

ST. JOHN'S

Regular Meeting - City Council Agenda

March 21, 2023

3:00 p.m.

4th Floor City Hall

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

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

March 13, 2023, 3:00 p.m.

Present:

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Jill Bruce
- Councillor Ophelia Ravencroft
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Carl Ridgeley

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
- Lynnnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Susan Bonnell, Manager, Communications & Office Services
- Karen Chafe, City Clerk
- Christine Carter, Legislative Assistant
- Stacey Corbett, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

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

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**

2. **PROCLAMATIONS/PRESENTATIONS**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-03-13/115

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - March 6, 2023**

SJMC-R-2023-03-13/116

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ridgeley

That the Minutes of March 6, 2023, be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS

6.1 Notices Published – 24 Airport Road - DEV2300016

SJMC-R-2023-03-13/117

Moved By Councillor Korab

Seconded By Councillor Bruce

That Council approve the Discretionary Use application to allow a Clinic Use at 24 Airport Road.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List March 2 - 8, 2023

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for Week Ending March 8, 2023

SJMC-R-2023-03-13/118

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That the weekly payment vouchers for the week ending March 8, 2023, in the amount of \$5,988,053.23, be approved as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 techNL Innovation Centre

SJMC-R-2023-03-13/119

Moved By Councillor Froude

Seconded By Councillor Ridgeley

That Council approve the waiver of permit fees estimated value of \$22,000 in support of techNL's innovation centre

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.2 Shea Heights Community Centre Board of Directors – New Board Appointment

Councillor Ellsworth declared a conflict of interest and will abstain from voting.

SJMC-R-2023-03-13/120

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve the appointment of Linda Scanlon to the Shea Heights Board of Directors, within the 'At Large' category of the Board structure.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Abstain (1): Councillor Ellsworth

MOTION CARRIED (10 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT

There being no further business, the meeting adjourned at 3:15 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Development Committee – Crown Land Grants – 46 and 50 Shoal Bay Road – CRW2300003 & CRW2300004

Date Prepared: March 15, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required: To approve two Crown Land Grants for 46 and 50 Shoal Bay Road.

Discussion – Background and Current Status: The Provincial Department of Fisheries, Forestry and Agriculture has referred two applications for Crown Land Grants at 46 and 50 Shoal Bay Road. The grants are for an 1869.2m² parcel of land at 46 Shoal Bay Road and a 2411m² parcel of land at 50 Shoal Bay Road. Both properties are proposed for residential use, which is permitted in the Rural Residential Infill (RRI) Zone.

In 2022, civic 46 and 50 Shoal Bay Road were reconfigured and civic 46 was granted a variance on Lot Area; both Lots were given Development Approval. The Applicant subsequently identified a defect in his title and is seeking Crown Grants to perfect his title to the previously approved Lots.

City Staff wish to request that the Crown reserve a strip from the Grant for 50 Shoal Bay Road along Mill Road, to be Granted to the City for potential future public infrastructure. The strip of land is estimated to be 6.5metre wide and would extend the entire length of the property along Mill Road.

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.

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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 Development Regulations Section 10 "Rural Residential Infill (RRI) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the two Crown Land Grants for 46 and 50 Shoal Bay Road and request for the Crown to reserve a strip of land approximately 6.5 metres in width from the Grant for 50 Shoal Bay Road along Mill Road, to be granted to the City for potential future public infrastructure.

Prepared by:

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

Approved by:

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

Report Approval Details

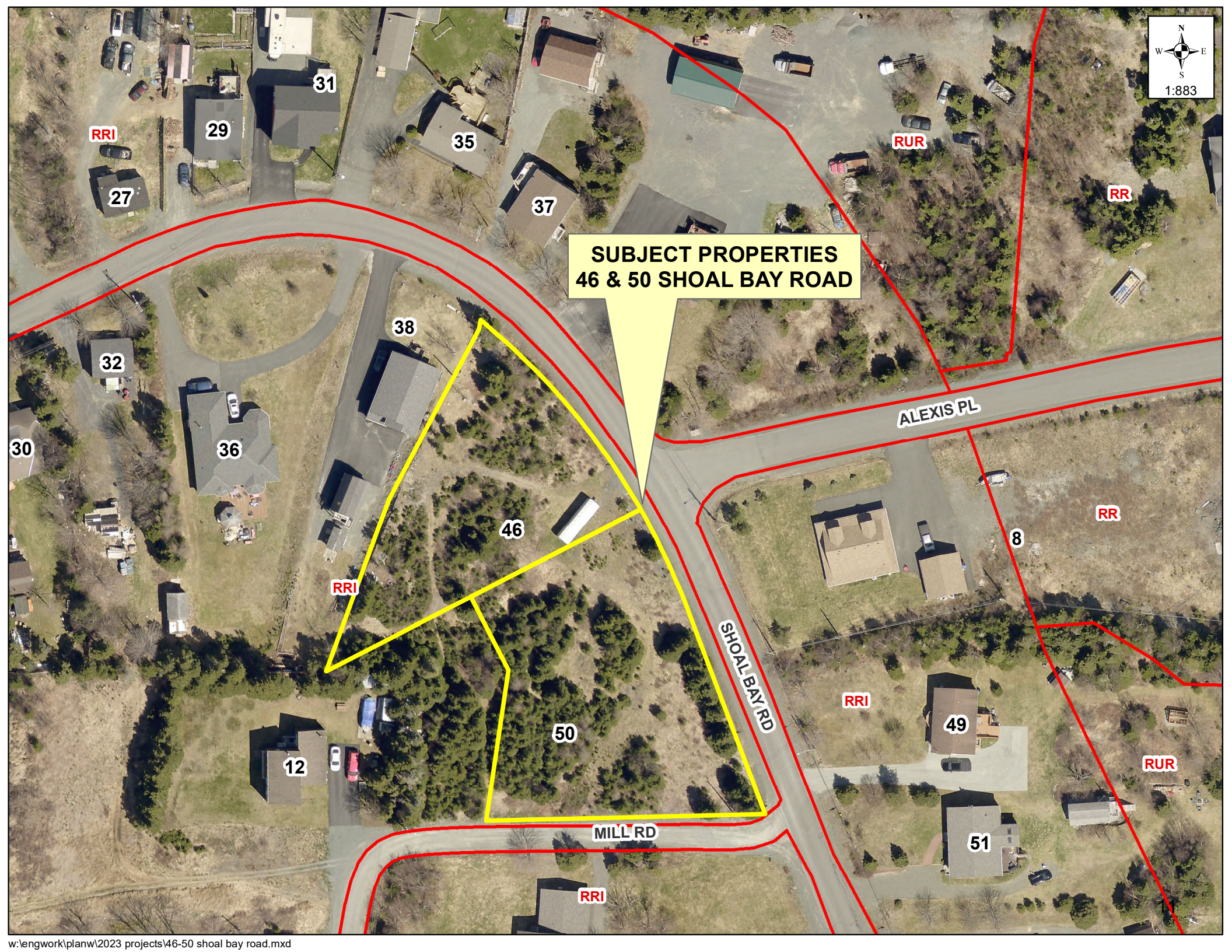
Document Title:	Development Committee - Crown Land Grant - 46 and 50 Shoal Bay Road - CRW2300003 CRW2300004.docx
Attachments:	- 46-50 SHOAL BAY ROAD.pdf
Final Approval Date:	Mar 15, 2023

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

Jason Sinyard - Mar 15, 2023 - 12:46 PM



**SUBJECT PROPERTIES
46 & 50 SHOAL BAY ROAD**



DECISION/DIRECTION NOTE

Title: Crown Land Lease for Distribution Line – Area of 2684 Trans Canada Highway - CRW2300002

Date Prepared: March 15, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required: To seek approval for a Crown Land Lease near 2684 Trans-Canada Highway.

Discussion – Background and Current Status: The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Lease in the area of 2684 Trans-Canada Highway for a 1328m² strip of land for a Newfoundland Power distribution line. The land is zoned Mineral Working (MW) and the proposed Public Utility Use is a Permitted Use in the Zone.

Key Considerations/Implications:

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

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

Choose an item.

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

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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 proposed Crown Land Lease for 1328 square metres of land in the area of 2684 Trans-Canada Highway for a Newfoundland Power distribution line, which will be subject to the submission of a Development Application should the Crown Land Lease be approved by the Provincial Department of Fisheries and Land Resources.

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 and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Crown Land Lease for Distribution Line – Vicinity of 2684 Trans Canada Highway - CRW2300002.docx
Attachments:	- E-160881_Map_2000.pdf
Final Approval Date:	Mar 15, 2023

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

Lindsay Lyghtle Brushett - Mar 15, 2023 - 1:49 PM

Jason Sinyard - Mar 15, 2023 - 1:51 PM

Department of Fisheries, Forestry and Agriculture Crown Lands Division



NOTE TO USERS

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

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

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

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

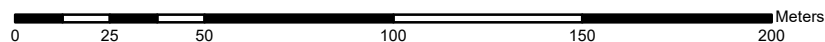
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The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands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

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

Scale 1:2,000

Compiled on February 24, 2023



ST. JOHN'S

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

March 8, 2023, 9:30 a.m.

Present:	Deputy Mayor Sheilagh O'Leary Councillor Maggie Burton Councillor Ron Ellsworth Councillor Sandy Hickman Councillor Jill Bruce Councillor Ophelia Ravencroft Councillor Jamie Korab Councillor Ian Froude Councillor Carl Ridgeley
Regrets:	Mayor Danny Breen Councillor Debbie Hanlon
Staff:	Kevin Breen, City Manager Derek Coffey, Deputy City Manager of Finance & Administration Tanya Haywood, Deputy City Manager of Community Services Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services Lynnann Winsor, Deputy City Manager of Public Works Cheryl Mullett, City Solicitor Ken O'Brien, Chief Municipal Planner Karen Chafe, City Clerk Susan Bonnell, Manager - Communications & Office Services Christine Carter, Legislative Assistant
Others	Judy Tobin, Manager - Housing Mark Finch, Affordable Housing and Development Facilitator Bobby Fedder, Lawyer/Solicitor

1.0 Naloxone Availability in City Facilities

The following recommendation is brought forward for Council's consideration after a recent Aquatics audit report asked Staff to determine if the City should develop and implement a Naloxone workplace program.

Councillors expressed their support for this initiative and encourages everyone, if they are able, to take this life saving training. Appreciation was given to Staff for their work on this very important initiative.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council provide to staff, on a volunteer basis, access to training on the administration of naloxone during an opioid overdose and to ensure the availability and ready access of Nasal Spray kits in City of St. John's facilities.

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

MOTION CARRIED (9 to 0)

2.0 Revisions to Sponsorship Policy

Recommendation

Moved By Councillor Bruce

Seconded By Councillor Hickman

That Council approve the proposed revisions to the Sponsorship Policy.

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

MOTION CARRIED (9 to 0)

3.0 Strategic Plan 2022 Report and 2023 Draft Plan

The 2022 Strategic Plan Report and the 2023 Draft Strategic Plan was presented to Council.

It was noted that these reports and plans can be found on the City's website, and residents were encouraged to review them and to see the great strides the City is making in many areas such as Climate Change and Active Transportation.

The City Manager thanked the Engagement Staff for all of their efforts on the report and the plan for 2023.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Froude

That Council approve the 2023 draft plan and table the 2022 report of progress at a future regular meeting of Council.

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

MOTION CARRIED (9 to 0)

4.0 180 Military Road, Revised Heritage Building Renovations – REN2200195

The recommendation presented is to approve the exterior renovations at 180 Military Road, which includes approval of the glass stairwell extension and the use of an exterior insulation and finish system (EFIS) material on the side and back of the Heritage Building “Motherhouse” (the original convent).

Councillor Burton asked for Council to consider splitting the motion with the first to approve the glass stairwell extension, and the second to approve the exterior renovations, without the use of the EFIS material.

After a great deal of discussion, Council agreed to deal with the two issues separately.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the glass stairwell component.

For (8): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Abstain (1): Councillor Ravencroft

MOTION CARRIED (8 to 0)

Recommendation

Moved By Councillor Burton

Seconded By Councillor Froude

That Council approve the exterior renovations at 180 Military Road, a designated Heritage Building, without the use of EIFS material.

For (5): Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, and Councillor Froude

Against (3): Councillor Ellsworth, Councillor Korab, and Councillor Ridgeley

Abstain (1): Councillor Ravencroft

MOTION CARRIED (5 to 3)

5.0 214 Waterford Bridge Road, MPA2200006

Councillor Ellsworth noted that due to potential conflict of interest, that he would be abstaining from discussion and voting on this item.

Members of Council voted on whether Councillor Ellsworth was in a conflict of interest as per the requirement of the Code of Conduct By-Law. It was agreed that Councillor Ellsworth was in a conflict and should refrain from discussing anything related to this item. The City Solicitor will advise, prior to the Regular meeting, at which this will be voted on, if Councillor Ellsworth should abstain also at that time.

Members of Council agreed that the property at 214 Waterford Bridge Road is a great location for the proposed development.

Recommendation

Moved By Councillor Korab

Seconded By Councillor Froude

That Councillor Ellsworth abstain on this vote due to possible conflict of interest.

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

Abstain (1): Councillor Ellsworth

MOTION CARRIED (7 to 0)

Recommendation

Moved By Councillor Froude

Seconded By Councillor Korab

That Council consider rezoning land at 214 Waterford Bridge Road from the Institutional (INST) Zone to the Apartment 2 (A2) Zone and approve the attached draft terms of reference for a Land Use Report (LUR).

Further, 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): Deputy Mayor O'Leary, Councillor Burton, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Abstain (1): Councillor Ellsworth

MOTION CARRIED (7 to 0)

Mayor

DECISION/DIRECTION NOTE

Title: Naloxone availability in City facilities

Date Prepared: February 22, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required: To accept recommendations by staff for the availability of Naloxone kits in City facilities.

Discussion – Background and Current Status:

The purpose of this decision note is to respond to a recommendation made in a recent Aquatics audit report to determine if the City should develop and implement a Naloxone workplace program. City staff investigated two options;

1. Arrange for the training of all front line staff in the administering of naloxone during an opioid overdose including supply and ready access to kits in City of St. John's facilities; or
2. To provide to staff, on a volunteer basis, access to training on administering of naloxone during an opioid overdose and to ensure the availability and ready access of kits in City of St. John's facilities.

In both scenarios, Naloxone kits will be place in the primary AED cabinets located in City facilities.

Naloxone kits are available in two formats;

1. Nasal spray – dosage is premeasured and delivered via an individual dosage spray bottle. This method is the easiest and requires less action by the person administering the dose.
2. Injection – kit contains syringes and vials with the drug. Administering the injection requires filling the syringe with the correct dosage and administering it to a large muscle. This method is more complex with multiple steps.

Training will be offered in the Emergency First Aid course taken by staff who are required to have first aid under OHS legislation. Staff not included in legislated first aid training but who

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voluntarily wish to take naloxone training, will be able to access online training through a link on the intranet. This approach is similar to the AED training.

Currently, the Canadian Red Cross is partnered with Health Canada to provide kits free of charge to those who have participated in Red Cross training. The Health Canada program is scheduled to end in 2024, there is a requirement that trained persons must be on site for kits to be present.

Key Considerations/Implications:**1. Budget/Financial Implications:**

No current budget is approved for this initiative, if a 3rd party funding program is unavailable or ceases, the cost of individual kits are \$172 each and there would be approximately 42 locations resulting in an annual cost of \$7224.

2. Partners or Other Stakeholders:

- City staff
- Canadian Red Cross
- Health Canada

3. Alignment with Strategic Directions:

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

Choose an item.

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

Should the City have to procure Naloxone kits, then the Public Procurement Act will be followed.

11. Information Technology Implications: N/A

12. Other Implications:

Recommendation:

That Council provide to staff, on a volunteer basis, access to training on the administration of naloxone during an opioid overdose and to ensure the availability and ready access of Nasal Spray kits in City of St. John's facilities.

Prepared by: David Day, Manager of Emergency and Safety Services

Approved by:

Report Approval Details

Document Title:	Naloxone availability in City facilities.docx
Attachments:	
Final Approval Date:	Feb 23, 2023

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

Derek Coffey - Feb 23, 2023 - 1:44 PM

DECISION/DIRECTION NOTE

Title: Revisions to Sponsorship Policy

Date Prepared: March 1, 2023

Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Community Services

Ward: N/A

Decision/Direction Required: Approval of Revisions to the Sponsorship Procedures

Discussion – Background and Current Status:

The current Sponsorship Policy currently only allows for the City to provide funding to organizations for events within the City of St. John's that have budgets greater than \$100,000. It is recommended that the policy be amended to provide authority for Council discretion related to any potential sponsorships under this threshold.

It is proposed that Section 3.2.1 of the policy be amended to add clause (d):

“The City reserves the right to...d) provide an individual, organization, project, and/or event with a Donation or Sponsorship (including in-kind contributions), other than in accordance with Section 3.3.2 (a) and (b), where it has been determined, in Council's sole discretion, that it is in the best interest of the City.”

Key Considerations/Implications:

1. Budget/Financial Implications: Any sponsorships under the policy will need to be addressed within existing budgets.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions: An Effective City: Work with our employees to improve organizational performance through effective processes and policies.
4. Alignment with Adopted Plans: Not applicable.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: The Office of the City Solicitor has reviewed and approved the policy change.
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 proposed revisions to the Sponsorship Policy.

Prepared by: Trina Caines, Policy Analyst

Approved by: Karen Chafe, City Clerk and Corporate Policy Committee Co-chair
Tanya Haywood, Deputy City Manager, Community Services

Attachment:

Draft Revised Sponsorship Policy

City of St. John's Corporate and Operational Policy Manual
Draft for Discussion Only
Last Updated: 2023-02-28

Note: Proposed revisions displayed in red text below

Policy Title: Sponsorship Policy	Policy #: 09-17-01
Last Revision Date: N/A	Policy Section: Community Services> Sponsorship
Policy Sponsor: Deputy City Manager, Community Services	

1. Policy Statement

The purpose of this policy is to create a Sponsorship framework that allows the City of St. John's to:

- a) maintain and/or enhance City programs, events, or services with revenue received from sponsorship, without additional cost to taxpayers;
- b) provide clear direction to Employees who have Sponsorship responsibilities;
- c) assess opportunities for requests for the City to enter into Sponsorship agreements;
- d) ensure fairness, transparency, and accountability; and
- e) ensure that activities and agreements covered by the policy do not negatively affect the City's image, nor are contrary to its interests.

2. Definitions

"City Asset" means an item, object, thing, or real estate property owned by the City and includes, but is not limited to, City-owned buildings, parks and open spaces, vehicles, equipment, structures, or part thereof, events, services, programs, activities, and intellectual property.

"Committee Administrator" means the Employee appointed by the Sponsorship co-chairs with administrative and/or coordination responsibilities for the Sponsorship Committee.

“Donation” means a cash or In-kind contribution (goods or services) for which no reciprocal commercial benefits are given or expected. May also be referred to as a ‘gift’.

“Employee” means any person employed by the City of St. John’s as a permanent, term, part-time, casual, contract, seasonal, temporary, or student worker.

“In-kind” means a Sponsorship received in the form of goods and/or services, rather than cash.

“Naming Rights” means a type of Sponsorship in which a sponsor receives the exclusive right to name (or rename) a City Asset under specific terms outlined in an agreement.

“Request for Sponsorship Proposal” means an open process where parties may express their interest in participating in Sponsorship opportunities.

“Sponsorship” means a contractual arrangement between the City and a sponsor where one party contributes cash and/or In-kind goods or services to the other party in return for commercial marketing potential.

“Sponsorship Committee” means an Employee committee to oversee policy implementation, co-chaired by the Deputy City Manager, Community Services and City Clerk, who may appoint members of the Committee and designates to act on the co-chairs’ behalf.

3. Policy Requirements

3.1 General Principles

The City may seek Sponsorship opportunities with external parties that align with the City’s vision and values.

Any Sponsorship:

- a) shall be compatible with the nature of the sponsored program, event, or City Asset and compatible with the target audience, both as determined by the City in its sole discretion;

- b) shall take into consideration City staffing and financial capacity implications, including any potential long-term impacts;
- c) shall not compromise the City's ability to carry out its functions fully and impartially;
- d) shall not cause an Employee or Member of Council to receive any benefit, product, service, or money for personal gain or use;
- e) shall not relinquish to any sponsor the City's right to manage and control a City Asset, unless authorized by the City;
- f) shall not detract from the character, integrity, aesthetic quality, or safety of a City Asset, or interfere with its enjoyment or use;
- g) shall not interfere with the terms and conditions of existing City Sponsorship agreements; and
- h) shall comply with the [Canadian Code of Advertising Standards](#), where applicable, as determined by the City.

3.2 Eligibility and Restrictions

The City shall not enter into any type of Sponsorship agreement with external parties:

- a) that discriminate based on any prohibited grounds as defined by the Human Rights Act, 2010;
- b) that advertise tobacco/cannabis products or promote tobacco/cannabis use;
- c) that advertise or promote the use of illegal substances or weapons;
- d) that promote religious or political messaging;
- e) with whom the City is in litigation, which in the opinion of the City, would materially affect entering into an agreement;
- f) that, in the City's sole opinion, does not align with the City's vision and/or values as expressed in its Strategic Plan and/or would reflect negatively on the City.

3.2.1 City Discretion

The City reserves the right to:

- a) reject any unsolicited Sponsorships that have been offered to the City and to reject any Sponsorships that may have been solicited by the City;
- b) terminate an existing Sponsorship agreement should conditions arise that make it no longer in the interest of the City to continue the agreement;

- c) refuse any proposal, including, but not limited to, those submitted by third parties whose activities, products, and/or services are perceived, at the sole discretion of the City, to be incompatible with the City's goals, values, or strategic plan; and/or
- d) provide an individual, organization, project, and/or event with a Donation or Sponsorship (including in-kind contributions), other than in accordance with Section 3.3.2 (a) and (b), where it has been determined, in Council's sole discretion, that it is in the best interest of the City.

3.3 Sponsorship Administration

- a) The Deputy City Manager (DCM), Community Services (or designate) and City Clerk (or designate) shall serve as co-chairs of the Sponsorship Committee ("the Committee").
- b) A Member of Council may be a member of the Committee.
- c) The co-chairs may appoint Employees as members of the Committee, including a Committee Administrator.
- d) Employees shall not participate in the solicitation, negotiation, and/or administration of individual Sponsorships unless authorized by the Committee.

3.3.1 Request for Sponsorship Proposals Process

- a) A Request for Sponsorship Proposals process shall be used when the City solicits Sponsorship involving a value greater than \$10,000 for the term of the agreement.
- b) Potential sponsors shall bear all costs associated with the preparation and submission of any Sponsorship proposal, and the City shall, in no case, be responsible or liable for those costs.
- c) All proposals received become the property of the City.
- d) For unsolicited Sponsorship offers received from third parties, a Request for Sponsorship Proposals shall not be mandatory.

3.3.2 Sponsorship Evaluation and Exclusions

- a) The City may consider providing funding or in-kind contributions to organizations for events within the City of St. John's that have budgets greater than \$100,000, as detailed in the **Sponsorship Procedures**.

- b) The City shall not provide to an individual, organization, project, and/or event any Donations or Sponsorship (including in-kind contributions), other than in accordance with Section 3.3.2(a).
- c) Sponsorship proposals shall be evaluated by the Sponsorship Committee in accordance with the criteria detailed in the **Sponsorship Procedures**.
- d) Any sponsorships considered in (a) above shall:
 - i. be from an organization that is a registered not-for-profit corporation or for-profit entity in good standing with the Provincial Registry of Companies or federally registered under the Corporations Act;
 - ii. provide an element of the event open to the general public;
 - iii. exclude conferences, conventions, and/or trade/consumer shows; and
 - iv. have funding support from other levels of government and/or private funding sources.
- e) In addition to the exclusions listed in Section 3.2, and with the exception of potential sponsorship noted in (a) above, the City shall not enter into Sponsorship agreements where an individual, organization, project, and/or event is seeking Sponsorship or Donations (including in-kind contributions) from the City.

3.4 Agreements

All Sponsorship agreements:

- a) that are over \$100,000 shall require final approval from Council;
- b) shall be in writing and shall be executed as required by the City;
- c) shall have a fixed term; and
- d) shall not result in any competitive advantage, benefit, or preferential treatment for the external party outside of the agreement.

The determination of the value of any agreement shall be the aggregate of all monies and value of goods and/or services that might be given over the term of the agreement.

4. Application

This policy applies to the following, unless specifically excluded in Section 4.1:

- a) all relationships that involve Sponsorship rights between the City (including any designated third parties acting on the City's behalf) and external parties;
- b) all Employees and/or agents involved in or responsible for Sponsorship; and
- c) City Assets when designated by Council as being included in the policy.

4.1 Exclusions

The policy does not apply to:

- a) City assets that are excluded by a contract or agreement with a Third Party;
- b) advertising that is not part of a Sponsorship Agreement;
- c) philanthropic contributions, gifts, or Donations to the City;
- d) any grants, subsidies, or contributions provided by the City under the authority of other City policies or programs;
- e) community engagement/support that aligns with the services of the St. John's Regional Fire Department;
- f) any financial contributions (including, but not limited to, grants or program funding) received from other levels of government;
- g) street names; or
- h) Sponsorship agreements that pre-date this policy.

5. Responsibilities

5.1 City Council is responsible for:

- a) approving the identification of City Assets for Sponsorship opportunities; and
- b) approving any agreement that:
 - i. relates to Naming Rights or renaming of a City building; and/or
 - ii. is valued for an amount over \$100,000.

5.2 The DCM, Community Services and City Clerk (as the Sponsorship Committee co-chairs) are responsible for:

- a) managing the overall implementation of this policy;
- b) at their discretion, appointing designates to act on their behalf; and
- c) appointing members of the Sponsorship Committee.

5.3 DCMs and City Manager are responsible for:

- a) ensuring that all City Assets (including programs, events, activities, etc.) in their departments are reviewed for their Sponsorship potential.

- b) supporting Sponsorship activities as required and ensuring that their Employees abide by the provisions of the policy.

6. References

- [Canadian Code of Advertising Standards](#)
- 09-17-01-01 Sponsorship Procedures

7. Approval

- Policy Sponsor: DCM, Community Services
- Policy Writer: Policy Analyst
- Date of Approval from
 - Corporate Policy Committee: May 8, 2019
 - Senior Executive Committee: December 6, 2019
 - Committee of the Whole: December 11, 2019
- Date of Original Approval from Council: January 13, 2020
- **Date of Amendment Approval from Council: TBD**

8. Monitoring and Contravention

The Sponsorship Committee co-chairs and/or designate(s) shall monitor the application of this policy.

Any contravention of the policy may be brought to the attention of the appropriate DCM(s), the Sponsorship Committee and/or co-chairs, the Department of Human Resources, the Office of the City Solicitor, and/or the City Manager for further investigation and potential follow up disciplinary or legal action.

9. Review Date

Initial Review: three years, Subsequent Reviews: five years

DECISION/DIRECTION NOTE

Title:	Strategic Plan 2022 Report and 2023 Draft Plan
Date Prepared:	March 1, 2023
Report To:	Committee of the Whole
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Decision/Direction Required: Approve the 2023 Strategic Plan Action Plan and table the report for 2022.

Discussion – Background and Current Status:

The City's 10-year Strategic Plan, [Our City, Our Future](#), is going in to its 5th year. Developed in 2018 and launched in March 2019, staff reviewed the plan in 2021 and two new goals were added at that time.

The plan includes four strategic directions designed for ten years and 12 goals which are to be reviewed with each term of Council. Annually, staff identify initiatives that advance the goals and directions considering such things as the results of the biennial Resident Satisfaction Survey, employee engagement survey results, existing plans and strategies, and emerging priorities.

Draft Plan for 2023

For 2023, staff have added 39 new initiatives. While these initiatives will get underway in 2023 some projects may have multiple phases/take several years to complete. At this time, staff have identified expected completion dates.

The report includes all new projects. A few new projects of note for 2023 are:

- Begin work to develop an Enterprise Risk Management Framework for the City
- Complete Phase V (final construction phase) of Water Street Infrastructure Project
- Several projects that advance the Cycling Plan including connecting existing Shared Use Paths (SUPS), public engagement and design for future SUPs, and construction of phase 1 of both Canada Drive and Kelly's Brook
- Complete flood hazard mapping for six streams (contingent on funding)
- Advance a regional economic development agency
- Advance a digital strategy for online service delivery
- Plan for and launch a new e-learning system for employees
- Improve access to inspection permit application information for stakeholders
- Advance the Corporate Climate Plan and the Resilient St. John's Community Plan

ST. JOHN'S

- Achieve targets for intersection safety projects (3), traffic calming (8), pedestrian signals (2) and pedestrian crossings (3)
- Establish an Information Management Governance Framework
- Establish preventative maintenance and inventory management systems for fleet at St. John's Regional Fire
- Complete the 2023 Employee Engagement Survey
- Improve reliability of the public transit service by upgrading the communications system from analog to digital

Overall Plan Progress

Since the launch of Our City, Our Future:

- 88% of Sustainability City initiatives have been achieved
- 82% of initiatives supporting the City that Moves strategic direction have been achieved
- 93% of initiatives supporting the Connected City have been achieved, and
- 90% of the Effective City initiatives have been completed.

A [public dashboard](#) shows real time progress overall on the plan's strategic directions and goals as well as initiatives.

2022 Progress

In 2022, 24 initiatives were completed.

Status of initiatives since the last report to Council in Oct. 2022:

- 12 initiatives were completed,
- 14 initiatives are on track to be completed on time,
- 9 initiatives are behind schedule¹,
- 2 initiatives are not scheduled to start yet,
- 28 initiatives are overdue²,
- 3 Continuous Improvement projects were completed.

Detailed updates are included in the report along with % of the project that is complete as of March. 1 to provide more clarity on the status.

Key Considerations/Implications:

1. Budget/Financial Implications:
Several projects await funding confirmations. All other project budgets are addressed through existing budgets.

¹ Initiatives showing as behind may still be able to be completed within their scheduled time frames.

² Initiatives showing as overdue are now past their due date. However, over half of these items are already 80 % complete.

2. Partners or Other Stakeholders:

There are many partners and stakeholders with whom the City works to advance the strategic plan.

3. Alignment with Strategic Directions:

Our City, Our Future is the City's overarching plan. It intersects with all other City plans and strategies.

4. Alignment with Adopted Plans:

All plans are aligned to the Strategic Plan.

5. Accessibility and Inclusion:

This would be managed on a project-by-project basis.

6. Legal or Policy Implications:

This would be managed on a project-by-project basis.

7. Privacy Implications:

This would be managed on a project-by-project basis.

8. Engagement and Communications Considerations:

Staff will share the 2022 report and draft 2023 plan internally and externally and communicate key outcomes achieved to date. The updated plan will be published on the City's website and intranet.

9. Human Resource Implications:

This would be managed on a project-by-project basis.

10. Procurement Implications:

This would be managed on a project-by-project basis.

11. Information Technology Implications:

This would be managed on a project-by-project basis.

12. Other Implications:

None noted at this time.

Recommendation:

That Council approve the 2023 draft plan and table the 2022 report of progress at a future regular meeting of Council.

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

Approved by:

Report Approval Details

Document Title:	Strategic Plan 2022 Report and Draft 2023 Initiatives .docx
Attachments:	- Our City Our Future Progress Report 2023-03-01.pdf
Final Approval Date:	Mar 1, 2023

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

Derek Coffey - Mar 1, 2023 - 3:09 PM



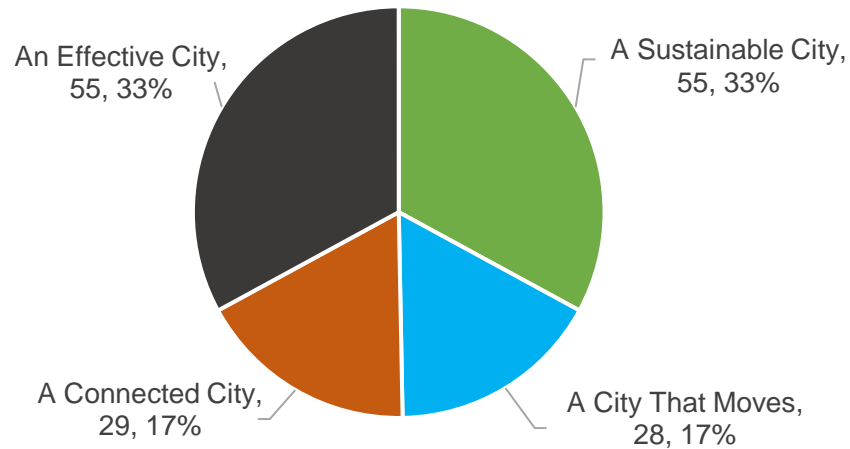
Annual Action Plan

- Progress at a Glance
- 2022 Progress Report and Q1 2023 Update
- Continuous Improvement Project Updates

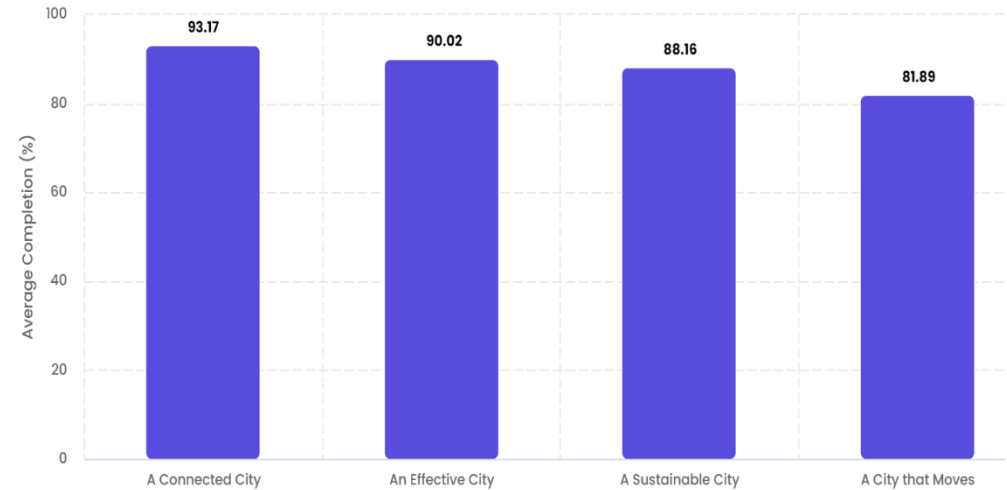
A Sustainable City | A City that Moves | A Connected City | An Effective City

Our City Our Future Strategic Plan – Progress at a Glance

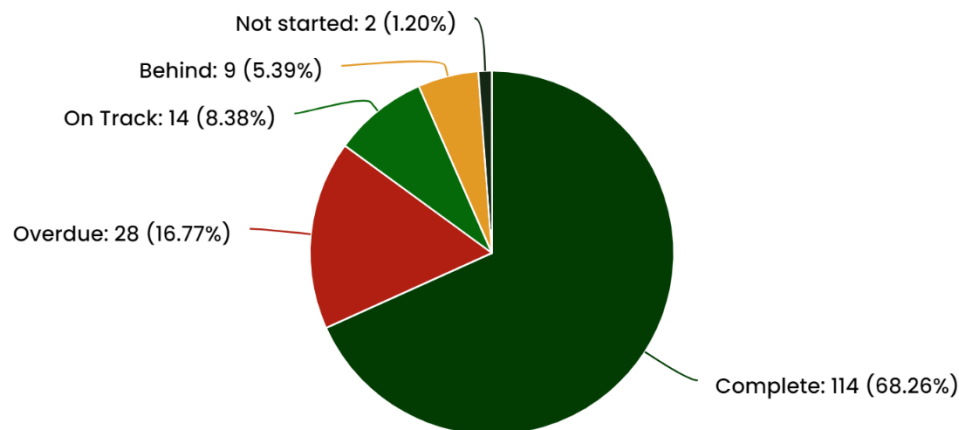
Initiatives per Strategic Direction



Average Completion of Initiatives per Strategic Direction



Status of all Initiatives Since Launch of Plan in 2019



Note: Draft initiatives are not included in counts

12 initiatives have been completed since the last update to Council

- Annual traffic calming program (5 projects)
- Annual intersection safety program
- Conceptual design for Bowring Park skating surface
- Eight standard operating procedures in Regulatory Services
- 2022 Resident Satisfaction Survey
- Divert waste from the landfill (initiatives for 2022)
- Review and update the accident review process
- New City website
- Actions to support the Economic Development Framework
- Cycling pump track at Quidi Vidi Lake
- Implementation of Corporate Climate Plan (initiatives for 2022)
- Implementation of Resilient St. John's Community Climate Plan (initiatives for 2022)

Continuous Improvement (CI) – Progress at a Glance

CI Projects Outcome Tracker

Total Lead/Process Time Saved (hours per year)	Total Staff Time Reinvested (hours per year)
108,095	6,553
Average % Change in Lead/Process Time	Sum of Dollar Value of Staff Time Reinvested ¹ (per year)
45%	\$359,679
Sum of Financial Reinvestment (per year)	
\$60,647	

CI projects aim to reduce waste in processes (activities that do not add value from a customer perspective), thereby improving lead time, turn-around time, saving hard costs, and ultimately improving employee engagement and customer experience.

To demonstrate how this is working, the City is using a data collection tool to capture annual outcomes from CI projects. The table above shows the outcomes from a variety of projects, some of which are small in scale but still yield significant results.

¹ "Sum of Dollar Value of Staff Time Reinvested" has been adjusted to reflect salary increases resulting from new collective agreements in 2022.

3

CI projects have been completed since the last update to Council

- Improve the parking permit application
- Review the process for temporary occupancies
- Standardize the archival records management process

Impacts of some of the CI projects completed in 2022

Project	Savings
Developing an application to automatically gather user information and application privileges.	Up to 1,700 hours of staff time annually
Implementing an electronic log for payroll processing for capital projects and improving record keeping.	26 hours of administration time and more than 1,800 sheets of paper annually.
Implementing a fillable online form for the annual Call for Performers program	31 hours of staff time annually, reduction in errors, helped increase number of submissions by 140%.
Introducing iPads and survey software to collect asset information and condition assessments.	Overall process time reduced by 47% and savings of 1,968 hours of staff time annually.
Creating a centrally located visual guide with standard instructions for completing a water filter change at a treatment facility.	Overall process time reduced by 70%.
Developing a tracking system for the completion of asset inventory and building condition assessments.	55% reduction in overall process time and staff time savings of 132 hours per year.
Improving the parking permit application and process.	43% reduction in process time and 1,575 hours of staff time annually.

● Draft
 ● Not started
 ● Behind
 ● On Track
 ● Overdue
 ● Complete
 → Direct Alignment
 ----> Indirect Alignment

CITY OF ST. JOHN'S PLAN

A SUSTAINABLE CITY

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
Be financially responsible and accountable : 100%		2025/12/31								78%
→ Develop corporate framework for compliance with Payment Card Industry Data Security Standard (PCI DSS) : 100%	NEW Council Quarterly Achievements: Revision to the City's Cash Handling Policy to incorporate Payment Card Industry Data Security Standards (PCI DSS) was approved by Council at COTW, June 15th, 2022, thus concluding this strategic plan initiative. <i>2022/06/29</i>	2020/12/31								100%
→ Advance a corporate wide asset management program : 100%	NEW Council Quarterly Achievements: The development of an asset management (AM) program is a multi-year process. Currently: <ul style="list-style-type: none"> LIS has developed a GIS based tool for input of Building condition assessments and inventory Facility Engineering continuing to work on data collection Water & Wastewater (Infrastructure) group working on verifying data records AM Governance Document is drafted AM strategic plan draft is nearly completion Work on Asset Management Roadmap, which is needed to record and track AM targets for short and long term, is on track <i>2023/02/28</i>	2023/12/31								80%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
→ Develop a Commercial Vacancy Allowance Policy and Align with the Commercial Vacancy Allowance by-law : 100%	NEW Council Quarterly Achievements: Development of the policy is contingent on updating of the commercial allowance by-law. Timelines have been moved out into 2023. <i>2023/03/01</i>	2023/12/31								0%
→ Develop Asset Management Plans	NEW Council Quarterly Achievements: This initiative is multi-year, data collection is ongoing to support Asset Management plans in the following areas: <ul style="list-style-type: none"> • City Buildings • Fleet • Linear Infrastructure • Roads and Sidewalks <i>2023/02/28</i>	2024/12/31								7%
→ Complete State of Infrastructure Report	NEW Council Quarterly Achievements: Slated to commence in 2023 <i>2023/01/20</i>	2026/12/31								0%
Plan for land use and preserve and enhance the natural and built environment where we live		2025/12/31								90%
→ Develop a Development Design Manual	NEW Council Quarterly Achievements: Manual is being revised to include input by new key Transportation staff. Preparing high level presentation for Council on major updates. Aiming for Council adoption by March 2023. <i>2023/02/21</i>	2020/12/31								98%
→ Replace subdivision development policy with new development policy	NEW Council Quarterly Achievements: This policy is to be incorporated into the Development Design Manual (DDM) and rescinded. Details were reviewed with Legal and Deputy City Manager. Expected to be rescinded in mid 2023 once DDM is adopted. <i>2023/02/21</i>	2021/12/31								95%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
→ Wetland Study (Phase 2) - Functional Assessment	NEW Council Quarterly Achievements: Draft maps submitted. Awaiting final report. <i>2023/02/21</i>	2022/04/30				<div><div></div></div>				80%
→ Gleneyre Street Culvert Replacement	NEW Council Quarterly Achievements: Construction expected to start in early Spring 2023. <i>2023/02/20</i>	2022/10/28				<div><div></div></div>				75%
→ Divert waste from landfill : 100%	NEW Council Quarterly Achievements: Initiatives identified for 2022 have been completed. With clear bags and mandatory recycling, there was an increase of over 500 tonnes of recycling at the curb in 2022. Diverting waste from the landfill is an ongoing initiative and would be more effective expressed as a Key Performance Indicator (KPI) in the strategic plan going forward. Discussions are ongoing about best approach. <i>2023/02/24</i>	2022/12/30				<div><div></div></div>				100%
→ Empire Avenue Sewer Separation Study	NEW Council Quarterly Achievements: Delay in acquiring surveying and video services due to lack of quotes. Will request quotes again this Spring. Final report expected by the end of September 2023. <i>2023/02/20</i>	2023/03/31				<div><div></div></div>				55%
→ Plan for and implement Phase 2 of Goulds Servicing - Sanitary Trunk Sewer Extension. : 100%	NEW Council Quarterly Achievements: Project postponed for the Winter. Project still on schedule to be completed Mid-2023. <i>2023/02/20</i>	2023/07/28				<div><div></div></div>				93%
→ Plan for and implement Phase 3 of Goulds Servicing - Sewage Forcemain : 100%	NEW Council Quarterly Achievements: Project waiting for completion of Phase 2 work. Final connections remaining are expected to be made mid-2023. <i>2023/02/20</i>	2023/12/15				<div><div></div></div>				99%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
→ Develop a Downtown Plan - a secondary or area plan under the Envision St. John's Municipal Plan : 100%	NEW Council Quarterly Achievements: A consulting team has been engaged and a tour of downtown was conducted with them in December 2022. Work is underway. <i>2023/02/24</i>	2023/12/31								20%
→ Develop a Heritage Plan : 100%	NEW Council Quarterly Achievements: Staff work is underway. Two public meetings (one in-person, the other virtual) have been scheduled for March 2023 and meetings are being scheduled with various other groups as well as with City advisory committees. <i>2023/02/24</i>	2023/12/31								26%
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 : 100%		2025/12/31								94%
→ Complete a new Economic Development Plan, review and prioritize recommendations : 100%	NEW Council Quarterly Achievements: The economic development plan has been drafted as a framework to guide the directions for economic development activities. <i>2022/06/24</i>	2019/12/31								100%
→ Deliver on a regional Themed Signage Strategy as outlined in Roadmap 2021 : 100%	NEW Council Quarterly Achievements: The final stage of this project is signage fabrication and installation which is to occur in 2023. <i>2023/02/21</i>	2020/12/31								98%
→ Deliver, with partners, a report on Regional Economic Development	NEW Council Quarterly Achievements: Report completed. <i>2022/10/03</i>	2022/05/31								100%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
→ Implement actions to support the Economic Development Framework : 100%	NEW Council Quarterly Achievements: Initiatives identified for 2022 have been completed, including: <ul style="list-style-type: none"> • Hosting Innovate Canada • Undertaking My New St. John's Live event • Call for public art mural Place marketing with the Advantage St. John's branding is ongoing - workplan for 2023 in progress and the marketing strategy has transitioned to operationalization. <i>2023/02/24</i>	2022/12/31								100%
→ Refresh the Arts & Cultural plan	NEW Council Quarterly Achievements: The arts and culture plan will require more than a refresh given learnings from the pandemic, new data acquisition, and anticipated insight to result from St. John's hosting the national creative city summit in October 2023. Process is underway to identify additional research resources to support the research, outreach work for the arts and culture plan. New timeline for completion 2024 <i>2023/02/22</i>	2023/03/31								53%
→ Explore opportunities to build an innovative problem solving culture using entrepreneurial approaches. : 100%	NEW Council Quarterly Achievements: Advisory Committee in place. RFP issued/awarded to consultant to work with Committee in the exploration of potential/opportunities for creative innovation district. Timeline for consultancy completion, summer 2023. <i>2023/02/20</i>	2023/12/31								70%
Work collaboratively to create a climate-adapted and low-carbon city		2025/12/31								24%
→ 2022 Implementation of Resilient St. John's Community Climate Plan	NEW Council Quarterly Achievements: <ul style="list-style-type: none"> • Public electric vehicle charging stations are being installed across the City, three sites are online already, and three more will finish installation in early 2023. • The City partnered with takeCHARGENL to provide education in the use and benefits of EV vehicles. 	2022/12/31								100%
										46

	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
	<ul style="list-style-type: none"> • Metrobus electrification feasibility study is ongoing with support from NRCAN and is anticipate to be completed by mid 2023. Discussions for resourcing for the implementation are ongoing. • The City partnered with Econext and other stakeholders. The partnership received FCM funds and designed a program to provide residential financing support that would accelerate uptake of residential energy efficiency programs available to residents of St. John's. Due to Muncipal Act constraints the program is best implemented in partnership with an external organization. The scope is finalized and being submitted to FCM grants and capital funding for their considerations. • Expression of Interest was issued for the re-use of landfill gas. City staff are exploring the opportunities to make beneficial use of the landfill gas. • The City will celebrate community organizations thru the Applause Awards' "Climate Change Leadership Award". • Climate Change was included in the ongoing efforts of the Water Master Plan, and terms of reference for the Downtown Plan. • The Environment and Sustainability Experts Panel s defining priorities for the implementation from the Resilient St. John's Community Climate Plan for 2023, in addition to its development review duties. • Several active transportation improvements have been acted on by improving sidewalk snow clearing and bike trails. • The City continues to work on the implementation of its Corporate initiatives in an effort to lead by example. See update of 2022 Implementation of Corporate Climate Plan for more information. <p>Work on initiatives related to the Resilient St. John's Community Climate Plan plan continues into 2023.</p> <p>2023/02/24</p>									

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	2025	Current Completion
<div> <div></div> <div>2022 Implementation of Corporate Climate Plan</div> </div>	<div>NEW</div> <p>Council Quarterly Achievements:</p> <ul style="list-style-type: none"> • Council approved the implementation of a Budget-Neutral Approach to Energy Efficiency and Corporate GHG Reduction. This Energy Performance Contract includes \$12M of City-owned facility improvements and place the City on track to achieve 70% of its 2030 Corporate GHG reduction commitment by 2025. • The installation of electric vehicle chargers available for future fleet use is ongoing at the Depot, Metrobus and second floor City Hall. This will be completed early 2023. • Electrification of maintenance equipment is ongoing on an opportunity basis including a fully electric commercial ride-on mower, which is now the principal piece of equipment at Bowring Park. Small heaters have been replaced from oil to electric at various City Buildings. • EVs pilot vehicles have been identified and are planned for procurement in 2023, once the corresponding chargers installation is complete. • Naturalization and no-mow zones continue to be monitored and developed as needed to ensure turf maintenance is efficient and to improve the resilience of the urban forest. <p>Work on initiatives related to the Corporate Climate Plan plan continues into 2023.</p> <p>2023/02/24</p>	2022/12/31								100%

A CITY THAT MOVES

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
Create a sustainable and accessible, low-carbon public transportation system : 100%		2025/12/31							78%
→ Improve the customer experience through the introduction of new smart card features (mCard and Go-Card) including automatic reloads and customer communications designed to make the system user friendly	NEW Council Quarterly Achievements: This work is proceeding and several new smart card features have been introduced including real-time card reloads, and the ability to temporarily suspend lost cards. Working on some technical issues but anticipate completion by end of June 2023. <i>2023/02/28</i>	2022/05/31							75%
→ Completion and adoption of a zero emission fleet plan for public transit	NEW Council Quarterly Achievements: Data collection has been completed. Feasibility and optimization assessment is now being completed. Anticipate completion of plan by end of July 2023. <i>2023/02/28</i>	2022/10/31							60%
→ Completion and adoption of an accessibility plan for transit	NEW Council Quarterly Achievements: The terms of reference has been completed and approved by the Commision. Draft plan is in development. Expected completion - end of June 2023. <i>2023/02/28</i>	2022/11/30							50%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Implement select recommendations from the Public Transit Review	NEW Council Quarterly Achievements: Several initiatives are being undertaken as part of the recommendations from the Public Transit Review: <ul style="list-style-type: none"> Identify opportunities for a pilot of on-demand service on Metrobus – discussions are ongoing. Anticipated completion date is end of September 2023. Improve transit accessibility by installing shelters at ten new locations – all ten shelters have been received from the supplier. Two shelters were installed prior to the winter season and the remaining eight will be installed by end of July 2023. Implementation of automated onboard stop announcement system to improve accessibility on all routes – awaiting funding approval. Anticipated completion date is end of December 2023. 2023/02/28	2022/12/31							81%
Improve safety for all users on a well-maintained street network : 100%		2025/12/31							88%
→ Implement the Transportation Master Plan : 100%	NEW Council Quarterly Achievements: Will reconnect with Province regarding travel patterns and aim to action the household survey in 2023. 2023/02/20	2020/04/30							80%
→ Goldstone St. @ Team Gushue Highway Ramps Intersection Improvements - Roundabouts : 100%	NEW Council Quarterly Achievements: Reviewing pre-tender package. Final package addressing comments expected a few weeks after providing. No construction funding to date. 2023/02/20	2021/12/31							99%
→ Initiate Annual Intersection Safety Program	NEW Council Quarterly Achievements: Detailed safety study report received for 2022. 2023/02/24	2021/12/31							100%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Digitize City Pavement Markings	NEW Council Quarterly Achievements: Will issue Request for Information in 2023 and make recommendations on strategy moving forward based on information received. Timelines will need to be adjusted. <i>2023/02/20</i>	2021/12/31							0%
→ Integrate Paid Parking Management System	NEW Council Quarterly Achievements: Integration and testing is complete. Go live started on September 14, 2022 <i>2022/09/13</i>	2022/09/30							100%
→ Update Traffic Calming Policy	NEW Council Quarterly Achievements: Recommendations approved by Council in January 2023. Next step is to finalize the policy working with the City Clerk's office. Expect to have draft to Council in second quarter 2023. <i>2023/02/20</i>	2022/12/31							99%
→ Implement annual traffic calming program	NEW Council Quarterly Achievements: Five projects implemented for 2023. Temporary cushions were placed at the following locations: <ul style="list-style-type: none"> • Ennis Avenue • Quidi Vidi Road • University Avenue • Criagmillar Avenue Feedback sign placed on Warford Road. <i>2023/02/20</i>	2022/12/31							100%
→ Implement select recommendations and actions from the Paid Parking Management Strategy : 100%	NEW Council Quarterly Achievements: All pay stations have been installed. Work continues on developing a permit system for Churchill Sq. Two additional initiatives have been added for 2023: <ul style="list-style-type: none"> • explore ePurse option for paid parking payment • explore diversifying paid parking outside the downtown core <i>2023/02/28</i>	2023/12/31							50%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
Expand and maintain a safe and accessible active transportation network : 100%		2025/12/31							71%
→ Conduct Kelly's Brook Trail design process (shared use path recommended by Bike St. John's Master Plan) : 100%	NEW Council Quarterly Achievements: Design for Columbus Drive to Carpasian Road, phase 1, is mostly complete. Carpasian Road to King's Bridge Road, phase 2 design is ongoing and consultant submitted a preliminary design for review. A separate RFP is required for the contract administration and inspection of the work. This is required prior to proceeding to tender. Tender for this this work is expected late Spring. <i>2023/02/28</i>	2021/06/30							98%
→ Annual Infill Sidewalk Program	NEW Council Quarterly Achievements: The 2022 sidewalk infill program started in October 2022 and the Mundy Pond Road section was completed. Remaining sections will carry over into Spring/Summer 2023. The 2021 sidewalk infill program is mostly complete with the exception of a section of Southside Road. Work cannot be completed there until a contractor doing work for the Province on the Viaduct Structure is finished. This work is expected to be completed in Spring/early Summer. <i>2023/02/20</i>	2022/12/31							97%
→ Construct Kelly's Brook Shared Use Path : 100%	NEW Council Quarterly Achievements: Construction expected to start Spring/early Summer of 2023. <i>2023/01/23</i>	2024/11/30							0%
→ Canada Drive active transportation improvements	NEW Council Quarterly Achievements: Request for Proposals for detailed design will be issued in Q1. Project on schedule for construction of Phase 1 in 2023. <i>2023/02/20</i>	2024/12/31							46%
→ Elizabeth Avenue active transportation and roadway improvements	NEW Council Quarterly Achievements: Detailed design being finalized. Expecting tender late Winter/early Spring 2023. <i>2023/02/20</i>	2024/12/31							58%








A CONNECTED CITY

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
Increase and improve opportunities for residents to connect with each other and the City : 100%		2025/12/31							98%
→ Increase number of youth engaged in City matters through a Youth Panel : 200 People(s)	NEW Council Quarterly Achievements: Target not met for 2022. Working with Communications, OPS staff and members of the Youth Engagement Working Group used a variety of means to increase participation including promotion on social media, posters on campus at Memorial, and promotion at various events at Memorial including orientation. A survey of those involved in the panel show they are positive about their experience. Eleven surveys were issued through the Panel in 2022 on topics ranging from affordable housing, metrobus, waste and recycling, and social media usage. Work will continue in 2023 to grow the panel membership and continue to share surveys on topics of interest to this demographic. <i>2023/02/24</i>	2022/12/31							84%
Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities : 100%		2025/12/31							90%
→ Roll out social marketing strategy to address Not in My Backyard (NIMBY)	NEW Council Quarterly Achievements: This project will continue to be on hold pending appropriate market conditions. <i>2023/02/24</i>	2021/12/31							31%
→ Galway Village Green (Phase 1)	NEW Council Quarterly Achievements: Galway Village Green Phase 1 has been temporarily suspended until the Spring 2023. All the civil works and electrical works are completed and 80% of the landscaping. Unfortunately, supply chain issues have caused delays with the delivery of the playground equipment. It is anticipated that the equipment will arrive late February or early March. Substantial completion is now estimated to be June 30th, 2023. <i>2023/02/27</i>	2022/11/30							95%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Develop Conceptual Design for Bowring Park Skating Surface	NEW Council Quarterly Achievements: Two concepts were proposed for the Bowring Park Skating Ice Surface: a 250m loop and a 400m loop. Class D estimates for both options were provided. A stakeholder meeting was held to review the concepts and costs and direction was given to Mills & Wright to revise the 400m loop concept and submit a new cost estimate for review and approval to the City and Bowring Park Foundation. Approval of the revised concept was given and the team is now working on the conceptual renderings for fundraising and starting the detailed design. 2023/02/28	2022/12/30				<div></div>			100%
→ Reduce vacancies in lower end of market (LEM) rental housing units by 10% by Dec 2022 : 26 Vacancy Rate (%) to 16 Vacancy Rate (%)	NEW Council Quarterly Achievements: This goal has been exceeded. As of September 2022, the vacancy rate was 12%, a reduction of 14 points (the initial goal was a reduction to 16%). 2022/10/03	2022/12/31				<div></div>			140%
→ Cycling Pump Track at Quidi Vidi	NEW Council Quarterly Achievements: Pump track opened to public on October 18th, 2022. 2023/01/23	2022/12/31				<div></div>			100%
→ Construction of the H.G.R. Mews Centre Replacement	NEW Council Quarterly Achievements: Building works currently tracking behind schedule. Steel fabrication has been a problem requiring the contractor to sign a contract with a new vendor. Outstanding steel for the pool area is expected to be on site in March. There have also been challenges with the roofing contract which required a new contractor. In addition, the consultant and contractor are working with the flooring vendor to address cost challenges. As of now, the estimated substantial completion date is now December 2023. Site civil works is currently on budget and on schedule. Completion time is estimated to be ahead of October 30, 2023. 2023/02/27	2023/11/30				<div></div>			84%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Upgrade Downtown Lighting to LED	<div>NEW</div> <p>Council Quarterly Achievements: Contract awarded. Installation planned for summer/Fall 2023.</p> <p>2023/02/20</p>	2023/12/01					<div><div></div></div>		67%
→ Create a new Recreation Master Plan	<div>NEW</div> <p>Council Quarterly Achievements: A draft of the Request for Proposals (RFP) is undergoing revisions and is expected to be finalized by mid-March 2023.</p> <p>2023/02/27</p>	2023/12/06					<div><div></div></div>		6%
→ Advance Healthy City St. John's Strategy	<div>NEW</div> <p>Council Quarterly Achievements: The Healthy City Strategy Joint Mobilization Team (City and Eastern Health) have been meeting regularly to formalize the planning and reporting process and identify priorities. Safety has been identified as a key priority. City staff in collaboration with community partners planned and executed a Building Safer Communities Round Table Event (Feb 1st). Event findings will inform strategies focused on prevention and addressing the root causes of crime. The City applied for and received Building Safer Community Funding from Public Safety Canada which will be used to support these efforts. Formation of the City's Anti-Racism Working Group also falls under this goal and is taking longer than initially anticipated. Members are currently reviewing the Terms of Reference for this group to ensure that concerns expressed by some members are addressed.</p> <p>2023/02/22</p>	2023/12/31				<div><div></div></div>		95%	

AN EFFECTIVE CITY

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
Work with our employees to improve organizational performance through effective processes and policies : 100%		2025/12/31							91%
→ Evaluate the Special Events application process and associated fees and make recommendations for modifications : 100%	NEW Council Quarterly Achievements: The updated special events policy, procedures and application have been approved by Council. <i>2022/10/04</i>	2021/01/31							100%
→ Review and update accident review process : 100%	NEW Council Quarterly Achievements: Final report has been completed. <i>2023/02/24</i>	2021/11/30							100%
→ Implement bid evaluation software : 100%	NEW Council Quarterly Achievements: The vendor performance module, which is due to be implemented in the third quarter of 2023, will need to be implemented prior to this product. <i>2023/02/28</i>	2021/12/31							37%
→ Develop action plan and build capacity to support the Employee Success Program : 100%	NEW Council Quarterly Achievements: Pilot group feedback deadline set for March 10. Changes as needed will be made to form and process. Roll out to management group set to begin April 2023. <i>2023/02/28</i>	2021/12/31							95%
→ Develop staff training modules to enhance understanding and ensure legislative compliance	NEW Council Quarterly Achievements: Training modules have been completed for Mechanics' Liens, Development Securities, and Land Easements. Scheduling of sessions is forthcoming. <i>2022/06/29</i>	2021/12/31							100%
→ Enhance awareness and understanding within the organization of the role of Legal Services	NEW Council Quarterly Achievements: Waiting to complete some training with other departments. <i>2023/02/24</i>	2021/12/31							76%
									56

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Occupational Health and Safety Program Policy Development	NEW Council Quarterly Achievements: Policy note was submitted to the Corporate Policy Committee on January 17, 2023 and was approved. Work continues on the development of the Policy document. <i>2023/02/27</i>	2021/12/31			<div><div></div></div>				38%
→ Implement a new FDM Training Module	NEW Council Quarterly Achievements: Module is in final phase for testing before being implemented. This was pushed due to server upgrades, and should now occur in the next couple of weeks. At that time the project will be complete. <i>2023/02/27</i>	2022/02/01			<div><div></div></div>				75%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Complete a continuous improvement maturity assessment	NEW <p>Council Quarterly Achievements: This maturity assessment is complete and the City received a bronze status result, a typical result for an organization of this size at this stage of its Lean journey. It is important to note that this result has been achieved using existing human resources and budget over the past four and half years. The report notes: "Overall, the City of St. John's has a well established foundation for continuous improvement. It has developed a strong stance in lean as the way of work. The municipality has developed a strategy, a method of linking projects to strategy and a St. John's steering committee, commitment to training and development, as well as opportunities to improve which are abundant and supported. Standard work has been developed and leveraged from many parts of the organization."</p> <p>Recommendations for the future include: Leverage Hoshin (Lean) planning for strategy , formalize a link with performance and delivery of strategic goals, identify core value streams across the organization and determine key process health metrics to drive operational excellence, continue to drive engagement and excitement through forms of communication. The Organizational Performance and Strategy Team has worked with senior staff and CI steering committee to develop an action plan for 2023 that aligns with other strategies such as service excellence, employee engagement, etc. to further advance the City's CI efforts.</p> <p>2022/06/29</p>	2022/06/30				<div></div>			100%
→ Review and Update Residential Parking Guide	NEW <p>Council Quarterly Achievements: The updated residential parking guide is complete.</p> <p>2022/10/06</p>	2022/12/30				<div></div>			100%
→ Expand the Application of Electronic Field Notices in Regulatory Services	NEW <p>Council Quarterly Achievements: Field testing has started. Aiming for implementation in March 2023.</p> <p>2023/02/28</p>	2022/12/30				<div></div>			75%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Review and update by-laws	NEW Council Quarterly Achievements: <ul style="list-style-type: none"> Residential Property Standards By-law - Regulatory Services is drafting the required sections and when completed, the Legal Department will complete its analysis and edits. Code of Ethics By-law - Code was approved by Council at its regular meeting on February 8, 2023. Commercial Property Tax By-law - Consultations continue between the Legal Department and the Department of Finance and Corporate Services, and Internal Audit to finalize the draft. 2023/02/24	2022/12/30							71%
→ Improve processes, policy, and procedures related to emergency and safety services : 100%	NEW Council Quarterly Achievements: This initiative has reached completion. Final item is the first meeting of the Emergency and Continuity Advisory Committee which is booked for July 5, the Terms of Reference will be tabled for approval at this meeting. 2022/06/21	2022/12/31							100%
→ Develop a Support for Affordable Housing Development Policy	NEW Council Quarterly Achievements: Draft policy and procedures are under final review by the Legal Department. 2023/02/24	2022/12/31							78%
→ Identify and undertake initiatives to support employee engagement	NEW Council Quarterly Achievements: Meeting with department heads completed. 2 focus areas identified per department and a strategy to improve results for each area has been discussed. Next Employee Engagement Survey planned for October 2023. 2023/02/28	2023/12/31							61%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Undertake Continuous Improvement Projects	NEW Council Quarterly Achievements: Three continuous improvement projects have been completed since the last update. See CI report for details on each project including those in progress. As staff receive yellow belt certification training in March, new projects will be added. <i>2023/02/24</i>	2023/12/31							74%
→ Develop policies, procedures & service standards to enhance Regulatory Services processes : 100%	NEW Council Quarterly Achievements: All Standard Operating Procedures (SOPs) completed for 2022. 10 new SOPs planned for 2023. <i>2022/12/20</i>	2023/12/31							100%
→ Create a continuous improvement (CI) culture through ongoing training & development : 100%	NEW Council Quarterly Achievements: Work continues to build capacity and support the City's continuous improvement strategy. Staff continued to offer CI 101 and CI for managers as well as yellow belt certification training in 2022. To date, 63 employees have achieved a belt level. 5S training was also delivered to staff in Public Works and a demonstration project carried out. A CI maturity assessment completed in 2022 shows the City has made good progress over the past five years and efforts for 2023 will focus on: <ul style="list-style-type: none"> • CI leadership training • CI micro-learning • Yellow belt certifications • Advancing a regional community of practice • Completing an inventory of processes <i>2023/02/24</i>	2023/12/31							94%
→ Deliver employee conflict management training : 400 People(s)	NEW Council Quarterly Achievements: This is not a mandatory training session. More sessions will be offered in 2023 based on demand. <i>2023/02/28</i>	2024/03/31							30%
Ensure accountability and good governance through transparent and open decision making : 100%		2025/12/31							97%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Initiate communications strategy to share decisions from Council & Committee of the Whole meetings : 100%	NEW Council Quarterly Achievements: After a delay due to the pandemic, the plan to communicate decisions of Council has been initiated. We are developing a podcast with the Mayor to pilot late this fall. This will coincide with the implementation of the new website which includes a new blog, the ability for individuals to "subscribe" to Council news and a plan to implement regular fast facts/ key messages about complex decisions from Council. <i>2022/10/03</i>	2019/12/31	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	100%
→ Implement vendor performance module for bids and tenders software : 100%	NEW Council Quarterly Achievements: Intend to have implementation in third quarter 2023. <i>2023/02/27</i>	2021/05/28	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	80%
Achieve service excellence through collaboration, innovation and modernization grounded in client needs		2025/12/31	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	78%
→ Advance a Service Excellence Framework : 100%	NEW Council Quarterly Achievements: This framework has been approved by senior staff and the Deputy City Manager for Community Services is senior champion. The framework will also include innovation and focus on six pillars: Continuous Improvements, Voice of Customer, Service Standards, Tools and Training, E-services, Web and Apps. Action items to advance the pillars will be captured on an annual basis under the new goal approved in 2022 - Achieve service excellence through collaboration, innovation, and modernization grounded in customer needs. <i>2022/06/24</i>	2019/12/31	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	100%
→ Implement solutions software, Yardi Voyager, to improve management of applications, tenants, units, rent payments	NEW Council Quarterly Achievements: Staff are still working with the vendor to roll out Yardi. The expected go live date is now May 2023. <i>2023/02/24</i>	2021/12/31	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	63%

Goal	Council Update	Due Date	2019	2020	2021	2022	2023	2024	Current Completion
→ Plan for and implement the 2022 Citizen Satisfaction Survey : 100%	NEW Council Quarterly Achievements: The report was finalized and shared with Council at Committee of the Whole Nov. 30. It is available on the City's Website . It has also been shared within the city organization as part of the planning process for 2023. <i>2022/12/06</i>	2022/12/31							100%
→ Advance a new City website : 100%	NEW Council Quarterly Achievements: New website is fully operational. <i>2023/01/23</i>	2022/12/31							100%
→ Pilot the use of EngageStJohns.ca for planning applications requiring rezoning	NEW Council Quarterly Achievements: Pilot is in implementation mode. Staff in Organizational Performance and Strategy are working with Planning and Communications to ensure projects are accurate and timely and continue to monitor participation and usage of the project page . To date, 12 projects have been profiled on the site and 3300 individual users have visited at least one project page. An evaluation of the pilot project is planned for spring. <i>2023/02/24</i>	2023/06/30							54%
→ Source & Implement Citizen Request Management (CRM) System for 311	NEW Council Quarterly Achievements: The Design sessions have been completed with the vendor and the various City departments. The vendor is currently configuring the software and we are anticipating a Go Live in Q2 of 2023. <i>2023/02/27</i>	2023/12/31							50%

● Draft ● Not started ● Behind ● On Track ● Overdue ● Complete → Direct Alignment ----> Indirect Alignment

GOAL

Goal	Progress Update	Current Completion
Undertake Continuous Improvement Projects	<p>Progress: Three continuous improvement projects have been completed since the last update. See CI report for details on each project including those in progress. As staff receive yellow belt certification training in March, new projects will be added.</p> <p>Next Steps: <i>No value</i> 2023/03/01</p>	74%
→ Collection of Accommodation Tax : 100%	<p>Progress: Testing of the proposed solution using miscellaneous accounts has been completed however it did not produce the desired results. Discussions are ongoing regarding the feasibility of a modified solution. If the modified solution is feasible, the project will move to implementation.</p> <p>Next Steps: <i>No value</i> 2023/02/23</p>	70%
→ Improve the process used to obtain fleet shop supplies in Public Works : 100%	<p>Progress: The vending unit that was to be implemented as part of this project had to be manufactured. Delivery has been delayed by weather but is anticipated by end of February/early March after which time installation and piloting will take place.</p> <p>Next Steps: <i>No value</i> 2023/02/23</p>	90%

Goal	Progress Update	Current Completion
→ Standardize the records management process to increase quality at source : 100%	<p>Progress: Quality issues are often a problem with paper records. The project team mapped the records management process for paper records and identified the main issue in the process to be quality at source. Poor quality records received at Records Management and Archives creates rework for staff and reduces the City's ability to search, retrieve and/or interpret records.</p> <p>The goal of this project was to reduce the defects and resulting rework with the intent of creating a quality record at the source. A set of standards for the creation, management and transfer of records was developed, along with communications materials and an employee training session. A pilot of the training session and associated guides was conducted with the Legal Department. The combination of the training session, the standardized check list and visual aid/poster, resulted in no issues with quality within the records. The pilot therefore achieved a 100% reduction in rework.</p> <p>Next Steps: Implement training. 2023/02/28</p>	100%
→ Restructure the Intranet by piloting an improvement to the purchasing pages	<p>Progress: No progress on this initiative has been made since the last update.</p> <p>Next Steps: <i>No value</i> 2023/02/21</p>	95%
→ Map and streamline the OHS training process	<p>Progress: Emergency & Safety Services (ESS) staff received a demonstration on Workplace NL's central records registry and are now in the process of being trained on the system. The registry will be used as the City's central database for regulated training and a plan is being developed for roll out to Public Works staff. ESS is also moving forward with using external vendors for OHS regulated training. This past January 30 Public Works staff were trained onsite by a 3rd party training vendor. This approach worked very well and has freed up the OHS Advisors to focus on other priorities.</p> <p>Next Steps: <i>No value</i> 2023/02/24</p>	70%
→ Standardize the process for class of City Buildings service requests	<p>Progress: This project is substantially complete. A map documenting the steps in the current process has been completed. To help standardize the process, a request form was created to ensure adequate information is received with each service request. This form allows for better documentation, file management, and information sharing.</p> <p>Next Steps: Complete A3 final report for project. 2023/02/23</p>	95%

Goal	Progress Update	Current Completion
→ Improve process for development securities intake and tracking	<p>Progress: Current state mapping is complete. High level future state mapping needs to be completed. While a new solution has been identified for securities administration – an add-on service from the City's banking institution, the new process and key decisions around accountabilities must first be made and a new process agreed to before any technology can be utilized.</p> <p>Next Steps: Finalize the current state and implement any necessary technology improvements.</p> <p>2023/02/24</p>	40%
→ Improve parking permit application	<p>Progress: The parking permit application for the downtown residential parking program and commercial permit areas was unclear and users often provided incorrect information, resulting in processing errors and delays in permit processing. The issue was highlighted due to new/rotation of staff and the move to online applications with COVID-19.</p> <p>Improvements to the application reduced the document from 3 pages to 1.5 and included:</p> <ul style="list-style-type: none"> • Removing unnecessary permit application options • Re-ordering information to highlight the importance • Highlighting the required documentation section • Removing the requirement for multiple applications to allow applicants to add multiple vehicles per permit. • Updating and streamlining the Terms and Conditions <p>Other improvements to the permit process included removing the review of permit applications by Parking Services and removing the requirement to re-submit applications for permit renewal, if all other information is the same.</p> <p>Overall, the improvements resulted in a 43% improvement in processing time, enhanced the customer experience, and saved 1,575 hours of staff time annually; time that can be reinvested in other work.</p> <p>Next Steps: Continue to monitor and sustain the improvements.</p> <p>2023/01/18</p>	100%

Goal	Progress Update	Current Completion
→ Review the process for temporary occupancies	<p>Progress: This project created a standard operating procedure (SOP) for dealing with temporary occupancy permits. The improvement removed unnecessary rework of sending multiple notices to owners and resulted in a decrease in the number of files remaining open, fewer last-minute inspections, and fewer notices sent and follow ups required. Overall processing time was reduced by 59% resulting in annual staff time savings of 341 hours.</p> <p>Next Steps: Continue to monitor and sustain the improvement 2023/01/18</p>	100%
→ Creation of information technology standards for procurement	<p>Progress: Initial meeting held with project team in November 2022. Working to develop a proposed workflow and seek additional input from the team.</p> <p>Next Steps: No value 2023/03/01</p>	10%
→ Improve the process for traffic sign maintenance work orders	<p>Progress: This project is nearing completion. The current traffic sign maintenance work order process requires considerable manual data entry and printing of paperwork. A current state process map was created to identify all the steps in the process as well as the various stakeholder roles. Steps were analyzed to determine where there was nonvalue added activity or waste. In the last 5 years, the average quantity of traffic sign maintenance work orders created was 1202 per year with an average process time of up to 42 minutes.</p> <p>Improvements to the process included the piloting of software to eliminate manual data entry and printing. The project team is currently working out some technical bugs and developing smaller enhancements to the application that were not included in the initial pilot Including adding features such as visual boundaries for inspection areas. Once this work is completed, the improvements will be implemented and trialed.</p> <p>Projected savings from this project include a 43% reduction in the overall process time, a 100% reduction in paper consumption, and a savings of more than 300 hours of staff time.</p> <p>Next Steps: Finalize technical work, trial and assess/measure outcomes and effectiveness. Complete A3 final report. 2023/02/27</p>	90%
→ Streamlining the tracking of non-profit housing accounts receivables	<p>Progress: This project has been delayed due to other work commitments. Anticipate completion by end of second quarter 2023.</p> <p>Next Steps: No value 2023/02/23</p>	10%

Goal	Progress Update	Current Completion
→ Develop standard workflows/checklists for processes in the Infrastructure Division of Public Works	<p>Progress: This project has been delayed due to work committments and staff changes.</p> <p>Next Steps: <i>No value</i></p> <p>2023/01/20</p>	0%
→ Streamline site transportation of walk behind asphalt saw	<p>Progress: This project has been delayed due to work committments and staff changes.</p> <p>Next Steps: <i>No value</i></p> <p>2023/01/20</p>	0%
→ Streamline the administrative process for firefighter medicals	<p>Progress: Due to workload, few gains have been made with this project in 2022. Staff working on this project will be on maternity leave soon so the project will resume upon return.</p> <p>Next Steps: <i>No value</i></p> <p>2023/01/23</p>	15%

CITY OF ST. JOHN'S PLAN

A SUSTAINABLE CITY

Goal	Due Date
Be financially responsible and accountable : 100%	2025/12/31
↳ Establish a preventative maintenance program for SJRFD fleet	2023/11/30
Plan for land use and preserve and enhance the natural and built environment where we live	2025/12/31
↳ Plan for and implement Phase 5 of Water Street Infrastructure Improvements : 100%	2023/06/30
↳ Royal Drive, Mooney Crescent, Old Petty Harbour Road - Sewer Replacement - DESIGN ONLY	2024/04/26
↳ Complete flood hazard mapping for six streams (contingent on funding)	2024/04/30
↳ Develop Roadmap and Key Performance Indicators (KPIs) for Waste & Recycling	2023/12/30
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 : 100%	2025/12/31
↳ Host Creative City Summit 2023	2023/12/31
↳ Complete Letter of Intent, deliver associated proposals, documents for regional economic development agency	2023/02/28
Work collaboratively to create a climate-adapted and low-carbon city	2025/12/31
↳ 2023 Implementation of Corporate Climate Plan	2023/12/31
↳ 2023 Implementation of Resilient St. John's Community Climate Plan	2023/12/31

A CITY THAT MOVES

Goal	Due Date
Create a sustainable and accessible, low-carbon public transportation system : 100%	2025/12/31
↳ Development of a service growth strategy for public transit to respond to increased demand and help attract new customers	2023/10/31
↳ Improve reliability of the public transit service by upgrading the communications system from analog to digital	2023/12/31
Improve safety for all users on a well-maintained street network : 100%	2025/12/31
↳ Annual implementation of traffic calming projects : 8 Project(s)	2023/12/31
↳ Implement annual pedestrian crossing safety program : 3 Location(s)	2023/12/31
↳ Complete annual collision report : 1 unit	2023/12/31
↳ Major's Path Street Upgrading with Shared Use Path (Hebron Way to Portugal Cove Road) DESIGN ONLY	2024/02/29
↳ Implement Accessible Pedestrian signals for 2023 : 2 Location(s)	2023/12/31
↳ Complete detailed design for high crash locations to improve intersection safety : 3 Location(s)	2023/12/31
Expand and maintain a safe and accessible active transportation network : 100%	2025/12/31
↳ Back Line Sidewalk Extension (Ridgemount Street to Sunset Street)	2023/11/15
↳ Conduct public engagement on future Shared Used Paths	2023/10/31
↳ Extend Shared Use Path from Wishingwell Rd to Wexford St.	2023/12/31

A CONNECTED CITY

Goal	Due Date
Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities : 100%	2025/12/31
→ Raise awareness and educate on the impact housing needs have on our community's health, sustainable growth, and economic security	2023/03/08
→ Complete detailed design for Re-imagine Churchill Square Project	2023/12/31
→ Canada Games Track & Field & Legacy Facility	2025/04/30

AN EFFECTIVE CITY

Goal	Due Date
Work with our employees to improve organizational performance through effective processes and policies : 100%	2025/12/31
→ Establish Information Management (IM) Governance Framework	2024/12/31
→ Implement an inventory system for SJRFD mechanical services	2023/09/30
→ Design and implement training for staff and Councillors on the Code(s) of Conduct	2023/06/30
→ Design and implement orientation for Council	2023/09/30
→ Investigate partnership with Canada Games and STEP for purchase of volunteer management database system	2023/11/30
→ Create an internal volunteer committee	2023/09/30
→ Establish an Enterprise Risk Management (ERM) Framework	2027/12/31
→ Develop an interactive internal paystation map	2023/12/29
→ Implement a new temporary permit system for City Hall Parking Garage and other permit enforced city lots	2023/12/29
→ 2023 Employee engagement survey : 100	2023/12/31
Ensure accountability and good governance through transparent and open decision making : 100%	2025/12/31
→ Develop processes to improve reporting on all City plans and strategies	2023/11/30
Achieve service excellence through collaboration, innovation and modernization grounded in client needs	2025/12/31
→ Using results from 2022 Resident Survey, undertake a review of public engagement platform and tools	2023/11/30
→ Plan for and launch the employee e-learning system	2023/06/30
→ Augment the City Archives Online Presence	2024/09/30
→ Advance a Digital Strategy for Online Services	2023/12/31
→ Improve access to permit application information and status for stakeholders	2023/12/29

DECISION/DIRECTION NOTE

Title: 180 Military Road, Revised Heritage Building Renovations – REN2200195

Date Prepared: March 1, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve proposed renovations and building materials at 180 Military Road, Presentation Convent, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received a renovation application from Fougere Menchenton Architecture Inc., on behalf of the Presentation Sisters, to renovate the building at 180 Military Road for the purpose of an Institutional Use (dwelling units).

The application was previously brought to the Built Heritage Experts Panel for a recommendation; at that time, the discussion was focused on the building materials of the rear extension. Since then, Council has removed the municipal Heritage Building designation from the rear extension of the building, so only Heritage Area 1 standards apply to that portion now. Renovations to the rear extension will be reviewed by staff for compliance with the Heritage By-Law and no longer require Council's approval.

The Heritage Building standards still apply to the designated area shown in blue.

The subject property is adjacent to the Basilica of St. John the Baptist; within the Institutional District of the Envision St. John's Municipal Plan, zoned Institutional (INST), within Heritage Area 1, and designated by Council as a Heritage Building. Presentation Convent is also a provincial Landmark Registered Heritage Structure. The provincial designation is limited to the original building. The provincial statement



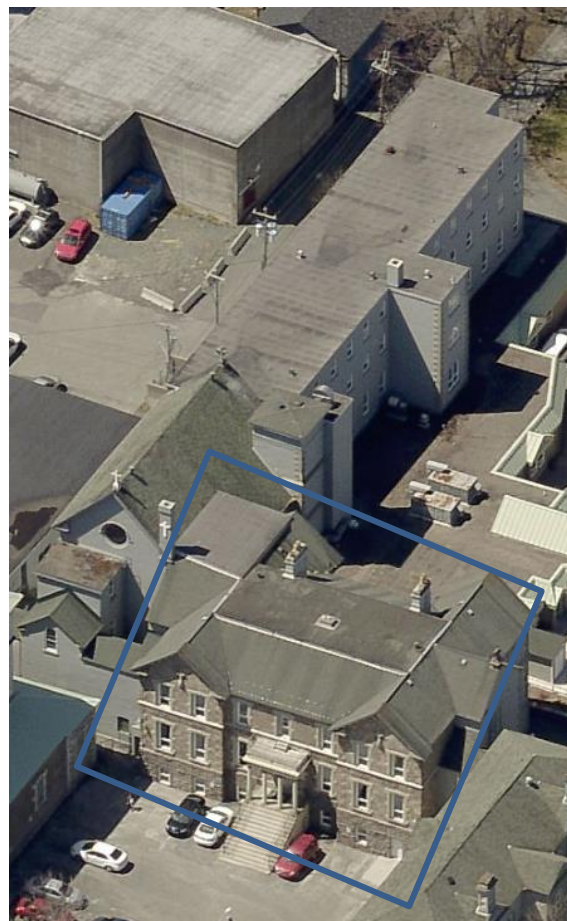
ST. JOHN'S

of significance is attached for reference. The property is within the St. John's Ecclesiastical District National Historic Site of Canada.

The application was brought to the BHEP to make recommendations to Council on the proposed renovations to the designated portion of the building, including the proposed glass stairwell extension.

The Sisters are converting the building from a convent into individual dwelling units. Their aim is to make the building as efficient and cost-effective as possible, so they want to better insulate the building. The applicants propose to insulate the front of the original building from the inside in order to maintain the original exterior stone, but want to insulate the remainder of the building on the exterior. The applicant has proposed an exterior insulation and finish system (EIFS) on the side and back of the Heritage Building “Motherhouse” (the original convent).

As this is a designated Heritage Building, exterior renovations must be approved by Council. The building elevations are attached for review. The applicant has some added information about where the glass stairwell will be connected to the building, as requested by the Panel. Applicable sections of the Heritage By-Law are attached for review.



The Motherhouse

The applicant attended BHEP meetings to discuss the proposal and the BHEP made the following recommendations via e-poll:

That the panel recommend approval of the EIFS on the side and rear of the designated heritage building at 180 Military Road.	
YES	NO
3	3

That the panel recommend approval of the glass enclosed stairwell of the designated heritage building at 180 Military Road	
YES	NO
6	0

The BHEP were split on the decision to allow approval of EIFS as a building material. Some panel members felt that only original materials should be used. Along the gable peak at the rear of the building, the EIFS will be about 4 inches thicker than the original materials, creating

a small bump out. In the image to the right, the brown portion will be EIFS, and the white portion near the point of the roof will be the original material, creating a small bump out from the white portion. The applicant has proposed this protect/retain the original corbels along the roofline. Some panel members felt this would create a difference and a shadow line in the gable that doesn't currently exist and shouldn't be approved. Others thought that this could be a workable solution to retain some of the original materials. While EIFS is not a traditional material, its appearance does replicate a parged surface, similar to the current exterior. For non-residential designated buildings, building and cladding/siding materials shall be consistent with the existing or historic materials of the building. In this case, EIFS could be considered consistent with the existing materials. Staff recommend approval of the exterior renovations as proposed.



The BHEP unanimously voted in favour of allowing the glass stairwell extension. Staff agree with this recommendation, subject to meeting all City regulations regarding siting on the lot.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; Heritage NL
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: Accessibility requirements will be reviewed at the building permit stage.
6. Legal or Policy Implications: Not applicable.

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

Recommendation:

That Council approve the exterior renovations at 180 Military Road, a designated Heritage Building, as proposed.

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:	180 Military Road, Revised Heritage Building Renovations - REN2200495.docx
Attachments:	- 0400-09 PSC RENO Plan Details.pdf - 180 Military Road - Council Attachments.pdf - SCHEDULE D - Heritage Area Design Standards(applicable sections).pdf
Final Approval Date:	Mar 2, 2023

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

Ken O'Brien - Mar 1, 2023 - 2:47 PM

Jason Sinyard - Mar 2, 2023 - 12:07 PM

MATERIAL LEGEND: (REFER TO PRODUCT FINISH SCHEDULE)

NEW EIF'S WALL ASSEMBLY TYPE 1
COLOUR TYPE 'P1'

NEW EIF'S WALL ASSEMBLY TYPE 2
COLOUR TYPE 'P2'

NEW EIF'S WALL ASSEMBLY TYPE 3
COLOUR TYPE 'P3'

VERTICAL METAL SIDING ASSEMBLY
TYPE 1. COLOUR TYPE 'P5'

VERTICAL METAL SIDING ASSEMBLY
TYPE 2. COLOUR TYPE 'P4'

COLOUR TYPE 'P4'

**EXISTING FACADE FINISH SCHEDULE:
(REFER TO PRODUCT FINISH SCHEDULE)**

A

COLOUR TYPE 'P1'.

B

COLOUR TYPE 'P2'.

C

COLOUR TYPE 'P3'.

LEGEND: (REFER TO PRODUCT FINISH SCHEDULE)

1

EXISTING WINDOWS REINSTATED. PAINT
WINDOWS PRIOR TO REINSTALLING.
COLOUR TYPE 'P1'.

2

NEW CAP FLASHING ON EXISTING/NEW
PARAPET FRAMING. REFER TO MATERIAL
LEGEND.

3

NEW VINYL WINDOW. SIZE TO MATCH
EXISTING WINDOWS. COLOUR TYPE 'P1'.

4

NEW VERTICAL METAL SIDING WALL
ASSEMBLY. METAL SIDING TYPE 1.
REFER TO MATERIAL LEGEND.

5

NEW METAL VERTICAL SIDING WALL
ASSEMBLY. METAL SIDING TYPE 2.
REFER TO MATERIAL LEGEND.

6

NEW HORIZONTAL METAL ACCENT
BAND. REFER TO MATERIAL LEGEND.

7

NEW EIFS WALL ASSEMBLY. REFER TO
MATERIAL LEGEND.

8

NEW EIFS DECORATIVE WINDOW TRIMS,
REVEALS, ACCENT BANDING, QUOINS,
ETC. COLOUR TYPE 'P3'

9

NEW SHINGLE ROOF ASSEMBLY. REFER
TO ROOF PLAN/ASSEMBLY SCHEDULE
FOR COLOUR AND TYPE.

10

NEW METAL FASCIA. COLOUR TYPE 'P3'

11

METAL ROOF GUTTERS & DOWNSPOUTS.
DOWNSPOUTS TO EXTEND 1500 MIN.
FROM FACE OF EXTERIOR WALL.
COLOUR TYPE 'P3'.

12

REINSTATED KITCHEN EXHAUST, DRYER
EXHAUST, EXISTING VENTS & LOUVERS.
REFER TO MECHANICAL DRAWINGS.

13

CURTAIN WALL ASSEMBLY. REFER TO
PRODUCT FINISH SCHEDULE

14

EXISTING FACADE TO REMAIN. THE
GENERAL CONTRACTOR IS
RESPONSIBLE TO PROTECT THE
EXISTING FACADE FOR THE DURATION
OF CONSTRUCTION.

15

EXISTING LTC UNITS. THE CONTRACTOR
TO PROTECT THE EXISTING LTC UNIT
FOR THE DURATION OF CONSTRUCTION.

16

EXISTING DOOR TO REMAIN.

17

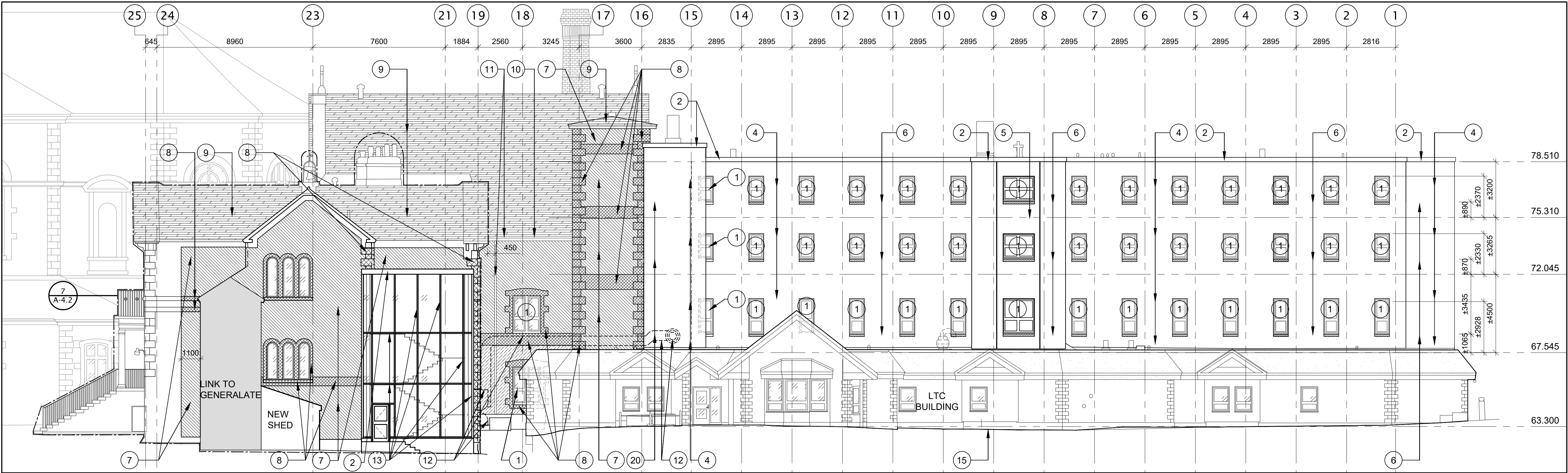
EXISTING WINDOW TO BE PAINTED.
COLOUR TYPE 'P1'.

18

NEW MECHANICAL EXHAUST VENTS.
COLOUR TYPE 'P4'.

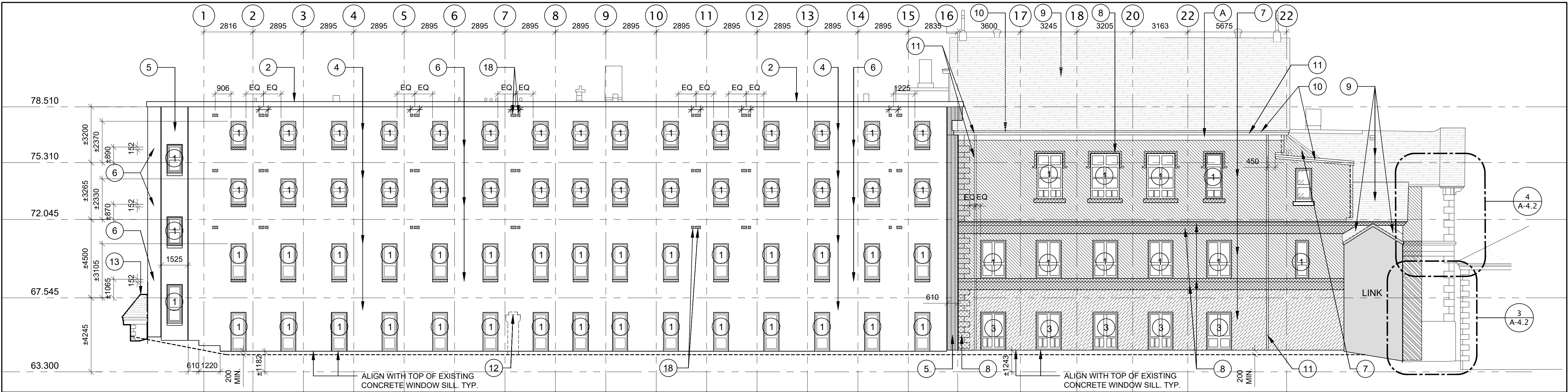
19

THE EXISTING FACADE TO REMAIN. THE
CONTRACTOR TO PROTECT THE
EXISTING FACADE FOR THE DURATION
OF CONSTRUCTION.



PROPOSED NORTH ELEVATION - MOTHER HOUSE & RESIDENCE
SCALE 1:125 (1:250 when printed on 11 x 17 size sheets)

1
A-4.2



PROPOSED SOUTH ELEVATION - RESIDENCE & CHAPEL
SCALE 1:125 (1:250 when printed on 11 x 17 size sheets)

1
A-4.1

Architect:

**FOUGERE
MENCHENTON
ARCHITECTURE**

Discipline
ARCHITECTURAL

Sub-Consultant : Structural

DBA

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Sub-Consultant : Mechanical & Electrical

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ENGINEERING INC**

Sub-Consultant : Civil

MAE

Design Limited
CONSULTING ENGINEERS

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Sub-Consultant :

Client:

Drawn T.R. / B.S.	Checked R.F.
Designed R.F.	Approved R.F.

Consultant's Project No.
0400-09

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No. Revisions MM/DD/YY

Drawing Nomenclature

Detail/Section No. **3**

Dwg. No. where detailed **A-1**

Project Title
**PSC RENOVATION
180 MILITARY RD.
ST. JOHN'S, NL**

Client's Project No.:

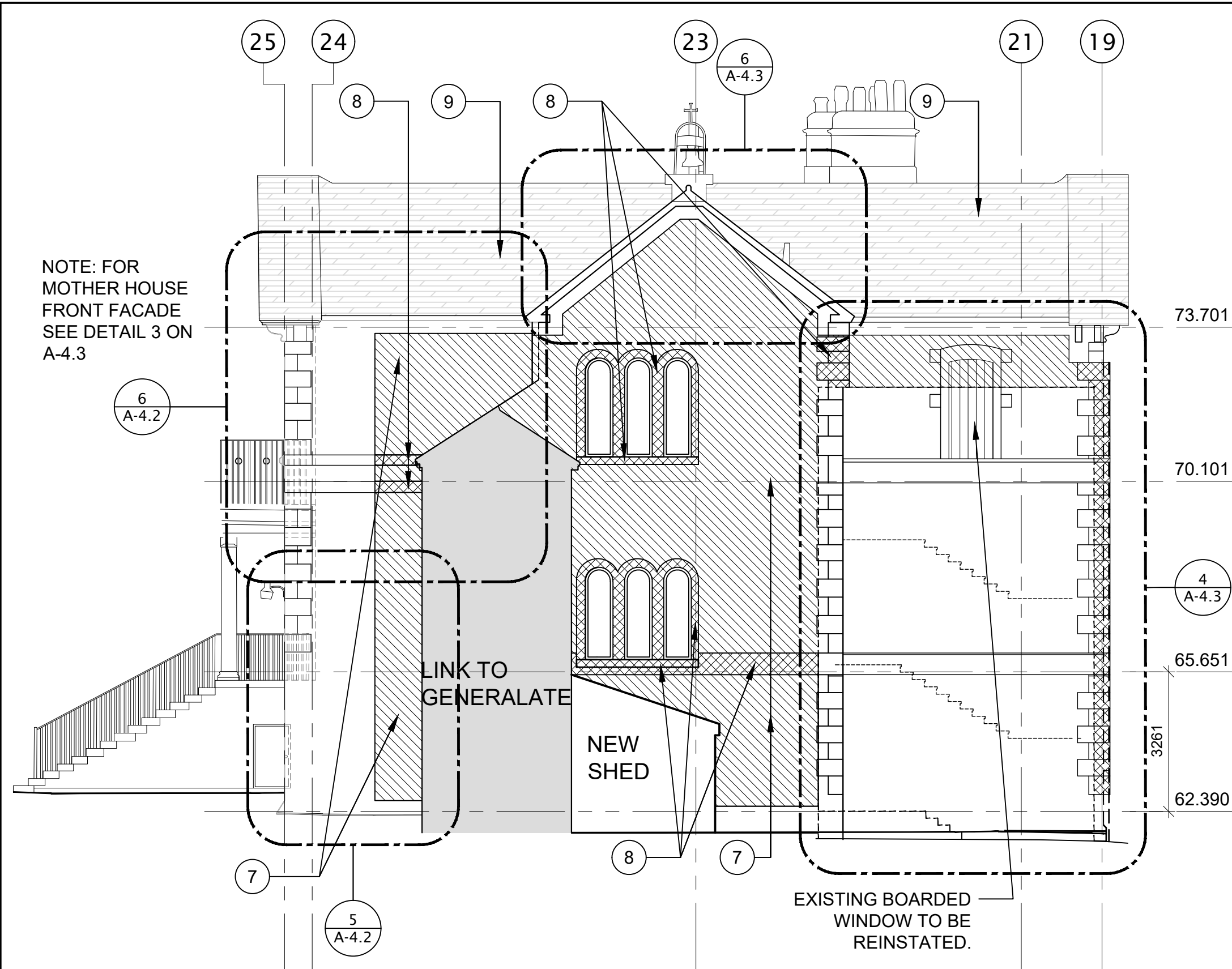
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**PROPOSED
ELEVATIONS**

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DATE 22-12-21	
REVISION NO. 2	



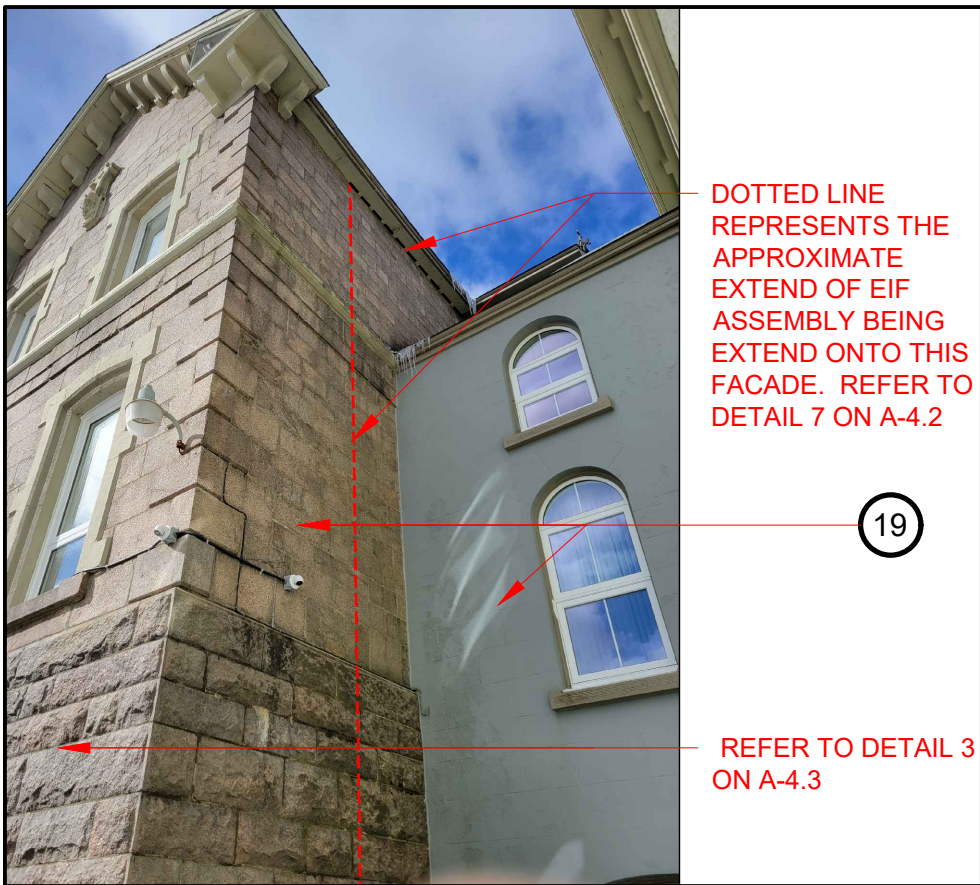
PROPOSED EAST ELEVATION - MOTHER HOUSE
SCALE NTS (NTS when printed on 11 x 17 size sheets)

8
A-4.2



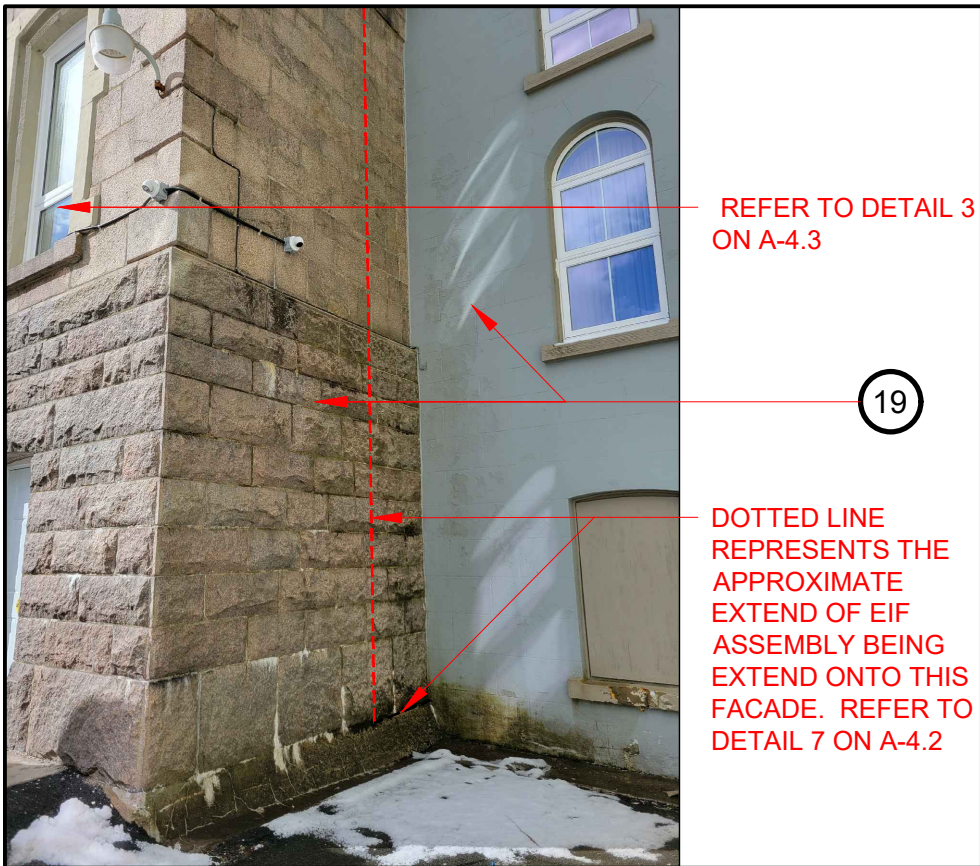
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7
A-4.2



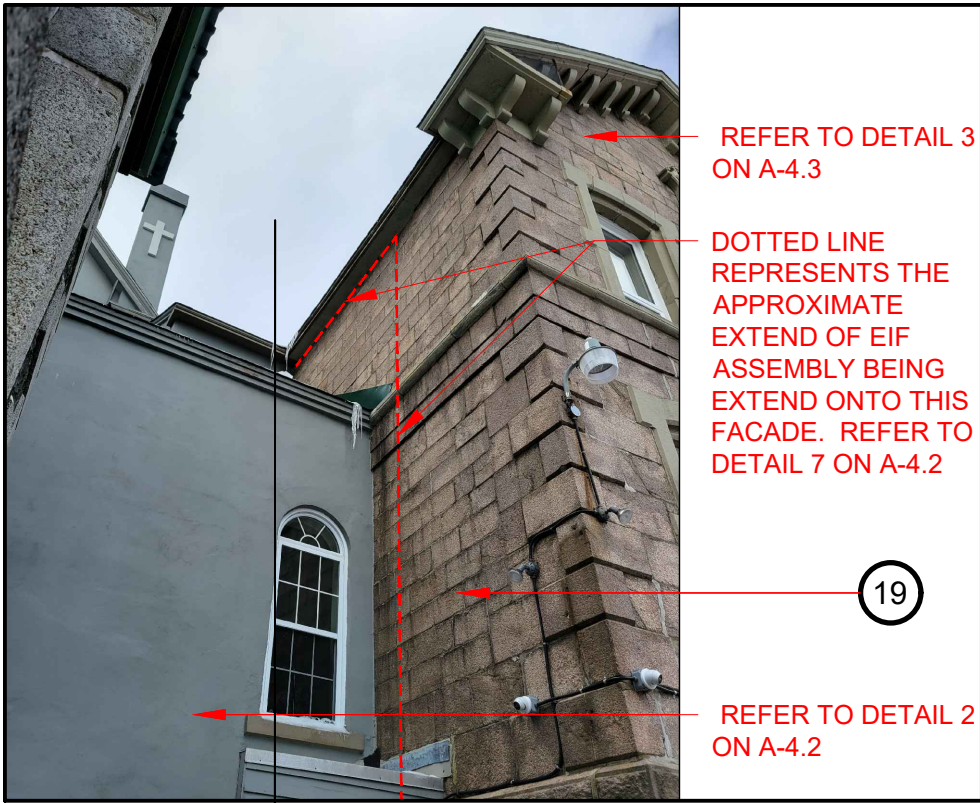
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SCALE NTS (NTS when printed on 11 x 17 size sheets)

6
A-4.2



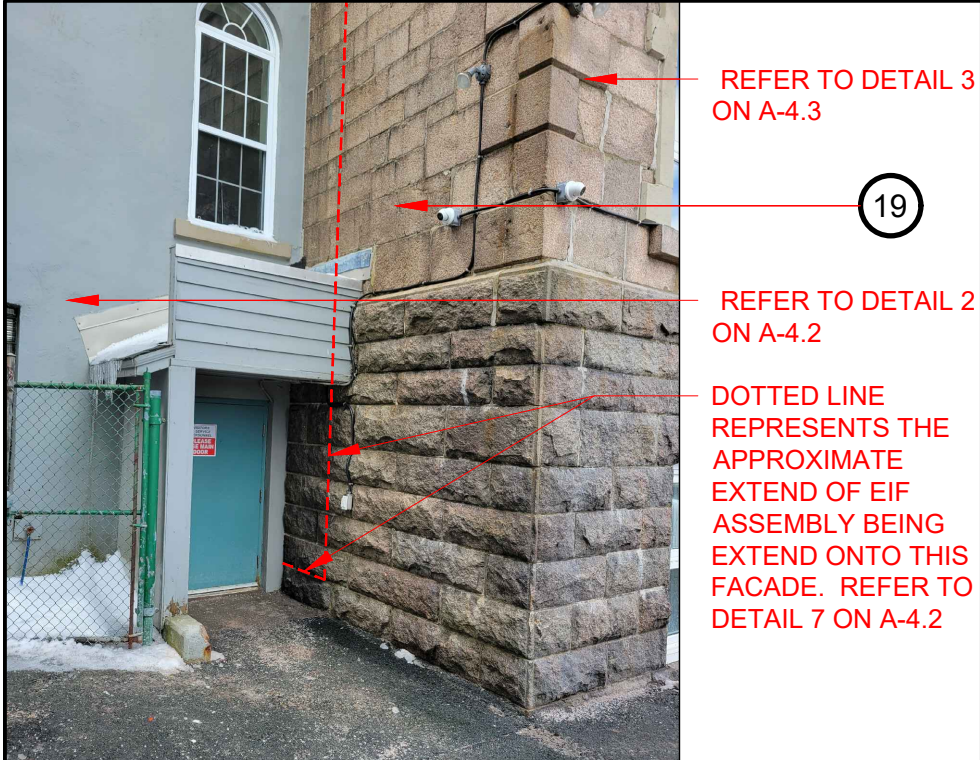
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5
A-4.2



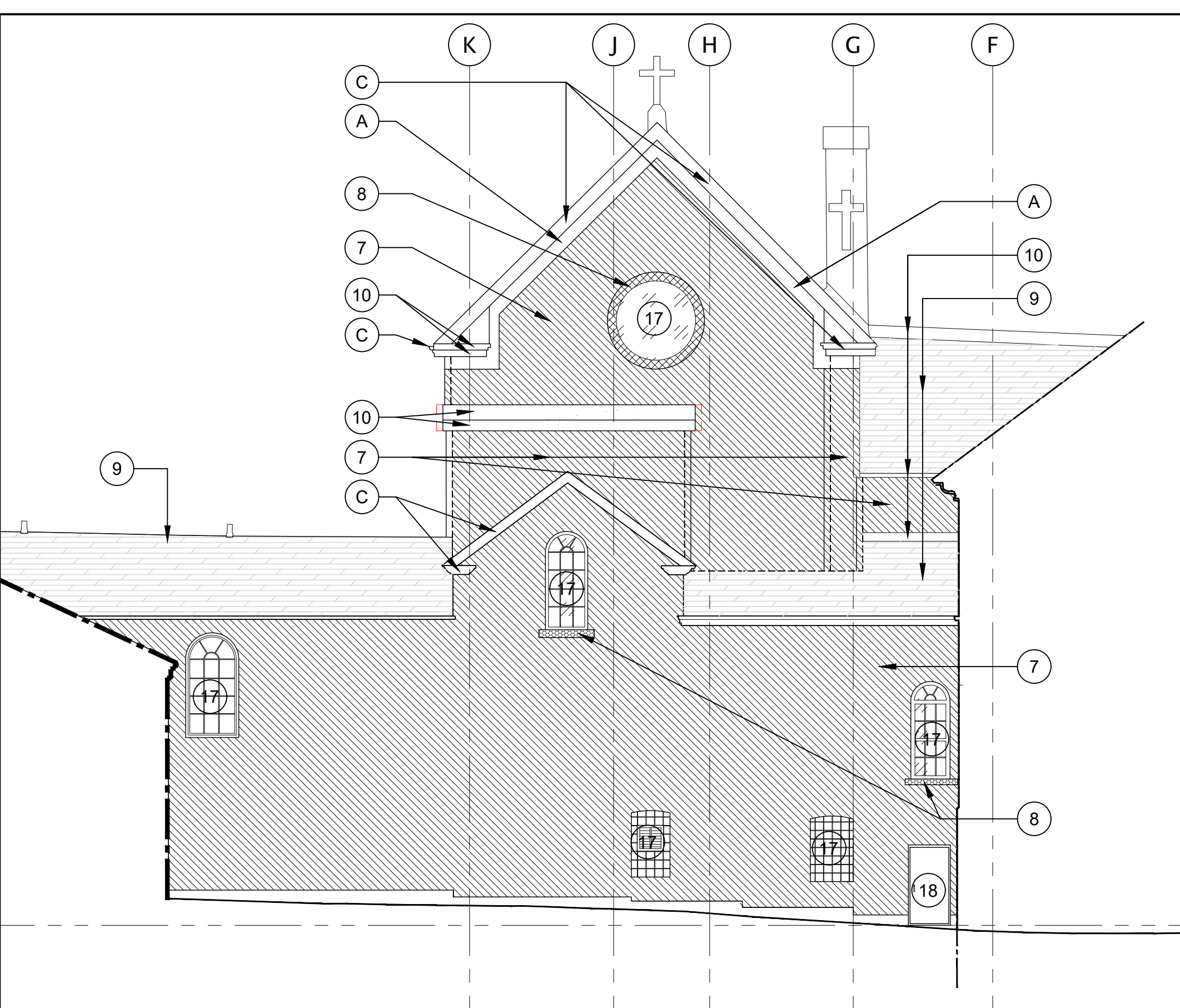
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4
A-4.2



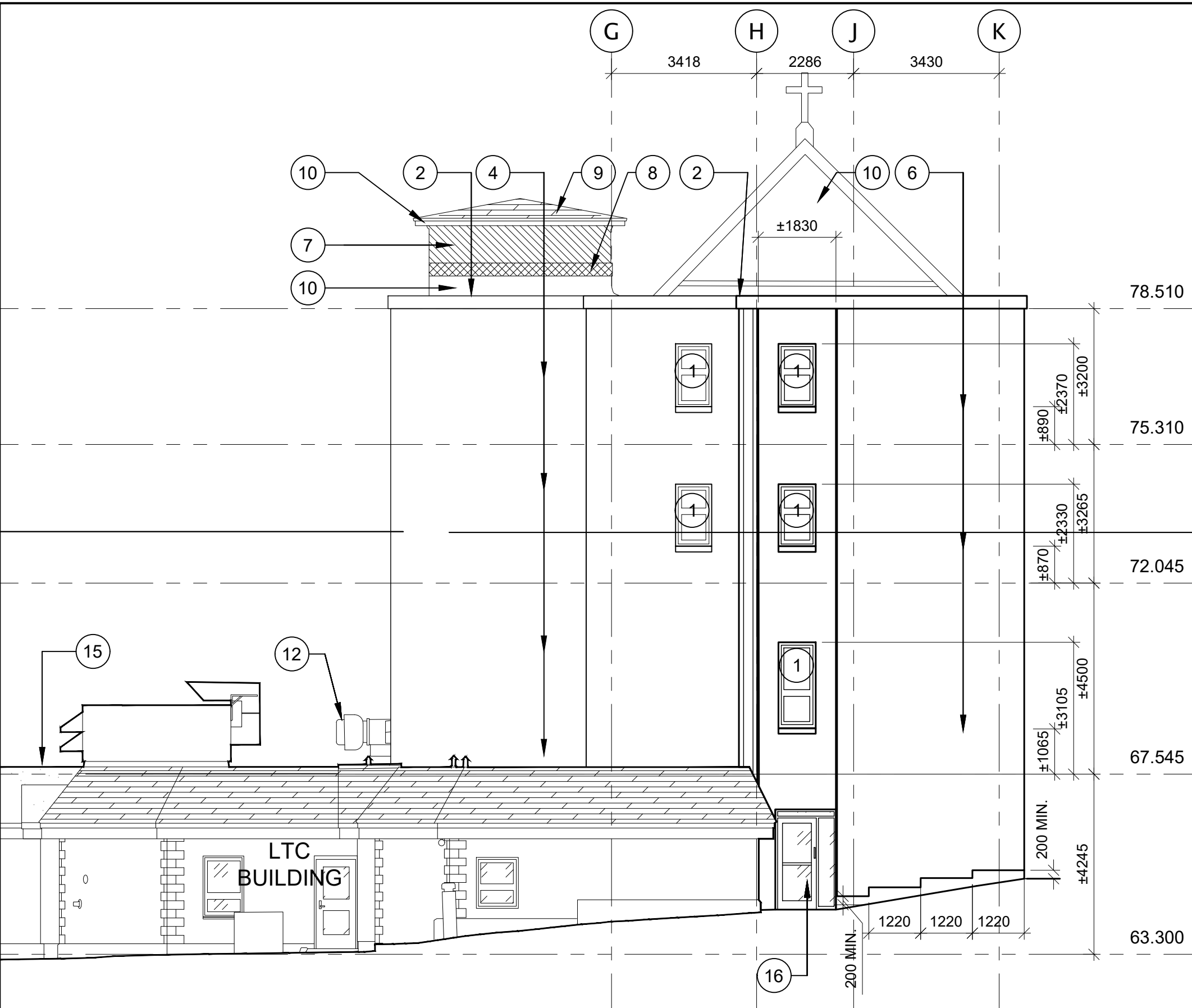
PROPOSED EAST ELEVATION - MOTHER HOUSE
SCALE NTS (NTS when printed on 11 x 17 size sheets)

3
A-4.2



PROPOSED EAST ELEVATION - CHAPEL
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

2
A-4.2



PROPOSED WEST ELEVATION - RESIDENCE
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

1
A-4.2

Architect:

FOUGERE MENCHENTON ARCHITECTURE

Discipline: **ARCHITECTURAL**

Sub-Consultant : Structural

DBA CONSULTING ENGINEERS LTD.
Structural and Civil Engineers Tel: 709.738.5500 Fax: 709.739.5590

Sub-Consultant : Mechanical & Electrical

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Sub-Consultant : Civil

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Sub-Consultant :

Client:

Drawn: T.R. / B.S. Checked: R.F.
Designed: R.F. Approved: R.F.

Consultant's Project No. **0400-09**

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No.	Revisions	MM/DD/YY
3	A-1	

Project Title

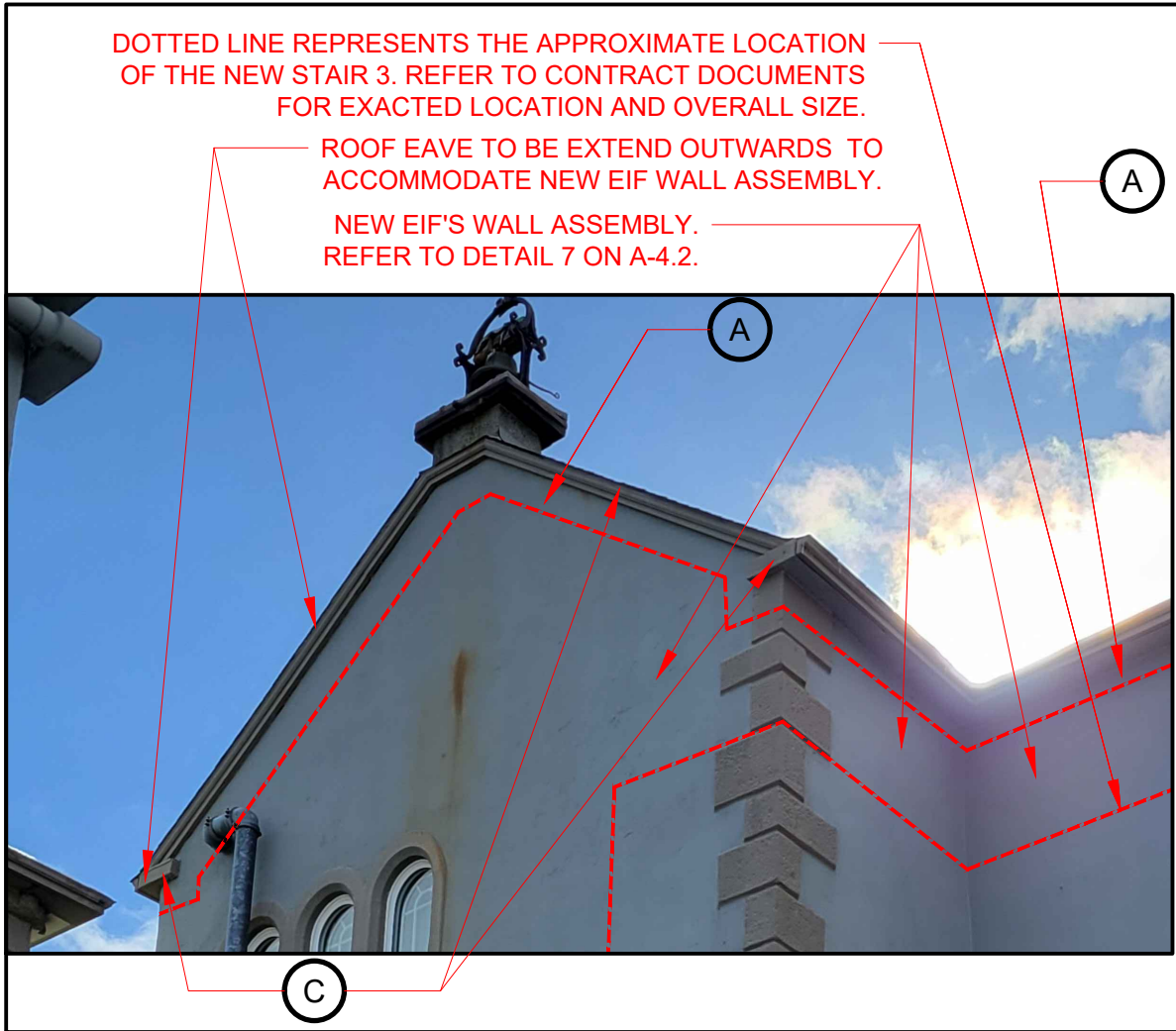
**PSC RENOVATION
180 MILITARY RD.
ST. JOHN'S, NL**

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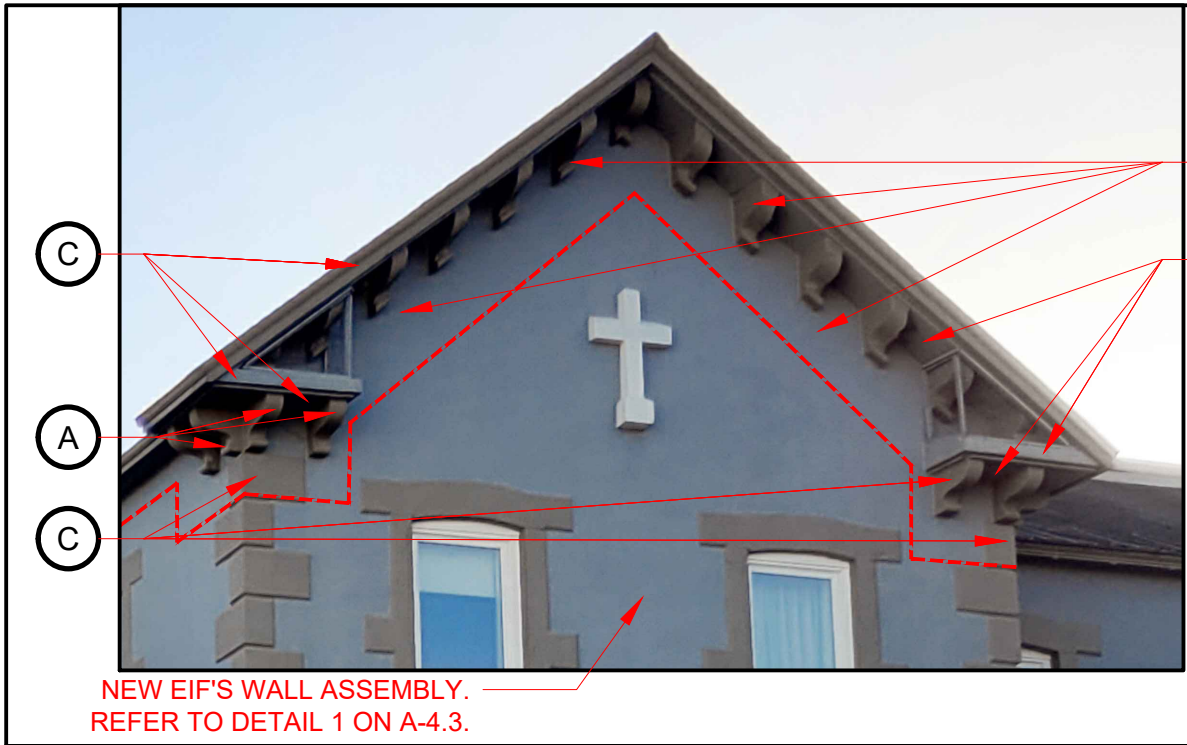
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**PROPOSED
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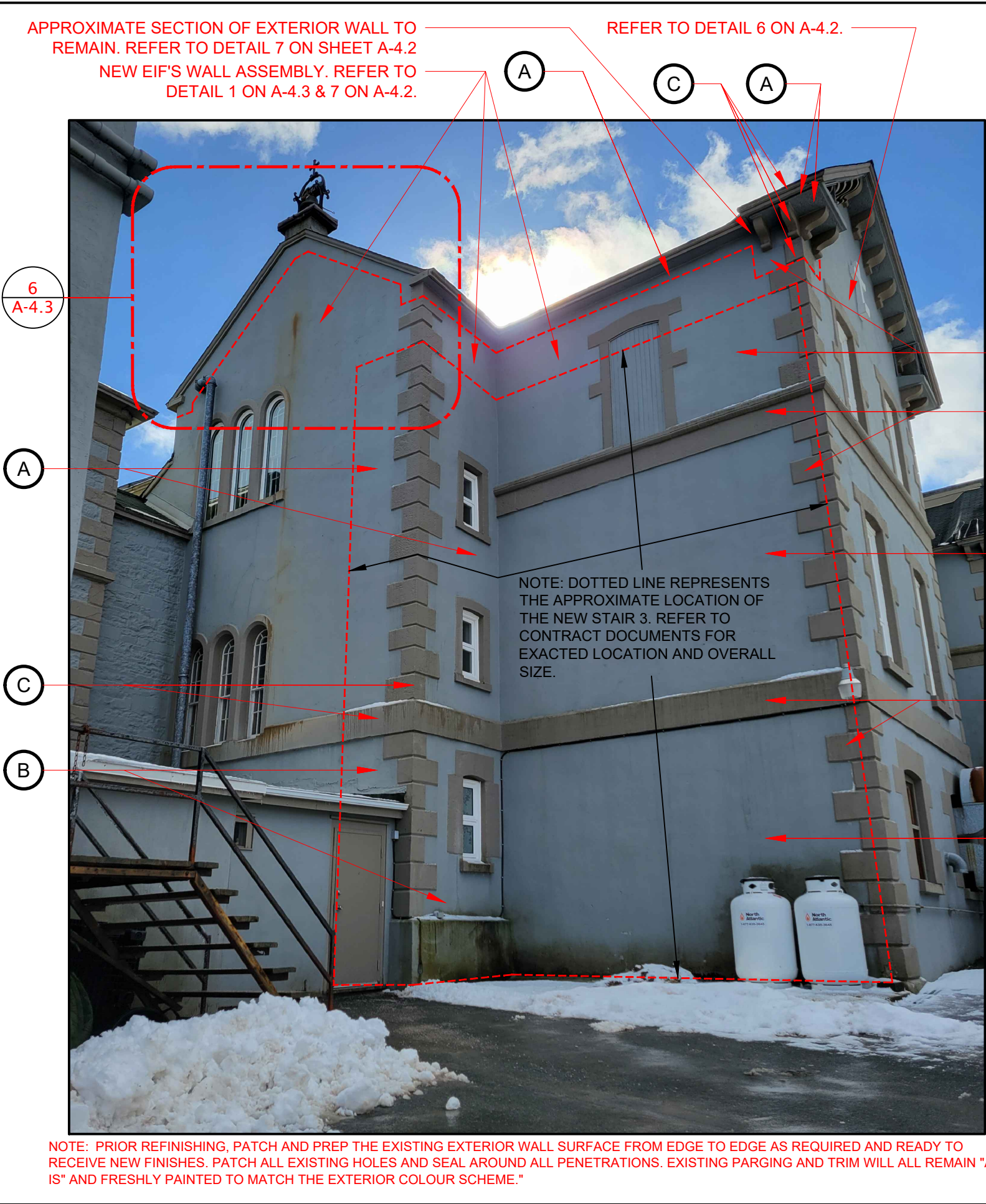
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DATE 22-12-21	A-4.2
REVISION NO. 2	



PROPOSED EAST ELEVATION - MOTHER HOUSE
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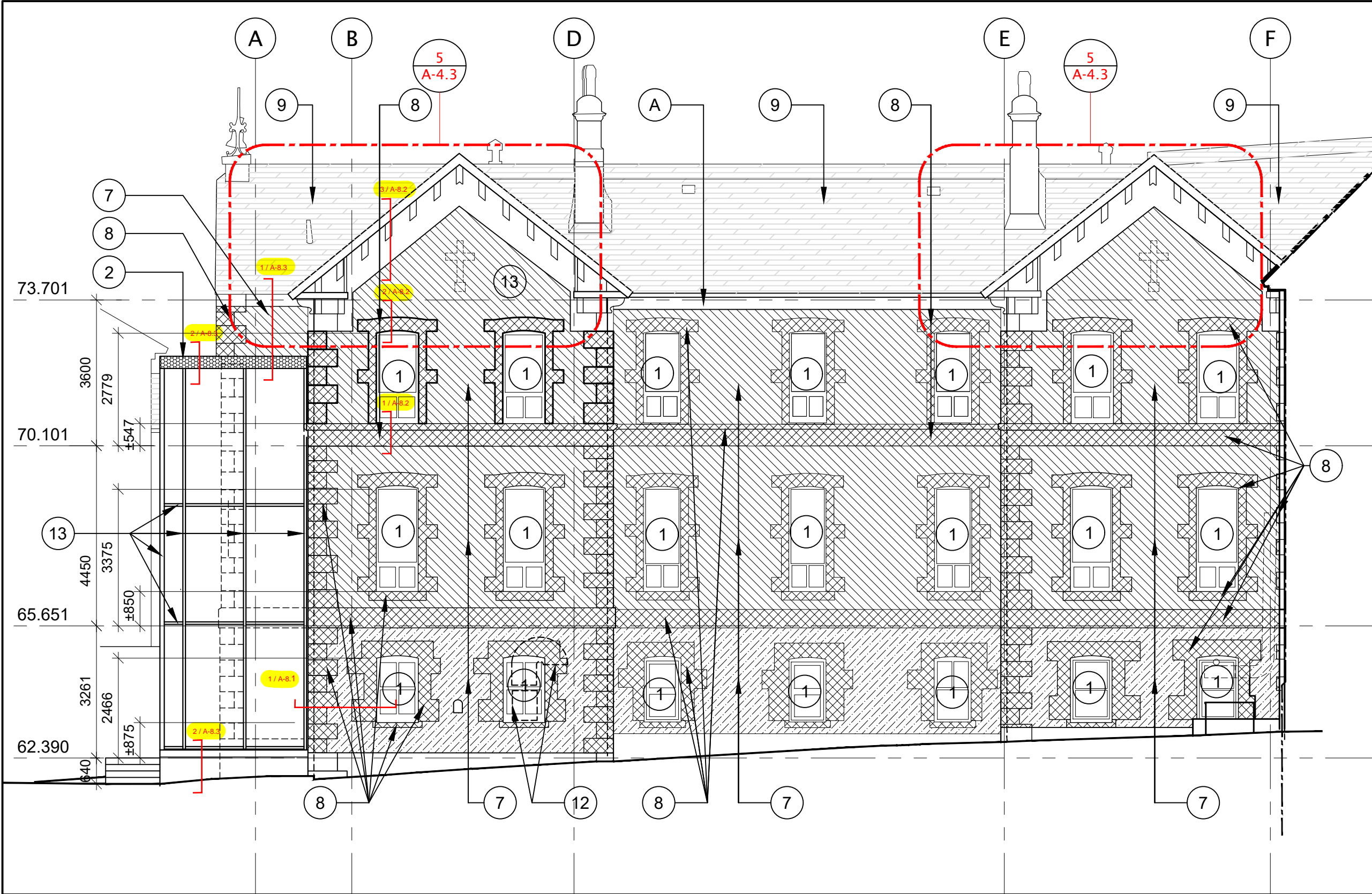
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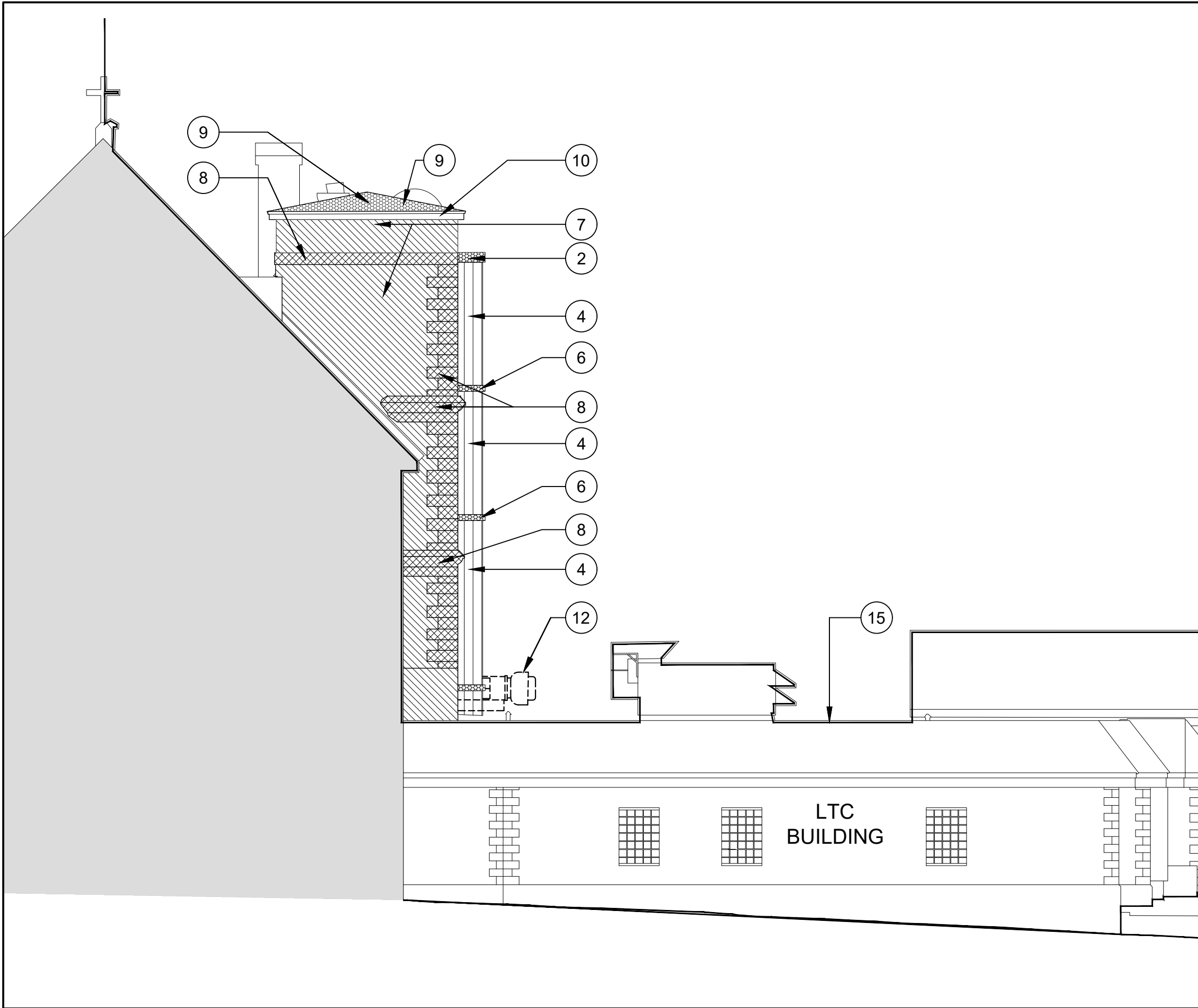
PROPOSED EAST ELEVATION - MOTHER HOUSE
SCALE NTS (NTS when printed on 11 x 17 size sheets)



PROPOSED EAST ELEVATION - MOTHER HOUSE
SCALE NTS (NTS when printed on 11 x 17 size sheets)



PROPOSED WEST ELEVATION - MOTHER HOUSE
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)



PROPOSED EAST ELEVATION - RESIDENCE
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

Architect:

FOUGERE MENCHENTON ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

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Sub-Consultant:

Client:

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No. Revisions MM/DD/YY

Drawing Nomenclature

Detail/Section No. 3 A-1 Dwg. No. where detailed

Project Title

**PSC RENOVATION
180 MILITARY RD.
ST. JOHN'S, NL**

Client's Project No.:

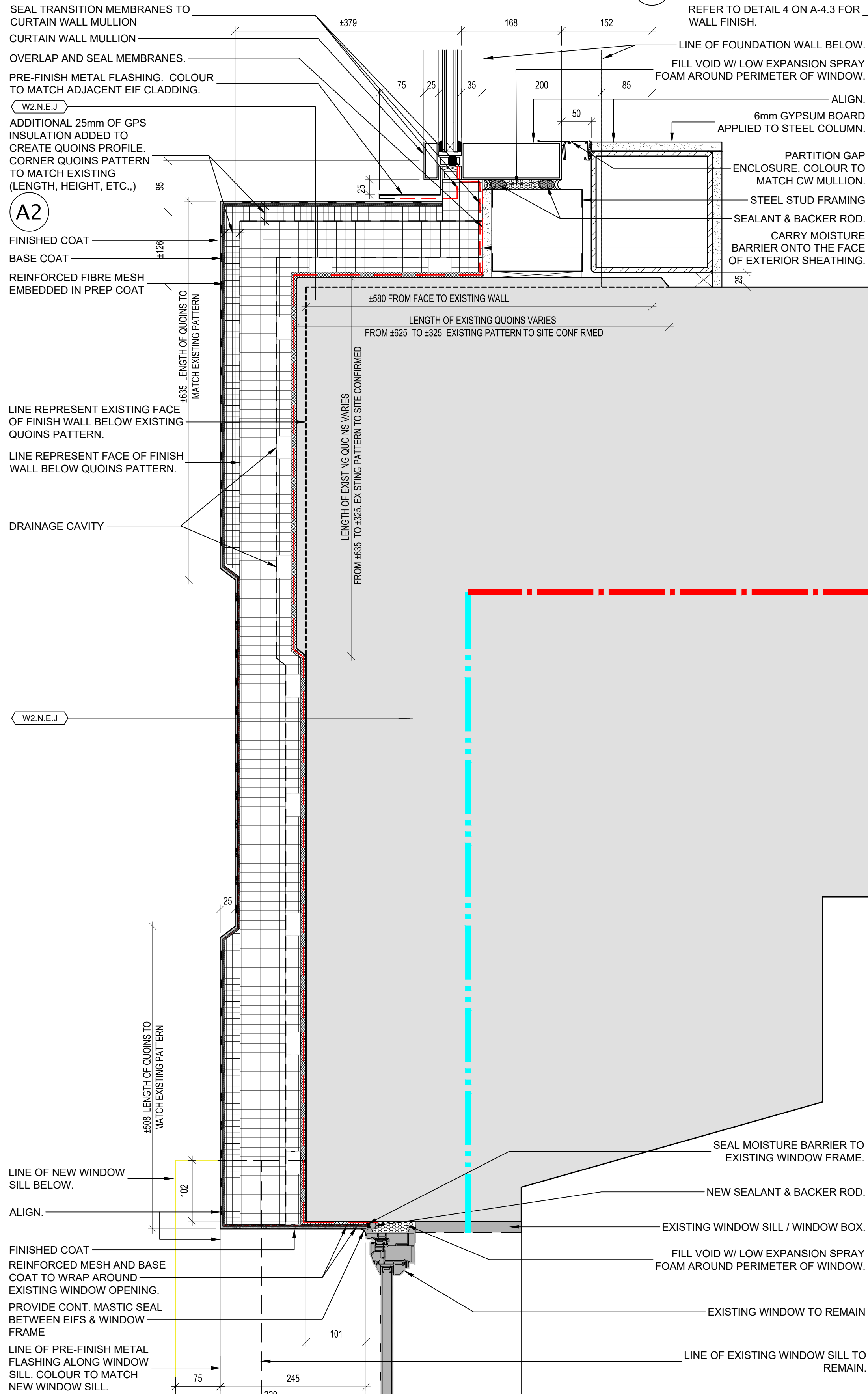
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**PROPOSED
ELEVATIONS**

SCALE AS SHOWN DATE 22-12-21 REVISION NO. 2

DRAWING NO.

A-4.3



MH - PLAN DETAIL AT STAIR 3 (CW AT EIF)
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

Architect:

**FOUGERE
MENCHENTON
ARCHITECTURE**

Discipline
ARCHITECTURAL

Sub-Consultant : Structural

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Sub-Consultant : Mechanical & Electrical

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Sub-Consultant : Civil

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

Sub-Consultant :

Client:

Drawn
T.R. / B.S.S.

Checked
R.F.

Designed
R.F.

Approved
R.F.

Consultant's Project No.
0400-09

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No.	Revisions	MM/DD/YY
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Drawing Nomenclature

Detail/Section No.	3	Dwg. No.
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Project Title

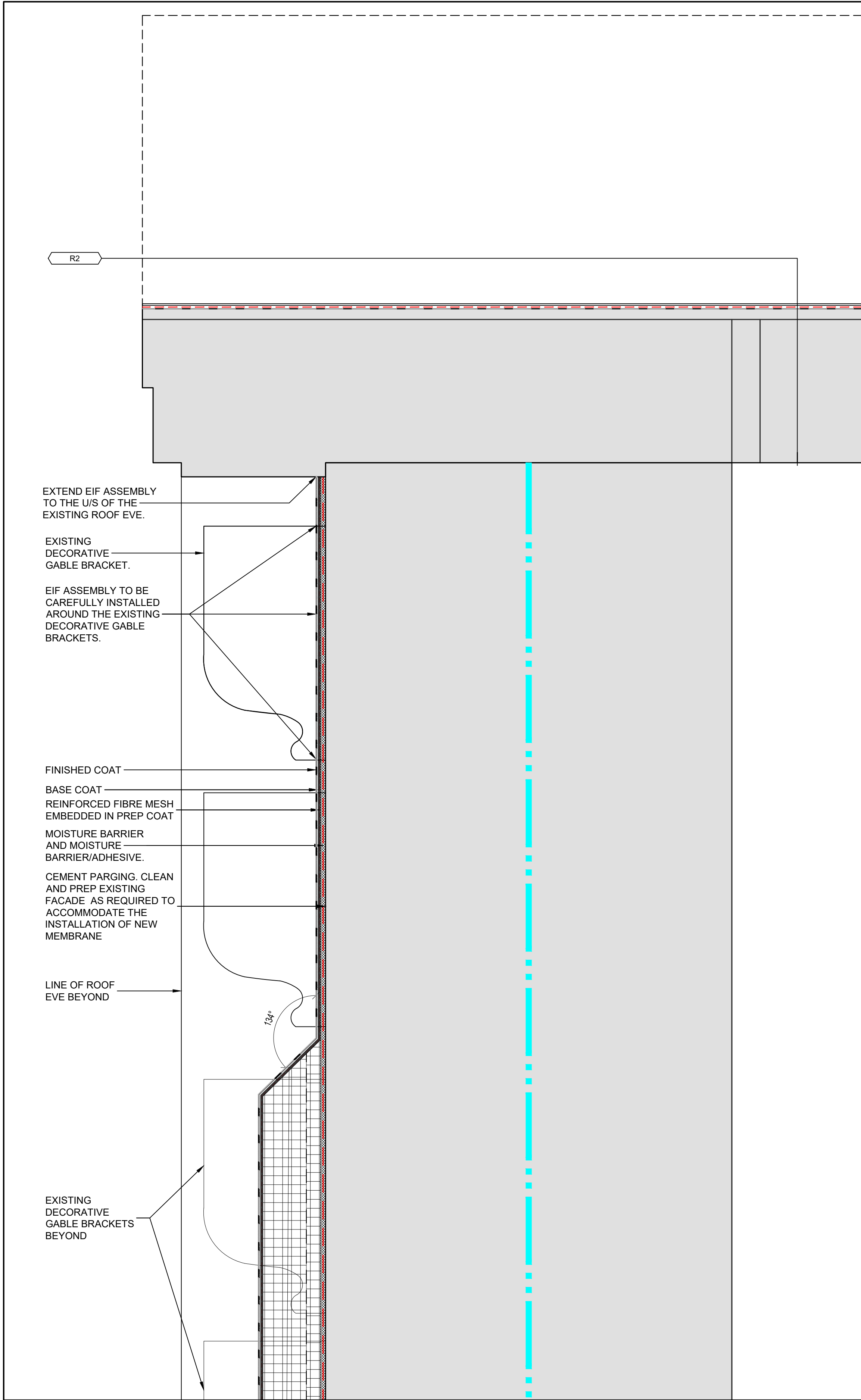
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Client's Project No.:

DRAWING TITLE

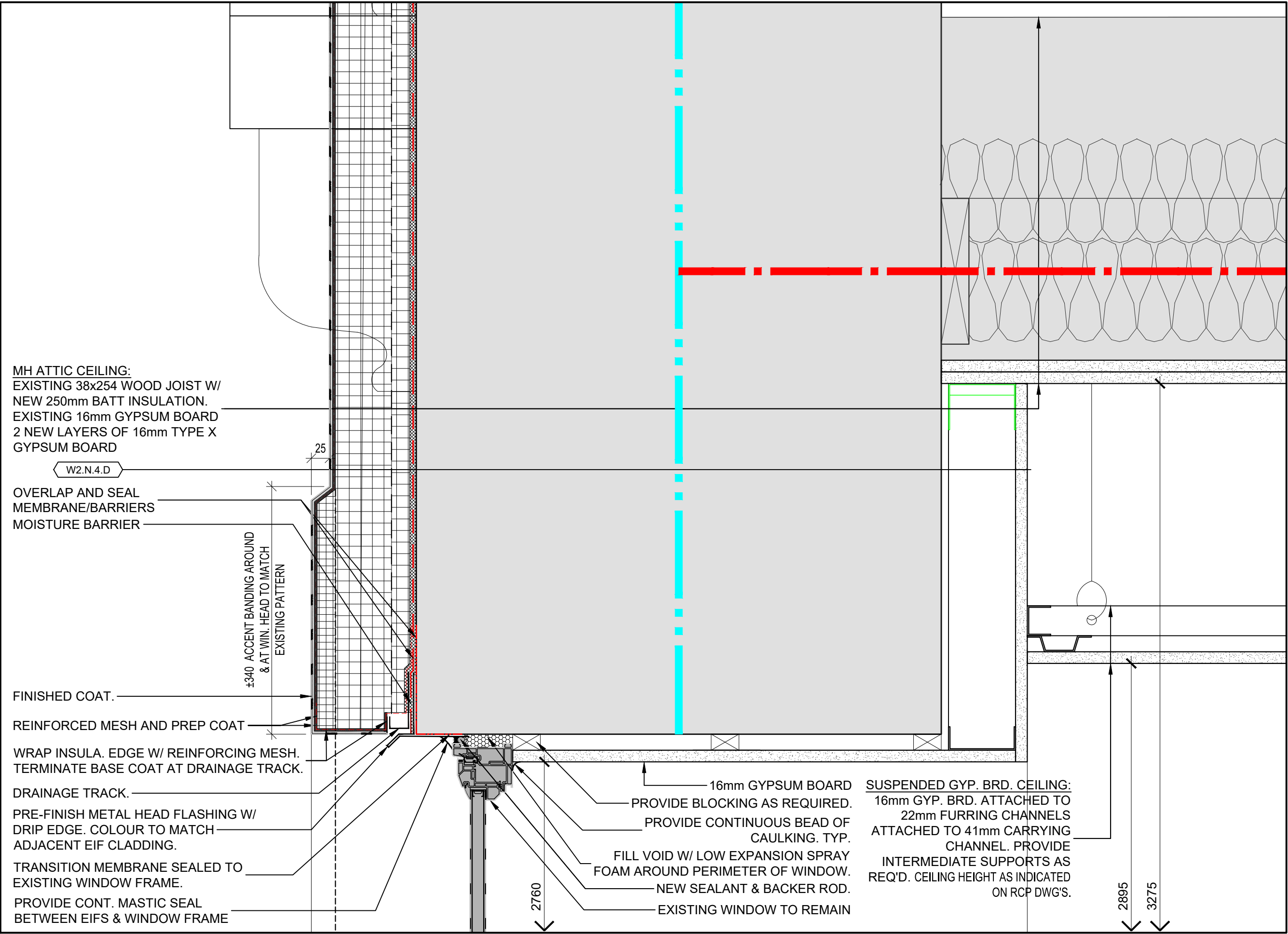
DETAILS

SCALE AS SHOWN	DRAWING NO.
DATE 22-12-21	A-8.1
REVISION NO. 2	



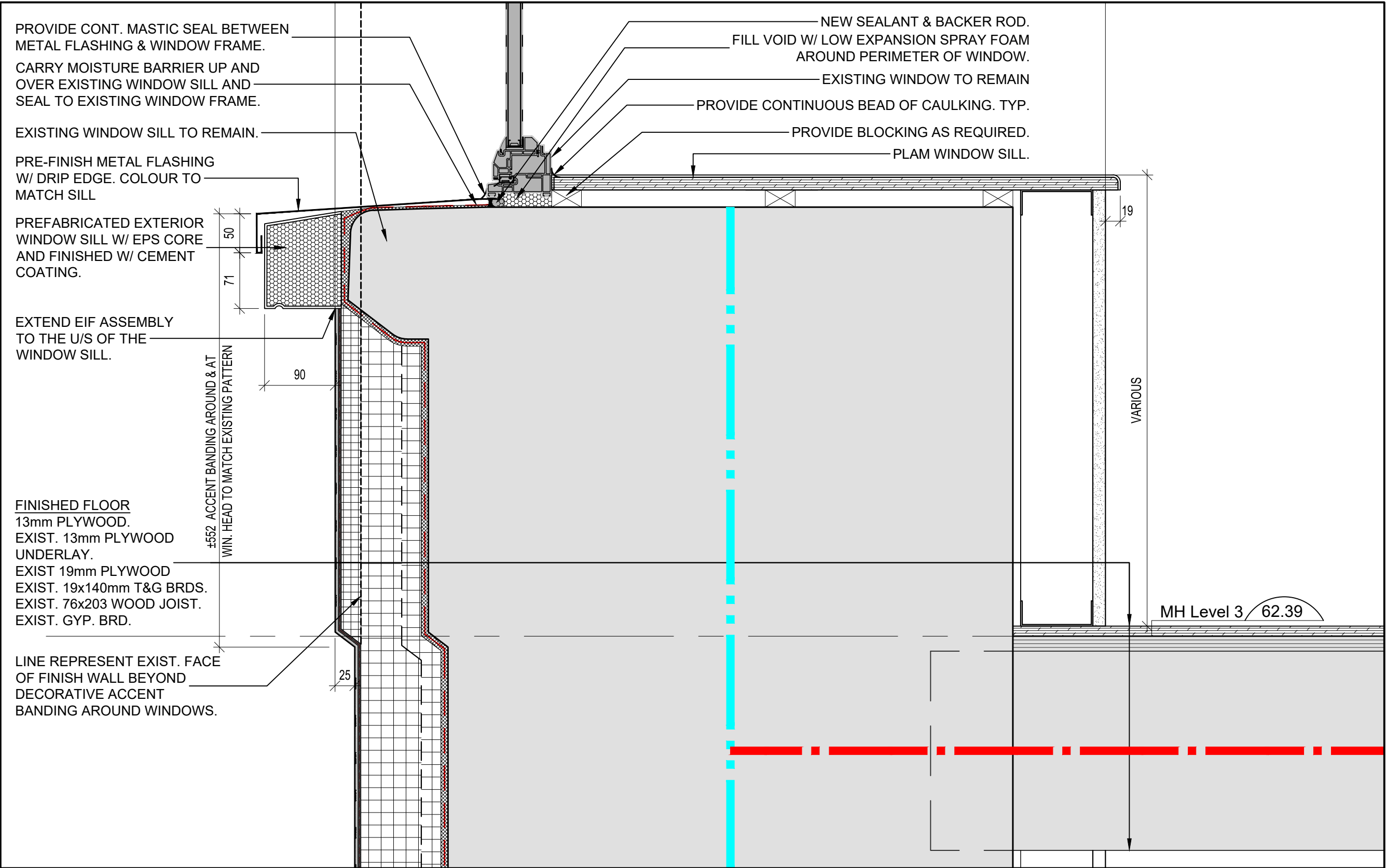
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SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

3
A-8.2



MH WINDOW HEAD DETAIL @ L3
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

2
A-8.2



MH WINDOW HEAD DETAIL @ L3
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

1
A-8.2

- Notes:
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 4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

4	Issued for Building Permit	01/27/2023
3	Issued for Progress Review	12/21/2022
2	Issued for Demo Tender - Interior Residence Bldg	11/28/2022
1	Issued for Internal Demo-Residence Bldg	11/18/2022

No.	Revisions	MM/DD/YY
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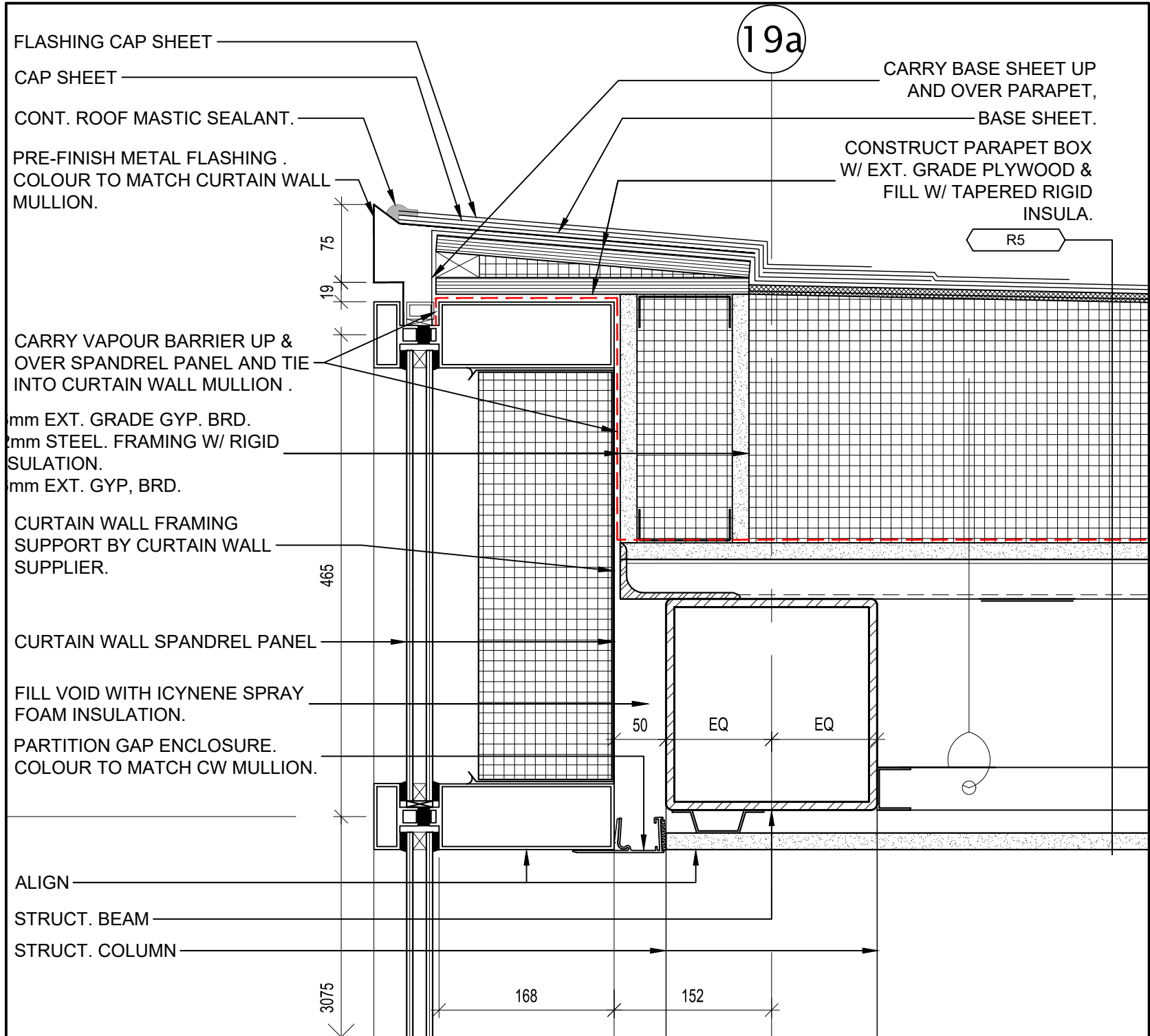
Drawing Nomenclature	
Detail/Section No.	3
Dwg. No.	A-1
where detailed	

Project Title
**PSC RENOVATION
180 MILITARY RD.
ST. JOHN'S, NL**

Client's Project No.:

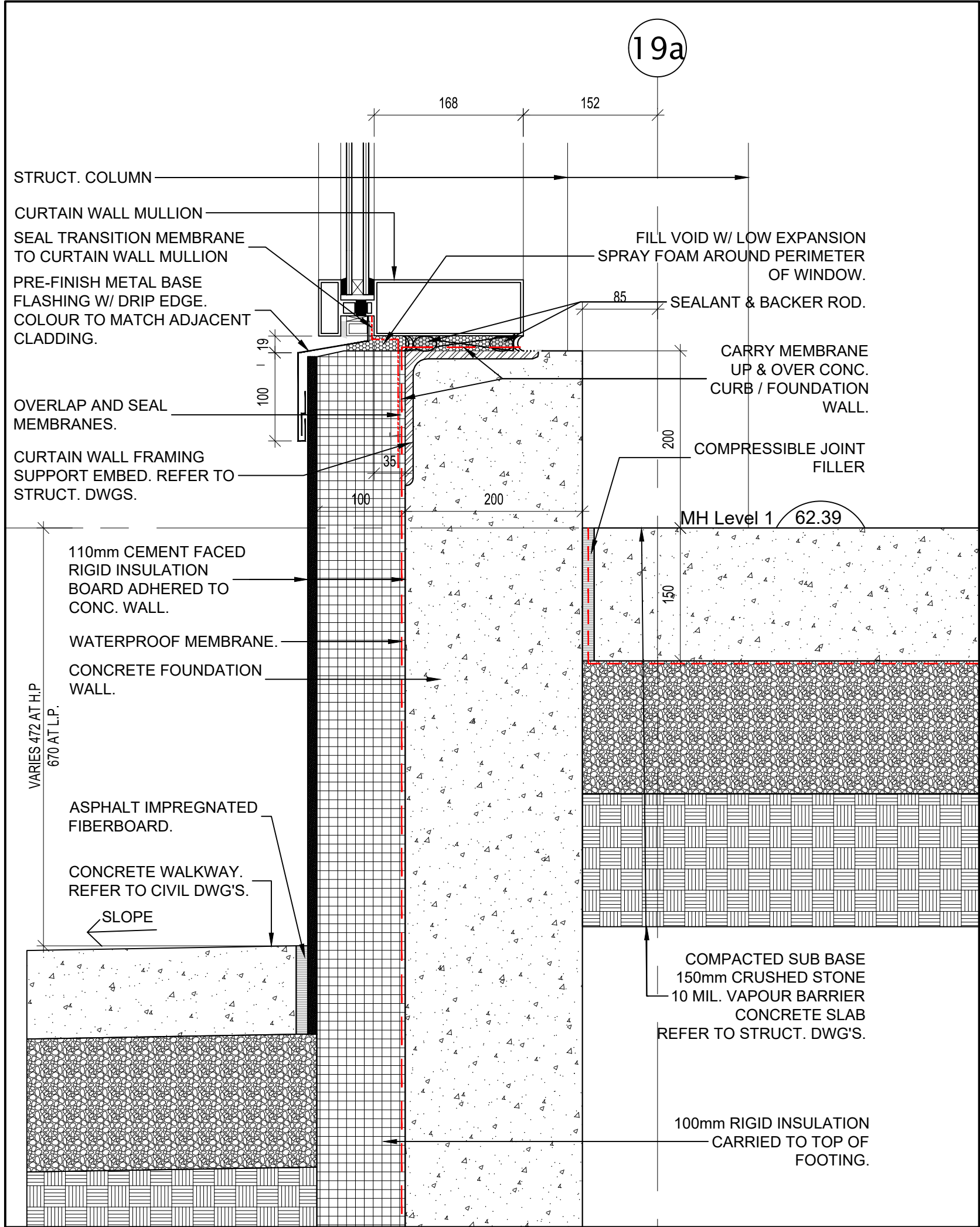
DRAWING TITLE
DETAILS

SCALE AS SHOWN	DRAWING NO.
DATE 22-12-21	A-8.2
REVISION NO. 2	



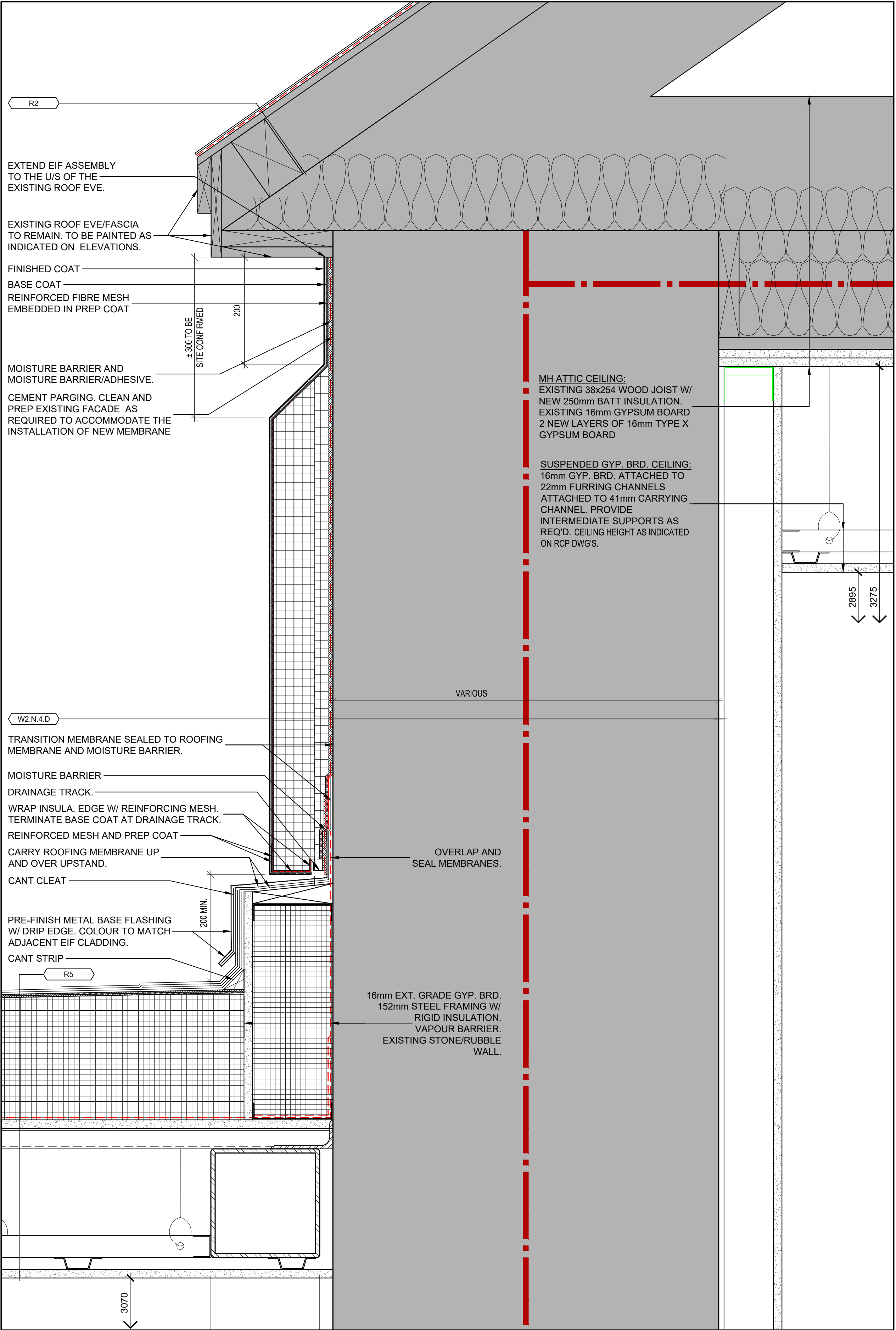
MH - STAIR 3 CW PARAPET DETAIL
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

3
A-8.3



MH - STAIR 3 CW SILL DETAIL
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

2
A-8.3



MH DETAIL @ ROOF EVE / ROOF CURB
SCALE 1:5 (1:10 when printed on 11 x 17 size sheets)

1
A-8.3

Architect:

**FOUGERE
MENCHENTON
ARCHITECTURE**

Discipline
ARCHITECTURAL

Sub-Consultant : Structural

**DBA CONSULTING
ENGINEERS LTD.**
Structural and Civil Engineers Tel:709.736.5500 Fax:709.736.5500

Sub-Consultant : Mechanical & Electrical

R|A|N
ROWSELL, APPLEBY, NEWTON
ENGINEERING INC

Sub-Consultant : Civil

MAEDesignLimited
CONSULTING ENGINEERS
TEL (709) 834-1554 FAX (709) 834-1558

Sub-Consultant :

Client:

Drawn
T.R. / B.S.

Checked
R.F.

Designed
R.F.

Approved
R.F.

Consultant's Project No.
0400-09

Professional Stamp & Permit

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No. Revisions MM/DD/YY

Drawing Nomenclature

Detail/Section No. **3** Dwg. No. where detailed **A-1**

Project Title
**PSC RENOVATION
180 MILITARY RD.
ST. JOHN'S, NL**

Client's Project No.:

DRAWING TITLE

DETAILS

SCALE AS SHOWN	DRAWING NO. A-8.3
DATE 22-12-21	
REVISION NO. 2	

Presentation Convent and School Registered Heritage Structure

St. John's, NL

Landmark Registered Heritage Structure

Explore

 Google map

Links

 Website



DESCRIPTION

Presentation Convent and School are 2-storey stone buildings

with basement levels, influenced by the Classical Revival style of architecture. The buildings are located in Cathedral Square, within the complex of the Roman Catholic Basilica-Cathedral of St. John the Baptist, and in the heart of the ecclesiastical district of St. John's, NL. The designation is confined to the footprint of the buildings.

STATEMENT OF SIGNIFICANCE

Formal Recognition Type

Registered Heritage Structure

Heritage Value

Presentation Convent and School was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1999 due to their historic and aesthetic value.

Presentation Convent and School were built for the use of the Sisters of the Presentation of the Blessed Virgin Mary, a religious order founded in Cork, Ireland in 1775. In 1833, Bishop Fleming, seeking to build the Catholic education system in St. John's, visited Ireland to recruit suitable teachers. After Fleming's meeting with the Presentation Sisters in Galway, Ireland, four Sisters volunteered to cross the Atlantic and take on the education of girls in Newfoundland. During their first years, the Presentation Sisters moved several times in order to accommodate the growing number of students. A convent and school were eventually built on Long's Hill in 1844. Both were destroyed in the Great Fire of 1846, possibly by embers carried in on the belongings of people seeking shelter from the flames.

In 1850, Bishop John Thomas Mullock laid the cornerstone for a new convent. The Presentation Motherhouse was officially opened in 1853 and remains the central convent of the congregation in

Newfoundland and Labrador. In the following decades, the Presentation Sisters (along with the Sisters of Mercy) were instrumental in the operation of girls' Catholic schools on the Avalon and across the island. The visual prominence of the Presentation Convent and School speaks to the Presentation

Sisters' contributions to Newfoundland education, and to the defining role that Catholicism played in the social, educational and religious lives of many Newfoundlanders during this period.

Presentation Convent is constructed of both local and Irish granite. Its styling is typical of a Classical Revival building, with its symmetrical façade and large tetrastyle portico framed by ionic columns. Similar Classical elements including a pediment, quoining and rounded arch windows can be found on the adjoining Presentation School. The convent and school were constructed by locally-renowned architect James Purcell and his partner, builder Patrick Kough. Purcell and Kough worked together on several significant buildings in St. John's, including the nearby St. Bonaventure's College and the Colonial Building. The ceiling of the chapel and drawing room were painted in the early 1880s by Polish convict Alexander Pindikowsky, who also painted the decorative work on the ceilings of Government House and the Colonial Building.

As the Presentation Convent continued to gain new members, an additional wing with more living quarters and a larger chapel was added to the convent in 1916; otherwise the building has remained largely unchanged since its construction. The convent and school were historically connected by footpaths and interior passages to the other buildings that make up the ecclesiastical complex of the Basilica Cathedral of St. John the Baptist. Their central location within the ecclesiastical district of St. John's reflects the growing

importance and influence of Catholicism in Irish St. John's during the mid-1800s.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – Presentation Convent and School – FPT 1707"

Character Defining Elements

All elements that define the buildings' Classical Revival design, including:

- number of stories;
- mid pitch gable roof with two front peaks;
- returned eaves on gable ends of convent;
- eaves brackets;
- decorative quoining;
- stone construction;
- stone foundation;
- symmetrical facade of ashlar stone;
- portico on main facade;
- size, style, trim and placement of large, rectangular windows, and;
- massing, dimensions, orientation and location.

Elements of interior design including:

- decorative ceiling work by Pindikowsky.

All those elements that relate to the environmental value of the convent, including:

- location within the Ecclesiastical District in central St. John's;
- location of the convent in relation to the Presentation School;
- connection of the convent, via interior passages and exterior footpaths, to other buildings that form a Roman Catholic complex centred on the Basilica;
- prominent hilltop location, and;

prominent hilltop location, and,
-visibility from the road.

Notes

In 1862 Bishop Mullock gave the convent the famous statue “The Veiled Virgin” by Giovanni Strazza.

LOCATION AND HISTORY

Community

St. John's

Municipality

City of St. John's

Civic Address

180 Military Road

Construction (circa)

1853 - 1853

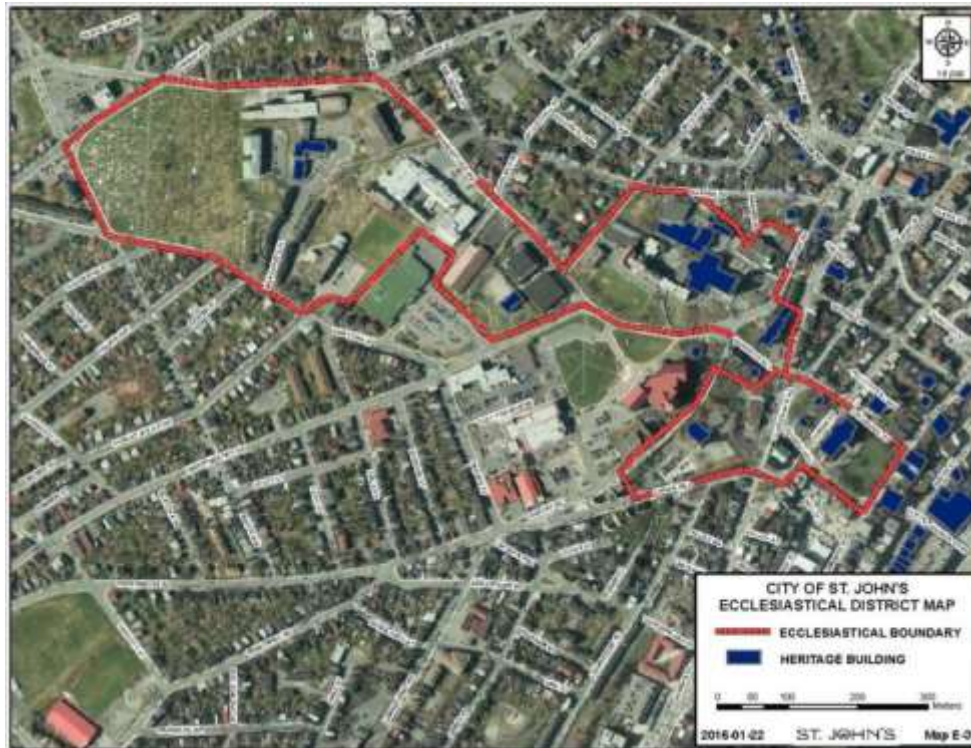
Builder

James Purcell, Patrick Keough

Style

Irregular

Statement of Significance



Aerial view of St. John's Ecclesiastical District outlined in red

St. John's Ecclesiastical District

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

The St. John's Ecclesiastical District is a large, linear shaped parcel of land located in the center of St. John's, in the one of the oldest sections of town. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry buildings of varying architectural styles. Within this organically patterned landscape and generous open spaces are some of the province's most important 19th century "mother churches", including representatives from most major denominations prevalent in Newfoundland and Labrador. The buildings vary in size, scale and formality and the district exemplifies its strong educational thrust through the continued uses of many of the buildings for their intended purposes, such as the schools and churches. The district spans an area of more than 61 acres. The natural evolution of the area is evident through its architecture and mature green space and newer buildings included within the district boundaries have been designed to be sympathetic to the styles of the original buildings. The designation is purely commemorative and includes all buildings, lands, landscape features, structures and remains within the boundaries.

Heritage Value

The St. John's Ecclesiastical District has a strong historic association with religion and education for Newfoundland and Labrador. The collection of ecclesiastical and fraternal buildings, which

comprise the district, represents the pivotal role of the churches in St. John's society in matters spiritual, educational, charitable, political and recreational for more than 175 years. Although many of these historic functions have been taken over by the provincial government, the area continues to contribute strongly to the community through the various schools and the churches whose facilities serve many cultural and social needs and expressions. It is the spiritual center of St. John's and of the founding religions and it is used by many groups and faiths for ongoing cultural and social activities.

The St. John's Ecclesiastical District is also historically valuable because of its associations with the religious leaders who were the overseers of daily operations. In a town whose population was once divided along religious lines, individual buildings and clusters thereof are associated with personalities who sat in the seats of religious power and the people who found themselves under their guidance. The denominational clusters of buildings serve to emphasize both the differences and similarities of each religious group at the same time. The buildings remain as imposing, lasting reminders of the institutions responsible for their construction and the contribution of these religious institutions to the community, both positive and negative.

The St. John's Ecclesiastical District achieves aesthetic value through the formal styles, scales and placements of buildings, landscape features and structures, which show the roles and dominance of religion in the history and development of the capital city. The overall visual impact of the area is achieved through the uses of varying materials, architectural styles, open spaces and statuary whereas today areas like the Ecclesiastical District are no longer being built. Where religion played a crucial and fundamental role in developing the community, these buildings stand as physical testaments to this influence. Also aesthetically valuable is the use of natural, enduring materials which dominate the district landscape. The buildings, constructed in stone and brick, reach skyward with their spires and towers, yet remain solidly firm on their well-built foundations. The varied ornamentations, statuary, grave markers, monuments and fencing, paired with the mature trees and generous use of green space, all combine in a cohesive and organic manner.

The St. John's Ecclesiastical District achieves environmental value in several ways. The district is a visual landmark for fishermen. Situated on upwards-sloping land the brick and granite buildings rise above the harbour, marking the way for fishermen returning from the fishing grounds as they enter St. John's harbour. This visual landmark continues to be used to this day, and the views of the district from the harbour, as well as the views of the harbour from the district are considered valuable to the community. Other environmental values include the footpaths, the close proximity of the buildings to each other and the back alleyways reminiscent of 19th century St. John's; a trend that doesn't exist in newer parts of the city. The area was intentionally picked by early church leaders to emphasize the dominant position of the churches. The big stone churches held the leaders of society who, in their infinite wisdom, could peer down on the masses of common folk and pass down their laws and rules. The physical location of the church buildings deliberately forced the less-enlightened to look up to the church: a literal reaction to a figurative idea.

Source: St. John's Ecclesiastical District Ward 2, Recognition in the St. John's Municipal Plan, St. John's Municipal Plan Amendment No. 29, 2005 CD R2005-04-26/11

Character Defining Elements

All those elements that relate to the variety and the uses of formal architectural styles and designs often typical of each denomination, including but not limited to:

- Gothic Revival, Classic, Romanesque, Second Empire and Georgian masonry buildings; -high quality of craftsmanship;
- the uses of architectural features typically found on specific architectural styles such as arched window and door openings on the Gothic Revival Anglican Cathedral and the Latin cross layout of the Romanesque Catholic Basilica;
- use of symbols and inscribed identifications such as those found on the BIS (Benevolent Irish Society) building in the forms of carved stonework and statuary on the exterior façade of the building;
- decorative elements which reflect the grandness of the buildings, including stained glass windows, towers, spires, belfries, the Basilica Arch and grand entryways with generous open green space;
- dominating nature of spires in an area where they stand out among primarily low buildings; and
- various roof shapes, windows and door openings, massing, size and orientation.

All those elements that relate to the predominant use of high quality, durable materials, and to the variety of these materials, including:

- use of locally quarried granite and bluestone incorporated into masonry buildings;
- use of imported stone incorporated into masonry buildings; and
- use of slate and other durable materials.

All those elements that relate to the physical location of the district, including:

- prominent location on a hill/ slope making it visible and symbolic;
- existing major views to and from the district;
- informal organic layout and the ability to read the natural land use patterns and circulation routes;
- relationship of major religious institutional buildings to their immediate setting and surroundings; and
- interrelationship of buildings and denominational clusters, such as the Roman Catholic cluster of its convent, monastery, church and school.

All unique and special elements that define the district's long and religious/educational history, including:

- formal landscape elements such as walls, fencing, statuary, grave markers, Basilica Arch and monuments;
- the interrelationship between buildings, such as the nearness of the Presentation Convent, the Basilica, the Monastery and St. Bon's School, and the ability to access each by footpaths marked out for more than 175 years, and through back doors and alleyways;
- non-formal and traditional treed footpaths and monuments, including unmarked trails through cemeteries; and
- openness of landscape;

All those elements that reflect the continuing uses of the district, including:

- religious, educational and community uses for cultural purposes.

Location and History

Community	St. John's
Municipality	City of St. John's
Construction (circa)	1826 - 1923
Style	Other
Website Link	http://www.stjohns.ca/index.jsp

Additional Photos





PRELIMINARY DRAFT



Presentation Sisters Convent
Renovation Project



PRELIMINARY DRAFT



Presentation Sisters Convent
Renovation Project

The Motherhouse Courtyard
Proposed Renovation



PRELIMINARY DRAFT



Presentation Sisters Convent
Renovation Project

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
BUILDING FACADES					
Building Façades	<p>Renovations to the building's façade shall be compatible with the building's architectural characteristics.</p> <p>Note: Typical 19th century storefronts include centrally located recessed doors with display windows on either side.</p>	Building's façades shall be, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape unless the building's architectural style is determined by the Inspector to be unique.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Recessed Entries	Recessed entries shall be retained. Recessed entries may be added where they are in keeping with the building's architectural characteristics.	Recessed entries shall be retained. Where possible, recessed entries shall be incorporated into renovations where a they are in keeping with the period/architectural style of the streetscape.	Same as Heritage Area 1	Same as Heritage Are 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
CLADDING/SIDING					
Building and Cladding/Siding Materials	Building and cladding/siding materials shall be consistent with the existing or historic materials of the building.	<p>Original materials of the building to be maintained.</p> <p>Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector</p> <p>Where replacement is required, modern materials may be permitted, where, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. However, veneer man-made products and similar products are not permitted. Accent materials may be permitted at the discretion of the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Building Trim Style and Materials (including decoration and moulding)	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	<p>Building trims shall be compatible with the period/architectural style of the streetscape. Existing trims, including style and material, to be maintained for a façade facing a public street and/or publicly maintained space.</p> <p>New developments may require the addition of decorative trims as determined by the Inspector.</p>	Same as Heritage Area 1, except modern material may be permitted at the discretion of the Inspector.	Same as Heritage Area 2	Same as Heritage Area 2
WINDOWS					
Windows Style	The style and configuration of the windows shall be in keeping with the building's architectural characteristics.	For any façade facing public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Window Replacements	<p>All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	<p>Where more than one window on a façade facing a public street and/or publicly maintained space are being replaced within a period of 24 consecutive months, all windows on such façade shall be restored/returned in keeping with the window style and window configuration of the building's architectural style.</p> <p>Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Specialty Windows	<p>Existing specialty windows to be maintained.</p> <p>Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p>	<p>Existing speciality windows to be maintained, unless otherwise approved by the Inspector.</p> <p>Specialty windows may be added where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Window Trim Style and Material (including decoration and moulding)	<p>Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council.</p> <p>Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.</p>	<p>Period/architectural style of the building to be maintained. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	<p>Period/architectural style of the building to be maintained.</p> <p>Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.</p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	Same as Heritage Area 2	Same as Heritage Area 2

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Window Materials	Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics.	Modern windows materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Dormers	Original dormer shape, size and proportion to be maintained.	<p>Original dormer shape, size and proportion to be maintained, unless otherwise approved by the Inspector.</p> <p>Dormers shall be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of the windows and door opening in the façade, unless otherwise approved by the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Roofing Materials	Modern roofing materials are permitted provided the appearance replicates the building's period/architectural characteristics.	Modern roofing materials, including metal roofing materials, are permitted provided the appearance replicates the building's period/architectural style.	Modern roofing materials are permitted. Metal roofing materials must replicate the existing roofing material.	Same as Heritage Area 2	Same as Heritage Area 2
Solar Panels and Green Roofs	Solar panels and/or green roofs are not permitted on facades visible from a public street and/or publicly maintained space.	Solar panels and/or green roofs are not permitted on facades visible from a public street.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
FENCES, RAILINGS, RETAINING WALLS, DECKS AND BALCONIES					
Fence, Railing, Retaining Wall, Deck and Balcony Materials	<p>Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.</p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p>	<p>Modern materials are permitted provided the appearance replicates the building's period/architectural style. Glass panels may be permitted on decks and balconies that have upper floor access, at the discretion of the Inspector.</p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL)					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Additions to Existing Buildings	<p>Additions shall be the same architectural style, or similar and compatible with the building's architectural characteristics.</p> <p>Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character defining elements of the designated building.</p>	<p>Additions must be compatible with the period/architectural style of the streetscape in their design, massing and location without adversely affecting the character defining elements of the existing building.</p> <p>Additions shall respect the rhythm and orientation of façade openings/fenestrations along the same elevation.</p> <p>Additions shall meet the Heritage Area Design Standards above. Notwithstanding, modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the building; enhances the visual prominence of the building; and does not detract from the architectural details of the building.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
New Buildings on the Same Lot as a Designated Heritage Building	New buildings on the same lot as a Designated Heritage Building shall be designed in a manner that respects the designated site.	N/A	N/A	N/A	N/A

DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road, MPA2200006

Date Prepared: February 28, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 3

Decision/Direction Required:

To consider a rezoning to allow an Apartment Building at 214 Waterford Bridge Road.

Discussion – Background and Current Status:

The City has received an application from Jendore Ltd. for a four-storey Apartment Building at 214 Waterford Bridge Road, with a total of eighty-five (85) dwelling units. The subject property is within the Institutional District and Zone. The applicant is requesting to rezone the land to Apartment 2 (A2) to accommodate the development. Within the A2 Zone, Apartment Building is a permitted use. A Municipal Plan amendment would also be required to designate the property as Residential District.

The applicant proposes to subdivide the subject land from the overall parcel. In the initial application, the new development and lot would use the existing access from Columbus Drive. If the parcels are to be subdivided, an access agreement would be required as the City would not permit a parcel to be land locked with no access to the street.

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for applications for amendments or rezonings. Should Council wish to consider this amendment, draft LUR terms of reference are attached for approval. While the applicant has provided detailed information in their first submission, additional information is required to fully evaluate the proposal. Elements such as a traffic impact assessment, landscape plan, servicing plan and parking plan are required in the LUR.

The proposed development meets a number of policies in the Envision St. John's Municipal Plan. Policy 4.1.2 enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments. Further, Policy 4.1.4 recommends partnering with developers, other levels of government and non-governmental agencies to achieve construction of affordable, "age-friendly" housing. The applicant advises that their target tenant is 55 plus or retirement lifestyle, looking to downsize from a single-family home. As well, Policy 8.4.8 supports a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socioeconomic groups.

ST. JOHN'S

Where infill development is proposed, Policy 4.4.1 ensures that the review of development proposals considers how new development may affect abutting properties and uses. In this instance, the LUR will evaluate any impacts on neighboring properties and how the impacts will be minimized prior to Council making a decision on the rezoning. The applicant will also be required to consult with adjacent property owners prior to submitting the LUR. This ensures that the neighbours concerns are considered while the applicant drafts the LUR.

Given that the proposed redevelopment at 214 Waterford Bridge Road meets policies in the Envision Municipal Plan, it is recommended that Council consider the amendment and set the terms of reference for a LUR. Once the report meets Council's terms of reference, staff recommend referring the application to a public meeting chaired by an independent facilitator. The LUR will provide additional information for public review before the public meeting.

Key Considerations/Implications:

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

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

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: Should the application process, accessibility will be evaluated at the building permit stage.
6. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan and Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as required by the St. John's Development Regulations, will be required after a Land Use Report acceptable to staff is submitted. A project page will also be created on the City's Engage Page.
9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning land at 214 Waterford Bridge Road from the Institutional (INST) Zone to the Apartment 2 (A2) Zone and approve the attached draft terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

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

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

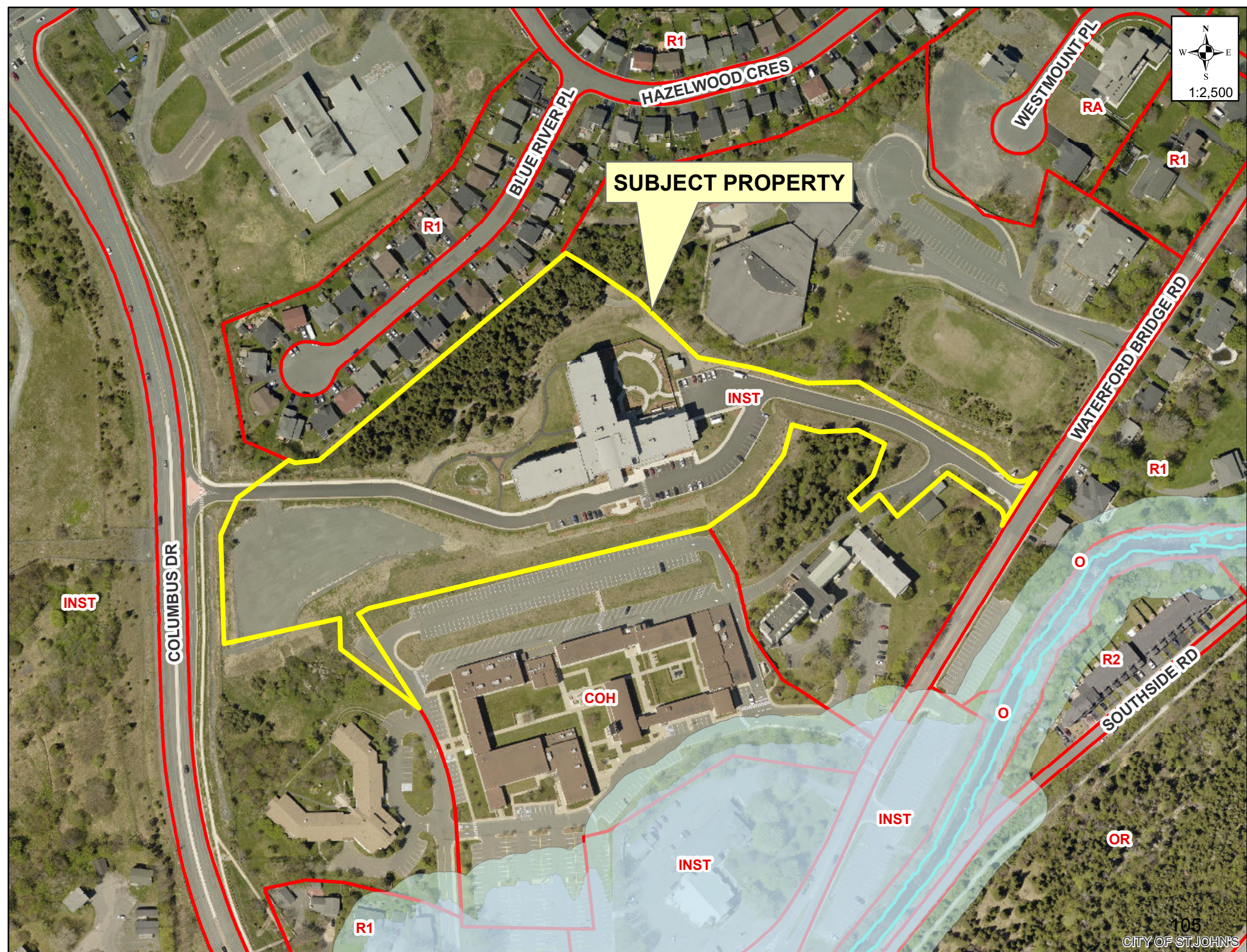
Report Approval Details

Document Title:	214 Waterford Bridge Road, MPA2200006.docx
Attachments:	- 214 Waterford Bridge Road - COTW Attachments.pdf - TOR - 214 Waterford Bridge Road February 28, 2023.pdf
Final Approval Date:	Mar 2, 2023

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

Ken O'Brien - Mar 1, 2023 - 12:15 PM

Jason Sinyard - Mar 2, 2023 - 12:18 PM



SUBJECT PROPERTY





**TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR AN APARTMENT BUILDING AT
214 WATERFORD BRIDGE ROAD
PROPONENT: JENDORE LTD.
FEBRUARY 28, 2023**

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

A. Public Consultation

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

B. Building Use

- Identify the size of the proposed building by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and Net Floor Area.
- If there are any proposed commercial uses within the Apartment Building, the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys or building overhangs (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify building entrances and if applicable, door swing over pedestrian connections;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property and a survey of the proposed subdivided lot.
- Provide street scape views/renderings of the proposed building from Columbus Drive (along the frontage of the property) and if possible, show how much of the building will be visible from Blue River Place. Include immediately adjacent buildings and spaces to inform scale/massing/context.

D. Elevation, Building Height and Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.
- Identify the height of the building in metres, as per the definition of Building Height from the Development Regulations.
- Confirm that the building does not project above a 45-degree angle as measured from the Rear Yard Lot Line and/or Side Yard Lot Line at a height of 12 metres, as per section 7.1.4 of the Development Regulations.
- Identify potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks.

E. Exterior Equipment and Lighting

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

F. Landscaping & Buffering

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

G. Snow Clearing/Snow Storage

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

H. Off-street Parking and Site Access

- A Traffic Impact Memo that meets the City's standard terms of reference and is prepared by a qualified engineer is required.
- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

I. Municipal Services

- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest

hydrant and siamese connections.

- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- The proposed development will be required to comply with the City's stormwater detention policy.

J. Public Transit

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

K. Construction Timeframe

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

**Development Permits List
For March 9 to March 15, 2023**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Morgan Enterprises	Subdivision/Consolidation Only	35 & 460 Major's Path	1	Approved	23-03-13
COM	Morgan Enterprises	Clearing & Grading	35 Major's Path	1	Approved	23-03-13

*** Code Classification:**

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

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

Lindsay Lyghtle Brushett
Supervisor – Planning & Development

Permits List
Council's March 21, 2023 Regular Meeting

Permits Issued: 2023/03/09 to 2023/03/15

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
101 Pennywell Rd	Change of Occupancy	Semi Detached Dwelling
11 Sequoia Dr	Renovations	Single Detached Dwelling
16 Hoyles Ave	Renovations	Duplex Dwelling
16 Lilac Cres	Accessory Building	Accessory Building
16 Lilac Cres	Deck	Patio Deck
18 Diana Rd	Renovations	Single Detached w/ apt.
21- 23 Queen's Rd	Renovations	Mixed Use
22 Knowling St	Renovations	Single Detached Dwelling
27 Cleary Dr	Renovations	Single Detached w/ apt.
30 Hoyles Ave	Renovations	Duplex Dwelling
31 Hamel St	Renovations	Single Detached Dwelling
32 Hoyles Ave	Renovations	Duplex Dwelling
38 Craigmillar Ave	Renovations	Single Detached Dwelling
43 Mercer's Dr	Renovations	Single Detached Dwelling
607 Topsail Rd	Change of Occupancy	Single Detached Dwelling
8 Power St	Renovations	Single Detached Dwelling
81 Maurice Putt Cres	Renovations	Single Detached Dwelling

This Week: \$519,852.00

Commercial

Location	Permit Type	Structure Type
30 Edmonds Pl	Sign	Commercial Garage
31 Peet St	Change of Occupancy	Service Shop
314-316 Lemarchant Rd	Sign	Mixed Use
35 Major's Path	Site Work	Clearing/Grubbing
42 Ropewalk Lane	Change of Occupancy	Other
43 Cashin Ave	Renovations	Mixed Use
496 Topsail Rd	Sign	Pharmacy
80-82 Elizabeth Ave	Sign	Office

This Week: \$108,480.00

Government/Institutional

Location Permit Type Structure Type

This Week: \$0.00

Industrial

Location Permit Type Structure Type

This Week: \$0.00

Demolition

Location Permit Type Structure Type

This Week: \$0.00

This Week's Total: \$628,332.00

REPAIR PERMITS ISSUED: \$39,000.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
March 20, 2023			
TYPE	2022	2023	% Variance (+/-)
Residential	\$10,139,537.45	\$7,820,880.43	-23
Commercial	\$10,794,584.56	\$22,165,307.98	105
Government/Institutional	\$307,288.00	\$0.00	-100
Industrial	\$29,000.00	\$0.00	-100
Repairs	\$199,229.49	\$79,815.00	-60
TOTAL	\$21,469,639.50	\$30,066,003.41	40
Housing Units (1 & 2 Family Dwelling)	30	12	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 15, 2023

Payroll

Public Works	\$ 566,966.16
Bi-Weekly Administration	\$ 813,644.92
Bi-Weekly Management	\$ 941,960.75
Bi-Weekly Fire Department	\$ 953,762.96
Accounts Payable	\$2,035,863.68

(A detailed breakdown [here](#))

Total: \$ 5,312,198.47

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to amend the St. John's Pool By-Law to update its definition of 'pool', and to address location compliance with respect to the Canadian Electrical Code.

DATED at St. John's, NL this day of , 2023.

COUNCILLOR

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to amend the St. John's Sign By-Law to update its provisions as they relation to mobile signs located at Home Occupations and Home Offices, and to update the provision is it relates to signs located outside the site of the business advertised.

DATED at St. John's, NL this day of , 2023.

COUNCILLOR

DECISION/DIRECTION NOTE

Title: Recommendation - Local Board of Appeal Membership

Date Prepared: March 14, 2023

Report To: Regular Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Council's approval is being sought to fill one vacancy on the Local Board of Appeal.

Discussion – Background and Current Status:

A call for applications was issued to fill the vacant seat on the Local Board of Appeal due to the expiration of the term of a Local Board of Appeal member at the end of January.

Eight applications were received by the deadline date of February 28, 2023.

Applications were reviewed and a matrix applied to determine the recommendation being brought before Council for consideration.

Key Considerations/Implications:

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

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

4. Alignment with Adopted Plans: Not applicable.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.

ST. JOHN'S

- 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 recommendation to appoint Mr. Bob Warren to a three year term on the Local Board of Appeal effective March 21, 2023.

Prepared by: Christine Carter, Legislative Assistant

Approved by: Karen Chafe, City Clerk

Report Approval Details

Document Title:	Local Appeal Board Recommendation - March 3, 2023.docx
Attachments:	
Final Approval Date:	Mar 3, 2023

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

Karen Chafe - Mar 3, 2023 - 2:26 PM

DECISION/DIRECTION NOTE

Title: 20 Janeway Place, MPA2200005, Adoption-in-Principle

Date Prepared: March 14, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 10, 2023, and St. John's Development Regulations Amendment Number 20, 2023 regarding four Apartment Buildings at 20 Janeway Place.

Discussion – Background and Current Status:

The City has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an Apartment Building development of 4, two-storey Apartment Buildings on the 12,445 square metre lot. Each Apartment Building will contain 8 dwelling units for a total of 32 dwelling units on the site.

NL Housing is a crown corporation whose mandate is to develop and administer housing assistance policy and programs for the benefit of low to moderate income households throughout the province. The 2021 census data highlights that 8% of households in Newfoundland and Labrador are living in core housing need. This percent tends to be significantly higher when looking at households renting in the private market. NL Housing serves low-income households, many of which are female head of households (single parents as well as senior aged women – at present tenant profile is 65% female head of household) but also serves persons with disabilities, new Canadian families and other vulnerable populations.

The subject property is provincially owned, and is currently designated and zoned Open Space, however the lot is not a formal area of recreational open space. The applicant has proposed to rezone to A1 to accommodate the housing development. This is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). The RHI provides funding for the rapid construction of affordable housing. Apartment Building is a Permitted Use in the A1 Zone. A Municipal Plan amendment is required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally as Urban Development. Details on the proposed development and analysis are contained in the attached amendments.

ST. JOHN'S

Public Consultation

The proposed rezoning was advertised three times in the Telegram, mailed to properties within 150 metres of the site and posted on the City's website. There is also a project page for this application on the City's Planning Engage Page and a public meeting was held on March 7, 2023. Submissions received are attached for Council's review. Analysis of the submissions received are provided in the attached amendment.

Next Steps

If the attached amendments are adopted-in-principle, they will be referred to the NL Department of Municipal and Provincial Affairs with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000. Once the amendments are released by the Province, they will be brought back to Council for consideration of adoption. Should Council adopt the amendments, a commissioner's public hearing would be organized.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; NL Housing.
3. Alignment with Strategic Directions:

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Should the amendment process, any accessibility requirements will be reviewed at the building permit stage.
6. Legal or Policy Implications: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation was conducted in accordance with the St. John's Development Regulations. A public meeting was held on March 7, 2023. The Engage St. John's project page will remain open while the application is active. Should the amendment proceed, a public hearing will be required at a later stage.

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-in-principle the resolutions for St. John's Municipal Plan Amendment 10, 2023 and St. John's Development Regulations Amendment 20, 2023, regarding four proposed Apartment Buildings at 20 Janeway Place.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

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

Report Approval Details

Document Title:	20 Janeway Place, MPA2200005, Adoption-in-Principle.docx
Attachments:	- 20 Janeway Place - AIP Attachments.pdf
Final Approval Date:	Mar 16, 2023

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

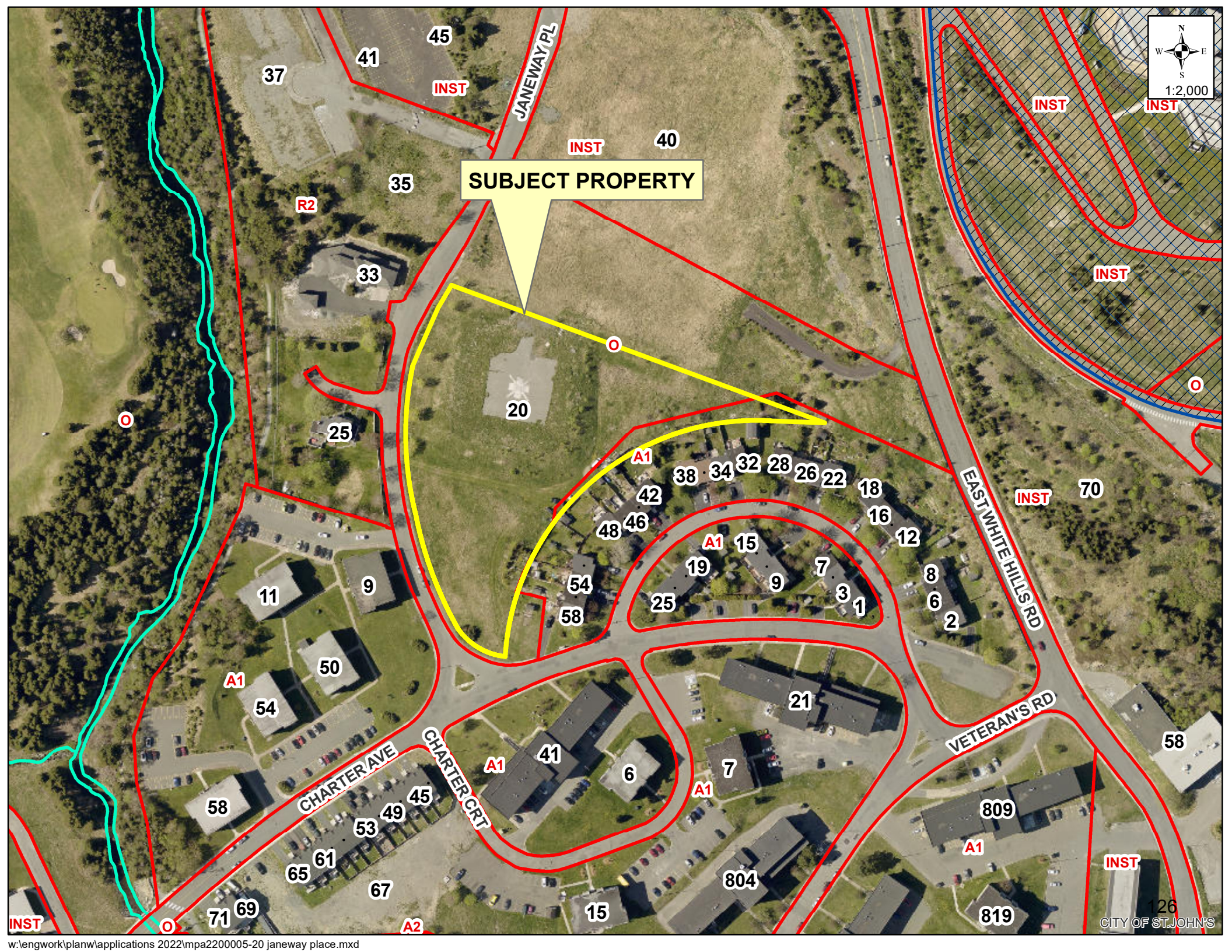
No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Mar 15, 2023 - 4:11 PM

Jason Sinyard - Mar 16, 2023 - 2:31 PM



SUBJECT PROPERTY



City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 10, 2023

**Open Space Land Use District to
Residential Land Use District
20 Janeway Place**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 10, 2023

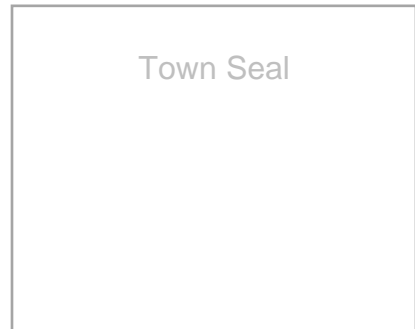
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 10, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

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 10, 2023 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 10, 2023

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 10, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 10, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

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 10, 2023 on the ____ day of Click or tap to enter a date. as _____.

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 10, 2023 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 10, 2023

BACKGROUND AND ANALYSIS

Background

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings, with each building containing 8 dwelling units for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and landowner. The RHI provides funding for the rapid construction of affordable housing.

Land Use Report

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, under Section 4.9(3), where the scale or circumstances of the proposed development does not merit a full Land Use Report, Council may accept a staff report in lieu of one.

The proposed development meets the City's standards with respect to bicycle and vehicle parking, will be required to provide a stormwater chamber and exceeds the City's landscape requirement. The minimum landscaping for Apartment Buildings in the A1 Zone is 35% and the applicant is proposing about 70% of the site will be landscaped. Some trees along Janeway Place will need to be removed to accommodate the development, but the City's policies require that a minimum of 23 trees will need to be incorporated into the development.

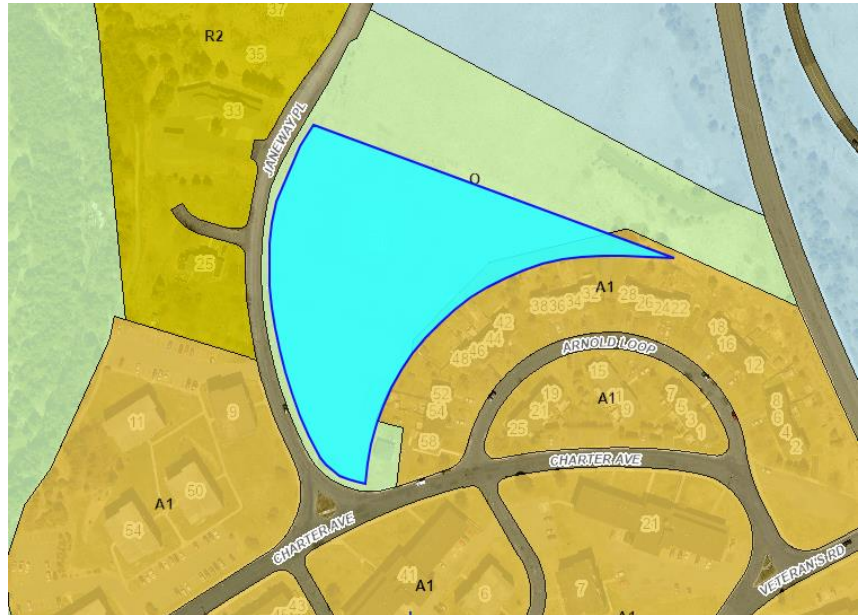
The applicant has submitted good detail in a site plan, landscape plan, and renderings of the development, therefore staff recommend accepting a staff report in lieu of a Land Use Report.

Analysis

There are a number of policies within the Envision St. John's Municipal Plan that recommend accommodating development that will provide affordable housing options. Policy 4.1 recognizes that access to adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods. Further, Policy 4.1.1 requires to City to support implementing the City's Affordable Housing Strategy 2019-2028. Policy 4.1.3 supports the development of housing that is appropriate, accessible and affordable for low- and moderate-income households. The proposed development meets these policies.

Policy 4.3.2 ensures that infill development complements the existing character of the area. The adjacent properties are primarily zoned A1 with some areas of Residential 2 (R2) along Janeway Place. The A1 Zone would be appropriate in this neighbourhood and the proposed development would increase affordable housing options.

Therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.



PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. 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.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property values will not decrease, however City does not have this type of studies or information available.

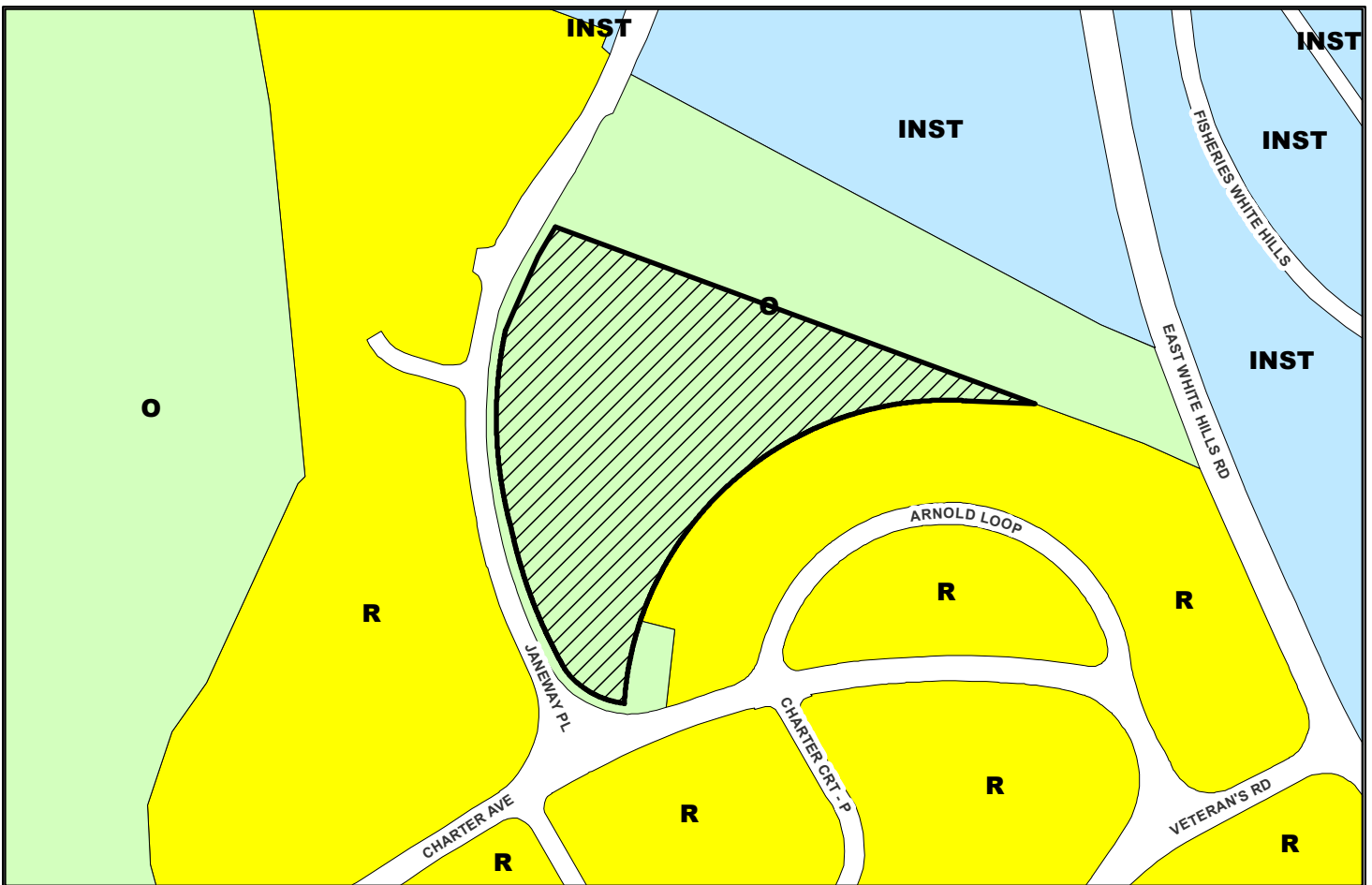
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 10, 2023

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

- 1. Redesignating land at 20 Janeway Place [Parcel ID# 47329] from the Open Space Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 10, 2023

Future Land Use Map P-1

2023 03 15 Scale: 1:2500
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
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

20 JANEWAY PLACE
Parcel ID 47329

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 20, 2023

**Open Space (O) Zone to Apartment 1 (A1) Zone
20 Janeway Place**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 20, 2023

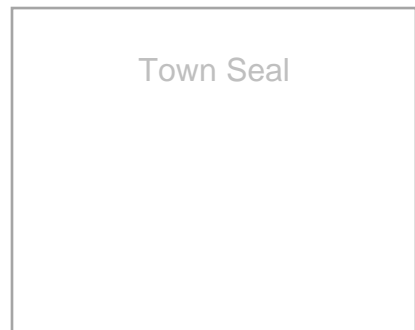
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 20, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

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 20, 2023 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 20, 2023

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 20, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 20, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date. , the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

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 20, 2023 on the ____ day of Click or tap to enter a date. as _____.

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 20, 2023 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 20, 2023

BACKGROUND

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings with each building will contain 8 dwelling units, for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and land owner. The RHI provides funding for the rapid construction of affordable housing.

This amendment implements St. John's Municipal Plan Amendment 10, 2023, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. 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.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as

much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property

values will not decrease, however City does not have this type of studies or information available.

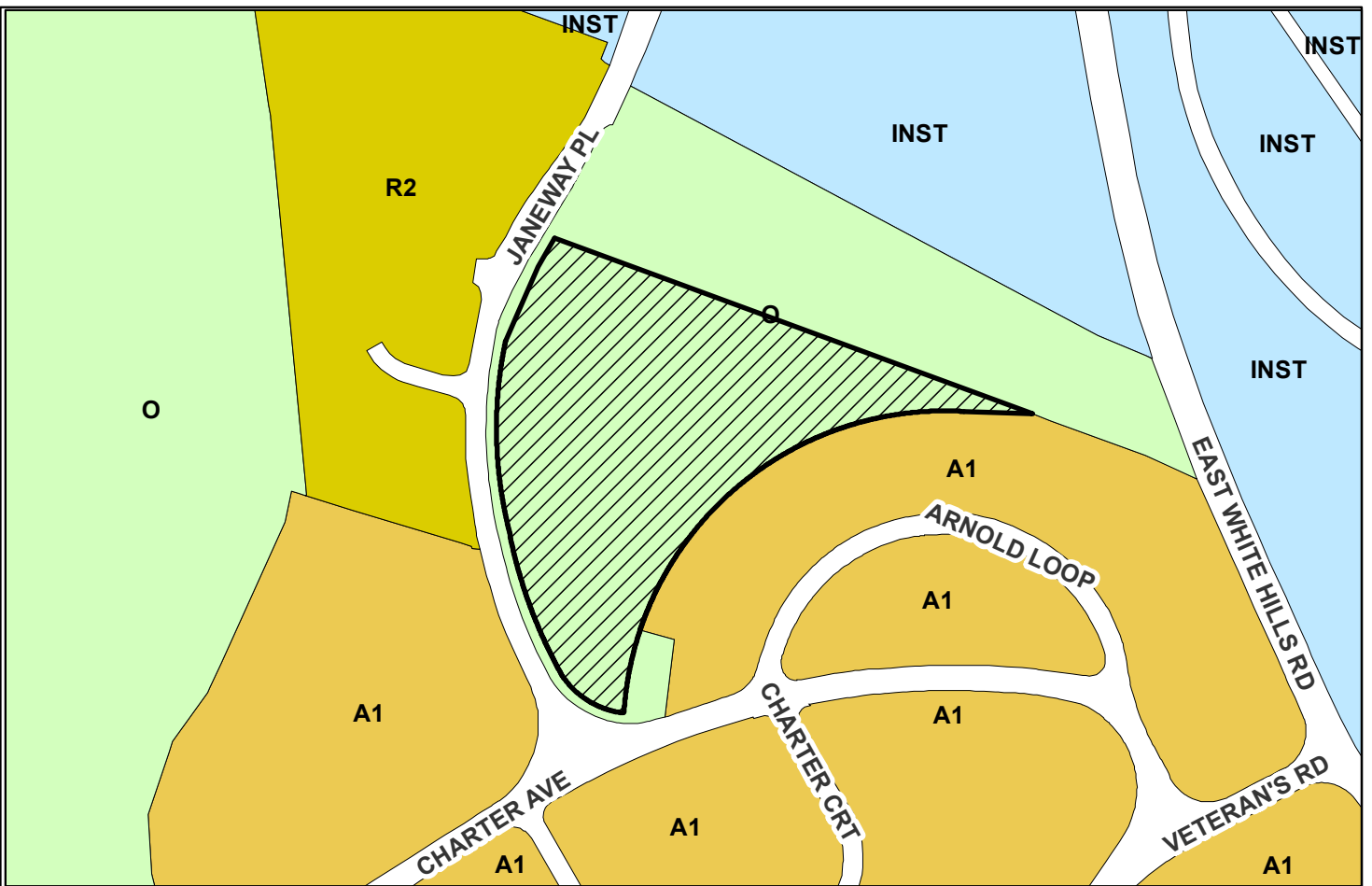
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 20, 2023

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

- 1. Rezoning land at 20 Janeway Place [Parcel ID# 47329] from the Open Space (O) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**

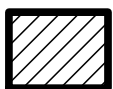


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 20, 2023

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500
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
OPEN SPACE (O) LAND USE ZONE TO
APARTMENT 1 (A1) LAND USE ZONE

20 JANEWAY PLACE
Parcel ID 47329

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

EXISTING ZONING = OPEN SPACE (O)
PROPOSED ZONING = APARTMENT 1 (A1)

PARAMETER	CALC	DESIGN	REQUIRED
TOTAL LOT AREA (MINIMUM)	N/A	12,445 m ²	750 m ²
BUILDING FOOTPRINT (TOTAL)	(416.5m ² X 4)	1666.0 m ²	N/A
BUILDING LOT COVERAGE	1666m ² /12445m ²	13.4%	35% MAX
LOT FRONTAGE	N/A	189.7m	20m MIN
BUILDING HEIGHT	N/A	8.0m	12m MAX
BUILDING LINE	N/A	7.0m	7m MIN
SIDEYARDS	N/A	TWO AT 6.0m	TWO AT 6.0m
REAR YARD	N/A	6.0m	6m MIN
PARKING LOT NORTH SIDE SETBACK	N/A	13.3m	N/A
PARKING LOT SOUTH SIDE SETBACK	N/A	1.1m	N/A
LANDSCAPING	8150m ² /12445m ²	65.5%	35% MIN

APARTMENT BUILDING – (32 UNITS TOTAL – 2 BEDROOMS/UNIT)

1.5 SPACES/UNIT = 48 SPACES (INCLUSIVE OF VISITOR SPACES)

RESIDENTS = 1.0 SPACES/UNIT = 32 SPACES
VISITORS = 0 VISITOR PARKING SPACES FOR THE FIRST 7 DWELLINGS; 1 VISITOR
SPACE PER 7 DWELLINGS THEREAFTER = 3.57

TOTAL = 32 + 3.57 = 35.6 SPACES

SPACES PROVIDED = 37

ACCESSIBLE SPACES REQUIRED = 6% = 2.16 SPACES

ACCESSIBLE SPACES PROVIDED = 3 SPACES = 8.3%

1 BICYCLE PARKING SPACE FOR EVERY 2 RESIDENTIAL UNITS
SPACES REQUIRED = 32 / 2= 16 SPACES
SPACES PROVIDED - 16 SPACES



Verify elevations and/or dimensions on drawing prior to use.
Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

DILLON
CONSULTING

NLHC - 2-56 JANEWAY PLACE RE-ZONING APPLICATIONPROJECT NO.
224606

C1

Janeway Place – Looking East



Janeway Place – Looking East



Janeway Place – Looking North



Janeway Place – Looking South



Parking Lot – Looking North



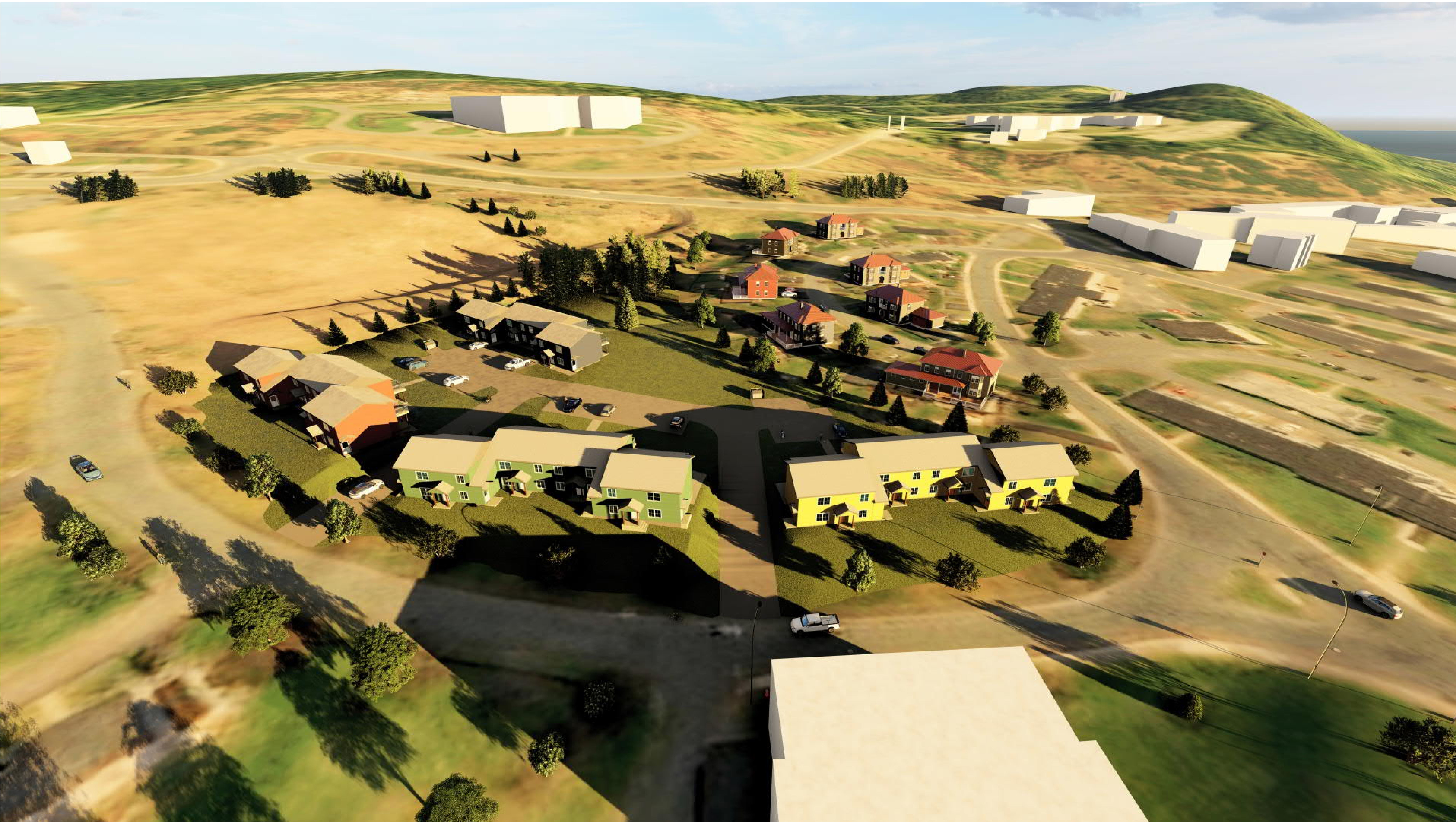
Parking Lot – Looking South



Site Overview - A



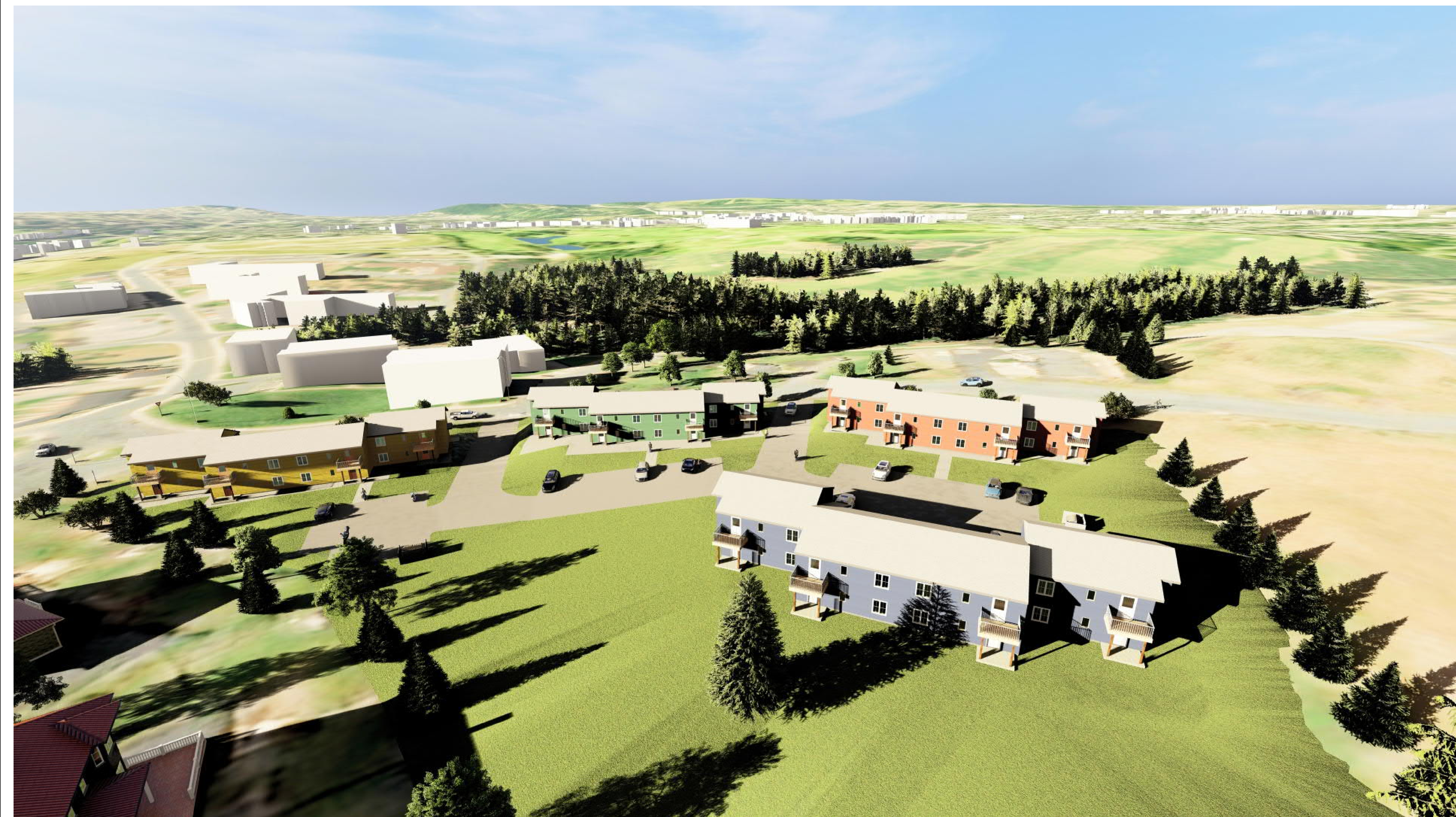
Site Overview - B



Site Overview - C

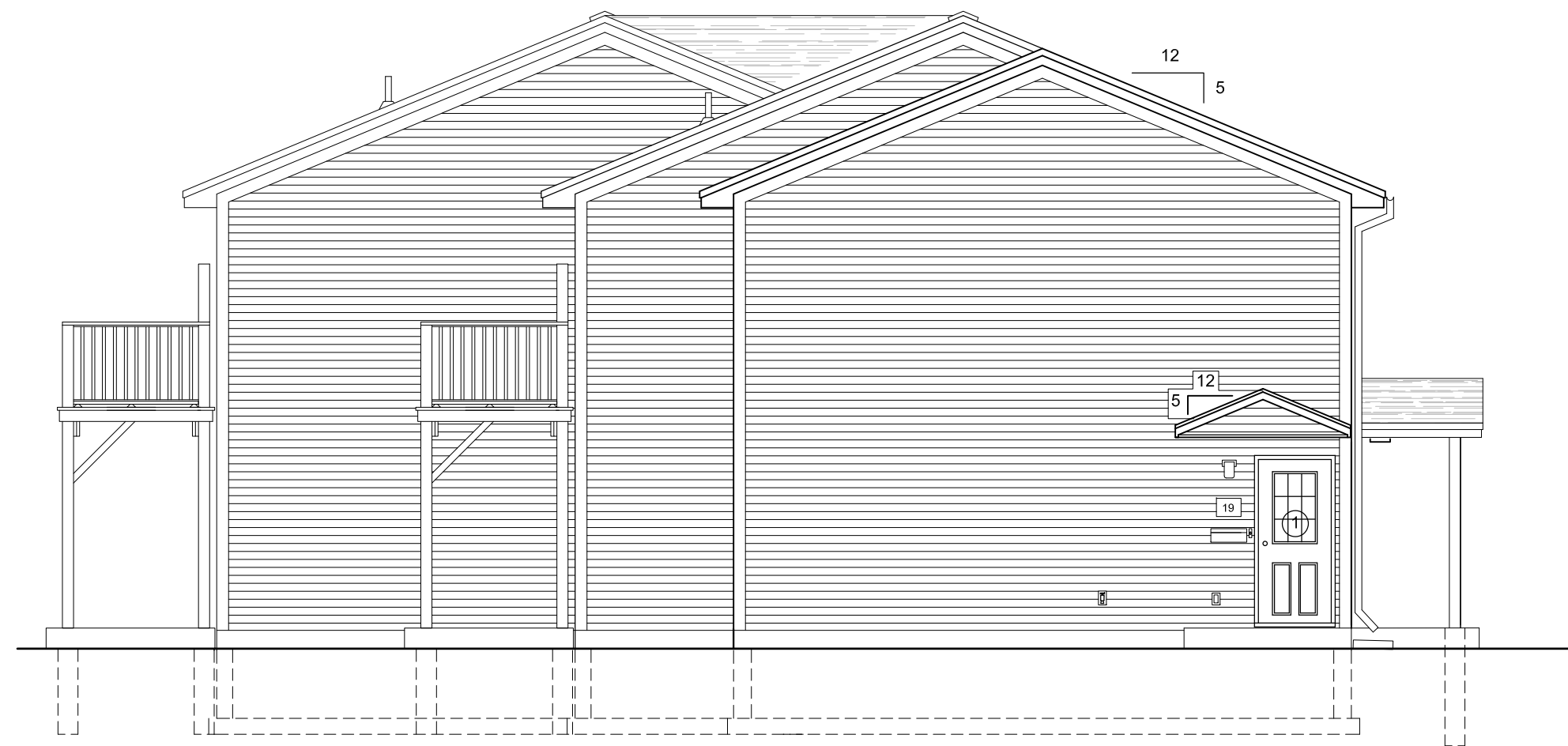


Site Overview - D

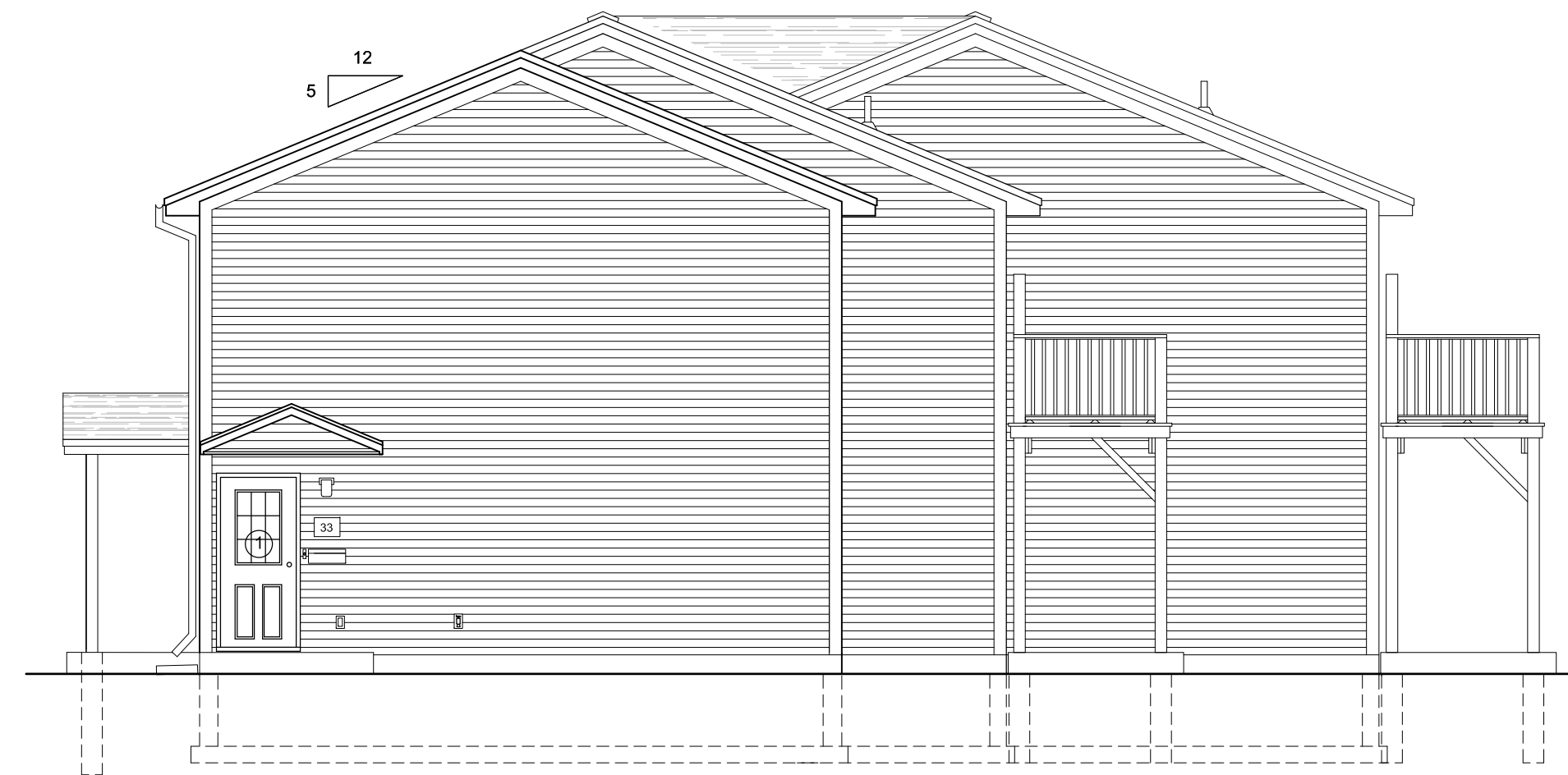


Site Overview - E





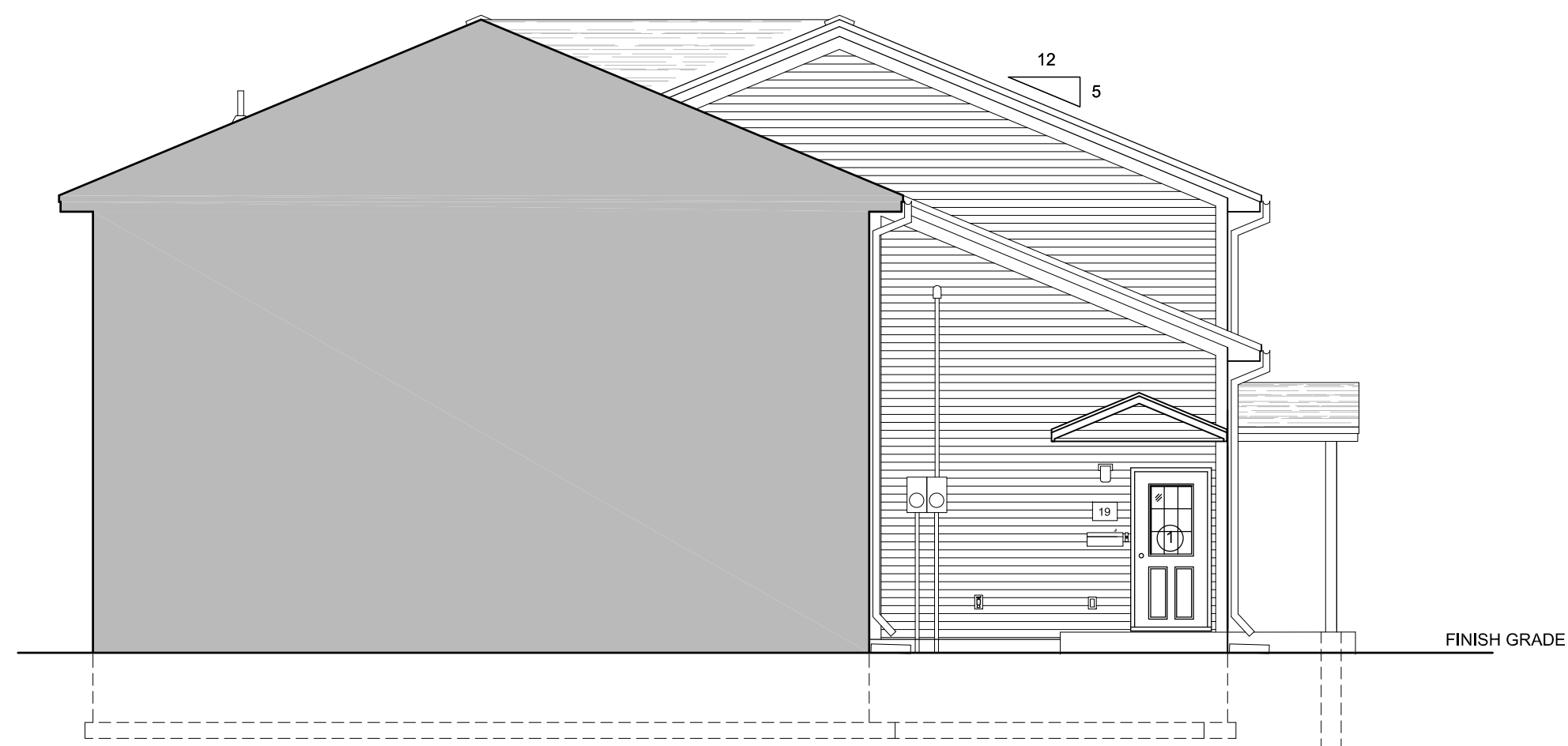
LEFT



RIGHT

SIDE ELEVATIONS
SCALE: 1/75

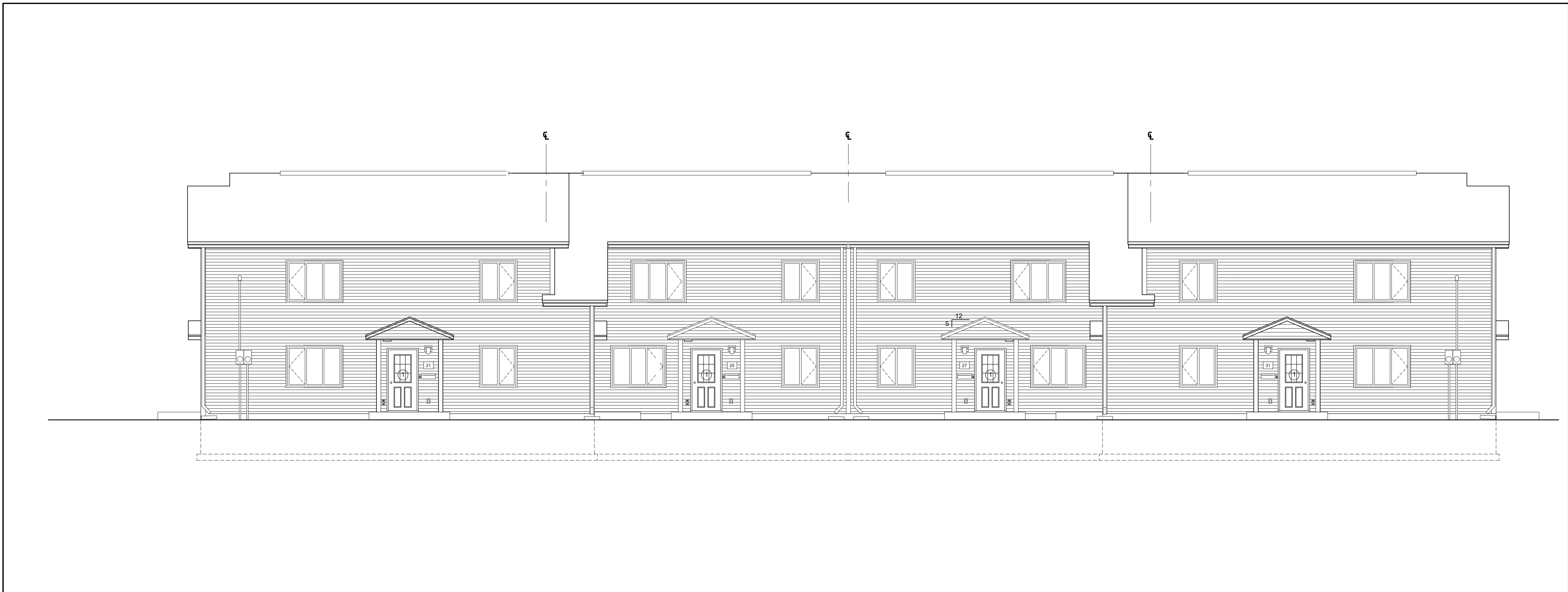
1
A-4



PARTIAL ELEVATION
SCALE: 1/75

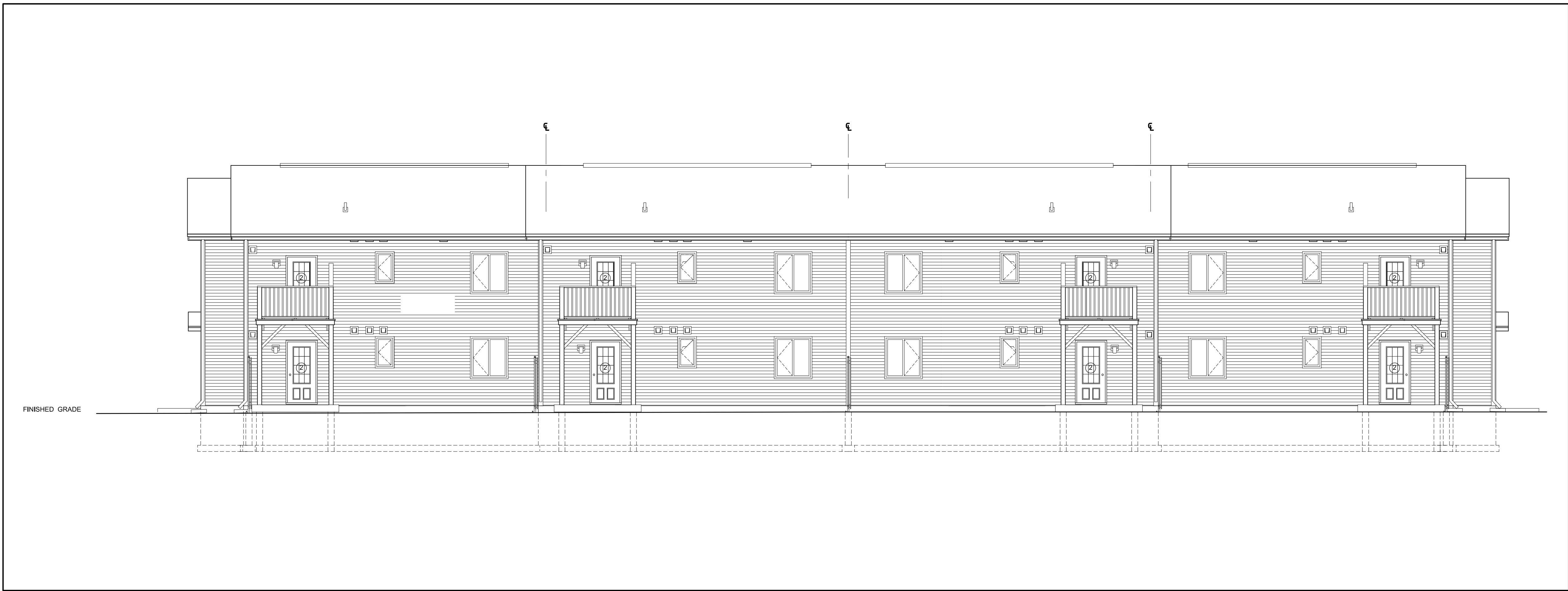
2
A-4

3
A-4



FRONT ELEVATION
SCALE: 1/75

1
A-3



REAR ELEVATION
SCALE: 1/75

2
A-3

Hybrid Public Meeting (Zoom & Foran Greene Room – St. John’s City Hall)
Public Meeting – 20 Janeway Place
Tuesday, March 7 – 7:00 pm

Present: **Facilitator**
 Cliff Johnston

City of St. John’s
 Ken O’Brien, Chief Municipal Planner
 Ann Marie Cashin, Planner III, Urban Design & Heritage

Proponents

 Newfoundland and Labrador Housing Corporation

There were participants in person and online, in addition to the representatives from Newfoundland and Labrador Housing Corporation and City Staff.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Mr. Cliff Johnston, appointed by the City of St. John’s as the Independent Facilitator, called the meeting to order at 7:00 pm and outlined some housekeeping items.

The purpose of this meeting is to provide members of the public the opportunity to ask questions and provide comments on the proposed rezoning.

Mr. Johnston noted he is not a member of City Staff or Council and has a background as a land use planning in the municipal and rural areas. He also noted that he is not responsible to write the report from this meeting or make any recommendations, but to facilitate and Chair this meeting.

The City staff will present on the application and then if the representatives from Newfoundland and Labrador Housing wish to present and answer questions that will at that time.

Mr. Johnston noted that this meeting is being recorded for assistance in preparing the final report. The report will be presented to City Council at a future meeting.

The report will not include the names or addresses of people in attendance.

PURPOSE OF MEETING

The Land Acknowledgement was read aloud.

The process for the hybrid meeting was outlined with the following points highlighted:

- To ask a question, those participation by Zoom were asked to use the raise hand feature, and, when called upon unmute yourself and you can ask your question.
- Prefer to indicate if you have a question versus using the Chat room for questions.

Background and Current Status

Ms. Ann Marie Cashin, Planner III, Urban Design & Heritage for the City, outlined that the purpose of tonight's meeting which is to discuss the property at 20 Janeway Place. The property is currently zoned and designated Open Space and as such, apartment buildings is not a permitted use. The applicant is proposing apartment buildings for this site; therefore, rezoning would be required, and a Municipal Plan Amendment.

The majority of the surrounding area is already zoned A1, which is for Apartment 1, the same zone that the applicant has requested. There is also some lower density residential, and the requested zoning is consistent with the neighbourhood.

The Applicant is proposing four buildings on the site for a total of 32 apartment units. Each building will have 8 dwelling units. The buildings will be two storeys, 8 metres in height, with 37 parking spaces proposed which is within the minimum and maximum required spaces, and 16 bicycle parking spaces.

70% of the land is landscaped, which far exceeds the 35% landscape requirement. Where there is a parking lot adjacent to residential buildings, a buffer and a fence is required. The plan currently shows 12 trees, but 23 trees will be required and a more detailed landscape plan will be required at the development approval stage if this development proceeds.

A number of renderings of the project have been provided and were shown during the presentation.

The apartments will be fronting onto Janeway Place, with the parking lot in the back of the buildings.

Next Steps:

This rezoning does require a Municipal plan amendment, and there are multiple steps in this process:

- Initial public meeting stage, which is this meeting
- A report from this meeting will be prepared and presented to Council for their consideration to proceed or not
- If it is agreed to proceed, the City will send the amendments to the province for their review
- Once the province has reviewed and released the documents the amendments go back to Council and Council will decide whether to proceed or not
- If Council agrees to proceed, a public hearing will be held

- The Public hearing is chaired by an Independent Commissioner, and the Commissioner will write a report to council with recommendations for approval, approval with conditions or rejection
- The ultimate discretion is at Council and they can accept or reject the Commissioner's recommendations
- Any written submissions on this should be sent through the project page of the City website or directly by email to the City Clerk by end of day this coming Friday (March 10, 2023)
- Minutes will be sent to Council for their consideration and Council will decide if they will adopt the amendment in principle or reject the amendment.

PRESENTATION BY THE DEVELOPER

Ms. Melanie Thomas, Director of Community Partnership and Homelessness of Newfoundland and Labrador Housing Corporation (NLHC) gave a general overview of the corporation, their programming, and services.

In the last year NLHC has served 11,800 households, 32,000 clients, and is the province's largest landlord with 5600 housing units. The demand and need for affordable housing continues to grow and NLHC responds to these needs by working with government partners, stakeholders and community partners to develop solutions for housing needs in the province.

The National Housing strategy has provided an important mechanism to preserve and repair and expand the national housing stock.

The NHS's Federal initiative - the Rapid Housing initiative - is a new funding program devised as a federal response to provide capital funding to expedite an expansion of affordable housing across the country.

NLHC was successful in this competitive application process and is proposing to construct 32 units of social housing on 20 Janeway Place:

- Four buildings, with 8 units in each building, combination of 1- and 2-bedroom units, using universal design in their development, creating fully accessible housing units which is needed within the City
- As a federal-provincial cost match venture, this project will deliver \$7.4 million to the local economy, and real housing for 32 households
- The 2021 current Census data shows that 8% of households are currently living in core housing need, this percentage tends to be higher for renting households
- NLHC serves low-income households, many of which are female head of households (65%), single and seniors, also serve other vulnerable populations, people with disabilities, and new Canadian families.

NLHC Engineering and Technical Staff are also present to answer any questions from those attending.

COMMENTS & QUESTIONS FROM PARTICIPANTS

Speaker #	Commentary
1.	How long does this process take?
Response	The timeline varies, but could be three to four months, the provincial review timeline cannot be specified and is an unknown.
2.	Has there been any consideration for water run-off?
Response	Any development has to follow the storm water management policy, and there is a storm water chamber in this development, and any excess run-off goes into the chamber and then will run off.
3.	As a private homeowner in the area, how does this affect home values in the area?
Response	Generally speaking, new development does not cause decreases in home values, however we don't have the specific data, or studies for the City of St. John's.
4.	How long is the construction phase?
Response	NLHC Rep - Depending on construction times, and the zoning times, about a year is the estimate.
5.	Clear land behind in the far east of the area, is there a plan, will it remain a green space, what is the plan for that?
Response	NLHC responded that there are no plans for that piece of land, want to maintain that as a green space area. Any way to improve the open space, NLHC is interested in doing that.
6.	There is a plan to construct a fence along the delineation line of the project, how far along will it go and what is the fencing type?
Response	It is proposed to be adjacent to the parking lot, it is a City requirement that there has to be a buffer and a six-foot fence and the style is up to the applicant. The fence design does not need to be approved by the City.
7.	How many parking spaces per unit?
Response	<p>They have 32 units proposed with 37 spaces. Not every unit will have a vehicle. The City maximum is 1.5 spaces required for 2-bedroom apartment buildings, the standard is met at 37, outside maximum allowable then would be 48. Nothing additional is required.</p> <p>NLHC rep – these will be very small units and the likelihood of having 2 cars would be very low and the closeness to public transportation, the 37 spaces if felt to be a fair balance.</p>
8.	Are property owners allowed to challenge this?
Response	Yes, written submission are accepted up and until Friday, any concerns that you would like addressed should be sent into the City in writing. This is at the discretion of council to allow this development.
9.	Any other areas in Pleasantville considered George's Loop and other where land is clear for development already?
Response	Given the timelines provided for this project, 12-month completion date, looked throughout the city and this is a parcel of land that is owned by NLHC and allows for a timely and economic fashion for this project.

10.	What kind of grading plan, previous use as a hospital and removal of the building, has there been soil samples taken and is there a final plan?
Response	The detailed grading plan has not been finalized; the detailed grading would be done at the next step if the development reaches that stage.
11.	Residents saw that there were soil samples taken in the Spring, are the results back?
Response	The applicant has completed a Phase 1 Environmental Site Assessment. Based on the information to date, a Phase 2 Environmental Site Assessment will not be required.
12.	Are there any other plans for further housing developments on the remainder of the Janeway property?
Response	The remaining land is not owned by NLHC but owned by Transportation and Infrastructure, provincial land, no plans for public housing in this area.
13.	Specific question regarding water issues/flooding to a specific house in the area.
Response	Ms. Cashin advised that she would bring this back to the relevant Staff and check on this for the resident.
14.	Questions sent into the City Clerk, will there be a response to those questions?
Response	Staff will respond if there are questions asked. All personal information is redacted and any submissions will be included in the materials presented to Council.
15.	Will there be any amendments to the layout proposed?
Response	The layout meets City standards, if there are requests, they can be sent along, and they could be sent along to NLHC for their consideration. As a good neighbour NLHC may take some comments and suggestions into consideration.

Herein ended the discussion portion of the meeting.

CONCLUDING REMARKS

Mr. Johnston thanked all for participating in the public meeting to discuss this potential development.

ADJOURNMENT

The meeting adjourned at 7:50 pm.



Planning St. John's

[EngageStJohns.ca](https://engagestjohns.ca) Report

20 Janeway Place

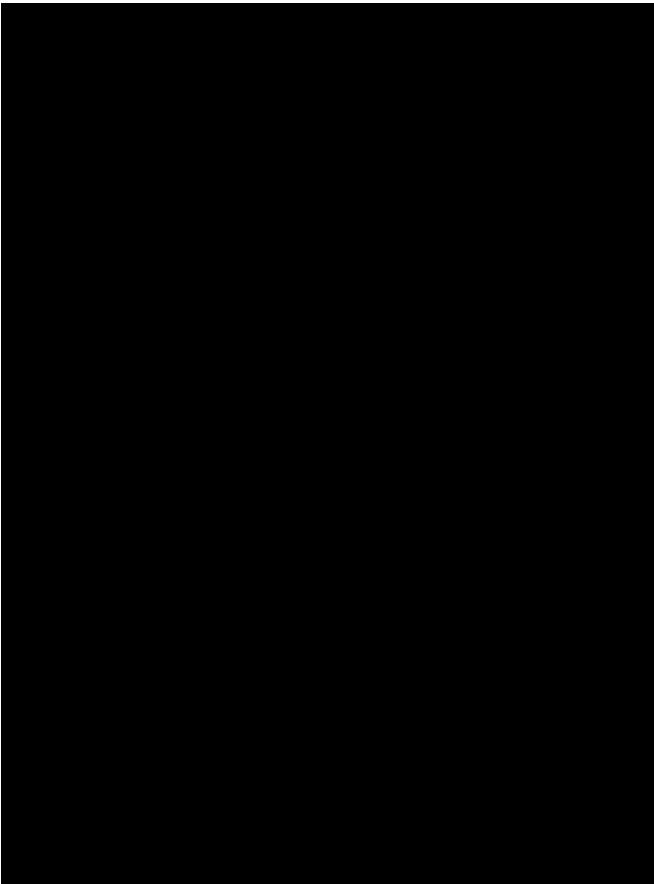


Types of visitors:

- 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 (verbatim)	What is your overall feedback of this application?
I'm glad to see this sort of development planned for my neighbourhood. I hope affordability for future renters is a factor in this plan.	Support
Why are we continuing to build two-story buildings? With housing availability is short supply, and the plan to have 15-minute cities, taller buildings with more units and a more dense population would be cheaper per unit and provide more housing no? Further, this is what's little of what is left of decent real estate in the city, so why not try to develop the land that left to provide as much housing as possible, not only to socialized housing, but private units as well.	Support
Please do this and allow for more dense residential units in the city.	Support
Broadly supportive of this scheme, the density should be higher, and the amount of paved roads connecting to the buildings should be reduced. consolidate parking next to the road, with pedestrian paths connecting the buildings too it.	Support
No good reason not to do it. Please approve this application.	Support

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development

Petition summary and background	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> • Reduced property values • Reduced quality of life through removal of natural space and generally more noise and activity in the area • Reduced natural aesthetic of the area • Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: https://www.engagestjohns.ca/20-janeway-place</p>			
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.</p>			
Printed Name	Signature	Address	Comment	Date
Jonathan Bennett				Mar 8/23
Michael Maloney				Mar 8/23
Ed Fitzhugh				Mar 8/23
				Mar 8/23
Hector Allen				Mar 8/23
Ann Chaplin				Mar 8/23
Nicholas Ryan				Mar 8/23
Julia Ryan				Mar 8/23
Suzy Ryan				Mar 8/23
Bill Ryan				Mar 8/23
Vanessa Rodriguez				Mar 8/23
Jade Trotter				Mar 8/23

Greg Treutano				Mar 10/23
Tonia Hynes				Mar 10/23
Joshua Hurley				Mar 10/23
Laura Neill				Mar 10/23
Shelley Rice				Mar 10/23
Hannah Noseworthy				Mar 10/23
Kristyn Lee				Mar 10/23
Stephanie Neun				Mar 10/23
Bill Maher				Mar 10/23
Stacy Fisher				Mar 10/23
Tracey Gravel				Mar 10/23
JIRI HUSA				Mar 10, 23
LENKA HUSA				Mar 10/23
Charles Newhook				Mar. 10/23
Kelli-Rae Hynes				Mar 10/23

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development

Petition summary and background	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> Reduced property values Reduced quality of life through removal of natural space and generally more noise and activity in the area Reduced natural aesthetic of the area Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: https://www.engagestjohns.ca/20-janeway-place</p>			
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.</p>			
Printed Name	Signature	Address	Comment	Date
KARNECH Upgar				March 8, 2023
Carle Green				March 8, 2023
Byron Hollett				March 08/23
Juanita Hdk				March 08/23
Cara Robson				March 8/23
Laura Chaf				March 08/23
Jason Caines				March 08/2023
Sandra Caines				March 08/2023
Ben Sommer				March 9/2023
Leah McCallum				March 9/2023
Amanda McCallum			Concern regarding lack of public consult process.	March 9/2023
David McCallum			Lack of process	March 9/2023

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development

Petition summary and background	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> Reduced property values Reduced quality of life through removal of natural space and generally more noise and activity in the area Reduced natural aesthetic of the area Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: https://www.engagestjohns.ca/20-janeway-place</p>			
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Printed Name	Signature	Address	Comment	Date
Ryan Clark				03/09/23
BRAD SHEPPARD				03/09/23
Brian Barry				03/09/23
AJ Rooy				03/09/23
Bonnie Rooy				03/09/23
Katie Benson				03/09/23
Jeff Hong				03/09/23

From: [REDACTED]
Sent: Friday, March 10, 2023 5:03 PM
To: CityClerk; Ophelia Ravencroft; CSSDMinister@gov.nl.ca
Subject: (EXT) Objection to NL Housing application for rezoning and development of green space @ 20 Janeway Place

As a resident of the Pleasantville area, I strongly object to the rezoning of the green space proposed by NL Housing for the development of 4 buildings consisting of 32 family units. I have no objection to the continued development of affordable housing projects, but I'm concerned the proposed location will directly impact me, my property and the neighbourhood due to density with no green space.

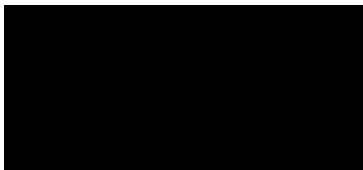
With the exception of 2 single family homes the entire neighbourhood presently consists of condos, apartment buildings (privately and provincially owned) and multi-unit buildings, as well as a drug rehabilitation center and methadone clinic, Correctional Services facility, Choices for Youth housing development, the Tommy Sexton Center, Eastern Health Long Term Care Center, Country Chicken facility, NLHHN facility and a new propose Provincial Prison facility. The continuing development of facilities for the support for social needs and apartment buildings in my neighbourhood changes the optics of the area and has created a very dense, busy and a not so neighbourly neighbourhood even without the development of this only green space. I feel we have enough Government funded programs and facilities for this neighbourhood and if you feel there is a need for this green space to be developed then this land should be sold on the open market for single family homes in order to mitigate my concerns and achieve best value for this green space.

I believe that some, if not all, of this area being proposed should be rejected based on the high density of people and structures this area now experiences. I'm confident there must be other not so densely populated areas within the municipality that would be better suited for this development. If this proposal was future up the road on the vacant Janeway hospital property, this green space would be preserved for children and families to enjoy.

I hope funding timelines for this project does not impact your thoughts for this development of this green space as my concerns are based on present and future issues for my property and my neighbourhood. There should be other areas or

sites proposed in order maintain this green space. Once this space is developed, the green is gone forever.

Regards,



Karen Chafe

From: [REDACTED]
Sent: Friday, March 10, 2023 4:29 PM
To: CityClerk; CSSDMinister@gov.nl.ca; Ophelia Ravencroft; BernardDavis@gov.nl.ca; joanne.thompson@parl.gc.ca
Cc: JMMullaley@nlhc.nl.ca; jmmercer@nlhc.nl.ca
Subject: (EXT) Re: 20 Janeway Place Low Income Housing Project

TO: City of St-John's Office of the City Clerk, Minister Abbott, Councillor Ravencroft, Minister Davis, and Minister Thompson

I own the property at [REDACTED]

I'd first like to say that I too recognize the need for new low income housing in the greater St-John's area. I just find it hard to understand "why" are the private home owners and residents in our Pleasantville community, specially those in the Janeway Place, Arnold's Loop, and Charter Avenue area, having to bare an unfair share of the burden?

We already have in our community, other government social services such as a halfway house, drug addiction treatment services, Choice's for Youth, and soon the new penitentiary too.

[REDACTED] while MP Thompson was managing the facility for several years.

The need for low income housing was most acute in the downtown core, and still is, which is closer to services such as the Gathering Place.

I first learned of the development at 35 Janeway Place only 3-weeks prior to a City of St-John's councillor vote to approve the application to build 2x 4-plex low income housing units in [REDACTED]. To say that I was dismayed and upset over the lack of "process", the lack of any effort to consult with not only myself but other private home owners in the Janeway Place, Arnold's Loop, Charter Avenue area, about the proposed development, would be a gross understatement.

About 3-weeks ago I received a notice from the City of St-John's about 20 Janeway Place.

The notice indicated there would be as "Public Meeting" taking place, Tuesday, March 7th at 7pm.

I attended the meeting, along with a few other concerned home owners in the area.

We were again dismayed that our Counsellor Ravencroft, Minister Davis, and MP Thompson were all absent from the meeting.

Do we as existing homeowners and residents in the area, in our community of Pleasantville not matter to you Ms Ravencroft, Minister Davis, and MP Thompson? Why weren't you all at this meeting too, or at least present via Zoom?

As a long term residents of the community, I have concerns about 20 Janeway Place and the addition of even more low income housing units in the area.

During my recent meeting with Julia Mullaley at NLHC, she advised the maximum household annual income for eligible renters for both 35 Janeway Place and 20 Janeway Place is \$32,500.

It's safe to assume then that these +40 rental units will contain a mixture of low income persons, some on social assistance perhaps, and maybe some seniors on fixed pension incomes.

Are there any other criteria these renters will have to meet other than passing proof of there annual income?

The 20 Janeway Place proposal includes only 37-parking spaces. Yet the NLHC anticipates 1.5 cars per residence. So why aren't there at least 48-parking spaces?

Janeway Place is a relatively narrow street. And there are already parking issues at the bottom of the street due to a lack of parking for the condos adjacent.

Can more parking spaces be added to 20 Janeway Place project to ensure parking issues on Janeway Place itself won't be worsened?

Can Janeway Place be widened to improve safety for motorist and pedestrians? With 40-more rental units, there "could" be +80 new residents in the area. Creating much more pedestrian traffic, more vehicle traffic, and more parking needs as well.

My neighbors at [REDACTED] have real concerns with drainage, which were not addressed clearly at all at the meeting.

I asked Julia if as residents in the area actually have a "say", if our concerns can actually be "heard" and treated with respect, or will the 20 Janeway Place project plow forward regardless of our concerns and regardless if City Council votes it down due to a ground swell of resistance to the project on that particular parcel of land by area residents. But she refused to answer the question, only stating in a roundabout way that she couldn't comment on "hypotheticals".

There are many-many great looking sites elsewhere in the Pleasantville area OWNED by either the federal government of Canada or the province. Site that would be much less impactful to adjacent home owners.

I've consulted with multiple experienced real-estate experts/agents since learning of 35 Janeway Place and "all" advised that such developments and additions to the adjacent areas will have a negative affect on home and property values.

In my educated opinion, the process to date has not been fair, and certainly has not been inclusive.

I'm thus not in favor of the development at 20 Janeway Place and at the very least would ask that my concerns be heard and addressed and that process be much more inclusive moving forward.

Thank you, [REDACTED]

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, March 10, 2023 4:27 PM
To: CityClerk
Cc: Mayor; Sandy Hickman; Ophelia Ravencroft; Debbie Hanlon; Maggie Burton; Ron Ellsworth
Subject: (EXT) Proposed re zoning of Green Space @ 20 Janeway Place

I am a resident of [REDACTED] and have lived here since [REDACTED]. The land in my opinion behind my house I believe should remain as it is zoned as, Green Space.

It's been noted in recent years that City Planners, Governments and citizens world wide are recognizing the many benefits to humans both mentally and physically in the preservation and enhancement of Green Spaces. It seems though in the area in which I live Pleasantville, the City, Province and the federal Government have been on a steady flow of demolition and construction over the last number of years which I had not been in opposition too.

The former Janeway Hospital demolition was not a pleasant experience. Each day my patio furniture, barbaque, deck and windows contained a massive amount of dust of which I would hose off each day. I complained to the City and Lorraine Michaels office and was reassured all safety inspectors were on site on a regular basis ensuring all environmental concerns were being taken care of. Then once the building was down there was more dust, that from dump trucks, dumping new topsoil over the area. Sometime during this time it was Front page news that the contractor actually didn't follow the proper environmental containment procedures for the

asbestos removal and was charged. Then shortly after the headlines read "Pleasantville Elementary School site nixed." The article went on too say "In a letter to parents last week, the Eastern School District said costs associated with the asbestos removal and lack of public confidence in the site scuttled plans to build there." April 2 2012 CBC News. Well the public confidence is still not there. In addition the demolition of the Janeway disenfranchised many of the rats and mice in the area at the time and caused many problems for residents. The same will be true with additional construction.

The proposed re zoning is causing much stress to the home owners and residents of the area. It seems Pleasantville is being disproportionately inundated with
Concerns

- Reduced property values through increased urban presence and category of the development (low-income housing). The current zoning and having a green area backing many of the properties no doubt adds to the desirability and re-sale value of properties on the street.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.
- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to [REDACTED] properties backing onto 20 Janeway Place – historically access has always been possible in this area.

Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request the results of soil testing conducted in the area and have independent experts review it to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to have low income housing located so close to their properties. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- We request data and evidence to assure us that property values on [REDACTED] will NOT decrease as a result of locating low-income rental properties at such a close proximity to the street?
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area? Residents have found syringes in the area of 20 Janeway Place in the past and can feel unsafe walking alone on the Virginia River Trail for example. What is the rationale for locating all these services here?
- Will residents of [REDACTED] whose properties back onto 20 Janeway Place be denied access to their properties because of this development?

March 10th, 2023

To St. John's City Council & others,

On behalf of the residents of Arnold Loop, Janeway Place and Charter Avenue, I am writing to implore you to reconsider the proposed rezoning of 20 Janeway Place from Open Space (O) Zone to Apartment 1 (A1) Zone and NOT allow this to go ahead.

I have been living on [REDACTED] since I was [REDACTED], first with [REDACTED] and second with [REDACTED] after purchasing our home in 2016. One of the determining factors for purchasing in Pleasantville was that from growing up here, I knew it to be a quiet, safe and truly "pleasant" neighborhood to live in. The houses were reasonably priced and well maintained by the friendly neighbors. I remember being young, walking down to what used to be Ultramar on Charter Ave to get a chocolate bar. At that time, Pleasantville was a safe enough place that I could freely galivant around as a young child without a worry.

Fast-forward [REDACTED] years or so and a very different picture has been painted of Pleasantville. In speaking with my neighbors, I've heard stories of residents discovering needles on our local walking trails (Virginia River and Quidi Vidi), a drunk man stumbling into the home of a family in the middle of the night, unsettling encounters on Virginia Trail, one of which greatly concerned a resident as the man who approached him said he had stabbed 14 people in his life. I have heard stories too numerous to mention from concerned neighbors who have lived in Pleasantville for years and have watched as Pleasantville has taken a slow but sure decline into "Un-Pleasantville".

You as decision makers with the City of St. John's can help preserve what little pleasantness remains. I can assure you that the residents of Pleasantville in Ward 2 would be eternally grateful if you let us have a say in how our neighborhood is being developed. As a reminder, we are the ones living here day to day, so this affects us individually in a very large way.

Ophelia; we were disappointed by your lack of presence at the Public Meeting held on Tuesday, March 7th. As councilor for Ward 2, we were hoping that you would at least be there to listen to our concerns. In your mission statement, you included the following:

"I believe that, above all else, good governments should amplify the voices of their most vulnerable citizens, listening to their needs and granting them key priority. This means that government should actively work for everyone— not just big business, cultural elites, or the well-connected few."

The majority of citizens I spoke with in the neighborhood are lower middle class singles, couples and families who work diligently to maintain their homes and contribute to this city and province

in a number of different ways. Where do we fall into your above-mentioned categories? We are not the most vulnerable, but we are certainly not big business, cultural elite or the well connected few. Will you listen to our voices as well?

Recently, Ward 2 has been inundated with development approvals. To name a few, we have seen the approval of the new penitentiary to be built in the White Hills, [REDACTED]. We have seen a new Rogers tower be approved for the Sugarloaf Rd region. In both situations, the community pushed back. Yet, their efforts in doing so were in vain, as these projects were approved anyway. When will the voices of the people be *listened* to instead of just heard?

Your commitment statement also read under “Promote Ward 2 infill development that provides either affordable housing or essential services, **but work equally to preserve greenspace.**”

“I equally recognise the importance of preserving what greenspace we have and will work to protect it whenever possible.”

We are losing so much of our greenspace in Ward 2 to development. There are even signs present on existing greenspaces alerting the neighborhood that these spaces will be developed as well. The greenspace at 20 Janeway Place was one of the few areas left where residents felt it would remain free from development. Not to mention the amount of empty lots that are filled in with crushed rock, leveled out, waiting to be developed. Included is George’s Loop, Langley Rd, Charter Ave, Churchill Ave, and Roosevelt Ave. These locations are **ready** for development. Instead of destroying greenspace, why not make the extra effort to see if this land can be acquired for your proposed projects?

Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue

- Reduced property values through increased urban presence and category of the development. The current zoning and having a green area backing many of the properties no doubt adds to the desirability and re-sale value of properties on the street. Continual addition of low-income housing in the same concentrated area will devalue the properties in the area.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.

- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.
- Disruption of traffic flow from parking and traffic on Janeway Place which several people use to access the long term care centre. *In the Public Meeting on March 7th, when asking about parking spaces for the proposed 32 units, a member of the NLHC stated that there were 1.5 parking spaces allotted. The same member went on to confirm that 37 parking spaces would be available. 1.5 parking spaces allotted for 32 units would be 48 parking spaces total. Therefore, why only 37 spaces? This will cause much congestion if these families have more than 1 vehicle per home or if they have visitors.

Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- **We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now it appears it is not.**
- **What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area?**

In conclusion, we are aware of the need for affordable housing in St. John's and believe that everyone deserves a roof over their heads. However, we do not agree that 20 Janeway Place is suited for what is proposed. I appreciate your time in reading my letter and implore you NOT to approve this rezoning application.

Keep the "pleasant" in Pleasantville.



Submission re: application from NL Housing to have land at 20 Janeway Place rezoned to allow for the construction of a 4-building, 32-unit apartment complex

March 10, 2023

Dear Sir/Madam:

██████████ Tuesday, March 7, 2023, public meeting – ██████████ - regarding this application. Unfortunately, issues with the audio transmission made it difficult to hear all the commentary during the hour-long session.

I understand the need to create more affordable housing for residents of the city, especially those living on lower incomes who want decent places to live and raise their families. I have little issue with the construction of this kind of apartment complex in Pleasantville, but I do have some questions and concerns about the proposed location and its potential impact on ██████████ neighbourhood.

Why 20 Janeway Place?

Why tuck four large buildings, plus parking facilities, into that corner lot? There are other areas in Pleasantville – areas that were once residential streets or neighbourhoods – that are ripe for development. I've lived in St. John's since 1989, and even when the Janeway Children's Hospital was operating from the Pleasantville site, the building was surrounded by adjacent parking lots, a helipad, and green space. Following the demolition of the hospital, nature has reclaimed much of the land. Residents have been fortunate to enjoy access to an open field and relative peace and quiet in the neighbourhood, despite the busy East White Hills Road.

Does NL Housing own any other properties in Pleasantville suitable for this kind of project?

Or does any other branch of the provincial government own land that would be appropriate for a housing development? Apparently the Department of Transportation and Infrastructure owns the rest of the former Janeway site. ██████████ whether this project would be the first of more NL Housing projects to be built on that plot of land.

Has there been any soil testing for contamination?

I lived through the demolition of the former hospital building (ca. 2008-2009) and well remember weeks/months of loud noise and plenty of dust – dust that was blown and deposited all over the area. This dust likely contained asbestos fibre. Stop work orders temporarily halted demolition a couple of times until appropriate health and safety measures were put in place to deal with the asbestos contamination of the site. Once demolition was completed and the site "cleaned up," the property was essentially left undisturbed.

What's changed in the past decade?

In 2012, when the Department of Education and Eastern School District were searching for a location to build a new Virginia Park Elementary, they eliminated the former Janeway hospital site from consideration because an "extensive investigation led to the conclusion that, due to the presence of asbestos in the soil, the site would be very complicated and expensive to develop for the purposes of an elementary school." (<https://www.releases.gov.nl.ca/releases/2012/edu/1019n07.htm>) If the larger property wasn't suitable for a school then, why is part of it suitable for apartment buildings now? I don't think any additional remediation of the site has taken place in the intervening years.

I also have a couple specific concerns about the potential impact of the project [REDACTED]

1. Plan for a triangular piece of land at the eastern tip of the project site. [REDACTED]

[REDACTED] Apple, chuckley pear, and spruce trees have all taken root among the tall grass and lupins that grow there in the summer. When [REDACTED] about this part of the field during the meeting, the NL Housing rep said there are no plans to change it from its natural state. I would hate to see the existing vegetation uprooted.

2. Plan to build a fence along the southern boundary of the project, behind the properties on Arnold Loop. [REDACTED] told during the meeting that the fence will extend as far as the rear of [REDACTED]

I, like some other residents of the [REDACTED] neighbourhood, also have questions related to timelines and construction, such as how soon could work begin should the rezoning application be approved, would much excavation be required for site preparation, how long is construction expected to take, what bylaws are in place to limit the hours during which construction can occur, etc.

Thank you for your consideration. I look forward to hearing more about the deliberations surrounding this rezoning application.

I wish my name and street address to remain anonymous in any public disclosure of all or any excerpts from my submission.

Kind regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, March 10, 2023 2:46 PM
To: CityClerk; Mayor; Sheilagh O'Leary; Sandy Hickman; Debbie Hanlon; Maggie Burton; Ron Ellsworth; Ian Froude; Ophelia Ravencroft
Cc: Ken O'Brien; Ann-Marie Cashin; hereandnow.nl@cbc.ca; morningshow@cbc.ca; crosstalk@cbc.ca; radionews@cbc.ca; news@ntv.ca; acrossstheprovince@ntv.ca; joanne.thompson@parl.gc.ca; JohnAbbott@gov.nl.ca; BernardDavis@gov.nl.ca; [REDACTED]
Subject: (EXT) 20 Janeway Place: Opposition to Rezoning

Good afternoon – please find attached, my concerns, questions and requests for information regarding the application of NL Housing to the City of St. John's to rezone 20 Janeway Place in Pleasantville from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings on the 12,445 square-metre lot (<https://www.engagestjohns.ca/20-janeway-place>):

Along with other neighbours, I have spoken with residents along Arnold Loop, Janeway Place and Charter Avenue over the past few evenings and helped in securing signatures for a petition to oppose this rezoning application. This petition will be sent to you later today. Here are mine, and other resident's concerns regarding this rezoning application:

Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue

- Reduced property values through increased urban presence and category of the development. The current zoning and green area backing many of the properties on Arnold Loop adds to property value of the houses in the area. Mixed development is not opposed but unbalanced development and rushed decision-making processes is not the way to approach this. It appears there is a focus on this area for low-income housing and social services.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.
- Use of Ward 2 and the Pleasantville area as a catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.

Questions/Requests for Information

Prior to any decisions on re-zoning the area:

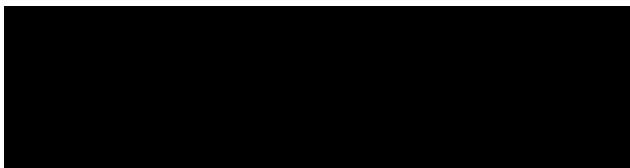
- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.

- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now, it appears it is not.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for ALL residents of the area? Here are some examples of concerns myself and other neighbours have expressed/experienced living in this area: I have found syringes in the area of 20 Janeway Place; I have encountered drunk people on the park bench by the bridge at Carter Ave; I have encountered people doing drugs on the Virginia River Trail down from Charter Ave; a neighbour told me she feels unsafe walking alone on the Virginia River Trail; a resident in the newer townhouses on Charter Ave has had a drunk man enter his home and on another occasion, encountered a man on the Virginia River trail who told him he had stabbed someone 14 times. How would you feel facing these types of scenarios – what is the plan to manage this? We do not want this trend to increase in frequency.

Arnold Loop and the surrounding area is a gem within St. John's and is well-loved by its residents and users of the area. Please don't take away the quality of living in this neighbourhood. We are not arguing that providing affordable housing is needed - we just ask that you thoughtfully consider the mix of development and social services already in the area and ensure a balance – don't make Pleasantville the area of focus. I know the history behind this zoning - to ensure safety around the helicopter landing pad - well time has marched on and now the use has evolved; it is now a cherished and valued green space that has a high-level of value to local residents. This must be taken into account.

We respectfully ask the City of St. John's council and whoever else's approval may be required, to **NOT approve the rezoning application at 20 Janeway Place** and keep the area as Open Space (O). A solid plan for the area developed in consultation with its residents is required rather than fast-tracking approval processes and erecting buildings quickly to spend federal money. Consider this development thoughtfully and with the proper time and process to ensure that the concerns of the current residents are taken into account.

Keep the “pleasant” in Pleasantville.



Karen Chafe

From: [REDACTED]
Sent: Friday, March 10, 2023 1:39 PM
To: Ken O'Brien
Cc: CityClerk; Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft; Sandy Hickman
Subject: Re: (EXT) 20 Janeway Place - Rezoning application

Thanks Ken - we really appreciate your response. We still have concerns - I have spoken to many residents in the area over the last few days and have more comments, I am sorry for all of them, should have waited to send one e-mail but I do feel very passionate about this area and want to make it clear what the concerns are and for them to be considered as part of the process.

Best regards,
[REDACTED]

On Thu, Mar 9, 2023 at 3:43 PM Ken O'Brien <kobrien@stjohns.ca> wrote:

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, March 10, 2023 2:06 PM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Sandy Hickman; Ophelia Ravencroft; Debbie Hanlon; Maggie Burton; rellworth@stjohns.ca; Ian Froude; Ken O'Brien; Ann-Marie Cashin; joanna.thompson@parl.gc.ca; Johnabbott@gov.nl.ca; bernarddavis@gov.nl.ca; [REDACTED]
Subject: (EXT) Re Zoning of 20 Janeway Place
Attachments: To City Counsel.docx

To City Counsel:

First, thank you for taking the time to hear my questions and concerns.

I want you to imagine yourself visiting Newfoundland for the first time. You leave the airport and head down the TCH towards Quidi Vidi, a popular tourism spot advertised by Newfoundland and Labrador. As you drive along the road you are excited to enjoy the sites. As you travel down Whitehills road towards Pleasantville you are greeted by Robinhood bay landfill. Further down the road, you are travelling along you see all the flattened ground and tree removal for what you learn is a brand-new penitentiary. As you crest the hill you see poorly taken care of apartment buildings, a chicken factory, a smokestack and abandoned buildings that are collecting graffiti. You make it to your destination Quidi Vidi only to see a few heritage homes alongside some monstrous houses that do not fit the quaint fishing village you saw on tv.

I would like to address some concerns that I feel need to be heard in regard to the proposal for the rezoning of 20 Janeway place:

- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area? Residents have found syringes in the area of 20 Janeway Place in the past and can feel unsafe walking alone on the Virginia River Trail for example. What is the rationale for locating all these services here?
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during the design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having low-income housing located so close to their properties. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- We request data and evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating low-income rental properties in such close proximity to the street.

- We request the results of soil testing conducted in the area and have independent experts review it to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction

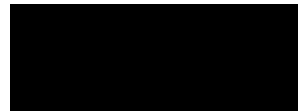
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure the safety of pedestrians in the area especially given the width of the street in this area.

I would also like to acknowledge that I believe everyone deserves an affordable place to live and appreciate the hard work everyone does to make this happen however, in speaking with members of support groups such as the Gathering Place. Some feel strongly that low-income housing away from the downtown core is not the best solution for the needs of the ones who need it the most currently. Has there been any consultation with these individuals?

Although the land may not be owned by NFLD housing we have a large amount of land that has been bulldozed and remains vacant with no vegetation on it whatsoever.

Last but certainly not the least of my concerns is towards greenspace and wildlife. As an avid walker who enjoys the river trails as well as walking up near DFO. I have noticed a large impact on the habits of the moose and other animals on the trails since the removal of trees for the penitentiary. Has thought been given to the impact of removing the last bit of green space in Pleasantville? I see foxes and ermines often in the field. They help control the populations of rodents. In the spring and summer, the bees can find natural wildflowers native to the area for their sustenance. Where will we be displacing their habitats?

I hope everyone who takes the time to read this letter takes a moment to consider what is at stake here. Please get to know the citizens in your wards. Understand how we feel as I know you would feel the same if this was your neighbourhood.



Karen Chafe

From: Ken O'Brien
Sent: Thursday, March 9, 2023 3:44 PM
To: [REDACTED] CityClerk
Cc: Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft; Sandy Hickman
Subject: RE: (EXT) 20 Janeway Place - Rezoning application

Hi, [REDACTED]. I can answer some of your questions and will ask colleagues whether they can answer the others.

I will have to rely on others for information on any required soil testing.

In terms of other properties in Pleasantville, that is an interesting question, but Council has an application for this site and must deal with it as proposed. Regarding the former Wildlife Division building at 45 East White Hills Road, that is privately owned. The Province sold it several years ago to a developer who sought a rezoning to build a larger residential building on the site. To date, that development has not gone ahead.

Natural areas and parks and open space are certainly important components of any neighbourhood. Pleasantville is close by Quidi Vidi Lake and its extensive open spaces. The property at 20 Janeway Place is certainly open and green and is zoned as Open Space (O), but that was done to restrict any development around the helicopter pad for the former hospital. Now, NL Housing has proposed residential development next to the longstanding houses and buildings in the area, and Council will decide if this makes sense as a good location and an appropriate addition to the neighbourhood.

Thanks for getting in touch.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: [REDACTED]
Sent: Wednesday, March 8, 2023 9:21 AM
To: Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Ann-Marie Cashin <acashin@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Ophelia Ravencroft

<oravencroft@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>

Subject: Re: (EXT) 20 Janeway Place - Rezoning application

Thank-you for your reply Ken, I appreciate it.

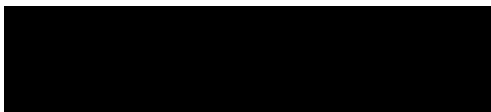
After speaking to some neighbours last night, we have other concerns relating to asbestos contamination in the area. If the soils are disturbed will that result in a release of contaminants into the air resulting in impacts to human health? Has soil testing been undertaken at the 20 Janeway Place plot of land to confirm no contamination in the soil? I observed crews out there earlier this winter digging - I suspect this was for geotechnical testing but was soil testing for contamination also carried out and what were those results? The concerns stem from demolition activities being mishandled in the past in this area: <https://www.cbc.ca/news/canada/newfoundland-labrador/company-charged-for-asbestos-handling-1.982527>

What alternate areas were investigated for this development? Has repurposing the former Newfoundland and Labrador Wildlife Division Building across from Country Ribbon been investigated? Other similar buildings in Pleasantville have been converted to apartments in the past - why not this one?

In urban planning, there needs to be consideration of keeping natural, undisturbed areas amongst development, leaving 20 Janeway Place in its current zoning would accomplish that.

We are going to go door to door this week in our neighbourhood with a petition to express opposition to this proposal and other actions are being discussed.

Best regards,



On Wed, Mar 8, 2023 at 8:42 AM Ken O'Brien <kobrien@stjohns.ca> wrote:

Thank you for writing about this. All comments will be brought to Council before Council decides on the next step.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner

City of St. John's – Planning, Engineering and Regulatory Services

John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's NL Canada A1C 5M2

Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 21, 2023 8:03 PM
To: CityClerk
Subject: (EXT) 20 Janeway Place

I am fully in favour of this application. Makes eminent sense.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, March 7, 2023 8:10 PM
To: CityClerk
Cc: Ken O'Brien; Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft
Subject: (EXT) 20 Janeway Place - Rezoning application

To Whom It May Concern:

I would like to express my opposition to the application from NL Housing to rezone land at 20 Janeway Place from Open Space to Apartment 1 zoning to accommodate 4 two-story apartment buildings.

This open space area is one of the reasons I love living and owning property on Arnold Loop. Adding 4 buildings here will take away from the look and feel of the area and would take away an area we walk our dog through and enjoy on a regular basis. I actually thought it would be an amazing area to have a community garden, this would be a much better use of the space for the community.

Please don't approve this rezoning application - I strongly believe it will detract from the value of the properties on Arnold Loop; decrease the quality of life of the people on Arnold Loop; and reduce the natural aesthetic of the area. This is such a quiet, peaceful and safe area to live but the addition of apartment buildings so close to our street WILL detract from it. I was shocked and dismayed to hear about this proposed rezoning. There is so much unused land elsewhere in Pleasantville why overcrowd this special area with buildings packed so closely to one another??

Thank-you for considering mine and my partner's comments on this.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, March 9, 2023 10:16 AM
To: CityClerk
Subject: (EXT) Pleasantville development Janeway Place

Good Day,

In 2009 The Janeway hospital building was taken down and apparantly the Asbestos abatement process was not done to code according to public record via CBC.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fnewfoundland-labrador%2Fcompany-charged-for-asbestos-handling-1.982527&data=05%7C01%7C%7Cebde95bad10d4e0970c808db20a4a837%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638139663794542045%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=BihW8q6Cz0QQ%2F9mxcLBWmu5usPIY0cGwwTvggsGfTuk%3D&reserved=0> Has the soil been tested since the building was demolished?

Also the properties on Arnold loop which will back on the new development do experience significant water build up during spring and during heavy rainfalls. There is an extensive slope that grades down from the proposed area into the back of these properties. Has this slope been given planning and consideration to offset the water that will flow down towards these properties?

Thank you

[REDACTED]

[REDACTED]

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, March 17, 2023 4:19 PM
To: Karen Chafe
Subject: FW: [CAUTION - Possible SPAM]: (EXT) Proposed Rezoning of 20 Janeway Place

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

From: [REDACTED]
Sent: Friday, March 10, 2023 3:56 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: [CAUTION - Possible SPAM]: (EXT) Proposed Rezoning of 20 Janeway Place

Hello,

I am writing in opposition to the potential building of at 20 Janeway Place. I believe that that specific area is not the right choice for what is wanted to be put there.

Things that are of concern to me and others:

- Reduced property values through increased urban presence and category of the development (low-income housing)
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area - this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Impacts to wildlife in the area.
- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place.

I request those who are for this idea to start to rethink what a potential issue this would be for many people and for the surrounding area. I hope you take into consideration and reflect upon the points made in this email.

DECISION/DIRECTION NOTE

Title: 4 Merrymeeting Road, MPA2200003, Adoption-in-Principle

Date Prepared: March 14, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 9, 2023, and St. John's Development Regulations Amendment Number 19, 2023 regarding two Apartment Buildings at 4 Merrymeeting Road.

Discussion – Background and Current Status:

The City has received an application from Brookfield Plains Inc. for two Apartment Buildings, with a total of twenty-two (22) dwelling units at 4 Merrymeeting Road. The subject property is currently within the Institutional District and Zone, Heritage Area 1, the St. John's Ecclesiastical District and Mount St. Francis Monastery is designated by both the city and province. The applicant is proposing to renovate the Heritage Building to accommodate six residential units and build a second 4-storey Apartment Building on the property that will house sixteen dwelling units. A Municipal Plan amendment to the Residential Land Use District and a rezoning to the Apartment 1 (A1) Zone is required to consider the development. Apartment Building is a Permitted Use within the A1 Zone. Details on the proposed development and analysis of the proposed development are contained in the attached amendments.

Off-Street Parking Requirements

The applicant has requested 44 parking spaces, two spaces per dwelling unit. From Section 8 of the Development Regulations, for 22 two-bedroom units the minimum parking required is 25 spaces and the maximum is 33 spaces. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than that required by Section 8, Council shall require a Parking Report. Given that the applicant has prepared a Land Use Report (LUR) that includes a section on off-street parking, it is recommended to accept the Land Use Report as the Parking Report.

Heritage Design

The applicant has requested to defer the detailed design of the Heritage Building and the new Apartment Building to a later stage after they have completed some exploratory work on the interior of the Heritage Building. Staff have agreed with this approach. The design of the Heritage Building has mostly been finalized except for the dormer windows and the proposed skylights. The LUR provides details on the shape and size of the new building, but not the building materials. Should the amendment proceed, it is recommended that more details on

ST. JOHN'S

the design of both buildings be provided prior to advertising the public hearing. This would allow the public to review the design prior to Council considering approval of the amendment. Council approval is also required for the design of both buildings.

Where a LUR is required for this development, should the development proceed, any major changes to the approved design will be brought back to Council for consideration prior to approval.

Public Consultation

The proposed rezoning was advertised three times in the Telegram, mailed to properties within 150 metres of the site and posted on the City's website. There is also a project page for this application on the City's Planning Engage Page. Submissions received are attached for Council's review. Analysis of the submissions received are provided in the attached amendment.

Next Steps

If the attached amendments are adopted-in-principle, they will be referred to the NL Department of Municipal and Provincial Affairs with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000. Once the amendments are released by the Province, they will be brought back to Council for consideration of adoption. Should Council adopt the amendments, a commissioner's public hearing would be organized.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners; Heritage NL.
3. Alignment with Strategic Directions:

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

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

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Accessibility has been considered when reviewing the trail materials; accessibility requirements for the parking lot and apartment buildings will be reviewed and determined at the building permit stage.

4 Merrymeeting Road, MPA2200003, Adoption-in-Principle

6. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan and Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: The Heritage and Land Use Report was advertised in accordance with the Development Regulations and referred to a public meeting on March 1, 2023. The Engage St. John's project page will remain open while the application is active. Should the amendment proceed, a public hearing will be required at a later stage.
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-in-principle the resolutions for St. John's Municipal Plan Amendment 9, 2023 and St. John's Development Regulations Amendment 19, 2023, regarding two proposed Apartment Buildings at 4 Merrymeeting Road.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

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

Report Approval Details

Document Title:	4 Merrymeeting Road, MPA2200003, Adoption-in-Principle.docx
Attachments:	<ul style="list-style-type: none">- 4 Merrymeeting Road - AIP Attachments.pdf- Emerald Park_LUR_CompiledAppendices(reduced).pdf- Emerald Park_LUR_R3 Feb 06 2023(reduced).pdf- Hybrid Public Meeting - AM.docx- 4 Merrymeeting Rd Combined Redacted.pdf
Final Approval Date:	Mar 16, 2023

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

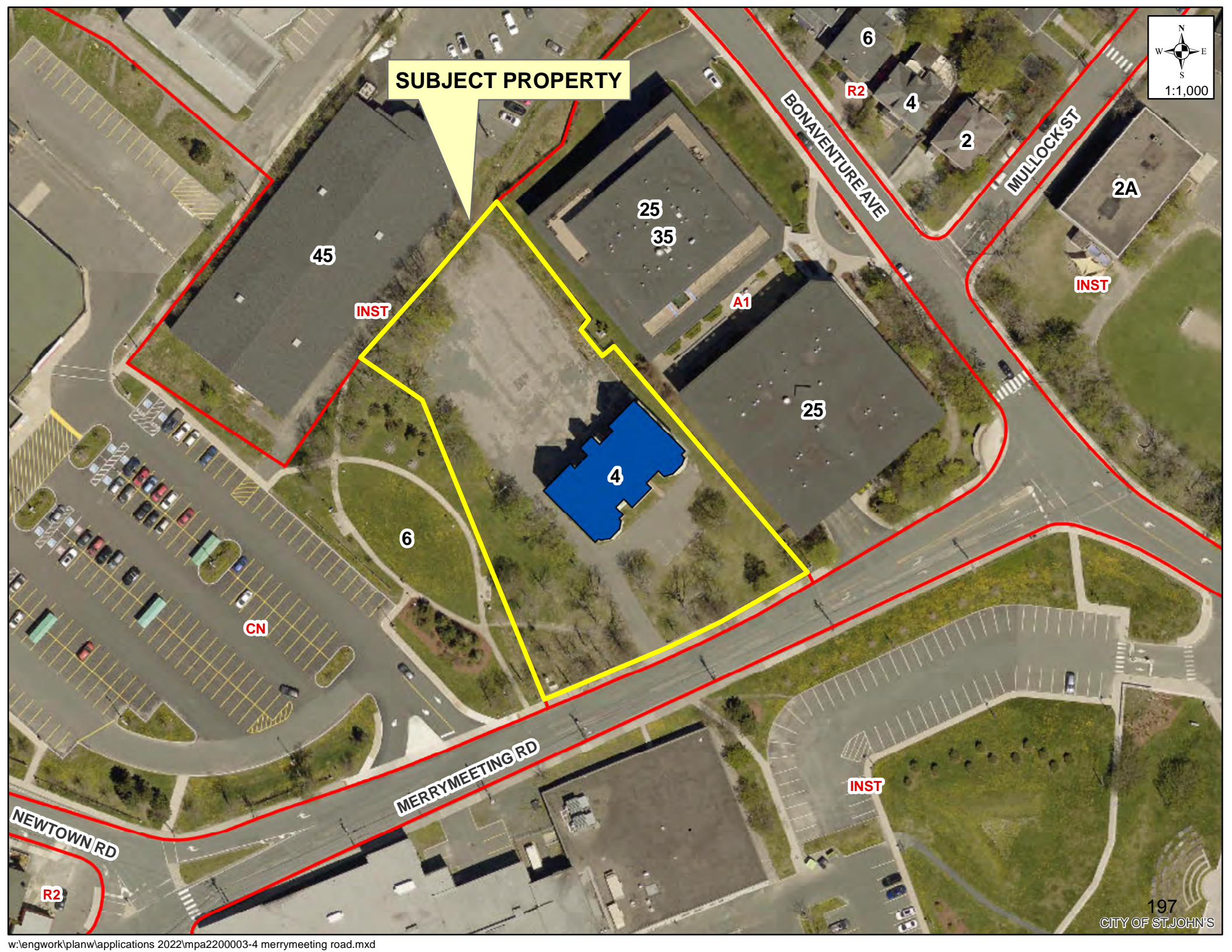
No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Mar 15, 2023 - 3:14 PM

Jason Sinyard - Mar 16, 2023 - 2:37 PM



SUBJECT PROPERTY



City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 9, 2023

**Institutional Land Use District to
Residential Land Use District
4 Merrymeeting Road**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 9, 2023

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 9, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 9, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 9, 2023

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 9, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 9, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

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 9, 2023 on the ____ day of Click or tap to enter a date. as _____.

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 9, 2023 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 9, 2023

BACKGROUND AND ANALYSIS

Background

The City of St. John's wishes to allow a two Apartment Buildings, with a total of twenty-two (22) dwelling units at 4 Merrymeeting Road. The subject property is currently within the Institutional District and Zone, Heritage Area 1, the St. John's Ecclesiastical District and Mount St. Francis Monastery is designated by both the city and province. The applicant is proposing to renovate the Heritage Building to accommodate six residential units and build a second 4-storey Apartment Building on the property that will house sixteen dwelling units. Under the Envision St. John's Municipal Plan, the property is designated Institutional and therefore a Municipal Plan amendment is required to designate the property as Residential in order to consider the development.

The Apartment Building within the monastery could be considered a discretionary Heritage Use under the current zone, however the applicant has opted to apply for both buildings under one application. They are seeking to rezone the property to the Apartment 1 (A1) Zone in which Apartment Buildings are a permitted use. Applying for both buildings under the one application presents a clear picture of the overall development, is transparent for public consultation purposes and staff are able to better coordinate comments on the full site development, such as servicing, etc.

Heritage and Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for the property rezoning. Further, as per Section 8(2)(d), a Heritage Report is required for a new development adjacent to a Heritage Building. The applicant has prepared a combined Heritage and Land Use Report as per Council's terms of reference. A copy of the report is available at www.engagestjohns.ca/4-merrymeeting-road and in the March 21, 2023 Council agenda.

The applicant is proposing a small extension to the rear of the Heritage Building and the new Apartment Building will be adjacent to the Heritage Building. The impacts of these developments on the Heritage Building, as well as the Heritage Area and Ecclesiastical District have been evaluated in the Heritage Report and are viewed to be minimal.

Land Swap

The property at 4 Merrymeeting Road is an irregular shape. At the March 28, 2022 Council meeting, Council approved the land swap between the City and the owners of 4 Merrymeeting Road. The City will be exchanging a triangular piece near the rear of 4 Merrymeeting Road for a triangular piece near the front of the property. This allowed the applicant to square the property to better facilitate development of the site. The property

owner is responsible for all required surveys, application to consolidate their property and any required Development approvals and permits. This land swap does not constitute development approval.

Variance

Within the A1 Zone, the maximum building height is 12 metres. The applicant has proposed a building height of 13.2 metres, therefore Council approval of a 10% building height variance is required for the new Apartment Building.

Off-Street Parking Requirements

The applicant has requested 44 parking spaces, two spaces per dwelling unit. From Section 8 of the Development Regulations, for 22 two-bedroom units the minimum parking required is 25 spaces and the maximum is 33 spaces. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than that required by Section 8, Council shall require a Parking Report. Given that the applicant has prepared a Land Use Report that includes a section on off-street parking, it is recommended the Council accept the Land Use Report as the Parking Report.

Analysis

The Envision St. John's Municipal Plan states a number of policies that recommend developments that increase density within existing neighbourhood, are designed to encourage active transportation and promote the re-use of Heritage Buildings . Such policies include:

Policy 4.1.2 - Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 4.4.1 - 1. Ensure that the review of development proposals considers how new development may affect abutting properties and uses.

Policy 4.6.8 - Require, where appropriate that sidewalks, paths and lanes provide access to and from bus stops, schools, places of worship, shopping areas, and places of employment.

Policy 4.7.2 - Ensure the preservation of the city's built heritage by encouraging appropriate renovations and adaptive reuse of Heritage Buildings and those buildings located in the City's Heritage Areas in keeping with the provisions of the City's Heritage By-Law, this Plan and its Development Regulations.

Policy 4.7.6 - Ensure that exterior renovations or alternations to designated Heritage Buildings retain the building's character-defining elements and their significant

architectural or historical physical features in accordance with the City's Heritage By-Law.

Policy 6.1.7 - Encourage new developments and redevelopment that contribute to the public realm through architectural design, particularly in areas of heavy pedestrian traffic such as commercial areas, intensification areas and the downtown, and provide connections designed to encourage pedestrian and cycling activity.

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The proposed development blends with the existing neighbourhood, has considered the adjacent properties in the development of the site and is a good example of adaptive reuse of a Heritage Building. Further, the pedestrian connected on and around the site will be improved. Therefore, the proposed Municipal Plan amendment is recommended.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 11, February 18 and February 25, 2023. 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.

Four submissions were received by the City Clerk's Office and thirteen submissions were made on the City's Engage project page for this application. Many residents are in support of this development with some voicing concerns that the heritage designation will be lost. However, even if the property is rezoned, the existing building at 4 Merrymeeting Road will remain as a designated Heritage Building. The design of the Heritage Building and new Apartment Building is to be finalized, but all comments received during the public consultation will be considered and where appropriate, incorporated into the final design. Final design will require Council approval.

Some residents raised concerns over the proposal for 2 parking spaces per dwelling unit. Allowing a greater number of parking spaces than the maximum permitted within Section 8 is a Council decision. Staff have reviewed the proposal and have no concerns with the number of parking spaces proposed. A larger portion of the parking is underground, allowing for landscaping on the site. Further, the applicant is required to enhance the trail connection between Bonaventure Avenue and the City's green space (adjacent to Sobeys), and develop a site that provides internal access to bus routes, sidewalks and nearby commercial areas. While the parking exceeds our standards, these above-mentioned enhancements to the site promote active transportation. As well, while it is not a City requirement, the applicant has advised that accommodation for electric vehicles will be made.

Residents also raised concerns that the adjacent green space at 6 Merrymeeting Road will be impacted. That site will remain City-owned and will continue as a green space.

Residents also asked if accommodation can be made for affordable housing. The City is trying to accommodate developments that serve all economic levels, however we cannot mandate sale or rent levels for private development. Should this development proceed, it will provide additional higher-density housing in appropriate location.

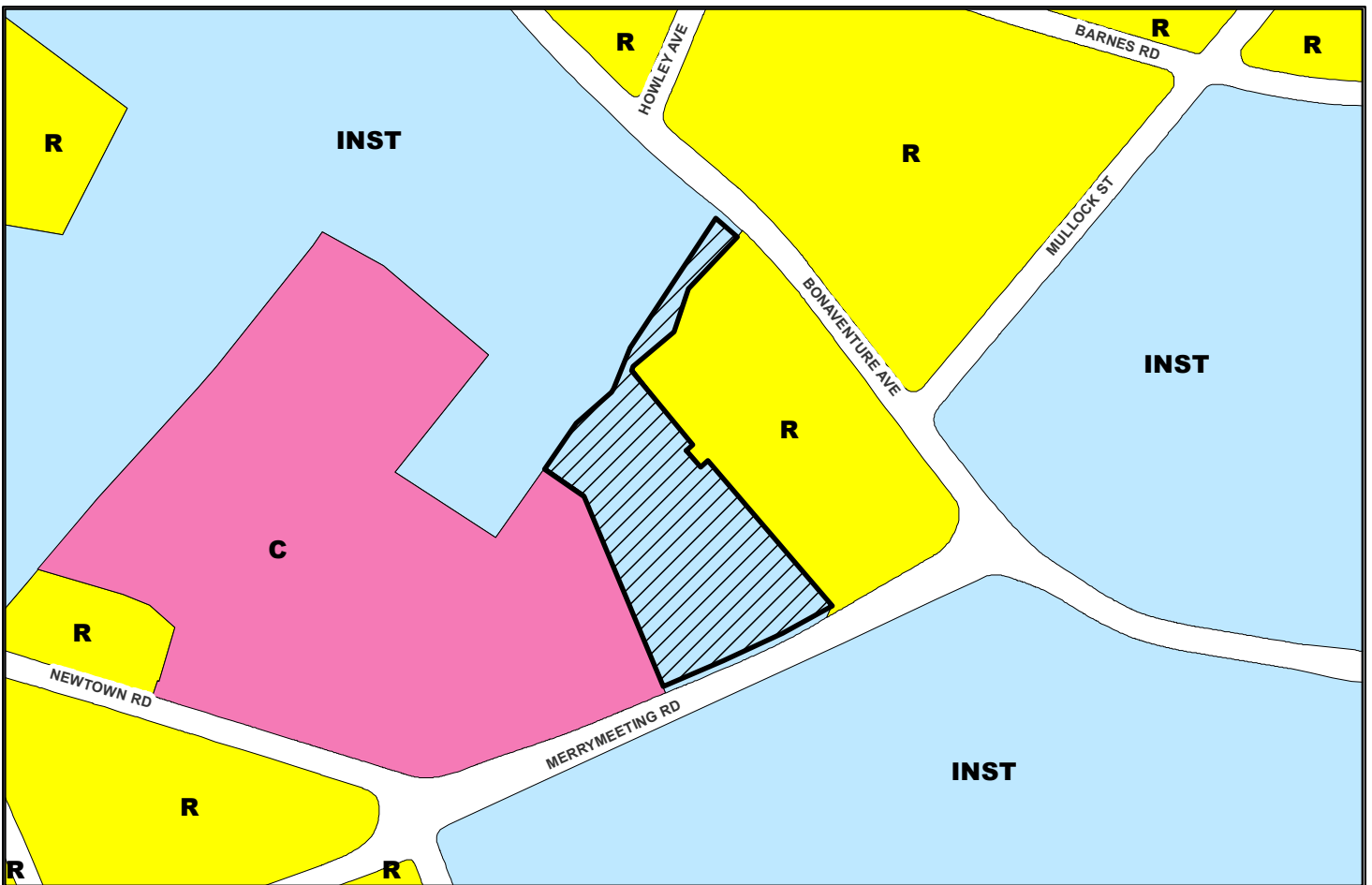
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 9, 2023

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

- 1. Redesignating land at 4 Merrymeeting Road [Parcel ID# 17923] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 9, 2023

Future Land Use Map P-1

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

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



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

**4 MERRYMEETING ROAD
Parcel ID 17923**

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 19, 2023

**Institutional (INST) Zone to Apartment 1 (A1) Zone
4 Merrymeeting Road**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 19, 2023

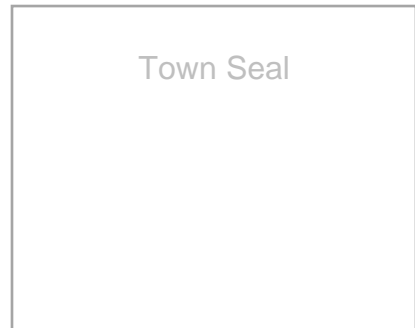
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 19, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

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 19, 2023 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 19, 2023

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 19, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 19, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date. , the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

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 19, 2023 on the ____ day of Click or tap to enter a date. as _____.

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 19, 2023 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 19, 2023

BACKGROUND

The City of St. John's wishes to allow a two Apartment Buildings, with a total of twenty-two (22) dwelling units at 4 Merrymeeting Road. The subject property is currently within the Institutional District and Zone, Heritage Area 1, the St. John's Ecclesiastical District and Mount St. Francis Monastery is designated by both the city and province. The applicant is proposing to renovate the Heritage Building to accommodate six residential units and build a second 4-storey Apartment Building on the property that will house sixteen dwelling units. Under the Envision St. John's Development Regulations, the property is within the Institutional (INST) Zone and therefore a Development Regulations amendment is required to rezone the property to the Apartment 1 (A1) Zone. Within the A1 Zone, Apartment Building is a Permitted Use.

This amendment implements St. John's Municipal Plan Amendment 9, 2023, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 11, February 18 and February 25, 2023. 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.

Four submissions were received by the City Clerk's Office and thirteen submissions were made on the City's Engage project page for this application. Many residents are in support of this development with some voicing concerns that the heritage designation will be lost. However, even if the property is rezoned, the existing building at 4 Merrymeeting Road will remain as a designated Heritage Building. The design of the Heritage Building and new Apartment Building is to be finalized, but all comments received during the public consultation will be considered and where appropriate, incorporated into the final design. Final design will require Council approval.

Some residents raised concerns over the proposal for 2 parking spaces per dwelling unit. Allowing a greater number of parking spaces than the maximum permitted within Section 8 is a Council decision. Staff have reviewed the proposal and have no concerns with the number of parking spaces proposed. A larger portion of the parking is underground, allowing for landscaping on the site. Further, the applicant is required to enhance the trail connection between Bonaventure Avenue and the City's green space (adjacent to Sobeys), and develop a site that provides internal access to bus routes, sidewalks and nearby commercial areas. While the parking exceeds our standards, these above-mentioned enhancements to the site promote active transportation. As

well, while it is not a City requirement, the applicant has advised that accommodation for electric vehicles will be made.

Residents also raised concerns that the adjacent green space at 6 Merrymeeting Road will be impacted. That site will remain City-owned and will continue as a green space.

Residents also asked if accommodation can be made for affordable housing. The City is trying to accommodate developments that serve all economic levels, however we cannot mandate sale or rent levels for private development. Should this development proceed, it will provide additional higher-density housing in appropriate location.

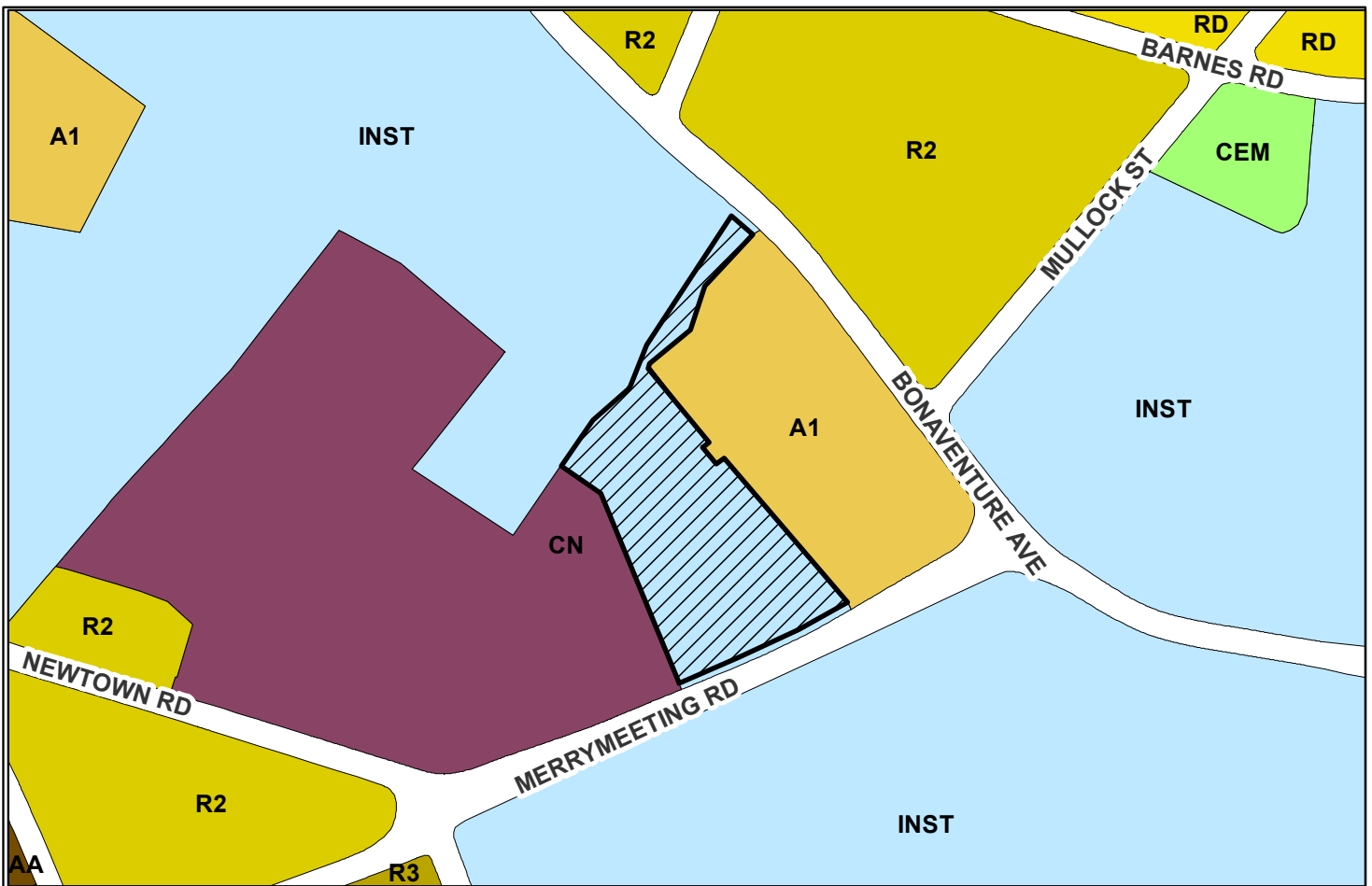
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 19, 2023

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

- 1. Rezoning land at 4 Merrymeeting Road [Parcel ID# 17923] from the Institutional (INST) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 19, 2023

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 1 (A1) LAND USE ZONE

4 MERRYMEETING ROAD
Parcel ID 17923

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

**EMERALD PARK DEVELOPMENT
(Formerly Mount St. Francis Monastery)
4 MERRYMEETING ROAD
BACKGROUND RESEARCH AND ANALYSIS**

PURPOSE OF REPORT

This report has been prepared in response to the June 30, 2022 Terms of Reference by the City of St. John's for a Heritage and Land Use Report to support an application for two apartment buildings at 4 Merrymeeting Road as proposed by the Emerald Atlantic Group Inc.

More specifically, this report is prepared in accordance with section B of the Terms of Reference, titled 'Background Research and Analysis' and the format follows the list as outlined by the City as follows:

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

HISTORY OF THE PROPERTY'S DEVELOPMENT

The property of the former Mount St. Francis Monastery building ('Monastery') has been occupied by the Christian Brothers since August 21, 1880 and has been in the ownership of the Roman Catholic Church and the Roman Catholic Episcopal Corporation until the property was acquired by the Emerald Atlantic Group Inc. in 2022.



The property encompasses an area of 0.559 hectare (1.381 acres) with primary frontage of 66.208 m (217.2 feet) onto Merrymeeting Road and a frontage of 10.159 m (33.3 feet) onto Bonaventure Avenue.

According to Heritage NL, the Monastery was built between 1877 and 1880 to house the Irish Christian Brothers. It was built on a large plot granted on a 999-year lease from the Archdiocese.



A very early photograph of Mount St. Francis showing the rather barren landscape surrounding it.



Newfoundland Regiment in formation on the "Barrens" [area of Fort Townshend]. Note Mount St. Francis monastery in background. (1914-1915, The Rooms Archives)

The City of St. John's Archival Records do not indicate or record any information on the property until 1926 when the City's Insurance Plan maps illustrates the Monastery with a rear yard accessory building at the northwest corner of Merrymeeting Road and Bonaventure Avenue (Figure 1). The plan notes that the Monastery was a residence for the Christian Brothers. The Insurance Plan indicated that the building was a two and a half storey concrete and stone structure with ordinary glass and wooden sashes. The Plan also illustrated that the property was a larger parcel of land than today's parcel.



City of St. John's Insurance Plan 1926

The City's Insurance Plan of 1946 illustrates the Monastery on a larger parcel of land which included St. Patrick's Hall (School) to the east. The map also illustrates that a handball court and structure was attached to the accessory building in the rear yard.



City of St. John's Insurance Plan 1946

In 1963, the City's Insurance Plan illustrates the monastery on an even larger parcel of land which included St. Patrick's High School to the west of the property. The Plan identified the civic location of Monastery as 6 Merrymeeting Road.



City of St. John's Insurance Plan 1963

Today, the site is smaller than illustrated in the early Insurance Plans and is located next to Place Bonaventure, a condominium apartment building to the east, Yetman's Arena to the north, a city park

and Sobeys to the west, the Royal Newfoundland Constabulary Buildings and The Rooms to the south across Merrymeeting Road.



Aerial Photo of Site

DESCRIPTION OF STRUCTURE

The structure is masonry framed 2½ storey (effectively three storeys) “gothic revival” style structure originally built in 1877-80 with a main floor external footprint of 4,907 square feet and a total area of approximately 13,000 square feet over a partial unfinished 7 feet high basement.

The structure is masonry framed with masonry foundation and footings. The external walls are cement parging. The building currently has a steeply pitched seam metal roof finish. It is believed that the original roof was made of slate. The roof has front, side and rear elevation dormers, front and rear elevation gables and front elevation double bays. There is a centre cupola and two central chimneys.

The floor structure consists of a wood joist floor system to three levels, concrete to the basement and unfinished floor to crawl space.

The main and second floor has mostly 13 - 14 feet finished ceiling height where no dropped T-bar ceiling. Some slightly lower T-bar ceiling. The small rear annex has a lower height. The third floor has approximately feet to finished ceiling (with some T-bar, some drywall). On this floor the walls steeply sloped to finished drywall ceilings corresponding to the roof pitch.

The interior layout of the main and second floors includes well-proportioned rooms off a wide central side corridor. On the third floor the rooms are at a lower height rooms off the central corridor. In these rooms the dormers feature in the steeping sloping ceilings at the front, sides and back of the building.

The windows are a combination of newer vinyl and older wood and aluminum framed thermal units. The windows are also a combination of vertical single-hung sliders and upper fixed pane units with lower awning openers.

There are older oversized wood front entrance doors, steel exit door at the rear. Interior features include some original or older wood doors and millwork/trim.

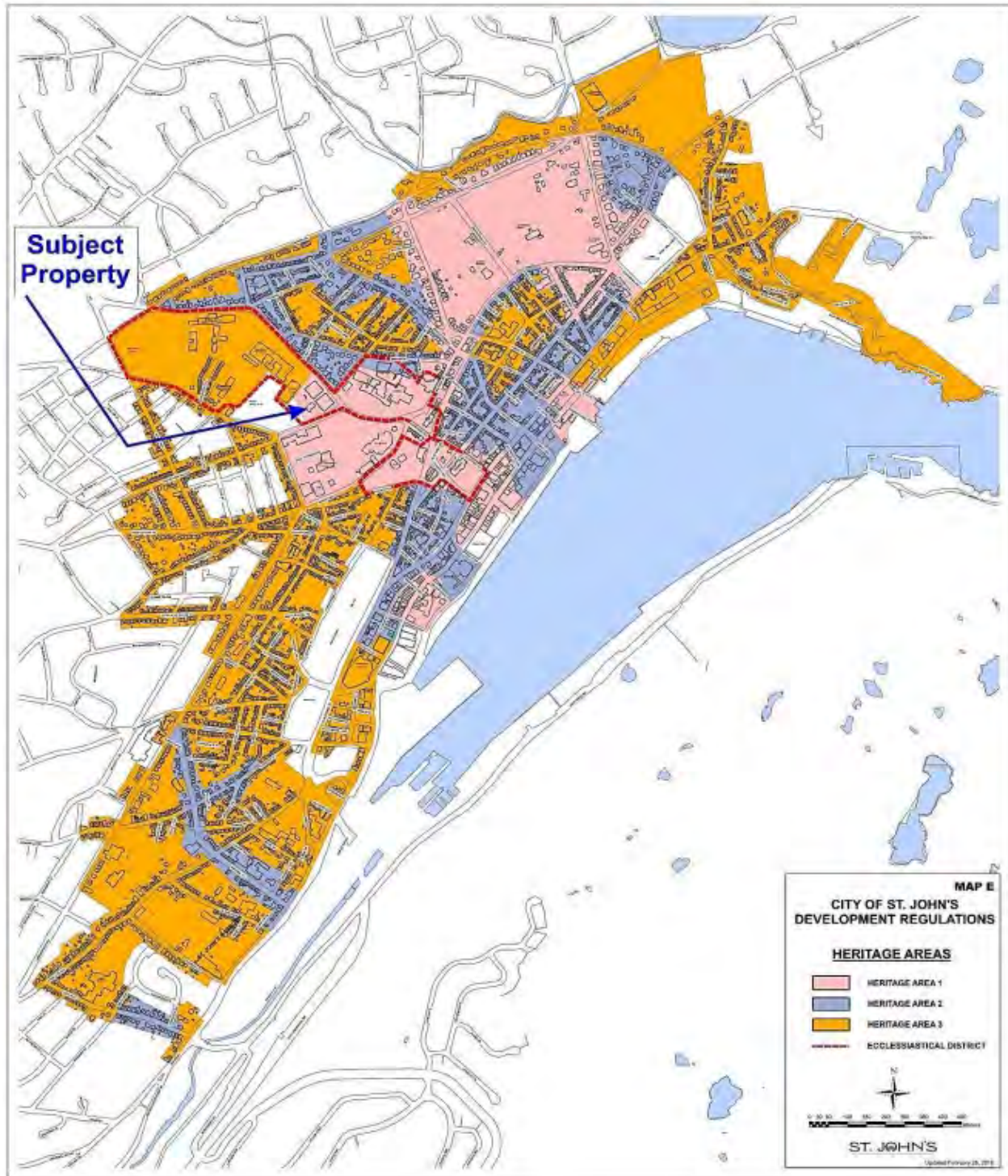
EVALUATION OF HERITAGE SIGNIFICANCE

The Monastery is designated as a Heritage Structure by provincial Heritage NL. The building is also registered in the Canadian Register of Historic Places and is situated within the St. John's Ecclesiastical District which was designated by the Government of Canada Act under the federal Historic Sites and Monuments Act on April 11, 2008. The District is largely comprised of 19th and 20th century buildings and landscaped features associated with the Roman Catholic, Anglican, United and Presbyterian denominations. The District represents the breadth of involvement of these denominations in the establishment and of the spiritual, philanthropic, charitable and educational institutions in St. John's and Newfoundland Labrador during the 19th and 20th centuries as well as the political life of the colony.

The Monastery is recognized for its historic and aesthetic values. The Monastery is historically valuable for its association with the Irish Christian Brothers and as the first Irish Christian Brothers Monastery in Newfoundland. In 1875, the Irish Christian Brothers accepted an invitation from the Benevolent Irish Society to assume responsibility for Roman Catholic education in St. John's. This decision to come to St. John's was crucial to the development of Roman Catholic education in Newfoundland. The contributions of the Irish Christian Brothers to education in Newfoundland were great and Mount St. Francis Monastery stands as a testament to this influence and contribution.

The Monastery is architecturally valuable as an example of Gothic Revival architecture in an institutional building. According to local tradition, Mount St. Francis Monastery is modelled after a monastery in Wexford, Ireland.

The City has acknowledged the significance of the Ecclesiastical District of St. John's in the Development Regulations and the 2021 Heritage By-Law by identifying the property as a designated heritage building within Heritage Area 1. The building is also identified in the City of St. John's Heritage Buildings list (number 73, page 4).



Heritage Area 1 outlines specific design standards to which buildings are to adhere subject to Schedule D Heritage Design Standards of the Heritage Regulations.

All heritage designations related to the Monastery are confined to the footprint of the building.

RELEVANT RESEARCH MATERIAL

The City of St. John's archival records were reviewed for further information on the property but little information was available.

Until 1995, the St. John's Assessment Roll did not fix any value to the property at 4 Merrymeeting Road as it was exempt from property tax as a religious property. In 1995, the last assessment roll records in the Archives, the City assigned an exempted value of \$3,386,100.00 to the property.

With the exception of an electrical permit being issued in 2002, there are no further records of permits being issued by the City of St. John's for the building.

THE CITY'S AND PROVINCIAL STATEMENT OF SIGNIFICANCE

Attached are the following Statements of Significance that support the heritage designations reference in this report:

1. Government of Canada Designation of Historic Significance- St. John's Ecclesiastical District National Historic Site of Canada
2. Government of Canada Canada's Historic Places – Mount St. Francis Monastery
3. Heritage NL Statement of Significance
4. City of St. John's List of Heritage Buildings



St. John's Ecclesiastical District National Historic Site of Canada

St. John's, Newfoundland and Labrador



General view

© Parks Canada Agency / Agence Parcs Canada, R. Goodspeed, 2006.



Address : St. John's, Newfoundland and Labrador

Recognition Statute: Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

Designation Date: 2008-04-11

Dates: 1826 to 2000 (Construction)

1846 to 1846 (Significant)

1875 to 1875 (Significant)

1892 to 1892 (Significant)

1949 to 1949 (Significant)

1998 to 1998 (Significant)

Event, Person, Organization: Bishop John T. Mullock (Person)

Bishop Edward Feild (Person)

Bishop Michael Anthony Fleming (Person)

Irish Christian Brothers (Organization)

Newfoundland School Society (Organization)

Church of England (Organization)

Benevolent Irish Society (Organization)

Sisters of the Presentation of the Blessed Virgin Mary (Organization)

Sisters of the Order of Mercy (Organization)

Roman Catholic Church (Organization)

Presbyterian Church (Organization)

United (Methodist) Church (Organization)

Sir George Gilbert Scott (Architect)

George Gilbert Scott Jr. (Architect)

John Oldrid Scott (Architect)

Elijah Hoole (Architect)

James Purcell (Architect)

John E. Hoskins (Architect)

Patrick Keough (Builder)

Knights of Columbus (Builder)

Other Name(s): St. John's Ecclesiastical District (Designation Name)

Research Report Number: 2007-037

Plaque(s)

Existing plaque: Basilica Cathedral of St. John the Baptist, St. John's, Newfoundland and Labrador

This cultural landscape in the heart of the city conveys the breadth of involvement of Christian institutions in the history and political life of St. John's and Newfoundland and Labrador. Located in striking proximity to each other, these Anglican, Catholic, Methodist, and Presbyterian buildings and spaces represent denominations that helped shape the lives of inhabitants through the establishment of spiritual, philanthropic, charitable, and educational institutions. This area also illustrates the province's unique denominational education system, which, in response to intense competition among the Anglican, Catholic, and Methodist churches, was developed in stages from 1832 to 1879 and lasted until 1998. The Anglican Cathedral of St. John the Baptist, the Basilica Cathedral of St. John the Baptist, Gower Street United Church, and St. Andrew's Presbyterian Church served for many years as visual landmarks both from the harbour and within the downtown. The Catholic precinct has the most complete range of surviving ecclesiastical structures and spaces in the district, including convents, schools, a library, and the former bishop's palace all grouped around the basilica, imparting a particularly strong sense of historical time and place.

Description of Historic Place

St. John's Ecclesiastical District National Historic Site of Canada is a large, linear shaped parcel of land located in St. John's Newfoundland, overlooking the north side of Saint John's Harbour. The district, located in the centre of town, is largely composed of 19th- and 20th-century buildings and landscape features associated with the Roman Catholic, Anglican, United (formerly Methodist) and Presbyterian denominations. All but one of the buildings are of masonry construction. The district includes three separate nodes in the downtown area. The first, most northern node contains eight buildings and a cemetery. The second node, to the east, includes a number of largely interconnected buildings, the centrepiece of which is the Basilica of St. John the Baptist National Historic Site of Canada. The third, most southern node contains seven buildings associated with three Protestant denominations, including St. John the Baptist Anglican Cathedral National Historic Site of Canada. Official recognition refers to the three nodes in the downtown area of St. John's.

Heritage Value

St. John's Ecclesiastical District was designated a National Historic Site of Canada because: this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries, as well as in the political life of the colony; it speaks to the evolution of the province's unique denominational system of education, established in stages from 1832 to 1879 and lasting until 1998, and especially to the competition among the denominations that brought this system about; it is important architecturally for its ecclesiastical buildings and spaces in unusual proximity to each other and located on an outstanding and unique site on the steep hill overlooking St. John's Harbour, where many of them serve as

visual landmarks both from the harbour and within the downtown. The Roman Catholic precinct in particular conveys a sense of time and place through its architecture and spaces.

St. John's Ecclesiastical District is valued for its historical associations with religion and education in Newfoundland and Labrador. The four denominations represented in the district made considerable contributions to the spiritual, educational, charitable, and political fabric of society. The Roman Catholic Church led by Bishop Michael Anthony Fleming and later by Bishop John T. Mullock, created institutions such as the Orphan Asylum School, the Presentation Convent and St. Bonaventure's College to provide education for the Catholic community. With the help of the Benevolent Irish Society (BIS), several orders of nuns, and the order of the Irish Christian Brothers, a Catholic system of education was established. Other denominations also contributed to education with similar initiatives. For example, Bishop Edward Field, the second Anglican bishop of Newfoundland, founded the Bishop Feild Collegiate in 1844. The Presbyterians and Methodists founded similar educational facilities, such as the Wesleyan-Methodist College in 1858 and the General Protestant Academy in 1876.

Newfoundland's unique denominational system began with the first Education Act, passed in 1836, in support of a non-denominational system of education. However, in 1843, Protestant-Catholic friction on the school boards produced the second Education Act, which established separate boards for Protestants and Catholics and allotted grants to other denominational schools. Among the proponents of the system was Bishop Feild, who helped create a system of separate academies (for Catholics, Anglicans, and "General Protestants") in 1850. In 1875, the denominational system came into effect, which legislated division of educational grants according to denominational strength, and made education the responsibility of state-subsidised individual churches. The system was entrenched in the Terms of Union and continued until 1998 when it was replaced by a secular system of education.

St. John's Ecclesiastical District is also valued for its architectural importance. Located on a steep hill overlooking St. John's Harbour, it serves as a visual landmark from the harbour and downtown. It includes many ecclesiastical buildings and spaces in unusual proximity to each other, such as St. John the Baptist Anglican Cathedral, founded by Bishop Feild in 1846. Overall, visual impact is achieved through the use of varying materials, architectural styles, and open spaces.

Source: Historic Sites and Monuments Board of Canada, Minutes, 2007.

Character-Defining Elements

Key elements that contribute to the heritage character of the site include: its location in downtown St. John's, Newfoundland; its sitting on a steep hill overlooking the city's harbour; the single use character, including ecclesiastical buildings, cemeteries and monuments; the informal organic layout of the district featuring three separate nodes with varying architectural styles, materials and boundaries;

the various landscape features including trees, shrubs and open spaces.

Elements relating to the first node: the lack of cohesion which attests to the organic evolution of the site; the variety of masonry construction materials including wood, cut stone, grey stone and brick; the Second Empire-style three-and-a-half storey former St. Michael's Orphanage, with a symmetrical design, central tower and decorative window mouldings; the eclectic design of Mount St. Francis Monastery with its bay windows, steeply-pitched dormered roof, quoins and windows with V-shaped arches; the modern, 20th-century masonry school buildings (Holy Heart, Brother Rice, and MacPherson) with horizontal massings, flat roofs, associated parking lots and playing fields; the rectangular functional design of O'Hehir Arena; Belvedere cemetery, including the original burial ground and the linear layout of its paths and monuments.

Elements relating to the second node: the sense of time and place conveyed by the layout, building types, masonry construction and architectural design; the Lombard Romanesque Revival-style Basilica of St. John the Baptist, with its symmetrical façade, two large towers, semi-circular arched openings and contrasting stonework; Basilica square, located in front of the cathedral, including the triumphal arch crowned with a sculpture of St. John the Baptist; the Classical Revival-style, two-storey Presentation Convent, and the Presentation School of similar scale with a hip roof and a gabled projecting frontispiece; additions to the Presentation buildings such as a chapel, Health Centre, Spiritual Centre, garden and cemetery; the Italianate and Renaissance Revival-style Bishop's Library with its diminishing window height, roof with plain entablature, pedimented window and Tuscan Order porch; Bishop's Palace designed in the classical tradition; St. Bonaventure's College in its symmetrical British Classical style with plain doorframes and curve-headed windows; including later additions such as Mullock Hall, Holland Hall and the chapel; the Second Empire-style St. Patrick's Hall, with a mansard roof and central frontispiece with a tower; the buildings of the Sisters of Mercy including the four-storey convent and the Renaissance Revival chapel.

Elements relating to the third node: the lack of cohesion which attests to the independent development of each denomination's properties; St. John the Baptist Anglican Cathedral with grey cut stone, a Gothic Revival nave, extended transepts and chancel; the Italianate Romanesque Revival-style, Gower Street United Church with bold massing and a symmetrical façade with two towers; the High Victorian Gothic Revival-style St. Andrew's Presbyterian Church, with its single spire and polychromatic exterior; the former Parish Rectory and House designed in the Queen Anne Revival style, characterized by asymmetry, bay windows and irregular rooflines; the two-storey, red brick Anglican Parish Hall.



Mount St. Francis Monastery

St. John's, Newfoundland and Labrador, A1C, Canada

Formally Recognized: 1999/09/25



Mount St. Francis Monastery

OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1877/01/01 to 1880/01/01

LISTED ON THE CANADIAN REGISTER: 2005/01/11

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Mount St. Francis Monastery is a two and a half storey stone building built in the Gothic Revival style. Built between 1877 and 1880, Mount St. Francis Monastery is located on Merrymeeting Road in St. John's, Newfoundland. This designation is confined to the footprint of the building.

HERITAGE VALUE

Mount St. Francis Monastery is designated as a Registered Heritage Structure due to its historic, architectural, and environmental values.

Mount St. Francis Monastery is historically valuable for its association with the Irish Christian Brothers. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers proceeded with the objective of, "To do and to teach." In 1875, the Irish Christian Brothers accepted an invitation from the Benevolent Irish Society to assume responsibility for Roman Catholic education in St. John's. This decision to come to St. John's was crucial to the development of Roman Catholic education in Newfoundland. Mount St. Francis Monastery was built between 1877 and 1880 to house the Irish Christian Brothers. The Irish Christian Brothers contributed immensely to the Roman Catholic education system in Newfoundland operating schools throughout the island at all age levels. In 1889 the Brothers took over the responsibility of St. Bonaventure's College from the diocesan priests. The Irish Christian Brothers operate schools throughout the world. From their work in Newfoundland, the Brothers branched out into schools throughout Canada and in the West Indies. The contributions of the Irish Christian Brothers to education in Newfoundland were great and Mount St. Francis Monastery stands as a testament to this influence and contribution. This Monastery is also historically valuable as the first Irish Christian Brothers Monastery in Newfoundland.

Mount St. Francis Monastery is architecturally valuable as an example of Gothic Revival architecture in an institutional building. This style of architecture was common for monasteries built during this period. According to local tradition, Mount St. Francis Monastery is modelled after a monastery in Wexford, Ireland. The Monastery employs many Gothic elements including steeply peaked dormers, arched windows and doors, and quoining on the corners. The double bay windows topped with a steep gable roof flanking each side of the main entrance create a turret-like look for the front façade of the building.

Mount St. Francis Monastery is environmentally valuable for its location in St. John's. The Monastery is located in the centre of the city and is one of a larger number of buildings that create a complex of

ecclesiastical buildings in this area.

Source: Heritage Foundation of Newfoundland and Labrador unnumbered property file: "St. John's-Mount St. Francis Monastery."

CHARACTER-DEFINING ELEMENTS

All those elements that are representative of the Gothic Revival style of architecture, including:

- pointed arch windows, quoining etc.
- window style and placement;
- stone construction;
- exterior colours of building;
- building height, number of storeys, roof shape and dimensions; and,
- 2 double bay windows with steep gabled roof on front façade.

All those features which speak to the environmental values of the historic place, including:

- building setback on the lot; and,
- positioning of the building relative to the nearby ecclesiastical precinct.

1 RECOGNITION

1 HISTORICAL INFORMATION

1 ADDITIONAL INFORMATION

NEARBY PLACES

Yellow Belly Corner Municipal Heritage Building

St. John's, Newfoundland and Labrador

Yellow Belly Corner is a three-and-a-half storey brick and masonry commercial building with a mid...

Star of the Sea Hall Municipal Heritage Building

St. John's, Newfoundland and Labrador

The Star of the Sea Hall is a large, three-storey, wooden institutional building prominently...



Heritage NL

HOME > DISCOVER > Heritage Property Search >
Mount St. Francis Monastery Registered Heritage Structure

Mount St. Francis Monastery Registered Heritage Structure

St. John's, NL

Landmark Registered Heritage Structure

Explore



Google map



DESCRIPTION

Mount St. Francis Monastery is a two-and-a-half storey stone building built between 1877-1880 in the Gothic Revival style. The Monastery is located on a sheltered lot on Merrymeeting Road in St. John's, NL. It sits on the edge of the city's ecclesiastical district. The designation is confined to the footprint of the building.

STATEMENT OF SIGNIFICANCE

Formal Recognition Type

Registered Heritage Structure

Heritage Value

Mount St. Francis Monastery was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1999 due to its historic and aesthetic value.

Mount St. Francis Monastery was built to house the Irish Christian Brothers (ICB), who were influential in the development of the Roman Catholic educational system in Newfoundland. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers sought to educate poor Irish children, with the motto "To Do and Teach." The order was invited to Newfoundland in the 1840s by Bishop Michael Fleming, to assume responsibility for the education of poor Roman



demand for Irish schools and could not spare the men. Finally, in 1875, several Irish Christian brothers were sent to teach at the Benevolent Irish Society's Orphan Asylum School. The consistency of their curriculum and teaching styles made them well-known in the city, and they soon moved to the newly-built St. Patrick's Hall to accommodate the growing student population. They took over responsibility for nearby St. Bonaventure's College in 1889 and went on to run Catholic schools across the island.

Mount St. Francis Monastery was the first ICB monastery to be constructed in Newfoundland. It was built on a large plot granted on a 999-year lease from the Archdiocese. This plot once included the nearby Shamrock Field, now occupied by a supermarket and parking lot. Rather than hiring an architect, the brothers used the plans from the ICB monastery in Wexford, Ireland. Construction of the building was supervised by the brothers themselves. The Monastery's Gothic Revival style was a common one for ecclesiastical and institutional structures during this period. The Monastery's Gothic elements include steeply peaked dormers, arched windows and doors, and alternating quoining on the corners. The east and west wings feature a double bay window, sitting just below the steep-pitched gable end to create a turret-like appearance. Other than the round gable end windows and the enclosed front porch, Mount St. Francis follows the plans of the Wexford monastery nearly identically. The central St. John's location of Mount St. Francis Monastery on the outskirts of the ecclesiastical district, reflects the historic prominence of the Irish Christian Brothers as part of the Roman Catholic influence that defined Irish St. John's in the nineteenth and twentieth centuries.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – Mount St. Francis Monastery – FPT 1706"

Character Defining Elements

All those elements that are representative of the Gothic Revival style of architecture, including:

- two-and-a-half storey construction-



- sandstone construction, with concrete façade;
- quoining;
- symmetry on front and rear facades;
- size, style and placement of bay windows on front gables of east and west wings;
- size, style, trim and placement of arched windows;
- gable-end trefoil windows on east and west wings;
- size, style, trim and placement of central porch on front façade;
- size, style, trim and placement of exterior doorways;
- exterior colours of building;
- granite foundation, and;
- building height and massing.

All those features which speak to the Monastery's historic prominence, including:

- building setback on the lot ;
- large, sheltered lot with mature trees, and;
- location of the building in relation to the other historic structures that make up St. John's' ecclesiastical district.

Notes

Mount St. Francis is based on the Christian Brothers' Monastery on Joseph Street in Wexford, Ireland. The original structure can be viewed in the Irish National Inventory of Architectural Heritage at:

<http://www.buildingsofireland.ie/niah/search.jsp?type=record&county=WX®no=15505045>

LOCATION AND HISTORY

LOCATION



City of St. John's HERITAGE BUILDINGS

December 2021

Number	Name (if any) or Type of Building	Address	Date of Designation	Parcel ID	Designation Confined To:
1	Cramm House	3 Barnes Road	2008/01/11	26225	Not specified
2	House (semi-detached)	8 Barnes Road	1986/09/24	20161	Footprint of the building
3	House (semi-detached)	10 Barnes Road	1986/09/24	20087	Footprint of the building
4	Mallard Cottage	8 Barrows Road, Quidi Vidi Village (formerly 2 Barrows Road)	2006/04/24	45207	Footprint of the building
5	Murray Premises	5 Beck's Cove (Harbour Drive and Water Street)	1989/07/21	26220	Footprint of the building
6	St. Joseph's Chapel - Blackhead Church	8 Blackhead Village Road	1994/08/22	29981	Footprint of the building
7	The Observatory (house)	1 Bonaventure Avenue	1994/12/05	38060	Footprint of the building
8	Raheen	50 Bonaventure Avenue	2020/11/13	7887	Footprint of the building
9	Bishop Feild College	46 Bond Street	1989/07/21	33822	Footprint of the building
10	Cantilever (Ove Arup) Pedestrian Bridge	100 Bowring Park Road	2020/05/15	36243	Footprint of the bridge
11	House	172 Campbell Avenue	2020/10/09	24149	Footprint of the building
12	Masonic Temple	6 Cathedral Street	1989/07/21	17459	Footprint of the building
13	Cathedral Clergy House	9 Cathedral Street	1989/07/21	5293	Footprint of the building
14	Anglican Cathedral of St. John the Baptist	16 Church Hill	1989/07/21	46179	Footprint of the building
15	The Deanery (Anglican Cathedral Parish Rectory)	22 Church Hill	1989/07/21	23530	Footprint of the building
16	House	24 Circular Road	2001/07/23	26052	Footprint of the building
17	Bartra (house)	28 Circular Road	1987/04/15	11189	Footprint of the building

ST. JOHN'S

18	House (semi-detached)	34 Circular Road	1999/02/08	25649	Footprint of the building
19	House (semi-detached)	36 Circular Road	1999/02/08	27975	Footprint of the building
20	Bannerman House	54 Circular Road	1991/01/27	9239	Footprint of the building
21	House	56 Circular Road	2017/01/27	20919	Footprint of the building
22	House	58 Circular Road	2018/09/14	33472	Footprint of the building
23	Sunnyside Gatehouse	60 Circular Road	2006/04/25	352982	Footprint of the building
24	Sunnyside House and Coach house	70 Circular Road	2006/04/25	34197	Entire property including the Victorian Gothic house, Coach House and surrounding land with mature trees, delineated by a fence
25	Kedra (formerly Canada House)	74 Circular Road	1981/10/24	34198	Footprint of the building
26	House (Elliott and Elliott Ltd.)	28 Cochrane Street	2004/05/17	25953	Footprint of the building
27	Cochrane Street United Church	81 Cochrane Street and 42 Bannerman Street (duel civic)	1989/07/21	46995	Footprint of the building
28	Emmanuel House	83 Cochrane Street	1989/07/21	25883	Footprint of the building
29	St. Patrick's Convent	15 Convent Square	1989/07/21	47673	Footprint of the building
30	Devon Row (townhouse)	1 Devon Row (Duckworth St)	1989/07/21	10935	Footprint of the building
31	Devon Row (townhouse)	2 Devon Row (Duckworth St)	1989/07/21	10916	Footprint of the building
32	Devon Row (townhouse)	3 Devon Row (Duckworth St)	1989/07/21	8041	Footprint of the building
33	Devon Row (townhouse)	4 Devon Row (Duckworth St)	1989/07/21	8101	Footprint of the building
34	Devon House	59 Duckworth Street	2005/02/14	35941	Footprint of the building
35	Tobin Building - Posie Row (former Pollyanna Art Gallery, Hutton's Music Store)	214 Duckworth Street	2006/04/25	29030	Footprint of the building
36	Office - Choices for Youth (former Aylward, Chislett & Whitten law offices)	261 Duckworth Street	1989/07/21	23668	Footprint of the building
37	Former Evening Telegram building and Compu College	271-275 Duckworth Street	1989/07/21	35306	Footprint of the building

38	Anna Templeton Centre (former Bank of British North America)	278 Duckworth Street	1989/07/21	47419	Footprint of the building
39	Family Justice Services (former Provincial Museum of Newfoundland and Labrador)	285 Duckworth Street	1989/07/21	23670	Footprint of the building
40	Court of Appeal (former Union Bank Building)	287 Duckworth Street	1989/07/21	23669	Footprint of the building
41	Supreme Court of Newfoundland and Labrador (St. John's Court House)	309 Duckworth Street and 192 Water Street (dual civic address)	1989/07/21	11732	Footprint of the property
42	House (architect William Howe Greene, 1865-1937)	333 Duckworth Street	1989/07/21	34749	Footprint of the building
43	The Majestic Theatre (former Merlin's Night Club)	390 Duckworth Street	1989/07/21	21797/ 21798	Footprint of the building
44	The Imperial Condominiums (former Imperial Tobacco Factory)	22 Flavin Street	1989/07/21	48915/ 25903	Footprint of the building
45	Devon Place	3 Forest Road	2017/08/18	26741	Footprint of the building
46	Devon Place	3A Forest Road	2017/08/18	26740	Footprint of the building
47	Monroe House	8 Forest Road	2006/07/11	38624	Research needed
48	Forest House	50 Forest Road	2004/05/17	14537	Footprint of the building
49	Howard House	7 Garrison Hill	2005/02/14	25687	Building, garden, fence, and mature trees on the lot
50	George Street United Church	130 George Street West	1989/07/21	45548	Footprint of the building
51	Bonne Esperance (end unit of townhouse)	18 Gower Street	2006/04/25	24872	Footprint of the building
52	Bonne Esperance (semi-detached)	20 Gower Street	2006/04/25	24870	Footprint of the building
53	Bonne Esperance (semi-detached)	22 Gower Street	2006/04/25	25686	Footprint of the building
54	Angel House	146 Hamilton Avenue	2006/06/27	13120	House, carriage house, stable, grounds and the iron fence

55	Church of England Institute (CEI) Club (former United Church Children's Home)	181 Hamilton Avenue	1989/07/21	8274	Footprint of the building
56	Julia Baird House	27 Henry Street	2017/08/18	19901	Footprint of the building
57	House	29 Henry Street	2017/08/18	20891	Footprint of the building
58	House	6 Howley Avenue	1987/09/02	7899	Footprint of the building
59	The Stone House (Law Firm)	8 Kenna's Hill	1985/04/10	3166	Footprint of the building
60	Retreat Cottage (house)	14 Kenna's Hill	1993/03/29	33278	Footprint of the building
61	Old General Hospital - Military Hospital (condominiums)	20 & 22 King Edward Place (formerly 100 Forest Road)	1998/01/26	48731/ 48732	Footprint of the building
62	Old General Hospital - Queen Victoria Wing (attached to the Military Hospital)	24, 26, 28 & 30 King Edward Place (formerly 100 Forest Road)	1998/01/26	48733/ 48734/ 48735/ 48730	Footprint of the building
63	Sutherland Place (houses; also called the Pitt's Building)	4-20 King's Bridge Road	1982/08/18	26166/ 26165	Footprint of the building
64	Everton House	23 King's Bridge Road	2018/03/09	37933	Footprint of the building
65	House	31 King's Bridge Road	1985/11/05	10521	Footprint of the building
66	House	33 King's Bridge Road	1985/11/14	24208	Footprint of the building
67	House	35 King's Bridge Road	1987/03/11	10036	Footprint of the building
68	Kinkora House	36 King's Bridge Road	1995/08/07	10303	Footprint of the building
69	West End Fire Station	265 LeMarchant Road	2021/12/17	13652	Footprint of the building
70	House	16 Leslie Street	2017/01/27	17456	Footprint of the building
71	Spring Lodge	23 Leslie Street	2017/01/27	21014	Footprint of the building
72	St. Michael's Convent, Belvedere Property	53 Margaret's Place (formerly 57 Margaret's Place)	2001/09/21	10805	Footprint of the building
73	Mount St. Francis Monastery	4 Merrymeeting Road	2000/04/17	17923	Footprint of the building
74	St. Thomas' Church - Old Garrison Church	8 Military Road	2005/05/30	45404	Footprint of the building

	(excluding Canon Wood Hall)				
75	Elizabeth Manor (Prescott Inn)	21 Military Road	1986/06/11	18587	Footprint of the building
76	House	85 Military Road	2018/01/26	19756	Footprint of the building
77	House	112 Military Road	1991/05/06	18590	Footprint of the building
78	House	124 Military Road	2015/03/30	11777	Research needed
79	Presentation Convent	180 Military Road	2004/05/17	45313	Research needed
80	Basilica of St. John the Baptist	200 Military Road	2005/02/14	45761	Footprint of the building
81	Basilica of St. John the Baptist Arch	200 Military Road	2006/07/24	45761	Footprint of the building
82	House	7 Monkstown Road	2002/09/23	18618	Footprint of the building
83	Peppercorn House (middle townhouse)	25 Monkstown Road	2003/07/02	8285	Footprint of the building
84	House	36 Monkstown Road	2017/01/27	17734	Footprint of the building
85	Harris Cottage	43 Monkstown Road	2004/05/17	537	Footprint of the building
86	Monkstown Manor	51 Monkstown Road	1996/04/15	29192	Footprint of the building
87	Squires Barn and Carriage House - Within the MUN Botanical Gardens	315-317 Mount Scio Road	2004/11/29	45986	Footprint of both buildings
88	Rose Cottage	108 New Cove Road	2017/01/27	521	Footprint of the building
89	Bryn Mawr	154 New Cove Road	2016/06/17	3954	Footprint of the building
90	McCoubrey Manor	6 Ordnance Street	1997/06/24	17876	Footprint of the building
91	McCoubrey Manor	8 Ordnance Street	1997/06/24	17860	Footprint of the building
92	Thimble Cottage	150 Oxen Pond Road	2004/04/05	21576	Footprint of the building
93	House	3 Park Place (Rennie's Mill Road)	2005/05/30	19229	Entire Property
94	House	4 Park Place (Rennie's Mill Road)	1986/09/24	12486	Footprint of the building
95	The Deanery (house)	6 Patrick Street	1989/07/21	15557	Footprint of the building

96	St. Patrick's Roman Catholic Church	40 Patrick Street	1989/07/21	46593	Footprint of the building
97	Lakecrest Independent School (former St. Patrick's Girls' School)	58 Patrick Street	1989/07/21	17525	Footprint of the building
98	Wesley United Church	101 Patrick Street	1989/07/21	46702	Footprint of the building
99	Building	7 Plank Road	1995/01/30	22108	Footprint of the building
100	Martin McNamara House	15 Plank Road	1995/01/30	17796	Footprint of the building
101	House	90 Pleasant Street	2017/08/18	30661	Footprint of the building
102	House	15 Portugal Cove Road	1991/04/01	13622	Footprint of the building
103	Anderson House	42 Power's Court	2017/01/27	38827	Footprint of the building
104	Townhouse	74-76 Prescott Street	1987/11/10	18262	Footprint of the building
105	Townhouse	78 Prescott Street	1987/11/10	18829	Footprint of the building
106	Cornerstone Theatre (former convent, school, and church)	16 Queen Street (at George Street)	1989/07/21	25782	Footprint of the building
107	House	30 Queen's Road	2002/03/11	19864	Footprint of the building
108	House (semi-detached)	32 Queen's Road	2004/06/07	9167	Footprint of the building
109	House (semi-detached)	34 Queen's Road	2017/01/27	8028	Footprint of the building
110	Chapel Hill Apartments (former Congregational Church and Seventh-Day Adventist Church)	39 Queen's Road	1981/04/15	49530	Footprint of the building
111	Benevolent Irish Society Building (original St. Patrick's Hall School and O'Donel Memorial Hall)	58 Queen's Road (formerly 48 Queen's Road)	1987/07/08	18561	Footprint of the building
112	Residence (formerly attached to Cathedral Parish Hall (Synod Hall))	70 Queen's Road (formerly 56-64 Queen's Road & 189-193 Military Road)	1989/07/21	20531	Footprint of the building
113	St. Andrew's Presbyterian Church - The Kirk	76 Queen's Road	1989/07/21	45899	Footprint of the building
114	House (former Christ Church)	86 Quidi Vidi Village Road	2006/04/25	8314	Footprint of the building
115	"The House"	21 Rennie's Mill Road	2004/11/29	14288	Footprint of the building

116	House	40 Rennie's Mill Road	2017/01/27	5631	Footprint of the building
117	House	42 Rennie's Mill Road	2003/12/08	21244	Footprint of the building
118	Kelvin House	49 Rennie's Mill Road	2006/04/25	37317	Footprint of building and attached conservatory
119	Lord Edward Patrick Morris House	55 Rennie's Mill Road	2016/06/10	33835	Footprint of the building
120	Winterholme (house)	79 Rennie's Mill Road	1987/06/05	28552	Not specified
121	House	8 Riverview Avenue	2017/01/27	21239	Footprint of the building
122	House	68 St. Clare Avenue	2017/08/18	32710	Footprint of the building
123	The New House (semi-detached)	335 Southside Road	2004/11/29	35240	Footprint of the building
124	The New House (semi-detached)	337 Southside Road	2004/11/29	35241	Footprint of the building
125	House	355 Southside Road	2017/08/18	35233	Footprint of the building
126	Newman Building	1 Springdale Street	1989/07/21	23787	Footprint of the building
127	The Four Sisters (townhouse)	31 Temperance Street	1989/07/21	24908	Footprint of the building
128	The Four Sisters (townhouse)	33 Temperance Street	1989/07/21	24038	Footprint of the building
129	The Four Sisters (townhouse)	35 Temperance Street	1989/07/21	32625	Footprint of the building
130	The Four Sisters (townhouse)	37 Temperance Street	1989/07/21	32626	Footprint of the building
131	Leaside Manor	39 Topsail Road	1996/02/19	26090	Not specified
132	LSPU (Longshoremen's Protective Union) Hall	3 Victoria Street	1989/07/21	11475	Research needed
133	House	27 Victoria Street	1988/01/20	36336	Footprint of the building
134	King George V Institute	93 Water Street	1989/07/21	49695	Footprint of the building
135	Commercial Cable Company Building - Raymonds Restaurant (former Javelin House, Brother T.I. Murphy Centre)	95 Water Street	1989/07/21	13486	Footprint of the building

136	Breakwater Books (former S.O. Steele store)	100 Water Street	2012/10/26	26586	Footprint of the building
137	Delgado Building - The Salt House Restaurant	169-173 Water Street	1989/07/21	39483	Footprint of the building
138	The London Building	177-179 Water Street	1989/07/21	24337/ 24338	Footprint of the building
139	Building - Tweed (former Newfoundland and Labrador Credit Union building)	187-189 Water Street	1989/07/21	5625	Footprint of the building
140	Building - Natural Boutique (former Byrons)	191 Water Street	1989/07/21	25886	Footprint of the building
141	Building – Franklin Hotel (former Parker and Monroe shoe store)	193-195 Water Street	1989/07/21	21931	Footprint of the building
142	Commercial Chambers Building (The Travel Bug & The Bee's Knees)	197-199 Water Street	1989/07/21	38302	Footprint of the building
143	Building – Broderick's Pub (former Nautical Nellie's)	201 Water Street	1989/07/21	21632	Footprint of the building
144	Building (former Mustang Sally's, The Taj Mahal)	203 Water Street	1989/07/21	34258	Footprint of the building
145	HSBC Bank (former Bank of Commerce building)	205 Water Street	1989/07/21	35859	Footprint of the building
146	RBC Royal Bank	226 Water Street	1989/07/21	30994	Footprint of the building
147	Grace Building (former Model Shop)	283-285 Water Street	2003/06/16	15632	Footprint of the building
148	Yellowbelly Corner – Yellowbelly Restaurant	288-290 Water Street	1989/07/21	12383/ 26195/ 27354	Footprint of the building
149	Yellowbelly Corner – Rocket Bakery (former Canary Cycles)	292 & 294 Water Street	1989/07/21	27352/ 37253	Footprint of the building
150	Yellowbelly Corner – Celtic Hearth	296-300 Water Street	1989/07/21	6608	Footprint of the building
151	O'Dwyer Block – O'Dwyer Manor/The Golden Tulip/Aveda Sound	295-301 Water Street	1989/07/21, 2005/06/15	17602	Research needed
152	O'Dwyer Block (Thompson Building) - Down Home Shoppe	303-305 Water Street	1989/07/21, 2005/06/15	23076	Research needed

153	O'Dwyer Block – Heritage Shop	309 Water Street	1989/07/21, 2005/06/15	26216	Research needed
154	Byrne Building	362-366 Water Street	1989/07/21	15873/ 9444	Footprint of the building
155	Newman Wine Vaults	436 Water Street	2006/04/25	23788	Research needed
156	Apothecary Hall	488 Water Street	1988/02	7026	Research needed
157	Railway Coastal Museum (former Newfoundland Railway Station)	495 Water Street	1989/07/21, 1996/11/25	46417	Footprint of the building and the original statue Industry near front façade
158	Compton House	26 Waterford Bridge Road	1988/09	23058	Footprint of the building
159	Summerlea	119 Waterford Bridge Road	2019/10/04	14138	Footprint of the building

LAND SURVEY

Land Survey Description

Civic No. 4
Roman Catholic Episcopal Corporation

Merrymeeting Road
St. John's, NL

All that piece or parcel of land situate and being at the City of St. John's, NL and being bounded and abutted as follows:

Beginning at a point in the northwestern limit of Merrymeeting Road, said point having NAD 83 coordinates of North 5 269 765.689 meters and East 326 274.390 meters of the three degree modified transverse mercator projection.

Thence running by land of the City of St. John's, R.O.D Roll: 2400 Frame: 1367 North 22 degrees 26 minutes 00 seconds West, 72.660 meters
North 55 degrees 42 minutes 00 seconds West, 17.060 meters

Thence running by land of Ohehir Arena Inc., R.O.D Roll: 1555 Frame: 2964 North 34 degrees 18 minutes 00 seconds East, 19.868 meters
North 49 degrees 12 minutes 00 seconds East, 16.540 meters
North 32 degrees 29 minutes 00 seconds East, 1.390 meters
North 21 degrees 33 minutes 00 seconds East, 15.730 meters
North 33 degrees 24 minutes 00 seconds East, 54.790 meters

Thence running along the southwestern limits of Bonaventure Avenue South 48 degrees 40 minutes 39 seconds East, 10.159 meters

Thence running by land of Place Bonaventure Limited., R.O.D Roll: 2664 Frame: 1662

South 43 degrees 17 minutes 35 seconds West, 24.957 meters
South 18 degrees 17 minutes 22 seconds West, 16.290 meters
South 50 degrees 19 minutes 58 seconds West, 18.818 meters
South 19 degrees 55 minutes 39 seconds West, 1.740 meters
South 39 degrees 36 minutes 03 seconds East, 34.017 meters
South 50 degrees 23 minutes 57 seconds West, 2.935 meters
South 39 degrees 36 minutes 35 seconds East, 7.640 meters
North 50 degrees 23 minutes 57 seconds East, 3.434 meters
South 40 degrees 32 minutes 12 seconds East, 67.494 meters

Thence running along the said limits of Merrymeeting Road South 61 degrees 08 minutes 10 seconds West, 19.790 meters
South 65 degrees 10 minutes 23 seconds West, 23.059 meters
South 66 degrees 41 minutes 19 seconds West, 23.359 meters, more or less, to the point of **beginning** and containing an area of **0.559 ha**, more or less.

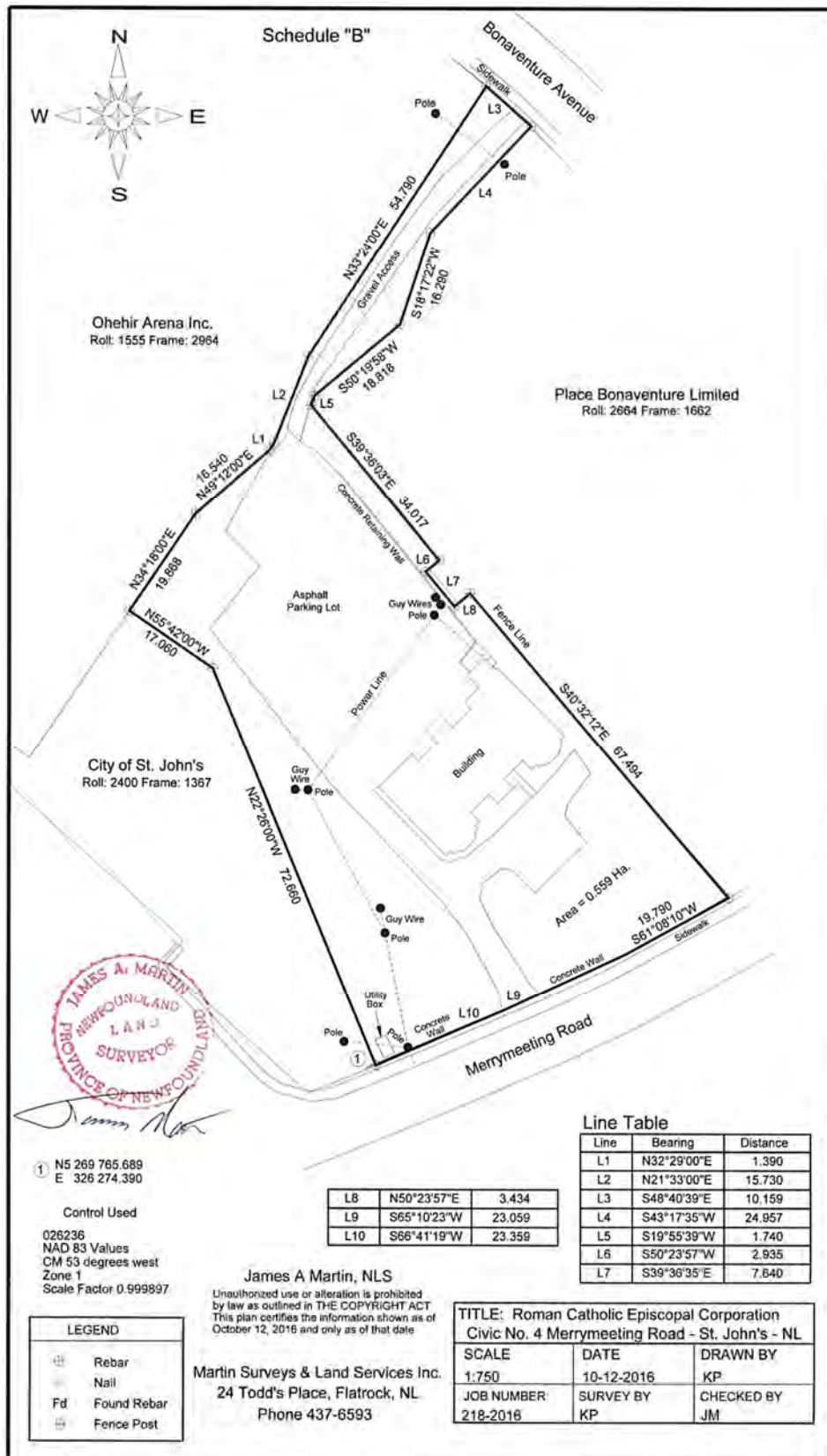
Which land is more particularly shown and delineated on Schedule "B attached dated October 12, 2016

The above described land being subject, nevertheless, to multiple power lines running through the property as shown. There is an utility box located on the southwestern corner of the property as shown on the attached plan.

All bearings being referred to the meridian of 53 degrees west longitude.



Land Survey Plan



The Roman Catholic Episcopal Corporation of St. John's,
Mt. St. Francis Monastery Information Package

The information produced herein is provided for information purposes
only and should not be relied upon by parties responding to this RFP.

Appendix C - Public Consultation

Land Use Report - 4 Merrymeeting Road

Letter to Adjoining Property Owners

Philip Pratt Architect

philipprattarchitect@gmail.com

August 1, 2022

Place Bonaventure
Yetman's Arena
Sobeys Merrymeeting Road
The ROOMS
RNC GNL

Emerald Atlantic Group Inc. has acquired Mount St. Francis Monastery and associated land, 4 Merrymeeting Road, with the objective of redevelopment for private residential use. This will include renovating the Monastery into 5 or 6 Condominium Apartments, and constructing a new building in the back containing 16 units.

On behalf of the owners, Emerald Atlantic Group Inc. we are in the process of applying to the City for necessary approvals. A preliminary Design Report has been submitted, and a Terms of Reference for a Land Use Report issued. As part of this, the City has requested, and we are happy to consult with adjoining property owners. To this end, this letter contains a brief summary of the key project components. The Design Report as submitted to the City is available on request. Both are preliminary, and subject to modification.

Please let us know if you have any questions. Your comments will be included in the LUR. You will have another opportunity to comment as part of the more public engagement process. We would appreciate your response to this component by August 12, 2022.

Thank You,

Philip Pratt Architect

Other Contacts:

Paul Chafe, Architect, (paul@chafe architecture.com)
Tony Costello, Mechanical Engineer, (abcostello1@icloud.com)
Stephen Jewczyk, Planner, (sjewczyk@gmail.com)
Robin Summers, Civil Engineer, (robin@maedesign.net)



8/1/2022

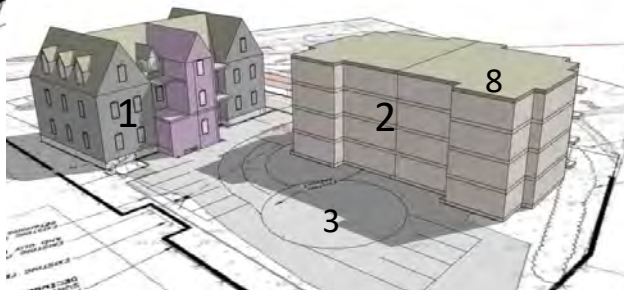
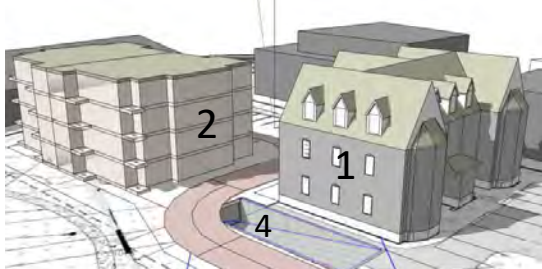
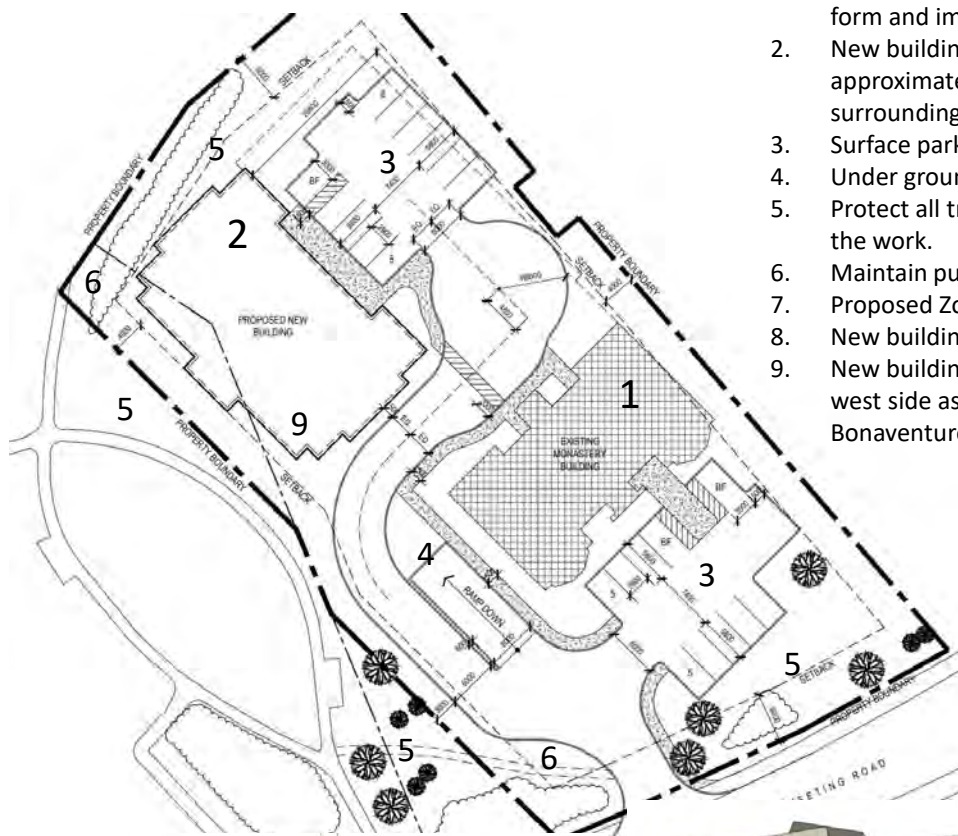
Box 5862, St. John's, NL, Canada, A1C 5X3 (709-727-0578)

1

Project Overview

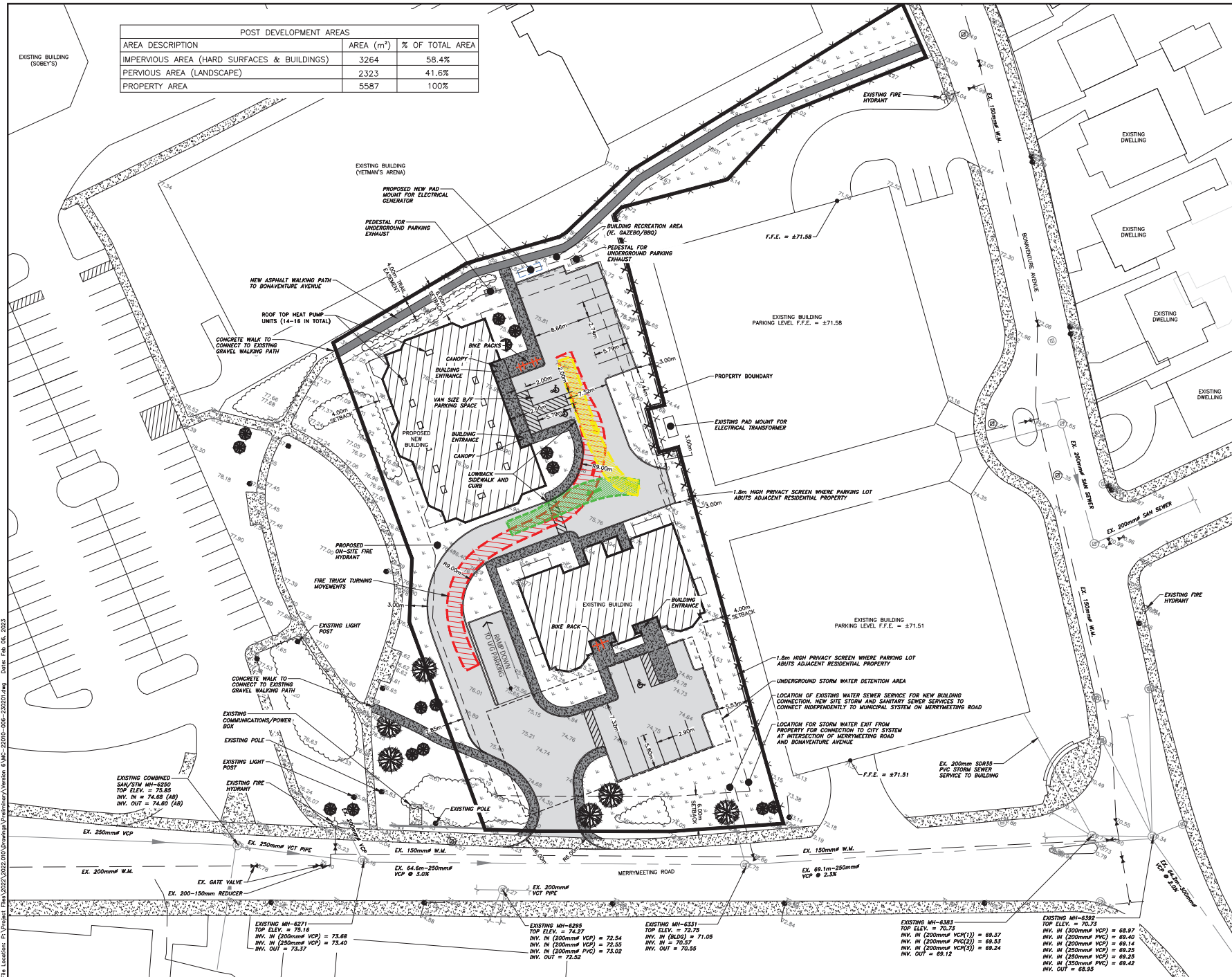
Legend

1. Monastery, listed heritage building. Renovate for 6 residences. The inherent form and imagery will be protected.
2. New building, 16 residences. This will be approximately the same scale as surrounding buildings.
3. Surface parking, 21 spaces.
4. Under ground parking, 26 spaces
5. Protect all trees not directly affected by the work.
6. Maintain public pathways.
7. Proposed Zone, A1.
8. New building height, 4 floors.
9. New building is located on the south west side as far as possible from Place Bonaventure.



POST DEVELOPMENT AREAS		
AREA DESCRIPTION	AREA (m ²)	% OF TOTAL AREA
IMPERVIOUS AREA (HARD SURFACES & BUILDINGS)	3264	58.4%
PERVIOUS AREA (LANDSCAPE)	2323	41.6%
PROPERTY AREA	5587	100%

File Location: P:\Project_Files\2022\2022.010\Drawings\Preliminary\Version 4\VC-22010-006-230201.dwg Date: Feb. 06, 2023



NOTES

3.	REVISED AND RE-ISSUED FOR LUAR	K.N.	06/02/23
2.	REVISED AND RE-ISSUED FOR LUAR	K.N.	22/11/22
1.	ISSUED FOR REVIEW	K.N.	24/08/22
NL	DESCRIPTION	BY	DO/MA/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR	
ENGINEERING PERMIT F0249	
MAE DESIGN LIMITED	
MERC NO. 02778	
Signature or Member Number (Member-Responsible Charge)	



PRIME CONSULTANT	
MAE Design Limited	
TEL: (709) 534-1554 FAX: (709) 534-1555	
SUB-CONSULTANT	

ORIGINAL DRAWING BY: K.N.	
CHECKED BY: R.S.	
APPROVED BY: R.S.	
SCALE: 1:300	
<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">A</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">B</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">C</div> </div> <div> DETAIL NO. DRAWING NO. WHERE DETAIL REQUIRED WHERE DETAILED </div> </div>	

PROJECT	
RESIDENTIAL SITE DEVELOPMENT	
BY: SPM CONDOMINIUMS	
MERRYMEETING ROAD	
ST. JOHN'S, NL	

DRAWING TITLE	
NEW SITE PLAN	
MAE DESIGN PROJECT NO.	DRAWING NO.
2022.010	C-2
	SHEET 2 OF 3

**TERMS OF REFERENCE
HERITAGE AND LAND USE REPORT
APPLICATION FOR TWO APARTMENT BUILDINGS AT
4 MERRYMEETING ROAD
PROPONENT: BROOKFIELD PLAINS INC.
JUNE 30, 2022**

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

Heritage Report Component

A. Introduction to Development Site

- A location and current site plan of the property;
- A brief description of the property and its location, identifying significant features, buildings, landscapes and vistas;
- A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any as yet unidentified or unrecognized potential heritage resources.

B. Background Research and Analysis

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

C. Assessment of Existing Condition

- A description of the physical condition of the structures on the site, including their exterior and interior;
- Current photographs of the property including:
 - Views of the area surrounding the property to show it in context with adjacent properties;
 - Exterior views of each elevation of the building;
 - Close-up views of all significant heritage features.

D. Description of the Proposed Development or Site Alteration

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
 - The description and drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
 - Building elevations to include current and proposed elevations and:
 1. Identify the height of the buildings;
 2. Identify the finish and colour of exterior building materials;
 3. Provide information on the proposed construction of patios/balconies (if applicable);
 4. Identify any rooftop structures;
 5. Include immediately adjacent buildings and spaces to inform scale/massing/context.
- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.
- Provide a rendering of the proposed building from the following locations:
 - Merrymeeting Road along the front of the subject property; and
 - Merrymeeting Road near the Sobeys entrance, looking east toward the subject property.

E. Impact of Development on Heritage Features

- A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building;
 - Negative impacts on heritage resources may include, but are not limited to:
 1. The destruction of any, or part of any, significant heritage feature;
 2. Alteration that is not sympathetic to the heritage feature;
 3. Isolation of a heritage feature from its surrounding environment, context, or significant relationship;
 4. Direct or indirect obstruction of significant views or vistas;
 5. A change in land use which negates the property's cultural heritage value;
 6. Land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

F. Recommendation

- Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:
 - A mitigation strategy;

- A conservation scope of work;
- Lighting, landscaping and signage;
- Interpretation and commemoration.

Land Use Report Component

A. Public Consultation

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

B. Building Use

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

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks, frontage and lot coverage;
 - Identify distance between the buildings;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable).
- Provide a Legal Survey of the property.
- Provide information on the proposed land exchange.

D. Exterior Equipment and Lighting

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
 - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.

- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Snow Clearing/Snow Storage

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

G. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Municipal Services

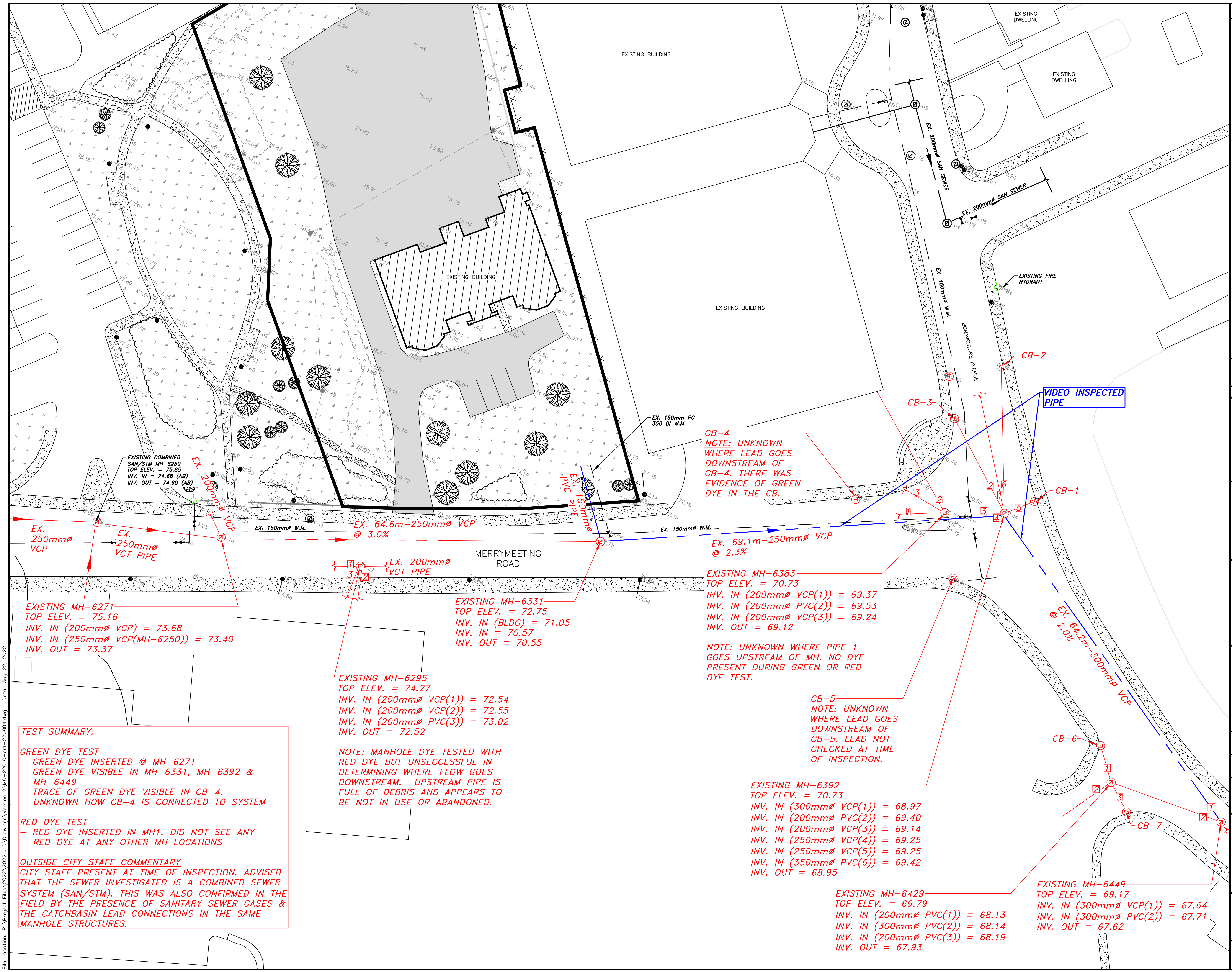
- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Provide the proposed sanitary and storm sewer generation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

I. Public Transit

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

J. Construction Timeframe

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



TEST SUMMARY:

GREEN DYE TEST

- GREEN DYE INSERTED @ MH-6271
- GREEN DYE VISIBLE IN MH-6331, MH-6392 & MH-6449
- TRACE OF GREEN DYE VISIBLE IN CB-4.
- UNKNOWN HOW CB-4 IS CONNECTED TO SYSTEM

RED DYE TEST

- RED DYE INSERTED IN MH1. DID NOT SEE ANY RED DYE AT ANY OTHER MH LOCATIONS

OUTSIDE CITY STAFF COMMENTARY

CITY STAFF PRESENT AT TIME OF INSPECTION. ADVISED THAT THE SEWER INVESTIGATED IS A COMBINED SEWER SYSTEM (SAN/STM). THIS WAS ALSO CONFIRMED IN THE FIELD BY THE PRESENCE OF SANITARY SEWER GASES & THE CATCHBASIN LEAD CONNECTIONS IN THE SAME MANHOLE STRUCTURES.

NOTE: MANHOLE DYE TESTED WITH RED DYE BUT UNSECESSFUL IN DETERMINING WHERE FLOW GOES DOWNSTREAM. UPSTREAM PIPE IS FULL OF DEBRIS AND APPEARS TO BE NOT IN USE OR ABANDONED.

CB-4
NOTE: UNKNOWN WHERE LEAD GOES DOWNSTREAM OF CB-4. THERE WAS EVIDENCE OF GREEN DYE IN THE CB.

EX. 69.1m-250mmø VCP @ 2.3%

EXISTING MH-6383
TOP ELEV. = 70.73
INV. IN (200mmø VCP(1)) = 69.37
INV. IN (200mmø PVC(2)) = 69.53
INV. IN (200mmø VCP(3)) = 69.24
INV. OUT = 69.12

NOTE: UNKNOWN WHERE PIPE 1 GOES UPSTREAM OF MH. NO DYE PRESENT DURING GREEN OR RED DYE TEST.

CB-5
NOTE: UNKNOWN WHERE LEAD GOES DOWNSTREAM OF CB-5. LEAD NOT CHECKED AT TIME OF INSPECTION.

EXISTING MH-6392
TOP ELEV. = 70.73
INV. IN (300mmø VCP(1)) = 68.97
INV. IN (200mmø PVC(2)) = 69.40
INV. IN (200mmø VCP(3)) = 69.14
INV. IN (250mmø VCP(4)) = 69.25
INV. IN (250mmø VCP(5)) = 69.25
INV. IN (350mmø PVC(6)) = 69.42
INV. OUT = 68.95

EXISTING MH-6429
TOP ELEV. = 69.79
INV. IN (200mmø PVC(1)) = 68.13
INV. IN (300mmø PVC(2)) = 68.14
INV. IN (200mmø PVC(3)) = 68.19
INV. OUT = 67.93

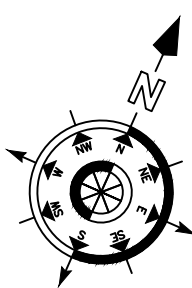
EXISTING MH-6449
TOP ELEV. = 69.17
INV. IN (300mmø VCP(1)) = 67.64
INV. IN (300mmø PVC(2)) = 67.71
INV. OUT = 67.62

NOTES

1.	ISSUED FOR REVIEW	K.N.	03/05/22
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR
ENGINEERING PERMIT F0249
MAE DESIGN LIMITED
MIRC NO: 02778
Signature of Member Number
(Member-In-Responsible Charge)



PRIME CONSULTANT



TEL (709) 834-1554

FAX (709) 834-1558

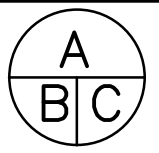
SUB-CONSULTANT

ORIGINAL DRAWING BY: K.N.

CHECKED BY: R.S.

APPROVED BY: R.S.

SCALE: 1:300



PROJECT

RESIDENTIAL SITE DEVELOPMENT
BY: SPM CONDOMINIUMS
MERRYMEETING ROAD
ST. JOHN'S, NL

DRAWING TITLE

EXISTING INFRASTRUCTURE INVSTIGATION

MAE DESIGN PROJECT NO.
2022.010

DRAWING NO.
C-1
SHEET 1 OF 1



WinCan

Afonso Group
14 Robin Hood Bay Road, 5V3



Project

Project 26461-23 Mae Design Merrymeeting and Bonaventure Ave 009
8/18/2022

Client

Name Mae Design
City

Remarks



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26461-23 Mae Design Merrymeeting and Bonaventure Ave 009	8/18/2022
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Project Information

Project		
26461-23 Mae Design Merrymeeting and Bonaventure Ave 009		8/18/2022

Client

Name: Mae Design

:
:
:

City:

:
:
:
:

Manager

Name: MAE Design Limited

:
:
:

City:

:
:
:
:

709 834-1554

709 834-1558

Contractor

Name: Afonso Group

:
:
:

City:

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:
:
:

14 Robin Hood Bay Road

5V3



Section Profile

Project 26461-23 Mae Design Merrymeeting and Bonaventure Ave 009						8/18/2022		
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Nr.	Upstream MH	Downstream MH	Date	Street	Media Label	Material	Total Length	Length Surveyed
2	6331	6392	8/18/2022	Merrymeeting Rd		Vitrified Clay Pipe	69.27	69.27

1 x Circular 250 = 69.27 Total Length (69.27 Length Surveyed)

Total: 1 = 188.07 Total Length (69.27 Length Surveyed)



Section Summary

Project 26461-23 Mae Design Merrymeeting and Bonaventure Ave 009	8/18/2022
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Number of sections	4
Total length of sections	188.07 m
Total length of inspected sections	188.07 m
Total length of not inspected sections	0.00 m
Total abandoned inspections	3
Number of section inspection photos	0
Number of section inspection videos	4
Number of section inspection scans	0
Number of section inclination measurements	0

Lateral Segment Reference	8/18/2022 9:16:44 AM	Upstream MH	Towards Bldg
City	St Johns	Downstream MH	6331
Street	Merrymeeting Rd		Circular 200mm
Total Length	55.0	Material	Polyvinyl Chloride

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 10% of the vertical dimension
3	1.40	MWLS	Water Level, Sag in pipe, 10% of the vertical dimension
4	13.97	OBZ	Obstacles Other, 5% of cross sectional area at 6 o'clock
5	25.62	LL	Alignment Left, 5% changed
6	54.98	MSA	Survey Abandoned

Lateral Segment Reference	8/18/2022 9:53:04 AM	Upstream MH	6331
City	St Johns	Downstream MH	6392
Street	Merrymeeting Rd		Circular 250mm
Total Length	69.3	Material	Vitrified Clay Pipe

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 0% of the vertical dimension
3	33.58	CM	Crack Multiple from 3 o'clock to 9 o'clock
4	42.08	CM	Crack Multiple from 12 o'clock to 12 o'clock
5	44.67	CM	Crack Multiple from 12 o'clock to 12 o'clock
6	48.27	CM	Crack Multiple from 12 o'clock to 12 o'clock
7	61.36	JOM	Joint Offset Medium
8	61.37	RPP	Repair Patch from 12 o'clock to 12 o'clock
9	61.95	OBR	Obstacles Rocks, 10% of cross sectional area from 5 o'clock to 7 o'clock
10	64.51	JOM	Joint Offset Medium
11	65.31	CM	Crack Multiple from 12 o'clock to 12 o'clock
12	69.27	AMH	Manhole



Section Summary

Project				8/18/2022	
26461-23 Mae Design Merrymeeting and Bonaventure Ave 009					
Lateral Segment Reference	8/18/2022 10:24:22 AM			Upstream MH	6392
City	St Johns			Downstream MH	6449
Street	Merrymeeting Rd			Material	Circular 300mm
Total Length	1.7				Vitrified Clay Pipe
	Distance	LACP Code	Observation		
1	0.00	AMH	Manhole		
2	0.00	MWL	Water Level, 5% of the vertical dimension		
3	1.30	OBZ	Obstacles Other, 10% of cross sectional area from 5 o'clock to 7 o'clock		
4	1.72	MSA	Survey Abandoned		
Lateral Segment Reference	8/18/2022 10:51:50 AM			Upstream MH	6392
City	St Johns			Downstream MH	6449
Street	Merrymeeting Rd			Material	Circular 300mm
Total Length	62.1				Vitrified Clay Pipe
	Distance	LACP Code	Observation		
1	0.00	AMH	Manhole		
2	0.00	MWL	Water Level, 0% of the vertical dimension		
3	0.37	RMB	Roots Medium Barrell from 3 o'clock to 7 o'clock, 10% lost		
4	0.40	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion		
5	3.62	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion		
6	7.47	H	Hole at 10 o'clock		
7	14.60	LR	Alignment Right, 10% changed		
8	20.06	TB	Tap Break-In at 10 o'clock, 100mm dim		
9	33.61	TB	Tap Break-In at 10 o'clock, 150mm dim		
10	43.74	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion		
11	60.56	TF	Tap Factory Made at 10 o'clock, 150mm dim		
12	60.56	CM	Crack Multiple from 12 o'clock to 12 o'clock		
13	61.81	OBN	Obstacles Construction Debris, 5% of cross sectional area from 5 o'clock to 7 o'clock		
14	62.11	MSA	Survey Abandoned		



Inspection report

Date: 8/18/2022	Work Order: 26461-23	Weather: Dry	Surveyed By: Scott Strickland	Certificate Number: U-1212-15234	Pipe Segment Ref.: 8/18/2022 9:16:44 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Upstream	Pipe Joint Length:	Total Length: 54.98 m	Length Surveyed: 54.98 m

City:	St Johns	Drainage Area:	Upstream MH:	Towards Bldg
Street:	Merrymeeting Rd	Media Label:	Up Rim to Invert:	0.0
Location Code:		Flow Control:	Downstream MH:	6331
Location Details:		Sheet Number:	Down Rim to Invert:	0.0
Pipe shape:	Circular	Sewer Use:	Total gallons used:	0.0
Pipe size:	200 mm	Sewer Category:	Joints passed:	0
Pipe material:	Polyvinyl Chloride	Purpose:	Joints failed:	0
Lining Method:		Owner:		

Additional Info:

1:415	Distance	Code	Observation	Counter	Photo	Grade
6331						
	0.00	AMH	Manhole / 6331	00:00:00		
	0.00	MWL	Water Level, 10% of the vertical dimension	00:00:00		
	1.40	MWLS	Water Level, Sag in pipe, 10% of the vertical dimension	00:00:23		
	13.97	OBZ	Obstacles Other, 5% of cross sectional area at 6 o'clock / silt	00:01:50		
	25.62	LL	Alignment Left, 5% changed	00:03:09		
	54.98	MSA	Survey Abandoned / wheels are slipping on pipe	00:21:28		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
2100	2111	2211	2.0	3.0	5.0	2.0	1.5	1.7



Inspection report

Date: 8/18/2022	Work Order: 26461-23	Weather: Dry	Surveyed By: Scott Strickland	Certificate Number: U-1212-15234	Pipe Segment Ref.: 8/18/2022 9:53:04 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 69.27 m	Length Surveyed: 69.27 m

City:	St Johns	Drainage Area:		Upstream MH:	6331
Street:	Merrymeeting Rd	Media Label:		Up Rim to Invert:	0.0
Location Code:		Flow Control:	Not Controlled	Downstream MH:	6392
Location Details:		Sheet Number:		Down Rim to Invert:	0.0
Pipe shape:	Circular	Sewer Use:	Combined	Total gallons used:	0.0
Pipe size:	250 mm	Sewer Category:	SEC	Joints passed:	0
Pipe material:	Vitrified Clay Pipe	Purpose:	Maintenance Related	Joints failed:	0
Lining Method:		Owner:			
Additional Info:	on video wrong mh # should be 6392				

1:523	Distance	Code	Observation	Counter	Photo	Grade
	0.00	AMH	Manhole / 6331	00:00:00		
	0.00	MWL	Water Level, 0% of the vertical dimension	00:00:33		
	33.58	CM	Crack Multiple from 3 o'clock to 9 o'clock	00:03:21		
	42.08	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:04:45		
	44.67	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:05:16		
	48.27	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:05:56		
	61.36	JOM	Joint Offset Medium	00:07:06		
	61.37	RPP	Repair Patch from 12 o'clock to 12 o'clock	00:07:21		
	61.95	OBR	Obstacles Rocks, 10% of cross sectional area from 5 o'clock to 7 o'clock	00:08:04		
	64.51	JOM	Joint Offset Medium	00:08:21		
	65.31	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:08:51		
	69.27	AMH	Manhole / 6392	00:10:34		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
3512	2100	3521	17.0	2.0	19.0	2.4	2.0	2.4



Inspection report

Date: 8/18/2022	Work Order: 26461-23	Weather: Dry	Surveyed By: Scott Strickland	Certificate Number: U-1212-15234	Pipe Segment Ref.: 8/18/2022 10:24:22 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 1.72 m	Length Surveyed: 1.72 m

City:	St Johns	Drainage Area:		Upstream MH:	6392
Street:	Merrymeeting Rd	Media Label:		Up Rim to Invert:	0.0
Location Code:		Flow Control:	Not Controlled	Downstream MH:	6449
Location Details:		Sheet Number:		Down Rim to Invert:	0.0
Pipe shape:	Circular	Sewer Use:	Combined	Total gallons used:	0.0
Pipe size:	300 mm	Sewer Category:	SEC	Joints passed:	0
Pipe material:	Vitrified Clay Pipe	Purpose:	Maintenance Related	Joints failed:	0
Lining Method:		Owner:			

Additional Info:

1:50	Distance	Code	Observation	Counter	Photo	Grade
	0.00	AMH	Manhole / 6392	00:00:00		
	0.00	MWL	Water Level, 5% of the vertical dimension	00:10:36		
	1.30	OBZ	Obstacles Other, 10% of cross sectional area from 5 o'clock to 7 o'clock / debri	00:00:59		
	1.72	MSA	Survey Abandoned / cant pass debri	00:01:55		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	2100	2100	0.0	2.0	2.0	0.0	2.0	2.0



Inspection report

Date: 8/18/2022	Work Order: 26461-23	Weather: Dry	Surveyed By: Scott Strickland	Certificate Number: U-1212-15234	Pipe Segment Ref.: 8/18/2022 10:51:50 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 62.11 m	Length Surveyed: 62.11 m

City: St Johns	Drainage Area:	Upstream MH: 6392
Street: Merrymeeting Rd	Media Label:	Up Rim to Invert: 0.0
Location Code:	Flow Control: Not Controlled	Downstream MH: 6449
Location Details:	Sheet Number:	Down Rim to Invert: 0.0
Pipe shape: Circular	Sewer Use: Combined	Total gallons used: 0.0
Pipe size: 300 mm	Sewer Category: SEC	Joints passed: 0
Pipe material: Vitrified Clay Pipe	Purpose: Maintenance Related	Joints failed: 0
Lining Method:	Owner:	
Additional Info:		

1:469	Distance	Code	Observation	Counter	Photo	Grade
	0.00	AMH	Manhole / 6392	00:00:00		
	0.00	MWL	Water Level, 0% of the vertical dimension	00:00:22		
	0.37	RMB	Roots Medium Barrell from 3 o'clock to 7 o'clock, 10% lost	00:01:01		
	0.40	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:01:35		
	3.62	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:02:04		
	7.47	H	Hole at 10 o'clock	00:02:45		
	14.60	LR	Alignment Right, 10% changed	00:03:22		
	20.06	TB	Tap Break-In at 10 o'clock, 100mm dim	00:04:00		
	33.61	TB	Tap Break-In at 10 o'clock, 150mm dim	00:05:35		
	43.74	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:06:47		
	60.56	TF	Tap Factory Made at 10 o'clock, 150mm dim	00:09:31		
	60.56	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:09:48		
	61.81	OBN	Obstacles Construction Debris, 5% of cross sectional area from 5 o'clock to 7 o'clock	00:10:12		
	62.11	MSA	Survey Abandoned / were we ended coming down	00:10:46		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
3100	4124	4131	3.0	13.0	16.0	3.0	2.2	2.3

100 Year						
Duration	Runoff (l/s)			Volume (m ³)		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	266	285	19	554	556	3
2 hr	207	217	10	723	726	3
6 hr	125	126	1	1112	1115	3
12 hr	105	105	0	1490	1493	3
24 hr	51	51	0	1775	1778	3

50 Year						
Duration	Runoff (l/s)			Volume (m ³)		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	235	254	19	496	499	3
2 hr	184	193	9	648	651	3
6 hr	112	113	1	1001	1004	3
12 hr	94	95	1	1339	1341	3
24 hr	46	46	0	1584	1586	3

25 Year						
Duration	Runoff (l/s)			Volume (m ³)		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	205	222	17	437	440	3
2 hr	160	169	9	573	575	3
6 hr	99	101	2	891	894	3
12 hr	84	84	0	1187	1189	3
24 hr	41	41	0	1394	1397	3

2 Year						
Duration	Runoff (l/s)			Volume (m ³)		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	92	100	8	207	209	3
2 hr	72	77	5	274	276	3
6 hr	49	51	2	449	451	3
12 hr	41	42	1	582	585	3
24 hr	20	20	0	674	677	3

Project: Residential Development - Merrymeeting Road

100 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m ³)	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	285	12	0	12	100	71.326	0	872.100	72.476
2 hr	217	14	0	14	77	71.536	0	872.100	72.476
6 hr	126	18	0	18	51	72.007	0	872.100	72.476
12 hr	105	21	5	26	42	72.579	0	872.100	72.476
24 hr	51	20	0	20	20	72.381	0	872.100	72.476

50 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m ³)	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	254	12	0	12	100	71.250	0	872.100	72.476
2 hr	193	13	0	13	77	71.431	0	872.100	72.476
6 hr	113	16	0	16	51	71.787	0	872.100	72.476
12 hr	95	19	0	19	42	72.297	0	872.100	72.476
24 hr	46	18	0	18	20	72.031	0	872.100	72.476

25 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m ³)	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	222	11	0	11	100	71.173	0	872.100	72.476
2 hr	169	12	0	12	77	71.330	0	872.100	72.476
6 hr	101	15	0	15	51	71.624	0	872.100	72.476
12 hr	84	18	0	18	42	71.958	0	872.100	72.476
24 hr	41	16	0	16	20	71.749	0	872.100	72.476

COMPUTATIONS FOR CAPACITIES OF SANITARY SEWER

CITY OF ST. JOHN'S

For: Merrymeeting Road (Mae Design Project No. 2022.0010)

Date: August 22, 2022

Dwg No.	Location	Manhole Number		Length (m) (5)	Area		Land Use (8)	Equivalent Population p (9)	Peak Flow Factor (10)	Peak Design Flow			Pipe Capacity					
		From (3)	To (4)		Increment (ha) (6)	Total (ha) (7)				Peak Sewage (L/s) (11)	Infiltration (L/s) (12)	Total (L/s) (13)	Diameter (mm) (14)	Slope (m/m) (15)	Manning's n (16)	Full Velocity (m/s) (17)	Full Capacity (L/s) (19)	Additional Capacity (L/s) (20)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(19)	(20)
C-2	Property Area	STUB	Ex. MH	-	0.56	0.56	Res	55.0	3.44	0.60	0.16	0.76	150	0.0100	0.015	0.75	13.20	12.44

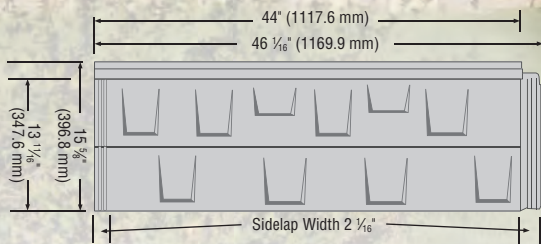
Note

- 1. Design Average Sewage Flow Rate Based 275 l/c/d
- 2. Equivalent Population 2.5 Persons per Unit x 22 Units = 55 Persons
- 3. Peaking Factor Taken as 80%
- 4. Infiltration Based on 24,000 l/ha/day

Title Location: P:\Project Files\2022\2022.010\Drawings\Preliminary\Version 6\MC-22010-006-230201.dwg Date: Feb 06, 2023



The great pretender... they won't know it's metal,
they'll just know it's beautiful!



NEW
Granite Ridge
colours with
enhanced
definition

GRANITE RIDGE

THE RESIDENTIAL METAL ROOFING COLLECTION BY VICWEST



Barclay



Charcoal



English Suede



Ironwood



Timberwood

Granite Ridge Metal Shingles are designed to outlast and outperform traditional roofing materials. Precision engineered from 26-gauge aluminum-zinc alloy and triple-coat finished, they're one of the strongest metal shingles available in the industry. The interlocking design tightens on all four sides giving them a 120MPH wind rating which enables them to withstand hurricane force winds, as well as fire, hail and heavy snow. And because they can be installed over your existing shingles with the use of Vicwest Synthetic Underlayment, they keep your old shingles from a landfill, making them a good choice for the environment.

Granite Ridge will enhance your home's visual appeal for years to come, are backed by a 50-year limited transferable warranty and they won't have to be replaced... ever!

Boral STEEL
STONE COATED ROOFING

Vicwest Building Products is a distributor of
Granite Ridge, a Boral Steel Roofing product.

vicwest.com



BUILDING FOR TOMORROW

Colours shown above may vary from actual colours due to printing process. We recommend you ask your Vicwest distributor for actual samples before making a colour selection. **269**

GRANITE RIDGE

THE RESIDENTIAL METAL ROOFING COLLECTION BY VICWEST

Granite Ridge, our beautiful stone-coated metal shingle, now offers even more curb appeal! With enhanced definition, deeper shadow lines and an expanded colour selection, Granite Ridge doesn't look like metal so it suits every home style and blends seamlessly into any neighbourhood. With all of the superior protection values metal provides and backed by a 50-year limited transferable warranty, Granite Ridge is a roof investment that looks as good as it performs! With the appearance of traditional shingles, your neighbours won't know it's metal, they'll just know it's beautiful. A classic Granite Ridge Metal Roof offers superior protection and beauty... a winning combination!

Undaunted by nature, **Granite Ridge** can withstand hurricanes, earthquakes, tornadoes, fire, hail and blizzards and remain looking like new.

WITHSTANDS:

- WIND DRIVEN RAIN
- IMPACT
- HAIL DAMAGE
- FIRE
- HIGH WINDS



INSTALLS QUICKLY

ENGINEERED FROM 26-GAUGE
ZINC ALUM STEEL AND
TRIPLE-COAT FINISHED

2 1/2" HAILSTONE
WARRANTY

INTERLOCKING DESIGN PREVENTS
WIND UPLIFT AND LEAKS

LIGHTWEIGHT: LESS THAN
HALF THE WEIGHT OF
WOOD SHAKES

120 MPH WIND
WARRANTY

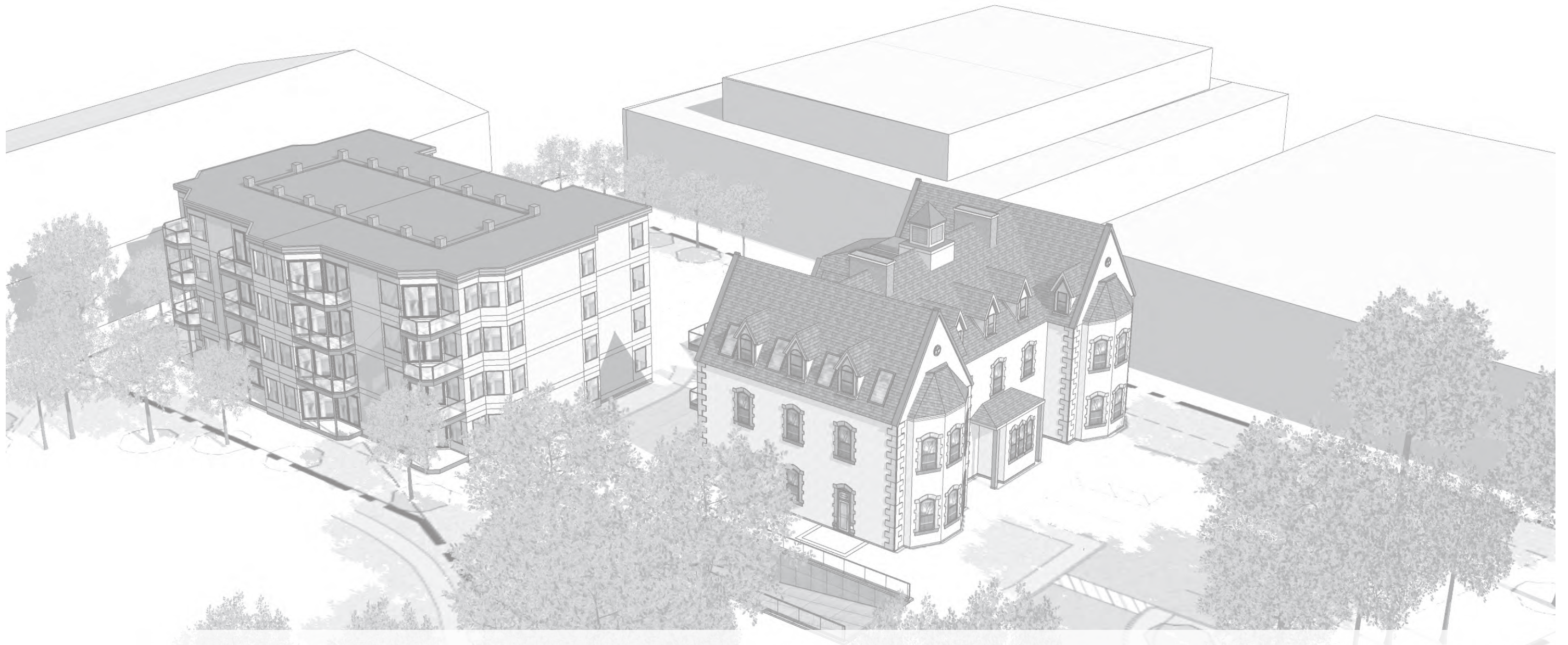
COLOUR-MATCHED
TRIMS & ACCESSORIES

WON'T CURL,
CRACK, PEEL,
OR BURN



Why Metal is worth the investment

Ordinary roofing materials have shorter life spans and will need to be replaced regularly, especially in areas that see an influx of hot and cold temperatures coupled with high weather activity. With constantly increasing material and labour costs, this could result in significant expense over the life of your home. A roof purchase isn't something you plan on, so why do it twice? With warranties up to 50 years, a Vicwest metal roof will save you money and future financial worry since you'll never have to re-roof again! In addition, the enhanced curb appeal and durability it provides can help increase resale value should you decide to sell your home.



Revised submission Feb 06, 2023

Heritage and Land Use Report

Building and Site Redevelopment - 4 Merrymeeting Road, St. John's, NL

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Introduction

Preamble

Emerald Atlantic Group Inc. has purchased **Mount St. Francis Monastery** and associated land with the objective of redevelopment for condominium residential use.

A Project Team has been appointed to work with the owners to explore the opportunities and constraints, and to fashion a well balanced project.

The Owners and Team recognize the importance and historical context of the area, and the Monastery in particular. We understand that all new projects in the City Centre are sensitive and require an upfront engagement with all stakeholders and in particular the City.

The concepts as proposed show the design development to a level that supports meaningful review. Additional information including design, technical, and engineering detail will be provided as the project evolves.

This Report has two overlapping components, the **Rehabilitation of the Monastery**, and a **New Condominium Apartment Building**.

The information is presented in 3 parts; 1.0 *Heritage Report*, 2.0 *Land Use Report* and 3.0 *Appendices*

Project Team

Architecture and Planning

Philip Pratt Architect
Paul Chafe Architecture + Design
Mast Project Planning
Jewczyk Consulting

Engineering

ABCostello Engineering
MAE Design Ltd.
DBA Consulting Engineers Ltd.
RAN Engineering Ltd.



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1.0 Heritage Report

A. Introduction to Development Site

TERMS OF REFERENCE

- A location and current site plan of the property;
- A brief description of the property and its location, identifying significant features, buildings, landscapes and vistas;
- A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any as yet unidentified or unrecognized potential heritage resources.

Location and Site

This is an important location in the heart of St. John's. In addition to its adjacent amenities, the site has very significant symbolic and heritage connections to the City.

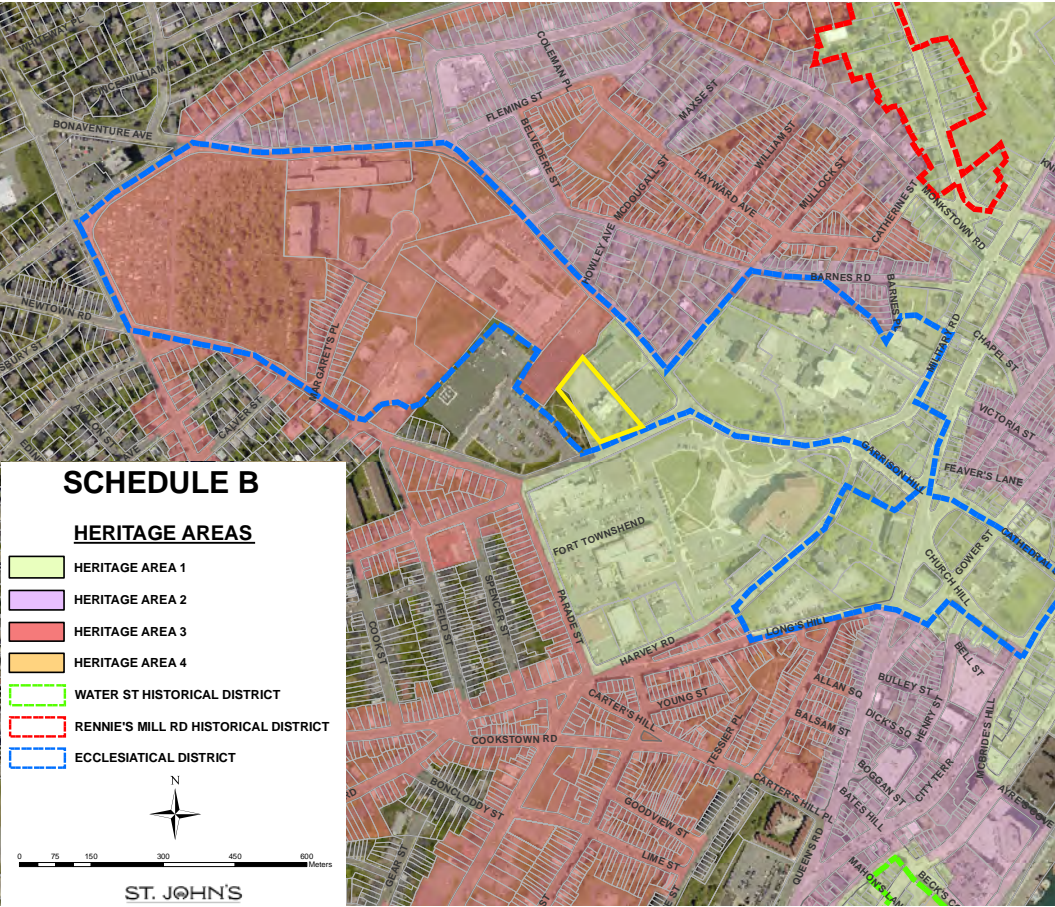
- Heritage Area 1
- Ecclesiastical District
- Institutional Core
- Listed Heritage Building

Existing Uses:

- Vacant Monastery
- Untended parking areas
- Residual open space and trees
- Pedestrian thoroughfare

Surrounding Uses Include:

- Condominium Apartment Buildings
- Arena
- City Open Space
- Commercial, Sobeys
- Institutional, RNC and The Rooms



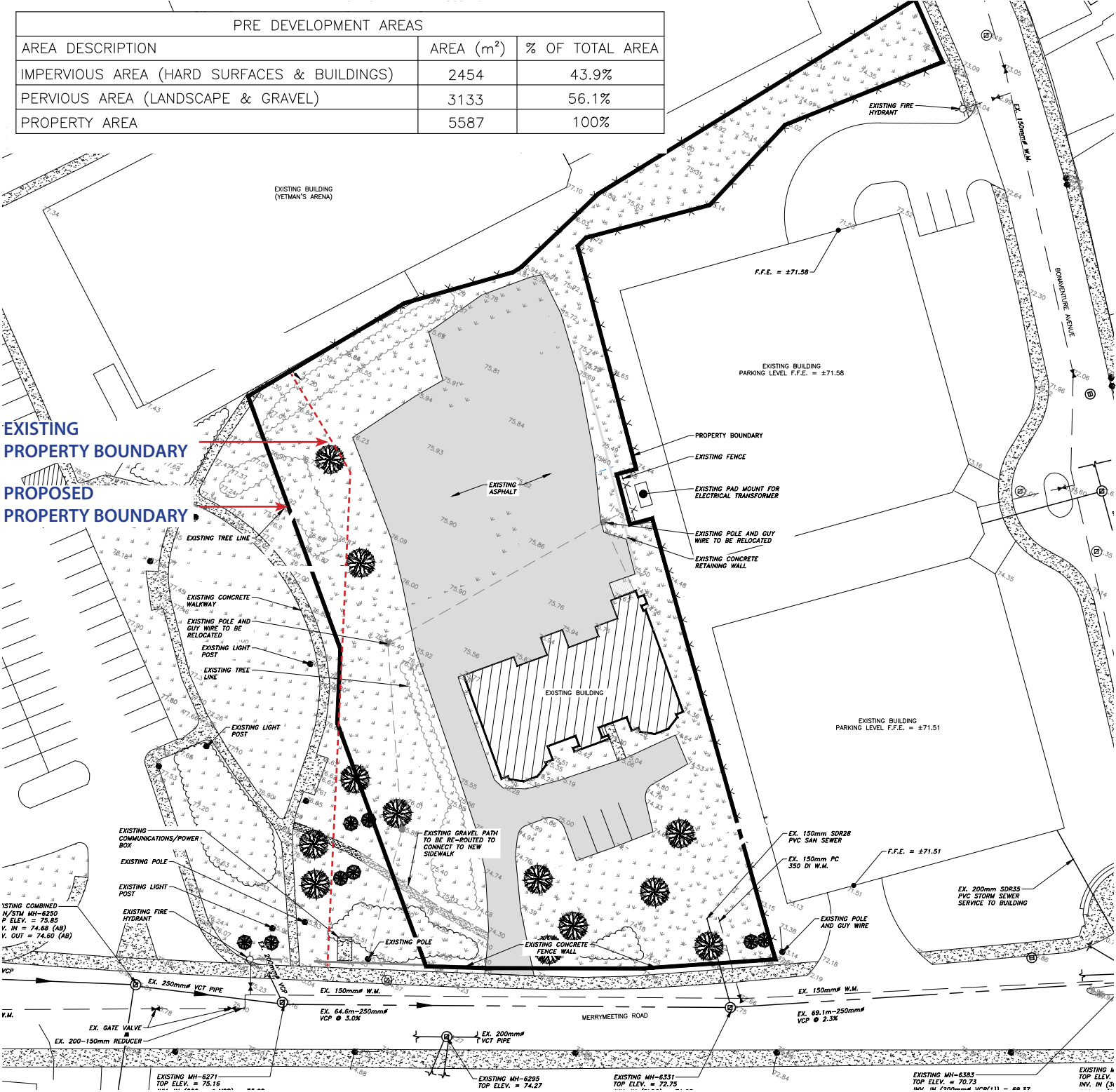
City of St. John's Heritage Areas





Aerial Photo of Site

Refer to Appendix B for Legal Survey



Existing Site Plan

B. Background Research and Analysis

TERMS OF REFERENCE

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

History of the Site

The Monastery building has been occupied by the Christian Brothers since August 21, 1880 and on a 999-year lease from the Archdiocese.

The property has been in the ownership of the Roman Catholic Church and the Roman Catholic Episcopal Corporation until the property was acquired by the Emerald Atlantic Group Inc. in 2022.

Refer to Appendix A for full report including a comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records.



The property was first identified on the St. John's Insurance Plan in 1926.



Mount St. Francis Monastery Corner Stone

Heritage Significance of Monastery Building and Site

Property is situated within Heritage Area 1 and the St. John’s Ecclesiastical District and is subject to the City’s Heritage By-Law in addition to the Municipal Plan and Development Regulations.

The existing building is listed as a heritage building by the City and the designation applies to the building’s footprint.

Heritage NL has also identified the property as a St. John’s Heritage Site. The Character Defining Elements of the site as identified by Heritage NL relate to the exterior of the building, the building setback on the lot and positioning of the building within the St. John’s Ecclesiastical District.

Every effort will be taken to maintain the heritage value of the site, the exterior of the building and to comply with the provisions of the City’s Heritage By-Law



Newfoundland Regiment in formation on the “Barrens” [area of Fort Townshend]. Note Mount St. Francis monastery in background. (1914-1915, The Rooms Archives)

Character Defining Elements

All those elements that are representative of the Gothic Revival style of architecture, including:

- Pointed arch windows, quoining etc.
- Window style and placement
- Stone construction
- Building height, two-and-one-half storey construction, roof shape and dimensions
- Bay windows with steep gabled roof on front façade

Construction (circa) 1877 - 1880



From Benevolent Irish Society (St. John’s, NL), Centenary volume, Benevolent Irish Society of St. John’s, NL, 1806-1906 (Cork, Ireland: Guy & Co., 1906) 66.

C. Assessment of Existing Condition

TERMS OF REFERENCE

- A description of the physical condition of the structures on the site, including their exterior and interior;
- Current photographs of the property including:
 - Views of the area surrounding the property to show it in context with adjacent properties;
 - Exterior views of each elevation of the building;
 - Close-up views of all significant heritage features.



Front of Monastery



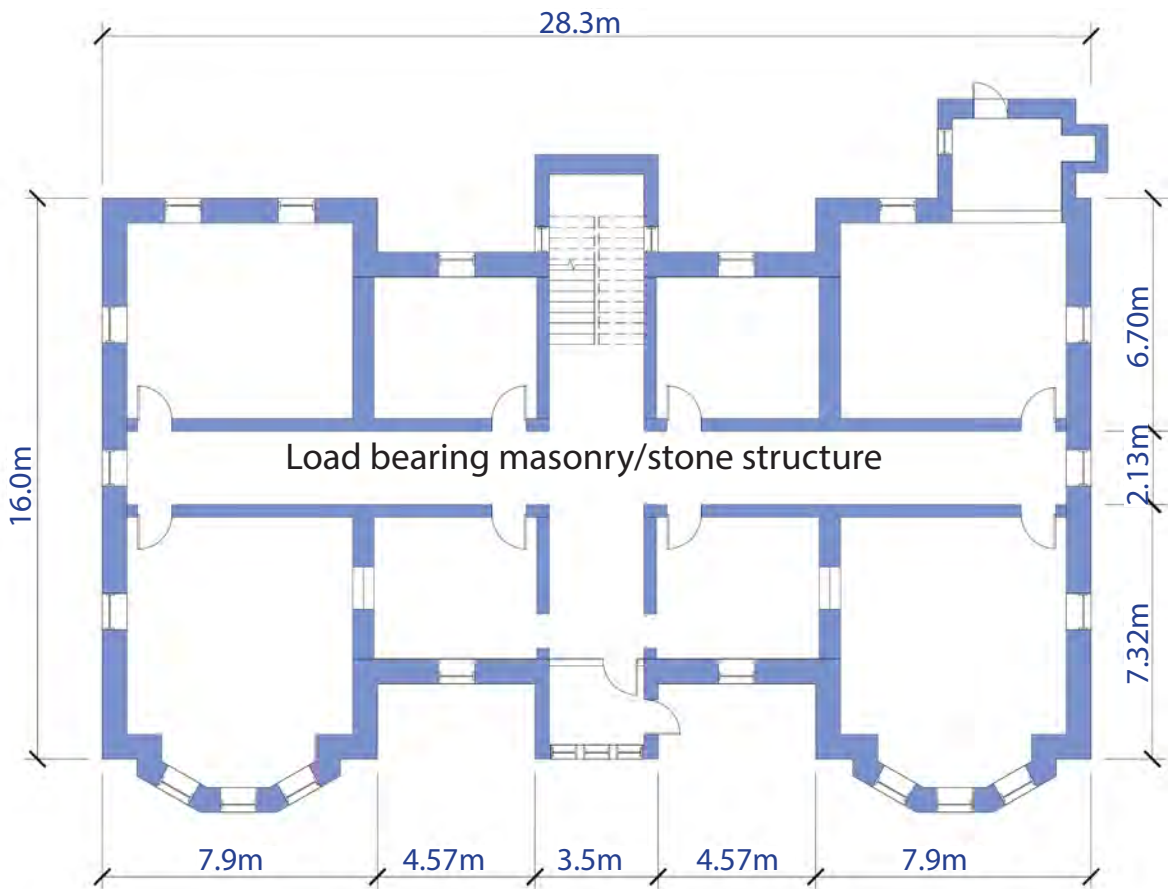
Back of Monastery

Structure Condition

The renovations to the existing monastery and proposed link will be carried out so as to not impair or depreciate the existing heavy masonry structure. It is our intent to keep the existing foundation wall intact. Field investigation near the existing walls will be completed initially to determine the depth and construction details. Underpinning and/or reinforcing of the existing wall will be completed if need be. This would involve constructing a new wall outside the existing to ensure no new loads are imposed on the existing walls.

The new Residence building and parking structure will be designed to meet NBCC 2015 and any additional local structural regulations. All structural modifications to the existing monastery building will be designed and detailed to meet current NBCC2015 requirements.

In general, the building, especially for its age is in fairly good condition. There is some evidence of failure in parts of the exterior masonry. Floors and walls are level and plumb.



Building Construction

Structure

- Masonry framed foundation, exterior and main interior walls
- Timber Roof Framing
- Wood framed dormers
- 2 Central masonry chimneys
- Wood floor joist floor system
- Part basement concrete floor, part unfinished crawl space uncovered
- Ceiling heights 4m (2.4m Level 3)
- Footprint 450 sqm
- Total area +/-1320 sqm

Shell

- Exterior walls, parging, masonry, wood framing, plaster or gypsum board
- Interior structural walls, masonry, plaster or gypsum board
- Roof, originally slate, now standing seam metal
- Wood framing
- Assorted finishes
- Windows, originally wood double hung, now replacement assorted styles and materials

Surrounding Context

Observations

- Mature trees, primarily on perimeter
- Otherwise untended parking lots and ground cover
- Place Bonaventure is a pleasant structure
- Arena is a utilitarian building
- City Park is very attractive and well tended
- Untended walkway to Bonaventure Avenue
- Walkway at side of Arena



Untended walkway to Bonaventure Avenue



Pedestrian path along boundary with Arena



Rear parking lot view towards Arena



Site entrance from Merrymeeting Road



Trees screen arena and path from site



Arena entrance



City Park between western property boundary and Sobeys parking lot



Place Bonaventure

Existing Exterior

In General

For its age, the building is in fairly good condition, a testament to its original construction. However many of its components are well beyond their useful life and a number of elements have been modernized over the years (ie. windows).

Initial Process

- Remove exterior surfaces: The existing exterior parging that has visually failed (spalling, etc) will be removed by a combination of hand tools and pressure washing, ensuring no damage to the substrate (brick). Any existing parging that remains bonded and in good condition will remain in place.
- Assess substrates in conjunction with interior removals
- Develop envelope strategy with objective of keeping exterior appearance

Exterior photos show:

- Parging on masonry/stone structure
- Masonry/stone quoins
- Standing Seam Metal roof
- Replacement windows
- Fire Escape



Existing Interior

In General

The following are obsolete or well below current standards

- Interior appointments
- Finishes
- Mechanical and Electrical Systems

Architectural Features

- To be protected and reused if possible
- Fireplaces
- Selected ceilings, flooring and mouldings
- Stair components
- Doors

Initial Process

- Monitored interior demolition
- Access condition of components
- Develop detailed renovation strategy

Finishes

- Some appear sound and original
- Many are covered with new such as T bar ceilings
- Most will have to be removed as part of the renovation process

Mechanical and Electrical Systems

- All are obsolete and will be removed.

Code and Life Safety

- Many deficiencies especially exiting
- Hazardous materials such as asbestos have been identified and will be removed



Wooden fireplace mantle



Decorative moldings and ceilings



Heavy timber roof structure



Main staircase



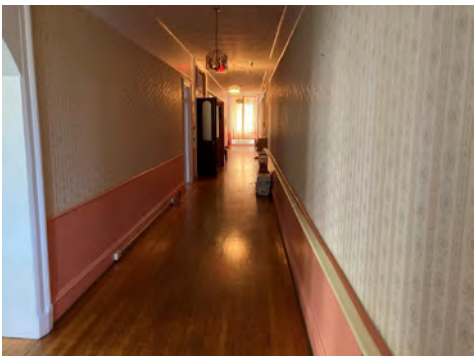
Many rooms originally equipped with fireplaces (no longer in use)



Typical drop ceiling over drywall or plaster



Fairly isolated occurrence of water damage



Typical hallway



Furnace room in basement



Main floor kitchen

D. Description of the Proposed Development or Site Alteration

TERMS OF REFERENCE

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
- The description and drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.

Legend

1. Monastery 6 Condominium Apartments
2. New Build 16 Condominium Apartments
3. Additional Surface Parking
4. Surface Parking
5. Under Ground Parking
6. Access to New Building and UG Parking
7. Access from UG Parking to Monastery
8. Maintain Pedestrian Route
9. Maintain Trees to Extent Practical



Project Overview

Emerald Park is composed of two interrelated components, the renovation of the Monastery into six condominium apartments, and a new building containing sixteen condominium apartments. The Monastery is well suited for this reuse, and the site comfortably accommodates the new building. Parking in excess of requirements is provided. This includes underground parking linked to the Monastery. Both buildings support each other in terms of function and project viability.

Site development includes some additional parking and landscaping. Trees not immediately impacted by the work will be protected. Existing pedestrian walkways will be maintained. The new building is located as far as possible away from Place Bonaventure.



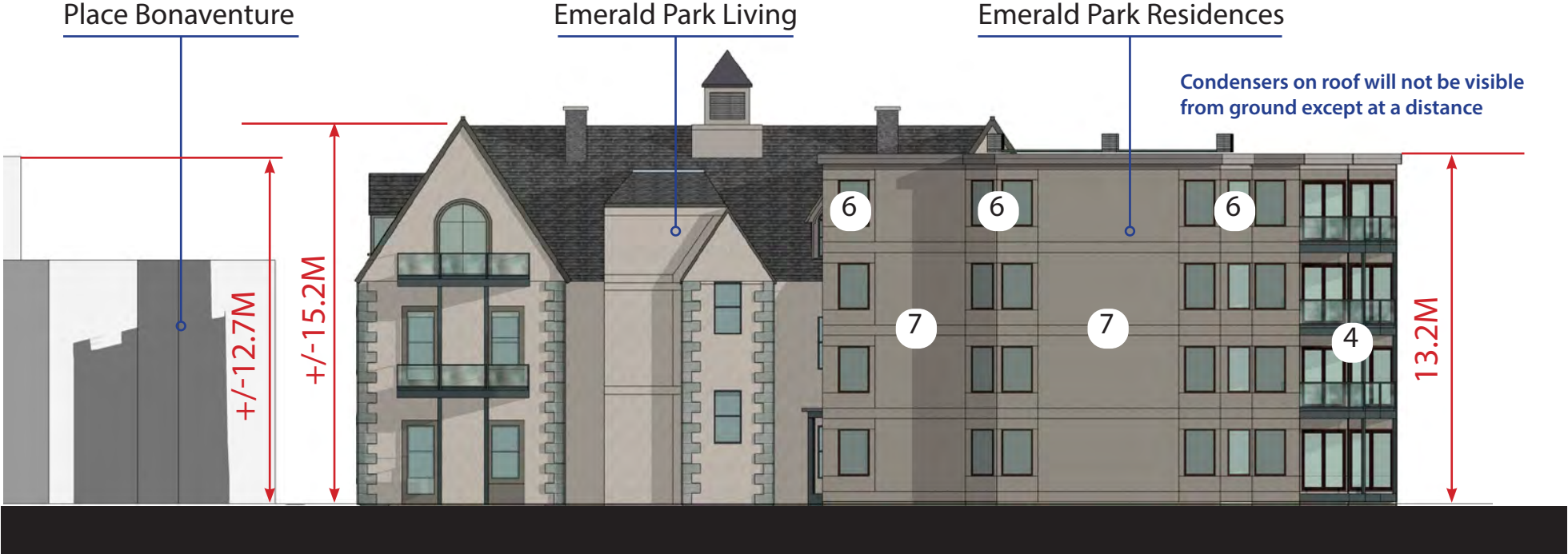
Proposed Elevations

Exterior Materials Legend

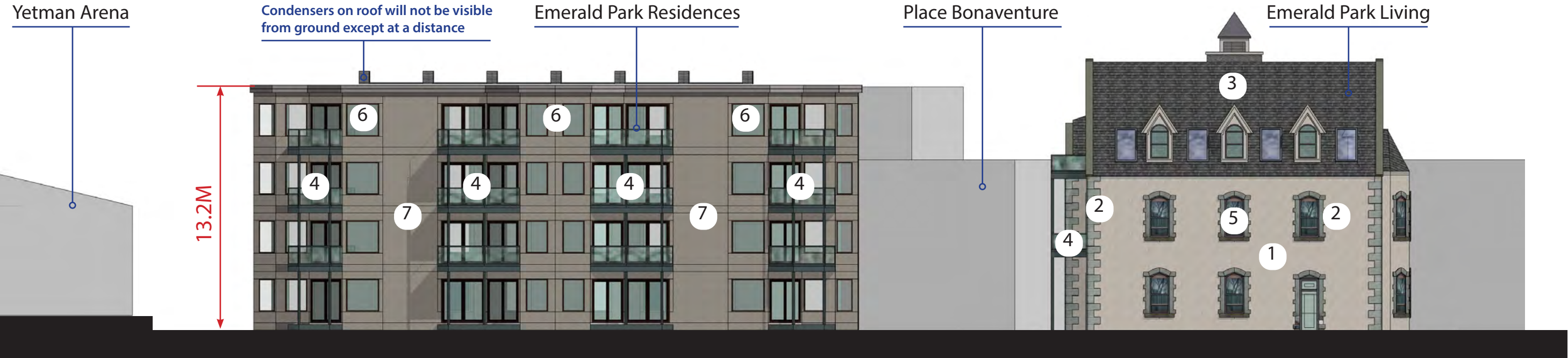
The proponent requests the opportunity to discuss the cladding materials for the New Building in more detail with the City and BHEP early in the “detailed design process”.

This item, along with the dormer windows, is too important and cannot be addressed properly in this stage of the conceptual design.

- 1. Parging
- 2. Sandstone Quions/window trim (repaired)
- 3. Metal Shingles (slate style)
- 4. Painted galvanized metal balconies with glass guards
- 5. Windows - new double hung
- 6. Windows - fixed and double hung
- 7. Composite rainscreen cladding (color, texture and pattern to be determined)

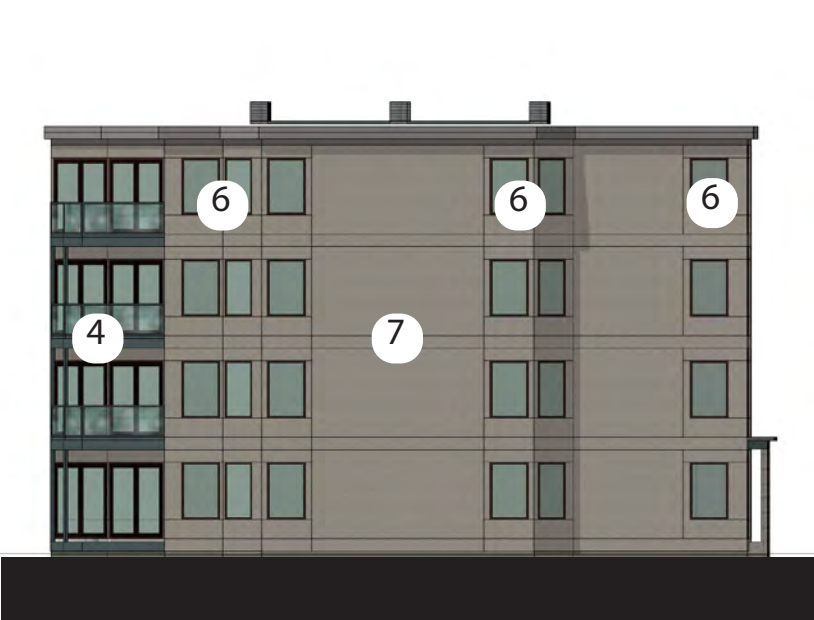


North Elevation - New Building with Monastery behind

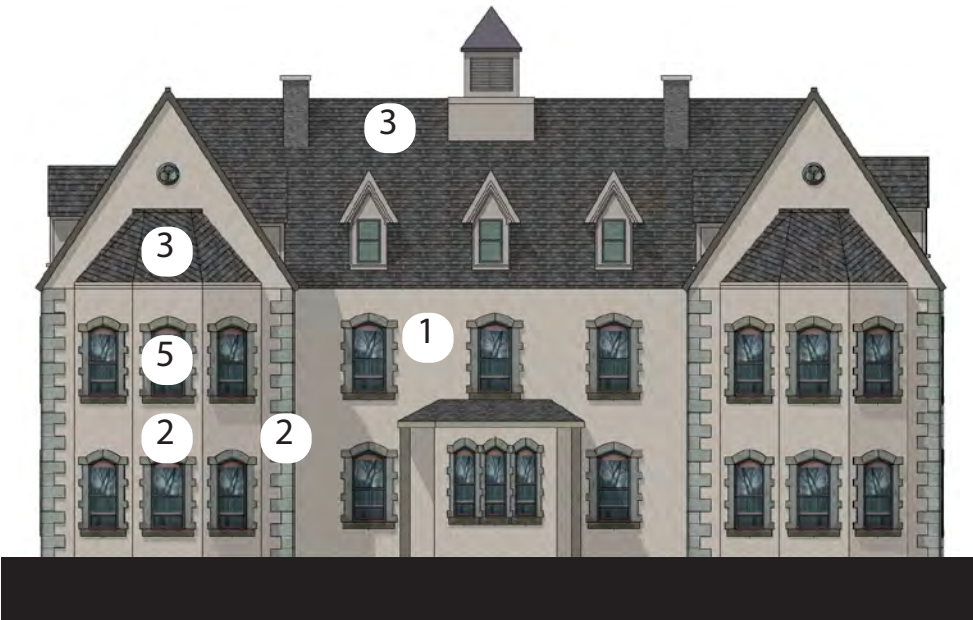


West Elevation - Monastery and New Building

Proposed Elevations - continued



South Elevation - New Building



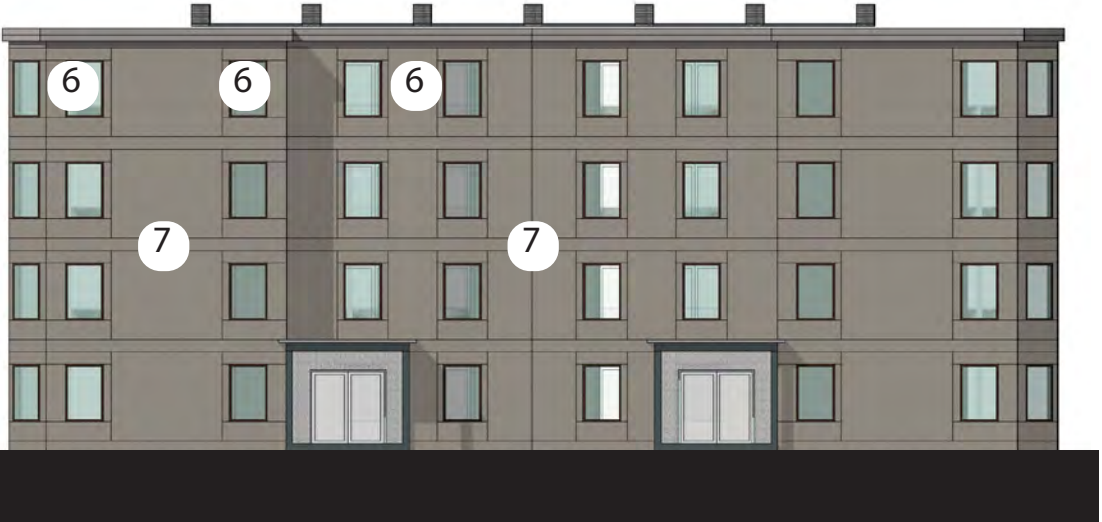
South Elevation - Monastery and New Building



North Elevation - Monastery



East Elevation - Monastery



East Elevation - New Building

While this door is larger than the other windows, it is designed as part of a organized facade with the balconies and windows below

Exterior Materials Legend

The proponent requests the opportunity to discuss the cladding materials for the New Building in more detail with the City and BHEP early in the “detailed design process”.

This item, along with the dormer windows, is too important and cannot be addressed properly in this stage of the conceptual design.

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- 4. Painted galvanized metal balconies with glass guards
- 5. Windows - new double hung
- 6. Windows - fixed and double hung
- 7. Composite rainscreen cladding (color, texture and pattern to be determined)

Exterior Features



Rooftop structures

- Cupola
The cupola will enclose 2 intake and exhaust ducts, and several plumbing stacks. It will be approximately the size of the existing. The cupola is not enclosed but the openings are covered with louvers to permit air flow.
It will look similar to the existing with the exception that the cross is removed.
- Finials
The finials are approximately the same size as the existing. There is a simple decorative element and the crosses are removed.
- Chimneys will be repaired

Exterior Materials - Monastery

- Walls, repair and new epoxy parged surface similar to existing
- Sandstone Quoins, repair, clean and new epoxy topcoat
- Roof, New Metal shingles.

Colours

- Walls; Warm Grey
- Quoins; Natural
- Roof; close to original slate
- Railings; gun metal blue

Balconies

- Painted galvanized steel, posts, railing.
- Glass Inserts

Shadowing

TERMS OF REFERENCE

- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks

0900

1200

1500

Commentary

- No significant shadowing on adjoining properties before noon
- Late afternoon shadowing on Place Bonaventure in mid winter
- Some late afternoon shadowing on Place Bonaventure in mid summer

Dec 20

1700

Mar/Sept 20

1900

June 20

Alignment with Heritage By-Laws

TERMS OF REFERENCE

- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.



Relevant Parts of Design Standards - Schedule D - Designated Building, Heritage Area 1

*In addition to matters of life safety, these Heritage Design Standards may be deviated in the opinion of the Inspector or at the discretion of Council.

Item	Key Requirement*
Cladding/Siding Materials	<ul style="list-style-type: none">Maintain original if possibleNew permitted if it replicates the period architecture
Trim Style	<ul style="list-style-type: none">See above
Window Style/Replacements	<ul style="list-style-type: none">Compatible with period architecture
Bay Windows	<ul style="list-style-type: none">To be maintained and see above
Specialty Windows (ie Skylights)	<ul style="list-style-type: none">Existing to be maintainedMay be added and see above
Materials	<ul style="list-style-type: none">Modern permitted if replicating period style
Dormers	<ul style="list-style-type: none">Original shape, size and proportion to be maintainedVisually balanced in facade
Roof line	<ul style="list-style-type: none">Compatible with architectural styleMay incorporate a flat roof

Item	Key Requirement
Roof Materials	<ul style="list-style-type: none">Modern materials including shingle style metal permitted if replicates the original style
Decks and Balconies	<ul style="list-style-type: none">Permitted other than on front facadeStyle should not detract from the character defining elements

Additions to Existing Buildings and New Development

Item	Key Requirement
Additions	<ul style="list-style-type: none">Same or similar to original
New buildings on same lot in Heritage Area	<ul style="list-style-type: none">Designed with a traditional form; maintain elements of facadeFacade design shall respond to the adjacent buildings to establish a visual continuityTraditional materials to be used; modern may be permitted

The modifications that are proposed for function, safety and viability are:

- Rebuild exit stairways
- New elevator shaft
- Modifications to gable windows
- Add several new doors
- Add skylights
- Add balconies

The main components that we are restoring or replacing to near original are:

- Parging of exterior
- Restoration of quoins
- Installation of near original windows
- Installation of near original roofing

Renderings

TERMS OF REFERENCE

- Provide a rendering of the proposed building from the following locations:
 - Merrymeeting Road along the front of the subject property; and
 - Merrymeeting Road near the Sobeys entrance, looking east toward the subject property.



Merrymeeting Road along the front of the subject property



Merrymeeting Road along the front of the subject property



View from roof of Arena looking west toward the subject property



Sobeys parking lot looking east toward the subject property

E. Impact of Development on Heritage Features

	Heritage NL , Character Defining Elements	As Proposed
<div>TERMS OF REFERENCE</div> <div><ul style="list-style-type: none">• A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character- defining elements of the building;- Negative impacts on heritage resources may include, but are not limited to:<ol style="list-style-type: none">1. The destruction of any, or part of any, significant heritage feature;2. Alteration that is not sympathetic to the heritage feature;3. Isolation of a heritage feature from its surrounding environment, context, or significant relationship;4. Direct or indirect obstruction of significant views or vistas;5. A change in land use which negates the property’s cultural heritage value;6. Land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.</div>	<ol style="list-style-type: none">1. Gothic Revival, 21/2 storey construction2. Sandstone Construction, concrete façade3. Quoining4. Symmetry, front and back5. Size, style, and placement of bay windows6. Size, style, and placement of arched windows7. Gable end trefoil windows8. Size, style, and trim of central porch9. Size, style, and trim of exterior doorways10. Exterior colours11. Granite foundation12. Building height and massing13. Building set back on lot14. Large sheltered lot with mature trees15. Location relative to ecclesiastical district <div>Other<ul style="list-style-type: none">• New building will impact sight lines from Place Bonaventure• New building will be one more new structure in the vicinity of the Monastery• No significant impact on grades and drainage that will not be mitigated or improved.</div>	<ol style="list-style-type: none">1. No Change2. Repair, refinish with minimal change3. Repair, refinish with minimal change4. No change to front elevator well has slight impact on rear.5. No change other than windows themselves are replaced with period appropriate Double Hung6. No change other than windows themselves are replaced with period appropriate Double Hung7. Trefoil windows are maintained8. Repair but no significant change9. Front door replaced, period appropriate design. Several new doors, see elevations.10. Warmer version of existing dirty white, roof back to Slate Grey, trims emerald green11. Repair with epoxy top coat12. No change13. No change14. Some trees removed but only as absolutely required15. No change

Top floor and windows

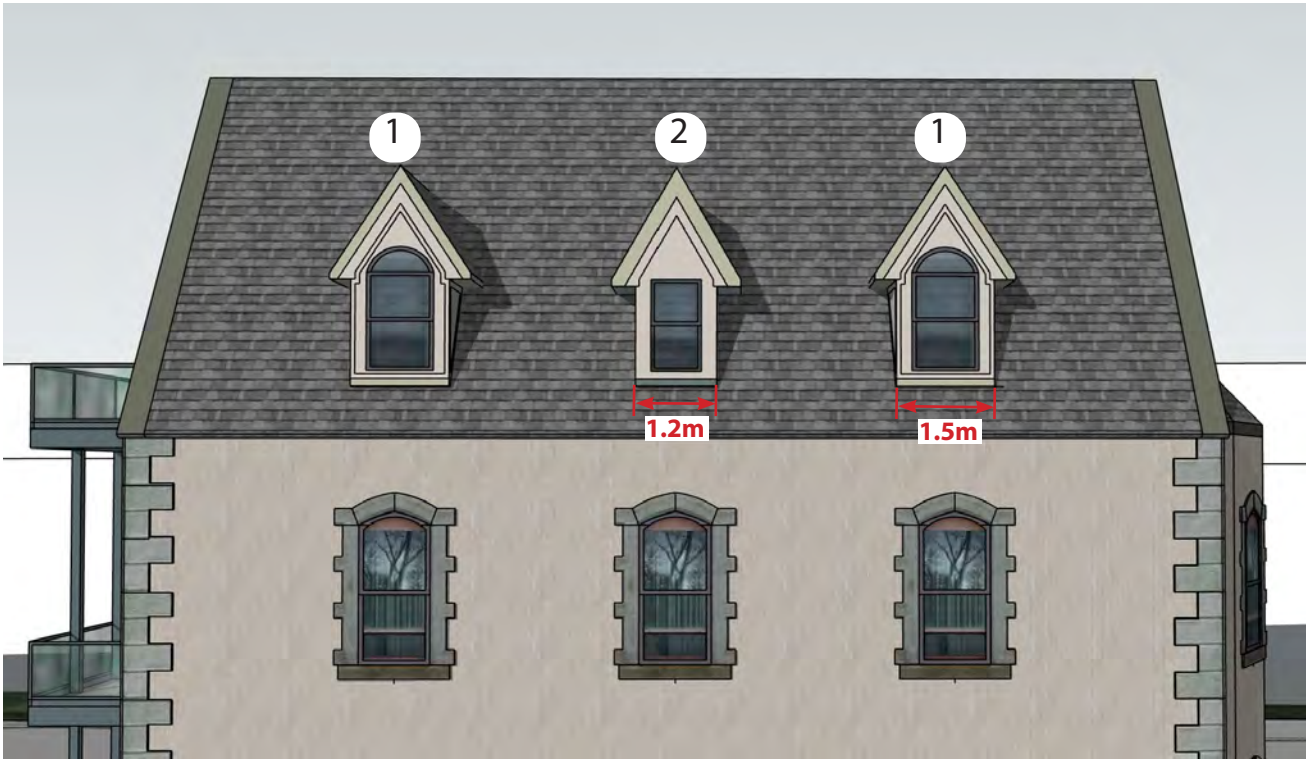
The top floor renovation is a strategic part of developing a viable reuse for the Monastery.

The dormer windows in addition to being an important part of the image of the Monastery are critical for the marketability of the top floor. At present the quality of the space is limited by their small size. We wish to enlarge the dormers, install skylights in selected locations, and open up the back gables.

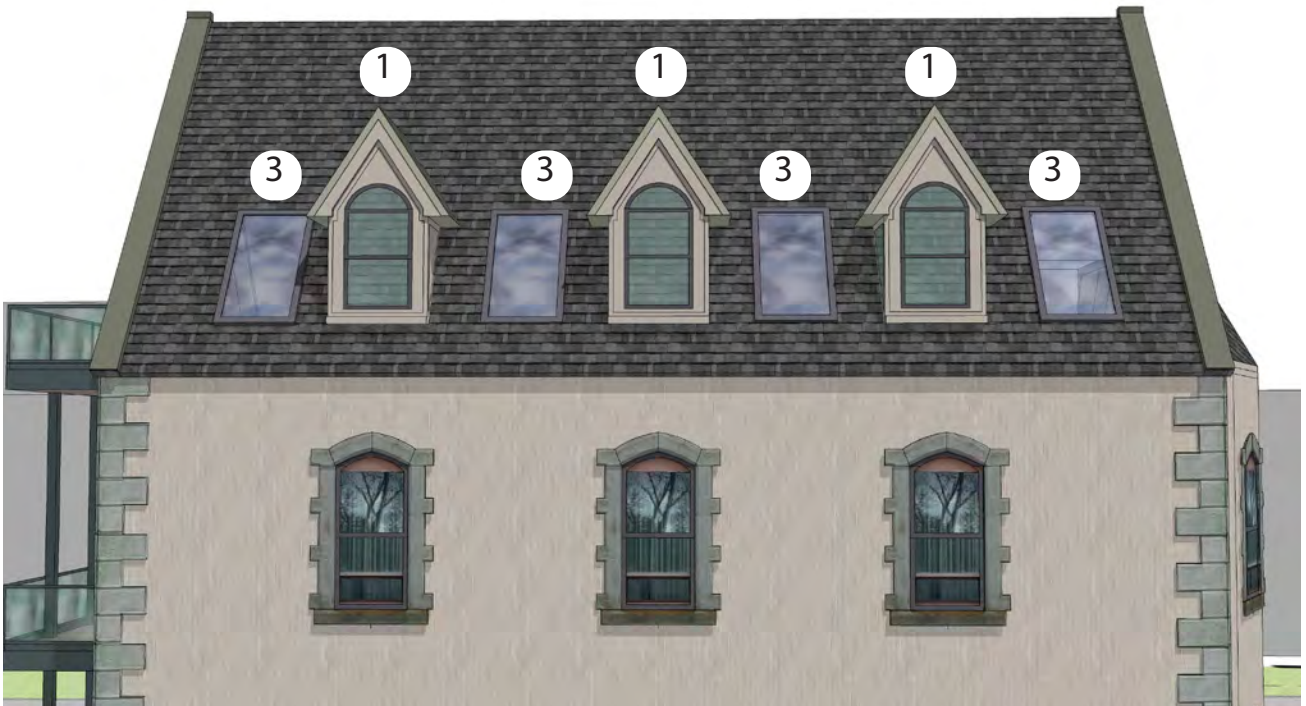
The size and proportion of the dormers on the front facade will remain unchanged.

Proposal for Dormers (sides and rear facade only)

- 1. Increase the size of the dormer so that window width matches windows below.
- 2. Shows the existing dormer (for reference)
- 3. Shows skylights in selected locations



The exact placement of any skylights, and redesign of dormers will be influenced strongly by what is revealed when interior demolition and demolition of the metal roof around the existing dormers is completed. The proponent requests the opportunity to revisit this when completed which can include a site visit with the City and the BHEP.



F. Recommendation

TERMS OF REFERENCE

- Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:
 - A mitigation strategy;
 - A conservation scope of work;
 - Lighting, landscaping and signage;
 - Interpretation and commemoration.

Overview

There are a large number of valuable institutional structures in Newfoundland and Labrador that are abandoned and at risk. It is crucial to find viable new uses so that they can be protected. These new uses have to find, for each structure, the right balance that is sensitive to its inherent character and at the same time sustainable financially.

Fortunately Mount St. Francis Monastery is adaptable for conventional residential use. Complex technical and functional interventions will be challenging and expensive. The recommendations for both the Monastery and the New Building are a balanced approach to meeting the challenge.

Overall approach

Where possible repair, rebuild, or new build to original.

Where new construction is required it should defer to, but be distinctive from the original .

Mitigation

Install technically sound repairs and renovations that extend the useful life of the building.

Conservation

This is a commercial, not a ‘conservation’ project. Having said that, all work should conserve as much of the original as possible.

Lighting, landscaping, and signage

In alignment with the overall approach, tasteful, low key, unobtrusive and functional.

Interpretation and commemoration

The building will be commemorated by the careful protection of its inherent historic character. The cornerstone near the main entrance will be maintained.

The original owners, the Catholic Church, may provide interpretation if they desire. Design and location of any panels will be subject to approval by the Architects.

In Reference to comments by BHEP and Staff relative to the New Building

Reflect richness of the area

In keeping with the overall approach, it is intended to reflect not replicate, be distinct but in balance. For example warming up the colours of the Monastery, and using complementary colours in the New Building.

Flat Roof

Options were explored for gable roof, but in addition to causing functional problems, the imagery was clashing. The flat roof avoids this clash, relates better to Bonaventure Place, and keeps roof height as low as possible.

Exterior Materials

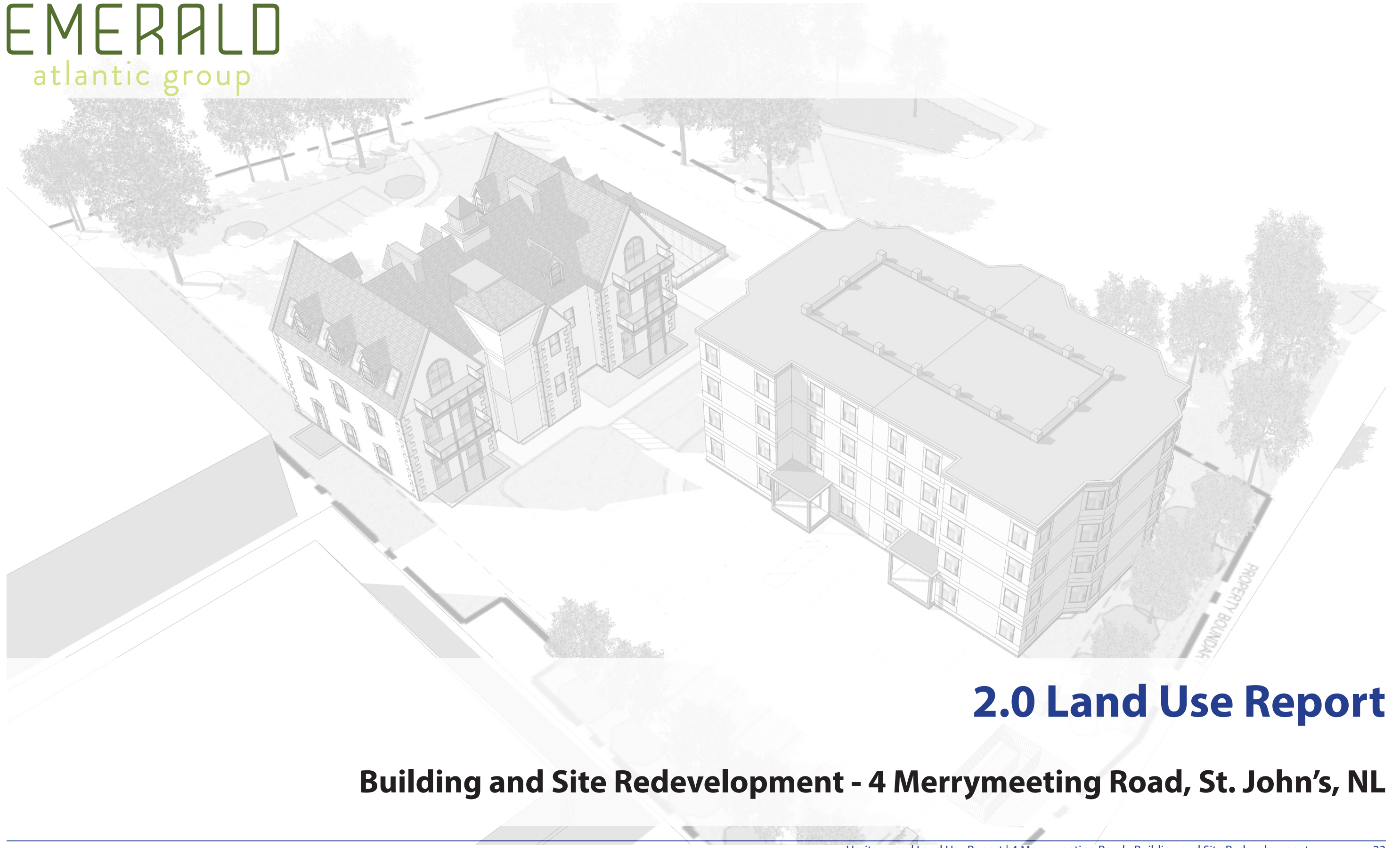
The surface material of the Monastery and the Quoins are distinctive. Replicating either in the New Building will be visually incompatible. There are no strong corners or trims, strong textures such as stone or clapboard patterns. The strong ‘planar’ feeling of the surfaces is maintained.

Balconies

These are a visually strong feature on both buildings. The approach is to use a simple steel and glass structure, obviously a distinct material. The balcony design is borrowed ‘backwards’ to the Monastery.

Scale and Form

The New Building relates well to the scale of the site and other than the roof form to the form of the Monastery.



2.0 Land Use Report

Building and Site Redevelopment - 4 Merrymeeting Road, St. John's, NL

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A. Public Consultation

TERMS OF REFERENCE

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

The following adjacent property owners were contacted on August 1, 2022 by email and were requested to provide feedback or commentary by Friday August 15, 2022. These responses as well as the original notice are included in **Appendix C**.

1. Place Bonaventure (Perennial Management to distribute to condominium residents)
2. Yetman’s Arena (Owner)
3. Sobeys Merrymeeting Road (Owner)
4. The ROOMS (CEO)
5. RNC (GNL Transportation and Infrastructure Deputy Minister (property owner of RNC property)



	Summary of Responses	Addressing the Concerns
1. Place Bonaventure	Key issues include: car lights; snow storage; exhaust fans; lighting; location of heat pumps; tree protection	Addressed in this revised submission, in particular condensers moved to parking garage. Pedestals and generator relocated. Privacy fence to be coordinated with residences.
2. Yetman’s Arena	No issues	-
3. Sobeys	Concern that new residents may complain about their existing operation. Would like this issue addressed in subsequent updates. (Not in this LUR)	Arena is located between the New Building and Sobeys Loading Area
4. The Rooms	Expressed concern that proper procedures be followed during construction phase	Construction as per all City By Laws
5. RNC - GNL	No issues	-

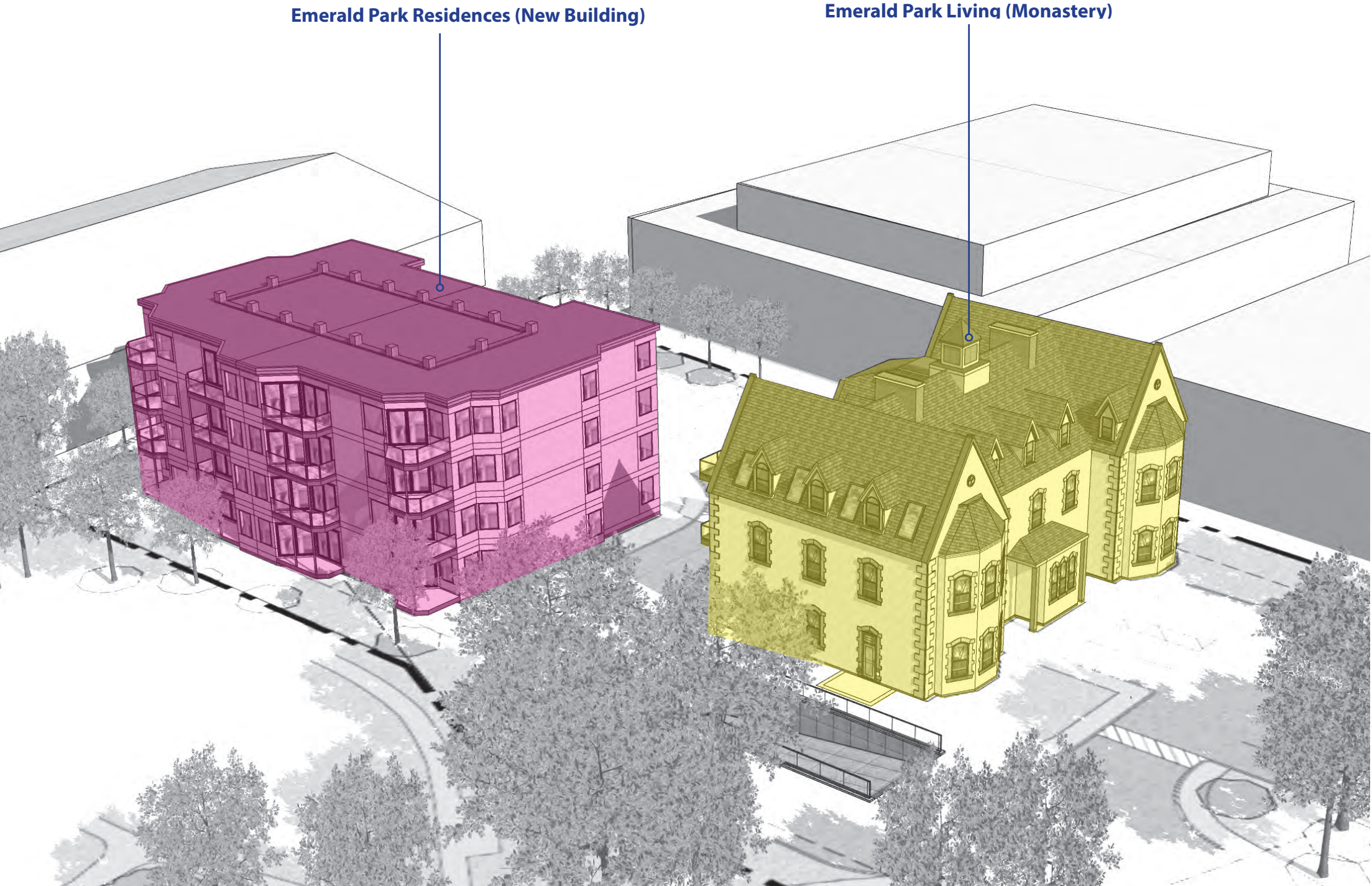
B. Building Use

TERMS OF REFERENCE

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

BUILDING SIZE (GROSS AREAS - SQ.M.)			
	EP RESIDENCES	EP LIVING	TOTAL
FOOTPRINT	615	450	1065
SITE AREA			5587
SITE COVER			19%

TOTAL FLOOR AREA (GROSS AREAS - SQ.M.)			
	EP RESIDENCES	EP LIVING	TOTAL
LEVEL 1	615	450	1065
LEVEL 2	615	442	1057
LEVEL 3	615	428	1043
LEVEL 4	615	-	615
TOTAL	2460	1320	3780
FAR = TOTAL FLOOR AREA / SITE AREA =			0.68

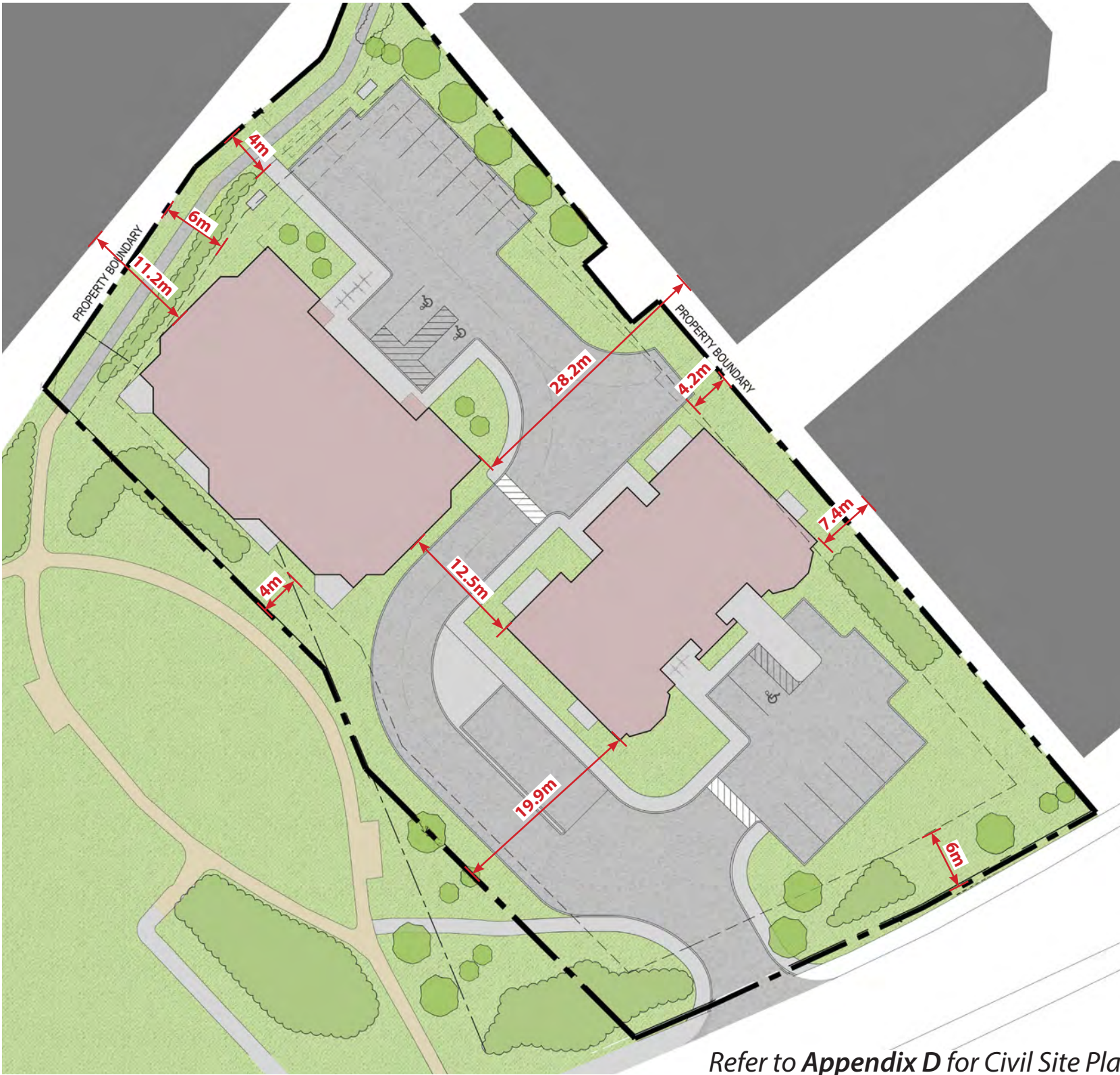


C. Building Location

TERMS OF REFERENCE

- Identify graphically the exact location with a dimensioned civil site plan:
- Location of the proposed building in relation to neighbouring buildings;
- Proximity of the building to property lines and identify setbacks, frontage and lot coverage;
- Identify distance between the buildings;
- Identify any stepbacks of higher storeys from lower storeys (if applicable);
- Identify any encroachment over property lines (if applicable).
- Provide a Legal Survey of the property.
- Provide information on the proposed land exchange.

Note: Western development limits of the property includes the areas of the City approved exchange of land between the City and Emerald Atlantic Group



Refer to Appendix D for Civil Site Plan

Land Exchange

In March 2022, the property owner approached the City for land exchange in the area of the western open space abutting the subject property.

This will allow a better configuration and rationalize both property boundaries between the City and Emerald Park.

Council approved the exchange on March 28, 2022 and land transfer will form a condition of any development approval.



Bonaventure Walkway

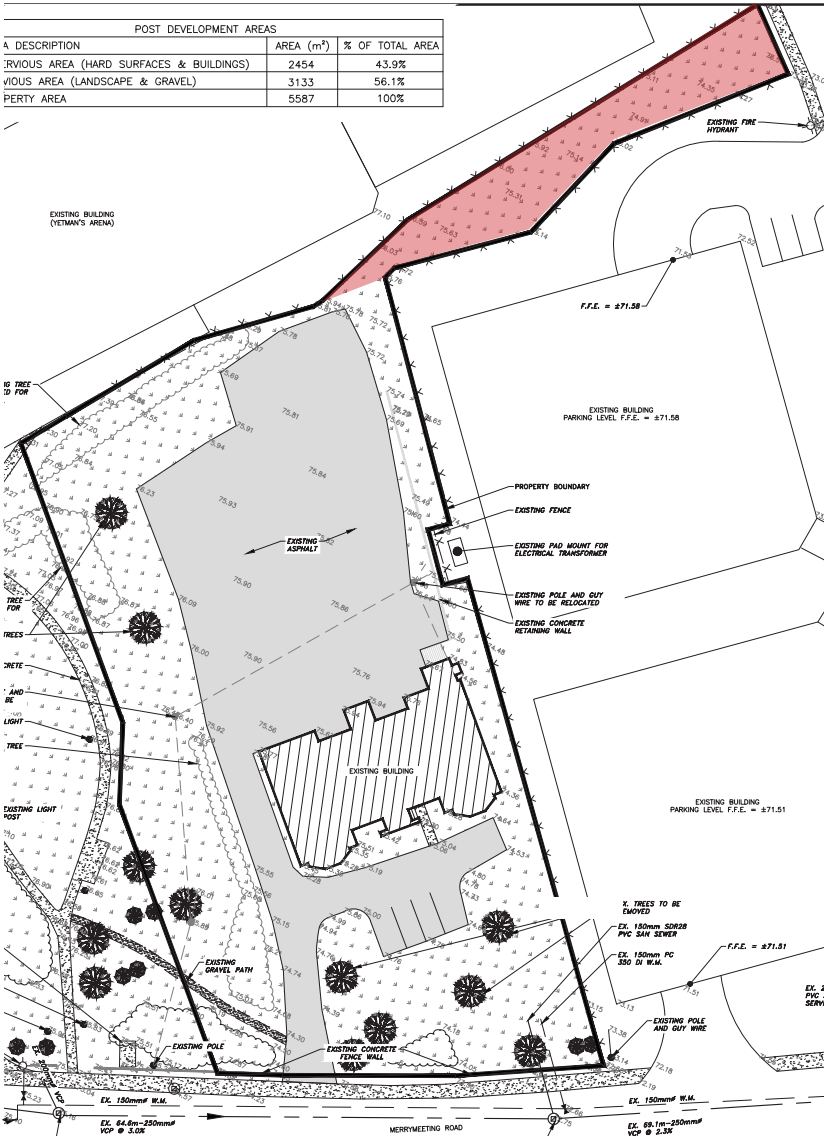
The untended path from Bonaventure Avenue to the site will be upgraded to an asphalt walkway, 1.8m wide. The walkway will continue along the north boundary to connect to the existing City paths.

Subject to legal requirements, the proponent will grant a 4m easement to the City for the purpose of City responsibility and maintenance.

The upgraded walkway and connection to the project pedestrian pathways is indicated on the proposed site plan presented in this report.



Current condition of path

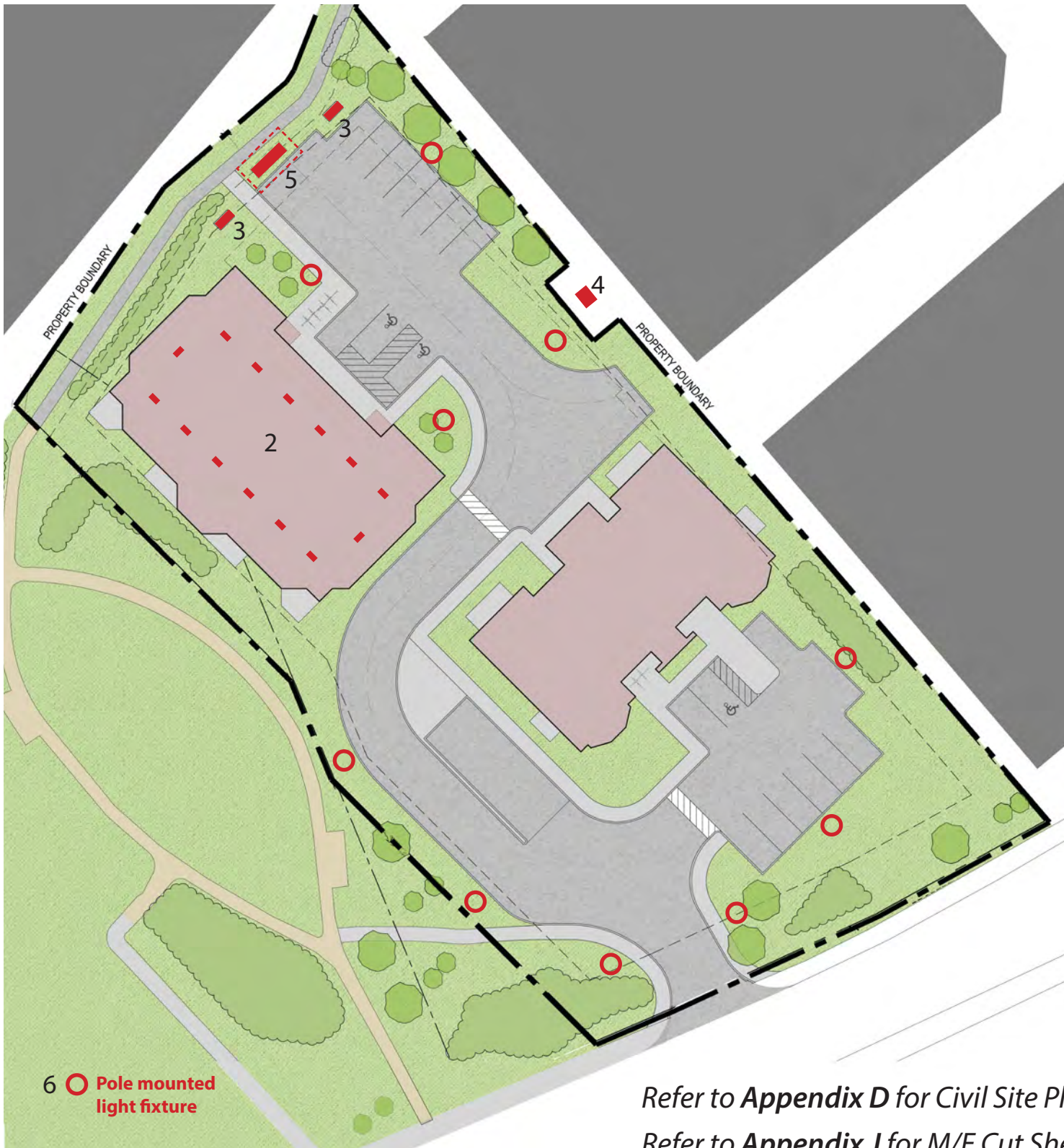


D. Exterior Equipment and Lighting

TERMS OF REFERENCE

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

1. There is very little exterior mechanical equipment.
2. All dwelling units will have individual split heat pump systems. Each of these heat pump outside units will be generally located as shown on the site plan; that is on the roof of the new building and in the indoor parking garage for the monastery. These heat pump units are to be provided with acoustic attenuating covers and will be ultra quiet. Noise Criteria will be carefully reviewed on the actual proposed equipment.
3. Air will be exhausted from the underground parking garage into two above ground concrete pedestals. These pedestals will be acoustically attenuated. There will be no objectionable noise or fumes from these two exhaust air streams. Air flows will exceed NBCC and ASHRAE.
4. Preliminary correspondence with the electric power utility have indicated that the building's electrical service will share the pad-mount transformer at the neighboring condominium development.
5. The pad mounted electrical generator will be small and located as indicated. This generator unit will be acoustically insulated, have a built in double walled oil tank, and have the products of combustion directed up and away; consistent with ULC standards.
6. All exterior lighting will be designed with full cut-off optics and housings in order to eliminate upward light pollution. Lighting calculations will be performed to ensure that light trespass from the building does not cross property boundaries, except where required for safety reasons. Light will be allowed to spill over the property boundary at entries, exits, and intersections, in order to keep such high traffic areas safe for residents and neighbors. Exterior lighting will be a combination of building and pole mounted. All poles used to support light fixtures will be checked by a Professional Engineer licensed to practice in this Province as meeting the City's required standards for safety.



E. Landscaping & Buffering

TERMS OF REFERENCE

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




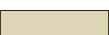

The main landscape components will be:

- The protection of all trees not directly affected by the work
- Low key hard surface areas with textured surfaces
- Maintain and enhance existing paths
- Robust landscape maintenance program

Legend

1. Connection to adjoining walkways
2. Visitor Parking
3. Pedestrian Walk
4. Existing Trees to be maintained
5. Planting/fence screen to be coordinated with Place Bonaventure
6. Private patios and planters
7. Ramp down to Parking Garage
8. Bike Racks (1/2units, 11 total)
9. Snow Storage
10. 1.8m Asphalt walkway w/ 4m easement (see pg. 29 for additional detail)
11. New tree planting

Materials

-  On-site Walking Surfaces (Concrete)
-  Driving/ Walking Surfaces (Asphalt)
-  Residual Landscaping (Low maintenance ground cover and grasses)
-  Pathways City Park (Compacted Gravel)
-  1.8m Privacy Fence



Refer to **Appendix I** for Landscape Plan

For additional information including parking setbacks see Appendix D Civil Site Plans C2 and C3

F. Snow Clearing/Snow Storage | G. Off-street Parking and Site Access

TERMS OF REFERENCE

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any on-site curb/structure.
- Indicate how garbage will be handled on-site. The location of any exterior bins must be indicated and access to the bins must be provided.

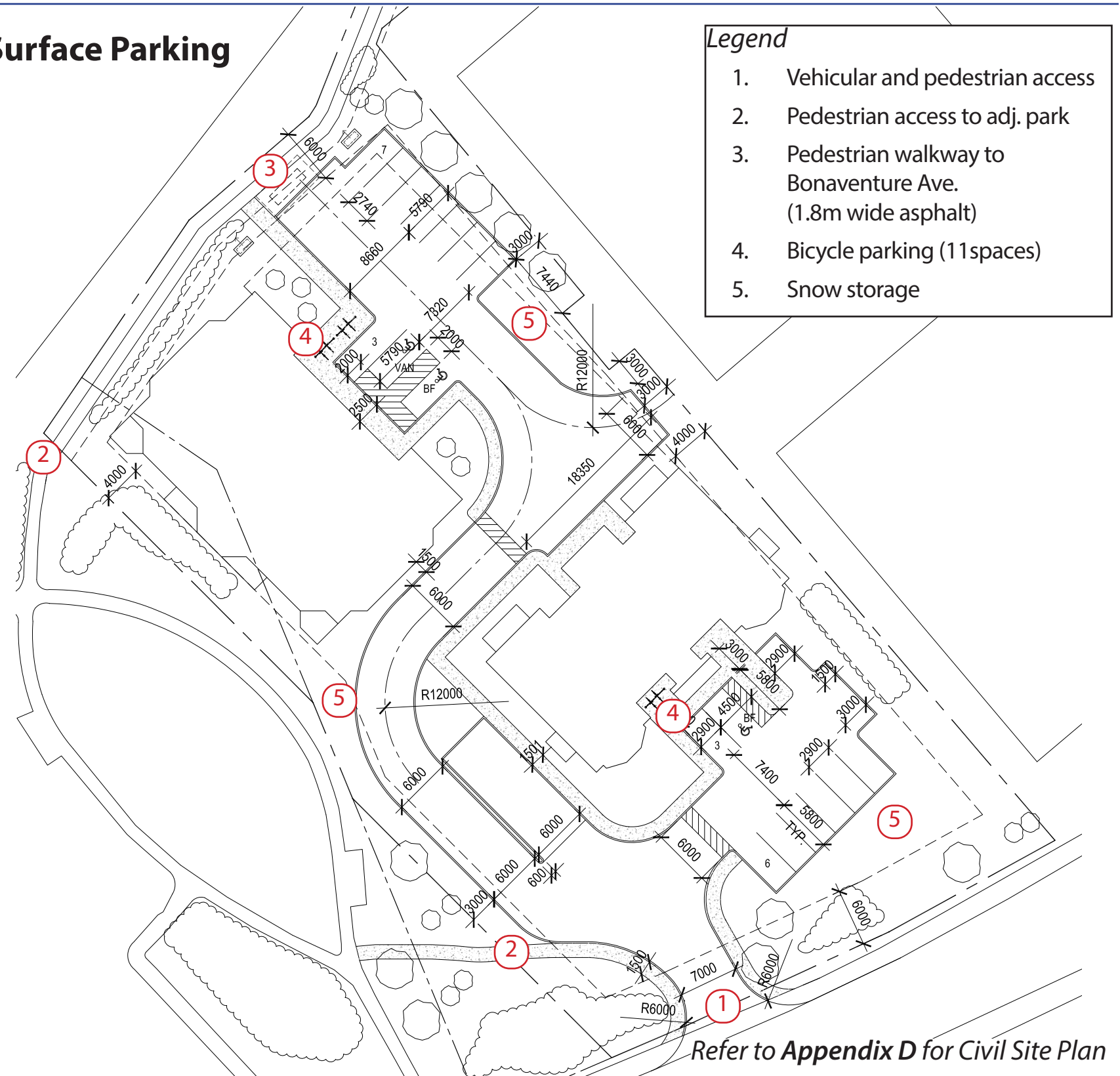
Parking Over Supply

While we appreciate the objective of reducing the impact of cars in the downtown, and in general, there is also reality to consider.

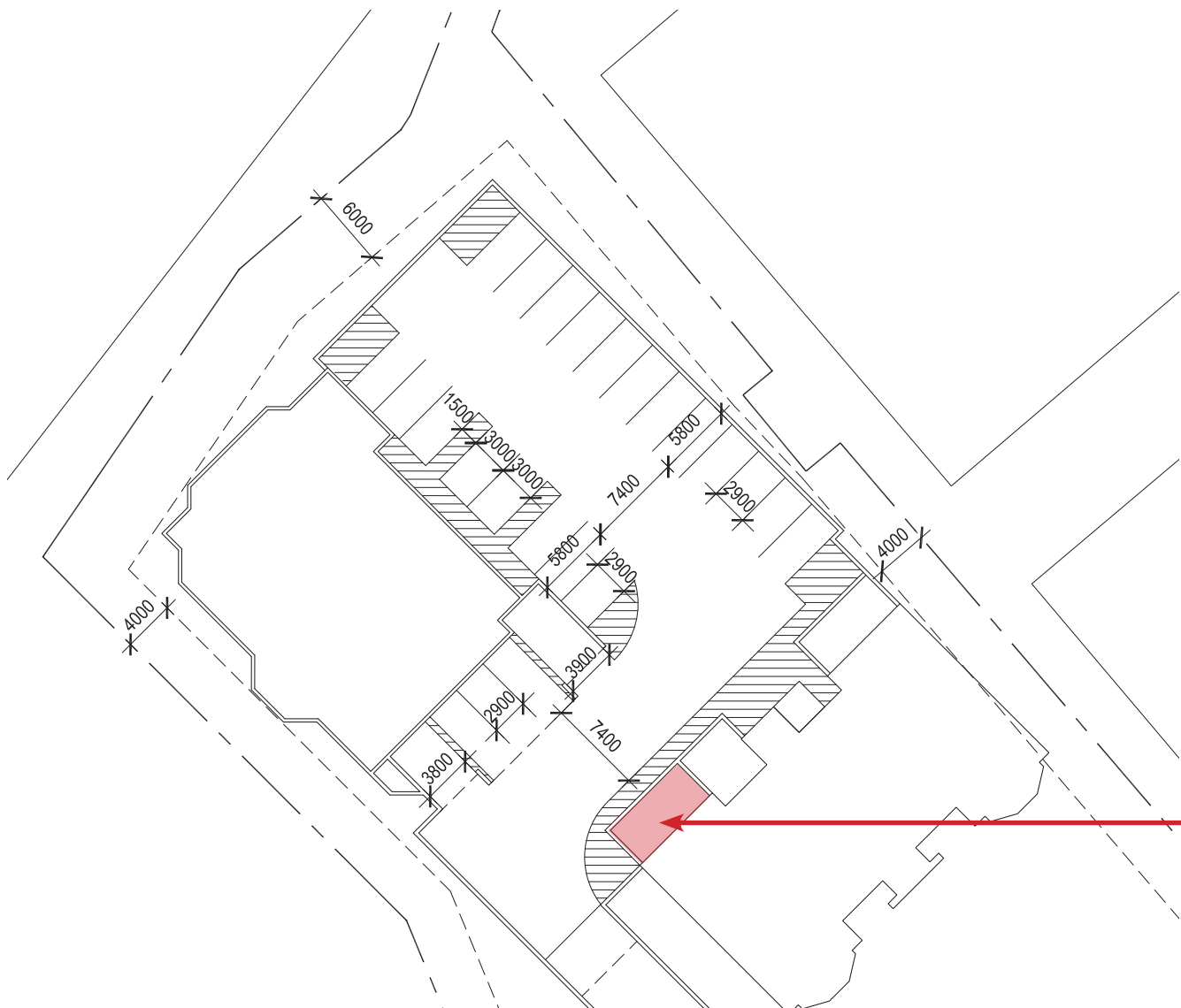
Emerald Park has relatively large condominiums that will attract downsizers from the suburbs. This is an objective of the Municipal Plan. Most will continue to have 2 cars. Restricting the number of spaces will not change this. Without adequate on-site parking these potential residents will go somewhere else, or park on the street or adjoining properties.

Our approach is to provide the bulk of the parking underground. Surface spaces allow for over flow, visitor parking and courier parking.

Surface Parking



Parking Garage (below grade)



Parking Summary

- Resident Parking (covered) 25 Spaces
- Visitor Parking (surface) 19 Spaces
- Total Parking 44 Spaces

- Bicycle Parking 11 spaces (1space/2units)

Parking Minimum Dimensions

- Stall, 5.6x2.74m
- Aisle, 7.32 m
- Accessible 5.6x3.9m
- Van, 7.6x4.6

All parking and accessibility standards will be met or exceeded.

Garbage and Recycling

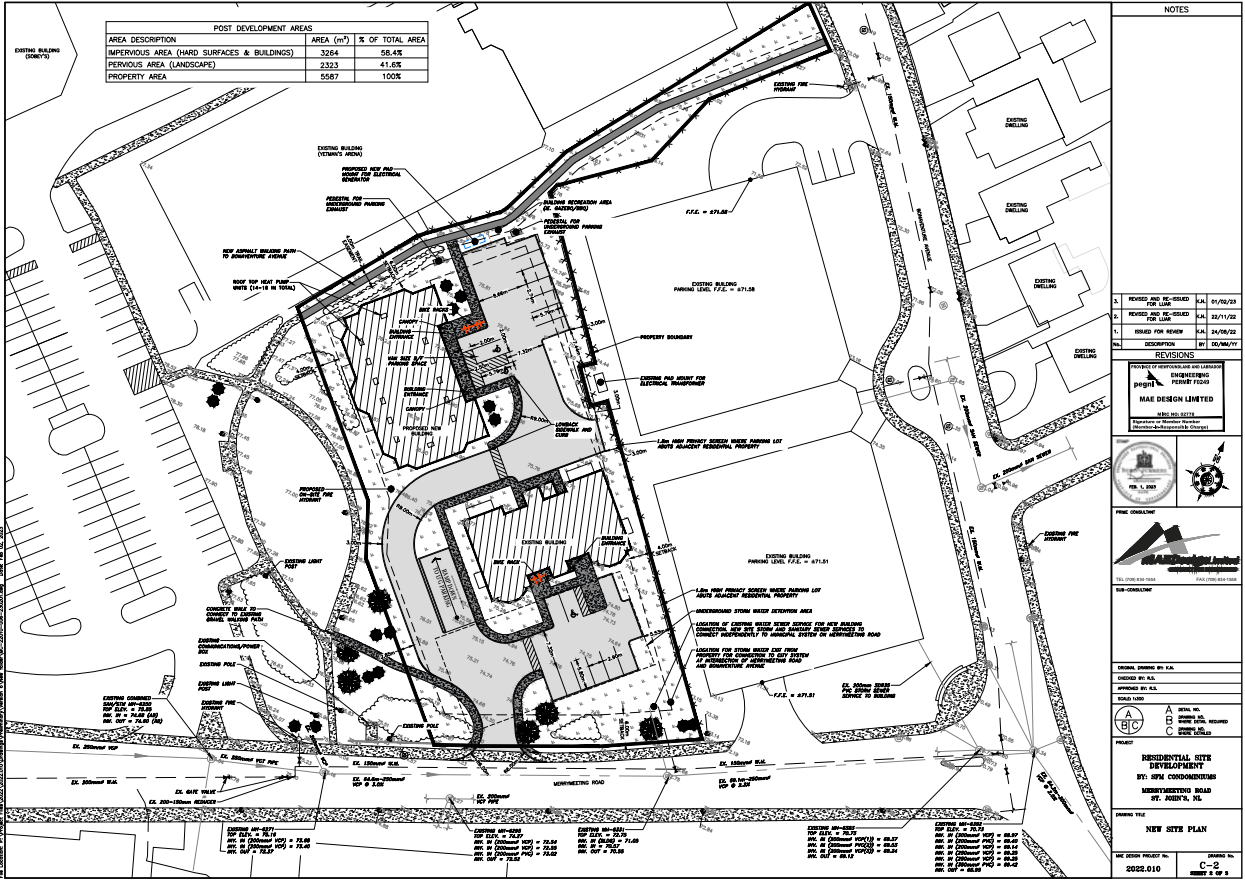
- An active waste management and recycling program will be developed in coordination with local licensed operators
- No surface bins.
- Internal dedicated and segregated storage and sorting will be provided in the underground parking garage
- Pick up operations will be programmed to suit including appropriate size trucks

H. Municipal Services

TERMS OF REFERENCE

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

1. The two dwelling buildings and the underground parking structure will all be provided with automatic sprinkler systems. The two dwelling buildings systems to NFPA 13R, and the underground parking will be provided with a dry system to NFPA 13.
2. Flow tests have been carried out. A fire pump is not required.
3. A fire hose standpipe will be provided in all stairwells. The available water pressure and flow satisfy the hose requirements in concert with the City pumper trucks.
4. A preliminary civil engineering investigation has been completed in association with City staff. This included investigation and review of sewerage pipes along Bonaventure Avenue, and a video investigation of same. Sanitary and storm water piping from the new development will be tied into this combined sewer pipe.
5. Storm water modeling has been carried out and is included as an appendix. An underground retention chamber is proposed and is indicated on the site plan.
6. The drainage from the interior parking garage is being considered sanitary. An oil and sediment interceptor will be provided.
7. The storm drainage from the site and the roof of the new building will be collected into the storm water retention chamber.
8. A new private fire hose hydrant will be provided on the site as required by the NBCC for fully sprinklered buildings. Refer to the site plan for location. A CSA listed back flow preventer will be provided in a heated space below the new building for the back flow preventer.
9. Each building will have new separate fire and domestic water mains. The proposed locations and sizes are indicated on the site plan. Each of these water mains will have individual prevention to CSJ requirements. The dry automatic sprinkler system for the parking structure will be serviced from the new building.



Refer to Appendix D for enlarged Civil Site Plan

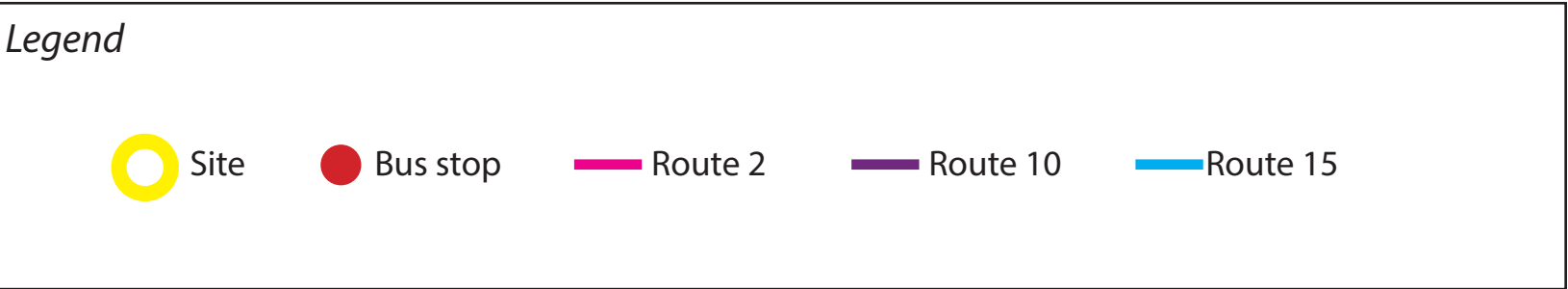
I. Public Transit

TERMS OF REFERENCE

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

While there are no bus routes directly in front of building along this portion of Merrymeeting Road the site is well situated for transit use.

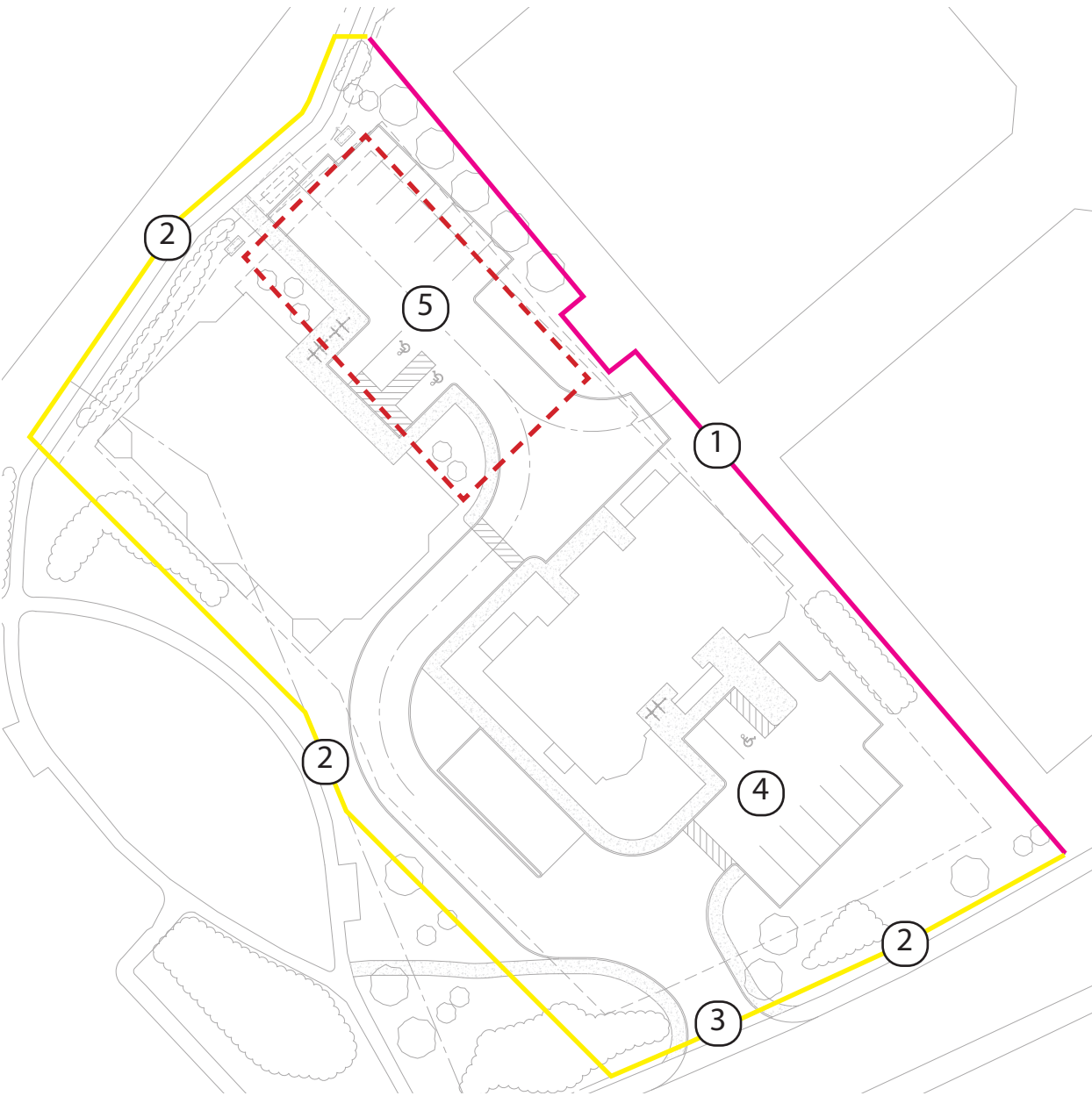
Route 15 along Bonaventure Avenue and Routes 2 and 10 along Harvey Road are accessible from bus stops located a short walk from the site.



J. Construction Timeline

TERMS OF REFERENCE

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



PROPOSED PROJECT SCHEDULE

The Owners are anxious to start and finish construction as soon as feasible. The team understands the constraints of the approval process and are prepared to work with the City to expedite this as much as possible.

Ideally

- | | |
|---|--|
| • Interior and exterior demolition and repairs to Monastery | <i>Starts October 2022 with permit for existing building</i> |
| • Excavations and Foundations | <i>Starts as soon as approved. Hopefully early 2023</i> |
| • General Construction | <i>Proceeds for 18 months</i> |

CONSTRUCTION AREAS

- This is a fairly large site with options for laydown areas
- Civil works will be coordinated with the City
- Otherwise it is not anticipated that there will be significant interference with traffic

Legend

1. Solid Construction Fence
2. Standard Construction Fence
3. Construction Gate
4. On-site Parking During Construction
5. Equipment/Material Laydown Area

K. Engineering

Overview

- a. The Engineering team have been working with the Architects and Owner; to offer fully integrated design solutions.
- b. Municipal and civil engineering components have been advanced quite a bit. A full topographic survey and water hydrant flow test have been completed.
- c. Preliminary meetings with the City engineering department have confirmed preliminary locations and elevations for water, storm and sewerage piping.
- d. Preliminary discussions with the SJRFD have confirmed that the road access proposed is acceptable for fire fighting apparatus. An additional Hydrant with back-flow protection will be provided.
- e. Automatic sprinkler systems will be provided in all areas. Standpipes will be provided in all stairwells.
- f. Preliminary meetings and coordination with Newfoundland Power have been carried out. Preliminary site electrical servicing has been determined.
- g. A back up electrical generator will be provided for the three elevators, the parking garage ventilation system, the garage door, and some strategic lighting.
- h. The renovations to the monastery and proposed underground link will be carried out so as to not impair or depreciate the existing heavy masonry structure. Any new penetrations or openings will be duly engineered.
- i. It is our intent to keep the existing foundation wall of the Monastery at the interface with the new parking garage intact. Field investigation near the existing walls will be completed initially to determine the depth and construction details. Underpinning and/or reinforcing of the existing wall will be completed if need be. This would involve constructing a new wall outside the existing to ensure no new loads are imposed on the existing walls.
- j. Structural construction methods for the new building will likely be a combination of steel and concrete. Sound and fire proofing between floors and walls are best achieved with concrete and insulation. Great attention will

- be paid to this in the new and the existing building.
- k. The parking structure will be unheated and will consist of cast-in-place reinforced concrete. The new building will be carried by the parking structure with a common elevator and stair shaft. There will be a link structure between the parking structure and the proposed new building.
- l. Preliminary construction methods have been reviewed. The objective being to provide new and refurbished buildings which meet or exceeds all criteria for energy efficiency and sustainability. And to provide quiet, safe and reduced maintenance living.
- m. The turn around for the fire fighting apparatus is achieved with a “hammer head” type arrangement.

Structural

- a. The proposed new building structure will be a combination of steel and concrete, designed to meet or exceed NBCC 2015 requirements.
- b. The proposed parking structure will consist of cast-in-place reinforced concrete, designed to meet, or exceed NBCC 2015 requirements. The structure will be designed to carry emergency vehicular load as required by the Authorities having jurisdiction.
- c. The Link structure between the parking structure and the proposed new building and attachment to the existing monastery building will, designed to meet or exceed NBCC 2015 requirements. The Link structure will be designed with careful consideration to not impair the existing monastery structure.

Civil

Site Access

- Access to the property will be via Merrymeeting Road. There is an existing site access that will be improved and utilized for the site access. Only one access is proposed. The access will be finished with new asphalt surface and will have perimeter curb. Sidewalk will be incorporated into the access to provide pedestrian access to the site.

Firefighting Access Provision

- Fire equipment and emergency vehicle access to the monastery building and the new building will be provided by way of the site access. The emergency vehicle path will be a minimum 6 metres wide with a 12 metre center line radius. The distance to each building will be 90 metres or less and a hammerhead turn around will be provided for the portion of the new parking lot that exceeds 90 metres. An on-site fire hydrant with back-flow prevention and isolation will also be provided to satisfy the regulatory requirement that the building fire department connection be located within 45 metres of a fire hydrant.

Domestic and Fire Fighting Water Supply

- There is an existing 150mm water main in Merrymeeting Road and an existing 150mm water line services the monastery building. A new water service will be provided for the new building and will connect to either the existing monastery building service near Merrymeeting Road or the Merrymeeting Road system along the property frontage.

Parking Lot

- It is proposed to provide up to 2 parking spaces per residential unit. There will be underground parking under the building and there will be surface parking both adjacent to the new build and in front of the monastery building. The parking lot will be asphalt surfaced with perimeter curb.

Sanitary and Storm Sewer

- A new sanitary and storm sewer service is proposed for the new building and will connect to the Merrymeeting Road system along the property frontage. It is proposed to install new storm water infrastructure on the site such as manholes, piping and catch basins to collect the property storm water and direct it to the City infrastructure. Storm water modeling will be completed in the City XPSWMM storm water model software and the development flows will be provided to the City for review. Underground storm water detention will be provided to meet City requirements.

Landscape

- A landscape plan will be developed for the property and will include grassed areas, new tree plantings, preservation of existing trees, planting beds and access connection to the adjacent community park. Areas will be identified for snow storage to protect the landscape features.

Mechanical

- a. The total domestic water and sanitary sewerage load for the development is approximately three hundred (300) fixture units (2.5 litres per second).
- b. Separate water mains will be provided for the automatic sprinkler systems.
- c. Reduced pressure backflow prevention and metering to the City requirements will be provided.
- d. The drainage from the inside parking garage is considered sanitary sewerage. This floor drainage will be collected into a solids interceptor and then directed into a new sanitary yard main.
- e. Sump pumps for elevator pits may be required.
- f. The roof of the new condominium will be flat. Roof drains will be provided to collect rain and snow melt. The expected peak flow is eighteen (18) mm of rain in fifteen (15) minutes as defined by the NBCC; onto a roof area of 700 square meters.
- g. The condominium building and monastery automatic sprinklers will be designed to the requirements of NFPA for dwelling units.
- h. The parking garage will be equipped with a dry sprinkler system. This dry system defines the water required for fire protection for the site. It has been determined that the municipal water supply is adequate and a fire pump is not required.
- i. Water pressure and flow for hose standpipes is more than adequate considering that the City of St. John's uses pumper trucks.
- j. The parking garage will be ventilated to NBCC and ASHRAE. Make up air will be introduced through the louvered garage door. The exhaust air will be discharged into two louvered plenum constructed of concrete and above grade. Acoustic linings will be provided in each plenum.
- k. Each individual dwelling unit will have stand alone, and fully autonomous heating and ventilation systems. Each dwelling unit will also have mechanical cooling.
- l. Fresh air and exhaust air to ASHRAE 62 will be provided through individual energy recovery ventilators (HRVs). Supplemental exhaust fans will be supplied in washrooms.
- m. Each dwelling unit will have a single zone fan coil unit; with a full back up electric resistance heating coil. A high efficiency filter (MERV 14) will be provided in each fan coil unit.
- n. Each dwelling unit will require a dedicated outside unit. These outside units will be ultra quiet; using variable refrigerant flow technology. Additional acoustic attenuation shields will be supplied with each outside unit. In the new building these outside units will be mounted on the roof.
- o. The outdoor heat pump units for the monastery will be located within the below grade parking garage. Catalogue cuts of typical heat pump outdoor units are included in Appendix J.
- p. Laundry drier exhaust will be through the wall. Booster fans and lint traps will be provided.
- q. Kitchen hoods will be ducted through to the outside wall. All range tops will be induction type.
- r. Consideration is being given to installing new wood burning fireplaces in the monastery building; subject to discussions with the Insurer. These new fireplaces will have airtight fireboxes to be consistent with air pollution Code requirements. The existing open fireplaces are not consistent with current standards for urban use.
- s. A rebuilt cupola on the monastery will house mechanical services. Plumbing vents will be extended up the roof of the new cupola. Four small (150mm by 250mm) louvers for HRVs will be built into the sides.
- t. The pedestals will be designed to match the landscaping and architecture.

Electrical

- a. The building will be equipped with a complete addressable fire alarm system. The system will be installed in full accordance with the National Building Code of Canada, and NFPA 101, the Life Safety Code. Signaling devices located inside of dwelling units will be equipped with a temporary silencing button.
- b. Receptacles inside of dwelling units will be installed as required by the Canadian Electrical Code. Arc-fault circuit interrupting type breakers will be used where required. Ground fault type receptacles will be used in all locations within 1.5m of a source of water.
- c. A lighting layout for each unit will be proposed to tenants, but final lighting arrangements and installations will be modified by tenants during the sales process. All such modifications will be made by qualified electricians, and in line with the Canadian Electrical Code. Common area lighting will include emergency lighting fixtures to provide egress illumination in the event of a power outage.
- d. An access control system will be installed to enable tenants to grant access to visitors. One such device will be located in each main entrance.
- e. All exterior lighting will be designed with full cut-off optics and housings in order to eliminate upward light pollution, refer to Appendix J. Lighting calculations will be performed to ensure that light trespass from the building does not cross property boundaries, except where required for safety reasons. Light will be allowed to spill over the property boundary at entries, exits, and intersections, in order to keep such high traffic areas safe for residents and neighbors. Exterior lighting will be a combination of building and pole mounted. All poles used to support light fixtures will be checked by a Professional Engineer licensed to practice in this Province as meeting the City's required standards for safety.
- f. Preliminary correspondence with the electric power utility have indicated that the building's electrical service will share the pad-mount transformer at the neighboring condominium development. The existing transformer will be removed and replaced by the utility, and our building's service conduits and wires installed from this building's electrical room to the pad-mount location.

- g. Each unit will have a separate metered electrical service, fed from a common meter center in the main electrical room. Each unit's panel will be located in a safe, serviceable location. Along with the electrical panel, a telecommunications conduit from each unit back to the main electrical room. Tenants will be free to have the telecommunications provider of their choice install backbone cabling in this conduit.
- h. The backup generator (refer to Appendix J) will be a self-contained diesel fueled assembly with a sub-base fuel tank that will fit within the footprint of the generator above. The fuel tank will be installed above grade on a structural concrete slab, and the generator will sit on top of the fuel tank. The products of combustion will be vented consistent with CSA for this application. A full height stack will not be required. The generator will be exercised monthly approximately an hour, and four hours once annually. The generator enclosure will be built from powder-coated aluminum or stainless steel, and will be complete with an integral acoustic silencer to limit noise.
- i. It is currently intended that each unit's parking space will be provided with means of connecting an electric vehicle charger. A dynamic charge management system will be installed in order to prevent such charging loads from overloading the building's electrical service.

Engineering Summary

- a. This is a straight forward project from an engineering perspective. There are no engineering issues or risks that require additional commentary.
- b. This development will adhere to, or exceed all required Engineering Standards, Codes and CSJ directives.
- c. These two buildings will also exceed the NBCC requirements for energy efficiency and "green" buildings elements and construction methods.

L. Summary

As drawn/Proposed

New Building

- 4 Floors, 13.2m high
- 16 Condominium Apartments
- Net floor area 2060m²
- Gross area 2460m²
- Coverage 615m²

Monastery

- 6 Condominium Apartments
- Net floor area 1074m²
- Gross area 1320m²
- Coverage 450m²

Parking

- Surface 19 spaces
- Underground 25 spaces
- Total 44 spaces

Potential Issues

It is anticipated that all of the objectives for the New Building can be met with A1 Zoning, and that Heritage Requirements for both can be met with possible exceptions.

For the Monastery

- Increase size of dormers
- Elevator and stair shaft on back
- Balconies on the back
- Skylights

For the New Build

- Minor variance for maximum height from 12m to 13.2m (+10%)
- How will exterior form and imagery be arbitrated?

Rezoning

- For 2 multi-unit residential buildings
- Conditional Use Heritage/Residential for Monastery
- A1 for the property



Hybrid (In-person and Virtual) Public Meeting
4 Merrymeeting Road
Wednesday, March 1st, 2023

Present: **Facilitator**
Marie Ryan

City of St. John's
Ken O'Brien, Chief Municipal Planner
Ann-Marie Cashin, Planner III, Urban Design & Heritage
Stacey Baird, Legislative Assistant

Proponents
Paul Chafe, Applicant Consultant
Philip Pratt, Applicant Consultant

There were approximately 7 members of the public attended in person and 10 members of the public joined the meeting virtually.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Marie Ryan, Chairperson and Facilitator, called the meeting to order at 7:00 pm, introducing Staff and Proponents that were in attendance. Chairperson Ryan informed participants that the purpose of the meeting was to discuss the proposed renovation of the Heritage Building to accommodate six residential units and build a second 4-storey Apartment Building on the property that will house sixteen dwelling units. Once City Staff and the Proponent had been given a chance to provide information on the proposal, the floor would be open for any member of the public in attendance to ask questions and express their viewpoint on the development. It was noted that people speaking would have 3 minutes to speak for their first turn, and then would be provided with an additional time to speak once everyone had an opportunity to do so. Participants were informed that this was the public's opportunity to ask questions and have a discussion on the project, and that minutes would be sent to Council to inform their decision.

Ann-Marie Cashin, Planner III, Urban Design & Heritage, read a land acknowledgement and then provided a brief tutorial on the zoom features that would be used during the presentation, including the raise hand feature, the mute button, and the chat feature.

PURPOSE OF MEETING

The City Planner outlined the purpose of the meeting, which was to discuss a rezoning application from Emerald Atlantic Group Inc. for 4 Merrymeeting Road. A Municipal Plan

amendment would also be required. She provided the following background and current status of the application:

Background and Current Status

The subject property is currently zoned Institutional, in which an Apartment Building is not a listed use. The applicant has asked for it be rezoned to the Apartment 1 (A1) zone to accommodate the proposed development. The existing building on the site is designated as a Heritage Building. The property is in a mixed-use neighbourhood, with a mix of Institutional, Residential and Commercial Zones surrounding the lot.

At the July 25, 2022, Council meeting, Council decided that they wanted to consider the amendment and set a term of reference for Heritage and Land Use Report so that more information about the proposed development could be presented to the public prior to Council making a decision on the application. The report is available online.

The proposed development would contain two Apartment Buildings with a total of 22 units. Surface and underground parking will be available. The new 4-storey building will be 13.2 metres in height, which will require a 10% building height variance, as the A1 Zone allows a maximum of height of 12 metres. Staff have reviewed the Land Use Report and there are no development or engineering concerns at this stage. If the amendment proceeds, detailed drawings will be required at the development approval stage. The applicant is proposing a total of 44 parking stalls and 11 bicycle parking stalls. 19 of those will be surface parking and 25 will be underground. The St. John's Development Regulations state the maximum parking for 23 units is 33 parking stalls. The applicant will require council approval to exceed this maximum to allow the total of 44 parking stalls. The underground parking will connect the two buildings.

There is a trail at the rear of the site that is an informal trail, as part of this development the applicant will be formalizing that trail and there will be a city easement over that to make a pedestrian connection from Bonaventure to the City owned land adjacent to the Sobeys parking lot.

This application has been forwarded to the provincial department of archeology for their comments, which is a standard review process for any development within archeological areas, if there are any particular requirements the province will determine that prior to any building permits being issued.

The building is a heritage building and the applicant is proposing that the front façade will stay the same, there will be some new building materials on the roof and windows and some changes at the rear of the building. The third storey windows will be enlarged and some windows will be converted to doors. An elevator shaft and balconies are to be added. This is associated with converting the building from an Institutional Use to a Residential Use. They are currently doing exploratory work on the building and have

asked that the design of the dormers and design of the new building be deferred to a later stage.

Because council has adopted a terms of reference for heritage and land use report, if those details are not finalized by the end of this process, the applicants would have to revise the land use report at the development stage and additional public consultation may be required.

As it is a new building adjacent to a heritage building and within a heritage area, the design of the new building has to be approved by council, if it is not finalized by the end of this process it will have to require council's approval prior to any development or building permits being issued.

The City is accepting comments until Friday, March 3, 2023. All comments will be presented to council prior to making decision.

As the proposed development requires a municipal plan amendment, there will be additional consultation at the end of the process. Next step is to bring the amendment forward for Council's consideration to adopt the amendment in principle. If they proceed with that it is sent to the province for review. Once the provincial review is completed it will be brought forward to Council for consideration of adoption and setting the time and date for a public hearing.

PRESENTATION BY THE DEVELOPER

Paul Chafe presented the proposal on behalf of the developer. The new development is what makes the rehabilitation of the existing feasible. The existing building will have two residential units per floor. The new building will be of a similar scale as to not dominate the monastery. The monastery's exterior is in rough shape, new windows, new roof, and new cladding are needed. The parking will be replaced with modern materials that match the original and new roof in keeping with original esthetic and replace all the windows and repair the stone trim work. One challenge on the top floor is the lack of lighting, the applicant is proposing different windows and skylights.

Applicant has consulted with fire department on layout of the parking lot to confirm that they can provide firefighting services to residents.

There are two approaches being considered by the applicant, the balanced approach and the bold approach. The new building is not heritage construction and should be more modern, but it will still be subordinate to the monastery and be complimentary to the heritage building.

COMMENTS FROM PARTICIPANTS

COMMENTS	
Speaker #	Commentary
1.	The applicant's preference to the two approaches would be to go bold. The speaker inquired when drawings would be available to show the preferred bold design. The proponent advised that the final design has not been decided yet. New buildings should be distinguishable from and complimentary to the heritage building. Applicant is open to feedback and ideas.
2.	The drawings show that the balconies are on the southwestern side of the building. The speaker asked if the developer will consider changing that and switching the orientation. The proponent advised that the balconies are positioned to overlook the greenspace.
3.	The speaker asked if the land switch with the City would allow more passage for pedestrians. It was advised that it will offer more passage to pedestrians, as it allows the building to be moved away from place Bonaventure. A major item that the City Transportation Engineer look for during the review of the application were pedestrian connections.
4.	It was asked if parking for electric vehicles will be considered. It was advised that they will be accommodated, whether inside or outside has not yet been determined.
7.	It was asked if the archeological review has started yet. The City Planner advised it was sent and the city is waiting for initial comments. Nothing will happen on the site until permits are issued.
8.	The speaker asked if the proponent can you clarify if these will be condominiums or apartments? It was advised that the City doesn't regulate if a building is rented or owned but Mr. Chafe advised it is being proposed as condominiums.
9.	The Place Bonaventure Board sent a letter on October 26 outlining the boards concerns with development. Is there going to be another formal kind of meeting to address the 8 or 9 major things that were brought up that evening? It was advised that all of those items were addressed in the land use report. Applicant would be happy to have an informal meeting and to go through the details.
12.	The speaker asked about the parking standards before the regulations were changed. The City Planner advised that prior to November 2021,

	<p>the standard was two parking spaces per dwelling unit, since then the City set a minimum and maximum for parking. For an apartment building it is based on the number of bedrooms. Since most of these are proposed to be two bedrooms, it is recommended 1.5 parking spaces per dwelling unit. The applicant can request more or less as long as the applicant has rationale to do so, which can be found in the Land Use Report.</p>
13.	<p>It was asked where mini splits will be located and if there is any noise concern? The mechanical engineer for the project advised that the new building would have mini splits and the condensing units will be on roof, acoustic shrouding will be built into each units. In heritage building they have relocated the condensing units, and none will be located on the deck, it should be less noise then the tenants of Place Bonaventure has now. The generator is a small generator that runs the elevator, ventilation in garage, overhead doors in garage, and emergency lighting in stairwells. The generator won't be used unless there is an interruption of power. It is moved as far away from Place Bonaventure as possible.</p>
15.	<p>The speaker asked why the applicant is building a modern building and saying they are adhering to the heritage site regulations It was advised that the new building is not a heritage building. A balanced option will have elements of the old and new. The bold version works in a way that lets the monastery be the dominant building. Glass is one of the better materials for doing that, glass is very reflective and not as noticeable as it reflects the sky, the hills, the buildings around it. Glass is less aggressive than solid new buildings.</p>
16.	<p>It was asked, that should council decide not to rezone, and this property was to remain institutional, what kind of things would be allowed? The City Planner advised that there are both uses that are permitted and discretionary uses. Because the building is designated a heritage building, there are heritage uses as well. There is flexibility with uses of heritage buildings to ensure the buildings are being used. If council decides not to go ahead with the rezoning, the building at back would not be permitted to be an apartment building, but the applicant can still apply for the apartment building in the monastery.</p>
18.	<p>The speaker asked if the entrance of the property that goes out onto Merrymeeting Road would be widened, as it is narrow, and if so, will any trees be taken down? The proponent responded and advised that the trees shown on the landscaping plan are existing mature trees and</p>

	that the applicant wants to maintain as many of these trees as possible.
20.	It was asked what surface is going to be used on the pathways. The proponent advised they will be using asphalt. There will also be a fence on the property between the path and the condominium as the owners of the condos would not want people going through the parking lot.

Herein ended the discussion portion of the meeting.

CONCLUDING REMARKS

Chairperson Ryan thanked those in attendance for their participation and advised that their comments would be valuable for informing Council's decision on the proposal.

ADJOURNMENT

The meeting adjourned at 8:37 p.m.

Marie Ryan
Chairperson/Facilitator

Karen Chafe

From: [REDACTED]
Sent: Sunday, March 5, 2023 12:35 PM
To: CityClerk
Subject: (EXT) 4 merrymeeting road

Hello , have been away and just received this notice .

The monastery should maintain its heritage designation for any consideration of future development, both inside and outside .

This attempt to rezone and remove any historical designation should absolutely not be considered .

[REDACTED]

Sent from my iPhone

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, March 1, 2023 1:43 PM
To: [REDACTED]; CityClerk; Ian Froude; Ann-Marie Cashin
Cc: Stacey Baird
Subject: RE: (EXT) LUAR Comments, St. Francis Monastery Development

Good Afternoon:

Thank you for your email. Via this response, I am also referring it to planning and development staff for their information/consideration. All submissions sent to the Office of the City Clerk will form part of any reports going forth to Council at a later date.

Karen Chafe
City Clerk

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

From: [REDACTED]
Sent: Wednesday, March 1, 2023 9:28 AM
To: CityClerk <cityclerk@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>
Subject: (EXT) LUAR Comments, St. Francis Monastery Development

City Clerk, Ian Froude, Anne Marie Cashin and the Built Heritage Experts Panel:

I am delighted to see you are now requiring Heritage Reports in the LUAR Process and that the proposed Condo, appears to be in style and scale to the historic Monastery Building, the St. John's Heritage Area 1 and the St. John's Ecclesiastical District National Historic Site of Canada historic properties.

I want to bring to your attention the following points you may wish to consider:

1. The draft Report, while it includes the Monastery's designations of historical and architectural importance, at the Municipal and Provincial level, it does not include its' designation, as a character defining property, of the St. John's Ecclesiastical District National Historic Site of Canada. As the City recommended this historic District, for National Historic Significance to the Federal Parks Canada Agency, I would suggest you may wish to ensure its national importance is included in LUAR. I would also suggest you may wish to reach out to Parks Canada, in Ottawa, perhaps Ms. Mary Lou Doyle, to ask their opinion of the proposals as you do have the power to further impact the integrity of their designation and the well being of the historical values and cultural landscape this Nationally designated District represents.
2. I also do not see any impact assessment of this proposal on the municipal, provincial or Federal historic character defining features the building and property was designated to represent. I am assuming you want such Heritage Reports to also include such assessments?
3. I also want to point out the Monastery I believe is one of three true Neo Gothic architecturally designed buildings in St. John's, and there does not appear to be much mention of the prestigious architects that were involved with the design and construction of the building? I am sure Dr. John FitzGerald or Dr. Shane O'Dea could provide this information. My limited understanding of this matter is that the architects that were involved, are internationally renowned, and were involved with designing a number of internationally important buildings including the British Parliament Buildings. This is a significant gap in the Heritage Report.

4. Attached please find the information relating to the Federal designation and the history of the District which includes the Monastery and it's landscape:

1. Character Defining Statement,

https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.pc.gc.ca%2Fapps%2Fdfhd%2Fpage_nhs_eng.aspx%3Fid%3D11843&data=05%7C01%7C%7C2e6dc270213944d8df7708db1a548efc%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638132723116951080%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=G1ETawDXJZnFWyQsuTyfn%2F5lzb9TnrVbqPNdUkUbEkU%3D&reserved=0,

2. History of the St. John's Ecclesiastical District National Historic Site of Canada,

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fwp-content%2Fuploads%2F2021%2F04%2FEcclesiastical-District-submission-report-2007.pdf&data=05%7C01%7C%7C2e6dc270213944d8df7708db1a548efc%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638132723116951080%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=MulBiAxYYDjpi8Av5Polawq1LXN6geZ4%2F%2F%2FKlfslyOE%3D&reserved=0>.

5. That even though your new Heritage ByLaw allows balconies and skylights this decision in my view needs to be measured and balanced with the architecture and historic importance of the building in question, and is there any skylight that does not leak in our climate!



Karen Chafe

From: [REDACTED]
Sent: Sunday, February 19, 2023 7:03 PM
To: CityClerk
Cc: Ophelia Ravencroft
Subject: (EXT) 4 Merrymeeting Road

Dear Sir/Madam:

With respect to the proposed development at 4 Merrymeeting Rd., I am unable to attend the meeting on March 1, 2023, but I would like to stipulate that I am in agreement with the existing heritage building being converted into 6- unit apartment building as long as the Heritage (architectural and otherwise) are preserved both inside and outside. With respect to the proposal to add a 16-unit apartment building on site, I am adamantly opposed to this.

This is space that is used by many in this area for pleasure. Erecting a 16- unit apartment building will ruin that space, and, might I add, congest the area further .

I sincerely hope that while I cannot attend the March 1 meeting in person or online, my opinion will be added to the report to Council, and I would appreciate confirmation of that.

Sincerely,

[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Monday, February 20, 2023 9:52 AM
To: CityClerk
Subject: (EXT) Application – 4 Merrymeeting Road

Application – 4 Merrymeeting Road

This is a great idea. I'm fully in support of more dense housing like this being built, especially in the downtown core. Being immediately adjacent to schools, a grocery store, and a core bus route make this particular proposal/location especially fitting for the city's housing needs. The more people who can live in the heart of the city and access the things they need within a short walk, the better off we all are.

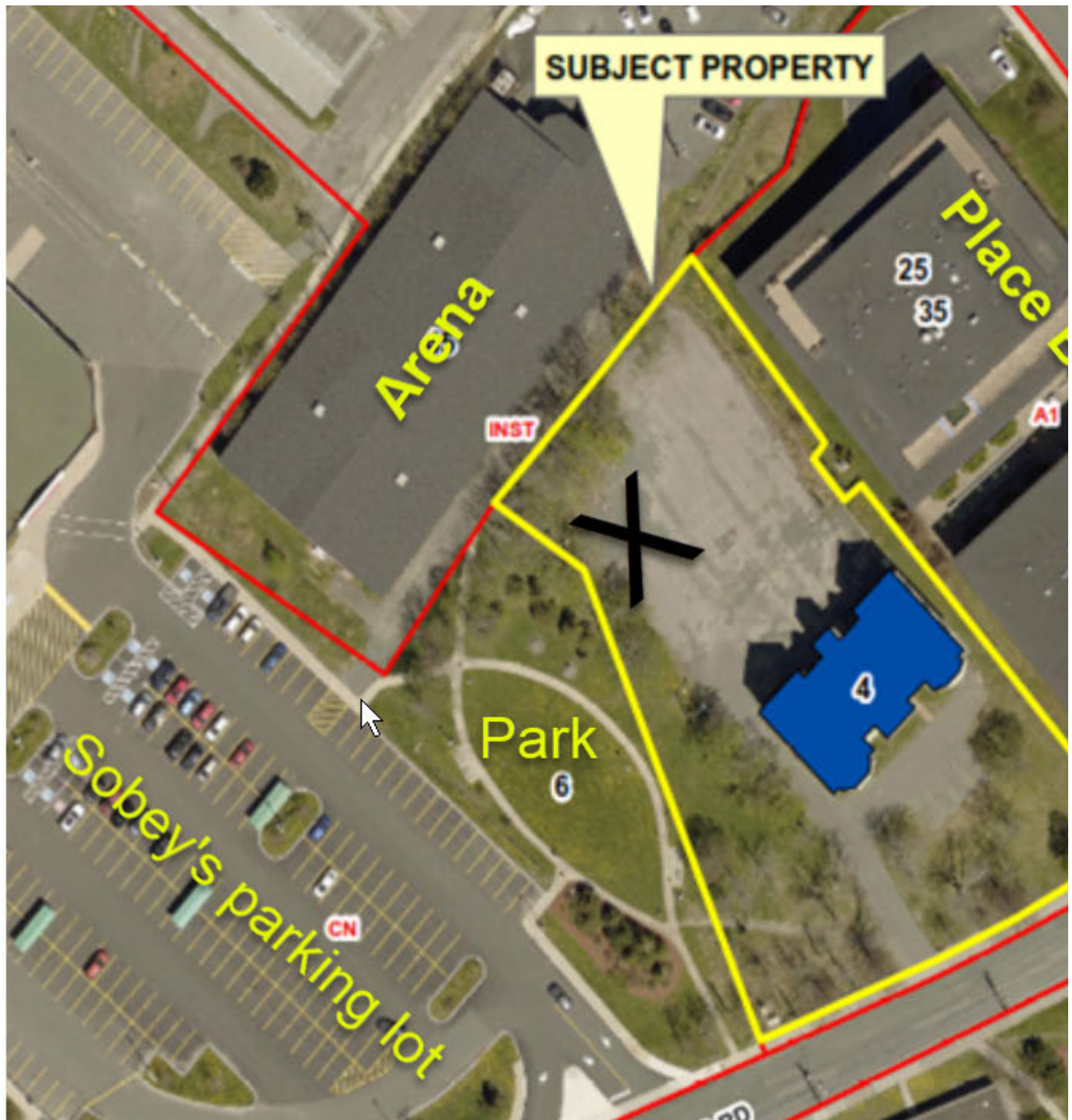
Thank you,

[REDACTED]

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Monday, February 20, 2023 9:48 AM
To: CityClerk [REDACTED]
Cc: Ophelia Ravencroft; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 4 Merrymeeting Road



Hi, [REDACTED]. Thanks for your email and concern.

The map above shows a black "X" at the location of the proposed new apartment building. It will be next to the City's small park, and will be built on the monastery's parking lot. It will not intrude into the public space.

Our notice of the public meeting is posted here:

<https://www.stjohns.ca/en/news/public-meeting-4-merrymeeting-road.aspx>

Thank you.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

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

From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

Sent: Monday, February 20, 2023 9:38 AM

To: [REDACTED] CityClerk <cityclerk@stjohns.ca>

Cc: Ophelia Ravencroft <oravencroft@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>

Subject: RE: (EXT) 4 Merrymeeting Road

Good Morning [REDACTED]

Thank you for your email. This confirms receipt. Via this response, I am referring your comments to our planning and development staff for their review/consideration. All comments will become part of the public record (redacting the personal contact information of the sender), and included with the report from the public meeting once it goes forth to Council.

Regards,

Karen Chafe
City Clerk

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

From: [REDACTED]
Sent: Sunday, February 19, 2023 7:03 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ophelia Ravencroft <oravencroft@stjohns.ca>
Subject: (EXT) 4 Merrymeeting Road

Dear Sir/Madam:

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This is space that is used by many in this area for pleasure. Erecting a 16- unit apartment building will ruin that space, and, might I add, congest the area further .

I sincerely hope that while I cannot attend the March 1 meeting in person or online, my opinion will be added to the report to Council, and I would appreciate confirmation of that.

Sincerely,

[REDACTED]
[REDACTED]

Sent from my iPad

Karen Chafe

From: Ken O'Brien
Sent: Monday, March 6, 2023 9:31 AM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 4 Merrymeeting Road

[REDACTED] thanks for writing in. You'll be pleased to know that the City will be maintaining its heritage designation of the Mount St. Francis Monastery, even if a new building is built nearby. Please note that the municipal designation only protects the outside of the building, it does not protect inside.

The building is also provincially designated as a registered heritage structure.

For the municipal heritage designation, see
<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fheritage-property%2Fmount-st-francis-monastery-city-of-st-johns-heritage-site%2F&data=05%7C01%7C%7C422f47c9741743d6d65b08db1e42d974%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638137044678100262%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Nln6k%2FdnW%2BD2Mnx1DWCL6twM98Dagvtk3ZMKs7eywQ%3D&reserved=0>

For the provincial heritage designation, see
<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fheritage-property%2Fmount-st-francis-monastery-registered-heritage-structure%2F&data=05%7C01%7C%7C422f47c9741743d6d65b08db1e42d974%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638137044678100262%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=%2BT2ya7d8AyWDUp9zcb79X7ISldNxosHI3rEp5d8uyt8%3D&reserved=0>

Thanks for your interest in our built heritage.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner City of St. John's – Planning, Engineering and Regulatory Services John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's NL Canada A1C 5M2

Phone 709-576-6121 Email kobrien@stjohns.ca

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2F&data=05%7C01%7C%7C422f47c9741743d6d65b08db1e42d974%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638137044678100262%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8ZS%2F6tX%2B241AmF%2FywuvhprD%2FV3xFape0FZaqmQARvx4%3D&reserved=0>

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

From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

Sent: Monday, March 6, 2023 9:23 AM

To: [REDACTED] CityClerk <cityclerk@stjohns.ca>

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>
Subject: RE: (EXT) 4 merrymeeting road

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and development staff for their information/consideration. The public meeting was held on this matter last week but we will include a redacted copy of your email below with the other submissions received and include them with the report that eventually gets referred to Council.

Regards,

Karen Chafe
City Clerk

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

From [REDACTED]
Sent: Sunday, March 5, 2023 12:35 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 4 merrymeeting road

Hello , have been away and just received this notice .

The monastery should maintain its heritage designation for any consideration of future development, both inside and outside .

This attempt to rezone and remove any historical designation should absolutely not be considered .

[REDACTED]

Sent from my iPhone



Planning St. John's

[EngageStJohns.ca](https://engagestjohns.ca) Report

4 Merrymeeting Rd.



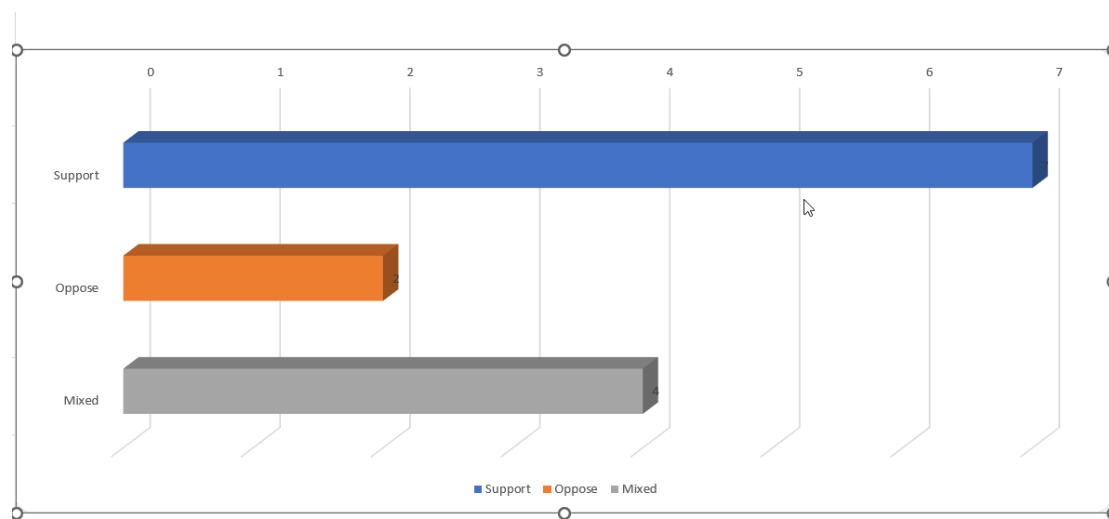
Types of visitors:

- 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 received	What is your overall feedback of this application?
Happy to have more people join the neighborhood. Looks like a great development to me.	Support
I would love to see this project go ahead. The city badly needs more rental apartments, and this is an ideal location. Frankly, it's not clear to me why this requires public consultation -- council should be able to make this kind of obvious call on its own.	Support
Do not support dogmatic insistence on two parking spaces per apartment for a building in the heart of downtown, but if they are prepared to spend \$500,000-\$1m to build the necessary underground garage, that's their business (and they aren't wasting too much above ground space). Cycle parking should be clearly available to the public and covered/enclosed (maybe underground?) While provision of EV charging options for residents is good, given the demographic and the excellent location in the heart of downtown I would strongly encourage them to work with NL Hydro and set aside some space for a public L3 charger (which could also serve visitors to the development). If not, then at least provide for the potential for L2 EV charging connected to all the visitor parking spaces and one working L2 charger for visitors.	Mixed
Great example of maintaining built heritage while supporting in-fill development at appropriate densities.	Support
I oppose this unless there are plans to retain the greenspace in the area and not completely remove it in favour of parking or building space.	Oppose
I'm glad to see a proposal for higher density housing, hope to see more proposals like this in the future. Seems like an excellent spot for it next to the Sobeys, too.	Support
<p>We need infill density. In concept, 2 apartments are amazing! I'd love to see this built.</p> <p>We need affordable units to address the housing crisis. There are only so many rich people who can afford luxury units. The cities now development applications to have some commitments to affordability but it isn't enough. If we keep building luxury units, we will break social cohesion and drive people who are marginalized further into poverty. They need affordable units in an area where they do not need to own a car.</p>	Mixed

<p>We also need to take ACTUAL climate action.</p> <p>People who live downtown do not own as many vehicles and want walk able car-free communities. Suburbanites have can go to a parking garage and walk. Every NEW PARKING STALL we add promotes more wasteful vehicle driving and WILL RESULT IN MORE TRAFFIC. Downtown is a walk able area so anyone trying to buy a home understands that.</p> <p>Limit the parking to 1.1 stalls MAX per apartment. If there is a need, maybe there can be a niche where Sobey's rents parking stalls.</p> <p>The city does NOT generate taxes from parking lots. Less parking means more units.</p> <p>Make the units mixed with affordable, limit parking to 1.1 max per apartment, and get the developer to add MORE units. Perfect project for socially and environmentally equitable infill if it is done right.</p>	
Affordable housing or nothing	Oppose
I hope there's affordable and/or accessible units in this plan	Mixed
<p>I'm generally in favour of this development. However, I don't believe 47 parking spots for 22 units, including surface parking, is justifiable anywhere in the city, least of all all in the downtown/ecclesiastical district.</p> <p>This is a walkable area near major transit routes. Driving should be discouraged through parking restrictions. There is already too much surface parking in this area in the sobeys parking lot.</p>	Mixed
I support this apartment building. Can there be provisions that some of it is affordable housing?	Support
Do this. The city needs more dense housing, and this is a perfect location for it.	Support

<p>I think this development is a great addition to area. Residents should have little trouble walking to amenities.</p> <p>The only things that I would note are:</p> <p>New building could be bigger to accommodate more residents.</p> <p>The parking in front will take away from the architecture of the building. A nice circular drop-off would be nicer in my opinion.</p> <p>Not sure why this development even needed to go through so much red tape. City needs to get rid of silly zoning</p>	Support
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Question and Answer Section (verbatim as submitted)

Q. Is there any requirement for the accompanying building to have an architectural form/design to complement the existing heritage building?

A. Yes, new buildings adjacent to a designated Heritage Building and new buildings in Heritage Areas are required to meet the Heritage Design Standards of the Heritage By-Law.

Q. Who are the architects for this project?

A. The Project Team can be found on Page 1 of the Heritage and Land Use Report.

Q. "If the city is serious about climate action AND the housing crisis, why not tell the developer to include 50% affordable units AND only allow 1.2 parking per apartments. The majority of people downtown have 1 vehicle. Having more parking promotes more climate destruction and inaction. The question is when will the city start taking climate action and housing affordability seriously?"

A. The City is trying to accommodate developments that serve all economic levels, however we cannot mandate rent levels for private development. The parking standards for new developments are set out in the St. John's Development Regulations. These include minimum and maximum number of parking spaces. In this application, the applicant has requested more than the maximum number of parking spaces in order to serve their future buyers, and the decision to allow additional parking or not will be at the discretion of Council.

Q. How many low-income units will be included in this development? How many units will be accessible to disabled people?

A. The City cannot mandate rent levels for private development. With respect to accessibility, the number of accessible units required is determined by the Province when the building plans are reviewed. Should Council proceed with the rezoning, that review would happen at a later stage in the development process when detailed floor plans are prepared.

Q. What is the plan for parking for tenants?

A. Details on parking can be found on Pages 32-33 of the Heritage and Land Use Report.

Q. hello-I was sent a notice about this development and it stated this proposal was for `apts`. I replied and was told that this could be condos if the developer says so once the initial proposal is accepted. Is this so?

A. From the Envision St. John's Development Regulations, the City defines this type of development as "Apartment Buildings". The City does not regulate whether these will be rental or condominium units.

INFORMATION NOTE

Title:	Adoption of Updated Codes – 2023 By-Law
Date Prepared:	March 7, 2023
Report To:	Committee of the Whole
Councillor and Role:	Councillor Maggie Burton, Transportation & Regulatory Services
Ward:	N/A

Issue:

Several of the City's by-laws need to be amended to adopt the updated versions of the National Building Code, the National Plumbing Code, the National Fire Code, and the Life Safety Code.

Discussion – Background and Current Status:

The City has for several years adopted various national Codes applicable to properties such as the National Building Code, the National Fire Code, the National Plumbing Code, and the Life Safety Code.

These Codes are regularly updated (approximately every 5 years) to take into consideration changes in safety and structural requirements, new products, and new construction/installation methodologies.

The 2015 versions of the National Building Code, the National Fire Code, the National Plumbing Code, and the Life Safety Code have been updated, and it is in order for the City to adopt them and incorporate them into various by-laws (Commercial Maintenance, Residential Property Standards, Building, and Plumbing). The City has previously adopted the updated version of the National Electrical Code.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Professionals in construction, plumbing, engineering and architecture.
3. Alignment with Strategic Directions:

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

ST. JOHN'S

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

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: Enactment of the by-law to adopt the Codes
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Impacted professionals and the general public to be notified of the amendments to the relevant by-laws.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Conclusion/Next Steps:

It is recommended the Adoption of Updated Codes – 2023 By-Law be adopted by Council at a future Regular Meeting.

Report Approval Details

Document Title:	Information Note - Adoption of Updated Codes - 2023 By-Law.docx
Attachments:	- Updated Codes - 2023 By-Law - March 7, 2023.docx
Final Approval Date:	Mar 9, 2023

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

Cheryl Mullett - Mar 9, 2023 - 10:49 AM

BY-LAW #

ADOPTION OF UPDATED CODES – 2023 BY-LAW

PASSED BY COUNCIL ON MARCH _____, 2023

Under and by virtue of the powers vested in it pursuant to the City of St. John's Act, RSNL 1990, c.C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following by-law adopting the National Building Code of Canada, 2020; the National Fire Code of Canada, 2020; the National Plumbing Code of Canada, 2020; and the Life Safety Code, 2021.

BY-LAW

1. This By-Law may be cited as the "St. John's Adoption of Updated Codes – 2023 By-Law."

COMMERCIAL MAINTENANCE BY-LAW:

2. Section 39.1 of The Commercial Maintenance By-Law of the City of St. John's is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020".
3. Section 39.2 of The Commercial Maintenance By-Law of the City of St. John's is amended by striking out the words "National Fire Code of Canada, 2015" and substituting the words "National Fire Code of Canada, 2020".
4. Section 39.3 of The Commercial Maintenance By-Law of the City of St. John's is amended by striking out the words "Life Safety Code, 2015" and substituting the words "Life Safety Code, 2021".
5. Section 39.5 of The Commercial Maintenance By-Law of the City of St. John's is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020", and is further amended by striking out the words "Life Safety Code, 2015" and substituting the words "Life Safety Code, 2021".

RESIDENTIAL PROPERTY STANDARDS BY-LAW:

6. Section 35.1 of The St. John's Residential Property Standards By-Law is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020".

7. Section 35.2 of The St. John's Residential Property Standards By-Law is amended by striking out the words "National Fire Code of Canada, 2015" and substituting the words "National Fire Code of Canada, 2020".
8. Section 35.4 of The St. John's Residential Property Standards By-Law is amended by striking out the words "Life Safety Code, 2015" and substituting the words "Life Safety Code, 2021".
9. Section 35.6 of The St. John's Residential Property Standards By-Law is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020", and is further amended by striking out the words "Life Safety Code, 2015: and substituting the words "Life Safety Code, 2021".

PLUMBING BY-LAW:

10. Section 29 of The St. John's Plumbing By-Law is amended by striking out the words "National Plumbing Code of Canada, 2015" and substituting the words "National Plumbing Code of Canada, 2020".

BUILDING BY-LAW:

11. Section 46 of the St. John's Building By-Law is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020".
12. Section 47 of the St. John's Building By-Law is amended by striking out the words "National Fire Code of Canada, 2015" and substituting the words "National Fire Code of Canada, 2020".
13. Section 48 of the St. John's Building By-Law is amended by striking out the words "Life Safety Code, 2015" and substituting the words "Life Safety Code, 2021".
14. Section 48.2 of the St. John's Building By-Law is amended by striking out the words "National Building Code of Canada, 2015" and substituting the words "National Building Code of Canada, 2020", and is further amended by striking out the words "Life Safety Code, 2015" and substituting the words "Life Safety Code, 2021".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this ____ day of _____, 2023.

MAYOR

CITY CLERK