic Division has reviewed the application and have no issues with traffic in relation to this application.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.18 "Home Occupation", Section 10.5 "Discretionary Use" and Section 10 "Residential 1 (R1) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 8 Riverside Drive East to allow a family home childcare.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 8 Riverside Drive East .docx
Attachments:	- DEV2200103-8 RIVERSIDE DRIVE E.pdf
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 16, 2022 - 4:14 PM

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

Jason Sinyard - Aug 17, 2022 - 10:00 AM



EASTMEN CRES

RIVERSIDE DRE

SUBJECT PROPERTY



15

13

11

R1

9

7

5

12

10

R1

8

6

4

2

7

5

3

1

25

24

CITY OF ST. JOHN'S

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, August 16, 2022 3:34 PM
To: Jennifer Squires
Subject: FW: (EXT) 8 Riverside Drive East

[REDACTED]

Thanks

Karen

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

From: [REDACTED]
Sent: Tuesday, August 16, 2022 12:44 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 8 Riverside Drive East

My name is [REDACTED] I am responding to the notice of a family home childcare on [REDACTED]. I am opposed to having such a business in a residential area such as [REDACTED]. There are a number of reasons I can see a problem with this idea:

There have been complaints in the past about the speed of drivers on Riverside Drive and, as [REDACTED] have no sidewalks on our streets, it may be difficult for children to walk safely in the area.

The increased traffic with parents dropping children off and picking them up will be an inconvenience.

The increased noise by having a larger group of children in a backyard will be an annoyance.

Having a business on [REDACTED] residential street will devalue [REDACTED] properties.

I am strongly against permitting a business such as this in our community.

[REDACTED]

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

Karen Chafe

From: [REDACTED]
Sent: Sunday, August 7, 2022 11:04 AM
To: CityClerk
Subject: (EXT) Daycare 8 Riverside Dr. east

We have no objection to a day care at 8 Riverside Dr East. [REDACTED] Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Wednesday, August 10, 2022 11:06 AM
To: CityClerk
Subject: (EXT) 8 Riverside Drive East

Dear City Clerk,

I do not approve of the discretionary use -home occupation for the purpose of home child care at this time due to various reasons such as; noise, increased traffic, limited parking (street only),and potential property market value implications to name a few. I have also discussed with neighbors in the area who raised the same concerns and feel that this would not be acceptable.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, August 1, 2022 10:36 AM
To: CityClerk
Subject: (EXT) Re 8 Riverside Dr E

Hi

I am writing to register my strong opposition to council permitting a daycare to operate at 8 Riverside Dr E. Some of the obvious reasons for opposing this request are 1. Over the past several weeks the noise level, from children playing in the backyard at 8 Riverside Dr E has increased exponentially. The noise level well exceeded that expected for a single, preschool child and reflects the presence of several additional children on these premises. This should not be allowed to continue and increased further by the presence of seven children in an officially sanctioned daycare. There are several retired persons living on Riverside Dr E and they, [REDACTED], would like to enjoy their decks and backyards without the noise generated by a daycare at 8 Riverside Dr E. The comfort of the residents of Riverside Dr E should not be compromised by a commercial operation at 8 Riverside Dr E.

2. While there is on street parking on Riverside Dr E, the available space is adequate for residents and not for patrons of a daycare coming and going. Many residents use the on street parking from Apr to Dec. Riverside Dr E is a busy street and serves as a "feeder" for residents of Fagan Dr and parts of Eastview Crescent to access Newfoundland Dr and Logy Bay Road. There are no sidewalks on Riverside Dr E. Children leaving a daycare at 8 Riverside Dr E for walks or to access the playground at Labrador Place would literally be walking on a busy street without the protection afforded by a sidewalk.

3. The establishment of a daycare at 8 Riverside Dr E would result in the reduction of property values on [REDACTED] street. Who would knowingly buy a house on a residential street proximate to a daycare?

The request to establish a daycare at 8 Riverside Dr E shows a disregard for the comfort of residents and the value of their properties. I thank council for the opportunity to oppose the establishment of a daycare at 8 Riverside Dr E and request that this application be rejected.

--

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, August 2, 2022 2:12 PM
To: CityClerk
Subject: (EXT) 8 Riverside Drive East

Good day

As a [REDACTED] [REDACTED] have a very bit of walking traffic and there are no sidewalks on that street. I do feel the increased car traffic will present a challenge for the pedestrians. I do understand the lack of daycare spaces it would be great if we could have a sidewalk to ensure the safety of all.

Thanks

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Monday, August 8, 2022 11:23 AM
To: CityClerk
Subject: (EXT) 8 Riverside Drive East

I am writing in support of the Discretionary Use application to establish a family child care centre at 8 Riverside Drive East.

Access to affordable child care is a challenge for many young families in our city. Having an entrepreneuria [REDACTED] see an opportunity and step up to create a job for themselves while providing a much-needed service is a win for everyone and should be supported.

In my opinion, adding this business to [REDACTED] quiet street would not add enough additional traffic to be a problem.

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 93 Casey Street - DEV2200104
Date Prepared: August 16, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Jamie Korab, Development
Ward: Ward 2

Decision/Direction Required:

A Change of Non-Conforming Use application has been submitted for 93 Casey Street.

Discussion – Background and Current Status:

The proposed application is a change in Use from a Barbershop to a Retail Store for floral design. Hours of operation will be Monday to Friday, 9 a.m. to 5 p.m., and open until 6 p.m. on special occasions (Mother’s Day, Valentine’s Day, and Christmas Eve). The business will occupy the previous barbershop on the main floor, which has a floor area of approximately 44.4m². The applicant is the sole employee. The proposed application site is in the Residential Downtown (RD) Zone.

Zero submissions were received.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: Envision St. John's Development Regulations Section 4.8.3 "Public Consultation" and Section 7.5 "Non-Conforming".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the application for a change in Non-Conforming Use from a Barbershop to a Retail Store for floral design at 93 Casey Street.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 93 Casey Street.docx
Attachments:	- DEV2200104-93 CASEY STREET.pdf
Final Approval Date:	Aug 17, 2022

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

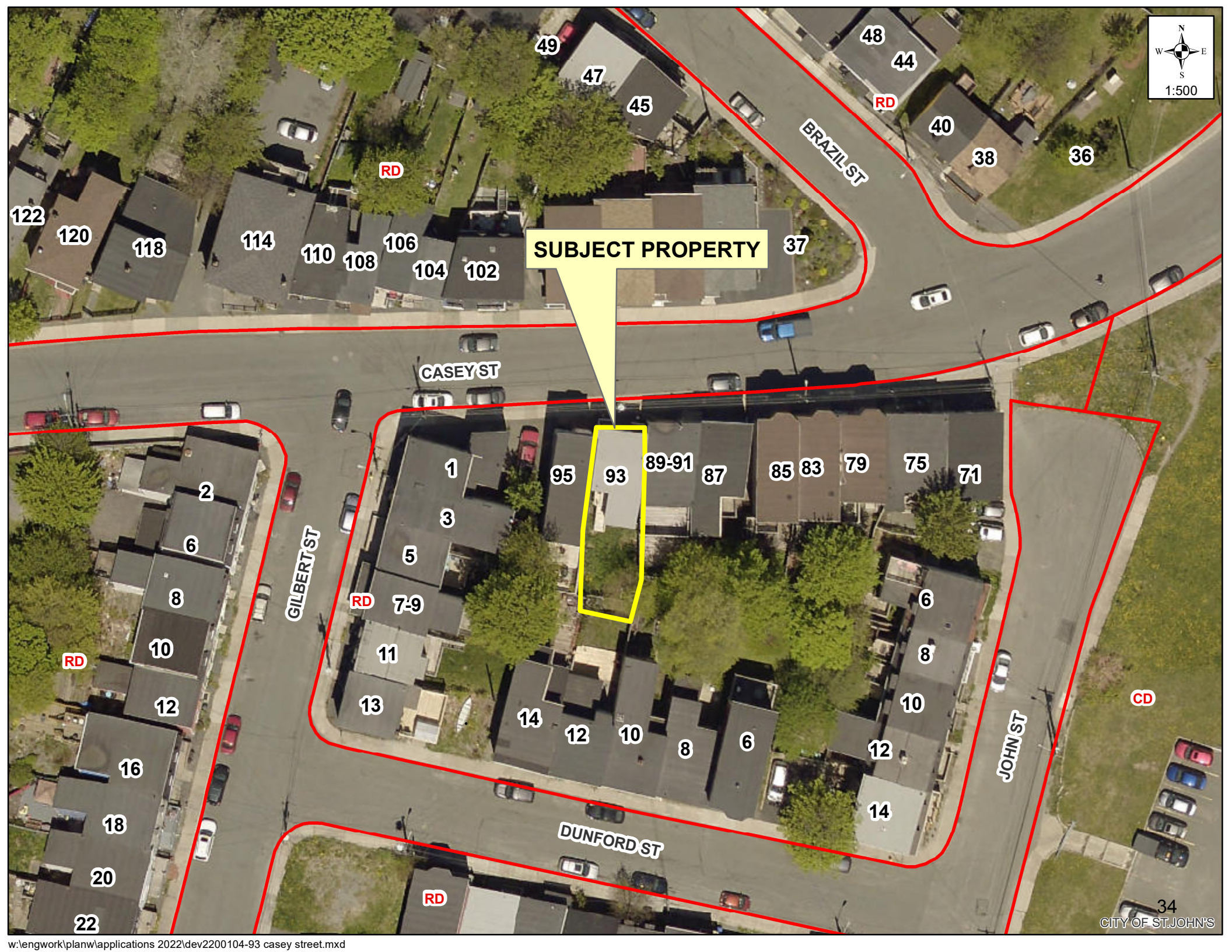
Lindsay Lyghtle Brushett - Aug 16, 2022 - 4:36 PM

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

Jason Sinyard - Aug 17, 2022 - 10:07 AM



SUBJECT PROPERTY



CD

34

CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Notices Published – 118 Montague Street - DEV2200108

Date Prepared: August 16, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted for 118 Montague Street.

Discussion – Background and Current Status:

The application is a Home Occupation for Pet Grooming. The Home Occupation is operated by the owner and has a floor area of 14.12m². Hours of operation are Monday to Saturday, from 8 a.m. to 2 p.m. and Sunday 8 a.m. to 12 p.m. On-site parking is provided. The proposed application site is Residential 2 (R2) Zone.

Two submissions were received: one in favour and one opposed. Concerns included noise, parking, traffic, and that a commercial use is not appropriate in a residential Dwelling. Parking is available on-site and along the street. Clients are spaced so they do not overlap, with 4 – 5 animals scheduled per day.

Key Considerations/Implications:

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

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

Choose an item.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.18 "Home Occupation", Section 10.5 "Discretionary Uses," and Section 10 "Residential 2 (R2) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation for Pet Grooming at 118 Montague Street.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 118 Montague Street.docx
Attachments:	- DEV2200108-118 MONTAGUE STREET.pdf
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 16, 2022 - 4:07 PM

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

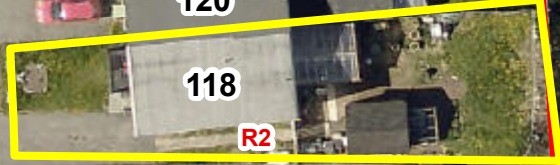
Jason Sinyard - Aug 17, 2022 - 10:11 AM



WATSON CRES

MONTAGUE ST

SUBJECT PROPERTY



128
126
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R2

R2



To: OFFICE OF THE City CLERK

RE: 118 MONTAGUE ST.

AUG 5, 2022

[REDACTED]

- I OPPOSE THIS APPLICATION FOR REASONS

- THIS AREA IS ZONED RESIDENTIAL, NOT COMMERCIAL

- THIS IS TOWNHOUSING AND [REDACTED] YOU CAN HEAR EVERYTHING. NOISE WILL BE AN ONGOING CONCERN.

- EXCESSIVE TRAFFIC ON A BUS ROUTE.

- THEY DON'T HAVE ON SITE PARKING. THEY PARK ON THE

STREET. WHAT HAPPENS
WHEN WINTER COMES, IT
WILL BE AN UNSAFE
SITUATION.

- I AM A TAX PAYER AND
HAVING A PET GROOMING
BUSINESS IN A DWELLING
IS NOT RIGHT.

- PET GROOMING BUSINESS
SHOULD BE OPERATED IN
A SEPARATE DWELLING

- I WISH TO REMAIN
ANONYMOUS.

- THIS IS WARD # TWO

Karen Chafe

From: Stacey M. Corbett
Sent: Friday, July 29, 2022 2:37 PM
To: CityClerk
Subject: 118 Montague Street

Good Afternoon,

[REDACTED], called to express her support of the above noted application for Pet Grooming. She does not have access to email and asked that I pass her submission along.

Thank you.

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

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

DECISION/DIRECTION NOTE

Title:	Request for Variance on Accessory Building Height – 80 Grenfell Avenue – INT2200041
Date Prepared:	August 16, 2022
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Jamie Korab, Development
Ward:	Ward 2

Decision/Direction Required:

To seek approval for a 10% Variance on Accessory Building Height at 80 Grenfell Avenue.

Discussion – Background and Current Status:

An application was submitted for an Accessory Building at 80 Grenfell Avenue. Under the Envision St. John's Development Regulations, Accessory Building height shall not exceed the lesser of 5 metres or the height of the other building on the Lot. Due to the height of the Dwelling, the application is requesting a 10% variance to allow an Accessory Building height of 4.62 metres. Section 7.4 of the Development Regulations provides that up to a 10% variance from any applicable requirement can be considered.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.2 "Accessory Building" and Section 7.4 "Variances".

ST. JOHN'S

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

Recommendation:

That Council approve a 10% variance at 80 Grenfell Avenue to allow an Accessory Building Height of 4.62 metres.

Prepared by:

Ashley Murray, P.Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Request for Accessory Building Height Variance at 80 Grenfell Avenue- INT2200041.docx
Attachments:	- Picture1.png
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 16, 2022 - 9:12 AM

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

Jason Sinyard - Aug 17, 2022 - 10:17 AM



DECISION/DIRECTION NOTE

Title: Crown Land Grant for an Industrial Use - Incinerator Road – CRW2200004

Date Prepared: August 11, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a Crown Land Grant on Incinerator Road.

Discussion – Background and Current Status:

The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant on Incinerator Road for four hundred (400) hectares. The land is proposed to be used as an industrial Use for a laydown area and for washing and screening sand. The land is currently zoned Industrial General (IG) under the Envision Development Regulations and the proposed Use is a Permitted Use in the Zone.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations, Section 10 "Industrial General (IG) Zone".

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

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

Recommendation:

That Council approved the Crown Land Grant for four hundred (400) hectares of land on Incinerator Road. As a condition of the Crown Land being granted, the applicant will be required to submit a Development Application, and all waterways and wetlands on the property will need to be delineated.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Crown Land Grant on Incinerator Road- CRW2200004.docx
Attachments:	- E-159982 Map 4500.pdf
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 16, 2022 - 9:24 AM

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

Jason Sinyard - Aug 17, 2022 - 10:23 AM

Department of Fisheries, Forestry and Agriculture Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

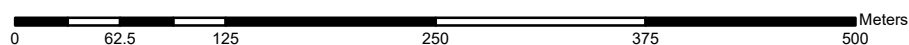
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departement/contact_land.html

Scale 1:4,500

Compiled on March 28, 2022



DECISION/DIRECTION NOTE

Title: Crown Land Grant for Residential Use - Blackhead Road - CRW2200005

Date Prepared: August 11, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a Crown Land Grant on Blackhead Road.

Discussion – Background and Current Status:

The Provincial Department of Fisheries, Forestry and Agriculture referred an application for a Crown Land Grant on Blackhead Road for 0.4 hectares of land. The land is to be used for a Residential Use. The area is zoned Rural Residential (RR) and the proposed Residential Use is a Permitted Use in the Zone.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations, Section 10 "Rural Residential (RR) Zone".

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

Recommendation:

That Council approve the Crown Land Grant for 0.4 hectares of land on Blackhead Road for the proposed Residential Use.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Crown Land Grant on Blackhead Road - CRW2200005.docx
Attachments:	- 160005 - 2500 Map.pdf
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 16, 2022 - 9:16 AM

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

Jason Sinyard - Aug 17, 2022 - 10:25 AM

Department of Fisheries, Forestry and Agriculture Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

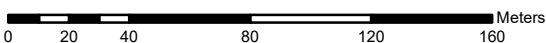
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The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departement/contact_land.html



Scale 1:2,500
Compiled on August 8, 2022

DECISION/DIRECTION NOTE

Title: Notices Published – 314-316 LeMarchant Road - DEV2200089

Date Prepared: August 16, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by The Cove Boulderling Incorporated for 314-316 Lemarchant Road.

Discussion – Background and Current Status:

The proposed application is for a Restaurant (Café) which will have a floor area of approximately 50 m². Hours of operation will be seven days a week from 7am to 9pm. Parking is provided on-site. The application site is in the Industrial Commercial (IC) Zone. A climbing gym, along with the associated café which is a Discretionary Use, are being proposed for the building.

One submission was received. Concerns raised included loss of parking and parking congestion, and how consumers might use nearby on-street parking and block people's driveways. As part of the development review, the parking lot entrance onto St. Michael's Avenue will need to be closed. All traffic will enter/exit onto the site from LeMarchant Road, and sufficient parking is available for the proposed uses. Parking Services staff reviewed the application and have noted that parking along LeMarchant Road (on the side of the development) is restricted with *No Parking* to ensure effective traffic flow. On the opposite side of the Street there are a number of driveways, with on-street parking available. The addition of a development in the area raises the possibility of illegal parking and parking issues for residents. The area will have to be closely monitored if development is approved.

Key Considerations/Implications:

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

3. Alignment with Strategic Directions:

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

5. Accessibility and Inclusion: Not applicable

6. Legal or Policy Implications: Envision St. John's Development Regulations, Section 10.5 "Discretionary Uses" and Section 10 "Industrial Commercial (IC) Zone".

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 "Public Consultation" of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Restaurant (Café) at 314-316 LeMarchant Road.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 314-316 LeMarchant Road.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

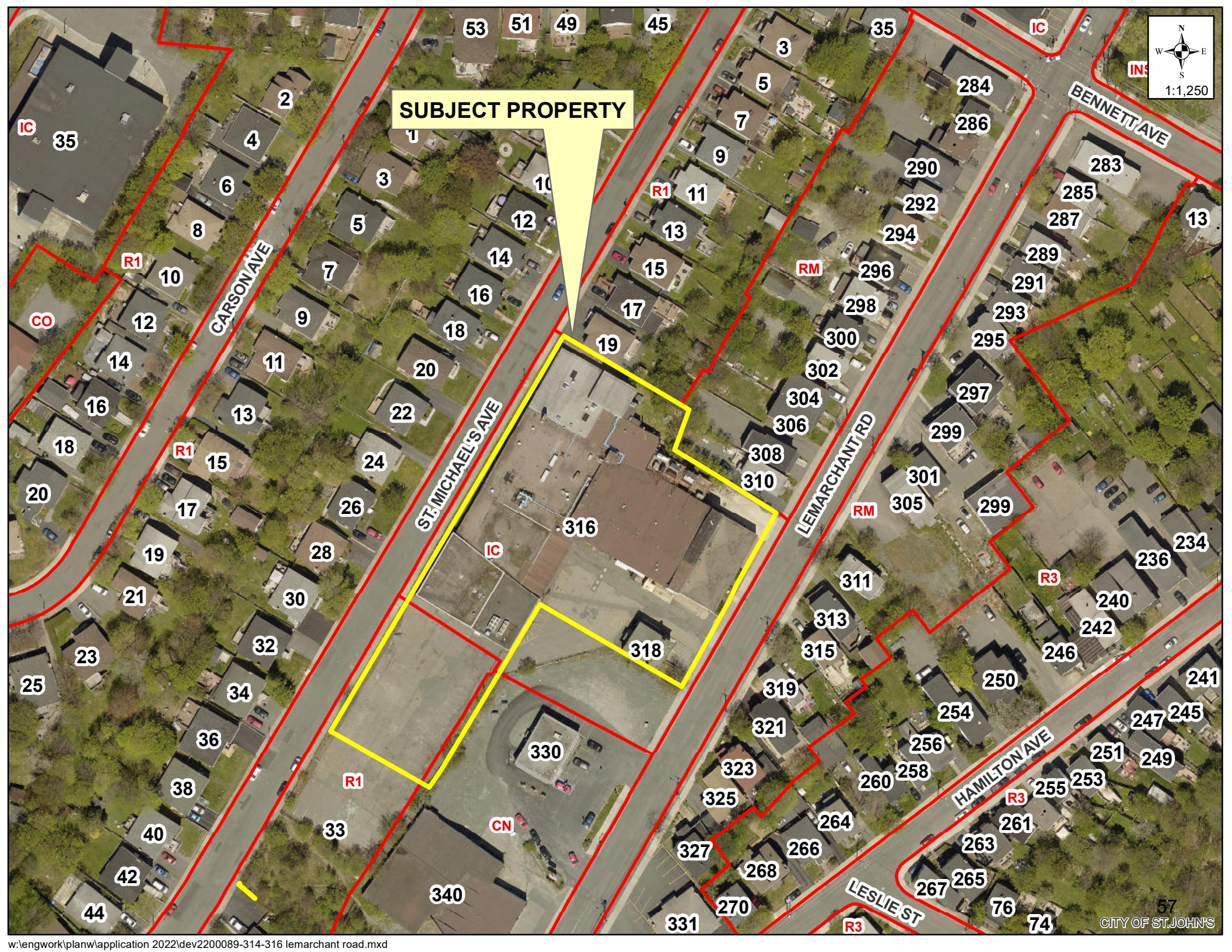
Lindsay Lyghtle Brushett - Aug 17, 2022 - 11:59 AM

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

Jason Sinyard - Aug 17, 2022 - 12:18 PM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Thursday, August 4, 2022 2:59 PM
To: CityClerk
Subject: (EXT) 314-316 LeMarchant Road: Resident Feedback

To whom it may concern,

I've received notice from the city about the restaurant development [REDACTED].
Though I am more than happy for the space to be reinvigorated by a new business, I do have one concern: parking.

When this business opens, parking spaces will be in greater demand. I am concerned that consumers will park their vehicles along the street, leaving no room for residents to park their own cars. Another issue is drivers blocking resident driveways. The other problem is that if the road becomes congested with car parking, pulling out of one's driveway into oncoming traffic is a much higher risk. Drivers will have difficulty seeing oncoming traffic with lots of cars obstructing their view. Though the letter notice I received claims that parking will be available on the business site, this does not stop people from parking on the street, which could be more convenient for many people.

It would make sense to introduce zone parking permits and guest parking permits for the areas impacted by this new development, so parking and blocked driveways don't become an issue. These zoning permits will help ensure that residents don't feel driven out of their neighbourhood while still enjoying its revitalization.

Thank you for your time and consideration,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 35 Janeway Place - DEV2200105

Date Prepared: August 16, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by Newfoundland and Labrador Housing Corporation at 35 Janeway Place.

Discussion – Background and Current Status:

The proposed application is for 2 Four-plex Dwellings. Each proposed Four-plex is 343.9m² and located on a separate Lot. Each of the Four-plex Dwellings contains 4 individual units, which have a floor area of 85.9m² and one bedroom per unit. Parking is provided onsite on both Lots. The proposed application site is in the Residential 2 (R2) Zone, where a Four-plex is a Discretionary Use.

One submission was received, which raised concerns pertaining to increased vehicle and foot traffic, the impact on property values, reduced privacy, and the type of development to be constructed. The proposed development is for two buildings, each with 4 dwelling units (four-plex). Parking for four vehicles (two double driveways) is provided on each Lot. There were no traffic concerns identified for the proposal.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations, Section 10.5 "Discretionary Uses" and Section 10 "Residential 2 (R2) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 "Public Consultation" of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for 2 Four-plex Dwellings at 35 Janeway Place.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 35 Janeway Place.docx
Attachments:	- DEV2200105-35 JANEWAY PLACE.pdf
Final Approval Date:	Aug 17, 2022

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

Lindsay Lyghtle Brushett - Aug 17, 2022 - 12:10 PM

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

Jason Sinyard - Aug 17, 2022 - 12:23 PM



SUBJECT PROPERTY



37

41

35

45

43

47

50

52

R2

INST

INST

EAST WHITE HILLS RD

INST

40



R2

33



20

25

A1

38

34

32

28

26

22

18

44

42

62

16

A1

48

46

A1

15

CITY OF ST. JOHN'S

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, August 16, 2022 3:34 PM
To: Jennifer Squires
Subject: FW: (EXT) 35 Janeway Place (discretionary use application by NLHC)

Same for here?
Thanks

From: [REDACTED]
Sent: Tuesday, August 16, 2022 3:24 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 35 Janeway Place (discretionary use application by NLHC)

Hello Office of the City Clerk,

My name is [REDACTED]

At this time, I'm opposed to this application for two new four-plex dwellings.

I believe it will have a significantly negative affect on [REDACTED] property value.

I believe along with the new adjacent Choices for Youth building development, it will bring a lot more vehicle and foot traffic to [REDACTED] street and to [REDACTED] community.

This development will result in a reduction in [REDACTED] privacy and that of [REDACTED] too.

[REDACTED] in 2013, there was no plans at that time by the government of NL to sell this property to developers.

[REDACTED] consulted whatsoever prior to the sale of the lands for the new Choices for Youth building and the now proposed NLHC 2x four-plex rental units.

I have contacted multiple real estate agents and an experienced appraiser and they've concluded that this new development would most certainly have a negative affect on [REDACTED] property value and that of [REDACTED] neighbors too.

I would ask that the City consider delaying the final decision on this application for permit until such time [REDACTED] [REDACTED] have more time to meet and consult with the planners at NLHC to learn more about the proposed structures that they're intending to build, and what market "tenants" they are targeting for these two four-plex units. Some of which will be partial access units and the rest will be full access units.

Please advise and confirm at your earliest convenience, thank you.

[REDACTED]

DECISION/DIRECTION NOTE

Title: E-Poll – Stanley Cup Parade
Date Prepared: August 15, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee
Ward: N/A

Decision/Direction Required: Seeking Council approval for the road closures associated with the Stanley Cup Parade on Monday August 22, 2022.

Discussion – Background and Current Status: On Monday August 22 at 2:00pm, the City of St. John’s, in partnership with Downtown St. John’s and the George Street Association, are hosting a parade to celebrate Alex Newhook and his Stanley Cup win.

The parade will begin at Bannerman Park at 2:00pm, and travel down the following streets: Military Road, Ordnance Street, Duckworth Street, Prescott Street, Water Street, Adelaide Street. The parade will end at George Street where the Newhook Family, the Stanley Cup, and some special guests will proceed to the stage for a small event.

The parade will be a rolling road closure implemented by a traffic control company.

Bannerman Road, southbound, will be closed from 1:00pm – 2:00pm to allow parade staging.



ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: Budget for this event is coming from Special Events.
2. Partners or Other Stakeholders: Downtown St. John's, George Street Association, Autism Society.
3. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: A Sensory Friendly/Quiet Zone will be implemented in the Sir Humphrey Gilbert Building area, accessible viewing areas will be available along the parade route and at the George Street Event.
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Communications division are working with Special Events to promote the event, and create media availability.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the requested road closure associated with the Stanley Cup Parade on Monday August 22.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor of Tourism and Events

Report Approval Details

Document Title:	E-Poll - Stanley Cup Parade.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

Erin Skinner - Aug 15, 2022 - 3:44 PM

Tanya Haywood - Aug 17, 2022 - 10:50 AM

ST. JOHN'S

Report of Committee of the Whole - City Council Council Chambers, 4th Floor, City Hall

August 10, 2022, 9:30 a.m.

Present: Mayor Danny Breen
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Christine Carter, Legislative Assistant
Amer Afridi, Manager - Transportation Engineering

Others Lalita Thakal, Transportation Systems Engineer
David Crowe, Manager of Roads
David Day, Manager of Emergency Preparedness & Business Continuity
Kelly Dyer, Communications & Public Relations Officer
Mark Finch, Affordable Housing & Development Facilitator

1.0 Emergency Continuity Management Advisory Group - Terms of Reference

The City of St. John's Emergency and Continuity Management Policy was formally approved on November 29th, 2021, and as a part of that policy, it was agreed to establish an internal Emergency Continuity Management Advisory Group.

Mr. David Day, Manager of Emergency Preparedness and Business Continuity for the City of St. John's added that this is a sign of maturity in the emergency and business continuity program for the City. A lot of the structure and committee are in place, and now we are looking to the future of what we need and how we are going to get there.

Members of Council expressed support for the formation of the Advisory Group and asked how specific emergency issues would be dealt with. Mr. Day advised that how an issue is addressed is dependent on the specific issue and determinations would be made on whether or not sub-committees would need to be developed in such situations. This internal committee will determine how these issues are approached. The City Manager added that one of the key goals is to reach out to stakeholders to see how we can more effectively meet the needs of those in the community.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the Terms of Reference for the Emergency Continuity Management Advisory Group as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

2.0 716 Water Street, Renovations and Extension

Councillor Burton reviewed the background on the current proposal which will see the creation of 10 transitional housing units, along with programming and transitional spaces. Each unit will contain a small lounge and eating area, fully accessible washroom, bedroom, and outdoor space. The design is aiming to retain elements of the original building where possible (such as the roofline

canopy over the second storey) and add a new elevator to connect the two buildings. Exterior renovations will include new windows, roof, and cladding. The garage at the rear of the building is in the process of being reconfigured and will act as an informal meeting space for community members.

The proposed front renovations and extension does meet the standards listed above. Therefore, it is recommended to approve the design as proposed except with a change from vertical siding to horizontal on the lower sides of the building (south and north elevation). As the applicants have incorporated suggestions from the Built Heritage Experts Panel, the application has not been referred back to the Panel for additional comments. Staff recommend that this revised design meets the intent of Heritage Area 3 design standards and therefore public consultation on the application is not recommended.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council approve the design of the renovations and extension at 716 Water Street as proposed, with the following exception:

- that the horizontal cladding at the front of the building continue around the sides of the building.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

3.0 20 George's Pond Road, LUR Terms of Reference, REZ2000003

Councillor Froude presented the Decision Note on the proposal for 20 George's Pond Road.

Recommendation

Moved By Councillor Froude

Seconded By Councillor Korab

That Council consider a rezoning from the Rural (RUR) Zone to the Residential 3 (R3), Apartment 2 (A2) and Commercial Mixed Use (CM) Zone at 20 George's Pond Road; and request that the Minister of Municipal and Provincial Affairs consider an amendment to the St. John's Urban Region Regional Plan to redesignate the proposed development area from the Rural designation to the Urban Development designation.

Further, that Council approve the attached draft terms of reference for a Land Use Report (LUR). Upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4.0 Pedestrian Signal Operations recall

Councillor Burton presented the Decision Note which provides an overview of the city's pedestrian signals, including the Accessible Pedestrian Signals (APS), and their operation strategies.

Councillor Burton advised that as recommended in the Decision Note, feedback will be sought from the Inclusion Advisory Committee.

Councillor Froude called for a friendly amendment to the recommendation, which would add the Sustainable and Active Mobility Advisory Committee to the working group.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Froude

That Council provide direction to staff to operate Pedestrian Signals on recall in pedestrian core area and any expansion of pedestrian recall will be carried out by working group formed with Inclusion Advisory Committee and the Sustainable and Active Mobility Advisory Committee.

For (7): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

5.0 Youth Forum

Councillor Bruce presented the Youth Engagement Report and gave an overview of the concept for a 2022 Youth Forum to be held this Fall.

Recommendation

Moved By Councillor Bruce

Seconded By Councillor Froude

That Council approve the YEWG to start working on a youth forum for Fall 2022 and provide direction on whether they would like to see one or more in-person events and/or virtual events as outlined.

For (7): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

DECISION/DIRECTION NOTE

Title:	Emergency Continuity Management Advisory Group - Terms of Reference
Date Prepared:	July 22, 2022
Report To:	Committee of the Whole
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Decision/Direction Required: Council's approval of the Terms of Reference for the Emergency Continuity Management Advisory Group.

Discussion – Background and Current Status: The City of St. John's Emergency and Continuity Management Policy was formally approved on November 29th, 2021, and as a part of that policy, it was agreed to establish an internal Emergency Continuity Management Advisory Group.

The role of the Emergency and Continuity Management Advisory Group is to:

- review the state of Emergency and Continuity management in the City;
- provide management oversight of associated program and planning activities; and
- report to and provide advice to Council on the development and implementation of the Program and related plans and activities;
- as further detailed in the Emergency and Continuity Management Procedures.

The Emergency and Continuity Management Advisory Group is responsible for:

- providing strategic input in coordinating the development, implementation, evaluation, maintenance, and continuous improvement of the policy, Program, and related plans; and
- implementing the policy and Program elements assigned to them.

The Emergency and Continuity Management Advisory Group shall consist of the following, or their designates:

- Mayor;
- City Manager;
- City Solicitor
- Deputy City Manager, Finance and Administration;
- Deputy City Manager, Community Services;
- Deputy City Manager, Public Works;
- Deputy City Manager, Planning, Engineering and Regulatory Services;
- Manager, Emergency and Safety Services; and
- Fire Chief/Director of Regional Fire Services.

The City Manager shall be the Chair of the Advisory Group, and the Fire Chief/Director of Fire Services and the Deputy City Manager of Finance and Administration shall be co-chairs.

Key Considerations/Implications:

1. Budget/Financial Implications: There are no new budget or financial implications associated with the Terms of Reference.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.

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

4. Alignment with Adopted Plans: The City of St. John's Emergency and Continuity Management Policy, Business Continuity Plan, [City of St. John's Act](#), Emergency and Continuity Management Procedures, Emergency Management Plan and the [Emergency Services Act](#)
5. Accessibility and Inclusion: Not applicable
6. Legal or Policy Implications: Not applicable
7. Privacy Implications: Not applicable
8. Engagement and Communications Considerations: Not applicable
9. Human Resource Implications: Not applicable
10. Procurement Implications: Not applicable
11. Information Technology Implications: Not applicable
12. Other Implications: Not applicable

Recommendation:

That Council approve the Terms of Reference for the Emergency Continuity Management Advisory Group as presented.

Prepared by: Christine Carter, Legislative Assistant

Approved by:

Report Approval Details

Document Title:	Emergency Continuity Management Advisory Group Terms of Reference.docx
Attachments:	- Terms of Reference - Emergency Continuity Management Advisory Group Final.doc
Final Approval Date:	Jul 25, 2022

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

Karen Chafe - Jul 24, 2022 - 10:22 AM

No Signature found

David Day - Jul 25, 2022 - 1:26 PM

1. GENERAL INFORMATION

Advisory Group Name	Emergency and Continuity Management Advisory Group
Reporting to	Committee of the Whole
Date of Formation	April 2022
Meeting Frequency	Minimum of 2 times per year, typically once every six months
Staff Lead	Manager of Emergency and Safety Services
Staff Liaison	Others as required as per Section 3.1.2
Council Member Champion	Mayor Danny Breen

2. PURPOSE

The Emergency and Continuity Management Advisory Group will provide program goals, objectives and performance measures to the City’s Emergency and Continuity Management program. At a minimum, the Group will.

- Review the state of Emergency and Continuity Management in the City.
- Provide management oversight of associated program and planning activities and
- Report to and provide advice to council on the development and implementation of the Program and related plans and activities.

Advisory group recommendations to Committee of the Whole will occur in the manner defined by these terms of reference to best support City Policy. The purpose of the Emergency and Continuity Management Advisory Group in relation to specific City policies, plans and strategies is as follows:

Advisory Group Relationship to Strategic Plan:

- The policy aligns with the “An Effective City” strategic direction in the Strategic Plan and is part of an activity detailed in the 2020 Action Plan:
 - Goal - Work with our employees to improve organizational performance through effective processes
 - Initiative - Improve processes, policy, and procedures related to emergency and safety services

Applicable Legislation/City Bylaws:

- [City of St. John's Act](#)
- [Emergency Services Act](#)

Other City Plans:

- City of St. John's Emergency and Continuity Management Program
- City of St. John's Business Continuity Plan
- Emergency and Continuity Management Policy
- Emergency and Continuity Management Procedures
- City of St. John's Emergency Management Plan

3. MEMBERSHIP AND COMPOSITION

3.1 Composition

- a) The Advisory Group shall consist of the following, or their designates:
- i. Mayor
 - ii. City Manager
 - iii. City Solicitor
 - iv. Deputy City Manager (DCM), Finance and Administration
 - v. DCM, Community Services
 - vi. DCM, Public Works
 - vii. DCM, Planning, Engineering and Regulatory Services
 - viii. Manager, Emergency and Safety Services
 - ix. Fire Chief/Director of Regional Fire Services

3.1.2 Staff and Council Members (Ex-Officio Members)

Staff Lead (1 member)

The Manager, Emergency and Safety Services is the staff lead to the advisory. Other staff support/attendance may be requested by the Lead Staff where required.

Group Chair

The City Manager shall be the Chair of the Advisory Group, and the Fire Chief/Director of Fire Services and the DCM, Finance and Administration shall be co-chairs.

Council (1 member)

The Mayor will act as Advisory Group spokesperson/champion.

4. ROLES, RESPONSIBILITIES AND REPORTING

4.1 Roles and Responsibilities

As a Municipal advisory body, Advisory Group roles include:

- Advising and making recommendations to standing group(s) of council, in a manner that will support City policy matters relevant to the group’s defined [Purpose](#).
- Working within given resources.

Shared Member Responsibilities

Conduct

Members shall strive to serve the public interest by upholding Federal, Provincial and Municipal laws and policies. Advisory group members are to be transparent in their duties to promote public confidence. Members are to respect the rights and opinions of other group members.

Preparation

Meeting agenda and accompanying materials will be circulated electronically one week prior to all meetings; members are expected to review all distributed materials prior to meetings. Alternate material distribution methods to be made available upon request.

Agendas

- Agendas to require focus with clear parameters for content and alignment with terms of reference/purpose.
- Agendas will be finalized one week before advisory group meetings.
- Items and accompanying material that are received after the agenda has been prepared and distributed (but prior to the meeting) will be moved to the following meeting’s agenda at the discretion of the Staff Lead.

Subcommittees

When deemed necessary, the Committee may strike a subcommittee or working group to deal with specific issues or deliverables. Subcommittees shall have at least one advisory committee member.

Composition may also include other members of the public and organizational representatives.

Subcommittees shall meet as an independent group, and reporting to the advisory committee as deemed necessary by the committee Chair or Lead Staff.

4.2 Member Roles and Responsibilities

4.2.1 City Staff

Chair

- The presiding officer of an advisory group will be referred to as "Chair". The role of the Chair will be filled by the City Manager or delegate.
- Uphold advisory group processes and functions in accordance with all terms presented, maintaining productivity and focus.
- Where appropriate, support the Lead Staff in fulfilling group requirements related to reporting processes (annual presentations, written reports, FAQ's etc.).
- Review advisory group terms of reference with Staff Lead at the end of each term and be prepared to propose amendments as needed.

Staff Lead

- Ensure the group is informed about City policy, procedure and available resources in reference to specific agenda items and provide procedural and/or technical advice to assist group where appropriate.
- Request additional staff support/attendance as needed.
- To develop agendas in cooperation with the Chair for distribution.
- Incorporate input from the advisory group into the Emergency and Continuity Management program where appropriate (e.g. projects, staff updates, publications)

Staff Liaisons

- Represent interests of department.
- Act as a subject matter expert.

City Clerk

- To be responsible for administrative functions related to advisory group operation, establishment, review, and term amendments. This includes leading or supporting day-to-day group activities such as the co-ordination of meeting schedules and the external/internal distribution/posting of advisory group agendas and reporting forms (i.e. meeting notes/minutes).

4.2.2 Council

The Mayor will sit on the advisory group as the Advisory Group Champion. In accordance with the role of advisory groups (i.e. to advise council through Committee of the Whole), and to promote and enhance the group’s advisory function, council representatives will be encouraged to attend meetings as observers, and to act as a liaison between the group and council.

In cases where an item of group business (as detailed in a given meeting agenda) would benefit from having more than one council representative attend, it will be the responsibility of the Chair and/or Staff Lead to inform council.

4.3 Reporting

The Emergency and Continuity Management Advisory Group shall report through the Committee of the Whole to City Council; however, depending on the issue, reports may be directed to another standing group or directly to Council where appropriate.

5. OTHER GOVERNANCE

5.1 Review of Terms

Considering recommendations from the Group Chair and Council Champion, the Lead Staff will review Advisory Group Terms of Reference documents every two years. The purpose of this review will be to ensure that the operations and function of each group are still aligned with its defined purpose (i.e. the advisory group remains relevant to City Plans). A review template will be used to maintain consistency. Through this review process amendments to advisory groups will be proposed and adjustments made to Terms of Reference as required.

5.2 Meetings and Schedules

Advisory Groups are to formally meet at least three times per year. The exact frequency of advisory group meetings will be determined by the Chair and the Lead Staff.

Unless otherwise specified (generally one week prior to a meeting) advisory group meetings shall be held at City Hall and shall be closed to the public.

Alternative Meeting Formats:

To facilitate participation and scheduling, remote meeting formats such as video conference and/or teleconference will be employed as determined to be effective and feasible by the Group Chair.

5.3 Conflicts of Interest and Confidentiality

Conflicts of Interest

A conflict of interest refers to situations in which personal, occupational, or financial considerations may affect or appear to affect the objectivity or fairness of decisions related to the group activities. A conflict of interest may be real, potential, or perceived in nature. Conflict of Interest may occur when a Group member participates in discussion or decision-making about a matter which may financially benefit that Member or a member of his/her family, or someone with whom the Group member has a close personal relationship, directly or indirectly, regardless of the size of the benefit.

In cases where the Group agenda or Group discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the Group.

Confidentiality

All Group members are required to refrain from the use or transmission of any confidential or privileged information while serving with the Emergency and Continuity Management Advisory Group.

Staff Lead Name: David Day

Signature: _____

Date: _____

Chair Name: Kevin Breen

Signature: _____

Date: _____

DECISION/DIRECTION NOTE

Title: 716 Water Street, Renovations and Extension

Date Prepared: August 1, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To seek approval for exterior renovations and extension at 716 Water Street.

Discussion – Background and Current Status:

The City has received an application for exterior renovations and an expansion at 716 Water Street. The building is owned by First Light (formerly the St. John's Friendship Centre), a registered non-profit organization that serves the urban Indigenous and non-Indigenous community with programs and services rooted in the revitalization of Indigenous cultures and languages in a spirit of trust, respect, and friendship. The building houses the Shanawdithit Shelter, which includes First Light offices, meeting space and public programming space.

The subject property is within the Institutional District of the St. John's Municipal Plan, zoned Institutional Downtown (INST-DT), and within Heritage Area 3. It is not a municipally designated Heritage Building. An Institutional Use is a permitted use in the INST-DT Zone. In 2020, a change of use was issued, however Development Approval and Building Permits are required for the proposed renovation and site work.

The existing building consists of two structures connected via a small link. The front of the structure along Water Street is a 2-storey wood framed building with full basement. The newer annex to the rear of the original building has a mix of emergency shelter/transitional housing rooms of various sizes, with associated support spaces (kitchen, laundry, and eating area). The applicant has indicated that the building layout is dated, somewhat inaccessible, and does not use space economically. The site layout and parking lot are inadequate.

The current proposal would see the creation of 10 transitional housing units, along with programming and transitional spaces. Each unit will contain a small lounge and eating area, fully accessible washroom, bedroom and outdoor space. The design is aiming to retain elements of the original building where possible (such as the roofline canopy over the second storey) and add a new elevator to connect the two buildings. Exterior renovations will include new windows, roof and cladding. The garage at the rear of the building is in the process of being reconfigured and will act as an informal meeting space for community members.

First Light has been working with Canada Mortgage and Housing Corporation (CMHC) for funding to support the proposed project. The applicant states that the proposed new design aims to:

- Accommodate First Light's programmatic requirements in a welcoming, comfortable, and safe environment;
- Create inviting community spaces for the building's residents;
- Increase access to outdoor spaces for residents;
- Update the front façade facing the street; and
- Provide dignified living spaces where residents can feel safe and at home.

Built Heritage Experts Panel Review

Prior to submitting an application, the applicants attended the April 20, 2022, Built Heritage Experts Panel meeting to gain initial feedback on their design. At that time, the design was generally a modern design and did not meet Heritage Area 3 Design Standards.

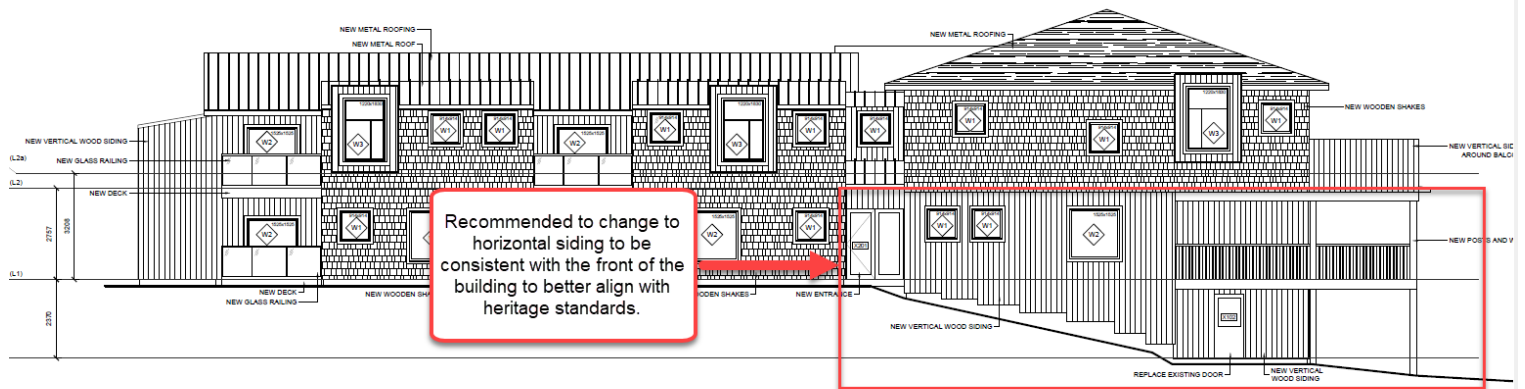
Panel members noted that the development would be located in an area surrounded by properties with various ages of architectural detail, and would be flanked by two Queen Anne style properties, including Horwood House, a designated property. The surrounding properties have strong architectural features and there would be an impact on three streetscapes – Water Street, Leslie Street and Thompson Place. Members were appreciative of the thoughtful design of the building, but felt the application was out of context and did not fit in with the heritage standards for Heritage Area 3.

The following recommendation was brought forward by the panel:

- The Built Heritage Experts Panel while recognizing that the proposed design of 716 Water Street is not aligned with Heritage Area 3 standards and guidelines and appreciating and recognizing the degree of design, recommends Public Consultation be directed by Council as per Section 11.1 (f) of the [Heritage By-Law](#).
- The Panel further recommended that all future applicants consult with the Built Heritage Experts Panel early in the design process when working in Heritage Areas.

The Panel felt that if the surrounding neighbourhood, who have invested in heritage, were in support of the project, then it could be supported.

Since that meeting, the applicants have redesigned the front façade of the building to better align with Heritage Area 3 standards. They have revised the third storey windows to include single hung windows, traditional horizontal cladding on the first two levels and have revised the front deck to make it less bulky and better align with heritage standards. A modern design remains on the side of the building. For Heritage Area 3, heritage standards are applied less stringent on the side and back of a building. Given the setback from the street, the front of the building has a greater impact on the streetscape than the side or back. However, it is recommended that the applicant carry the horizontal siding at the front of the building around the side of the building to better align with heritage standards (as shown below).



As this building is considered an Institutional Use, it has been evaluated against the Heritage Design Standards for non-residential buildings. From Schedule D of the Heritage By-Law:

- Building’s façades shall be compatible with the period/architectural style of the streetscape;
- Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector;
- Where replacement is required, modern materials may be permitted where the appearance replicates the building’s period/architectural style;
- Accent materials may be permitted;
- For any façade facing public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building’s architectural style.
- Specialty windows may be added where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.
 - In this case, the addition of large picture windows is not original to the building but typical of non-residential buildings in heritage areas (similar to WaterWest at 720 Water Street).
- Modern roofing materials, including metal roofing materials, are permitted provided the appearance replicates the building’s period/architectural style.
- Decks and balconies may be permitted on any façade where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.



- Additions must be compatible with the period/architectural style of the streetscape in their design, massing, and location without adversely affecting the character-defining elements of the existing building.
- Additions shall respect the rhythm and orientation of façade openings and fenestrations (windows) along the same elevation.
- Additions shall meet the Heritage Area Design Standard above. Notwithstanding, modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the building; enhances the visual prominence of the building; and does not detract from the architectural details of the building.
 - The new stairwell located on the left of the front façade clad in vertical siding would be considered a subordinate modern extension.

The proposed front renovations and extension does meet the standards listed above. Therefore, it is recommended to approve the design as proposed except with a change from vertical siding to horizontal on the lower sides of the building (south and north elevation). As the applicants have incorporated suggestions from the Built Heritage Experts Panel, the application has not been referred back to the Panel for additional comments. Staff recommend that this revised design meets the intent of Heritage Area 3 design standards and therefore public consultation on the application is not recommended.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; First Light staff, residents and program users.
3. Alignment with Strategic Directions:

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Accessibility and Inclusion: Any accessibility requirements will be evaluated at the building permit stage.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.

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

Recommendation:

That Council approve the design of the renovations and extension at 716 Water Street as proposed, with the following exception:

- that the horizontal cladding at the front of the building continue around the sides of the building.

Prepared by: Ann-Marie Cashin, Planner III – Urban Design & Heritage

Approved by: Lindsay Lyghtle Brushett, MCIP - Supervisor, Planning & Development

Report Approval Details

Document Title:	716 Water Street, Renovations and Extension (COTW).docx
Attachments:	- 716 Water Street - Attachments(reduced).pdf
Final Approval Date:	Aug 2, 2022

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Aug 1, 2022 - 2:02 PM

Jason Sinyard - Aug 2, 2022 - 2:46 PM



SUBJECT PROPERTY



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

W:\Engwork\Planw\applications 2020\dev2000202-716 water street.mxd



Location of 716 Water Street, view showing existing building and site context

Project Description

First Light is a registered non-profit organization that serves the urban Indigenous and non-Indigenous community alike by providing programs and services rooted in the revitalization, strengthening and celebration of Indigenous cultures and languages in the spirit of trust, respect, and friendship.

First Light currently owns and operates out of several properties across the city of St. John's, and is looking to reorganize their operational programming across these locations in order to better serve their community. As a part of this transition First Light is looking to renovate The Shanawdithit Shelter, located at 716 Water Street, in order to better accommodate their social support housing programming.

Existing Building

The existing facility at 716 Water Street (shown above) consists of 2 distinct structures connected via a small link. The original structure closest to and facing Water Street is a collection of public programming spaces for First Light as well as their offices/ meeting spaces. This portion of the current structure is a 2 storey wood framed building with full basement. Public programming is located in the basement and main level with more private office spaces on the second level. The newer Annex to the rear of the original building consists of a mix of emergency shelter / transitional housing rooms of various sizes with associated support spaces, (kitchen, laundry, eating area, etc.).

As it stands, the building is dated, largely inaccessible, and does not use its space economically. Beyond the layout of the interior of the building, the site design and parking lot are inadequate for First Light's needs.



Street-Facing Facade of 716 Water Street showing lacking parking, inaccessible entry

Adaptive Re-use

This Conceptual Design for the Renovation of 716 Water Street aims to:

- Accommodate First Light's programmatic requirements in a welcoming, comfortable, and safe environment
- Create inviting community spaces for the building's residents
- Increase access to outdoor spaces for residents
- Update the dated street-facing facade
- Provide dignified living spaces within which the residents of the building can feel safe and at home

Site Plan Diagram

This site plan diagram shows the proposed concept design for the First Light renovation of 716 Water Street.

This Concept Design Includes:

- Updated exterior cladding and welcoming facade
- An accessible Principal Entrance
- An updated Community Space with Kitchen, Living Room, and large Exterior Deck
- 8 x 1 Bedroom Units @ 515 ft²
- 1 x 1 Bedroom Unit @ 566 ft²
- 1 x 1 Bedroom Unit @ 578ft²
- All units capable of meeting Accessibility Requirements
- Private Exterior Outdoor Space off of all units
- Basement storage
- Updated Garage



LEGEND

- | | | |
|--------------------------------------|---|---------------------------------|
| 1. 716 Water Street | 4. Admin. Entrance | 7. New Exterior Community Space |
| 2. New Accessible Principal Entrance | 5. Redesigned Parking Lot (15 spaces) | |
| 3. New Elevator and Fire Stair | 6. New Garage for Site Maintenance and Snow Removal, with additional Community Space within | |

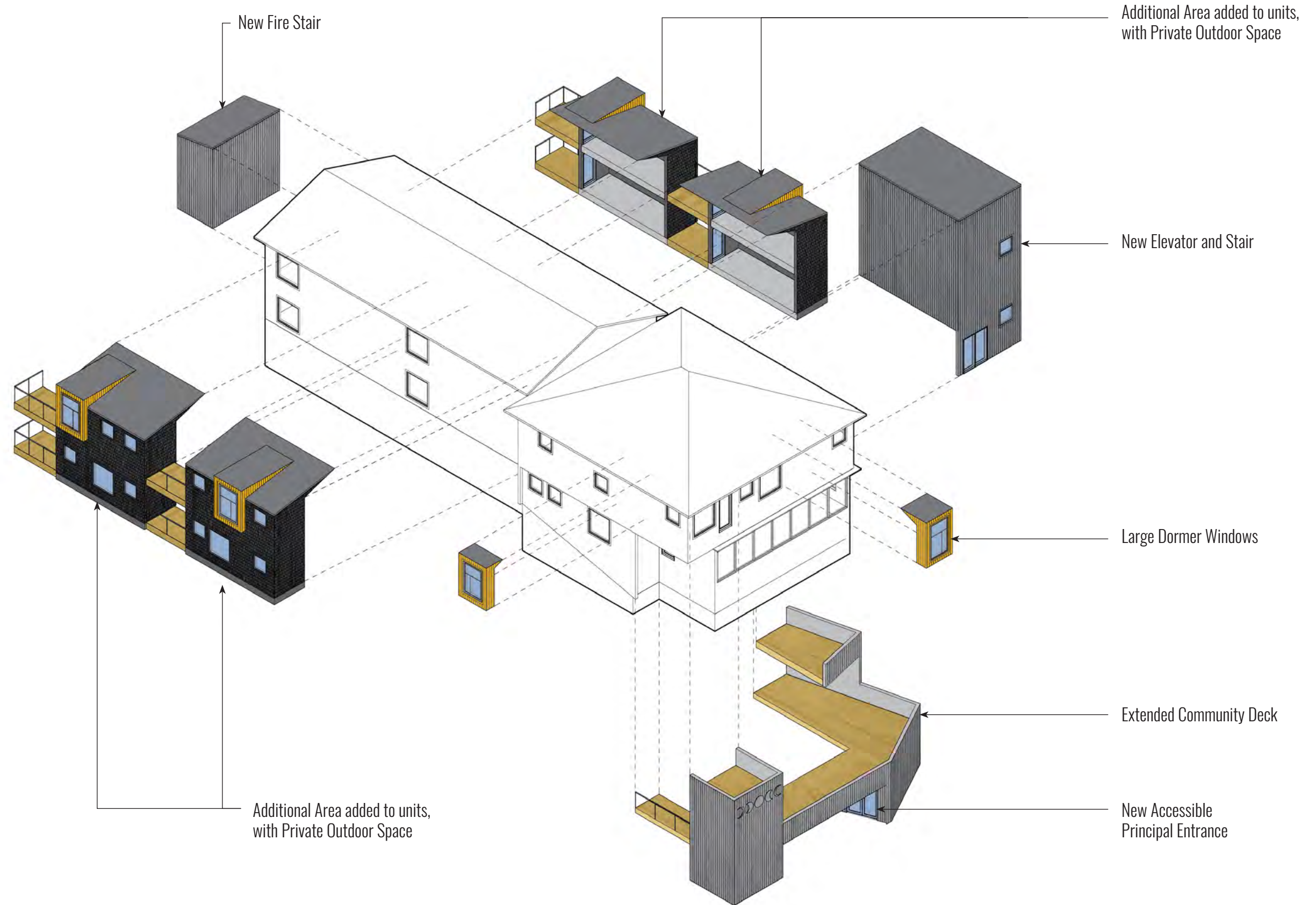
Massing Diagram

This diagram shows a simple massing diagram of the renovation to the existing building.

The Existing Building is shown in white, with the additions indicated in colour.

This diagram shows:

- The additional living space added to each unit
- Private Outdoor Space for each unit
- An updated facade with extension of existing community deck
- Large dormer windows in each of the second floor units
- A new elevator and two new fire stairs



Revised Design



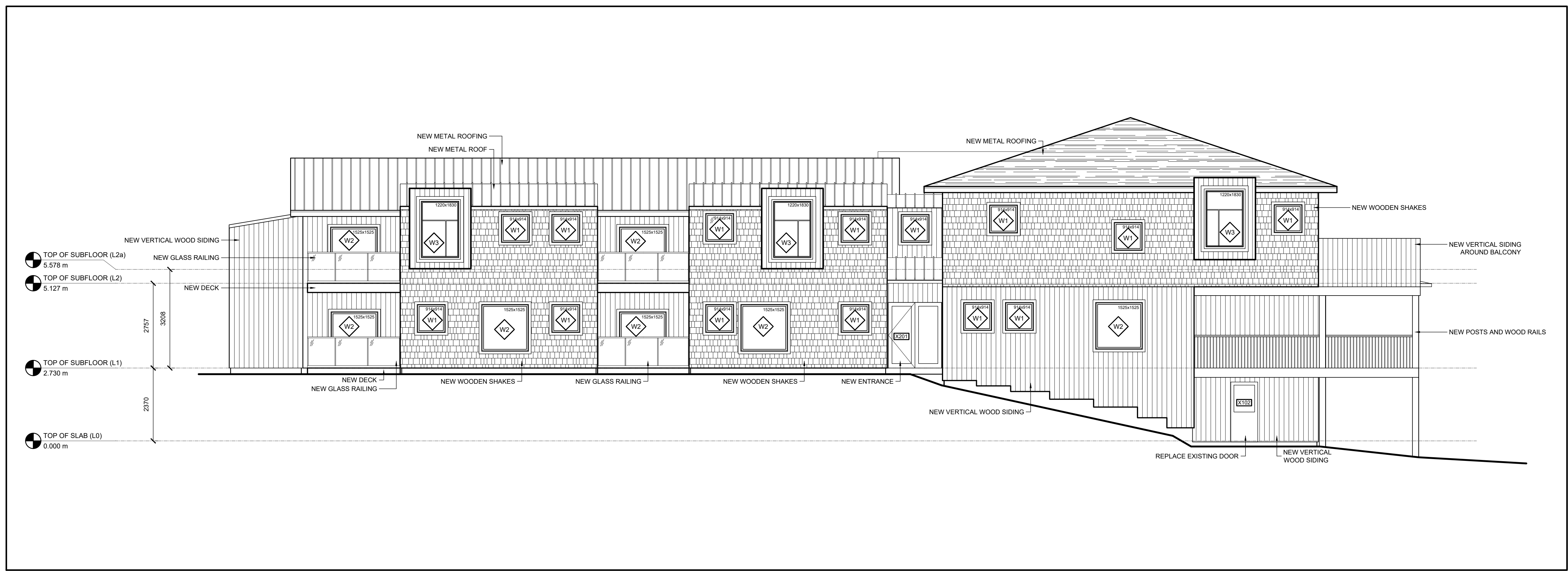




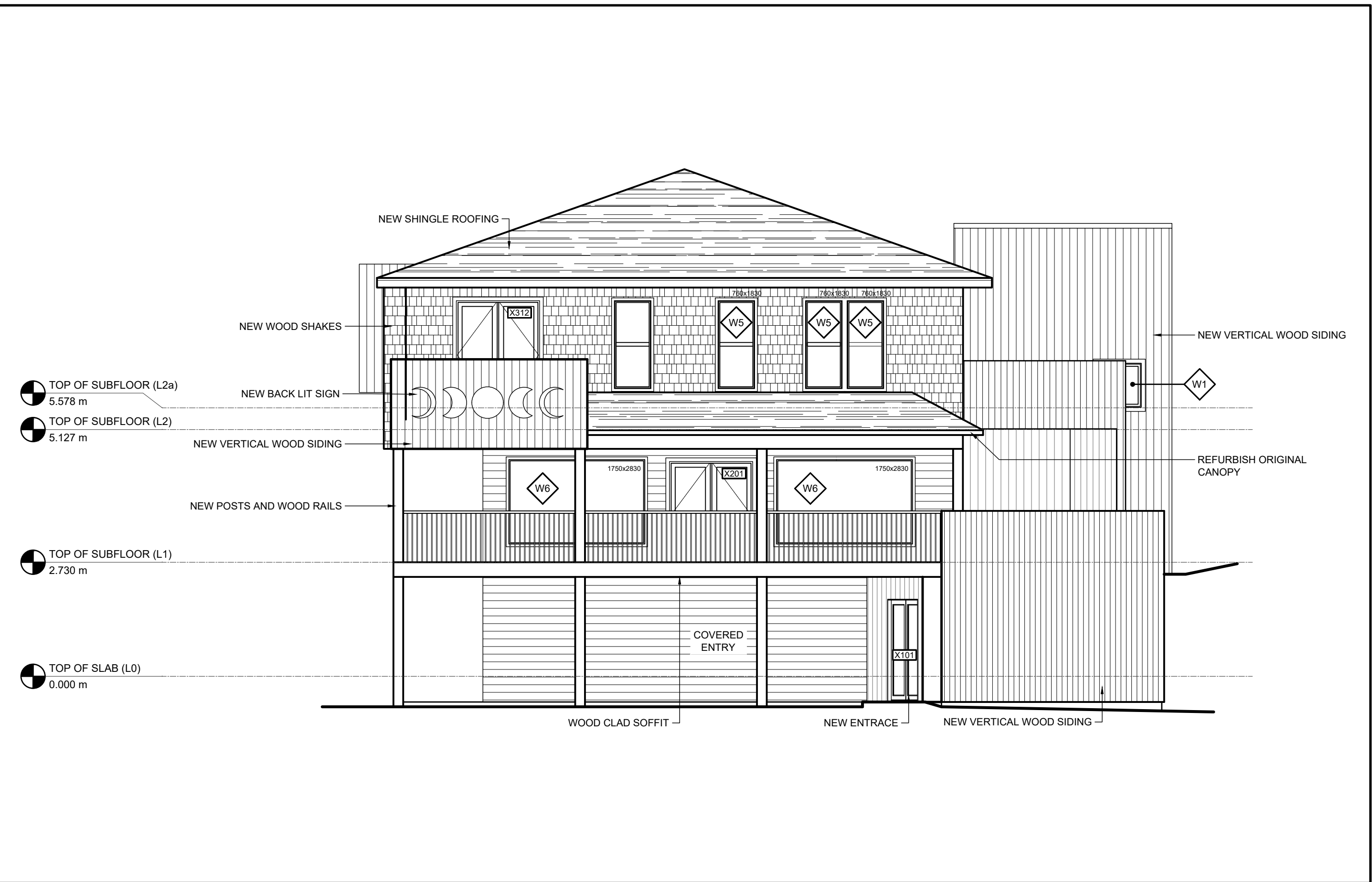
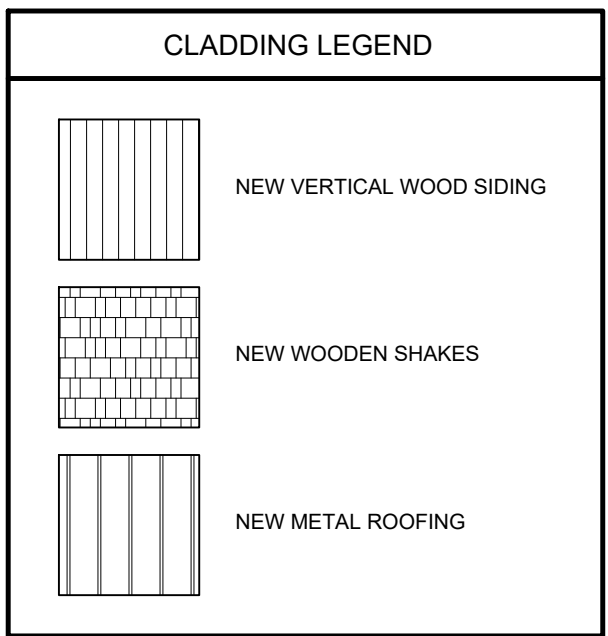
Concept design for the First Light renovation of 716 Water Street, view from back of property

NOTES

- DO NOT RELY UPON INFORMATION SHOWN ON THIS DRAWING FOR CONSTRUCTION UNLESS IT STATES BELOW THE SHEET HAS BEEN SPECIFICALLY ISSUED FOR THAT PURPOSE AND THE SHEET HAS BEEN STAMPED AND SIGNED.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS OTHERWISE NOTED.
- CONFIRM CONDITIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.
- ENSURE ALL PERMITS AND APPROVALS ARE IN PLACE BEFORE COMMENCING WORK.
- LOCATE ALL BURIED SERVICES PRIOR TO COMMENCING EXCAVATION WORK.
- TOPSOIL AND SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- WHERE POSSIBLE, RETAIN EXISTING VEGETATION.



2 SOUTH PROPOSED ELEVATION
A301 SCALE: 1:75



1 EAST PROPOSED ELEVATION
A301 SCALE: 1:75

STAMP		NORTH REF.	

No.	By	DESCRIPTION	Date
2	CW	ISSUED FOR DEV. PERMIT	2022-07-19
1	KF	ISSUED FOR COORDINATION	2022-04-22

REVISIONS

WOODFORD
architecture
11 Rowan Street, St John's, NL, A1B 2X2 (709) 755-7917 info@woodfordarchitecture.ca

CLIENT
FIRST LIGHT

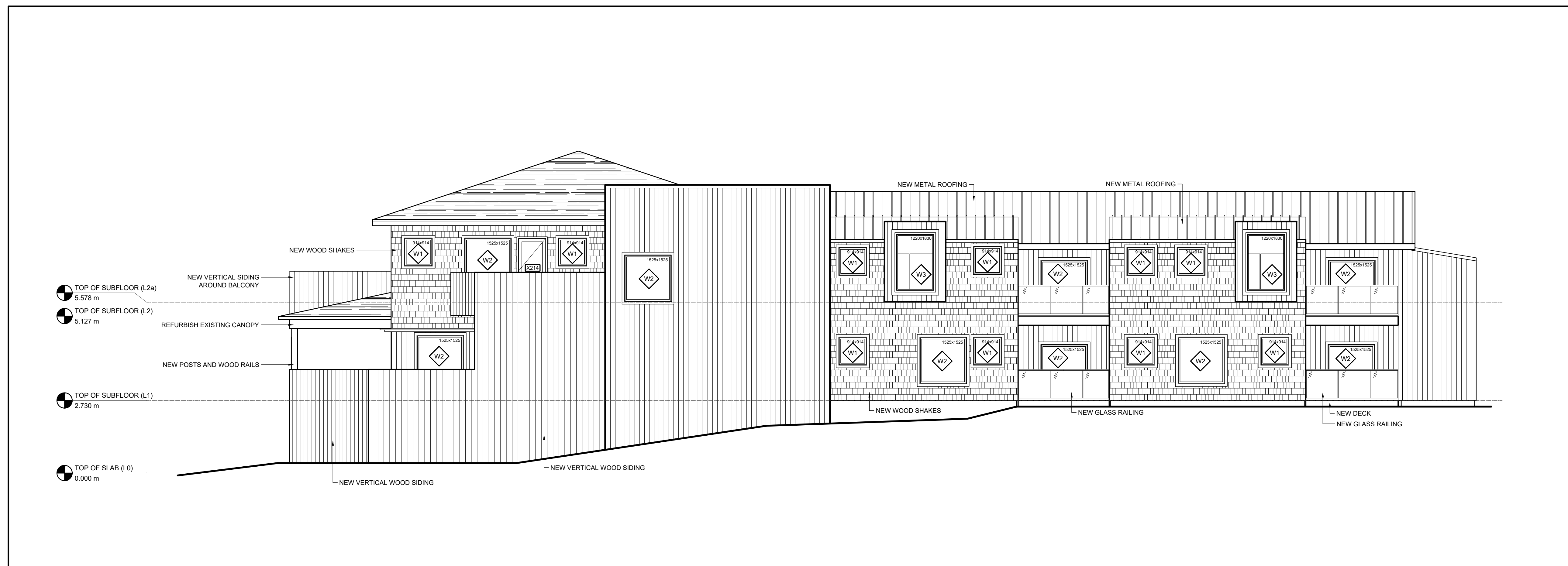
PROJECT
716 WATER STREET RENOVATION

DRAWING
PROPOSED ELEVATIONS

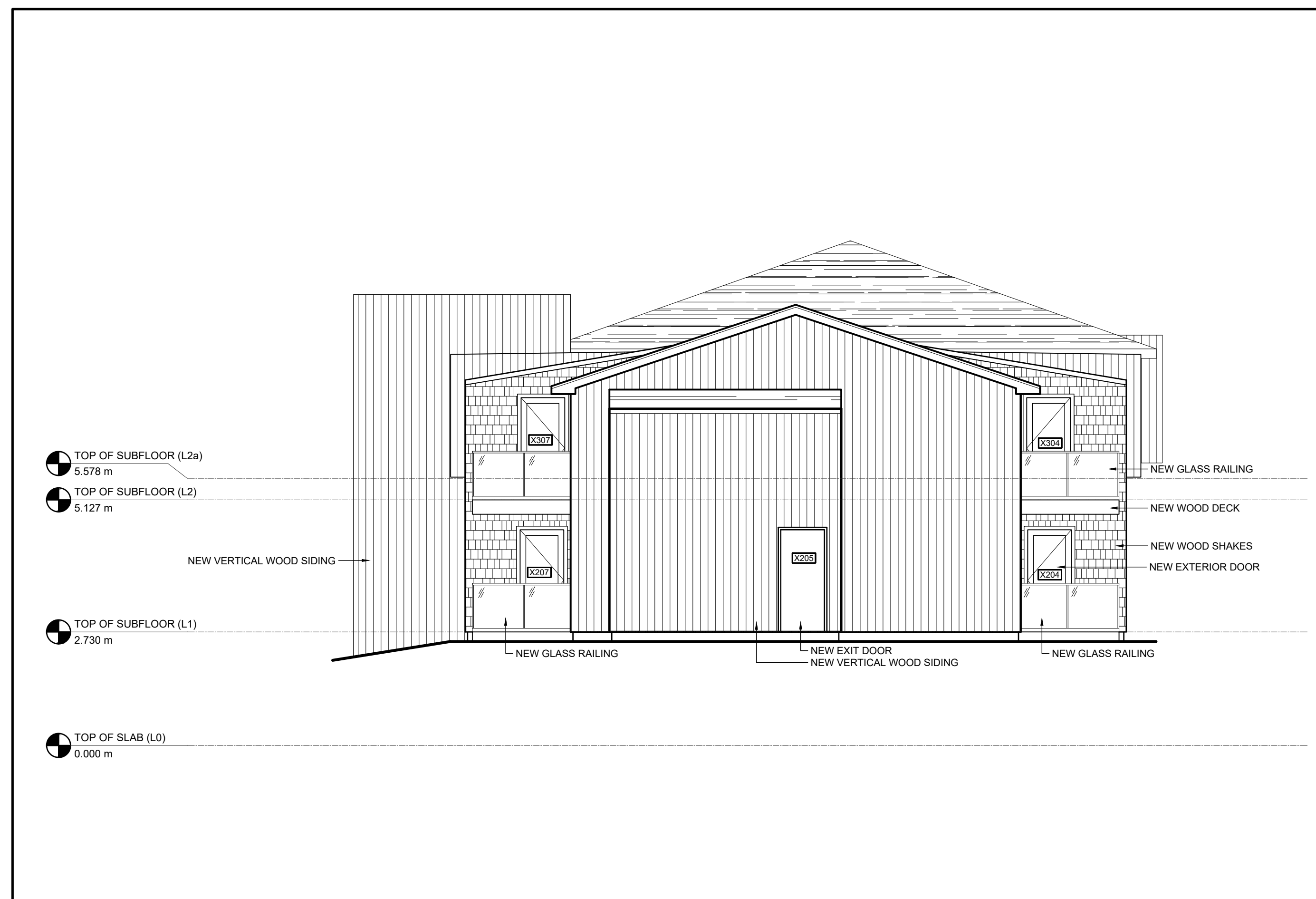
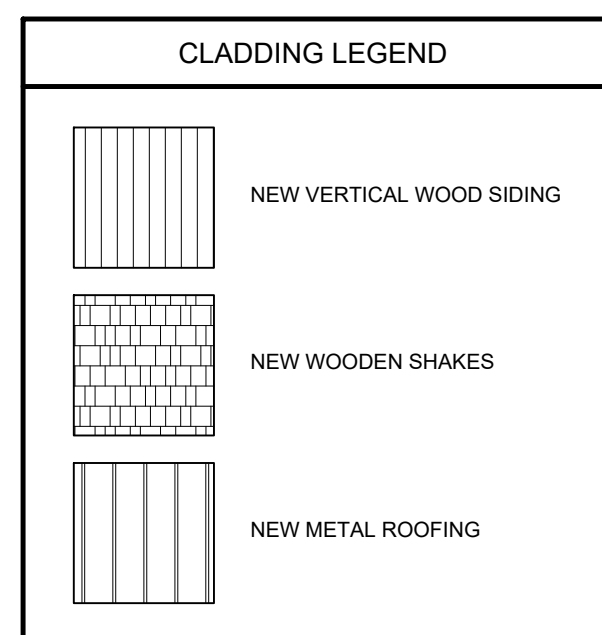
DESIGNED CW	DRAWN KF	SCALE
APPROVED CW	DATE 2022-04-20	SHEET
PROJECT NO. 2020-010		A301

NOTES

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- TOPSOIL AND SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- WHERE POSSIBLE, RETAIN EXISTING VEGETATION.



2 NORTH PROPOSED ELEVATION
SCALE: 1:75



1 WEST PROPOSED ELEVATION
SCALE: 1:75

STAMP		NORTH REF.	
2	CW	ISSUED FOR DEV. PERMIT	2022-07-19
1	KF	ISSUED FOR COORDINATION	2022-04-22
No.	By	DESCRIPTION	Date

REVISIONS

WOODFORD
architecture
11 Rowan Street, St. John's, N.L. A1B 2X2 (709) 755-7917 info@woodfordarchitecture.com

CLIENT
FIRST LIGHT

PROJECT
716 WATER STREET RENOVATION

DRAWING
PROPOSED ELEVATIONS

DESIGNED CW	DRAWN KF	SCALE
APPROVED CW	DATE 2022-04-20	SHEET
PROJECT NO. 2020-010	A302	

DECISION/DIRECTION NOTE

Title: 20 George's Pond Road, LUR Terms of Reference, REZ2000003

Date Prepared: August 2, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning a portion of the land at 20 George's Pond Road from the Rural (RUR) Zone to the Apartment 2 (A2) Zone, Residential 3 (R3) Zone and Commercial Mixed Use (CM) Zone for a residential and commercial development.

Discussion – Background and Current Status:

The City has received an application from Nosegard Holdings Limited to rezone a portion of land at 20 George's Pond Road to accommodate a residential and commercial development. The applicant has requested to rezone land from the Rural (RUR) Zone to the Apartment 2 (A2), Residential 3 (R3) and Commercial Mixed Use (CM) Zones. The proposed development would also require a Municipal Plan Amendment to redesignate the land from the Rural District to the Residential and Commercial Districts, and well as an amendment to the St. John's Urban Region Regional Plan to redesignate the land from Rural to Urban Development. The full property includes land above the 190 metre elevation, which is the current service limit until major new infrastructure is built. The current rezoning application only includes the portion of the property below 190 metres.

At the April 14, 2022, Council meeting, Council directed staff to draft terms of reference for a Land Use Report (LUR), which included servicing studies needed to fully analyze how development should proceed at this location and bring it back to Council for consideration.

Kenmount Concept Plan

The City commissioned a Kenmount Concept Plan for Lands Above 190 Metres, which also examined some lands below 190 metres, from Kenmount Hill to the Team Gushue Highway, including the area of the subject property. This 2017 study included approximately 365 hectares of land owned by several private and public landowners. The intent of the report was to create a comprehensive land-use development plan, to recommend a layout for various types of land uses and a road layout, determine municipal infrastructure requirements, and identify and reserve environmentally important and sensitive lands in the study area. This report is in draft form and has not been adopted by Council to date, however it presents a conceptual basis for future development in this area. Therefore, staff have evaluated the current application for 20 George's Pond Road against the Kenmount Concept Plan and have

recommended that the proposed development align with the Kenmount Concept Plan to accommodate future development of the area.

Land Use Report (LUR) Terms of Reference

The site is located west of Team Gushue Highway and has limited municipal services. Except for a few unserviced dwellings and buildings, this area on the southern flanks of Kenmount Hill is undeveloped. The proposed development would open this area for future development. Therefore, the road network, and sizing and location of pipes for this development will need to be situated to accommodate the proposed development in the Kenmount Concept Plan. Staff have requested that the initial site plan (attached) be updated to reflect the road network and pipe routing in the Kenmount Concept Plan.

As indicated in Council's directive, there are a number of servicing studies required to fully analyze how development should proceed. These are noted in the attached draft Land Use Report Terms of Reference and summarized below.

- Stormwater
 - The Kenmount Concept Plan identified a number of storm sub catchments as part of the Kitty Gaul Brook Drainage Basin. However, neither climate change rainfall data nor the current modelling software utilized by the City were used in this analysis. Because the flows from these sub catchments drain into the proposed development area, the developer is required to calculate storm water inflows for all sub catchments that are part of the Kitty Gaul Brook Drainage Basin using acceptable software and climate change rainfall data.
 - Stormwater detention is required for the development. The proposed location for stormwater detention on the applicant's site plan appears to be located on Crown Land. The applicant will be required to show the location on their own land or acquire the land prior to rezoning approval.
- Floodplain
 - Floodplain mapping in Kitty Gaul Brook has not been updated to include climate change rainfall data. As per the Kenmount Concept Plan, the sanitary system for the development must cross through the floodplain and the storm system has to connect into Kitty Gaul Brook. Therefore, the applicant is required to provide the extents of the 100-year climate change floodplain, as well as its 15-metre buffer. As per Sections 4.10 (4) and (5) of the Development Regulations, referral to the Environment and Sustainability Experts Panel and approval by Council is required for infrastructure in the floodplain or buffer. This would be referred to the Panel following completion of the LUR.
- Sanitary Sewer
 - The Kenmount Concept Plan identified 20 George's Pond Road as part of *Sanitary Catchment E* which will connect into the existing sanitary sewer at Blackmarsh Road and Canada Drive. The applicant will be required to show how they propose to extend sanitary sewer from their site to Blackmarsh Road, in agreement with the Kenmount Concept Plan. The Plan further identified limited sanitary sewer capacity and the Blackmarsh Road/Canada Drive intersection; therefore, the applicant will need to provide updated sanitary sewer calculations for the proposed development. Based on the calculations, the City will comment

on the available capacity in the existing downstream sanitary sewer and if an upgrade will be required as part of the development.

- Water System
 - There is a water connection point adjacent to George's Pond Place. This watermain stub should be used to supply water to the development area.
- Transportation
 - The Kenmount Concept Plan proposes a 29-metre right-of-way for collector roads and 24-metre right-of-way for local roads. For the proposed development, George's Pond Road would be a collector road, and the remaining streets, including George's Pond Place, will be local roads. The applicant will need to acquire the land for the rights-of-ways now to ensure the development allows for expansion into to Comprehensive Development Area 9 (CDA9) Zoned areas for future development. While we will require the full rights-of-ways to be secured should the rezoning proceed, the applicant will only be required to upgrade George's Pond Road to provide 2 travel lanes, a shared use path on one side, a sidewalk on one side and landscape boulevards for each side. The cross-section will be finalized at the development stage. The City will also require morning and evening peak hour trips for the development and intersection upgrades may be required once the transportation information is evaluated.
- Parks and Open Space
 - For the proposed development, Parks and Open Spaces Division has not requested park amenities and have recommended payment in lieu of land, as per Section 5.4.2 of the Development Regulations.
 - The Kenmount Concept Plan does propose a trail connection at the northern edge of the subject property. The applicant will be required to show this on their revised site plan to ensure future trail opportunity when lands above the 190-metre contour are developed.
- Legal Requirements
 - For any work that will require land acquisition (for example, securing rights-of-ways for roads beyond the existing property boundaries), the applicant must acquire the lands now and this will need to be confirmed by the City prior to rezoning approval.
 - For any work where future easements are required (for example, routing of storm and/or sanitary sewers), a registered agreement will need to be in place prior to rezoning approval that shows an easement will be provided for development.

The above studies are significant but necessary to identify how best to service this undeveloped land and ensure that development meets our current policies and regulations. In addition to the transportation and servicing studies, the applicant's site plan will need to be updated to reflect lot standard requirements for each applicable zone (lot area, frontage, setbacks, building height, etc.) and parking requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring residential and property owners.
3. Alignment with Strategic Directions:

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

An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: The development will be required to meet any accessibility requirements at the building permit stage.
6. Legal or Policy Implications: A map amendment to the Envision St. John's Municipal Plan and Development Regulations is required; a St John's Urban Region Regional Plan Amendment is also required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as required by the Envision St. John's Development Regulations, will be required after a Land Use Report acceptable to staff is submitted. A project page will also be available on EngageStJohns.ca (www.engagestjohns.ca/planning)
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider a rezoning from the Rural (RUR) Zone to the Residential 3 (R3), Apartment 2 (A2) and Commercial Mixed Use (CM) Zone at 20 George's Pond Road; and request that the Minister of Municipal and Provincial Affairs consider an amendment to the St. John's Urban Region Regional Plan to redesignate the proposed development area from the Rural designation to the Urban Development designation.

Further, that Council approve the attached draft terms of reference for a Land Use Report (LUR). Upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	20 George's Pond Road, LUR Terms of Reference, REZ2000003.docx
Attachments:	- 20 George's Pond Road - LUR TOR and Attachments.pdf
Final Approval Date:	Aug 3, 2022

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Aug 2, 2022 - 4:34 PM

Jason Sinyard - Aug 3, 2022 - 1:44 PM



SUBJECT PROPERTY

CDA-KENMOUNT

GEORGE'S POND PL

GEORGE'S POND RD

CDA-KENMOUNT

OR

RR

RR

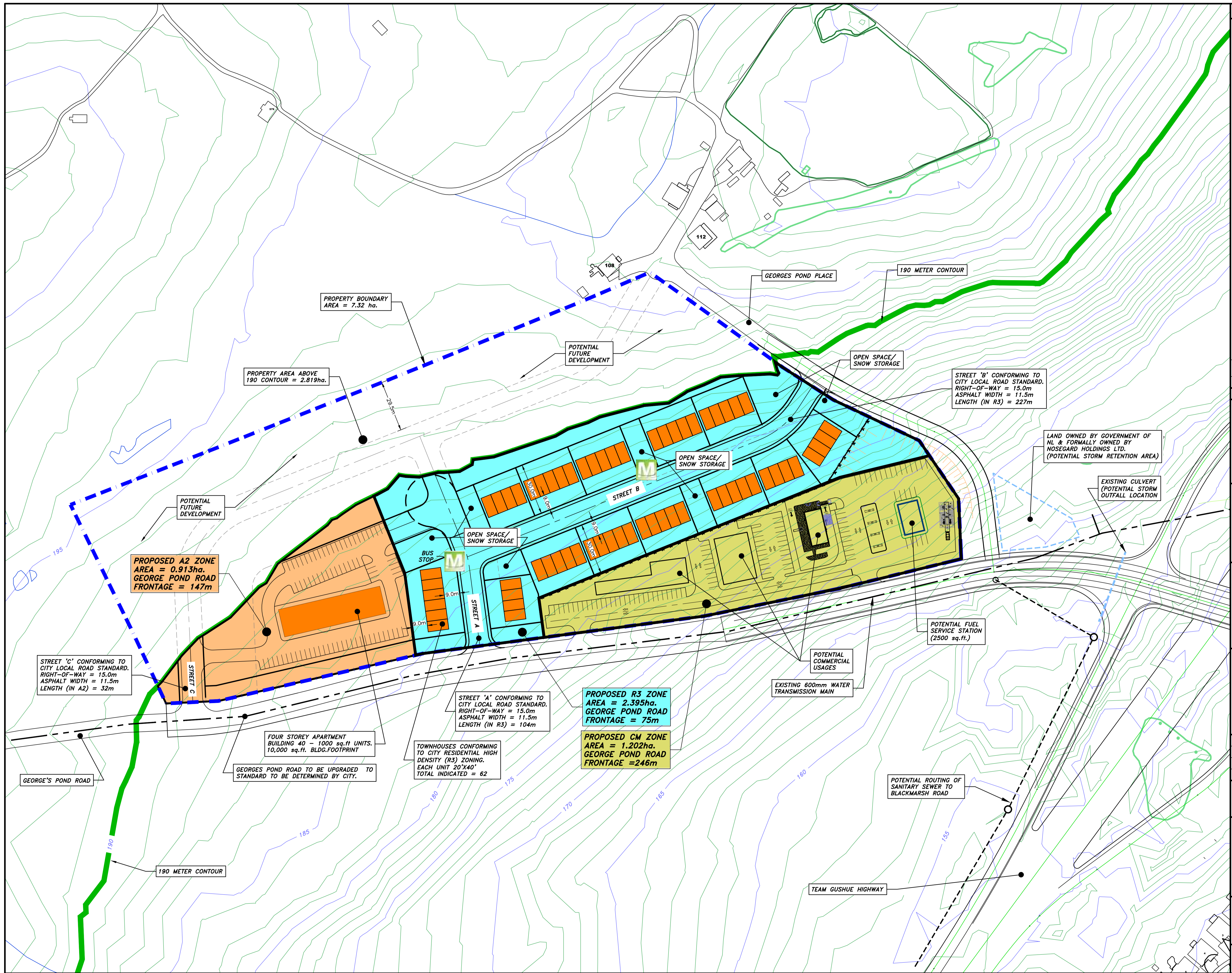
102

CITY OF ST. JOHN'S

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

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NOTES

1.	ISSUED WITH ZONING APPLICATION	DB	10/01/20
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND
 PERMIT HOLDER
 This Permit Allows
MAE DESIGN LIMITED
 To practice Professional Engineering in Newfoundland and Labrador.
 Permit No. as issued by APEGN E0249 which is valid for the year 2020.

STAMP

PRIME CONSULTANT

TEL (709) 834-1554 FAX (709) 834-1558

SUB-CONSULTANT

ORIGINAL DRAWING BY: D.B.
CHECKED BY:
APPROVED BY:
SCALE 1:1000

A B C	DETAIL NO.
	WHERE DETAIL REQUIRED
	WHERE DETAILED

PROJECT
PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT
 BY: NOSEGARD HOLDINGS LTD
 GEORGE'S POND ROAD
 CITY OF ST. JOHN'S, NL

DRAWING TITLE
PRELIMINARY APPROVAL CONCEPT PLAN

MAE DESIGN PROJECT No.	DRAWING No.
2019.059	C-1 SHEET 1 OF 1

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR A COMMERCIAL AND RESIDENTIAL DEVELOPMENT AT
20 GEORGE'S POND ROAD
PROPONENT: NOSEGARD HOLDINGS LTD.
AUGUST 1, 2022**

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

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with adjacent property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbouring properties and how the proposed design addresses the concerns.

B. Legal Requirements

- Prior to making the Land Use Report publicly available, the applicant must provide the following to the City:
 - For any work that will require land acquisition (for example, securing rights-of-ways for roads beyond the existing property boundaries), the developer must acquire the lands now and this will need to be confirmed by the City.
 - For any work where future easements are required (for example, routing of storm and/or sanitary sewers), a registered agreement will need to be in place that shows an easement will be provided for development.

C. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties, and identify the use of each lot (i.e. dwelling type or commercial use).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
 - For residential lots, also indicate driveway location and dimension.
- For Apartment Building and Commercial Uses, provide floor area and number of bedrooms in each dwelling unit (used to calculate parking requirements).
- Identify any existing or proposed easements.
- Provide a Legal Survey of the property and information on the land to be purchased from the City.

D. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing and proposed sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
 - The Developer is responsible for making the connections for the Sanitary and Storm trunk sewers to the point of connection into City infrastructure.
 - Ensure connection points and routing align with the Kenmount Concept Plan so that future connections can be accommodated.
 1. Provide a plan which demonstrates the intent to extend storm sewer services from the proposed development to the connections point into Kitty Gaul Brook, in line with the Kenmount Concept Plan.
 2. Provide a plan which demonstrates the intent to extend the sanitary sewer from the proposed development to the connection point to the existing sanitary sewer at Blackmarsh Road/Canada Drive, to agree with the Kenmount Concept Plan.
- Provide the proposed sanitary and storm generation rates (as detailed in the staff comments from Submission #1, **date to be included in the final draft**).
 - Once the updated calculations are provided, the City will comment on available capacity in the existing downstream sanitary sewer system and if upgrades would be required as part of the proposed development.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development.
 - Identify the location of the proposed stormwater detention system, as well as how this connects into the overall storm network for Kitty Gaul Brook.
- See staff comments on Submission #1 **(date)** for details/requirements regarding stormwater and sanitary sewer analysis.

E. Floodplain Analysis

- Provide an updated 100-year climate change floodplain for Kitty Gaul Brook (the extent of the 100-year climate change floodplain, as well as its 15-metre buffer).
 - Provide a calibrated 100-year year climate change floodplain for Kitty Gaul Brook, from the outlet of George's Pond to the downstream side of Blackmarsh Road.
 - Additional pre and/or post development XPSWIMM modeling may be required following review of floodplain analysis.
- See staff comments on Submission #1 **(date)** for details/requirements regarding floodplain analysis.

F. Transportation System

- Provide a revised dimensioned plan showing the proposed road alignment matching that in the Kenmount Concept Plan, including access points for future development.
- Provide morning and evening peak hour trips for the proposed development.
- Provide registered documentation indicating the required rights-of-way are owned by the applicant.

G. Parks and Open Spaces

- Identify the location of proposed public space such as walking trails or parks within the proposed development.
 - As per the Kenmount Concept Plan, a trail connection will be required from the northern edge of the development site to a future trail on lands above the 190-metre contour.

H. Landscaping & Buffering

- Identify all the proposed landscaping including trees, shrubs/ground cover and other plant materials on the site plan.
- Residential lots, show percentage of front yard to be landscaped.
- Apartment Buildings and Commercial Uses, provide the overall percentage of the site to be landscaped.

I. Snow Clearing/Snow Storage

- Provide a snow storage plan as per the City's Snow Storage guidelines.
 - Residential lots are subject to a snow storage plan.
 - Commercial Buildings and Apartment Buildings, the building and parking lot curb shall be set back a minimum of 6 meters from the property line. This must be dimensioned on the site plan.
 1. Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.
 2. Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets and labelled "City snow storage only". The proponent will not be able to store snow from the parking lot in these areas.

J. Off-street Parking and Site Access

- Identify on a conceptual site plan the number, and location of off-street parking spaces to be provided, in accordance with Section 8 of the Development Regulations.
- Identify the number and location of bicycle parking spaces to be provided or considerations for active modes.
- Identify the location of all access and egress points, including pedestrian access.
- An accessible path from the sidewalk to the building entrance(s) must be provided.
- A Parking Report may be required if the applicant wishes to provide a different number of parking spaces other than that required by the

- Development Regulations.
- Setbacks and separations for parking lots and parking areas should be identified.

K. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

L. Construction Timeframe

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

DRAFT

RURAL (RUR) ZONE (2022-05-27)



(1) PERMITTED USES

Accessory Building	Forestry Use
Agricultural Use	Park
Community Garden	Public Utility
Home Office	Single Detached Dwelling, provided the Agricultural Use or Forestry Use on the Lot has been in continuous operation for a minimum of 3 years
Horticulture	

(2) DISCRETIONARY USES

Agricultural Tourism Operation	Indoor Riding Arena
Aquaculture	Kennel
Aquaponics	Pipe Storage Yard
Bed and Breakfast	Recreational Use
Farm Market	Residential Care Facility
Float Plane Hangar	Subsidiary Dwelling Unit
Heavy Equipment Storage	Vehicle Storage Yard
Heritage Use (2022-05-27)	Veterinary Clinic
Home Occupation	Warehouse
Hydroponics	Wind Turbine – Small Scale

(3) ZONE STANDARDS SINGLE DETACHED DWELLING, EXCEPT #'S 420-496 MADDOX COVE ROAD (PID #'S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	90 metres
(c)	Building Line (minimum)	15 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR #'S 420-496 MADDOX COVE ROAD (PID #S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

- (a) Lot Area (minimum) 8000 metres square
- (b) Lot Frontage (minimum) 60 metres
- (c) Building Line (minimum) 15 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 6 metres
- (f) Rear Yard (minimum) 6 metres

(5) ZONE STANDARDS FOR ALL OTHER USES

- (a) Lot Area (minimum) 8000 metres square
- (b) Lot Frontage (minimum) 90 metres
- (c) Building Line Council discretion
- (d) Building Height Council discretion
- (e) Side Yards Council discretion
- (f) Rear Yard Council discretion
- (g) Coastal cliff edge (minimum for erosion) 30 metres

6) ZONE STANDARDS FOR FLOAT PLANE HANGAR LOTS

- (a) Lot Area (minimum) 1400 metres square
- (b) All other Zone Standards Council discretion

RESIDENTIAL 3 (R3) ZONE

R3

(1) PERMITTED USES

Accessory Building	Park
Bed and Breakfast	Semi-Detached Dwelling
Community Garden	Single Detached Dwelling
Duplex Dwelling	Subsidiary Dwelling Unit
Four-Plex	Tiny Home Dwelling
Home Office	Townhouse
Lodging House	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Apartment Building, maximum of 6 dwelling units	Personal Care Home
Daycare Centre	Public Utility
Heritage Use	Residential Retail Store
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

- (a) Lot Area (minimum) 300 metres square
- (b) Lot Frontage (minimum) 10 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(4) ZONE STANDARDS FOR DUPLEX DWELLING

- (a) Lot Area (minimum) 350 metres square
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

- (a) Lot Area (minimum) 188 metres square
- (b) Lot Frontage (minimum) 7.5 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(6) ZONE STANDARDS FOR TOWNHOUSE

- (a) Lot Area (minimum) 90 metres square
- (b) Lot Frontage (minimum) 5.5 metres
- (c) Building Line (minimum) 0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
- (d) Building Height (maximum) 10 metres

- (e) Side Yards (minimum) 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for end unit where the Side Yard on the unattached side shall be 1.2 metres
- (f) Rear Yard (minimum) 4.5 metres

(7) ZONE STANDARDS FOR APARTMENT BUILDING

- (a) Lot Area (minimum) 90 metres square per Dwelling Unit
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 1.5 metres
- (d) Building Height (maximum) 10 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(8) ZONE STANDARDS FOR TINY HOME DWELLING

- (a) Lot Area (minimum) 91 metres square
- (b) Lot Frontage (minimum) 5.5 metres
- (c) Building Line (minimum) 0 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres
- (f) Rear Yard (minimum) 4.5 metres

(9) ZONE STANDARDS FOR FOUR-PLEX

- (a) Lot Area (minimum) 320 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of Lot, 30% of Front Yard

(10) ZONE STANDARDS FOR PERSONAL CARE HOME

- (a) Lot Area (minimum) 650 metres square
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 1.5 metres
- (d) Building Height (maximum) 10 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres
- (g) Landscaping (minimum) 30%

(11) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 2 (A2) ZONE

A2

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Four-Plex

2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Public Utility
Heritage Use (2022-05-27)	Service Shop
Home Occupation	Townhouse
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret's Place (PID #46352)	16 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(4) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	1.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	24 metres
(e)	Side Yard (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(6) ZONE STANDARDS FOR FOUR-PLEX

- (a) Lot Area (minimum) 750 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of the Lot, 30% of the Front Yard

7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL MIXED USE (CM) ZONE



(1) PERMITTED USES, except 615 Empire Avenue (PID #46166)

Accessory Building	Gas Station
Accessory Dwelling Unit	Hotel
Adult Day Centre	Library
Adult Massage Parlour	Office
Bakery	Park
Bank	Place of Worship
Bed and Breakfast	Public Use
Clinic	Public Utility
Community Garden	Restaurant
Convenience Store	Retail Use
Daycare Centre	Service Shop
Drive Through	Service Station
Dry Cleaning Establishment	Taxi Stand
Dwelling Unit – 2 nd storey or higher	Training School

(2) DISCRETIONARY USES, except 615 Empire Avenue (PID #46166)

Aquaculture	Light Industrial Use
Aquaponics	Lounge
Car Wash	Parking Garage
Craft Brewery/Distillery	Parking Lot
Dwelling Unit – 1 st storey	Pharmacy
Heritage Use (2022-05-27)	Place of Amusement (except Churchill Square (Map 3))
Horticulture	Place of Assembly
Hydroponics	Recycling Depot

(3) PERMITTED USE – 615 EMPIRE AVENUE (PID #46166)

Light Industrial Use

(4) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27)

- (a) Building Height (maximum), except 615 Empire Avenue (PID#46166) and 43-53 Rowan Street (PID#18955) 18 metres
- (b) Building Height (maximum) 615 Empire Avenue (PID#46166) except 43-53 Rowan Street (PID#18955) 8 metres
- (c) Building Height (maximum) 43-53 Rowan Street (PID#18955), except 615 Empire Avenue (PID#46166) 21.5 metres
- (d) All other zone Standards shall be in the discretion of Council

(5) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15. (2022-05-27)

(6) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title: Pedestrian Signal Operations recall
Date Prepared: August 10, 2022
Report To: Committee of the Whole
Councillor and Role: Councillor Maggie Burton, Transportation & Regulatory Services
Ward: N/A

Decision/Direction Required:

This Decision Note provides an overview of the city's pedestrian signals, including the Accessible Pedestrian Signals (APS), and their operation strategies.

Discussion – Background and Current Status:

Signalized intersections are designed with a pedestrian walk signal for the safety of pedestrians. There are a total of 113 signalized intersections in the city programmed with pedestrian walk signal.

Pedestrian Signal Operation

The pedestrian signal at signalized intersections can be configured in two ways:

- 1) pedestrian actuation mode
- 2) pedestrian recall (automated) mode.

During pedestrian actuation, the walk light is activated when a person pushes the button. During pedestrian recall, a call for walk signal is placed automatically in every cycle without a need for pressing the push button. Pedestrian recall improves the pedestrian experience in busy pedestrian areas and improves accessibility for all pedestrians. However, it may negatively impact operation of road network if not used appropriately. Some of the potential drawbacks of pedestrian recall are listed below.

- May increase delays to vehicles and transit
- May impact fire emergency response time
- May increase congestion and vehicle idling resulting in more GHG emissions
- May create safety issues due to driver frustration

In general, pedestrian recall is appropriate in areas with high pedestrian volume where someone is crossing the street at almost every light cycle. For crossings with an



intermediate/low level of pedestrian demand, it is important that pedestrian recall be implemented with a careful consideration to have a balanced approach considering impact to all road users.

Recent History of Pedestrian Recall

Prior to the COVID-19 response in May of 2020, pedestrian recall was used only where required based on high pedestrian volumes and at some locations in the winter if the pushbuttons are inaccessible due to snow accumulation. This strategy attempts to provide the least delay to all users of the intersection regardless of the mode.

At the outset of the COVID-19 response in May of 2020 the city implemented pedestrian recall full time at all signalized intersections. The main objective of this strategy was to reduce transmission of the virus.

In November 2020, a pedestrian “core” area was identified to remain on full time pedestrian recall. Shown in Figure 1, the “core” was defined by a line starting at Springdale Street and Water Street then following Springdale Street, Lemarchant Road, St. Clare Avenue, Campbell Avenue, Ropewalk Lane, Empire Avenue, Stamps Lane, Freshwater Road, Elizabeth Avenue, Rennie’s River, Portugal Cove Road, Rennie’s Mill Road, Military Road, Cavendish Square, and ending at Cavendish Square and Duckworth Street.

The pedestrian core area includes 30 signalized intersections, of which 29 are on pedestrian recall. The intersection of Harvey Road/Long’s Hill/LeMarchant Road was switched back to its normal timing plan to facilitate transit operations.

Outside the pedestrian core there are 83 signalized intersections. 30 of these switch to recall for the winter season.

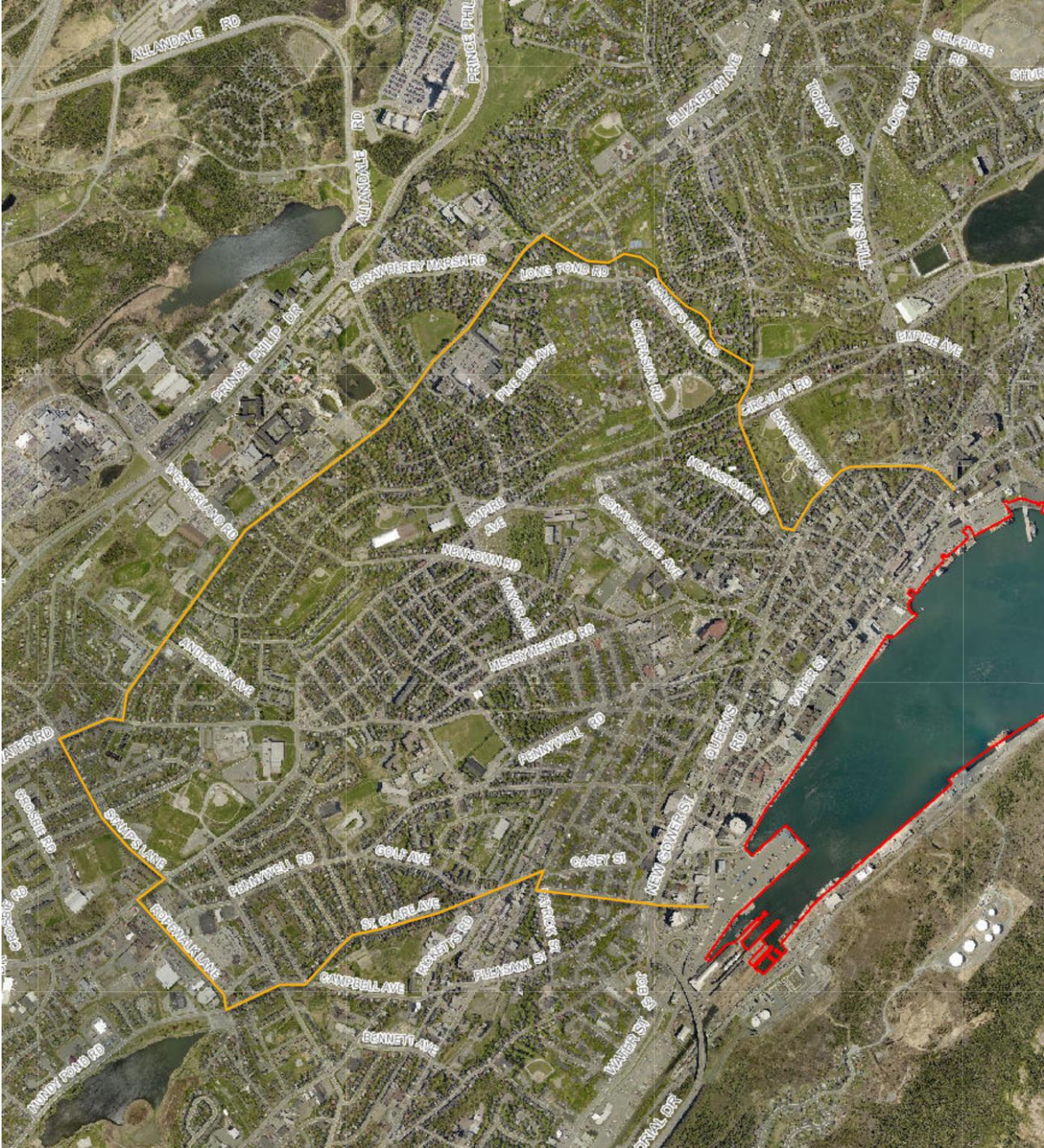


Figure 1: Pedestrian “Core” Area

Accessible Pedestrian Signals

To improve accessibility for people with vision loss, traditional traffic signals can be equipped with additional features known as Accessible Pedestrian Signals (APS). Typically, APS provide audible and vibrotactile indications that act as the walk signal for people with vision loss. The APS walk sound is activated once a pedestrian presses a push button and holds it for 3 seconds installed as part of the pedestrian signal. The city has so far installed APS at 21 intersections dispersed across the city as shown in Figure 2: Location of Accessible Pedestrian Signals (APS) in the city, 2022.

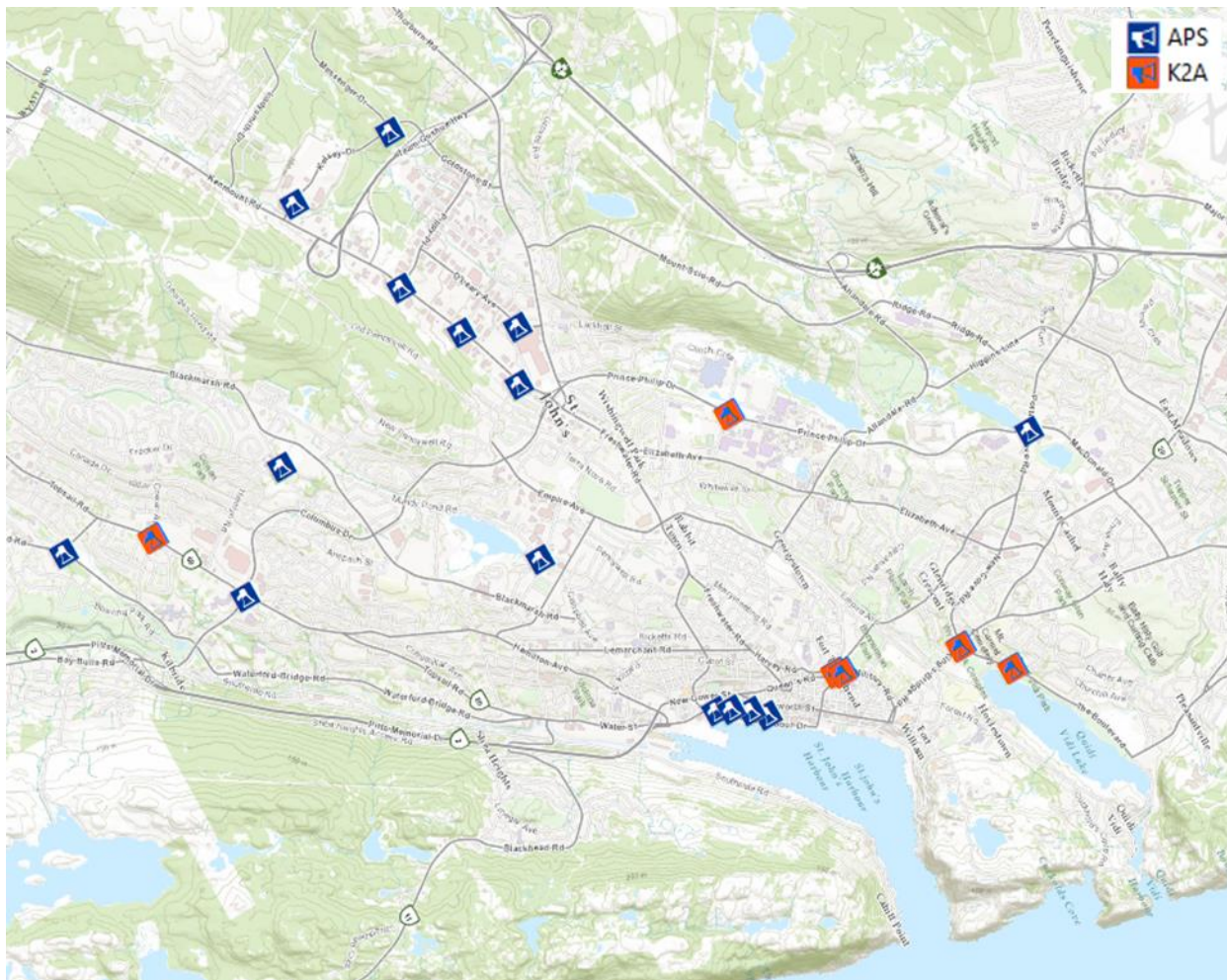


Figure 2: Location of Accessible Pedestrian Signals (APS) in the city, 2022

In addition to regular press and hold actuation, Key2Access includes use of mobile apps or fobs programmed to activate crossing signals without having to press push button. Key2Access is used at 6 intersections city wide.

All APS in the city need to be activated by a pedestrian. No audible indications of the walk signal are on recall.

To expand the installation of APS at signalized intersections, the city has allocated a separate fund under the Annual Accessible Pedestrian Program. Currently, there is a \$86,190.62 available under this program. The target is to install APS technology at two to three new intersections each year. Whenever feasible, other funding opportunities, including development work and capital funding, are used to install APS signals. Moving forward APS will be installed at all new intersections and when we upgrade or rehab existing intersections.

Where do we go from here?

Staff is considering the following approach and looking for feedback from the Inclusion Advisory Committee prior to making any recommendations to council.

- Pedestrian core would remain on full time recall
- Outside the pedestrian core, pedestrian recall would be based on vehicle and pedestrian volumes, and feedback from Metrobus and other stakeholders including working group as recommended by Inclusion Advisory committee
- Seasonally, some intersections outside the pedestrian core would be switched to recall for winter with dates aligning with public works parking ban

Key Considerations/Implications:

1. Budget/Financial Implications:
There is currently \$86,190.62 remaining in the APS budget.
2. Partners or Other Stakeholders:
Inclusion Advisory Committee, CNIB, Transit, Fire Department
3. Alignment with Strategic Directions:

Pedestrian signal operations are integral part of the strategic direction “A City that Moves.” This direction is described as follows with emphasis added on mode share related language:

Changing demographics mean the way people move around the city is shifting. Our transportation network needs to provide all people and businesses access to options for travelling where they want to go. By focusing on safety and balance this direction attempts to make a safer transportation network for everyone, regardless of their mode of travel.

A City that Moves: Expand and maintain a safe and accessible active transportation network.

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

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

Recommendation:

That Council provide direction to staff to operate Pedestrian Signals on recall in pedestrian core area and any expansion of pedestrian recall will be carried out by working group formed with Inclusion Advisory Committee.

Prepared by: Amer Afridi, Manager Transportation Engineering

Report Approval Details

Document Title:	Pedestrian Signal Operations.docx
Attachments:	- Overview of City's Pedestrian Signals_Final.pdf
Final Approval Date:	Aug 3, 2022

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

Scott Winsor - Aug 3, 2022 - 9:08 AM

Jason Sinyard - Aug 3, 2022 - 12:30 PM

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Pedestrian Signal Operations

An overview of the City's Pedestrian Signal operation including Accessible Pedestrian Signals



Presented by: Amer Afridi, P.Eng.

Manager Transportation Engineering

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August 10, 2022

Why do we use Traffic Signals?

- ❑ Improves safety of road users by assigning right-of-way
- ❑ Provides efficient movement for all users by minimizing delay for everyone
- ❑ Improves transit operation
- ❑ Improves fire and EMS vehicles response time



Pedestrian Signal Operation

The walk light at a signalized intersections can be initiated in one of two ways.

- 1) Pedestrian actuation: walk light is activated when a person pushes the button.
- 2) Pedestrian recall: walk signal is activated automatically every cycle without pressing the push button.



Pedestrian Recall vs. Push Button Actuation

Pros of Pedestrian Recall	Cons of Pedestrian Recall
<ul style="list-style-type: none">• Improves pedestrian level of service at high pedestrian activity area.• Improves accessibility for all pedestrians	<ul style="list-style-type: none">• May increase delays to vehicles and transit• May impact fire emergency response time• May increase congestion and vehicle idling resulting in more GHG emissions• May create safety issues due to driver frustration

Recent History of Pedestrian Recall

Prior to May of 2020, pedestrian recall was used only where required based on high pedestrian volumes and at some locations in the winter if the pushbuttons are inaccessible due to snow accumulation.

May 2020 - In response to COVID-19, the city implemented pedestrian recall full time at all signalized intersections.

November 2020 - a pedestrian “core” area was identified to remain on full time pedestrian recall. Outside the “core” there are 83 signalized intersections, 30 of these switch to recall for the winter season.

Pedestrian Core Area



Accessible Pedestrian Signals (APS)

APS are an extra feature added to improve safety for people with vision loss. APS provide audible and/or vibrotactile indications of the walk signal.

Currently, the city uses two APS technologies

- Traditional push button (press-and-hold), and
- Key2Access using button/mobile app/fobs.

All APS in the city need to be activated by a pedestrian. No audible indications of the walk signal are on recall.

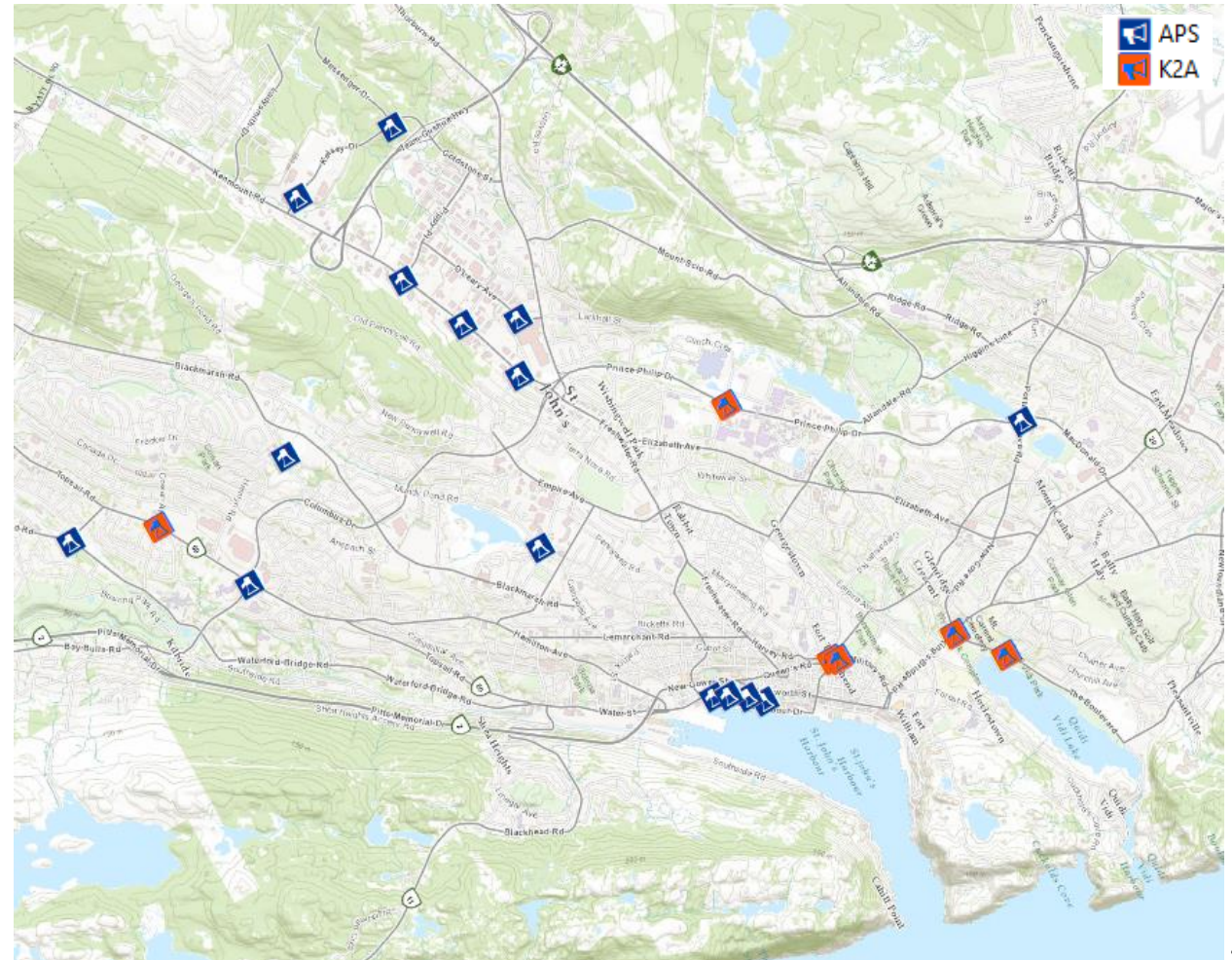


Accessible Pedestrian Signals (APS)

The city has a total of 113 signalized intersections.

21 of these include APS.

Moving forward the City is targeting 2-3 new APS installations per year, preferably more depending on the opportunities available.



APS and Pedestrian Recall: City Wide Traffic Signals

City wide	
Total signalized intersections	113
Pedestrian recall (automated) walk lights	61
Push button activated walk lights	52
Intersections with APS (audible signals not on recall)	21

APS and Pedestrian Recall: Core and outside core

	Pedestrian Core Area	Outside Pedestrian Core
Total signalized intersections	30	83
Pedestrian Recall	29	32
Signals with APS	7	14

Selection Factors for Pedestrian Recall

- Pedestrian activity
- Transit routes
- Fire response routes
- Feedback from community stakeholders/groups
- Traffic level

Where do we go from here?

Staff is considering the following approach and looking for direction from council

- Pedestrian core would remain on full time recall
- Outside the pedestrian core, pedestrian recall would be based on vehicle and pedestrian volumes, and feedback from Metrobus and other stakeholders including Focus group
- Focus group will be formed by Inclusion Advisory Committee for decisions related to pedestrian recall outside of pedestrian core area
- Seasonally, some intersections outside the pedestrian core would be switched to recall for winter with dates aligning with public works parking ban

Thank you

Questions and Discussion

DECISION/DIRECTION NOTE

Title: Youth Forum

Date Prepared: July 5, 2022

Report To: Youth Engagement Working Group

Councillor and Role: Jill Bruce, Youth Engagement Working Group

Ward: N/A

Decision/Direction Required: Seek approval from Council for a Youth Forum to take place in Fall 2022.

Discussion – Background and Current Status:

The Youth Engagement Action Team (YEAT) in its report to Council in 2020 included a number of recommendations to get young people more actively engaged in civic matters. To date, the Youth Advisory Committee was repurposed to the Youth Engagement Working Group and three meetings have taken place. As well an online Youth Panel was launched in Q1 and City staff are able to share short surveys on topics they would like to receive youth feedback on; youth in the panel can receive notifications via text message or email and choose to participate in the topics of interest to them. To date, five surveys have been issued through the Panel and feedback shared with lead staff. These include:

- Youthful Cities Indicators
- The City as an Employer
- Elections and Voting
- Affordable Housing
- Emergency and Disaster Preparedness

One of the recommendations in the Youth Engagement Strategy was to create more youth-focused events such as youth forums, live youth events on social media, and to demonstrate the value of youth voices in decision making. These activities can help create a welcoming environment for youth thereby increasing their connection to the City.

The Youth Engagement Working Group has discussed the idea of holding a youth forum as a way of bringing young people together to talk about issues important to this demographic but also for youth to learn more about what's happening within the city organization that is relevant to them.

At the July 26 YEWG the team discussed both the purpose and format of a proposed forum. To be successful a forum must show young people they have a voice and can be actively engaged in conversations about what matters to them in the City. Key attributes of a forum would include:

ST. JOHN'S

- have a series of smaller events that people could opt in to rather than one large event.
- Provide options to participate in-person and online. It was suggested that the kick off or opening event be held in person with additional virtual and in person events to maximize attendance.
- An event should take place in each ward, with the Ward Councillor in attendance. This would lessen the transportation barrier (if held in person) and would permit discussion to focus on the interests of youth in each ward. Previously collected data can be examined to determine if there are any interests particular to one area. Community Centres and the Community Market, as well as City Hall were suggested as possible meeting locations. Proximity to a bus route or easily accessible venues would be necessary. Sessions would be no more than 2 hours.
- As a great deal of data has been collected, it was noted that the Forum should focus on finding solutions and creating actionable items for previously identified areas of interest or concern. Data can be leveraged to find the topics of most interest, and the sessions can provide an opportunity to inform the solutions. The forum working group will look at the data and choose 4 or 5 topics of interest to focus on for each event. These items can guide the events and there can still be an opportunity for Open Space facilitation. The Forum needs to have an action-oriented component to it.
- It was suggested that there be devices available at in-person events to help people sign up for the Online Youth Panel. This will capture new audiences that have not been previously engaged.
- YEWG Co-Chair Maria Penney, and members Nathan Young and Jen Crowe will form the sub-committee and start ironing out the details of the event and will liaise with Organizational Performance and Strategy Staff on logistics and details.

Staff have reviewed the comments from the Youth Engagement Working Group and note that based on previous experience and feedback received throughout the youth engagement strategy development, participation in multiple in-person events may be challenging and potentially result in smaller numbers of people participating at each event. It is suggested that one in-person event be held as a kick off event followed by two to three virtual events that are topic specific and designed to include break out rooms for small group discussion that could be ward/area/topic specific. This inaugural “forum” would then be evaluated to determine if it meets its objectives and recommendations on approaches for future forums would be brought forward.

Key Considerations/Implications:

1. Budget/Financial Implications:

A budget has not been developed as the full scope of the event has not been determined but it is expected any funds would come from existing operational budget.

2. Partners or Other Stakeholders:

Youth Serving Organizations, Clubs, educational institutions

3. Alignment with Strategic Directions:

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

4. Alignment with Adopted Plans:

[Youth Engagement Strategy](#) approved in 2020

5. Accessibility and Inclusion:

Every effort will be made to ensure the event is inclusive. The YEWG will work with partners and lead city staff for inclusion.

6. Legal or Policy Implications:

N/A

7. Privacy Implications:

N/A

8. Engagement and Communications Considerations:

A communications plan will be required to promote the forum and actively engage the YEWG.

9. Human Resource Implications:

Staff in Organizational Performance and Strategy will organize the event with the YEWG and involve other relevant city staff as required.

10. Procurement Implications:

None anticipated at this time.

11. Information Technology Implications:

Staff will work with YEWG to determine whether the event will take place in-person, virtually or a combination of both.

12. Other Implications:

Feedback and discussion from this event can help inform city planning and budget considerations for 2023.

Recommendation:

That Council approve the YEWG to start working on a youth forum for Fall 2022 and provide direction on whether they would like to see one or more in-person events and/or virtual events as outlined.

Prepared by: Victoria Etchegary, Manager, Organizational Performance and Strategy

Approved by:

Report Approval Details

Document Title:	Youth Forum.docx
Attachments:	
Final Approval Date:	Jul 19, 2022

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

Derek Coffey - Jul 19, 2022 - 11:08 AM

Report Approval Details

Document Title:	Youth Forum.docx
Attachments:	
Final Approval Date:	Jul 28, 2022

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

Victoria Etchegary - Jul 28, 2022 - 1:44 PM

Derek Coffey - Jul 28, 2022 - 1:51 PM

**Development Permits List
For August 4 to August 17, 2022**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Residential Dwelling	46 Hussey Drive	1	Rejected – Not permitted	22-08-03
RES		Subdivide for Single Detached Dwelling	26-30 Pitchers Path	4	Approved	22-08-08
COM		Lot consolidation	23 & 31 Airport Road	1	Approved	22-08-08
RES	Fairview Investments Limited	43 Lot Subdivision	Westgate Stage 5C: 11-47 Sir Wilfred Grenfell Place; 12-36 Sir Wilfred Grenfell Place; 1-11 Cape Norman Street; 2-12 Cape Norman Street	4	Approved	22-08-08
COM	T&M Group SJ Ltd.	Self-Storage Units	30 Jetstream Avenue	1	Approved	22-08-10

*** Code Classification:**

RES - Residential	INST - Institutional
COM - Commercial	IND - Industrial
AG - Agriculture	
OT - Other	

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

**Lindsay Lyghtle Brushett
Supervisor – Planning & Development**

Building Permits List
Council's August 23, 2022, Regular Meeting

Permits Issued: 2022/08/04 to 2022/08/17

Class: Residential

10 Buckmaster's Cir	Renovations	Townhousing
11 Chafe's Lane	Accessory Building	Accessory Building
118 Old Pennywell Rd	Renovations	Single Detached Dwelling
12 Buckmaster's Cir	Renovations	Townhousing
12 Cedar Hill Pl	Fence	Fence
12 Hawthorn Pl	Renovations	Single Detached Dwelling
14 Dunfield St	Site Work	Swimming Pool/Hot Tub
14 Thompson Pl	Fence	Fence
16 Serpentine St	Fence	Fence
16 Spitfire Dr	New Construction	Single Detached Dwelling
160 Canada Dr	Accessory Building	Accessory Building
166 Main Rd	New Construction	Single Detached Dwelling
17 Legacy Pl	Fence	Fence
17 York St	Deck	Patio Deck
17 York St	Fence	Fence
178 Castle Bridge Dr	New Construction	Single Detached Dwelling
18 Botwood Pl	Site Work	Single Detached Dwelling
18 Grenfell Ave	Change of Occupancy/Renovations	Single Detached w/ apt.
18 Lodge Pl	Fence	Fence
18 Meadowbrook Dr	Renovations	Single Detached w/ apt.
18 Willenhall Pl	Change of Occupancy/Renovations	Single Detached Dwelling
181 Hamilton Ave	New Construction	Condominium
199 Frecker Dr	Deck	Patio Deck
2 Buckmaster's Cir	Renovations	Townhousing
2 Ridgemount St	Accessory Building	Accessory Building
20 Munich Pl	Renovations	Single Detached Dwelling
22 Bannerman St	Renovations	Townhousing
22 Everard Ave	New Construction	Single Detached Dwelling
229 Hamilton Ave	Renovations	Semi Detached Dwelling

23 Murphy's Ave	Deck	Patio Deck
237 Main Rd	Renovations	Single Detached Dwelling
24 Kieley Dr	New Construction	Single Detached Dwelling
24 Rotary Dr	Renovations	Single Detached Dwelling
26 Kieley Dr	New Construction	Single Detached Dwelling
265 Bay Bulls Rd	Change of Occupancy	Home Office
28 Maurice Putt Cres	Accessory Building	Accessory Building
286 Torbay Rd	Sign	Service Shop
30 Frampton Ave	New Construction	Single Detached Dwelling
30 Highland Dr	Deck	Patio Deck
30 Kieley Dr	New Construction	Single Detached Dwelling
30 Wadland Cres	Accessory Building	Accessory Building
305 Portugal Cove Pl	Renovations	Single Detached Dwelling
31 Gear St	Renovations	Townhousing
331 Newfoundland Dr	Renovations	Single Detached Dwelling
36 Smithville Cres	Renovations	Single Detached Dwelling
38 Blackler Ave	Deck	Patio Deck
38 Jenmar Cres	Fence	Fence
4 Buckmaster's Cir	Renovations	Townhousing
4 Elm Pl	Fence	Fence
41 Jasper St	Site Work	Driveway
42 Diana Rd	Fence	Fence
42 Diana Rd	Deck	Patio Deck
42 Power's Crt	Site Work	Single Detached Dwelling
44 Macdonald Dr	Renovations	Single Detached Dwelling
44 Mackenzie St	Renovations	Single Detached Dwelling
5 Bulrush Ave	Fence	Fence
50 O'regan Rd	Deck	Patio Deck
56 Rosalind St	Accessory Building	Accessory Building
57 Springdale St	Deck	Patio Deck
573 Empire Ave	Renovations	Single Detached Dwelling
6 Buckmaster's Cir	Renovations	Townhousing
6 Templeman St	Deck	Patio Deck
63 Cornwall Cres	Fence	Fence
63 Wishingwell Rd	Change of Occupancy/Renovations	Single Detached Dwelling

68 Pepperwood Dr	New Construction	Single Detached Dwelling
68 Watson Cres	Renovations	Townhousing
69 Pepperwood Dr	New Construction	Single Detached Dwelling
7 Montgomery St	Fence	Fence
7 Renouf Pl	Site Work	Single Detached Dwelling
7 Renouf Pl	Deck	Patio Deck
76 Whiteway St	Accessory Building	Accessory Building
8 Buckmaster's Cir	Renovations	Townhousing
8 Claddagh Rd	Accessory Building	Accessory Building
9 Margaret's Pl	Renovations	Townhousing

This Week: \$3,562,304.50

Class: Commercial

11 Cedar Hill Pl	New Construction	Apartment Building
113-117 Long's Hill	Change of Occupancy/Renovations	Retail Store
113-117 Long's Hill	Sign	Retail Store
117 Springdale St	Renovations	Semi Detached Dwelling
240 Water St	Sign	Bank
330 Lemarchant Rd	Extension	Retail Store
330 Portugal Cove Pl	Site Work	Mixed Use
342 Freshwater Rd	Change of Occupancy/Renovations	Mixed Use
342 Freshwater Rd	Sign	Mixed Use
367 Duckworth St	Sign	Office
42 Power's Crt	Change of Occupancy	Office
424 Main Rd	Sign	Pharmacy
48 Kenmount Rd	Sign	Clinic
63 O'leary Ave	Fence	Fence
63 O'leary Ave	Renovations	Retail Store
650 Topsail Rd	Sign	Club
655 Topsail Rd	Change of Occupancy/Renovations	Clinic
8-10 Rowan St	Renovations	Mixed Use
86 Thorburn Rd	Site Work	Petroleum Use

This Week: \$1,583,678.50

Class: Government/Institutional

10 Barter's Hill Renovations Admin. Buildings,
 130 George St W Renovations Church

This Week: \$144,900.00

Class: Industrial

This Week: \$0.00

Class: Demolition

This Week: \$0.00

This Week's Total: \$5,290,883.00

Repair Permits Issued 2022/08/04 to 2022/08/17: \$111,640.00

YEAR TO DATE COMPARISONS			
August 23, 2022			
TYPE	2021	2022	% VARIANCE (+/-)
Residential	\$36,220,669.62	\$50,130,161.84	38
Commercial	\$99,061,678.79	\$73,004,974.08	-26
Government/Institutional	\$1,470,499.00	\$1,235,188.00	-16
Industrial	\$4,164,500.00	\$351,000.00	-92
Repairs	\$3,474,826.43	\$1,057,309.44	-70
TOTAL	\$144,392,173.84	\$125,778,633.36	-13
Housing Units (1 & 2 Family Dwelling)	110	159	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending August 10, 2022

Payroll

Public Works	\$ 480,628.68
Bi-Weekly Casual	\$ 115,784.11
Accounts Payable	\$ 3,912,988.76

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

Total: \$ 4,509,401.55

ST. JOHN'S

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending August 17, 2022

Payroll

Public Works	\$ 458,638.71
Bi-Weekly Administration	\$ 873,154.85
Bi-Weekly Management	\$ 874,500.43
Bi-Weekly Fire Department	\$ 945,199.32
Accounts Payable	\$ 3,483,413.81

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

Total: \$ 6,634,907.12

ST. JOHN'S

DEPARTMENT OF FINANCE

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

BID APPROVAL NOTE

Bid # and Name: Sidewalk Infrastructure Repairs (Limited Call)
Date Prepared: Thursday, August 11, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Roads
Quotes Obtained By: Jim Moore
Budget Code: PWP-2022-046
Source of Funding: Capital

Purpose:

To address trip hazards and other surface defects on City sidewalks at various locations in the City.

Results: As attached As noted below

Vendor Name	Bid Amount
Infinity Construction Ltd.	\$202,652.50
Pyramid Construction Ltd.	\$314,105.00
Modern Paving Ltd.	No Response

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

Contract Duration: 11 Weeks

Bid Exception: None

Recommendation:

THAT Council approve for award the Limited Call RFQ to the lowest bidder, Infinity Construction Ltd, in the amount of \$202,652.50, as per the Public Procurement Act

Attachments:



Report Approval Details

Document Title:	Sidewalk Infrastructure Aug 2022.docx
Attachments:	
Final Approval Date:	Aug 15, 2022

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

David Crowe - Aug 12, 2022 - 3:10 PM

Lynnann Winsor - Aug 15, 2022 - 2:49 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2022092 – Learn to Swim Program for City Aquatic Facilities
Date Prepared: Tuesday, August 16, 2022
Report To: Regular Meeting
Councillor and Role: Deputy Mayor Sheilagh O'Leary, Community Services
Ward: N/A

Department: Community Services
Quotes Obtained By: Sherry Kieley
Budget Code: 7342, 7329
Source of Funding: Operating

Purpose:

Open call was issued to establish a Learn to Swim program for the public at the City's aquatic facilities.

Proposals Submitted By:

Vendor Name
Royal Lifesaving Society Canada – NL Branch Incorporated
Town of St. Stephen

Expected Value: Value shown is an estimate only for a 3 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Three (3) years plus the possibility of five (5), one (1) year terms.

Recommendation:

THAT Council approve for award open call 2022092 – Learn to Swim for City Aquatic Facilities to Royal Lifesaving Society Canada – NL Branch Incorporated for \$55,440.00 (exclusive of HST), as per the Public Procurement Act.

Attachments:



Report Approval Details

Document Title:	2022092 - Learn To Swim Program for City Aquatic Facilities.docx
Attachments:	
Final Approval Date:	Aug 16, 2022

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

Carla Squires - Aug 16, 2022 - 11:32 AM

Tanya Haywood - Aug 16, 2022 - 11:58 AM

BID APPROVAL NOTE

Bid # and Name: 2022146 - Snow Clearing and Ice Control at Water Treatment Plants
Date Prepared: Wednesday, August 17, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Water & Wastewater
Quotes Obtained By: Sherri Higgins
Budget Code: 4122-52951; 4121-52951
Source of Funding: Operating

Purpose:

Annual contracted snow clearing and ice control required for City of St. John's water treatment facilities and remote pumping stations.

Results: As attached As noted below

Vendor Name	Bid Amount
Siteworx Excavation and Development Ltd.	\$88,320.00
JAT Excavating Inc.	\$115,920.00
Gladneys Bus Ltd.	\$213,503.25
Parsons Paving Ltd.	\$839,816.25

Expected Value: As above
 Value shown is an estimate only for a 2 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Two (2) years with a one (1) year possible extension.

Bid Exception: None

Recommendation:

That Council approve for award this open call to the lowest bidder meeting specifications, Siteworx Excavation and Development Ltd., for \$88,320.00 (HST Incl.) for a two (2) year period.

Attachments:



Report Approval Details

Document Title:	2022146 - Snow Clearing and Ice Control at Water Treatment Plants.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

Rick Squires - Aug 17, 2022 - 11:36 AM

Derek Coffey - Aug 17, 2022 - 11:43 AM

BID APPROVAL NOTE

Bid # and Name: 2022066 – Gleneyre Street Culvert Replacement
Date Prepared: Tuesday, August 16, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Planning, Engineering & Regulatory Services
Division: Engineering
Quotes Obtained By: Sherri Higgins
Budget Code: ENG-2021-053
Source of Funding: Capital

Purpose:
Undertaking necessary replacement of an existing deteriorating culvert at location where Gleneyre Street crosses the Virginia River

Results: As attached As noted below

Vendor Name	Bid Amount
Burse Excavating & Development Inc.	\$1,667,328.65
Modern Paving Limited	\$1,997,719.63
Pyramid Construction Limited	\$2,160,523.52
Coady Construction & Excavating Limited	\$2,400,809.00

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

Contract Duration: Required Substantial Completion Date November 18, 2022.

Bid Exception: None

Recommendation:
That Council approve for award this open call to the lowest bidder meeting specifications, Bursey Excavating & Development Inc., for \$1,667,328.65 (HST incl.) as per the Public Procurement Act.

Attachments:



Report Approval Details

Document Title:	2022066 - Gleneyre Street Culvert Replacement.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

Rick Squires - Aug 17, 2022 - 1:20 PM

Derek Coffey - Aug 17, 2022 - 1:22 PM

BID APPROVAL NOTE

Bid # and Name: 2022152 - Supply, Install and Remove Christmas Lights
Date Prepared: Wednesday, August 17, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Parks & Open Spaces
Quotes Obtained By: Sherry Kieley
Budget Code: 7121-521100
Source of Funding: Operating

Purpose:

This open call was issued for the supply, install and removal of Christmas lights around the Duck Pond at Bowring Park.

Results: As attached As noted below

Vendor Name	Bid Amount
Nutri Lawn	\$131,077.00
Windco Enterprises Ltd.	\$165,549.40
Top Notch Electrical	\$181,700.00
Kelloway Construction Limited	\$221,393.40
Tri Star Excavating Inc.	\$402,702.40

Expected Value: As above
 Value shown is an estimate only for a 4 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Four (4) years, plus the possibility of two (2) one (1) year extensions.

Bid Exception: None

Recommendation:

That Council approve for award open call 2022152 – Supply, Install and Remove Christmas Lights to the lowest bidder meeting specifications, Nutri Lawn, for \$131,077.00 (including HST), as per the Public Procurement Act.



Report Approval Details

Document Title:	2022152 - Supply, Install and Remove Christmas Lights .docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

Rick Squires - Aug 17, 2022 - 1:22 PM

Derek Coffey - Aug 17, 2022 - 1:23 PM

DECISION/DIRECTION NOTE

Title: SERC – 2022 Fall Events
Date Prepared: August 16, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee
Ward: N/A

Decision/Direction Required: Seeking Council approval for road closures involved with upcoming events on September 18: The Provincial Marathon, the Battle of Britain Parade, and the Terry Fox Run.

Discussion – Background and Current Status: On September 18, there are three events scheduled to take place that involve road closures. These events do have overlap, however the timing allows for these events to occur simultaneously. The Special Events Regulatory Committee recommends that in future, the Provincial Marathon choose a date that does not conflict with the established dates of the Battle of Britain Parade and the Terry Fox Run.

Provincial Marathon and the Uniformed Services Run is scheduled to take place on Sunday September 18 beginning at 7:00am and finishing at 1:00pm. All roads will be opened following the final runners.

The Marathon consists of two loops of the course for a total of 42.2 km with the Half-Marathon distance of 21.1 km. The course consists of the following:

- Start: Caribou Monument, Bowring Park
- Exit Bowring Park East Gate, eastbound on Waterford Bridge Road
- Right turn onto Old Bay Bulls Road
- Left turn onto Southside Road
- Left turn onto Blackhead Road
- Right turn onto Water Street West
- Right turn onto Harbour Drive, continuing onto Job's Cove
- Right turn onto Water Street East
- Left turn onto Temperance Street, then use Quidi Vidi Road to get to Empire Avenue
- Empire Avenue to Kingsbridge Road, and around the corner onto Lake Avenue
- Left turn onto Carnell Drive
- Right turn onto The Boulevard, continuing into Quidi Vidi Village Road
- Quidi Vidi Village Road into Forest Road
- Left turn onto Empire Avenue, and return to Temperance Street

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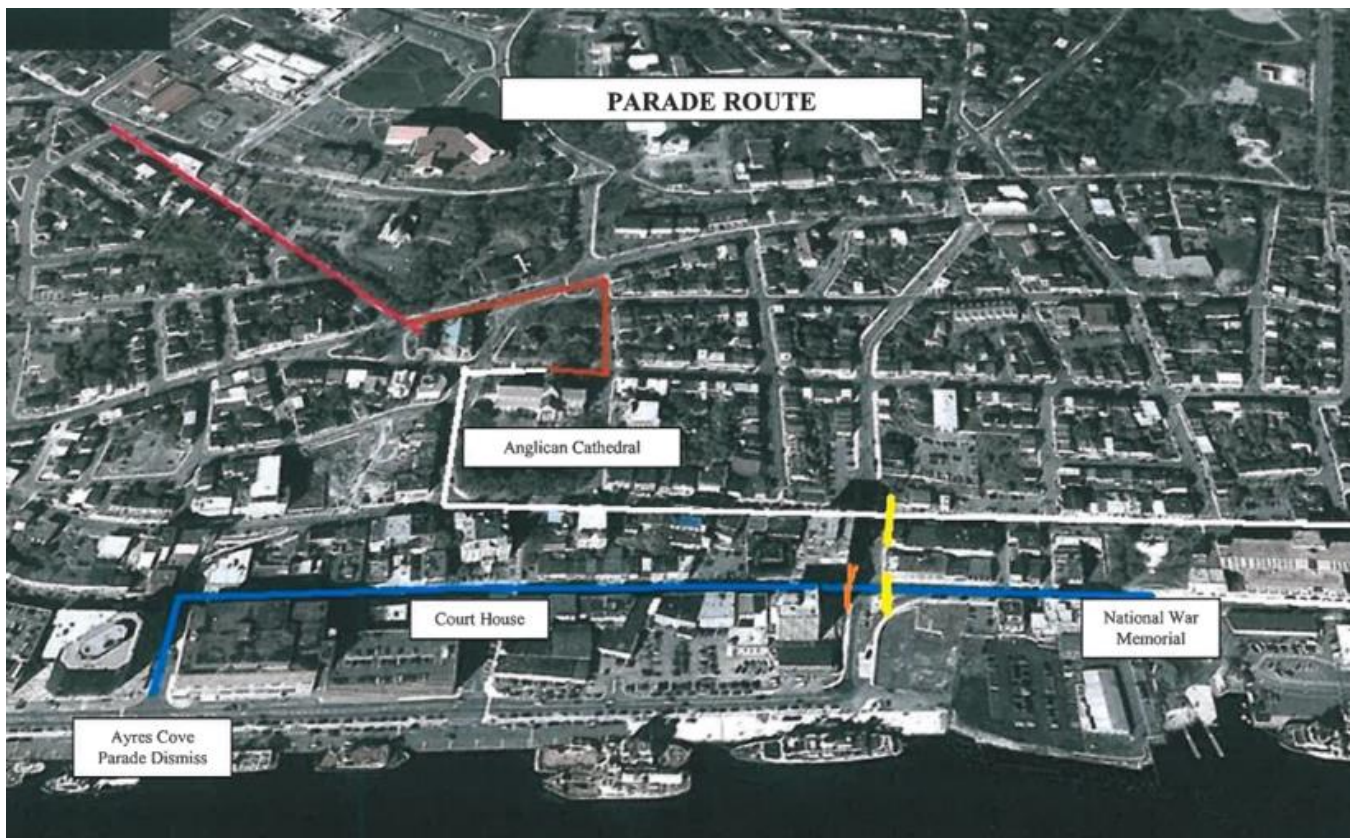
- Right turn onto Water Street East, and continue to Waterford Bridge Road
- Continue on Waterford Bridge Road to Park Road and the West Gate of Bowring Park
- Park Road to the Finish line near the Bungalow.

Road closures will occur, with most closures in one direction only, allowing vehicles to move in the opposite direction. Local residences and businesses can still be accessed, but only from one direction.

The Battle of Britain parade is scheduled for Sunday September 18. The first section includes a rolling closure and will travel from the CLB Armoury at 10:30am and finish at the Anglican Cathedral on Church Street at 11:00am. The second portion of the parade is a rolling closure and will travel from Church Street at 12:15pm and finish at the War Memorial on Water Street at 12:30pm. After a short service, the parade will march west on Water Street and turn down Ayre's Cove to finish.

Full road closures are requested on Water Street and Duckworth Street, from Cochrane Street to Prescott Street, from 11:30am – 1:15pm.

RNC and Military Police will be present to implement all road closures.



Terry Fox Run is scheduled to take place on September 18 around Quidi Vidi Lake. In order to accommodate the Provincial Marathon, the organizers have modified their event and are requesting the closure of Clancey Drive from Carnell Drive to Lakeview Avenue, from 9:00am – 12:00pm.



Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: NLAA, Athletics NorthEAST RC, The Terry Fox Foundation, Royal Canadian Air Force.
3. Alignment with Strategic Directions:

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

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

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the road closures associated with the Provincial Marathon, Battle of Britain Parade, and the Terry Fox Run on September 18.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor – Tourism and Events.

Report Approval Details

Document Title:	SERC - 2022 Fall Events .docx
Attachments:	
Final Approval Date:	Aug 16, 2022

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

Erin Skinner - Aug 16, 2022 - 11:26 AM

Tanya Haywood - Aug 16, 2022 - 11:45 AM

DECISION/DIRECTION NOTE

Title: National Day for Truth and Reconciliation
Date Prepared: August 17, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Ron Ellsworth, Finance & Administration
Ward: N/A

Decision/Direction Required:

Seeking Council approval to observe the National Day for Truth and Reconciliation on September 30, 2022 in line with Federal and Provincial governments. This observance will suspend services and close municipal buildings and facilities on this day.

Discussion – Background and Current Status:

In 2021, the Government of Canada passed legislation to make September 30th the National Day for Truth and Reconciliation and a federal statutory holiday. This has not been declared a statutory holiday by the Government of NL, however they will be observing this holiday in 2022.

In honor of residential school survivors, their families, and Indigenous communities, the City is planning education and awareness initiatives for City employees during the month of September. Should Council decide that the City will be observing the September 30th holiday. Direction is required at this time as departments must plan accordingly.

Key Considerations/Implications:

1. Budget/Financial Implications:
The normal payroll cost for this day is approximately 300K.
2. Partners or Other Stakeholders:
3. Alignment with Strategic Directions:

Choose an item.

Choose an item.

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

Recommendation:

That Council approve observing the National Truth and Reconciliation Day on September 30, 2022.

Prepared by: Sarah Hayward, Director – Human Resources

Approved by:

Report Approval Details

Document Title:	National Day for Truth and Reconciliation.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

Derek Coffey - Aug 17, 2022 - 4:14 PM

DECISION/DIRECTION NOTE

Title: Restaurants in CH Zone
Date Prepared: August 17, 2022
Report To: Committee of the Whole
Councillor and Role: Councillor Ian Froude, Planning
Ward: N/A

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to add "Restaurant" as a permitted use in the Commercial Highway (CH) Zone.

Discussion – Background and Current Status:

When the Envision St. John's Development Regulations were brought forward, the Restaurant land use was inadvertently left out of the zone table for the CH Zone. It should be added in, as it is a long-standing permitted use in the zone.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Any property owners or business people who would seek to establish a restaurant in the CH Zone.
3. Alignment with Strategic Directions:

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: In line with the policies of the Envision St. John's Municipal Plan which guide the various land-use zones.
5. Accessibility and Inclusion: Not applicable.



6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: The proposed amendment would be advertised as per section 4.8 “Public Consultation” of the Envision St. John’s Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider a text amendment to add Restaurant as a permitted use in the Commercial Highway (CH) Zone and advertise the amendment for public comment.

Prepared by: Lindsay Lyghtle Brushett, MCIP, Supervisor of Planning and Development
Approved by: Ken O’Brien, MCIP, Chief Municipal Planner

Key Considerations/Implications:

13. Budget/Financial Implications: Not applicable.

14. Partners or Other Stakeholders: Neighbour residents and property owners.

15. Alignment with Strategic Directions:

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

Choose an item.

16. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.

17. Accessibility and Inclusion: Not applicable.

18. Legal or Policy Implications: An amendment to the St. John's Development Regulations is required.

19. Privacy Implications: Not applicable.

20. Engagement and Communications Considerations: Should Council decide to consider the amendment, public notice is required in accordance with the St. John's Development Regulations.

21. Human Resource Implications: Not applicable.

22. Procurement Implications: Not applicable.

23. Information Technology Implications: Not applicable.

24. Other Implications: Not applicable.

Recommendation:

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

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

COMMERCIAL HIGHWAY (CH) ZONE

CH

(1) PERMITTED USES, except 55, 59, 63, 67 & 71 Airport Road (PID #s 33874, 33872, 33872, 33871, 22585)

Accessory Building	Massage Parlour
Accessory Dwelling Unit	Office
Bakery	Park
Bank	Pharmacy
Car Sales Lot	Place of Worship
Car Wash	Public Use
Clinic	Public Utility
Commercial Garage	Recreational Use
Communications Use	Recycling Depot
Convenience Store	Retail Use
Drive Through	Service Shop
Dry Clean Establishment	Service Station
Funeral Home	Taxi Stand
Gas Station	Training School
Hotel	Transportation Terminal
Health and Wellness Centre	Veterinary Clinic
Laundromat	Warehouse
Lounge	

(2) DISCRETIONARY USES, except 55, 59, 63, 67 & 71 Airport Road (PID #s 33874, 33872, 33872, 33871, 22585)

Aquaculture	Hydroponics
Aquaponics	Parking Garage
Craft Brewery/Distillery	Parking Lot
Daycare Centre	Place of Amusement
Heritage Use (2022-05-27)	Place of Assembly
Horticulture	Wind Turbine – Small Scale

(3) PERMITTED USES for properties 55, 59, 63, 67 and 71 Airport Road (Parcel ID #s 33874, 33873, 33872, 33871, 22585)

Lounge, Restaurant and Recycling Depot are not permitted

(4) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27)

- (a) Lot Area (minimum) 1200 metres square
- (b) Lot Frontage (minimum) 35 metres
- (c) Building Height (maximum) 27 metres
- (d) Building Line (minimum) 6 metres
- (e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Lot Coverage (maximum) 50%
(2022-05-27)
- (h) Landscaping (minimum) 20%

(5) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15. (2022-05-27)

(6) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title:	Capital Grant Application
Date Prepared:	August 16, 2022
Report To:	Regular Meeting of Council
Councillor and Role:	Deputy Mayor Sheilagh O'Leary, Community Services
Ward:	Ward 5

Decision/Direction Required: Seeking Council approval of an additional Capital Grant application for the Panda Bear Little University Inc.

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

This Capital grant application was reviewed by an internal grants committee. Key considerations included:

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

The Panda Bear Little University Inc. are seeking Capital funds to complete renovations at their new day care site of St. John Bosco School. They are required to provide an outdoor shade area for participants, and are installing a mini-split heat pump in their program space at St. John Bosco School. They are applying for a Capital Grant in the amount of \$7883 which is 50% of their total costs of \$15,776. They are in the process of fundraising to cover the remaining 50%.

There is currently \$149,285 remaining in the Capital budget.

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2022 Capital Grant Allocation budget program.
2. Partners or Other Stakeholders: Various community organizations. The Panda Bear Little University Incs. Approached the school district for support, but the were unable to provide financial assistance at this time.

3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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

4. Alignment with Adopted Plans: N/A

5. Accessibility and Inclusion: N/A

6. Legal or Policy Implications: N/A

7. Privacy Implications: N/A

8. Engagement and Communications Considerations: N/A

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the Capital Grant application from Panda Bear Little University Inc.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor – Tourism and Events

Report Approval Details

Document Title:	Capital Grant Application.docx
Attachments:	
Final Approval Date:	Aug 16, 2022

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

Erin Skinner - Aug 16, 2022 - 11:40 AM

Tanya Haywood - Aug 16, 2022 - 12:03 PM