

# ST. JOHN'S

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## Regular Meeting - City Council Agenda

September 6, 2022

3:00 p.m.

4th Floor City Hall

### Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1. Stewardship Association of Municipalities - Presentation of Scholarship Winners
  - 2.2. Childhood Cancer Awareness Month 4
3. APPROVAL OF THE AGENDA
  - 3.1. Adoption of Agenda
4. ADOPTION OF THE MINUTES
  - 4.1. Adoption of Minutes - August 23, 2022 5
5. BUSINESS ARISING FROM THE MINUTES
6. DEVELOPMENT APPLICATIONS
  - 6.1. Parking Relief for Recreational Use – 108 McNiven Place – INT2200046 21
  - 6.2. Proposed Rebuild of a Dwelling in the Watershed – 661 - 665 Thorburn Road – DEV2200102 26
7. RATIFICATION OF EPOLLS
  - 7.1. E-Poll – Pride Parade 32
  - 7.2. 2022081 - 2022 CIPP WATERMAIN LINING 35
8. COMMITTEE REPORTS

<b>9.</b>	<b>DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)</b>	
<b>10.</b>	<b>BUILDING PERMITS LIST (FOR INFORMATION ONLY)</b>	
10.1.	Building Permits List	37
<b>11.</b>	<b>REQUISITIONS, PAYROLLS AND ACCOUNTS</b>	
11.1.	Weekly Payment Vouchers for the Week Ending August 24, 2022	42
	Weekly Payment Vouchers for the Week Ending August 24, 2022	
11.2.	Weekly Payment Vouchers for the Week Ending August 31, 2022	43
	Weekly Payment Vouchers for the Week Ending August 31, 2022	
<b>12.</b>	<b>TENDERS/RFPS</b>	
12.1.	2022163 - 2022 Asphalt Crack Seal Program	44
12.2.	2022150 - Supply and Delivery of International Truck Parts	46
12.3.	2022110 Bowring Park Ice Skating Surface	48
12.4.	2022162 - Denis Lawlor Park - Public Washrooms	50
<b>13.</b>	<b>NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS</b>	53
<b>14.</b>	<b>OTHER BUSINESS</b>	
14.1.	Youth Engagement Working Group Membership	65
14.2.	Arts & Culture Advisory Committee – Call for Members	68
14.3.	110 Hebron Way and 15 Verafin Way, Adoption, REZ2200002	71
14.4.	Driveways in the Residential Reduced Lot (RRL) Zone, Adoption	86
14.5.	SERC – 2022 Fall Events 2	96
14.6.	130 Aberdeen Avenue, Approval, MPA1900006	100
14.7.	2022 Sidewalk Infill Program List	127
14.8.	Anti-Racism Working Group – Membership Approval	130

15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT

# Proclamation

## Childhood Cancer Awareness Month September 1<sup>st</sup>, 2022

**WHEREAS:** Childhood Cancer Canada supports children and their families through a variety of programs and support such as the Emergency Fund, Empower Packs, Survivorship Scholarships, the Benevolent Fund, and;

**WHEREAS:** Since 2004, the Foundation has been the primary charitable funding partner of clinical trials and childhood cancer research for C17 Council (Children's Cancers & Blood Disorders), comprised of Canada's leading pediatric oncologists and hematologists; and

**WHEREAS:** Childhood Cancer Canada also funds sequencing of hard-to-cure childhood cancers through the PROFYLE (Precision Oncology For Young People) program to identify new therapies that are tailored to each patient and to improve the outcomes in hard-to-cure childhood cancers; and

**WHEREAS:** Childhood Cancer Canada is asking cities across Canada to make a Proclamation for Childhood Cancer Awareness Month this September to raise awareness of this worthy cause;

**THEREFORE BE IT RESOLVED THAT:** I, Mayor Danny Breen, do hereby proclaim September as Childhood Cancer Awareness Month.

Signed at City Hall, St. John's, NL on this 1<sup>st</sup> day of September, 2022.

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Danny Breen, Mayor



# **ST. JOHN'S**

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

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

**August 23, 2022, 3:00 p.m.**

**Present:** Councillor Sandy Hickman  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Jill Bruce  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Carl Ridgeley

**Regrets:** Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Debbie Hanlon  
Councillor Ophelia Ravencroft

**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  
Linda Bishop, Senior Legal Counsel  
Ken O'Brien, Chief Municipal Planner  
Brian Head, Manager, Parks & Open Spaces  
Karen Chafe, City Clerk  
Jennifer Squires, Legislative Assistant

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

## **Land Acknowledgement**

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

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

**1. CALL TO ORDER**

As the Mayor was absent, Councillor Hickman acted as Chair and called the meeting to order.

**2. PROCLAMATIONS/PRESENTATIONS**

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda**

SJMC-R-2022-08-23/359

**Moved By** Councillor Froude

**Seconded By** Councillor Ridgeley

That the Agenda be adopted as presented.

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

**MOTION CARRIED (7 to 0)**

**4. ADOPTION OF THE MINUTES**

**4.1 Adoption of Minutes - August 8, 2022**

SJMC-R-2022-08-23/360

**Moved By** Councillor Bruce

**Seconded By** Councillor Ellsworth

That the minutes of August 8, 2022, be adopted as presented.

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

**MOTION CARRIED (7 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Proposed Rebuild of Non-Conforming Accessory Building – 2 Outer Battery Road – INT2200045**

SJMC-R-2022-08-23/361

**Moved By** Councillor Korab

**Seconded By** Councillor Ellsworth

That Council approve the reconstruction and expansion of a 15.7m<sup>2</sup> 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.

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

**MOTION CARRIED (7 to 0)**

**6.2 Notices Published – 8 Riverside Drive East - DEV2200103**

SJMC-R-2022-08-23/362

**Moved By** Councillor Korab

**Seconded By** Councillor Bruce

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

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

**MOTION CARRIED (7 to 0)**

**6.3 Notices Published – 93 Casey Street - DEV2200104**

SJMC-R-2022-08-23/363

**Moved By** Councillor Korab

**Seconded By** Councillor Ridgeley

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.

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

**MOTION CARRIED (7 to 0)**

**6.4 Notices Published – 118 Montague Street - DEV2200108**

SJMC-R-2022-08-23/364

**Moved By** Councillor Korab

**Seconded By** Councillor Froude

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

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

**MOTION CARRIED (7 to 0)**

**6.5 Request for Variance on Accessory Building Height – 80 Grenfell Avenue – INT2200041**

Councillor Korab advised that he had inquired if the additional height would impact the surrounding properties. He informed Council that due to the location and slope of the land the accessory building should not have a negative effect on neighbouring properties.

SJMC-R-2022-08-23/365

**Moved By** Councillor Korab

**Seconded By** Councillor Ridgeley

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

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

**MOTION CARRIED (7 to 0)**

**6.6 Crown Land Grant for an Industrial Use - Incinerator Road – CRW2200004**

Councillor Ellsworth voiced his concerns about the amount of land being granted and asked if Staff had any idea of the plan for the land. Staff advised that it was proposed to be a laydown area for the washing and screening of sand, which is a permitted use in the Industrial General Zone. Once a development application has been received Staff will ensure that all requirements are met. Councillor Ellsworth again noted that his concern was with the size of the land and the potential impact on waterways and wetlands in the area.

SJMC-R-2022-08-23/366

**Moved By** Councillor Korab

**Seconded By** Councillor Ridgeley

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.

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

Against (1): Councillor Ellsworth

**MOTION CARRIED (6 to 1)**

**6.7 Crown Land Grant for Residential Use - Blackhead Road - CRW2200005**

SJMC-R-2022-08-23/367

**Moved By** Councillor Korab

**Seconded By** Councillor Ridgeley

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

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

**MOTION CARRIED (7 to 0)**

**6.8 Notices Published – 314-316 LeMarchant Road - DEV2200089**

SJMC-R-2022-08-23/368

**Moved By** Councillor Korab

**Seconded By** Councillor Froude

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

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

**MOTION CARRIED (7 to 0)**

**6.9 Notices Published – 35 Janeway Place - DEV2200105**

SJMC-R-2022-08-23/369

**Moved By** Councillor Korab

**Seconded By** Councillor Ellsworth

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

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

**MOTION CARRIED (7 to 0)**

**7. RATIFICATION OF EPOLLS**

**7.1 E-Poll – Stanley Cup Parade**

SJMC-R-2022-08-23/370

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

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

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

**MOTION CARRIED (7 to 0)**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - August 10, 2022**

**1. Emergency Continuity Management Advisory Group - Terms of Reference**

SJMC-R-2022-08-23/371

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

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

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

**MOTION CARRIED (7 to 0)**

**2. 716 Water Street, Renovations and Extension**

SJMC-R-2022-08-23/372

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

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 (7): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

**3. 20 George's Pond Road, LUR Terms of Reference, REZ2000003**

SJMC-R-2022-08-23/373

**Moved By** Councillor Froude

**Seconded By** Councillor Bruce

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 (7): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley



**MOTION CARRIED (7 to 0)****4. Pedestrian Signal Operations recall**

Councillor Bruce informed Council that seniors in her ward were appreciative of crosswalks being placed on recall during the winter, as the buttons may freeze making them difficult to operate. Councillor Froude noted that consultation with the City's Sustainable and Active Mobility Advisory Committee and the Inclusion Advisory Committee will provide a balanced approach that addresses the transportation system as a whole.

SJMC-R-2022-08-23/374

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

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): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)****5. Youth Forum**

SJMC-R-2022-08-23/375

**Moved By** Councillor Bruce

**Seconded By** Councillor Ellsworth

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): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

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

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

Council considered the Development Permits List for information.

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

**10.1 Building Permits List - August 4 - August 17, 2022**

Council considered the Building Permits List for information.

**11. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**11.1 Weekly Payment Vouchers Ending Week of August 10 and August 17, 2022**

SJMC-R-2022-08-23/376

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Burton

That the weekly payment vouchers for the week ending August 10, 2022, and August 17, 2022, in the amount of \$7,992,815.36 be approved as presented.

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

**MOTION CARRIED (7 to 0)**

**12. TENDERS/RFPS**

**12.1 Sidewalk Infrastructure Repairs (Limited Call)**

SJMC-R-2022-08-23/377

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

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

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

**MOTION CARRIED (7 to 0)**

**12.2 2022092 – Learn to Swim Program for City Aquatic Facilities**

Councillor Burton asked if the establishment of the Learn to Swim program would increase the availability of swimming lesson slots at City facilities. The Deputy City Manager of Community Services responded that the Learn to Swim program would replace the previous Red Cross program. All current staff will require recertification. An increase in lessons would require additional staff, and the program would provide additional lifeguard training courses which would allow individuals to become lifeguards.

SJMC-R-2022-08-23/378

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ridgeley

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.

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

**MOTION CARRIED (7 to 0)**

**12.3 2022146 - Snow Clearing and Ice Control at Water Treatment Plants**

Councillor Ridgeley noted the discrepancy between the bids and questioned if the difference in cost would result in the work not being carried out. The Deputy City Manager of Finance & Administration responded that at times bids are substantially different, but to date the discrepancies have not resulted in a lack of service.

SJMC-R-2022-08-23/379

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ridgeley

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.

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

**MOTION CARRIED (7 to 0)**

#### **12.4 2022066 – Gleneyre Street Culvert Replacement**

Councillor Bruce questioned if the culvert replacement was part of the work that had been moved to Spring of 2023. The Deputy City Manager of Planning, Engineering, & Regulatory Services responded that due to some recent delays with land acquisition, it was determined that the project could not be completed in a timely manner and work would commence in the Spring.

SJMC-R-2022-08-23/380

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

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.

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

**MOTION CARRIED (7 to 0)****12.5 2022152 - Supply, Install and Remove Christmas Lights**

Councillor Hickman inquired if this work had been previously completed by City Staff. The Manager of Parks & Open Spaces replied that the work had been carried out by Staff in the past, but it was found to be more cost effective to outsource the supply and installation of the lights with assistance from City Staff as required.

SJMC-R-2022-08-23/381

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

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.

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

**MOTION CARRIED (7 to 0)****13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****14. OTHER BUSINESS****14.1 SERC – 2022 Fall Events**

SJMC-R-2022-08-23/382

**Moved By** Councillor Froude

**Seconded By** Councillor Bruce

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

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

**MOTION CARRIED (7 to 0)****14.2 National Day for Truth and Reconciliation**

Councillor Froude voiced his support of the observance and noted that there has been an effort at all levels of government to reconcile the difficult aspect of our shared past in the historical treatment of Indigenous peoples in Canada. The observance of National Truth and Reconciliation Day supports the [Truth and Reconciliation Commission's calls to action](#) and fits in well with other actions taken on by the City in conjunction with First Voice Urban Indigenous Coalition and their upcoming community action plan. He further encouraged people to use the day to reflect and determine how individuals can act in ways to contribute to reconciliation.

Councillor Korab asked if the National Truth and Reconciliation Day was made to be statutory by the Province if the City would follow suit. The City Manager noted that the language in the collective agreements would require review but believed that the City would move to making the observance mandatory if the Province chose to do so.

SJMC-R-2022-08-23/383

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

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

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

**MOTION CARRIED (7 to 0)**

**14.3 Restaurants in CH Zone**

SJMC-R-2022-08-23/384

**Moved By** Councillor Froude

**Seconded By** Councillor Korab

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.

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

**MOTION CARRIED (7 to 0)**

**14.4 Capital Grant Application**

SJMC-R-2022-08-23/385

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

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

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

**MOTION CARRIED (7 to 0)**

**15. ACTION ITEMS RAISED BY COUNCIL**

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:55 p.m.

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MAYOR

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CITY CLERK



# DECISION/DIRECTION NOTE

**Title:** Parking Relief for Recreational Use – 108 McNiven Place – INT2200046

**Date Prepared:** August 24, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

Request to relieve parking spaces for the construction of a public washroom building as part of the Recreational Use at 108 McNiven Place (Dennis Lawlor Park).

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

The City's Engineering Division will be constructing a public washroom building at 108 McNiven Place (Dennis Lawlor Park in Airport Heights), which will result in the removal of four (4) parking spaces. Under the Envision Development Regulations, Section 8.3 requires that five (5) parking spaces be required for each acre of Recreational Use; therefore, 95 parking spaces would be required for a new recreational use or park. As this is an existing use, there are currently 75 parking spaces (approximately) provided onsite, which the Parks and Open Spaces Division has indicated as sufficient to meet the demands of the site: the soccer pitch has limited use, which is primarily for Ultimate Frisbee and soccer practice; the baseball field is in use nightly and on weekends, and the gravel parking lot is rarely full, except during tournaments, while the Basketball court and playground create a minimal need for parking. Therefore, the removal of four (4) parking spaces for the proposed building should not create parking concerns and a total of 71 parking spaces would remain for the park.

Where an applicant, in this case the City, wishes to provide a different number of parking spaces than those required under Section 8.3 and in the opinion of Council the change requested does not merit a Parking Report, a staff report can be accepted. It is recommended that the staff memo be accepted in lieu of a Parking Report.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

# ST. JOHN'S

3. Alignment with Strategic Directions:

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

Choose an item.

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

5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: St. John's Envision Development Regulations Sections 8.3 "Parking Standards" and Section 8.12 "Parking Report".

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 parking relief for four (4) parking spaces at 108 McNiven Place (Dennis Lawlor Park) to allow construction of a public washroom building, which is part of the Recreation Use of the site.

**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 - Parking Relief for Recreational Use for Public Washroom Building – 108 McNiven Place – INT2200046.docx
Attachments:	- Map - Current Park Area.pdf - Building Location - 108 McNiven Place.pdf
Final Approval Date:	Aug 24, 2022

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

**Lindsay Lyghtle Brushett - Aug 24, 2022 - 10:04 AM**

**Jason Sinyard - Aug 24, 2022 - 3:29 PM**

Current Park Area – 108 McNiven Place





## Building Location - 108 McNiven Place



# DECISION/DIRECTION NOTE

**Title:** Proposed Rebuild of a Dwelling in the Watershed – 661 - 665 Thorburn Road – DEV2200102

**Date Prepared:** August 26, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

---

## **Decision/Direction Required:**

Request to demolish and rebuild a Single Detached Dwelling in the Watershed at civic number 661-665 Thorburn Road.

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

An application was submitted to demolish and rebuild a Single Detached Dwelling at civic number 661-665 Thorburn Road, which is located in the Watershed (W) Zone. There are currently two (2) existing Dwellings on the Lot, creating a non-conformity. The proposal is to remove and replace the smaller Dwelling, which measures 70.6m<sup>2</sup>. The proposed new replacement Dwelling will be increased in size by 50% to 106m<sup>2</sup>, as per Section 104 of the City of St. Johns Act.

Section 104 (4)(c) of the City of St. John's Act states that Council may permit the erection on the land of a building to replace an existing building destroyed by fire or an existing building dilapidated 50% or more. A Building Inspector determined that the Dwelling proposed to be replaced is more than 50% dilapidated.

As per the Watershed (W) Zone in the Envision Development Regulations, all Uses and Zone Standards shall be in the discretion of Council. As per Section 4.9 "Land Use Report (LUR)", Council shall require a Land Use Report as part of the Development application review process for applications related to or involving development in the Watershed Zone, but where the scale or circumstances of the proposed Development does not merit a LUR, Council may accept a staff report in lieu. As the proposal to rebuild the Dwelling has been reviewed by Regional Water and the Development Engineer and there are no major concerns outside of the conditions for approval, it is recommended that this staff report be accepted as the LUR.

As part of the review by Regional Water, it was identified from mapping imagery that clear cutting has been occurring at the rear of this property. Prior to any building permits being issued, the property owner must remediate and reinstate the portion of the property which has been clear cut.

# ST. JOHN'S

**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 Municipal Plan and Development Regulations and City of St. John's Act.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Envision Development Regulations Section 10 "Watershed (W) Zone", Section 4.9 "Land Use Report", and the City of St. John's Act Section 104.
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 demolition and rebuild of the smaller Dwelling at civic number 661-665 Thorburn Road, subject to the following conditions:

1. The floor area of the proposed new replacement Dwelling will not be allowed to expand more than 50% of the existing Dwelling;
2. The development must meet all requirements of the Department of Planning, Engineering and Regulatory Services; and
3. The area clear cut at the rear of the property must be reinstated before any Building Permits are issued.

**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 Dwelling in the Watershed – 661 Thoburn Road – DEV2200102.docx
Attachments:	- Aerial Map.pdf - Aerial Map Zoom.pdf
Final Approval Date:	Aug 26, 2022

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

**Lindsay Lyghtle Brushett - Aug 26, 2022 - 12:05 PM**

**Jason Sinyard - Aug 26, 2022 - 1:45 PM**



SUBJECT PROPERTY



THORBURN RD

TRANS CANADA HWY

W

W

W

W

W

W

RR

W

CD 30

CITY OF ST. JOHN'S



## 661 – 665 Thorburn Road





# DECISION/DIRECTION NOTE

**Title:** E-Poll – Pride Parade

**Date Prepared:** August 29, 2022

**Report To:** Regular Meeting of Council

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

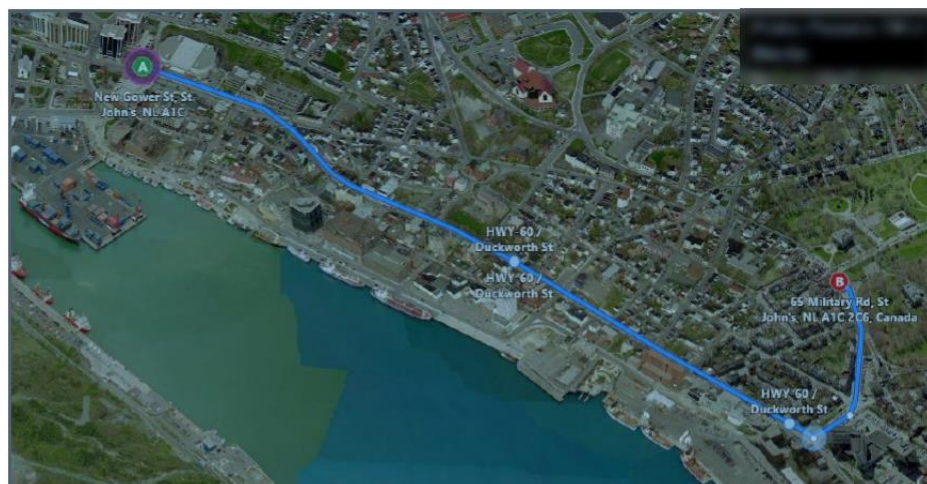
**Ward:** N/A

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**Decision/Direction Required:** Seeking Council approval for the revised date and associated road closures of the St. John's Pride Parade on September 25.

**Discussion – Background and Current Status:** St. John's Pride Parade, originally scheduled for July 24, was postponed due to an extreme heat warning. The revised date is proposed for September 25, from 2pm – 4pm. This event will be a parade only, following the originally approved route from City Hall to Bannerman Park.

- Organizers are requesting the following road closures for this event beginning at 12pm:
  - New Gower Street East Bound at Waldegrave Street
  - New Gower Street West Bound from City Hall to Carter's Hill
  - Duckworth from Bates Hill to New Gower Street
  - Adelaide at George
- Parade Route starting at 2pm
  - New Gower Street, Duckworth Street, Cavandish Square, Military Road, Bannerman Road, ending at Bannerman Park.
  - There will be a rolling closure of the above noted streets.
- A traffic control company has been secured to implement all road closures for this event.



## ST. JOHN'S

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: St. John's Pride
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 revised date and associated road closures for the St. John's Pride Parade on September 25.

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

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

**Report Approval Details**

Document Title:	E-Poll - Pride Parade.docx
Attachments:	
Final Approval Date:	Aug 29, 2022

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

**Erin Skinner - Aug 29, 2022 - 9:41 AM**

**Tanya Haywood - Aug 29, 2022 - 12:20 PM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022081 - 2022 CIPP WATERMAIN LINING  
**Date Prepared:** Tuesday, August 23, 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-2021-073  
**Source of Funding:** Capital

**Purpose:**

Completion of 2022 CIPP Watermain Lining project. The scope of work will include the rehabilitation of approximately 4900m of existing watermain in the Churchill Square/Pine Bud Avenue area of the City (area bound by Elizabeth Avenue, Bonaventure Avenue, Empire Avenue and Rennie's Mill Road), including new valves and hydrants.

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

Vendor Name	Bid Amount
Fer-Pal Construction Ltd.	\$9,178,983.75

**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:** Work must be substantially completed by September 30, 2023

**Bid Exception:** None

**Recommendation:**

That Council approve for award this open call to the lowest and sole bidder, Fer-Pal Construction Ltd., for \$9,178,983.75 (HST Incl.) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022081 - 2022 CIPP WATERMAIN LINING.docx
Attachments:	
Final Approval Date:	Aug 26, 2022

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

**Rick Squires - Aug 26, 2022 - 9:47 AM**

**Derek Coffey - Aug 26, 2022 - 1:32 PM**



## Building Permits List

### Council's September 6, 2022 Regular Meeting

Permits Issued: 2022/08/18 to 2022/08/31

#### Class: Residential

10 McKay St	Renovations	Single Detached Dwelling
11 Spitfire Dr	New Construction	Single Detached Dwelling
115 Radio Range Rd	Change of Occupancy	Office
116 Gower St	Renovations	Townhousing
12 Ann Harvey Pl	New Construction	Single Detached w/ apt.
12 Dyer Pl	Fence	Fence
12 Dyer Pl	Site Work	Single Detached Dwelling
12 Reeves Pl	Site Work	Single Detached w/ apt.
12 Seminole Dr	Deck	Patio Deck
122 Paddy Dobbin Dr	Renovations	Single Detached w/ apt.
140 Watson St	Fence	Fence
140 Watson St	Deck	Patio Deck
144 Ladysmith Dr	Fence	Fence
1451 Blackhead Rd	Site Work	Lot Grading
148 Campbell Ave	Fence	Fence
15 Georgina St	New Construction	Single Detached w/ apt.
15 Regina Pl	Accessory Building	Accessory Building
157 Topsail Rd	Site Work	Single Detached Dwelling
16 Burin St	Deck	Patio Deck
16 Burin St	Site Work	Swimming Pool/Hot Tub
16 Pepperwood Dr	New Construction	Single Detached Dwelling
166 Elizabeth Ave	Fence	Fence
17 Albany St	Fence	Fence
18 Blackler Ave	Renovations	Single Detached w/ apt.
18 Botwood Pl	Deck	Patio Deck
19 Bugler Pl	Fence	Fence
190 Merrymeeting Rd	Renovations	Single Detached Dwelling
20 Ballylee Cres	New Construction	Single Detached w/ apt.
22 Bannerman St	Renovations	Single Detached w/ apt.
22 Leslie St	Site Work	Single Detached w/ apt.

23 Peppertree Pl	Deck	Patio Deck
24 Curling Pl	Deck	Patio Deck
24 Curling Pl	Deck	Patio Deck
24 Suvla St	Renovations	Single Detached w/ apt.
25 Jordan Pl	Deck	Patio Deck
26 Cappahayden St	Fence	Fence
26 Peppertree Pl	Deck	Patio Deck
26 Petite Forte Dr	Fence	Fence
26 Pitcher's Path	New Construction	Single Detached Dwelling
28 Glenlonan St	Fence	Fence
28-30 Donovan's Rd	Accessory Building	Accessory Building
3 Electra Dr	Fence	Fence
3 Electra Dr	Site Work	Single Detached Dwelling
33 Warbury St	Fence	Fence
338 Topsail Rd	Change of Occupancy	Home Occupation
34 Amherst Hts	Fence	Fence
34 Royal Oak Dr	Site Work	Driveway
35 Ballylee Cres	Site Work	Single Detached Dwelling
35 Suvla St	Fence	Fence
38 Craigmillar Ave	Renovations	Single Detached Dwelling
42 Barrows Rd	Fence	Fence
42 Clifden Woods	Fence	Fence
44 Signal Hill Rd	New Construction	Townhousing
46 Signal Hill Rd	New Construction	Townhousing
46 Tigress St	New Construction	Single Detached w/ apt.
48 Maurice Putt Cres	Accessory Building	Accessory Building
49 Hillview Dr E	Change of Occupancy	Single Detached Dwelling
5 Bulrush Ave	Accessory Building	Accessory Building
50 King's Rd	Deck	Patio Deck
54 Glenview Terr	Site Work	Single Detached Dwelling
55 Ennis Ave	Fence	Fence
57 Liverpool Ave	Site Work	Driveway
62 Dunkerry Cres	New Construction	Single Detached Dwelling
63 Sugar Pine Cres	New Construction	Single Detached Dwelling
67 Lime St	Extension	Townhousing
7 Cape Fox St	Accessory Building	Accessory Building

70 Fox Ave	Fence	Fence
70 Pepperwood Dr	New Construction	Single Detached Dwelling
71 Pepperwood Dr	New Construction	Single Detached Dwelling
77 Quidi Vidi Village Rd	New Construction	Single Detached Dwelling
8 Cedar Hill Pl	Fence	Fence
8 Linden Pl	Renovations	Single Detached Dwelling
94 Pleasant St	Fence	Fence
96 Della Dr	Deck	Patio Deck
97 Diamond Marsh Dr	Accessory Building	Accessory Building

This Week: \$3,847,701.98

**Class: Commercial**

100 New Gower St	Renovations	Office
2 Bates Hill	Change of Occupancy	Service Shop
20 Ropewalk Lane	Sign	Retail Store
30 Jetstream Ave	New Construction	Warehouse
34-36 Stavanger Dr	Renovations	Retail Store
36 Pearson St	Deck	Patio Deck
40 Newtown Rd	Sign	Mixed Use
60 Elizabeth Ave	Change of Occupancy/Renovations	Clinic
607 Torbay Rd	Change of Occupancy/Renovations	Clinic
650 Topsail Rd	Change of Occupancy/Renovations	Place Of Assembly
655 Topsail Rd	Sign	Mixed Use
8 Danny Dr	New Construction	Restaurant
95 Lemarchant Rd	Change of Occupancy	Office
Waterford Bridge Rd	Accessory Building	Accessory Building

This Week: \$4,427,763.30

**Class: Government/Institutional**

500 Columbus Dr	Renovations	Service Shop
-----------------	-------------	--------------

This Week: \$40,000.00

**Class: Industrial**

This Week: \$0.00

**Class: Demolition**

This Week: \$0.00

**This Week's Total: \$8,315,465.28**

Repair Permits Issued 2022/08/18 to 2022/08/31:

\$39,750.00

<b>YEAR TO DATE COMPARISONS</b>			
<b>September 6, 2022</b>			
<b>TYPE</b>	<b>2021</b>	<b>2022</b>	<b>% VARIANCE (+/-)</b>
Residential	\$38,119,663.62	\$54,287,863.82	42
Commercial	\$101,921,028.79	\$77,122,737.38	-24
Government/Institutional	\$1,500,499.00	\$1,275,188.00	-15
Industrial	\$4,164,500.00	\$351,000.00	-92
Repairs	\$3,525,826.43	\$1,097,059.44	-69
<b>TOTAL</b>	<b>\$149,231,517.84</b>	<b>\$134,133,848.64</b>	-10
Housing Units (1 & 2 Family Dwelling)	117	173	

Respectfully Submitted,

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



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 24, 2022**

### **Payroll**

<b>Public Works</b>	<b>\$ 449,431.53</b>
<b>Bi-Weekly Casual</b>	<b>\$ 126,898.78</b>
<b>Accounts Payable</b>	<b>\$ 4,948,498.25</b>

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

**Total: \$ 5,524,828.56**

# 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 31, 2022

### Payroll

Public Works	\$ 455,633.71
Bi-Weekly Administration	\$ 846,956.85
Bi-Weekly Management	\$ 910,350.25
Bi-Weekly Fire Department	\$ 947,534.73
Accounts Payable	\$ 4,430,917.05

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

**Total:** **\$ 7,591,392.59**

# 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:** 2022163 - 2022 Asphalt Crack Seal Program  
**Date Prepared:** Friday, August 19, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Planning  
**Ward:** N/A

**Department:** Planning, Engineering & Regulatory Services  
**Division:** Engineering  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** ENG-2022-075  
**Source of Funding:** Operating

**Purpose:**

This is an annual program to help maintain an acceptable asphalt serviceability level.

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

Vendor Name	Bid Amount
Crown Contracting Inc.	\$281,175.00

**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:** Substantial Completion is required on November 30, 2022.

**Bid Exception:** None

**Recommendation:**

That Council approve for award this open call to the lowest and sole bidder meeting specifications, Crown Contracting Inc., for \$281,175.00 (HST Incl.) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S



### Report Approval Details

Document Title:	2022163 - 2022 Asphalt Crack Seal Program.docx
Attachments:	
Final Approval Date:	Aug 19, 2022

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

**Rick Squires - Aug 19, 2022 - 11:37 AM**

**Derek Coffey - Aug 19, 2022 - 12:11 PM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022150 - Supply and Delivery of International Truck Parts  
**Date Prepared:** Monday, August 22, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ron Ellsworth, Finance & Administration  
**Ward:** N/A

**Department:** Finance & Administration  
**Division:** Supply Chain  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** 0000-15101  
**Source of Funding:** Operating

**Purpose:**

The purpose of this open call is for the Supply & Delivery of International Truck Parts for the City's fleet to be used on an as required basis.

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

Vendor Name	Bid Amount
Harvey & Company Ltd.	\$211,899.26

**Expected Value:** ☐ As above  
☒ Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** One year with two (2) possible one (1) year extensions.

**Bid Exception:** None

**Recommendation:**

That Council approve for award this open call to lowest and sole bidder meeting specifications, Harvey & Company Ltd, for \$211,899.26 (HST not incl.) a year, as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022150 - Supply and Delivery of International Truck Parts.docx
Attachments:	
Final Approval Date:	Aug 22, 2022

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

**Rick Squires - Aug 22, 2022 - 12:03 PM**

**Derek Coffey - Aug 22, 2022 - 12:14 PM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022110 Bowring Park Ice Skating Surface  
**Date Prepared:** Wednesday, August 24, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** Ward 5

**Department:** PERS  
**Division:** Engineering  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** ENG-2022-108  
**Source of Funding:** Capital

**Purpose:**

To complete conceptual and detailed design for a new Ice-Skating Surface in Bowring Park.

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

Vendor Name	Bid Amount
Mills & Wright Landscape Architecture	\$617,667.78

**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:** 12 months

**Bid Exception:** Professional Services

**Recommendation:**

That Council award Professional Consulting Services as submitted by Mills & Wright Landscape Architecture proposal in response to our Negotiable Request for Proposal call. At this time, Phases 1 to 3 (\$296,932.88) will be completed, and Phases 4-7 will be contingent on fundraising efforts by the Bowring Park Foundation for the construction phase of the project. At this point in time, there is no set date for construction commencement. Funding for Phases 1-3 is covered by the approved COOR 2022 budget.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022110 Bowring Park Ice Skating Surface.docx
Attachments:	
Final Approval Date:	Aug 25, 2022

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

**Scott Winsor - Aug 24, 2022 - 1:46 PM**

**Jason Sinyard - Aug 25, 2022 - 10:42 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022162 - Denis Lawlor Park - Public Washrooms  
**Date Prepared:** Monday, August 29, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Planning, Engineering and Regulatory Services  
**Division:** Engineering  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** ENG-2022-109  
**Source of Funding:** Capital

**Purpose:**

A recently added hard surface court mostly intended for basketball in Denis Lawlor Park has been a huge success and is drawing more public to the area. Council has requested the addition of public washrooms for those using the new court and as well as the other amenities in the park.

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

Vendor Name	Bid Amount
Newfoundland and Labrador Mobile Shelters Limited	Disqualified
J & T Construction Limited	\$249,037.56
Can-Am Platforms & Construction Ltd.	\$264,473.55
Coastal Building Products & Services Ltd	\$296,228.50

**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:** Substantial Completion is required in four months from award.

**Bid Exception:** None

**Recommendation:**

That Council approve for award this open call to the lowest bidder meeting specifications, J & T Construction Limited, for \$249,037.56 (HST Incl.) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S



### Report Approval Details

Document Title:	2022162 - Denis Lawlor Park - Public Washrooms.docx
Attachments:	
Final Approval Date:	Aug 29, 2022

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

**Rick Squires - Aug 29, 2022 - 1:12 PM**

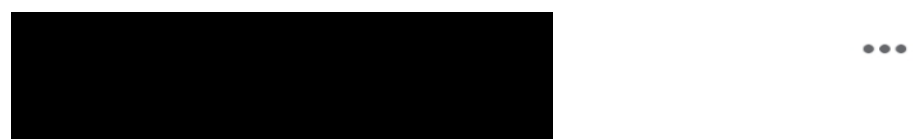
**Derek Coffey - Aug 29, 2022 - 1:16 PM**



Write something...

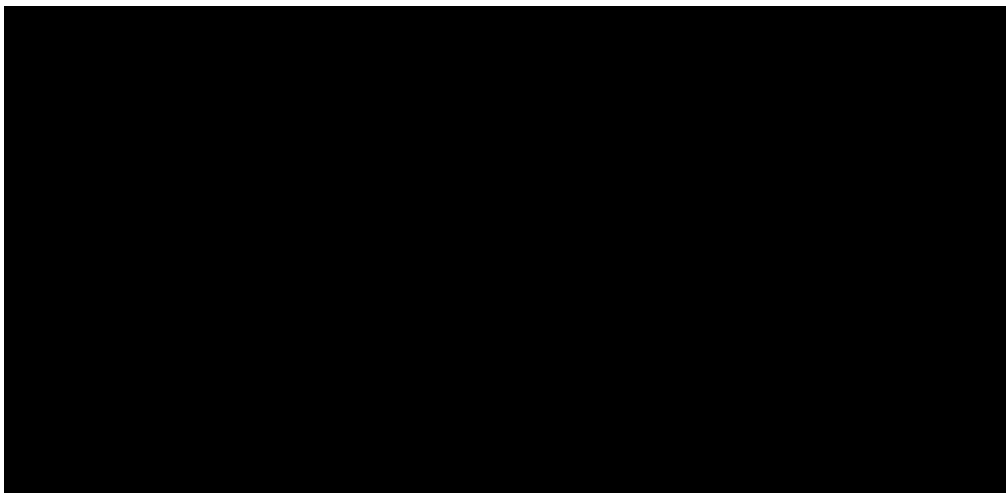
Reel Photo

atured ⓘ

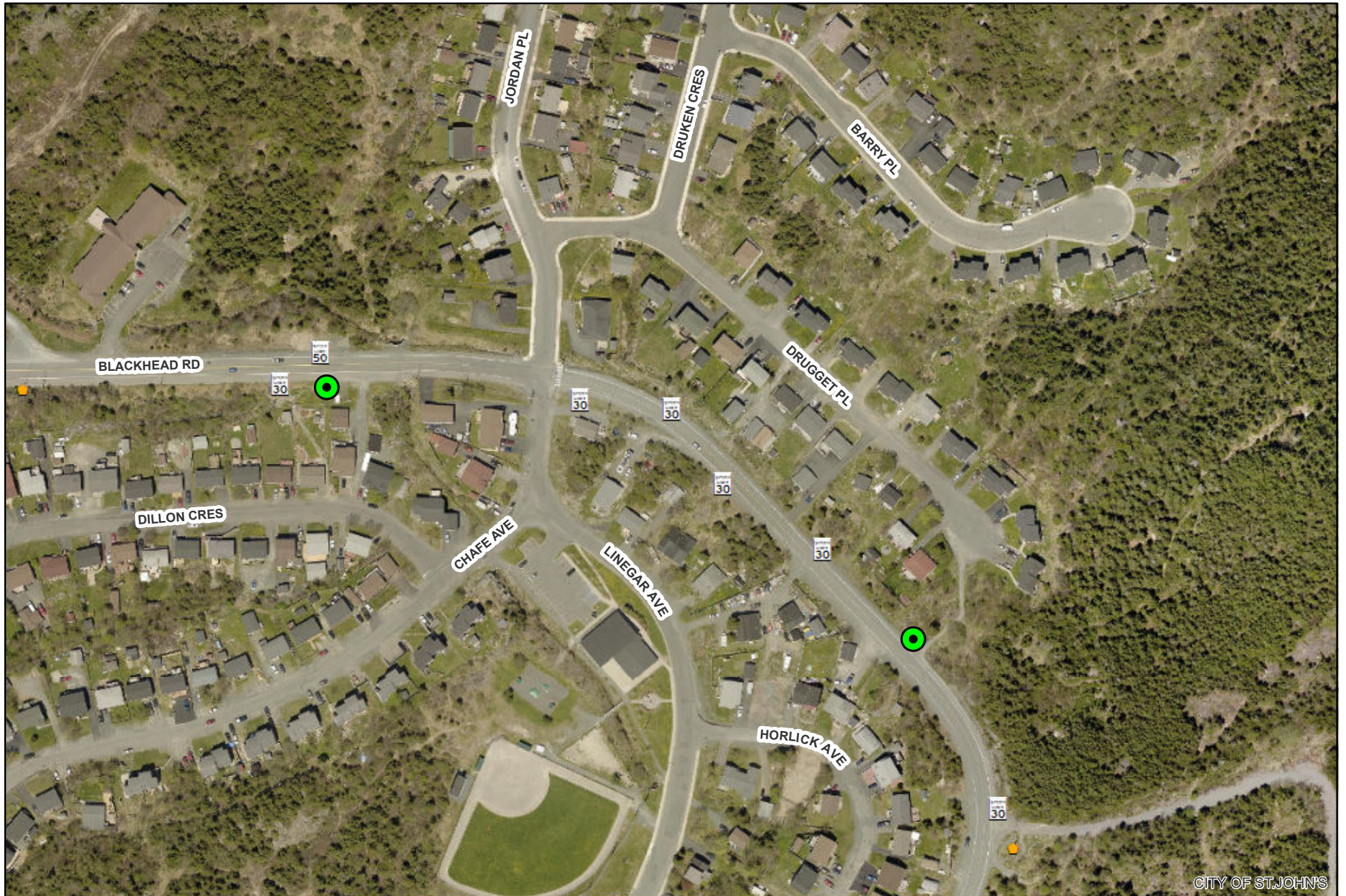


Have you had a close call accident at the intersection of Blackhead Road and Linegar Avenue/Jordan Place? Do you think there should be lights/speed bumps/road changes?

- ☒ Yes! we definitely need a change, that intersection i...  
528 votes
- ☐ No, I don't see a need, it's perfectly fine the way it is.  
27 votes











**Royal Newfoundland Constabulary**  
*Building Safe and Healthy Communities Together*

September 1<sup>st</sup>, 2022

Via Email

[REDACTED]

This is to confirm the Royal Newfoundland Constabulary received your request for access to the following records/information.

“collision and traffic files generated for Blackhead Rd. at Jordan Pl and Blackhead Rd at Linegar ave for the last 5 years.”

In keeping with federal and provincial laws, the Royal Newfoundland Constabulary will not release copies of police file(s) except:

- (1) To the Crown Attorney's Office for disclosure in prosecution;
- (2) Pursuant to a court order, notice of examination or a subpoena;

However, I can confirm the following complaint(s) were made to the Royal Newfoundland Constabulary in relation to your request.

File Number	Date Reported	Classification	Location	Officer Name	Charges (Y/N)	Investigation Concluded
19-65762	2019-Nov-21	9400[30] COLLISION NON-FATAL INJURY	BLACKHEAD RD AT JORDAN PL	[REDACTED]	N	Y
19-24081	2019-May-08	9400[30] COLLISION NON-FATAL INJURY	LINEGAR AV AT BLACKHEAD RD	[REDACTED]	N	Y
20-04804	2020-Jan-27	9400[10] COLLISION PROPERTY DAMAGE	LINEGAR AV AT BLACKHEAD RD	[REDACTED]	N	Y

Ticket Number	Date Reported	Classification	Location	Officer Name	Charges (Y/N)	Investigation Concluded
1179636S	2019-May-12	106(10) [50] - PASSING RED LIGHT OR	BLACKHEAD RD AT JORDAN PL	[REDACTED]	Y	Y

Regards,

[REDACTED]  
[REDACTED]

# Custom Report

Technician Name: administrator

Location: Shea Heights - Backhead Rd near intersection

State/Province: NL

Address: at crosswalk ahead sign

Postal Code/ZIP:

City: St. John's



Report Period: 2022/03/16 to 2022/08/15

		Total Vehicle Count	Posted Speed Limit	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	Number of Vehicles inside Tolerated Range	85% Speeds
2022/03/16	00:00:00	701	32	683	18	76	64
2022/03/17	00:00:00	1,171	32	1,095	76	179	63
2022/03/18	00:00:00	1,180	32	1,146	34	151	63
2022/03/19	00:00:00	1,015	32	943	72	163	63
2022/03/20	00:00:00	736	32	692	44	100	63
2022/03/21	00:00:00	<sup>H</sup> 1,261	32	<sup>H</sup> 1,216	45	138	64
2022/03/22	00:00:00	908	32	882	26	198	63
2022/03/23	00:00:00	809	32	768	41	246	61
2022/03/24	00:00:00	935	32	893	42	248	61
2022/03/25	00:00:00	403	32	337	66	108	62
2022/03/26	00:00:00	590	32	561	29	137	61
2022/03/27	00:00:00	769	32	732	37	203	60
2022/03/28	00:00:00	551	32	465	86	168	59
2022/03/29	00:00:00	745	32	706	39	176	62
2022/03/30	00:00:00	824	32	769	55	214	61
2022/03/31	00:00:00	822	32	768	54	233	61
2022/04/01	00:00:00	599	32	506	93	127	61
2022/04/02	00:00:00	545	32	534	11	118	62
2022/04/03	00:00:00	947	32	872	75	236	61
2022/04/04	00:00:00	490	32	448	42	112	61
2022/04/05	00:00:00	454	32	325	129	86	59
2022/04/06	00:00:00	449	32	429	20	148	59
2022/04/07	00:00:00	779	32	760	19	199	62
2022/04/08	00:00:00	579	32	548	31	124	62
2022/04/09	00:00:00	537	32	447	90	105	60
2022/04/10	00:00:00	457	32	375	82	121	61
2022/04/11	00:00:00	672	32	655	17	183	62
2022/04/12	00:00:00	482	32	453	29	140	61
2022/04/13	00:00:00	875	32	851	24	219	61
2022/04/14	00:00:00	814	32	789	25	214	60
2022/04/15	00:00:00	557	32	532	25	162	61
2022/04/16	00:00:00	634	32	507	127	114	62
2022/04/17	00:00:00	736	32	602	134	163	60

		<i>Total Vehicle Count</i>	<i>Posted Speed Limit</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/04/18	00:00:00	837	32	813	24	195	63
2022/04/19	00:00:00	844	32	636	208	160	60
2022/04/20	00:00:00	842	32	766	76	188	60
2022/04/21	00:00:00	917	32	866	51	256	61
2022/04/22	00:00:00	643	32	620	23	142	61
2022/04/23	00:00:00	420	32	267	153	49	60
2022/04/24	00:00:00	681	32	658	23	188	62
2022/04/25	00:00:00	853	32	818	35	185	62
2022/04/26	00:00:00	884	32	848	36	223	62
2022/04/27	00:00:00	886	32	837	49	210	62
2022/04/28	00:00:00	765	32	744	21	190	62
2022/04/29	00:00:00	426	32	401	25	118	61
2022/04/30	00:00:00	687	32	644	43	148	61
2022/05/01	00:00:00	784	32	748	36	211	62
2022/05/02	00:00:00	811	32	765	46	187	61
2022/05/03	00:00:00	866	32	838	28	260	61
2022/05/04	00:00:00	850	32	733	117	232	60
2022/05/05	00:00:00	563	32	476	87	158	61
2022/05/06	00:00:00	721	32	702	19	177	63
2022/05/07	00:00:00	748	32	733	15	177	61
2022/05/08	00:00:00	897	32	856	41	248	61
2022/05/09	00:00:00	897	32	860	37	214	63
2022/05/10	00:00:00	777	32	756	21	192	62
2022/05/11	00:00:00	778	32	741	37	203	60
2022/05/12	00:00:00	887	32	853	34	245	61
2022/05/13	00:00:00	606	32	563	43	158	61
2022/05/14	00:00:00	645	32	627	18	151	61
2022/05/15	00:00:00	867	32	838	29	218	61
2022/05/16	00:00:00	881	32	849	32	193	62
2022/05/17	00:00:00	701	32	627	74	145	62
2022/05/18	00:00:00	856	32	821	35	187	63
2022/05/19	00:00:00	841	32	794	47	229	60
2022/05/20	00:00:00	622	32	588	34	176	60
2022/05/21	00:00:00	519	32	495	24	150	60
2022/05/22	00:00:00	983	32	690	293	177	60
2022/05/23	00:00:00	925	32	846	79	180	63
2022/05/24	00:00:00	903	32	875	28	216	62
2022/05/25	00:00:00	859	32	821	38	219	61
2022/05/26	00:00:00	893	32	850	43	258	60

		<i>Total Vehicle Count</i>	<i>Posted Speed Limit</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/05/27	00:00:00	535	32	513	22	142	62
2022/05/28	00:00:00	494	32	475	19	140	61
2022/05/29	00:00:00	852	32	820	32	264	59
2022/05/30	00:00:00	776	32	723	53	204	61
2022/05/31	00:00:00	1,192	32	473	<sup>H</sup> 719	150	55
2022/06/01	00:00:00	869	32	491	378	146	57
2022/06/02	00:00:00	741	32	716	25	211	61
2022/06/03	00:00:00	634	32	611	23	171	60
2022/06/04	00:00:00	602	32	577	25	174	60
2022/06/05	00:00:00	806	32	762	44	228	60
2022/06/06	00:00:00	850	32	811	39	209	63
2022/06/07	00:00:00	824	32	798	26	225	61
2022/06/08	00:00:00	934	32	881	53	280	60
2022/06/09	00:00:00	697	32	555	142	195	60
2022/06/10	00:00:00	720	32	594	126	215	58
2022/06/11	00:00:00	720	32	677	43	187	60
2022/06/12	00:00:00	850	32	781	69	270	60
2022/06/13	00:00:00	802	32	758	44	234	61
2022/06/14	00:00:00	851	32	801	50	260	60
2022/06/15	00:00:00	896	32	839	57	236	60
2022/06/16	00:00:00	933	32	885	48	269	60
2022/06/17	00:00:00	700	32	666	34	206	59
2022/06/18	00:00:00	760	32	734	26	244	59
2022/06/19	00:00:00	826	32	759	67	224	61
2022/06/20	00:00:00	741	32	594	147	215	58
2022/06/21	00:00:00	859	32	810	49	275	59
2022/06/22	00:00:00	817	32	759	58	243	60
2022/06/23	00:00:00	720	32	694	26	239	60
2022/06/24	00:00:00	640	32	574	66	198	59
2022/06/25	00:00:00	703	32	675	28	251	58
2022/06/26	00:00:00	808	32	769	39	248	60
2022/06/27	00:00:00	795	32	725	70	251	60
2022/06/28	00:00:00	862	32	808	54	265	59
2022/06/29	00:00:00	811	32	760	51	262	59
2022/06/30	00:00:00	734	32	702	32	245	59
2022/07/01	00:00:00	768	32	737	31	215	58
2022/07/02	00:00:00	655	32	618	37	198	59
2022/07/03	00:00:00	911	32	858	53	262	60
2022/07/04	00:00:00	871	32	805	66	247	59

		<i>Total Vehicle Count</i>	<i>Posted Speed Limit</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/07/05	00:00:00	761	32	710	51	291	58
2022/07/06	00:00:00	579	32	497	82	182	59
2022/07/07	00:00:00	948	32	909	39	H 322	59
2022/07/08	00:00:00	756	32	716	40	266	59
2022/07/09	00:00:00	657	32	628	29	197	59
2022/07/10	00:00:00	792	32	726	66	256	59
2022/07/11	00:00:00	964	32	909	55	320	59
2022/07/12	00:00:00	732	32	694	38	228	60
2022/07/13	00:00:00	699	32	668	31	218	59
2022/07/14	00:00:00	580	32	559	21	193	59
2022/07/15	00:00:00	741	32	598	143	222	58
2022/07/16	00:00:00	630	32	613	17	228	58
2022/07/17	00:00:00	774	32	727	47	241	58
2022/07/18	00:00:00	882	32	660	222	189	58
2022/07/19	00:00:00	810	32	731	79	237	59
2022/07/20	00:00:00	799	32	730	69	251	58
2022/07/21	00:00:00	672	32	633	39	230	58
2022/07/22	00:00:00	714	32	670	44	215	58
2022/07/23	00:00:00	723	32	688	35	250	58
2022/07/24	00:00:00	759	32	699	60	238	58
2022/07/25	00:00:00	724	32	691	33	222	59
2022/07/26	00:00:00	1,159	32	680	479	221	57
2022/07/27	00:00:00	963	32	904	59	304	59
2022/07/28	00:00:00	987	32	925	62	317	59
2022/07/29	00:00:00	578	32	554	24	173	59
2022/07/30	00:00:00	842	32	813	29	256	59
2022/07/31	00:00:00	763	32	727	36	266	58
2022/08/01	00:00:00	801	32	768	33	294	58
2022/08/02	00:00:00	659	32	633	26	242	59
2022/08/03	00:00:00	760	32	715	45	279	58
2022/08/04	00:00:00	722	32	689	33	236	59
2022/08/05	00:00:00	654	32	626	28	238	58
2022/08/06	00:00:00	692	32	633	59	287	56
2022/08/07	00:00:00	843	32	680	163	247	58
2022/08/08	00:00:00	498	32	468	30	175	59
2022/08/09	00:00:00	704	32	651	53	198	59
2022/08/10	00:00:00	682	32	645	37	237	60
2022/08/11	00:00:00	683	32	649	34	241	58
2022/08/12	00:00:00	648	32	550	98	191	59

		<i>Total Vehicle Count</i>	<i>Posted Speed Limit</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/08/13	00:00:00	578	32	548	30	179	60
2022/08/14	00:00:00	72	32	63	9	19	59
		<b>SUM: 114,934</b>		<b>SUM: 105,517</b>	<b>SUM: 9,417</b>	<b>SUM: 31,016</b>	<b>AVG: 60</b>



# Custom Report

Technician Name: administrator

Location: Blackhead Rd - EB

State/Province: NL

Address: At the 30 Ahead Sign next to trail

Postal Code/ZIP:

City: St. John's



Report Period: 2022/04/13 to 2022/08/15

		Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	Number of Vehicles inside Tolerated Range	85% Speeds
2022/04/13	00:00:00	341	102	239	61	54
2022/04/14	00:00:00	574	122	452	74	52
2022/04/15	00:00:00	379	77	302	35	52
2022/04/16	00:00:00	387	115	272	60	54
2022/04/17	00:00:00	591	155	436	78	54
2022/04/18	00:00:00	592	218	374	108	56
2022/04/19	00:00:00	390	178	212	70	57
2022/04/20	00:00:00	583	180	403	96	54
2022/04/21	00:00:00	594	213	381	108	55
2022/04/22	00:00:00	518	188	330	88	56
2022/04/23	00:00:00	234	41	193	21	51
2022/04/24	00:00:00	453	166	287	76	56
2022/04/25	00:00:00	502	194	308	95	56
2022/04/26	00:00:00	549	188	361	106	54
2022/04/27	00:00:00	510	189	321	93	56
2022/04/28	00:00:00	519	145	374	67	54
2022/04/29	00:00:00	408	127	281	67	54
2022/04/30	00:00:00	452	109	343	61	52
2022/05/01	00:00:00	471	178	293	90	55
2022/05/02	00:00:00	610	231	379	119	56
2022/05/03	00:00:00	632	<sup>H</sup> 260	372	<sup>H</sup> 143	55
2022/05/04	00:00:00	481	166	315	75	56
2022/05/05	00:00:00	436	153	283	77	55
2022/05/06	00:00:00	554	204	350	104	55
2022/05/07	00:00:00	<sup>H</sup> 639	185	<sup>H</sup> 454	104	54
2022/05/08	00:00:00	572	235	337	123	56
2022/05/09	00:00:00	582	216	366	102	56
2022/05/10	00:00:00	424	160	264	78	56
2022/05/11	00:00:00	0	0	0	0	0
2022/05/12	00:00:00	0	0	0	0	0
2022/05/13	00:00:00	0	0	0	0	0
2022/05/14	00:00:00	0	0	0	0	0
2022/05/15	00:00:00	0	0	0	0	0

		<i>Total Vehicle Count</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/05/16	00:00:00	0	0	0	0	0
2022/05/17	00:00:00	0	0	0	0	0
2022/05/18	00:00:00	0	0	0	0	0
2022/05/19	00:00:00	0	0	0	0	0
2022/05/20	00:00:00	0	0	0	0	0
2022/05/21	00:00:00	0	0	0	0	0
2022/05/22	00:00:00	0	0	0	0	0
2022/05/23	00:00:00	0	0	0	0	0
2022/05/24	00:00:00	0	0	0	0	0
2022/05/25	00:00:00	0	0	0	0	0
2022/05/26	00:00:00	0	0	0	0	0
2022/05/27	00:00:00	0	0	0	0	0
2022/05/28	00:00:00	0	0	0	0	0
2022/05/29	00:00:00	0	0	0	0	0
2022/05/30	00:00:00	0	0	0	0	0
2022/05/31	00:00:00	0	0	0	0	0
2022/06/01	00:00:00	0	0	0	0	0
2022/06/02	00:00:00	0	0	0	0	0
2022/06/03	00:00:00	0	0	0	0	0
2022/06/04	00:00:00	0	0	0	0	0
2022/06/05	00:00:00	0	0	0	0	0
2022/06/06	00:00:00	0	0	0	0	0
2022/06/07	00:00:00	0	0	0	0	0
2022/06/08	00:00:00	0	0	0	0	0
2022/06/09	00:00:00	0	0	0	0	0
2022/06/10	00:00:00	0	0	0	0	0
2022/06/11	00:00:00	0	0	0	0	0
2022/06/12	00:00:00	0	0	0	0	0
2022/06/13	00:00:00	0	0	0	0	0
2022/06/14	00:00:00	0	0	0	0	0
2022/06/15	00:00:00	0	0	0	0	0
2022/06/16	00:00:00	0	0	0	0	0
2022/06/17	00:00:00	0	0	0	0	0
2022/06/18	00:00:00	0	0	0	0	0
2022/06/19	00:00:00	0	0	0	0	0
2022/06/20	00:00:00	0	0	0	0	0
2022/06/21	00:00:00	0	0	0	0	0
2022/06/22	00:00:00	0	0	0	0	0
2022/06/23	00:00:00	0	0	0	0	0

		<i>Total Vehicle Count</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/06/24	00:00:00	0	0	0	0	0
2022/06/25	00:00:00	0	0	0	0	0
2022/06/26	00:00:00	0	0	0	0	0
2022/06/27	00:00:00	0	0	0	0	0
2022/06/28	00:00:00	0	0	0	0	0
2022/06/29	00:00:00	0	0	0	0	0
2022/06/30	00:00:00	0	0	0	0	0
2022/07/01	00:00:00	0	0	0	0	0
2022/07/02	00:00:00	0	0	0	0	0
2022/07/03	00:00:00	0	0	0	0	0
2022/07/04	00:00:00	0	0	0	0	0
2022/07/05	00:00:00	0	0	0	0	0
2022/07/06	00:00:00	0	0	0	0	0
2022/07/07	00:00:00	0	0	0	0	0
2022/07/08	00:00:00	0	0	0	0	0
2022/07/09	00:00:00	0	0	0	0	0
2022/07/10	00:00:00	0	0	0	0	0
2022/07/11	00:00:00	0	0	0	0	0
2022/07/12	00:00:00	0	0	0	0	0
2022/07/13	00:00:00	0	0	0	0	0
2022/07/14	00:00:00	0	0	0	0	0
2022/07/15	00:00:00	0	0	0	0	0
2022/07/16	00:00:00	0	0	0	0	0
2022/07/17	00:00:00	0	0	0	0	0
2022/07/18	00:00:00	0	0	0	0	0
2022/07/19	00:00:00	0	0	0	0	0
2022/07/20	00:00:00	0	0	0	0	0
2022/07/21	00:00:00	0	0	0	0	0
2022/07/22	00:00:00	0	0	0	0	0
2022/07/23	00:00:00	0	0	0	0	0
2022/07/24	00:00:00	0	0	0	0	0
2022/07/25	00:00:00	0	0	0	0	0
2022/07/26	00:00:00	0	0	0	0	0
2022/07/27	00:00:00	0	0	0	0	0
2022/07/28	00:00:00	0	0	0	0	0
2022/07/29	00:00:00	0	0	0	0	0
2022/07/30	00:00:00	0	0	0	0	0
2022/07/31	00:00:00	0	0	0	0	0
2022/08/01	00:00:00	0	0	0	0	0

		<i>Total Vehicle Count</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>	<i>85% Speeds</i>
2022/08/02	00:00:00	0	0	0	0	0
2022/08/03	00:00:00	0	0	0	0	0
2022/08/04	00:00:00	0	0	0	0	0
2022/08/05	00:00:00	0	0	0	0	0
2022/08/06	00:00:00	0	0	0	0	0
2022/08/07	00:00:00	0	0	0	0	0
2022/08/08	00:00:00	0	0	0	0	0
2022/08/09	00:00:00	0	0	0	0	0
2022/08/10	00:00:00	0	0	0	0	0
2022/08/11	00:00:00	0	0	0	0	0
2022/08/12	00:00:00	0	0	0	0	0
2022/08/13	00:00:00	0	0	0	0	0
2022/08/14	00:00:00	0	0	0	0	0
		<b>SUM: 13,977</b>	<b>SUM: 4,695</b>	<b>SUM: 9,282</b>	<b>SUM: 2,379</b>	<b>AVG: 55</b>

# DECISION/DIRECTION NOTE

**Title:** Youth Engagement Working Group Membership

**Date Prepared:** August 11, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jill Bruce, Youth Engagement Working Group

**Ward:** N/A

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## **Decision/Direction Required:**

Approval of new members of the Youth Engagement Working Group (YEWG) as directed by lead staff.

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

The City's Youth Engagement Working Group oversees the implementation of the Youth Engagement Strategy approved by Council in October 2020 and provides ongoing advice and guidance on how to best engage youth on City matters. When the YEWG was formed, members of the previous ad hoc committee were provided the option to stay involved in the new committee.

In June and July of 2022, two YEWG members informed Staff that they were no longer interested in remaining a member of the Working Group, and as such replacements would be required. As all membership applications remain on file for a period of two years for consideration should a vacancy occur and given that over 70 individuals expressed interest, staff returned to their list of applicants resulting from the call placed in Winter of 2022. During the selection review process, applicants were ranked via a rubric of qualities: diversity, passion, and value they could bring to the team, all of which were based on the responses to the following questions:

- Why do you want to be involved with the Youth Engagement Working Group?
- How would the Youth Engagement Working Group benefit from your involvement?

Applicants were also given the opportunity to identify as either 2SLGBTQIA +, indigenous, a person with a disability, or a visible minority, to ensure the working group is representative of the youth community. Rankings were then averaged, and of the remaining candidates, staff are recommending Liam O'Neill and Samuel Bishop for appointment to the YEWG.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: N/A

# ST. JOHN'S

2. Partners or Other Stakeholders: N/A

3. Alignment with Strategic Directions:

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

4. Alignment with Adopted Plans: Youth Engagement Strategy

5. Accessibility and Inclusion: Applicants were given opportunity to identify as 2SLGBTQIA +, indigenous, a person with a disability, or a visible minority, to ensure the working group is representative of the youth community.

6. Legal or Policy Implications: N/A

7. Privacy Implications: N/A

8. Engagement and Communications Considerations: Communications Staff advertised and promoted the original call for members.

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 appoint Liam O'Neill and Samuel Bishop to the Youth Engagement Working Group.

**Prepared by: Jennifer Squires, Legislative Assistant**

**Approved by: Victoria Etchegary, Manager, Organizational Performance and Strategy**

**Report Approval Details**

Document Title:	Youth Engagement Working Group Membership - August 2022.docx
Attachments:	
Final Approval Date:	Aug 11, 2022

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

**No Signature found**

**Victoria Etchegary - Aug 11, 2022 - 11:58 AM**

**Karen Chafe - Aug 11, 2022 - 12:00 PM**

# DECISION/DIRECTION NOTE

**Title:** Arts & Culture Advisory Committee – Call for Members

**Date Prepared:** August 15, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Deputy Mayor Sheilagh O'Leary, Arts & Culture

**Ward:** N/A

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## **Decision/Direction Required:**

Council's approval is required to appoint two new members to the Arts and Culture Advisory Committee to fill existing vacancies.

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

A public call was issued in June of 2022 on behalf of the Arts & Culture Advisory Committee to fill the following two positions:

- one vacancy representing a business-based public member representative with a strong interest in arts, culture, and intangible cultural heritage;
- one vacancy representing Cultural, Indigenous and Intangible Cultural Heritage organizations.

The calls were advertised in the Telegram, posted on the City's website, shared via social media, and circulated by email to Committee members and the City's Inclusion Network. A total of twelve applications were received to fill the positions. The applications were reviewed by Community Services and Legislative Services Staff and ranked on the scope of their diversity, passion, and value. Based on their scores, the following applicants are being recommended for appointment:

- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization: Agnès Mamet, coordinator of the Fédération des francophones de Terre-Neuve et du Labrador (FFTNL) cultural network, the Réseau culturel francophone de Terre-Neuve-et-Labrador. The Réseau culturel francophone de Terre-Neuve-et-Labrador promotes the development of artistic and cultural life by supporting the training, development, and promotion of artists and craftsmen and the circulation of their works.
- One vacancy representing a business-based public member representative with a strong interest in arts, culture, and intangible cultural heritage: Amanda House, a business coordinator with experience and interest in the arts community.

## **Key Considerations/Implications:**

# ST. JOHN'S



1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Arts & Culture Advisory Committee
3. Alignment with Strategic Directions:

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

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: Calls were circulated via the City's Inclusion Network and the application was made available in a variety of formats.
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Calls for new members were advertised and promoted by the City's Communications Division.
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 appoint the following members to the Arts & Culture Advisory Committee as per Staff's recommendation:

- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization: Agnès Mamet
- One vacancy representing a business-based public member representative with a strong interest in arts, culture, and intangible cultural heritage: Amanda House

**Prepared by: Jennifer Squires, Legislative Assistant**

**Approved by: Elizabeth Lawrence, Director, Economic Development, Culture & Partnerships**

**Report Approval Details**

Document Title:	Arts and Culture Advisory Committee - Call for Members August 2022.docx
Attachments:	
Final Approval Date:	Aug 17, 2022

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

**Karen Chafe - Aug 17, 2022 - 11:18 AM**

# DECISION/DIRECTION NOTE

**Title:** 110 Hebron Way and 15 Verafin Way, Adoption, REZ2200002

**Date Prepared:** August 24, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment 15, 2022, that will add "Pedway" to various zones.

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

The City received an application from 55732 NL Inc. (KMK Capital Inc.) to develop a pedway, an enclosed pedestrian way, between an existing building located at 110 Hebron Way and a proposed new building at 15 Verafin Way. Both properties are within the Commercial District of the Envision St. John's Municipal Plan, with 15 Verafin Way zoned as Commercial Office (CO) and 110 Hebron Way zoned as Commercial Office (CO) and Commercial Regional (CR). The proposed connection and new building will be located within the CO Zone.

Under the Envision St. John's Development Regulations, developments within the CO Zone must have two side yards, each equal to 1 metre of yard for every 5 metres of Building Height, to a maximum of 6 metres. This does not permit a development to extend beyond the side yard or cross a property boundary. It is recommended to amend the Development Regulations to allow consideration of pedways - a sheltered pedestrian connection that could cross property boundaries, streets, or rights of way.

The attached amendment introduces a "Pedway" definition, as well as conditions associated with the use, such as the minimum height above grade for an overhead pedway. The intent is to include underground, at-grade (ground level) or elevated pedways (also called skywalks). The amendment proposes to add Pedway as a Discretionary Use to the Residential Mixed (RM) Zone, all Apartment Zones, all Commercial and Industrial Zones, and all Institutional Zones.

With respect to the subject property, the attached amendment lists Pedway as a Discretionary Use in the CO Zone. Therefore, it is further recommended to approve the Discretionary Use of a Pedway at 110 Hebron Way and 15 Verafin Way at this time. The subject properties are owned by the same owner. Should the amendment proceed and one or both properties are sold in future to other parties, the City will require access agreements/easements for the pedway. The attached site plan is provided as a reference or concept; City staff have not yet completed their development review of the proposed pedway.

# ST. JOHN'S

Should Council adopt the attached amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and businesses in St. John's; 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.  
  
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: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code of Canada will be required at the building permit stage.
6. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
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 adopt Envision St. John's Development Regulations Number 15, 2022, to add a new Pedway definition, add conditions to Section 6 Specific Developments, and add Pedway as a Discretionary Use in these zones: Residential Mixed (RM); all Apartment Zones; all Commercial Zones; all Industrial Zones; and all Institutional Zones.

110 Hebron Way and 15 Verafin Way, Adoption, REZ2200002

Further, that Council approve the Discretionary Use of an at-grade Pedway between buildings located at 110 Hebron Way and 15 Verafin Way.

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

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

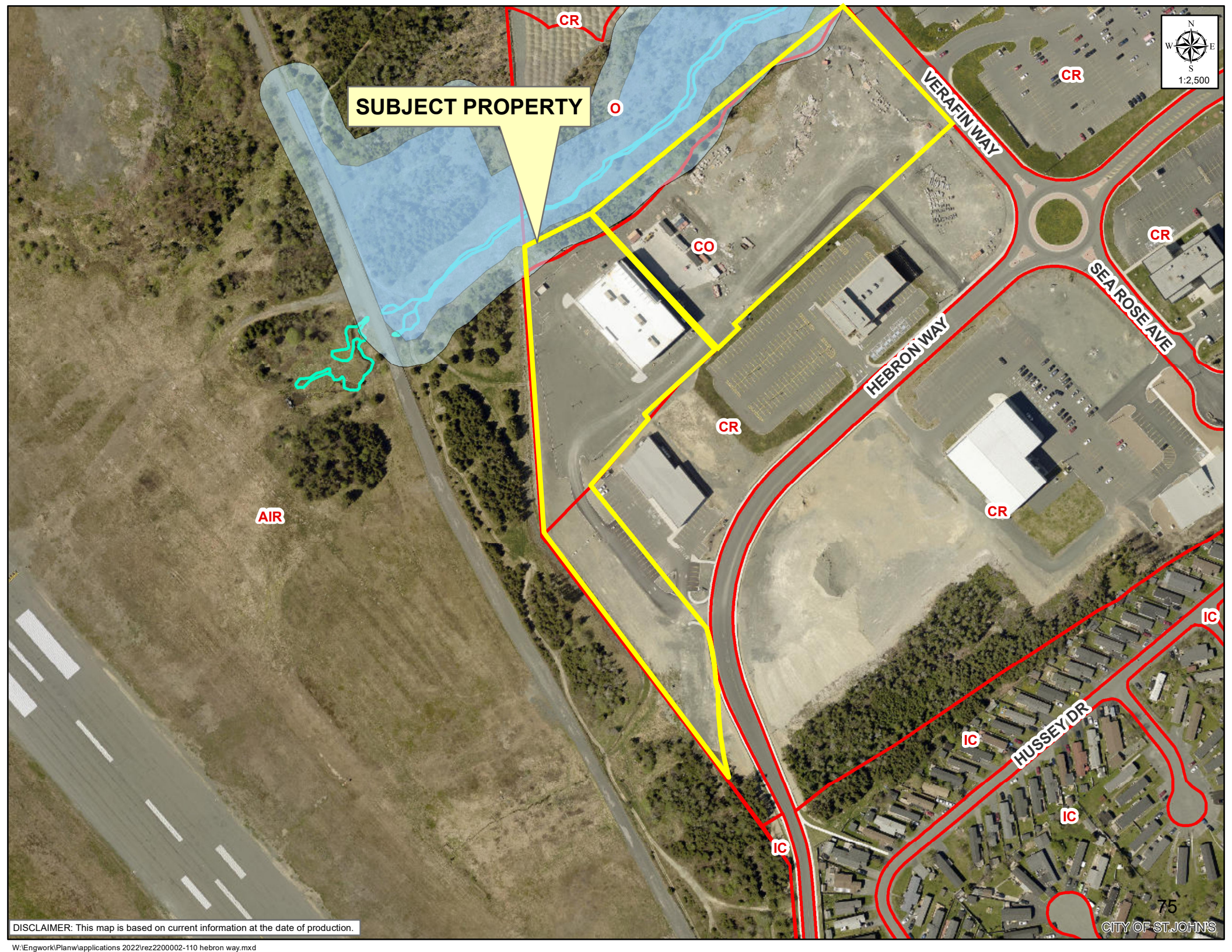
Document Title:	110 Hebron Way and 15 Verafin Way, Adoption, REZ2200002.docx
Attachments:	- 110 Hebron Way - Adoption Attachments.pdf
Final Approval Date:	Aug 30, 2022

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

**Ken O'Brien - Aug 30, 2022 - 12:44 PM**

**Jason Sinyard - Aug 30, 2022 - 2:06 PM**





**SUBJECT PROPERTY**

SEA ROSE AVE



**CR**



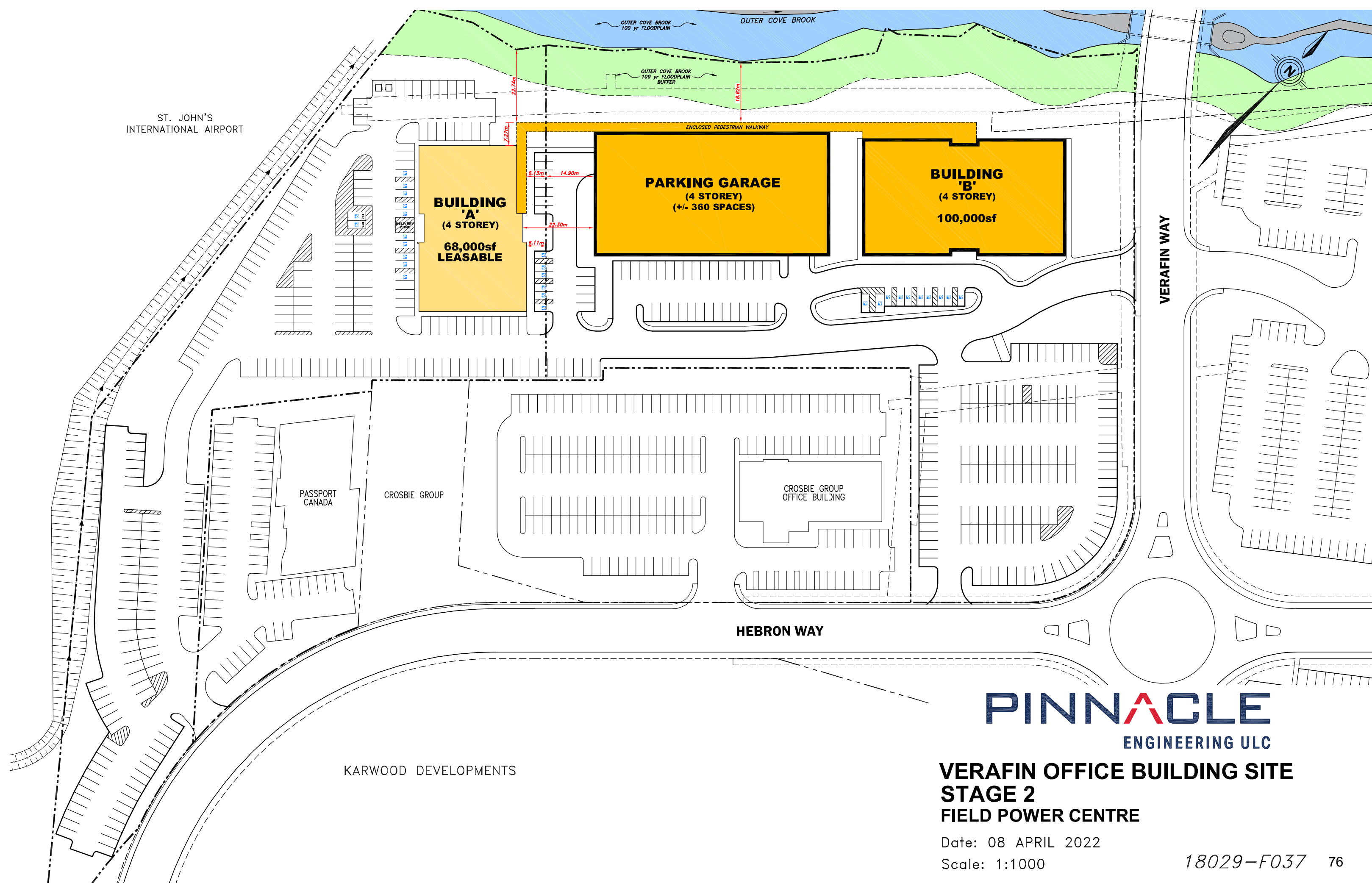
75

CITY OF ST. JOHN'S

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

W:\Engwork\Planw\applications 2022\rez2200002-110 hebron way.mxd







# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 15, 2022**

**Adding “Pedway” definition, conditions and use to Various Zones**

**August 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 15, 2022**

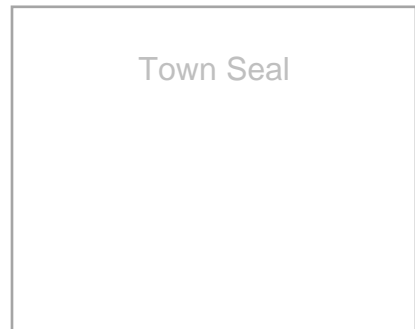
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 15, 2021.

Adopted by the City Council of St. John's on the 6th day of September, 2022.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 15, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	_____
Date	_____
Signature	_____

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 15, 2022**

#### **BACKGROUND AND ANALYSIS**

The City of St. John's wishes to add the Pedway use to various zones. Under the Envision St. John's Development Regulations, most zones standards have minimum distances for side yard requirements. This does not permit a development to extend beyond the side yard or cross a property boundary. It is recommended to amend the Development Regulations to allow consideration of Pedways - a sheltered pedestrian connection that could cross property boundaries, streets, or rights of way.

An amendment to consider Pedways would include the addition of a new Pedway definition, as well as conditions to set standards for the development, such as required legal agreements and distance any elevated Pedway should be located above grade.

As this type of development may or may not be suitable to each property, it is recommended to add Pedway as a Discretionary Use to the following zones:

- Residential Mixed (RM)
- Apartment 1 (A1)
- Apartment 2 (A2)
- Apartment 3 (A3)
- Apartment Downtown (AD)
- Apartment Special (AA)
- Commercial Downtown (CD)
- Commercial Downtown Mixed (CDM)
- Commercial Downtown Mixed 2 (CDM2)
- Commercial Highway (CH)
- Commercial Kenmount (CK)
- Commercial Local (CL)
- Commercial Local – Downtown (CLD)
- Commercial Mixed Use (CM)
- Commercial Neighbourhood (CN)
- Commercial Office (CO)
- Commercial Office Hotel (COH)
- Commercial Regional (CR)
- Industrial Commercial (IC)
- Industrial General (IG)
- Industrial Quidi Vidi (IQV)
- Industrial Special (IS)
- Institutional (INST)
- Institutional Downtown (INST-DT)

This amendment was prompted by an application at 110 Hebron Way and 15 Verafin Way for an at-grade Pedway between the two properties.

## **PUBLIC CONSULTATION**

The proposed amendment was initially advertised on two occasions in The Telegram newspaper on July 16 and July 23, 2022. A notice of the amendment was also mailed to property owners within 150 metres of 110 Hebron Way and 15 Verafin Way and posted on the City's website.

The amendment was then revised to also include a Discretionary Use notice for the proposed Pedway at 110 Hebron Way and 15 Verafin Way. The revised notice was advertised on three occasions in The Telegram newspaper, on July 30, August 6, and August 14, 2022, and mailed to property owners within 150 metres of the site. The City's website was updated to include the Discretionary Use notice. There were two participants on the City's Engage Page. Both were supportive of the amendment.

## **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add the Pedway use to Zones.

## **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 15, 2022**

The City of St. John's Development Regulations, 2021 is amended by:

- 1) **Adding "Pedway" to Section 2 – Definitions as follows:**  
**"PEDWAY means a walkway, usually enclosed, intended for pedestrian use between two buildings and may cross property boundaries, and is not a crosswalk."**
- 2) **Repealing Section 2 – Definitions for "Floor Area – Gross" and substituting the following:**  
**"FLOOR AREA – GROSS means the total floor area of all floors in a Building measured to the outside face of exterior walls, and includes basements and mezzanines but excluding any porches, verandas, sunrooms (unless habitable in all seasons of the year), garage, mechanical penthouse, or Pedway and any areas used exclusively for parking of motor vehicles."**
- 3) **Adding the following to Section 6 – Specific Developments for "Pedways" and numbering the remaining sections:**  
**"6.25 Pedway**
  - (1) A Pedway may be underground, at grade or elevated.**
  - (2) A Pedway is subject to the appropriate property rights agreements being in place.**
    - (a) A copy of the agreement referenced above shall be registered in the Registry of Deeds for the Province of Newfoundland and Labrador.**

**(3) Where a Pedway is elevated, the elevated portion must be constructed a minimum of 5.5 metres from grade.**

**(a) Notwithstanding the foregoing, authorized staff may extend the restrictions imposed by Section 6.25 (3) where it is appropriate to do so in the opinion of the authorized staff.”**

**4) Adding Pedway as a Discretionary Use to the following Zones:**

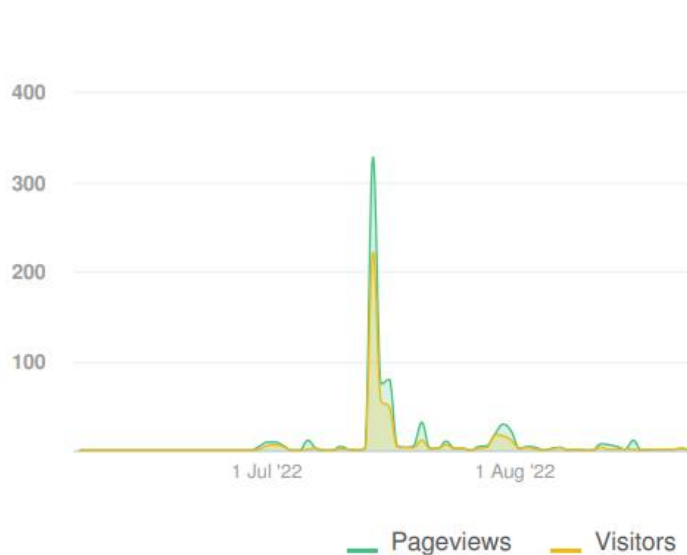
- Residential Mixed (RM)
- Apartment 1 (A1)
- Apartment 2 (A2)
- Apartment 3 (A3)
- Apartment Downtown (AD)
- Apartment Special (AA)
- Commercial Downtown (CD)
- Commercial Downtown Mixed (CDM)
- Commercial Downtown Mixed 2 (CDM2)
- Commercial Highway (CH)
- Commercial Kenmount (CK)
- Commercial Local (CL)
- Commercial Local – Downtown (CLD)
- Commercial Mixed Use (CM)
- Commercial Neighbourhood (CN)
- Commercial Office (CO)
- Commercial Office Hotel (COH)
- Commercial Regional (CR)
- Industrial Commercial (IC)
- Industrial General (IG)
- Industrial Quidi Vidi (IQV)
- Industrial Special (IS)
- Institutional (INST)
- Institutional Downtown (INST-DT)

## Planning St. John's: 110 Hebron Way/15 Verafin Way

EngageStJohns.ca Report August 2022

Engage!  
St. John's

### Visitors Summary



### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
478	221	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
3	68	421

#### Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

## Comments

Survey Response		Sign Up form Details					
Your comments	What is your overall feedback of this application?	Do you live in the City of St. John's?	Postal Code	Which Ward of the City do you live in?	What age bracket are you in?	With which gender do you most identify?	Do you identify as an Indigenous person or a visible minority?
I am a frequent pedestrian in the area of Hebron Way and Verafin Way. I support this application and would use this proposed pedway. <small>SEP</small> As a pedestrian and bicycle commuter, I support the amendment of Development Regulations and believe this will improve walkability city-wide. I would also support similar amendments for bicycling facilities.	Support	Yes	A1E 1K3	Ward 3	31 - 65	Male	Neither
Structures such as a pedway should be able to cross the property line with cooperation from both sides.	Support		A1B-1V7	Ward 4	Under 18	Male	Neither

## Questions

Q&A Question	Admin Response Details		Sign Up form Details					
	Response Type	Admin Response	Do you live in the City of St. John's ?	Postal Code	Which Ward of the City do you live in?	What age bracket are you in?	With which gender do you most identify?	Do you identify as an Indigenous person or a visible minority?
It is not so much as my being opposed to a pedway - I am not opposed - as it is the idiotic and vague air photo that offers no useful information on specific location for said structure and not including some general info on appearances. A 12 inch - err 30 cm plank could be described as a pedway. Therefore, on principle - the "pig in a poke" concept - I cannot support such a loosely defined proposal.	Public Answer	Thank you for your input. The proposed pedway can be viewed on this site plan. The pedway will connect Building A at 110 Hebron Way with the proposed parking garage and Building B at 15 Verafin Way. Following public consultation, staff will draft regulations for pedways and bring them back to Council for their consideration.		A1A1T 2	Ward 4			
It is not so much as my being opposed to a pedway - I am not opposed - as it is the				A1A1T 2	Ward 4			



idiotic and vague air photo that offers no useful information on specific location for said structure and not including some general info on appearances. A 12 inch - err 30 cm plank could be described as a pedway. Therefore, on principle - the "pig in a poke" concept - I cannot support such a loosely defined proposal.

# DECISION/DIRECTION NOTE

**Title:** Driveways in the Residential Reduced Lot (RRL) Zone, Adoption

**Date Prepared:** August 30, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

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## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment 16, 2022, that may allow driveways larger than 3.6 metres in the Residential Reduced Lot (RRL) Zone, subject to an approved snow storage plan.

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

The City recently rezoned a portion of the property at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. Within the RRL Zone, driveway widths are limited to 3.6 metres, regardless of the width of the lot. During the application review for 670 Kenmount Road, the applicant requested a text amendment to allow a larger driveway on wider lots where snow storage can be accommodated. At the time of the request, the public consultation was already completed for the rezoning, so staff recommended to bring their request forward as a separate amendment. Background information and analysis for the text amendment can be found in the attached amendment documents.

At its July 25, 2022, Regular Meeting, Council voted to consider the amendment and advertise it for public review and comment. The amendment was advertised in *The Telegram* on three occasions, and on the City's website, and notices were mailed to property owners within the RRL Zone. No submissions were received by the City Clerk's Office. There was one participant on the City's Engage page, who expressed support for the amendment.

## Next Steps

Should Council adopt the amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration. There is no Municipal Plan amendment needed, therefore no commissioner's public hearing is required.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners within the RRL Zone.

# ST. JOHN'S

3. Alignment with Strategic Directions:

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

Choose an item.

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

5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: A text amendment to the St. John's Development Regulations is required.

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 adopt Envision St. John's Development Regulations Amendment Number 16, 2022, to allow consideration for Driveways and Hard Landscaping wider than 3.6 metres in the Residential Reduced Lot (RRL) Zone, subject to a snow storage plan.

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

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	Driveways in the Residential Reduced Lot (RRL) Zone, Adoption.docx
Attachments:	- RRL Driveway Attachments.pdf
Final Approval Date:	Aug 31, 2022

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

**Ken O'Brien - Aug 31, 2022 - 8:19 AM**

**Jason Sinyard - Aug 31, 2022 - 9:28 AM**

RESIDENTIAL REDUCED LOT (RRL) ZONE

RRL

(1) PERMITTED USES

Accessory Building	Single Detached Dwelling
Home Office	

(2) ZONE STANDARDS

(a)	Lot Area (minimum) (2022-05-27)	250 metres square
(b)	Lot Frontage (minimum) (2022-05-27)	10 metres
(c)	Building Line (minimum) (2022-05-27)	7 metres
(d)	Building Height (maximum) (2022-05-27)	8 metres
(e)	Side Yards (minimum) (2022-05-27)	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) (2022-05-27)	6 metres

(3) NOTWITHSTANDING SECTION 7, HARD LANDSCAPING OF THE FRONT YARD SHALL NOT EXCEED 3.6 METRES IN WIDTH.

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 16, 2022**

**Amending the Maximum Driveway and Hard Landscaping Width in the  
Residential Reduced Lot (RRL) Zone**

**August 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 16, 2022**

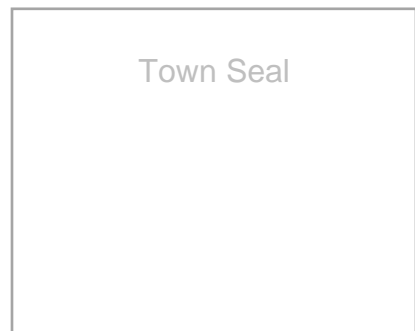
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 16, 2021.

Adopted by the City Council of St. John's on the 6th day of September, 2022.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 16, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	_____
Date	_____
Signature	_____

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 16, 2022**

#### **BACKGROUND AND ANALYSIS**

The City of St. John's wishes to revise its Development Regulations regarding Driveways in the Residential Reduced Lot (RRL) Zone to allow consideration for larger Driveways in situations where snow storage requirements can also be met.

Currently the RRL Zone states that hard landscaping of the front yard shall not exceed 3.6 metres in width (i.e., a single driveway). This was implemented when the RRL Zone was created, to ensure enough landscaped area on narrow lots to accommodate snow storage for a calculated snow cone from City snowblowers. Since that time the City has changed its method of calculating snow storage. The snow cone method is no longer used; rather, calculations are based on the overall lot area. It is possible that a RRL zoned subdivision could have lots which are wide enough to accommodate a double driveway plus the required snow storage. It is recommended to amend the RRL Zone to accommodate these situations. If snow storage requirements cannot be met, the lot will not be permitted to have a wider driveway.

The Public Works Department wanted to ensure that lots in the RRL Zone have enough area in the front yard closest to the street to accommodate snow storage. This has been incorporated into the proposed new regulation. It will allow space for snow storage closest to the street, while also allowing some hard landscaping (pathways) closest to the dwelling.

This amendment was prompted by a subdivision and development application at 670 Kenmount Road for 60 single detached dwellings. The City has recently rezoned a portion of the property at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. During the application review for 670 Kenmount Road, the applicant requested a text amendment to allow a larger driveway on wider lots where snow storage can be accommodated. At the time of the request, the public consultation was already completed for the rezoning, so it was recommended to bring their request forward as a separate text amendment.

#### **PUBLIC CONSULTATION**

The proposed amendment was advertised on three occasions in The Telegram newspaper on July 30, August 6, and August 13, 2022. A notice of the amendment was also mailed to all property owners within the Residential Reduced Lot (RRL) Zone and posted on the City's website. No submissions were received by the City Clerk's Office. One participant on the City's Engage Page indicated that they were supportive of the amendment.



## **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to amend the maximum width of Driveways in the RRL Zone.

## **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 16, 2022**

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Repealing Residential Reduced Lot (RRL) Zone Section (3) and substituting the following:**

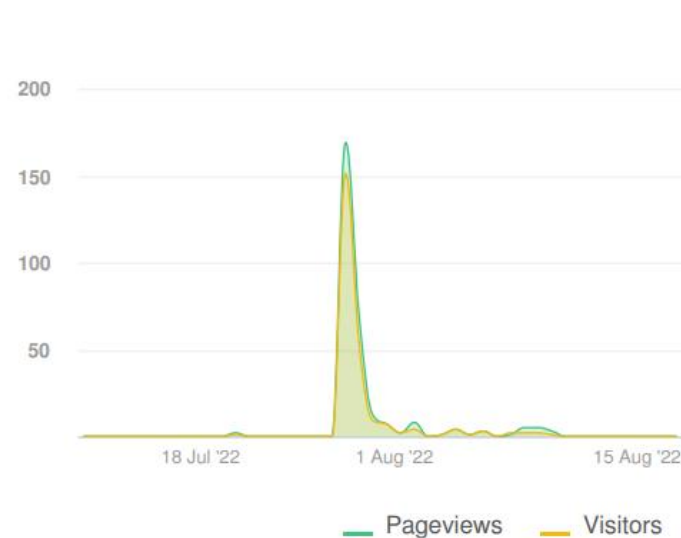
**“(3) Notwithstanding Section 7.6, Driveways together with Hard Landscaping as measured at the property boundary abutting the Street, shall not exceed 3.6 metres in width unless otherwise allowed in a snow storage plan.”**

## Planning St. John's: Text Amendment - Residential Reduced Lot (RRL) Zone Driveways

EngageStJohns.ca Report August 2022



### Visitors Summary



### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
248	151	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
1	11	234

#### Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

## Comments

Survey Response		Sign Up form Details					
Your comments	What is your overall feedback of this application?	Do you live in the City of St. John's?	Postal Code	Which Ward of the City do you live in?	What age bracket are you in?	With which gender do you most identify?	Do you identify as an Indigenous person or a visible minority?
Provided there is still enough area for snow clearing to be performed I see no reason why the driveway sizes could not be enlarged. Most families today have 2 vehicles and require the space during winter months.	Support	Yes	A1H 0E3	Ward 5	31 - 65	Male	Neither

# DECISION/DIRECTION NOTE

**Title:** SERC – 2022 Fall Events 2

**Date Prepared:** August 31, 2022

**Report To:** Regular Meeting of Council

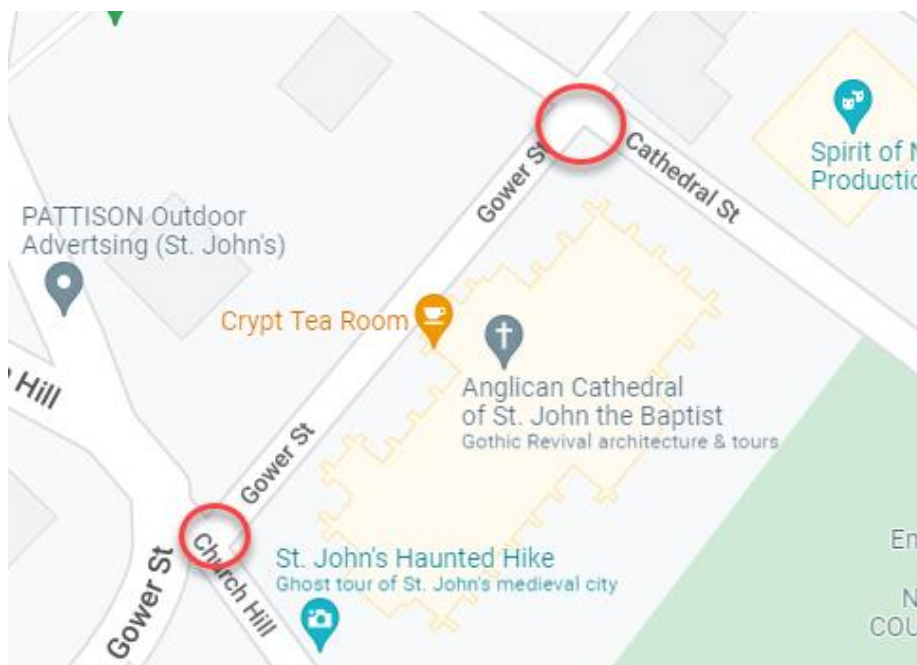
**Councillor and Role:** Councillor Debbie Hanlon, Special Events Regulatory Committee

**Ward:** N/A

**Decision/Direction Required:** Seeking Council approval for road closures associated with the Gower Street Block Party on September 18 (rain date of September 24) and CIBC Run for the Cure on October 2.

## Discussion – Background and Current Status:

Gower Street Block Party is organized by the four churches in the area. They are planning this event in conjunction with the Battle of Britain Parade on September 18 (with a rain date of September 24). They are requesting to close Gower Street, from Cathedral Street to Church Hill from 10:00am – 2:00pm. Volunteers will be positioned on barricades.

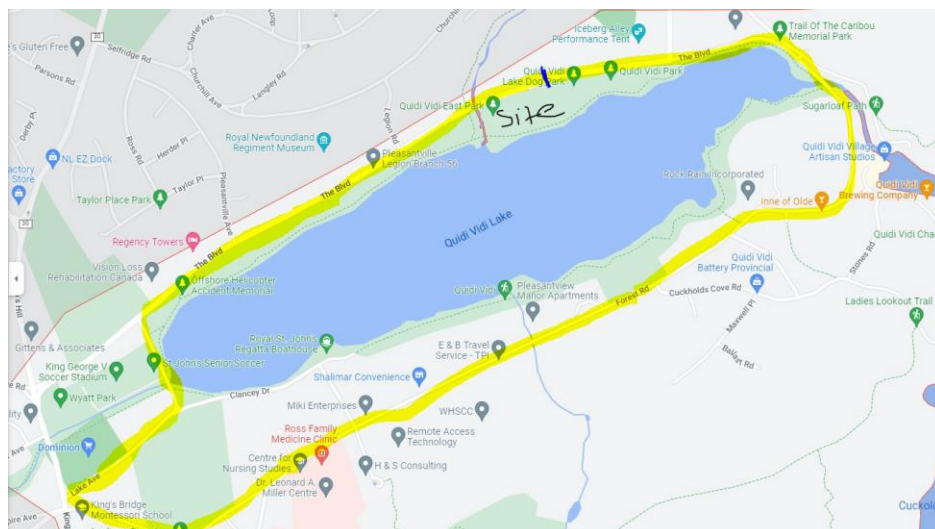


# ST. JOHN'S

CIBC Run for the Cure is scheduled for October 2. Road closures are requested from 9:30am – 11:30am for the following:

- The Boulevard
- Forest Road
- Empire Avenue East – from Forest Road to Kinds Bridge Road
- Kings Bridge Road to The Boulevard

Road closures will be implemented by the RNC.



### Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Canadian Cancer 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: 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 closure requests for the Gower Street block party on September 18 (rain date September 24) and the CIBC Run for the Cure on October 2.

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

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

**Report Approval Details**

Document Title:	SERC - 2022 Fall Events 2.docx
Attachments:	
Final Approval Date:	Aug 31, 2022

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

**Erin Skinner - Aug 31, 2022 - 11:45 AM**

**Tanya Haywood - Aug 31, 2022 - 11:49 AM**

# DECISION/DIRECTION NOTE

**Title:** 130 Aberdeen Avenue, Approval, MPA1900006

**Date Prepared:** August 30, 2022

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

Following the 30-day period for the required paper-based commissioner's public hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 2, 2022, and Envision St. John's Development Regulations Amendment Number 3, 2022, concerning a development at 130 Aberdeen Avenue.

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

The City has received an application to rezone land at 130 Aberdeen Avenue from the Commercial Regional (CR) Zone to the Apartment 2 (A2) and Residential 3 (R3) Zones for the purpose of a residential subdivision with a mix of housing types. A Municipal Plan amendment is also required.

The 4.781 hectares of vacant land is at the end of Aberdeen Avenue, with the large Walmart store east of the property and other commercial businesses opposite the property along Aberdeen Avenue and White Rose Drive. Outer Cove Brook runs north of the property and is zoned Open Space (O). The land is in the general vicinity of St. John's International Airport and is on the approaches of one of the runways, where there are Noise Exposure Forecast (NEF) lines to model aircraft engine noise. Under the Envision St. John's Municipal Plan, the property is designated Commercial and therefore a Municipal Plan amendment is required to redesignate the property as Residential in order to consider residential zones. Additional information on the application can be found in the attached amendment package. Note, the attached site plan is conceptual -- additional work is required at the development approval stage, including a traffic study, snow storage plan, stormwater management plan and completion of the city-wide 2021 Wetland Study Phase 2A. The layout may change at the development approval stage, but the housing forms will likely remain the same.

## Changes to the amendment following adoption

In the Decision Note to Council dated November 1, 2021, staff recommended to expand the Open Space Zone alongside the subject property to include parts of the current floodplain buffer and wetland buffer. The applicant was required to complete a floodplain analysis, which was not finalized at the time of adoption. The study is now done and the results of the floodplain and floodplain buffer adjacent to land at 130 Aberdeen Avenue have been

# ST. JOHN'S



incorporated into the attached maps. Therefore, Envision St. John's Municipal Plan Amendment Number 2, 2022 and Envision St. John's Development Regulations Amendment Number 3, 3033 are recommended for approval with the following changes since adoption:

- Revise the area to be redesignated from the Commercial Land Use District to the Open Space Land Use District to reflect the most recent floodplain and floodplain buffer.
- Revise the area to be rezoned from the Commercial Regional (CR) Zone to the Open Space (O) Zone to reflect the most recent floodplain and floodplain buffer.
- Update Map 5 in the Envision St. John's Development Regulations Appendix C to incorporate the updated floodplain and floodplain buffer adjacent to 130 Aberdeen Avenue.

The subject property and surrounding area will also be analysed in the city-wide 2021 Wetland Study Phase 2A. The results of that study may affect this proposed development at the development approval stage, in particular the lots which back onto Outer Cove Brook. The applicant has been advised of the Council directive to defer applications adjacent to wetlands until completion of the Phase 2A study.

#### Paper Public Hearing and Commissioner's Report

At its June 13, 2022 Regular Meeting, Council adopted the amendments. In addition to the paper-based hearing, Council set July 6, 2022, for a virtual session for those who wished to speak with the commissioner, the applicant, and/or City staff. In accordance with the Province's Covid-19 protocol for public hearings at the time, the City allowed at least 30 days for written submissions, which are then considered in the Commissioner's Report.

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

*That Council adopt the proposed change of use and re-zoning with the following requirements:*

- 1) *More detailed acoustic studies and detailed design be required with specific proven noise mitigation designs being included and required. Testing of mock ups of the proposed designs might be a consideration.*
- 2) *A method be found to ensure appropriate level of awareness of prospective buyers of the presence of the flight path in clear honest terms and such transparent advisories make their way into purchase and sales agreements now and in the future, not unlike the required UFFI insulation declaration that has been required in real estate transactions for many years.*
- 3) *Public transit be routed into the development.*
- 4) *Pocket parks be included.*

Staff agree with the Commissioner's recommendation to approve the two amendments, as amended above. With respect to the Commissioner's recommendations:

- 1) During review and release of the attached amendments, the Province also recommended that between the 2021 NEF-Ultimate 30 and 35, Council should require:

- a. that appropriate acoustic insulation features be incorporated into the buildings to mitigate noise impacts from aircraft;
- b. a noise impact assessment be prepared showing that the development is not incompatible with aircraft noise;
- c. and the developer inform all tenants or purchasers, in writing, of the noise impacts associated with aircraft activity which may cause annoyance. In the opinion of the Local Governance and Land Use Planning Division, application of the 2021 NEF-Ultimate and requiring acoustic insulation in the buildings above the 2021 NEF-Ultimate 30 with respect to this development may help mitigate aircraft noise, protect future residents, reduce complaints and minimize land use conflict and incompatibility.

The applicant prepared a preliminary noise assessment at the rezoning stage. Given the Commissioner's recommendation, as well as recommendation from the Province (which align with recommendations from Transport Canada), it is recommended that a detailed assessment of the acoustic insulation requirements be completed at the development approval stage. This was also recommended in the applicant's preliminary noise assessment.

- 2) Staff will ask the developer to inform perspective buyers of the noise impacts associated with aircraft activity.
- 3) The development will require a Transportation Impact Study at the development approval stage, which may change the overall layout of the development. Staff will review considerations for public transit at that time.
- 4) The Parks Division has reviewed the proposed development and recommended to not accept open space land in this development. All new developments are reviewed using the City's Open Space Master Plan, which guides the development of parks, playgrounds, trails and open spaces for the community and region.

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

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

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbour residents and property owners; St. John's International Airport Authority.
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: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Creating a safe, accessible transit network within this neighbourhood has been reviewed at the rezoning stage and will be further evaluated at the development approval stage.
6. Legal or Policy Implications: Amendments to the Envision St. John's Municipal Plan and Development Regulations are required.
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:

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 2, 2022 and Envision St. John's Development Regulations Number 3, 2022, as amended, regarding land at 130 Aberdeen Avenue;
- 2) require that a detailed assessment of the acoustic insulation requirements be completed at the development approval stage, and appropriate acoustic insulation features be incorporated into the buildings to mitigate noise impacts from aircraft;
- 3) ask the developer to inform perspective buyers, in writing, of the noise impacts associated with aircraft activity which may cause annoyance.

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

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	130 Aberdeen Avenue, Approval, MPA1900006.docx
Attachments:	- Commissioner's Report 130 Aberdeen Ave_redacted.pdf - 130 Aberdeen Avenue - Approval Attachments.pdf
Final Approval Date:	Aug 31, 2022

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

**Ken O'Brien - Aug 31, 2022 - 3:43 PM**

**Jason Sinyard - Aug 31, 2022 - 4:07 PM**

# COMMISSIONER'S REPORT

St. John's Municipal Plan Amendment No. 2, 2022

St. John's Development Regulations Amendment No. 3, 2022

Proposal to re-zone land at 130 Aberdeen Ave.

**File No. MPA 1900006**

**130 Aberdeen Ave.**

Prepared for:

**St. John's Municipal Council**

Prepared by:

**Glenn Barnes, NLAA MRAIC**

**Commissioner**

Report Date:

**9 August, 2022**

## **1.0 INTRODUCTION**

Following the June 7, 2022 Decision/Direction Note from staff to Council, the St. John's Municipal Council appointed yours truly to conduct a paper based session on the proposed amendments and prepare a report with recommendations with respect to the St. John's Municipal Plan Amendment No. 2, 2022 and the St. John's Development Regulations Amendment No. 3, 2022. The virtual session and report are related to a proposal to re-designate and re-zone land at 130 Aberdeen Ave. to the Apartment 2 (A2) and Residential 3 (R3) Zones.

The appointment of a commissioner by Council is under section 19 of the Urban and Rural Planning Act.

The (paper based virtual) public session (the subject of this report) chaired by yours truly took place at 7 PM on 6 July, 2022.

In addition to yours truly the meeting was attended by Mr. Ken O'Brien, Chief Planner with the City, Ms. Ann-Marie Cashin, Planner with the City, Christine Carter, Legislative Services, Jill Bruce, Ward 1 Councillor, Mr. Peter Batson of York Development (the proponent) and one citizen, [REDACTED].

Subsequent to the hearing, on 14 July, 2022 one supportive email response/comment regarding the file based on the City's public notices was received from a citizen by the City Clerk's office and forwarded to this Commissioner. This was received within the permitted time frame so is considered.

All individuals present were afforded the opportunity to speak.

Copies of documents relating to this matter are available from the City Clerk's Office.

## **2.0 THE VIRTUAL SESSION**

The virtual session was called to order minutes after 7 PM. This commissioner welcomed those present and introduced them then presented the purpose of the session followed by his mandate. This commissioner then outlined the format of the session, and the reporting requirements to Council.

Ms. Cashin, Planner with the City verbally presented the subject of the session referring to documents provided prior to the session as well as showing relevant site plans on the attendee's screens to assist in her presentation. Ms. Cashin also gave an overview of the history of the zoning in the area and specific issues related to this site and application such as its relationship to St. John's International Airport (SJIAA) aircraft landing/takeoff flight path.

Ms. Cashin indicated that the City issued several public notices, carried out extensive discussion and study, including with the Province and had received comments from the SJIAA over an extensive period of time. Based on those the application is supported in principle by Council subject to the outcome of this public paper based session and public input helping inform Council in their final decision.

Documents related to this application were circulated to this commissioner in advance. Discussion took place around the documents and the following subjects:

- 1) The nature of a residential development in what is a commercial area with open space golf course and a brook in proximity.

- 2) Possible implications for residents of the subject development's location in the SJIAA flight path along with possible mitigating measures.
- 3) Siting of the various proposed styles of housing related to existing commercial properties close to the site's edges.

Given that there are no current residents adjacent to the proposed site there were no citizens who currently reside on the subject site or abutting lane to comment. However, [REDACTED] who participated in the Hearing as a citizen lives just beyond the west side of Torbay Road not proximate to the proposed development but he had an interest in the larger area. [REDACTED] did not oppose the development.

Mr. Batson indicated that while the development's site and buildings planning design is not yet complete that his group is aware of the surroundings and would plan so as to help mitigate future residents impacts from things like commercial areas impacts, and aircraft noise. The fact that a golf course bounds the site to the east is viewed by this commissioner as a positive visual attribute for residents. Mr. Batson indicated that the proposed placement of apartment buildings backing on the commercial area is to shield the development from commercial impacts.

Discussion took place around the proximity of the site to the SJIAA aircraft take off and landing path. Documents were presented illustrating the various NEF classifications (aircraft noise) that the site is within.

The Province was consulted and in turn they consulted Transport Canada guidelines and commented in writing on Transport Canada's recommendations related to developments in aircraft landing and takeoff paths. Slight adjustments to locations of housing within the site area were recommended to allow buildings to be developed in areas of the site below the 'Ultimate NEF classification.' The Province released the project to the City providing the recommended siting and Transport Canada technical design/construction noise mitigating recommendations were included.

Documents provided reflected the comments and concerns of the SJIAA that aircraft noise may negatively impact residents' quality of life. The SJIAA is concerned about the proposed development for that reason.

The reference documents also include standards and suggested technical ways to design residential buildings to help reduce aircraft noise. Mr. Batson committed to have the buildings designed and constructed to the standards.

This commissioner expressed concerns as to whether the City and developer can assure that the designs can effectively mitigate aircraft noise, and how first and future buyers can be made aware of the location in the flight path and its potential impacts.

The documents referred to are available from the City Clerk's office and therefore not repeated in this Commissioner's report.

This commissioner asked whether there were any further comments; hearing none the session was concluded at approximate 7:45 PM with indication that this commissioner will submit a report to Council of the hearing with his recommendations within 30 days following the 19 July deadline for the City Clerk to receive written submissions.



### **3.0 CONSIDERATIONS AND CONCLUSIONS**

3.1 After review of the documents provided and the session itself this commissioner is satisfied that sufficient internal and public discussion and consultation has occurred with all interested parties having all information necessary and the time and opportunity to express any and all comment with all applicable policies and guidelines around consultation and open discussion by the Province, SJIAA and the City having been followed.

3.2 The site has been zoned for commercial uses (CR Zone) for many years but undeveloped. It is in what is considered a commercial area with the exception of a golf course bounding it at the east and a brook proximate to the north, creating two 'soft' edges and two 'hard' edges. Change to now be a residential use is not what was envisioned for the site but clearly commercial development has not occurred despite the land being offered for such uses for many years. This significant proposed change of use may need some 'getting used to'. The marketplace will make the final determination.

3.3 There is a great need in the City for mixed style housing, this development will help meet the large demand, all be it located out of the residential main stream. There is potential for the development residents to be somewhat 'isolated' given the character of surrounding uses.

3.4 Access to outdoor recreation spaces and public transport are important amenities for any residential development and provision of such would be consistent with Envision St. John's. This does not appear to yet be addressed.

3.5 Airports around most of the globe were originally built outside of built-up areas, many on former farms. There are exceptions of course. Over the years urban and suburban growth has surrounded many airports with many now being within dense urban or suburban areas. It is natural for operators of airports to have concerns with developments on flight paths. On the positive side, aircraft are becoming quieter as time goes on.

This commissioner is concerned that first time and future residents of this development could experience negative lifestyle consequences from the overhead aircraft flight path and these concerns will be expressed to the SJIAA and the City of St. John's with little mitigation opportunities then available. Having said that the early planning has already started to take aircraft noise into consideration through the siting and thoughts on building design. The question remains will those measures be sufficient.

### **4.0 RECOMMENDATIONS**

4.1 This Commissioner recommends that Council adopt the proposed change of use and re-zoning with the following requirements:

- 1) More detailed acoustic studies and detailed design be required with specific proven noise mitigation designs being included and required. Testing of mock ups of the proposed designs might be a consideration.

- 2) A method be found to ensure appropriate level of awareness of prospective buyers of the presence of the flight path in clear honest terms and such transparent advisories make their way into purchase and sales agreements now and in the future, not unlike the required UFFI insulation declaration that has been required in real estate transactions for many years.
- 3) Public transit be routed into the development.
- 4) Pocket parks be included.

Respectfully submitted 27 July, 2022

A handwritten signature in blue ink, appearing to read "Glenn Barnes". The signature is fluid and cursive, with the first name "Glenn" and last name "Barnes" clearly distinguishable.

Glenn Barnes, NLAA MRAIC  
Commissioner





**SUBJECT PROPERTY**

714

145

130

CR

710

65

55

WHITE ROSE DR

70

ABERDEEN AVE

CR

50

98

96

80

110

702

696

694

35

692

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





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

A

B

C

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

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

C	REVISED FOR APPROVAL			21/07/08
B	REVISED FOR APPROVAL			21/01/27
A	ISSUED FOR APPROVAL			19/12/06
No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

Progressive Engineering  
& Consulting Inc.

PERMIT STAMP:  
PROVINCE OF NEWFOUNDLAND AND LABRADOR  
  
PERMIT HOLDER  
This Permit Allows  
PROGRESSIVE ENGINEERING & CONSULTING INC.  
To practice Professional Engineering  
in Newfoundland and Labrador.  
Permit No. as issued by PEG N0566  
which is valid for the year 2021

OWNER/CLIENT NAME:  
A HARVEY &  
COMPANY LTD.

PROJECT TITLE:  
ABERDEEN AVENUE  
DEVELOPMENT

DRAWING TITLE:  
PROPOSED ZONING PLAN

DRAWN BY: J.P.	DESIGNED BY: J.P.	APPROVED BY:
T.M: N/A	DATE: DEC 2019	SCALE: AS SHOWN
PROJECT No: 2019-019	DRAWING No: C1	REV: C



# **City of St. John's Municipal Plan, 2021**

## **St. John's Municipal Plan Amendment Number 2, 2022**

**Commercial Land Use District to  
Residential and Open Space Land Use District  
130 Aberdeen Avenue**

**August 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Municipal Plan, 2021**

**Amendment Number 2, 2022**

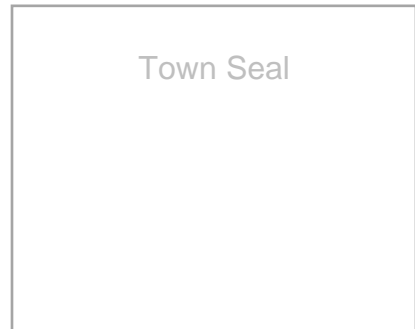
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 2, 2022.

Adopted by the City Council of St. John's on the 13th day of June, 2022.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 2, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



***URBAN AND RURAL PLANNING ACT, 2000***

**RESOLUTION TO APPROVE**

**St. John's Municipal Plan, 2021**

**Amendment Number 2, 2022**

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

1. Adopted the St. John's Municipal Plan Amendment Number 2, 2022 on the 13th day of June, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 2, 2022 by way of an advertisement inserted in the Telegram newspaper on the 18th day of June, 2022, on the 25th day of June, 2022, the 2nd day of July, 2022, and on the 9th day of July, 2022; and
3. Accepted written objections and submissions for the paper public hearing until the 19<sup>th</sup> day of July, 2022; and
4. Set the 6th day of July, 2022 at 7:00 p.m. via Zoom for the holding of an additional virtual session.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 2, 2022 on the 6th day of September, 2022 as amended with the changes outlined below.

The area to be redesignated from Commercial to Open Space has been updated to align with the most recent floodplain and floodplain buffer information.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

### Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 2, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



## **CITY OF ST. JOHN'S**

### **Municipal Plan Amendment Number 2, 2022**

#### **BACKGROUND**

The City of St. John's wishes to allow a residential development comprised of a mix of Single-Detached Dwellings, Semi-Detached Dwellings, Townhouses and Apartment Buildings at 130 Aberdeen Avenue.

The 4.781-hectare parcel is vacant land at the end of Aberdeen Avenue, with the Walmart store east of the property and other commercial businesses opposite the property along Aberdeen Avenue and White Rose Drive. Outer Cove Brook runs north of the property and is designated and zoned Open Space (O). Under the Envision St. John's Municipal Plan, the property is designated Commercial and therefore a Municipal Plan amendment is required to designate the property as Residential in order to consider residential zones.

Further, it is recommended to expand the Open Space Land Use District alongside the subject property to include parts of the current floodplain buffer and wetland buffer. The applicant is completing floodplain analysis and the Open Space Land Use District and Zone will reflect any identified floodplains and buffers.

Should the amendment proceed, the applicant will have to prepare a Transportation Impact Study at the development approval stage. This may change the proposed street network.

#### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on October 2, October 9, and October 16, 2021. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. No submissions were received by the City Clerk's Office.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The Province's St. John's Urban Region Regional Plan recognizes that aircraft and helicopter movements are noisy and aims to minimize adverse impacts. The Plan sets minimum requirements for development, limits new residential uses to areas outside (or lower than) the 35 NEF line, and recommends that any residential development between 30 and 35 NEF have sufficient sound insulation.

The application was referred to the St. John's International Airport Authority for comment. There were no concerns from the Airport Authority with respect to the building heights, but they did express concern with airport noise. According to their most recent noise exposure forecast (NEF) maps, the proposed development is bisected by the 30

NEF line and they assert that new residential development is not suitable above 30 NEF. The higher the NEF number, the louder the noise. The aim is to ensure that land uses which are sensitive to airport noise, such as residential uses where people could be awakened by noise, are kept away from the airport.

If the responsible authority (in this case, the City) chooses to proceed contrary to Transport Canada's recommendation, then Transport Canada advises that:

- a) appropriate acoustic insulation features must be considered, and
- b) a noise impact assessment study must be completed. Further, the developer should be required to inform all prospective tenants or purchasers that airport noise (creating annoyance and interfering with speech) is a problem at 30 NEF and is very significant by 35 NEF.

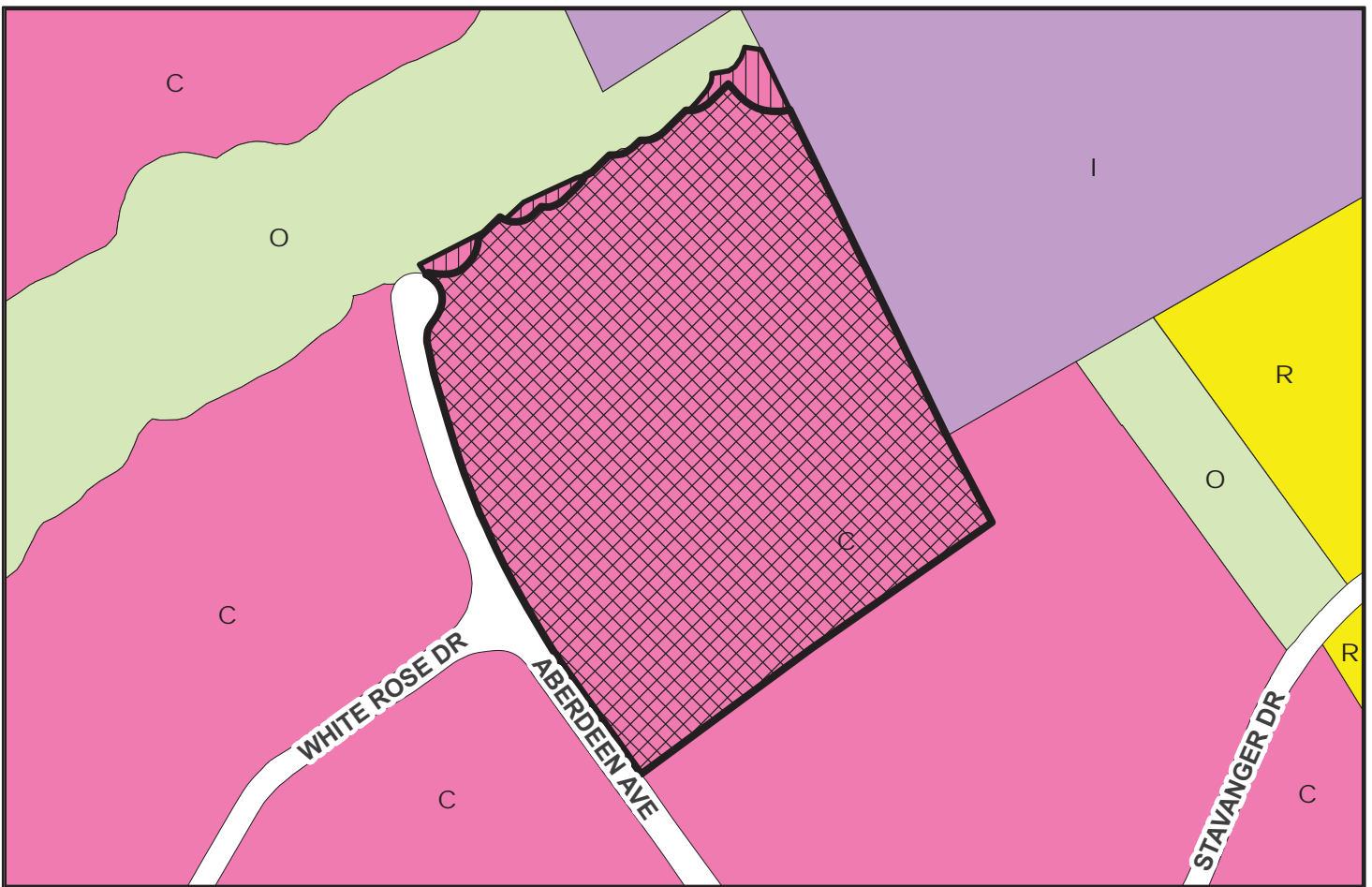
Section 7.4(2) of the St. John's Municipal Plan states that the City will "Manage land use to reduce conflicts arising from air traffic noise by preventing residential development in accordance with the Noise Exposure Forecast (NEF) contours prepared by Transport Canada, and in accordance with the policies of the St. John's Urban Region Regional Plan.", and the current Regional Plan policies could allow new residential development between the 30-35 NEF.

The applicant has provided a noise assessment report which recommended that the dwelling units use appropriate acoustic insulation and that a detailed assessment of the acoustic insulation requirements be completed once the detailed site layout and building plans are available. At its April 19, 2021, regular meeting, Council reviewed the Airport Authority's concerns and the applicant's noise report and directed staff to consider rezoning the land for residential purposes. Should the amendment proceed, a detailed noise assessment should be completed at the development stage to address the concerns of the Airport Authority. The applicant has indicated residential development between the 30 and 35 NEF range is feasible at this location with appropriate acoustic insulation.

## **ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 2, 2022**

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 130 Aberdeen Avenue [Parcel ID# 400271] from the Commercial Land Use District to the Residential Land Use District and Open Space Land Use District as shown on Future Land Use Map P-1 attached.**



# **CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 2, 2022**

[Future Land Use Map P-1]

2021 10 28 Scale: 1:4000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM  
COMMERCIAL (C) LAND USE DISTRICT TO  
RESIDENTIAL (R) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM  
COMMERCIAL (C) LAND USE DISTRICT TO  
OPEN SPACE (O) LAND USE DISTRICT

**130 ABERDEEN AVENUE  
Parcel ID 400271**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 3, 2022**

**Commercial Regional (CR) Land Use Zone to  
Apartment Medium Density (A2), Residential High Density (R3)  
and Open Space (O) Land Use Zones  
130 Aberdeen Avenue**

**August 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Development Regulations, 2021**

**Amendment Number 3, 2022**

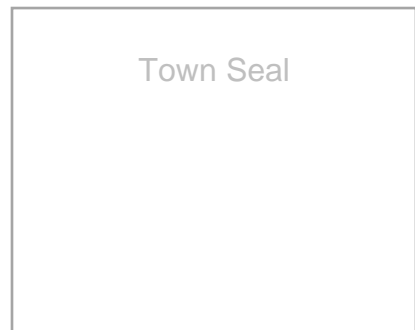
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 3, 2022.

Adopted by the City Council of St. John's on the 13th day of June, 2022.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

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

MCIP/FCIP: \_\_\_\_\_



***URBAN AND RURAL PLANNING ACT, 2000***

**RESOLUTION TO APPROVE**

**St. John's Development Regulations, 2021**

**Amendment Number 3, 2022**

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

1. Adopted the St. John's Development Regulations Amendment Number 3, 2022 on the 13th day of June, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 3, 2022 by way of an advertisement inserted in the Telegram newspaper on the 18th day of June, 2022, on the 25th day of June, 2022 , the 2nd day of July, 2022, and on the 9th day of July, 2022; and
3. Accepted written objections and submissions for the paper public hearing until the 19<sup>th</sup> day of July, 2022; and
4. Set the 6th day of July, 2022 at 7:00 p.m. via Zoom for the holding of an additional virtual session.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 3, 2022 on the 6th day of September, 2022 as amended with the changes outlined below.

The area to be rezoned from the Commercial Regional (CR) Zone to the Open Space (O) Zone has been updated to align with the most recent floodplain and floodplain buffer information. Further, Map 5 – Waterways and Flood Hazard Area in the Envision St. John's Development Regulations Appendix C has been updated to incorporate the updated floodplain and floodplain buffer adjacent to 130 Aberdeen Avenue.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

### Canadian Institute of Planners Certification

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

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 3, 2022**

#### **BACKGROUND**

The City of St. John's wishes to allow a residential development comprised of a mix of Single-Detached Dwellings, Semi-Detached Dwellings, Townhouses and Apartment Buildings at 130 Aberdeen Avenue.

The 4.781-hectare parcel is vacant land at the end of Aberdeen Avenue, with the Walmart store east of the property and other commercial businesses opposite the property along Aberdeen Avenue and White Rose Drive. Outer Cove Brook runs north of the property and is designated and zoned Open Space (O). Under the Envision St. John's Development Regulations, the property is zoned Commercial Regional (CR) and therefore a rezoning is required in order to allow residential development.

The applicant has proposed to rezone the area to the Apartment 2 (A2) (formerly called Apartment Medium Density) and Residential 3 (R3) (formerly called Residential High Density) Zones. The R3 Zone will include a mix of Single Detached Dwellings, Semi-Detached Dwellings and Townhouses, and the A2 Zone will contain four 4-storey Apartment Buildings along Aberdeen Avenue and one 4-storey Apartment Building in the northeast corner of the parcel.

Further, it is recommended to expand the Open Space Zone alongside the subject property to include parts of the current floodplain buffer and wetland buffer. The applicant is completing floodplain analysis and the Open Space Zone will reflect any identified floodplains and buffers.

Should the amendment proceed, the applicant will have to prepare a Transportation Impact Study at the development approval stage. This may change the proposed street network.

#### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on October 2, October 9, and October 16, 2021. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. No submissions were received by the City Clerk's Office.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The Province's St. John's Urban Region Regional Plan recognizes that aircraft and helicopter movements are noisy and aims to minimize adverse impacts. The Plan sets minimum requirements for development, limits new residential uses to areas outside (or

lower than) the 35 NEF line, and recommends that any residential development between 30 and 35 NEF have sufficient sound insulation.

The application was referred to the St. John's International Airport Authority for comment. There were no concerns from the Airport Authority with respect to the building heights, but they did express concern with airport noise. According to their most recent noise exposure forecast (NEF) maps, the proposed development is bisected by the 30 NEF line, and they assert that new residential development is not suitable above 30 NEF. The higher the NEF number, the louder the noise. The aim is to ensure that land uses which are sensitive to airport noise, such as residential uses where people could be awakened by noise, are kept away from the airport.

If the responsible authority (in this case, the City) chooses to proceed contrary to Transport Canada's recommendation, then Transport Canada advises that:

- a) appropriate acoustic insulation features must be considered, and
- b) a noise impact assessment study must be completed. Further, the developer should be required to inform all prospective tenants or purchasers that airport noise (creating annoyance and interfering with speech) is a problem at 30 NEF and is very significant by 35 NEF.

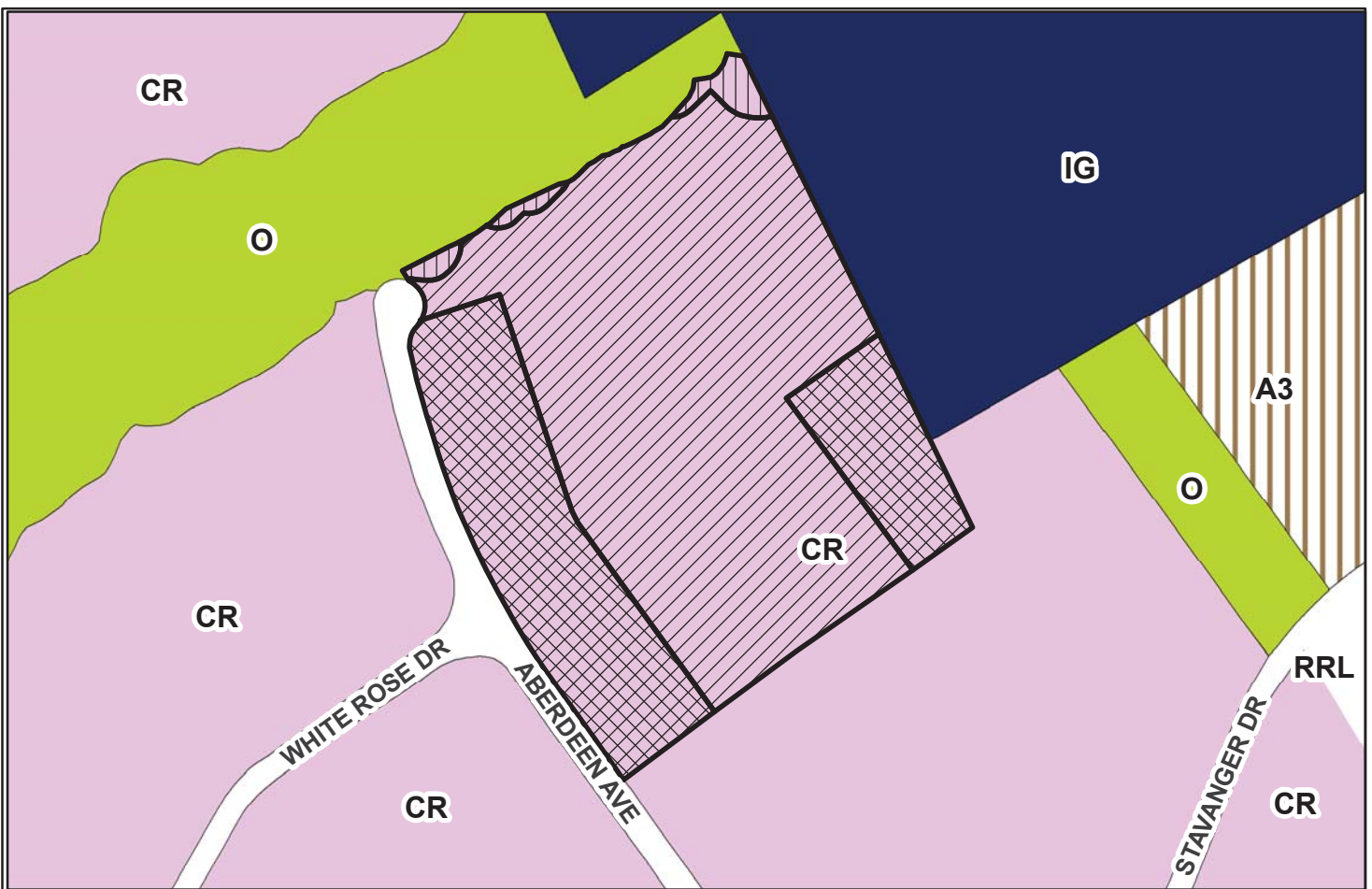
Section 7.4(2) of the St. John's Municipal Plan states that the City will "Manage land use to reduce conflicts arising from air traffic noise by preventing residential development in accordance with the Noise Exposure Forecast (NEF) contours prepared by Transport Canada, and in accordance with the policies of the St. John's Urban Region Regional Plan.", and the current Regional Plan policies could allow new residential development between the 30-35 NEF.

The applicant has provided a noise assessment report which recommended that the dwelling units use appropriate acoustic insulation and that a detailed assessment of the acoustic insulation requirements be completed once the detailed site layout and building plans are available. At its April 19, 2021, regular meeting, Council reviewed the Airport Authority's concerns and the applicant's noise report and directed staff to consider rezoning the land for residential purposes. Should the amendment proceed, a detailed noise assessment should be completed at the development stage to address the concerns of the Airport Authority. The applicant has indicated residential development between the 30 and 35 NEF range is feasible at this location with appropriate acoustic insulation.

### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 3, 2022**

The St. John's Development Regulations, 2021 is amended by:

- 1. Rezoning land at 130 Aberdeen Avenue [Parcel ID# 400271] from the Commercial Regional (CR) Zone to the Residential 3 (R3) Zone, Apartment 2 (A2) Zone and Open Space (O) Zone as shown on City of St. John's Zoning Map attached.**



# **CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 3, 2022**

[City of St. John's Zoning Map]

2021 10 28 Scale: 1:4000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM  
COMMERCIAL REGIONAL (CR) LAND USE ZONE TO  
RESIDENTIAL 3 (R3) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM  
COMMERCIAL REGIONAL (CR) LAND USE ZONE TO  
APARTMENT 2 (A2) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM  
COMMERCIAL REGIONAL (CR) LAND USE ZONE  
TO OPEN SPACE (O) LAND USE ZONE

**130 ABERDEEN AVENUE  
Parcel ID 400271**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Thursday, July 14, 2022 11:06 AM  
**To:** CityClerk  
**Subject:** (EXT) 130 Aberdeen Avenue

Dear City Clerk,

This City needs this rezoning and this residential/apartment development.

Please accept this email as my support to approve the rezoning to allow this development to proceed. Our City lacks "affordable" Apartment living. Credit must be given to York Construction for their interest in developing what I believe would be a beautiful Residential 3 (R3), Apartment 2(A2) and Open Space Zone.

I am just an ordinary resident of this City. My husband and I would like to downsize but there is no place for us to live in this City.

I personally am interested in the Apartment living. Recently being retired, along with numerous family and friends between the age of 50-70 years, a number of us are looking at downsizing. If we were to sell our homes tomorrow, currently this is no place for us to move to. The City has one other apartment complex being built in Churchill Square but "luxury" apartment living is not what we need, it is "affordable" apartment living that this City and its residents need.

From recent media reports, there is a struggle for families to find home vacancies and affordable housing. Also, with the rise in housing prices and the rise in interest rates, owning a home is out of reach for most. So rental or affordable housing would be the only option for most families.

In conclusion, would very much appreciate if the City of St. John's would approve this rezoning and allow York Construction to proceed with their development.

Thank You for your time.

Kindest Regards

[REDACTED]

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Trusting the City of St. John's will rezone this land to allow a beautiful new living place.

# INFORMATION NOTE

<b>Title:</b>	<b>2022 Sidewalk Infill Program List</b>
<b>Date Prepared:</b>	August 31, 2022
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Sandy Hickman, Public Works
<b>Ward:</b>	N/A

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## **Issue:**

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

The following are the list of locations included under the 2022 sidewalk infill program:

1. Mundy Pond Road – South side – St. Teresa’s Elementary School to Mews Centre gravel parking lot
2. Empire Avenue – South side – Cordage Place to Ropewalk Lane
3. Ridge Road – South side – CNA Entrance to Mount Scio Road
4. Bay Bulls Road – North side - Columbus Drive to Mackey Place (connection at existing trail) – *Provisional if funding permits*

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

1. Budget/Financial Implications:  
The program is funded under the 2022 Capital Out of Revenue Program
2. Partners or Other Stakeholders:  
All City of St. John’s Residents
3. Alignment with Strategic Directions:

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:

Strategic Plan – Our City Our Future – A City that Moves/A connected City

# ST. JOHN’S

5. Accessibility and Inclusion:  
Sidewalks and associated curb ramps provide an accessible route in these areas
6. Legal or Policy Implications:  
Civic Improvement Assessment Policy will be applied as necessary
7. Privacy Implications:  
N/A
8. Engagement and Communications Considerations:  
Construction/assessment notices will be sent to affected property owners.
9. Human Resource Implications:  
N/A
10. Procurement Implications:  
Project to be tendered through the Supply Chain Management Division as per the Public Procurement Act.
11. Information Technology Implications:  
N/A
12. Other Implications:

**Conclusion/Next Steps:**

Program to be tendered in September with construction anticipated to start in October.

### Report Approval Details

Document Title:	2022 Sidewalk Infill Program List.docx
Attachments:	
Final Approval Date:	Aug 31, 2022

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

**Scott Winsor - Aug 31, 2022 - 4:18 PM**

**Jason Sinyard - Aug 31, 2022 - 4:21 PM**



# DECISION/DIRECTION NOTE

**Title:** Anti-Racism Working Group – Membership Approval

**Date Prepared:** August 31, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Debbie Hanlon, Inclusion

**Ward:** N/A

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## **Decision/Direction Required:**

Council is requested to approve the recommended Individual and Resident Representation membership for the Anti-Racism Working Group (ARWG). Council is also requested to approve the recommendation to have the ARWG meet to review the Terms of Reference and recommend any changes necessary.

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

Council recently approved the [Terms of Reference](#) and [Selection Process](#) for the City's Anti-Racism Working Group (ARWG). The ARWG is led by chair, Dr. Sulaimon Giwa, and is responsible for (1) developing and implementing a work plan that fosters anti-racism while promoting diversity and inclusion in the City of St. John's, and (2) providing solution-based recommendations to Council and City Staff.

## **Organizational Representation:**

As per the criteria laid out in the Terms of Reference the following six (6) organizations have a seat on the working group and have been contacted to appoint representatives:

Anti-Racism Coalition of Newfoundland (ARC-NL)  
Human Rights Commission  
First Light/First Voice  
Fédération des francophones de Terre-Neuve et du Labrador (FFTNL)  
Association for New Canadians  
Royal Newfoundland Constabulary (RNC)

Two of the organizations have expressed concerns regarding the Terms of Reference including the need to more clearly define the decision making process. The ARWG Chair and staff feel that the organizational and individual representatives recommended to sit on the ARWG are in the best position to review the current Terms of Reference and make recommendations to Council regarding any changes necessary for the success of the ARWG.

**Individual Representation :**

In addition to the organizational representation outlined above, up to five (5) individuals possessing expertise/experience in one or more of the following perspectives and who have been endorsed by an outside organization must also be represented:

BIPOC (Black, Indigenous, People of Colour)  
Women  
Youth  
Newcomers  
2SLGBTQIA+  
Ethnicity/Religion  
Academia/Research  
Employment  
Arts and culture

**Residents With Lived Experience**

The Terms of Reference also stipulates that up to four (4) residents with relevant lived experience and connections to diverse communities be represented on the ARWG. Additional considerations include a small business perspective, employee perspective within context of larger business and allowing space for an independent voice that may otherwise go unheard.

**Other Considerations**

As per the Terms of Reference at least one member of the working group must be between the ages of 18-29. The selection committee also ensured at least one member was 55 or older.

Based on feedback from the community forum and recommendation of the chair, representation from the Muslim and Asian communities were also identified as important, especially when considering recent targeted incidents of racism in our community and across the country.

**Process**

A call for membership was publicly circulated and a total of 30 applications were received for the 11-15 available positions. The selection committee was lead by Dr. Giwa and included staff from: Economic Development, Culture & Partnerships, Human Resources and Healthy City & Inclusion. Applications were selected on the basis of expertise/experience possessed in one or more of the required perspectives (outlined above) and were also ranked on the scope of their diversity, passion and the intersectionality value they brought to the committee.

All areas, perspectives and age demographics outlined above were successfully represented by the applicants recommended.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
n/a

## 2. Partners or Other Stakeholders:

As outlined in the Terms of Reference and Selection Process links above.  
Inclusion Advisory Committee

## 3. Alignment with Strategic Directions:

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

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

## 4. Alignment with Adopted Plans:

Healthy City Strategy

## 5. Accessibility and Inclusion:

The ARWG is a sub working group of the Inclusion Advisory Committee

## 6. Legal or Policy Implications:

n/a

## 7. Privacy Implications:

As per Section 7.3 of the Committee's Terms of Reference, all committee members are required to refrain from the use or transmission of any confidential or privileged information while serving with the ARWG.

## 8. Engagement and Communications Considerations:

All applicants will be advised of Council's decision to appoint new members

## 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 following eight individuals to sit on the Anti-Racism Working Group along with the Organizational Representatives. It is also recommended that Council request that the members of the ARWG meet to review the Terms of Reference to make the changes necessary to address the concerns brought forward by two of the organizational representatives as well as any others brought forward by ARWG members. The recommended changes will then be brought forward to Council for their approval.

Individuals:

Ayse Sule Akinturk  
Bahar Haghighat

Michelle Debnath-Canning  
Margarita Palmera

Residents with Lived Experience:

Tendai Mudunge  
Rohit Madan  
Qiao Lu  
Hubert Yaw Antwi-Adjei

**Prepared by:**

**Approved by:**

**Report Approval Details**

Document Title:	Anti-Racism Working Group Membership Approval.docx
Attachments:	
Final Approval Date:	Sep 1, 2022

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

**Tanya Haywood - Sep 1, 2022 - 8:59 AM**