

# ST. JOHN'S

## Regular Meeting - City Council Agenda

March 27, 2023

3:00 p.m.

4th Floor City Hall

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# Proclamation

## Global Meetings Industry Day (GMID) March 30, 2023

**WHEREAS:** Global Meetings Industry Day (GMID), taking place March 30, 2023, is the international industry's most important annual event showcasing the value that business meetings, trade shows, incentive travel, exhibitions, conferences and conventions bring to people, businesses and communities; and

**WHEREAS:** The meetings industry as a whole has a real impact on the economy, local businesses and residents in the City of St. John's; and

**WHEREAS:** Internationally, the meetings industry creates hundreds of thousands of jobs, generates billions of dollars of revenue and supports communities around the world; and

**WHEREAS:** Hosting an event, convention or trade show stimulates this region's economy by bringing in new visitors who stay in our hotels, eat in our restaurants, shop in neighborhood stores and bring new revenue; and

**WHEREAS:** GMID is a time for the City of St. John's to reflect on the importance of the meetings industry and what it has provided for the community; and

**WHEREAS:** The St. John's Convention Centre will also light up 'blue' on March 30<sup>th</sup>, 2023 in recognition and support of business meetings in St. John's; and will join other centres and venues across Canada commemorating GMID and the importance of the meetings industry.

**NOW THEREFORE,** I do hereby proclaim that the City of St. John's supports the meetings industry's presence in our city and its service to our community.

Signed at City Hall this 27<sup>th</sup> day of March, 2023 AND we urge all those living in St. John's to take a moment to reflect on the impact that this industry brings to our communities, businesses and economy. For more information, visit [meetingsmeanbusiness.ca](https://meetingsmeanbusiness.ca)



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Danny Breen, Mayor

# ST. JOHN'S

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

March 21, 2023, 3:00 p.m.

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

Regrets: Councillor Maggie Burton  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Ian Froude

Staff: Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Cheryl Mullett, City Solicitor  
Karen Chafe, City Clerk  
Christine Carter, Legislative Assistant  
David Crowe, Manager - Roads Division

Others: Ann-Marie Cashin, Planner III-Urban Design & Heritage  
Ashley Hurley, Communications & PR

### Land Acknowledgement

The following statement was read into the record:

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

### 1. CALL TO ORDER

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

2. **PROCLAMATIONS/PRESENTATIONS**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-03-21/121

**Moved By** Councillor Ravencroft

**Seconded By** Deputy Mayor O'Leary

That the Agenda be adopted as presented.

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

**MOTION CARRIED (7 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - March 13, 2023**

SJMC-R-2023-03-21/122

**Moved By** Councillor Bruce

**Seconded By** Councillor Ridgeley

That the minutes of March 13, 2023 are accepted as presented.

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

**MOTION CARRIED (7 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

6.1 **Development Committee – Crown Land Grants – 46 and 50 Shoal Bay Road – CRW2300003 & CRW2300004**

SJMC-R-2023-03-21/123

**Moved By** Councillor Korab

**Seconded By** Councillor Ridgeley

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.

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

**MOTION CARRIED (7 to 0)**

**6.2 Crown Land Lease for Distribution Line – Area of 2684 Trans Canada Highway - CRW2300002**

SJMC-R-2023-03-21/124

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

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.

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

**MOTION CARRIED (7 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - March 8, 2023**

**1. Naloxone Availability in City Facilities**

Members of Council expressed their support for this very important and lifesaving initiative brought to fruition by City Staff. Residents were encouraged to become trained in the use of Naloxone kits as it can save a life.

SJMC-R-2023-03-21/125

**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 (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

**2. Revisions to Sponsorship Policy**

SJMC-R-2023-03-21/126

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Bruce

That Council approve the proposed revisions to the Sponsorship Policy.

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

**MOTION CARRIED (7 to 0)**

**3. Strategic Plan 2022 Report and 2023 Draft Plan**

Mayor Breen presented the Strategic Plan Report of 2022 and the Draft Plan for 2023, thanking the Staff for all of their efforts and encouraged residents to view both documents for more detail on the City's website. The Mayor also noted that this is a 10-year strategic plan focused on the 4 strategic directions and goals. Quarterly updates on the progress of the 2023 plan will be provided.

It was also noted that Regional Economic Development efforts continue with other municipalities in the region and updates on these initiatives will be provided to Council in the near future.

SJMC-R-2023-03-21/127

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Korab

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

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

**MOTION CARRIED (7 to 0)**

4. **180 Military Road, Revised Heritage Building Renovations – REN2200195**

Councillor Ravencroft declared a conflict of interest and abstained from participating in the discussion and the vote.

Deputy Mayor O'Leary reviewed the Decision Note for 180 Military Road and provided Council with an overview of the proposals from the applicant.

Council discussed the new information that was circulated by the Applicant regarding the use of the EFIS material as proposed. There was a consensus of Council to support the Applicant's use of the EFIS material to offset the negative impact of having to insulate on the inside.

It was agreed that this is a very important project, one that the Sisters and Applicant have put a great deal of thought into and will be a great addition to the City and available affordable housing.

SJMC-R-2023-03-21/128

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ellsworth

That Council approve the glass stairwell component.

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

Abstain (1): Councillor Ravencroft

**MOTION CARRIED (6 to 0)**

SJMC-R-2023-03-21/129

**Moved By** Deputy Mayor O'Leary

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

**MOTION LOST**



SJMC-R-2023-03-21/130

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Korab

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

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

Abstain (1): Councillor Ravencroft

**MOTION CARRIED (6 to 0)**

**5. 214 Waterford Bridge Road, MPA2200006**

Councillor Ellsworth declared a conflict of interest and abstained from participating in the discussion and the vote.

The application for the rezoning was presented to Council, noting that there would be a Public Meeting held after a satisfactory Land Use Report was received, and that the proposed apartment units would be for those aged 55-plus.

SJMC-R-2023-03-21/131

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

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 (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

Abstain (1): Councillor Ellsworth

**MOTION CARRIED (6 to 0)**

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

**9.1 Development Permits List March 9 - 15, 2023**

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers Ending Week of March 15, 2023**

SJMC-R-2023-03-21/132

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That the weekly payment vouchers for the week ending March 15, 2023, in the amount of \$5,312,198.47, be approved as presented.

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

**MOTION CARRIED (7 to 0)**

12. **TENDERS/RFPS**

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

13.1 **Notice of Motion - Amendments to Pool By-Law**

Councillor Bruce read the following Notice of Motion into the public record.

**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 21st day of 2023.

13.2 **Notice of Motion - Amendments to Sign By-Law**

Councillor Ravencroft read the following Notice of Motion into the public record.

**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 21st day of 2023.

**14. OTHER BUSINESS****14.1 Recommendation - Local Board of Appeal Membership**

SJMC-R-2023-03-21/133

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ravencroft

That Council approve the recommendation to appoint Mr. Bob Warren to a three-year term on the Local Board of Appeal effective March 20, 2023.

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

**MOTION CARRIED (7 to 0)**

**14.2 20 Janeway Place, MPA2200005, Adoption-in-Principle**

Councillor Ravencroft advised that the City has received an application from Newfoundland and Labrador 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.

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.

Councillor Ravencroft noted the public feedback received and the consideration that Council must take for this application. She added her strong support of this type of housing as the need is too significant to not support this type of initiative.

Minister John Abbott and his Department were recognized for this initiative and it is hoped that this is just a small step coming from the Province for more quality affordable housing in the City.

It was also noted that this application will provide 32 units, which will be fully accessible and built with universal design standards. Partnerships with the federal and provincial governments and community groups is key to seeing more affordable housing. The City needs more projects like this so people can find safe and economically sufficient properties in which to live.

SJMC-R-2023-03-21/134

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Ellsworth

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.

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

**MOTION CARRIED (7 to 0)**

**14.3 4 Merrymeeting Road, MPA2200003, Adoption-in-Principle**

SJMC-R-2023-03-21/135

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ravencroft

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.

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

**MOTION CARRIED (7 to 0)**

**14.4 Adoption of Updated Codes – 2023 By-Law**

Councillor Bruce advised that 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. 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.

Councillor Bruce added that it is recommended the Adoption of Updated Codes – 2023 By-Law be adopted by Council at a future Regular Meeting.

15. **ACTION ITEMS RAISED BY COUNCIL**

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:50 pm.

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MAYOR

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CITY CLERK

**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.

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COUNCILLOR

**BY-LAW NO.**

**ST. JOHN'S POOL (AMENDMENT NO. 1 – 2023) BY-LAW**

**PASSED BY COUNCIL ON \_\_\_\_\_, 2023**

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Pursuant to the powers vested in it under 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 relating to pools in the City of St. John's.

**BY-LAW**

1. This By-Law may be cited as the St. John's Pool (Amendment No. 1 – 2023) By-Law.
2. Section 2(a) of the St. John's Pool By-Law is repealed and the following substituted:  
  
    "2(a) "pool" means a swimming pool, whether in-ground or above-ground, a landscape water feature, fountain or decorative fish pond, outdoor hot tub, outdoor whirlpool or swimspa"
3. Section 4 of the St. John's Pool By-Law is amended by adding the following as subsection 4(c):  
  
    "4(c) in compliance with the Canadian Electrical Code with respect to overhead power and communication cables."

**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

**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



**BY-LAW NO.**

**ST. JOHN'S SIGN (AMENDMENT NO. 1 – 2023) BY-LAW**

**PASSED BY COUNCIL ON \_\_\_\_\_, 2023**

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Pursuant to the powers vested in it under 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 relating to signage in the City of St. John's.

**BY-LAW**

1. This By-Law may be cited as the St. John's Sign (Amendment No. 1 – 2023) By-Law.
2. Section 2 of the St. John's Sign By-Law is amended by adding the following as subsections I(i) and I(ii):
  - 2I(i): Home Occupation shall have the same meaning as in the City of St. John's Development Regulations.
  - 2I(ii): Home Office shall have the same meaning as in the City of St. John's Development Regulations.
3. The St. John's Sign By-Law is amended to add the following, as Section 38.1:

“Notwithstanding section 38, a mobile sign may be placed on a vacant lot, which is located within 500 meters of the property boundary of the property in which the business advertised is located; provided, however, that the mobile sign shall not be placed on a residentially zoned property.”
4. The St. John's Sign By-Law is amended to add the following, as Section 59.1:
  - (1) A Home Occupation in either of the named zones in the City of St. John's Development Regulations (Rural (R) Zone, Rural Residential (RR) Zone, Rural Residential Infill (RRI Zone), Agricultural (AG) Zone, and Forestry (F) Zone) and in all other zones may have a non-illuminated sign not exceeding 0.37 m<sup>2</sup> which sign shall be placed on the dwelling or in the front yard.
  - (2) A Home Occupation in all other zones (as established in the City of St. John's Development Regulations, save and except the zones referred to in subsection 1) may have a non-illuminated sign not exceeding 0.2 m<sup>2</sup> which sign shall be placed on the dwelling.

(3) A Home Office shall not have a sign.

**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

**Development Permits List  
For March 16 to March 22, 2023**

<b>Code</b>	<b>Applicant</b>	<b>Application</b>	<b>Location</b>	<b>Ward</b>	<b>Development Officer's Decision</b>	<b>Date</b>
RES	79322 Newfoundland and Labrador	4 Lot Subdivision	2-8 Tigress Street	4	Approved	23-03-16

**\* 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**

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**Permits List**  
**Council's March 27, 2023, Regular Meeting**

Permits Issued: 2023/03/16 to 2023/03/22

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Hopedale Cres	Fence	Fence
11 Diamond Marsh Dr	Renovations	Single Detached Dwelling
16 Ginger St	Accessory Building	Accessory Building
18 Cousens Pl	Renovations	Single Detached Dwelling
25 Ballylee Cres	New Construction	Single Detached Dwelling
34 Whiteway St	Renovations	Single Detached Dwelling
5 Portugal Cove Rd	Renovations	Single Detached Dwelling
7 Labrador Pl	Renovations	Single Detached Dwelling
90 Pepperwood Dr	Accessory Building	Accessory Building
93b Empire Ave	Renovations	Townhousing
99 Cabot St	Change of Occupancy/Renovations	Semi Detached Dwelling

This Week: \$1,066,532.00

**Commercial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
131 Circular Rd	Renovations	Industrial Use
20 Lake Ave	Renovations	Retail Store
260 Blackmarsh Rd	Renovations	Retail Store
55 Stavanger Dr	Renovations	Retail Store
75 Kelsey Dr	Site Work	Retail Store

This Week: \$6,090,330.30

**Government/Institutional**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
716 Water St	Change of Occupancy/Renovations	Apartments Or Mixed Use

This Week: \$37,477.00

**Industrial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week: \$0.00

**Demolition**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week:	\$0.00
<b>This Week's Total:</b>	<b>\$7,194,339.30</b>

**REPAIR PERMITS ISSUED:** **\$0.00**

**REJECTIONS:**

393 Fowler's Rd	application rejected as per <b>Section 23. (3) of the St. John's Sign By-Law</b> which states that billboards are prohibited on roadways and highways where the posted speed limited is 70 kilometers per hour or greater.
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<b>YEAR TO DATE COMPARISONS</b>			
<b>March 27, 2023</b>			
<b>TYPE</b>	<b>2022</b>	<b>2023</b>	<b>% Variance (+/-)</b>
Residential	\$12,013,215.54	\$8,887,412.43	-26
Commercial	\$11,159,740.56	\$28,255,638.28	153
Government/Institutional	\$307,288.00	\$37,477.00	-88
Industrial	\$29,000.00	\$0.00	-100
Repairs	\$209,229.49	\$79,815.00	-62
<b>TOTAL</b>	<b>\$23,718,473.59</b>	<b>\$37,260,342.71</b>	<b>57</b>
Housing Units (1 & 2 Family Dwelling)	36	13	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending March 22, 2023**

### **Payroll**

<b>Public Works</b>	<b>\$ 557,719.46</b>
<b>Bi-Weekly Casual</b>	<b>\$ 38,827.35</b>
<b>Accounts Payable</b>	<b>\$ 2,865,449.93</b>

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

**Total: \$ 3,461,996.74**

# 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 enact the Adoption of Updated Codes – 2023 By-Law which will have the effect of amending various by-laws so as to adopt the updated versions of the National Building Code, the National Fire Code, the National Plumbing Code and the Life Safety Code.

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

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COUNCILLOR

**ST. JOHN'S**

# DECISION/DIRECTION NOTE

**Title:** SERC - 2023 Boston Pizza Flat Out 5k  
**Date Prepared:** March 22, 2023  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Debbie Hanlon, Special Events Regulatory Committee  
**Ward:** Ward 1

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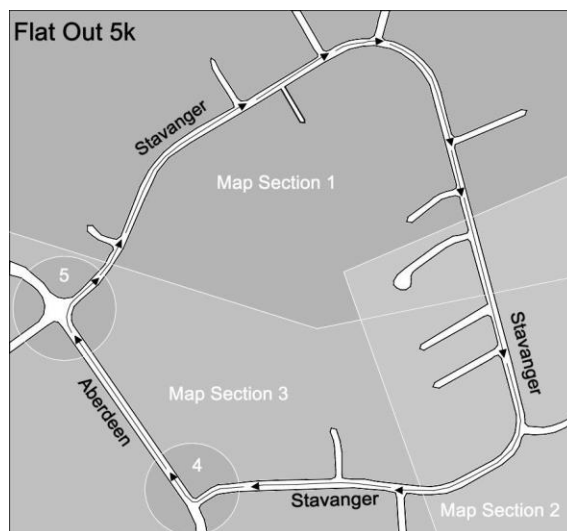
**Decision/Direction Required:** Seeking Council approval for road closures and lane reductions associated with the 2023 Boston Pizza Flat Out 5k Road Race on April 23.

## Discussion – Background and Current Status:

### Flat Out 5K Road Race:

Road Running Race - sanctioned by the NLAA. RNC will be present to implement lane reductions.

- Sunday April 23, 8:00am – 9:15am.
- Lane reductions:
  - Aberdeen Avenue – Close Curb Lane (North)
    - From old Princess Auto to Stavanger Drive
    - 8:00 AM – 9:00 AM
  - Stavanger Drive – One Lane
    - From signalized intersection with Aberdeen (north end), easterly lane as it curves clockwise around the loop back to signalized intersection at Aberdeen (next to old Princess Auto)
    - 8:00 AM – 9:15 AM
- A 2m running lane will be positioned from the Hampton Inn and Suites on Stavanger Drive to the intersection with Aberdeen Avenue. Runners will use this lane so that two-way traffic will be permitted for the hotel.
- Residential traffic can circulate Stavanger Drive in a counter-clockwise direction for all required access/egress.



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**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Newfoundland and Labrador Athletics Association
3. Alignment with Strategic Directions: N/A
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Recommendation:**

That Council approve the road closures and lane reductions associated with the 2023 Boston Pizza Flat Out 5k Road Race on April 23.

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

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

**Report Approval Details**

Document Title:	SERC - 2023 Boston Pizza Flat Out 5k.docx
Attachments:	
Final Approval Date:	Mar 22, 2023

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

**Erin Skinner - Mar 22, 2023 - 11:26 AM**

**Tanya Haywood - Mar 22, 2023 - 11:42 AM**

# DECISION/DIRECTION NOTE

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**Title:** 801 Water Street - Text Amendment to the Commercial Mixed Use (CM) Zone

**Date Prepared:** March 22, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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## **Decision/Direction Required:**

To consider a text amendment to the Envision St. John's Development Regulations to accommodate a pilates studio at 801 Water Street.

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

The City has received an application for a pilates studio at 801 Water Street. The subject property is within the Commercial District of the St. John's Municipal Plan and is zoned Commercial Mixed Use (CM). Under the St. John's Development Regulations, yoga and pilates studios are considered under the Health and Wellness Centre definition. Currently, Health and Wellness Centre is not a listed use within the CM Zone and therefore a text amendment to add this use to the CM Zone is required to consider the proposed studio.

In addition to yoga and pilates, the Health and Wellness Centre definition includes any establishment providing health, fitness and recreational activities, such as, but not limited to boxing, dancing, gymnastics, martial arts, weightlifting, and other forms of physical exercise. The St. John's Development Regulations allows a Health and Wellness Centre as a permitted use in most commercial zones; however, it is not a listed use within the Commercial Mixed Use (CM) Zone, the Commercial Kenmount (CK) Zone, Commercial Office (CO) Zone or the Commercial Office Hotel (COH) Zone. As these health and fitness activities are an appropriate use in mixed use neighbourhoods, as well as near offices and hotels, it is recommended to add Health and Wellness Centre as a permitted use in the CM, CK, CO and COH Zone.

Should Council wish to consider the amendment, it will be advertised for public comment in accordance with Section 4.8 of the Development Regulations.

## **Key Considerations/Implications:**

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

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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: Not applicable.
6. Legal or Policy Implications: An amendment to the St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public notice in accordance with Section 4.7 of the Development Regulations; a project page on the St. John's Engage Planning Page [www.engagestjohns.ca/planning](http://www.engagestjohns.ca/planning)
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council consider adding Health and Wellness Centre as a permitted use to the Commercial Mixed Use (CM) Zone, Commercial Kenmount (CK) Zone, Commercial Office (CO) Zone and Commercial Office Hotel Zone and advertise the amendment for public review and comment.

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

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

**COMMERCIAL KENMOUNT (CK) ZONE**

**CK**

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

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

**(2) DISCRETIONARY USES**

Daycare Centre	Pedway <b>(2022-10-14)</b>
Parking Garage	Place of Amusement
Parking Lot	Wind Turbine – Small Scale

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

(a)	Lot Area (minimum)	1800 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Height (maximum)	18 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) <b>(2022-05-27)</b>	50%
(h)	Landscaping (minimum)	20%

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

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

**COMMERCIAL MIXED USE (CM) ZONE**

**CM**

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

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

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

Aquaculture	Lounge
Aquaponics	Parking Garage
Car Wash	Parking Lot
Craft Brewery/Distillery	Pedway <b>(2022-10-14)</b>
Dwelling Unit – 1 <sup>st</sup> storey	Pharmacy
Heritage Use <b>(2022-05-27)</b>	Place of Amusement (except Churchill Square (Map 3))
Horticulture	Place of Assembly
Hydroponics	Recycling Depot
Light Industrial Use	

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

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

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

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

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



**COMMERCIAL OFFICE (CO) ZONE**

**CO**

**(1) PERMITTED USES, *except 172 Logy Bay Road (PID #18723)***

Accessory Building	Office
Adult Day Centre	Park
Convenience Store	Public Utility
Daycare Centre	Service Shop
Dwelling Unit – 2 <sup>nd</sup> storey or higher	

**(2) DISCRETIONARY USES**

Accessory Dwelling Unit	Pedway <b>(2022-10-14)</b>
Clinic	Pharmacy
Heritage Use	Recycling Depot
Parking Garage	Wind Turbine – Small Scale
Parking Lot	

**(3) PERMITTED USE – 172 LOGY BAY ROAD (PID #18723)**

Office
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**(4) ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE**

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Height (maximum), except 57 Margaret's Place (PID #10805)	45 metres
(d)	Building Height (maximum) - 57 Margaret's Place (PID #10805)	18 metres
(e)	Building Line (minimum)	6 metres
(f)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum) <b>(2022-05-27)</b>	50%
(i)	Landscaping (minimum)	20%

**(5) ZONE STANDARDS FOR PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE SHALL BE IN THE DISCRETION OF COUNCIL.**

**COMMERCIAL OFFICE HOTEL (COH) ZONE**

**COH**

**(1) PERMITTED USES**

Accessory Building	Laundromat
Adult Day Centre	Office
Bakery	Park
Bank	Pharmacy
Clinic	Public Use
Convenience Store	Public Utility
Daycare Centre	Retail Use
Dwelling Unit – 2 <sup>nd</sup> storey or higher	Service Shop
Hotel	Veterinary Clinic

**(2) DISCRETIONARY USES**

Accessory Dwelling Unit	Pedway <b>(2022-10-14)</b>
Heritage Use <b>(2022-05-27)</b>	Personal Care Home
Parking Garage	Wind Turbine – Small Scale
Parking Lot	

**(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT**

- (a) Lot Area (minimum) 900 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Height (maximum) 45 metres
- (d) Building Line (minimum) 6 metres
- (e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Lot Coverage (maximum) 50% **(2022-05-27)**
- (h) Landscaping (minimum) 20%

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