March 27, 2023
3:00 p.m.
4th Floor City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS
   2.1 Global Meetings Industry Day

3. APPROVAL OF THE AGENDA
   3.1 Adoption of Agenda

4. ADOPTION OF THE MINUTES
   4.1 Adoption of Minutes - March 21, 2023

5. BUSINESS ARISING FROM THE MINUTES
   5.1 St. John’s Pool (Amendment No. 1-2023) By-Law
       Notice of Motion given by Councillor Bruce at the Regular Meeting of
       March 21, 2023

   5.2 St. John’s Sign (Amendment No. 1-2023) By-Law
       Notice of Motion given by Councillor Ravencroft at the Regular Meeting
       of March 21, 2023

6. DEVELOPMENT APPLICATIONS

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)
   9.1 Development Permits List March 16 - 22, 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 22, 2023

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS
   13.1 Notice of Motion - Updated Codes - 2023 By-Law
       Notice of Motion to adopt the Updated Codes 2023 By-Law

14. OTHER BUSINESS
   14.1 SERC - 2023 Boston Pizza Flat Out 5k
   14.2 801 Water Street - Text Amendment to the Commercial Mixed Use (CM) Zone

15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT
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 30th, 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 27th 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

_____________________________
Danny Breen, Mayor
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
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.

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 (CMHC). 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.

_________________________
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 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
BY-LAW NO.

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

PASSED BY COUNCIL ON ________________, 2023

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 relate to mobile signs located at Home Occupations and Home Offices, and to update the provision as it relates to signs located outside the site of the business advertised.

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

__________________________
COUNCILLOR
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) and (ii):

   **2(i):** Home Occupation shall have the same meaning as in the City of St. John’s Development Regulations.

   **2(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 m² 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 (i)) may have a non-illuminated sign not exceeding 0.2 m² 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

<table>
<thead>
<tr>
<th>Code</th>
<th>Applicant</th>
<th>Application</th>
<th>Location</th>
<th>Ward</th>
<th>Development Officer’s Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES</td>
<td>79322</td>
<td>4 Lot Subdivision</td>
<td>2-8 Tigress Street</td>
<td>4</td>
<td>Approved</td>
<td>23-03-16</td>
</tr>
</tbody>
</table>

* 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 27, 2023, Regular Meeting
Permits Issued: 2023/03/16 to 2023/03/22

**BUILDING PERMITS ISSUED**

<table>
<thead>
<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Hopedale Cres</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>11 Diamond Marsh Dr</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>16 Ginger St</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>18 Cousens Pl</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>25 Ballylee Cres</td>
<td>New Construction</td>
<td>Single Detached Dwelling</td>
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<td>34 Whiteway St</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
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<td>5 Portugal Cove Rd</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
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<td>7 Labrador Pl</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
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<td>90 Pepperwood Dr</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
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<tr>
<td>93b Empire Ave</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>99 Cabot St</td>
<td>Change of Occupancy/Renovations</td>
<td>Semi Detached Dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>This Week:</strong> $1,066,532.00</td>
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<tr>
<td>Commercial</td>
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<tr>
<td>131 Circular Rd</td>
<td>Renovations</td>
<td>Industrial Use</td>
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<tr>
<td>20 Lake Ave</td>
<td>Renovations</td>
<td>Retail Store</td>
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<tr>
<td>260 Blackmarsh Rd</td>
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<td>Retail Store</td>
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<td>55 Stavanger Dr</td>
<td>Renovations</td>
<td>Retail Store</td>
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<td>75 Kelsey Dr</td>
<td>Site Work</td>
<td>Retail Store</td>
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<td><strong>This Week:</strong> $6,090,330.30</td>
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<td>Government/Institution</td>
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<tr>
<td>716 Water St</td>
<td>Change of Occupancy/Renovations</td>
<td>Apartments Or Mixed Use</td>
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<td><strong>This Week:</strong> $37,477.00</td>
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<tr>
<td>Industrial</td>
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<td><strong>This Week:</strong> $0.00</td>
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Demolition

<table>
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<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

This Week: $0.00  
This Week's Total: $7,194,339.30

REPAIR PERMITS ISSUED: $0.00

REJECTIONS:

393 Fowler's Rd application rejected as per Section 23. (3) of the St. John's Sign By-Law which states that billboards are prohibited on roadways and highways where the posted speed limited is 70 kilometers per hour or greater.

YEAR TO DATE COMPARISONS

March 27, 2023

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2022</th>
<th>2023</th>
<th>% Variance (+/-)</th>
</tr>
</thead>
<tbody>
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<td>Residential</td>
<td>$12,013,215.54</td>
<td>$8,887,412.43</td>
<td>-26</td>
</tr>
<tr>
<td>Commercial</td>
<td>$11,159,740.56</td>
<td>$28,255,638.28</td>
<td>153</td>
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<tr>
<td>Government/Institutional</td>
<td>$307,288.00</td>
<td>$37,477.00</td>
<td>-88</td>
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<tr>
<td>Industrial</td>
<td>$29,000.00</td>
<td>$0.00</td>
<td>-100</td>
</tr>
<tr>
<td>Repairs</td>
<td>$209,229.49</td>
<td>$79,815.00</td>
<td>-62</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$23,718,473.59</td>
<td>$37,260,342.71</td>
<td>57</td>
</tr>
<tr>
<td>Housing Units (1 &amp; 2 Family Dwelling)</td>
<td>36</td>
<td>13</td>
<td></td>
</tr>
</tbody>
</table>

Respectfully Submitted,

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Works</td>
<td>$ 557,719.46</td>
</tr>
<tr>
<td>Bi-Weekly Casual</td>
<td>$ 38,827.35</td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>$ 2,865,449.93</td>
</tr>
</tbody>
</table>

(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.

______________________________
COUNCILLOR
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

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.
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

<table>
<thead>
<tr>
<th>Document Title</th>
<th>SERC - 2023 Boston Pizza Flat Out 5k.docx</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attachments</td>
<td></td>
</tr>
<tr>
<td>Final Approval Date</td>
<td>Mar 22, 2023</td>
</tr>
</tbody>
</table>

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

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

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 studies 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, material area, 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 (CM) 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:
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

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 Lyghettle Brushett, MCIP, Supervisor – Planning & Development
## COMMERCIAL KENMOUNT (CK) ZONE

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

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

### (2) DISCRETIONARY USES

<table>
<thead>
<tr>
<th>Use</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daycare Centre</td>
<td>Pedway (2022-10-14)</td>
</tr>
<tr>
<td>Parking Garage</td>
<td>Place of Amusement</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Wind Turbine – Small Scale</td>
</tr>
</tbody>
</table>
(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) 50% (2022-05-27)
(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

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

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building</td>
<td>Gas Station</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td>Hotel</td>
</tr>
<tr>
<td>Adult Day Centre</td>
<td>Library</td>
</tr>
<tr>
<td>Adult Massage Parlour</td>
<td>Office</td>
</tr>
<tr>
<td>Bakery</td>
<td>Park</td>
</tr>
<tr>
<td>Bank</td>
<td>Place of Worship</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>Public Use</td>
</tr>
<tr>
<td>Clinic</td>
<td>Public Utility</td>
</tr>
<tr>
<td>Community Garden</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>Retail Use</td>
</tr>
<tr>
<td>Daycare Centre</td>
<td>Service Shop</td>
</tr>
<tr>
<td>Drive Through</td>
<td>Service Station</td>
</tr>
<tr>
<td>Dry Cleaning Establishment</td>
<td>Taxi Stand</td>
</tr>
<tr>
<td>Dwelling Unit – 2(^{nd}) storey or higher</td>
<td>Training School</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Discretionary Uses</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture</td>
<td>Lounge</td>
</tr>
<tr>
<td>Aquaponics</td>
<td>Parking Garage</td>
</tr>
<tr>
<td>Car Wash</td>
<td>Parking Lot</td>
</tr>
<tr>
<td>Craft Brewery/Distillery</td>
<td>Pedway <em>(2022-10-14)</em></td>
</tr>
<tr>
<td>Dwelling Unit – 1(^{st}) storey</td>
<td>Pharmacy</td>
</tr>
<tr>
<td>Heritage Use <em>(2022-05-27)</em></td>
<td>Place of Amusement (except Churchill Square (Map 3))</td>
</tr>
<tr>
<td>Horticulture</td>
<td>Place of Assembly</td>
</tr>
<tr>
<td>Hydroponics</td>
<td>Recycling Depot</td>
</tr>
<tr>
<td>Light Industrial Use</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Permitted Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Industrial Use</td>
</tr>
</tbody>
</table>
(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

<table>
<thead>
<tr>
<th>(1) PERMITTED USES, <em>except 172 Logy Bay Road (PID #18723)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building</td>
</tr>
<tr>
<td>Adult Day Centre</td>
</tr>
<tr>
<td>Convenience Store</td>
</tr>
<tr>
<td>Daycare Centre</td>
</tr>
<tr>
<td>Dwelling Unit – 2\textsuperscript{nd} storey or higher</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Park</td>
</tr>
<tr>
<td>Public Utility</td>
</tr>
<tr>
<td>Service Shop</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) DISCRETIONARY USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit</td>
</tr>
<tr>
<td>Clinic</td>
</tr>
<tr>
<td>Heritage Use</td>
</tr>
<tr>
<td>Parking Garage</td>
</tr>
<tr>
<td>Parking Lot</td>
</tr>
<tr>
<td>Pedway (2022-10-14)</td>
</tr>
<tr>
<td>Pharmacy</td>
</tr>
<tr>
<td>Recycling Depot</td>
</tr>
<tr>
<td>Wind Turbine – Small Scale</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) PERMITTED USE – 172 LOGY BAY ROAD (PID #18723)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
</tr>
</tbody>
</table>
(4) **ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
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</thead>
<tbody>
<tr>
<td>(a)</td>
<td>Lot Area (minimum)</td>
<td>900 metres square</td>
</tr>
<tr>
<td>(b)</td>
<td>Lot Frontage (minimum)</td>
<td>20 metres</td>
</tr>
<tr>
<td>(c)</td>
<td>Building Height (maximum), except 57 Margaret’s Place (PID #10805)</td>
<td>45 metres</td>
</tr>
<tr>
<td>(d)</td>
<td>Building Height (maximum) - 57 Margaret’s Place (PID #10805)</td>
<td>18 metres</td>
</tr>
<tr>
<td>(e)</td>
<td>Building Line (minimum)</td>
<td>6 metres</td>
</tr>
<tr>
<td>(f)</td>
<td>Side Yards (minimum)</td>
<td>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</td>
</tr>
<tr>
<td>(g)</td>
<td>Rear Yard (minimum)</td>
<td>6 metres</td>
</tr>
<tr>
<td>(h)</td>
<td>Lot Coverage (maximum) (2022-05-27)</td>
<td>50%</td>
</tr>
<tr>
<td>(i)</td>
<td>Landscaping (minimum)</td>
<td>20%</td>
</tr>
</tbody>
</table>

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

(1) PERMITTED USES

<table>
<thead>
<tr>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building</td>
</tr>
<tr>
<td>Adult Day Centre</td>
</tr>
<tr>
<td>Bakery</td>
</tr>
<tr>
<td>Bank</td>
</tr>
<tr>
<td>Clinic</td>
</tr>
<tr>
<td>Convenience Store</td>
</tr>
<tr>
<td>Daycare Centre</td>
</tr>
<tr>
<td>Dwelling Unit – 2nd storey or higher</td>
</tr>
<tr>
<td>Hotel</td>
</tr>
</tbody>
</table>

(2) DISCRETIONARY USES

<table>
<thead>
<tr>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit</td>
</tr>
<tr>
<td>Heritage Use (2022-05-27)</td>
</tr>
<tr>
<td>Parking Garage</td>
</tr>
<tr>
<td>Parking Lot</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Lot Area (minimum)</td>
</tr>
<tr>
<td>(b) Lot Frontage (minimum)</td>
</tr>
<tr>
<td>(c) Building Height (maximum)</td>
</tr>
<tr>
<td>(d) Building Line (minimum)</td>
</tr>
<tr>
<td>(e) Side Yards (minimum)</td>
</tr>
<tr>
<td>(f) Rear Yard (minimum)</td>
</tr>
<tr>
<td>(g) Lot Coverage (maximum)</td>
</tr>
<tr>
<td>(h) Landscaping (minimum)</td>
</tr>
</tbody>
</table>

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