

# ST. JOHN'S

## Regular Meeting - City Council Agenda

April 25, 2023

3:00 p.m.

4th Floor City Hall

### Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1 National Poetry Month  
Poet - Daze Jefferies: Intro. by Ainsley Hawthorn, Writers NL President
3. APPROVAL OF THE AGENDA
  - 3.1 Adoption of Agenda
4. ADOPTION OF THE MINUTES
  - 4.1 Adoption of Minutes - April 17, 2023 3
5. BUSINESS ARISING FROM THE MINUTES
6. DEVELOPMENT APPLICATIONS
  - 6.1 Development Committee – Variance Request on Building Height - 16 Mayor Ave – INT2300010 10
  - 6.2 Notices Published – 5 Sinnott Place 14
7. RATIFICATION OF EPOLLS
8. COMMITTEE REPORTS
9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)
  - 9.1 Permits List April 13 to April 19, 2023 18
10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1	Building Permits List	19
<b>11.</b>	<b>REQUISITIONS, PAYROLLS AND ACCOUNTS</b>	
11.1	Weekly Payment Vouchers for the Week Ending April 19, 2023	22
<b>12.</b>	<b>TENDERS/RFPS</b>	
12.1	2023042 - Downtown Pedestrian Mall - Cleaning Services	23
<b>13.</b>	<b>NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS</b>	
<b>14.</b>	<b>OTHER BUSINESS</b>	
14.1	20 Janeway Place, Adoption, MPA2200005	26
14.2	Health and Wellness Centre Text Amendment, Adoption, REZ2300003	62
14.3	Quarterly Housing Update	70
14.4	SERC – 2023 Road Closures 1	75
<b>15.</b>	<b>ACTION ITEMS RAISED BY COUNCIL</b>	
<b>16.</b>	<b>ADJOURNMENT</b>	

# ST. JOHN'S

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

April 17, 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 Carl Ridgeley
Regrets:	Councillor Jamie Korab Councillor Ian Froude
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 Susan Bonnell, Manager, Communications & Office Services Brian Head, Manager of Parks & Open Spaces, Public Works Christine Carter, Legislative Assistant

### Land Acknowledgement

The following statement was read into the record:

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

1. **CALL TO ORDER**

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

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Volunteer Week Proclamation**

2.2 **National Poetry Month**

Poet - Violet Drake: Intro. by Jen Winsor, Writers NL Executive Director

2.3 **Recognition of the Retirement of Brian Head**

Members of Council and Staff recognized and congratulated Mr. Brian Head, Manager of Parks and Open Spaces, on his upcoming retirement after a nearly 35-year career with the City of St. John's.

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-04-17/161

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - April 10, 2023**

SJMC-R-2023-04-17/162

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Hanlon

That the minutes of April 10, 2023, be accepted as presented.

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

**MOTION CARRIED (9 to 0)**



## 5. **BUSINESS ARISING FROM THE MINUTES**

### 5.1 **Commercial Maintenance (Amendment No. 1-2023) By-Law**

Amendments to the Commercial Maintenance By-Law to update the provisions related to garbage receptacles and to incorporate provisions related to Parklets.

SJMC-R-2023-04-17/163

**Moved By** Councillor Hickman

**Seconded By** Councillor Hanlon

That Council amend The Commercial Maintenance By-Law of the City of St. John's so as to update the provisions related to garbage receptacles and to incorporate provisions related to Parklets.

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

**MOTION CARRIED (9 to 0)**

## 6. **DEVELOPMENT APPLICATIONS**

### 6.1 **Development Committee – Crown Land Grant for Blackhead Road – Area of 1203 -1259 Blackhead Road – CRW2300005**

SJMC-R-2023-04-17/164

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ravencroft

That Council approve the proposed Crown Land Grant for approximately 8,093m<sup>2</sup> of land on Blackhead Road, in the area of Civic 1203 -1259, which will be subject to the submission of a Development Application should the Crown Land Grant be approved by the Provincial Department of Fisheries and Land Resources.

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

**MOTION CARRIED (9 to 0)**

## **6.2 Notices Published – 13 Carondale Drive - DEV2300028**

SJMC-R-2023-04-17/165

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Discretionary Use application for a Home Occupation at 13 Carondale Drive to allow a hair salon.

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

**MOTION CARRIED (9 to 0)**

## **6.3 Notices Published – 146 Campbell Avenue - DEV2300027**

SJMC-R-2023-04-17/166

**Moved By** Councillor Ravencroft

**Seconded By** Deputy Mayor O'Leary

That Council approve the Change of Non-Conforming Use application at 146 Campbell Avenue for a Clinic Use.

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

**MOTION CARRIED (9 to 0)**

## **7. RATIFICATION OF EPOLLS**

## **8. COMMITTEE REPORTS**

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

### **9.1 Development Permits List April 6 - 12, 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 April 12, 2023**

SJMC-R-2023-04-17/167

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That the weekly payment vouchers for the week ending April 12, 2023, in the amount of \$8,095,642.91, be approved as presented.

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

**MOTION CARRIED (9 to 0)**

## 12. **TENDERS/RFPS**

### 12.1 **2023037 - Bridge Rehabilitation Program – Arup Pedestrian Bridge**

SJMC-R-2023-04-17/168

**Moved By** Councillor Hickman

**Seconded By** Deputy Mayor O'Leary

That Council approve for award this open call to the lowest bidder meeting specifications, Dexter Construction Company Limited, for \$421,078.25 (HST incl.) as per the Public Procurement Act.

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

**MOTION CARRIED (9 to 0)**

### 12.2 **2023028 - Supply and Delivery of Miscellaneous Truck & Trailer Parts**

SJMC-R-2023-04-17/169

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

THAT Council approve for award this open call, that is evaluated on a section-by-section basis, to the top ranked proponents - Harvey & Company Ltd for \$53,013.88, Parts for Trucks for \$52,472.77, Colonial Garage & Distributors Limited for \$29,985.33, PBA Industrial Supplies Ltd. for \$7,308.59, and OMB Parts & Industrial Ltd. for \$4,461.24 a year (HST not Incl.) as per the Public Procurement Act.

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

**MOTION CARRIED (9 to 0)**

**12.3 2022210 Canada Games Track, Field, Turf and Centre of Excellence**

SJMC-R-2023-04-17/170

**Moved By** Councillor Hickman

**Seconded By** Councillor Ravencroft

THAT Council award the CCDC-14 Stipulated Lump Sum Contract in the amount of \$27,825,000.00 CAD (HST excluded) to Lindsay Construction Limited in response to our Negotiable Request for Proposal call.

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

**MOTION CARRIED (9 to 0)**

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

**14. OTHER BUSINESS**

**14.1 9 Buchanan Street, Wall Signs, SGN2300025**

SJMC-R-2023-04-17/171

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Bruce

That Council approve two wall signs at 9 Buchanan Street, as proposed (drawings dated March 7, 2023).

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

**MOTION CARRIED (9 to 0)**

**14.2 Shad Memorial 2023 – Sponsorship of Breakfast**

SJMC-R-2023-04-17/172

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Hanlon

That Council sponsor the breakfast for the Shad Memorial 2023 at an approximate cost of \$2500.

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

**MOTION CARRIED (9 to 0)**

15. **ACTION ITEMS RAISED BY COUNCIL**

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:00 pm.

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

**Title:** Development Committee – Variance Request on Building Height - 16 Mayor Ave – INT2300010

**Date Prepared:** April 19, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To seek approval for an 9.8% Variance on the Building Height for a Single Detached Dwelling at 16 Mayor Avenue.

**Discussion – Background and Current Status:**

An application was submitted for a Single Detached Dwelling at 16 Mayor Avenue. The property is zoned as Residential 3 (R3), and a maximum Building Height for a Single Detached Dwelling is 8m as per the Development Regulations. To accommodate the proposed development a variance of 9.8% is required, resulting in a building height of 8.78m. **Section 7.4 of the Development Regulations** provides that up to a 10% variance from any applicable requirement may be considered.

**Key Considerations/Implications:**

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

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

Choose an item.

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

# ST. JOHN'S

6. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variances" and Section 10 "Residential 3 (R3) Zone"**.
7. Privacy Implications: Not applicable.
8. Engagement and Communication Considerations: Written notices were sent to all persons whose land abuts the Development that is subject of the Variance.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve a 9.8% Variance for a Building Height of 8.78 metres for a Single Detached Dwelling at 16 Mayor Avenue.

**Prepared by:**

Andrea Roberts, P. Tech – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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









# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 5 Sinnott Place

**Date Prepared:** April 18, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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## **Decision/Direction Required:**

A Discretionary Use application has been submitted for 5 Sinnott Place.

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

The Home Occupation is for a family home childcare, which will be owner operated and accommodate up to seven (7) children. The floor area will be 16m<sup>2</sup> and operate Monday to Friday, 7:30am - 5pm. On-site parking is provided. The proposed application site is in the Residential (R1) Zone.

One submission was received, with concerns including the on-site parking already being filled with occupants vehicles, the low amount of on-street parking in the area, and safety concerns about the property being located on a turn. The applicant has indicated that parking is available on-site, and the Traffic Division has no concerns with the proposal. Parking enforcement has indicated that there is on street parking on the even side of the street, but No Parking on the odd side of the street, where the proposed Home Occupation will be located.

## **Key Considerations/Implications:**

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

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

Choose an item.

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# ST. JOHN'S

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

**Recommendation:**

That Council approve the Discretionary Use application for a Home Occupation for family home childcare at 5 Sinnott Place.

**Prepared by:**

**Andrea Roberts, P.Tech – Planning & Development  
Planning, Engineering and Regulatory Services**

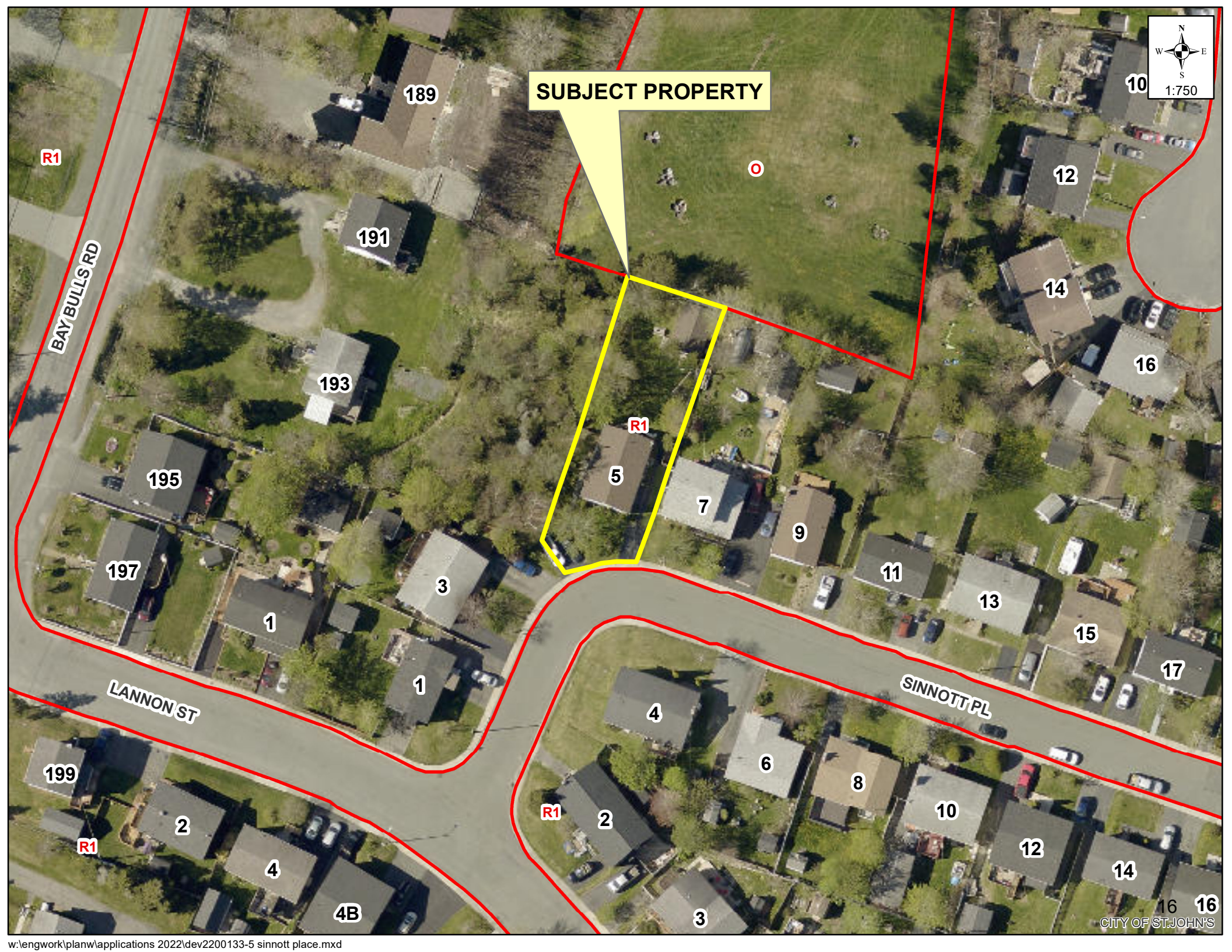
**Approved by:**

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





**SUBJECT PROPERTY**





## Christine R. Carter

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**From:** CityClerk  
**Sent:** Wednesday, April 12, 2023 4:21 PM  
**To:** [REDACTED]  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird  
**Subject:** RE: (EXT) childcare at 5 Sinnott Place.

Good afternoon,

Thank you for your feedback. Via this response, I am referring it to our planning and development staff for their information/consideration. All submissions sent to the Office of the City Clerk will be redacted prior to inclusion in the April 25<sup>th</sup> Regular meeting of Council.

Regards,

Christine Carter  
Acting City Clerk

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**From:** [REDACTED]  
**Sent:** Wednesday, April 12, 2023 3:31 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) childcare at 5 Sinnott Place.

I am concerned regarding the parking for this home childcare. Your notice says parking will be on site. As far as I can tell, there are 3 parking spaces which I have observed over the last few days are filled with occupants' (of the house) vehicles. This particular street is narrow with parking only on one side; as well this property is on a turn in the road. When vehicles are parked on that turn, cars proceeding up the hill have to pull out around that parked car somewhat blindly to traffic proceeding down the hill. I have encountered on numerous occasions cars parked legally on the right side and loading children into the back seat with back car doors protruding out into the street and also cars parked illegally on the wrong left side of the street in front of this property. If the three spaces are kept for clients of the daycare then that means the 3 owners vehicles will be parked on the street probably on that turn in the street. A possible solution might be to restrict parking on the turn for several spaces for the safety of those who might park there and also the driving public.

**I have no issue with the use of the property as a childcare. I wish to remain anonymous.**

[REDACTED]  
[REDACTED]

**Development Permits List  
For April 13 to April 19, 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>
OT	Newfoundland Power	Street Lighting Design	Dragonfly Place	5	Approved	23-04-13

**\* Code Classification:**

<b>RES</b> - Residential	<b>INST</b> - Institutional
<b>COM</b> - Commercial	<b>IND</b> - Industrial
<b>AG</b> - Agriculture	
<b>OT</b> - 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 April 25, 2023, Regular Meeting**

Permits Issued: 2023/04/13 to 2023/04/19

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Harrington Dr	Accessory Building	Accessory Building
110 Penney Cres	Renovations	Single Detached Dwelling
12 Gallipoli St	New Construction	Single Detached Dwelling
120 Cowan Ave	Extension	Single Detached Dwelling
122 Circular Rd	Renovations	Single Detached w/ apt.
16 Maurice Putt Cres	New Construction	Single Detached w/ apt.
19 Westmount Pl	New Construction	Single Detached Dwelling
21 Hamlet St	Fence	Fence
22 Ross Rd	Renovations	Single Detached w/ apt.
23 Ventura Pl	Renovations	Single Detached Dwelling
25 Leonard J. Cowley St	New Construction	Single Detached Dwelling
39 King's Rd	Renovations	Townhousing
49 Gil Eannes Dr	Renovations	Single Detached Dwelling
51a Lemarchant Rd	Fence	Fence
6 Dragonfly Pl	New Construction	Single Detached Dwelling
604 Main Rd	Change of Occupancy/Renovations	Single Detached Dwelling
63 Huntingdale Dr	Accessory Building	Accessory Building
64 Goodridge St	Renovations	Semi Detached Dwelling
66 Galway Blvd	Renovations	Single Detached Dwelling
7 Dunlea St	Change of Occupancy	Single Detached w/ apt.
7 O'dea Pl	Change of Occupancy	Home Office
8 Ayre Pl	Accessory Building	Accessory Building
82 Cochrane St	Renovations	Heritage
98 Blackler Ave	Renovations	Single Detached Dwelling

This Week: \$2,269,200.00

### Commercial

Location	Permit Type	Structure Type	
101-103 Long's Hill	Change of Occupancy/Renovations	Eating Establishment	
166 Water St	Sign	Retail Store	
300 Torbay Rd	Change of Occupancy/Renovations	Restaurant	
320 Torbay Rd	Change of Occupancy/Renovations	Retail Store	
332 Water St	Renovations	Retail Store	
35 Danny Dr	Change of Occupancy/Renovations	Take Out Food Service	
430 Topsail Rd	Change of Occupancy/Renovations	Retail Store	
77 Kenmount Rd	Sign	Commercial Garage	
		This Week:	\$368,900.00

### Government/Institutional

Location	Permit Type	Structure Type	
716 Water St	Change of Occupancy/Renovations	Apartments Or Mixed Use	
		This Week:	\$4,032,864.29

### Industrial

Location	Permit Type	Structure Type	
		This Week:	\$0.00

### Demolition

Location	Permit Type	Structure Type	
		This Week:	\$0.00
		<b>This Week's Total:</b>	<b>\$6,670,964.29</b>

**REPAIR PERMITS ISSUED:** **\$14,000.00**

**NO REJECTIONS**



<b>YEAR TO DATE COMPARISONS</b>			
<b>April 25, 2023</b>			
<b>TYPE</b>	<b>2022</b>	<b>2023</b>	<b>% Variance (+/-)</b>
Residential	\$22,128,621.09	\$17,149,019.43	-23
Commercial	\$17,375,022.52	\$36,129,924.01	108
Government/Institutional	\$317,288.00	\$4,070,341.29	1183
Industrial	\$29,000.00	\$40,000.00	38
Repairs	\$409,742.49	\$93,915.00	-77
<b>TOTAL</b>	<b>\$40,259,674.10</b>	<b>\$57,483,199.73</b>	<b>43</b>
Housing Units (1 & 2 Family Dwelling)	59	30	

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 April 19, 2023**

### **Payroll**

<b>Public Works</b>	<b>\$ 535,798.60</b>
<b>Bi-Weekly Casual</b>	<b>\$ 36,385.53</b>
<b>Accounts Payable</b>	<b>\$ 1,093,314.64</b>

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

**Total: \$ 1,665,498.77**

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

# BID APPROVAL NOTE

**Bid # and Name:** 2023042 - Downtown Pedestrian Mall - Cleaning Services  
**Date Prepared:** Tuesday, April 18, 2023  
**Report To:** Regular Meeting  
**Councillor and Role:** Deputy Mayor Sheilagh O'Leary, Community Services  
**Ward:** N/A

**Department:** Community Services  
**Division:** Economic Development, Culture and Partnerships  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** 6212-57988  
**Source of Funding:** Operating

**Purpose:**

The purpose of this open call is for the provision of cleaning services for the Downtown Pedestrian Mall.

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

Vendor Name	Bid Amount
Integrated Staffing Limited	\$59,799.08
Penney's Holdings Ltd.	\$67,177.83
Colbourne Industrial Services Limited	\$68,475.72
First Fence NL Inc	\$68,499.75
SqueeKleen	\$70,903.25
Scott Winsor Enterprises inc.	\$74,388.33
T & H Cleaning and Maintenance Services Inc.	\$82,536.19
Kelloway Construction Limited	\$118,853.08
CCG Capital Incorporated o/a Canada Clean Glass	\$240,350.00

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

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

**Bid Exception:** None

**Recommendation:**

# ST. JOHN'S

That Council approve for award this open call to the lowest bidder meeting specifications, Integrated Staffing Limited, for \$59,799.08 per year (HST Incl.) as per the Public Procurement Act.

**Attachments:**

### Report Approval Details

Document Title:	2023042 - Downtown Pedestrian Mall - Cleaning Services.docx
Attachments:	
Final Approval Date:	Apr 18, 2023

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

**Rick Squires - Apr 18, 2023 - 10:52 AM**

**Derek Coffey - Apr 18, 2023 - 11:22 AM**

# DECISION/DIRECTION NOTE

**Title:** 20 Janeway Place, Adoption, MPA2200005

**Date Prepared:** April 18, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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## **Decision/Direction Required:**

Following provincial release of the proposed amendments for 20 Janeway Place, Council may now adopt Envision St. John's Municipal Plan Amendment Number 10, 2023 and Envision St. John's Development Regulations Amendment Number 20, 2023, and proceed to a commissioner's public hearing.

## **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 a development of four 2-storey Apartment Buildings on the 12,445 square metre lot. Each building will contain 8 dwelling units for a total of 32 units on the site. A Municipal Plan amendment is also required.

The subject property is provincially owned, and is designated and zoned Open Space, however the lot is not a formal park area for recreational open space. It was the site of the helicopter landing pad for the former Janeway Children's Hospital, which moved to Prince Philip Drive (the Health Sciences Centre) years ago. The applicant has proposed to rezone the site 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. An 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 for Urban Development. Details on the proposed development and analysis are contained in the attached documents.

At its regular meeting on March 21, 2023, Council voted to proceed with the proposed amendments and asked that the NL Department of Municipal and Provincial Affairs review and release them. Provincial release has been issued. Should Council decide to adopt the amendments, a public hearing is required. The tentative date for the hearing is Tuesday, May 16, 2023 at 7 p.m. at City Hall. It is recommended that Council appoint Ms. Anna Myers, MCIP, to conduct the public hearing. If no submissions are received by two days prior to the hearing, Council may cancel it.

# ST. JOHN'S

Following the hearing, the amendments would be brought back to Council with the commissioner's report for consideration of approval.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and 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.  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: A public hearing will be scheduled and advertised as per the requirements of the Urban and Rural Planning Act.
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 the attached resolutions for Envision St. John's Municipal Plan Amendment Number 10, 2023 and Envision St. John's Development Regulations Amendment Number 20, 2023, and appoint Ms. Anna Myers, MCIP, to conduct a public hearing on the amendments. The proposed date is Tuesday, May 16, 2023 at 7 p.m. at St. John's City Hall.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**  
**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**





**Report Approval Details**

Document Title:	20 Janeway Place, Adoption, MPA2200005.docx
Attachments:	- 20 Janeway Place - Adoption Attachments.pdf
Final Approval Date:	Apr 19, 2023

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

**Ken O'Brien - Apr 19, 2023 - 9:16 AM**

**Jason Sinyard - Apr 19, 2023 - 10:36 AM**







# **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**

**April 2023**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 10, 2023**

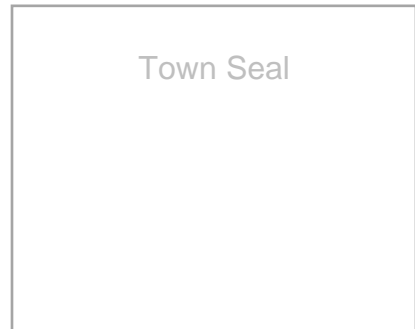
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 10, 2023.

Adopted by the City Council of St. John's on the 25th day of April, 2023.

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.

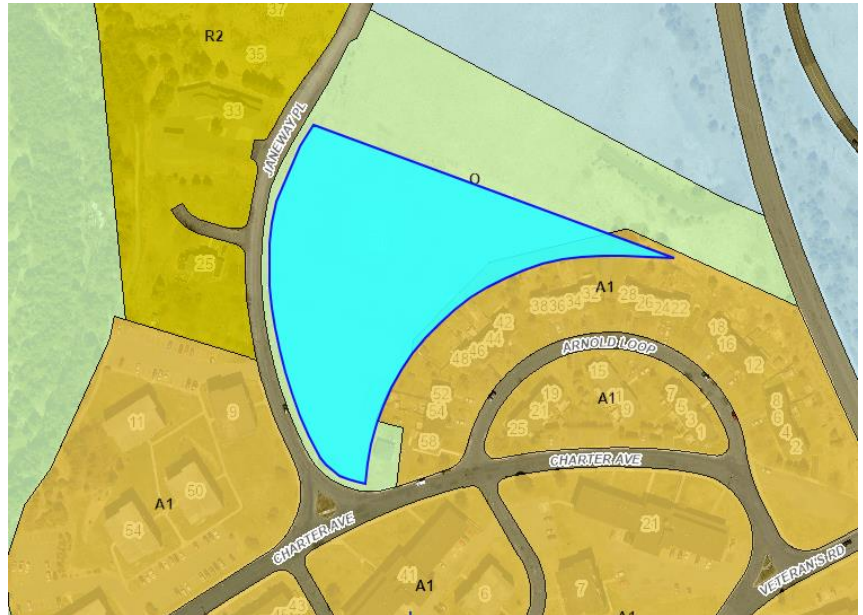
The applicant has submitted good detail in a site plan, landscape plan, and renderings of the development, therefore staff recommend accepting a staff report in lieu of a Land Use Report.

## 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.

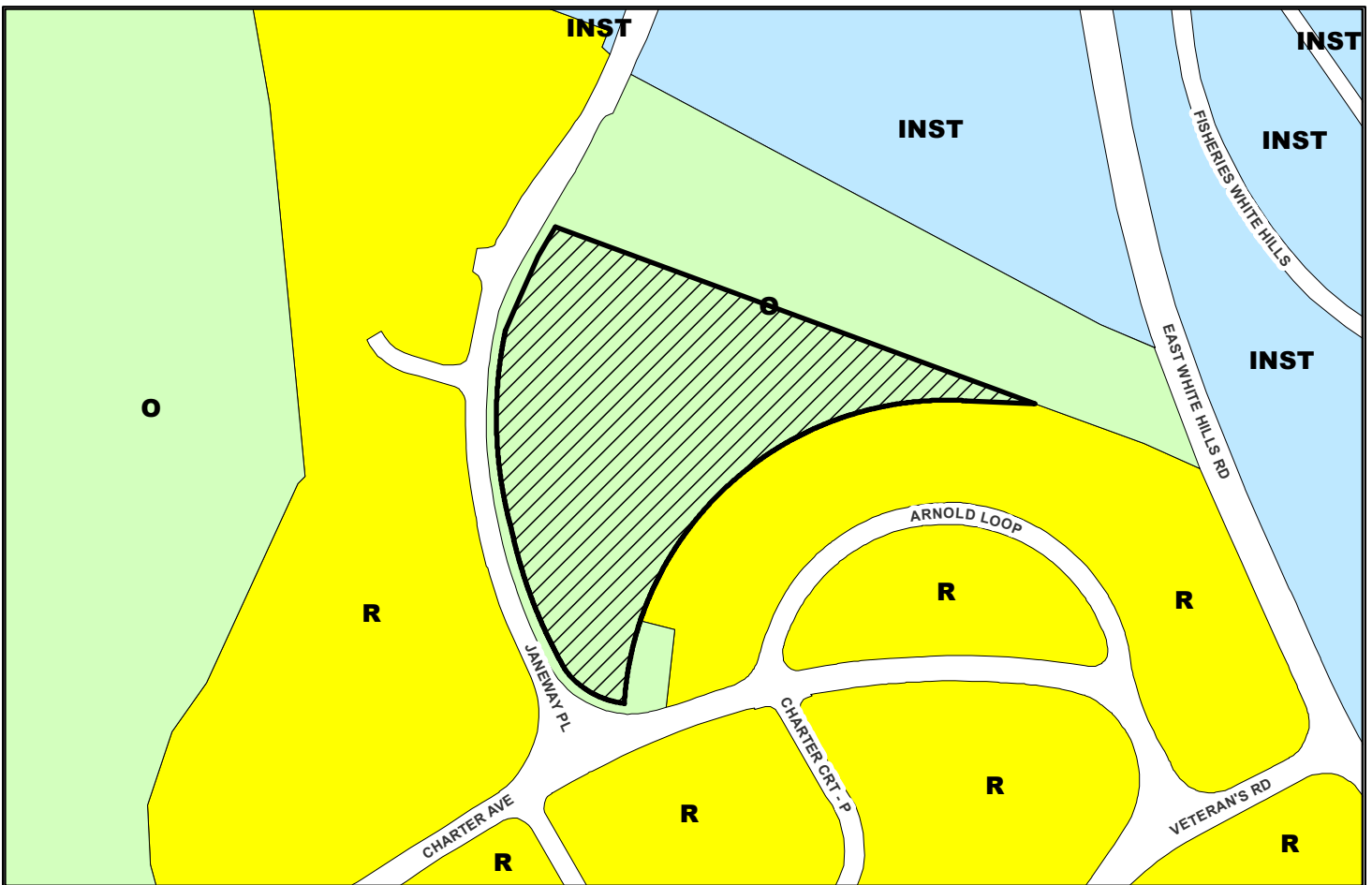
**ST. JOHN'S URBAN REGION REGIONAL PLAN**

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**

**April 2023**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 20, 2023**

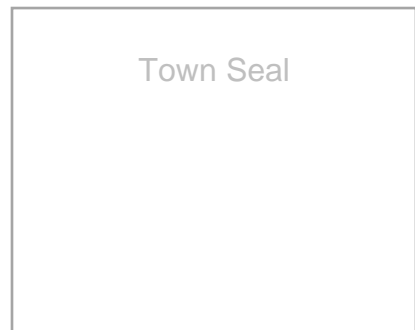
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 20, 2023.

Adopted by the City Council of St. John's on the 25th day of April, 2023.

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**

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

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

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

Town Seal

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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.

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- 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.

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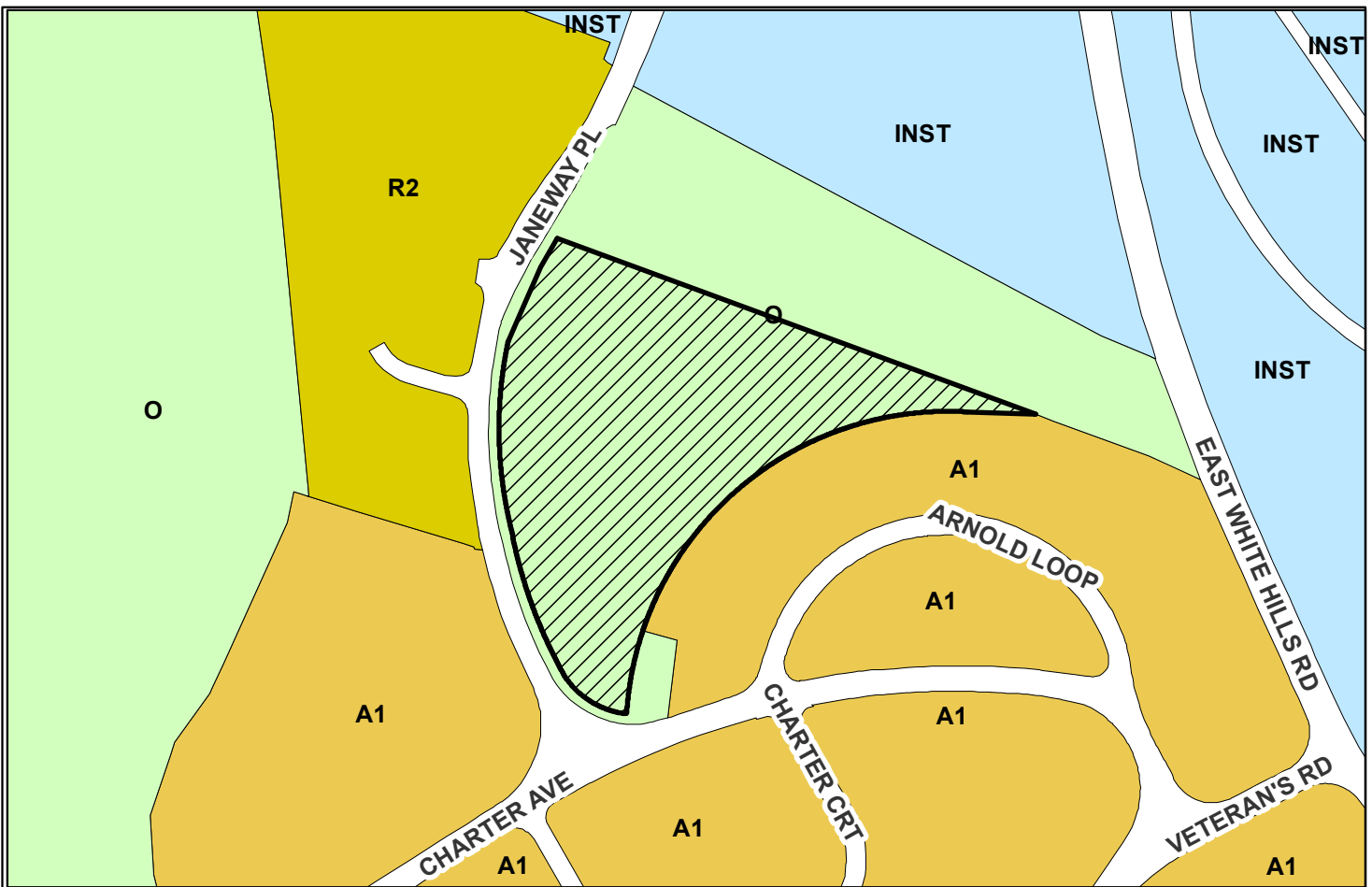
#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

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



SITE STATISTICS TABLE:

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

BUILDING TYPE #1 = TWO STORY - 8 UNIT APARTMENT BUILDINGS (4 BUILDINGS)  
TOTAL # UNITS = 32 UNITS

PARAMETER	CALC	DESIGN	REQUIRED
TOTAL LOT AREA (MINIMUM)	N/A	12,445 m²	750 m²
BUILDING FOOTPRINT (TOTAL)	(416.5m² X 4)	1666.0 m²	N/A
BUILDING LOT COVERAGE	1666m²/12445m²	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	8150m²/12445m²	65.5%	35% MIN

PARKING CALCULATIONS (SECTION 8.3):

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

MAXIMUM # SPACES

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

MINIMUM # 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

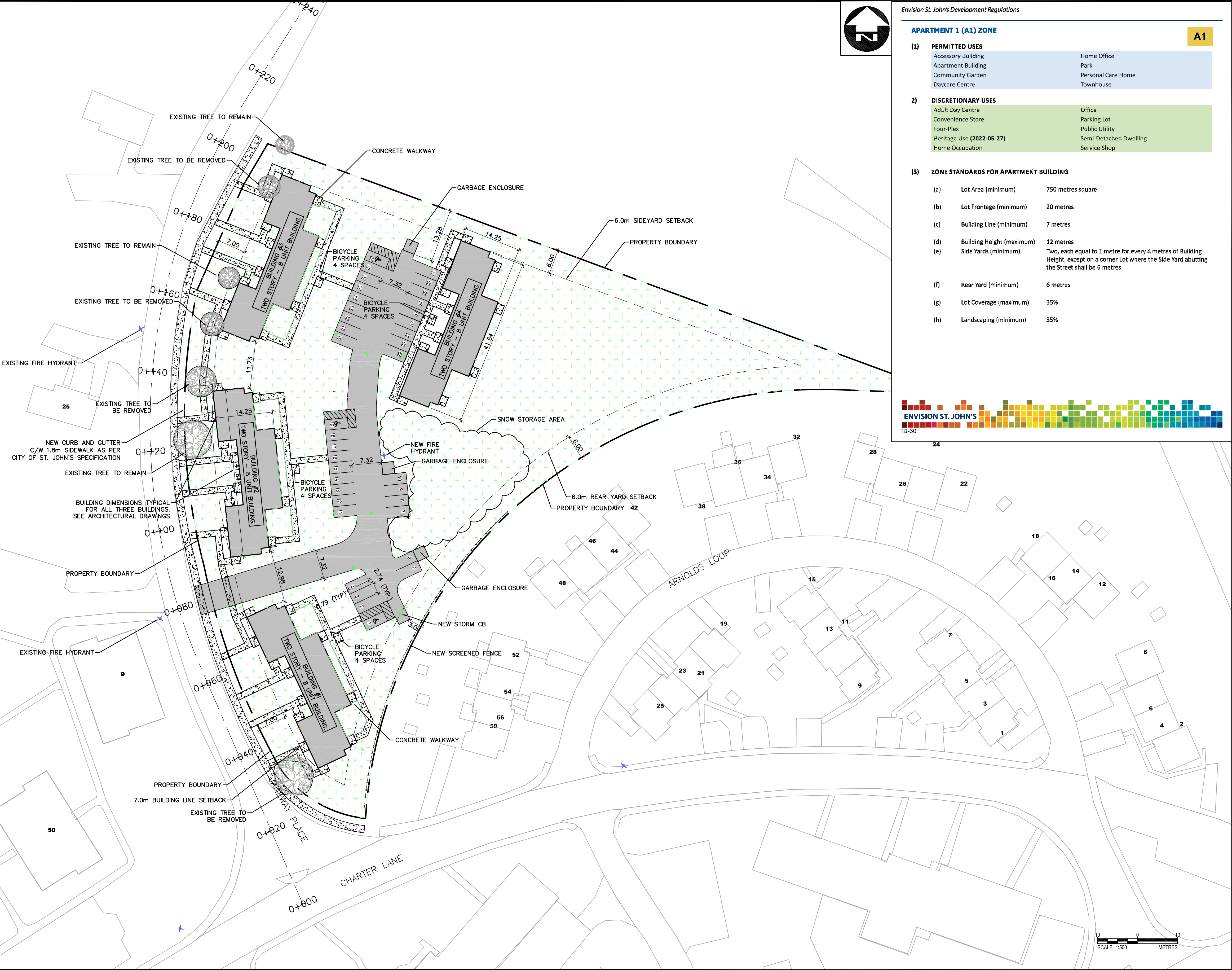
ACCESSIBLE SPACES PROVIDED = 3 SPACES = 8.3%

BICYCLE PARKING

1 BICYCLE PARKING SPACE FOR EVERY 2 RESIDENTIAL UNITS

# SPACES REQUIRED = 32 / 2 = 16 SPACES

# SPACES PROVIDED - 16 SPACES



APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES	Accessory Building Apartment Building Community Garden Daycare Centre	Home Office Park Personal Care Home Townhouse
--------------------	--	--

(2) DISCRETIONARY USES	Adult Day Centre Convenience Store Four-Plex Heritage Use (2022-05-27) Home Occupation	Office Parking Lot Public Utility Semi-Detached Dwelling Service Shop
------------------------	--	---

(3) ZONE STANDARDS FOR APARTMENT BUILDING		
(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	7 metres
(d)	Building Height (maximum)	12 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%



**Conditions of Use**  
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.

NOT FOR CONSTRUCTION

DILLON  
CONSULTING

DESIGN	MDC	REVIEWED BY	SJG
DRAWN	MDC	CHECKED BY	SJG
DATE	AUG 2022		
SCALE	1:500		
No.	ISSUED FOR	DATE	BY
E	EXISTING TREE SURVEY INFORMATION ADDED	2023/01/26	SJG
D	REVISED AS PER CITY'S COMMENTS	2022/12/02	SJG
C	BUILDING #4 REVISED	2022/09/08	SJG
B	BUILDING #4 ADDED	2022/08/06	SJG
A	ISSUED FOR REZONING APPLICATION	2022/08/12	SJG

NLHC - 2-56 JANEWAY PLACE RE-ZONING APPLICATION

PROJECT NO.  
224606

CONCEPTUAL SITE PLAN

SHEET NO.

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



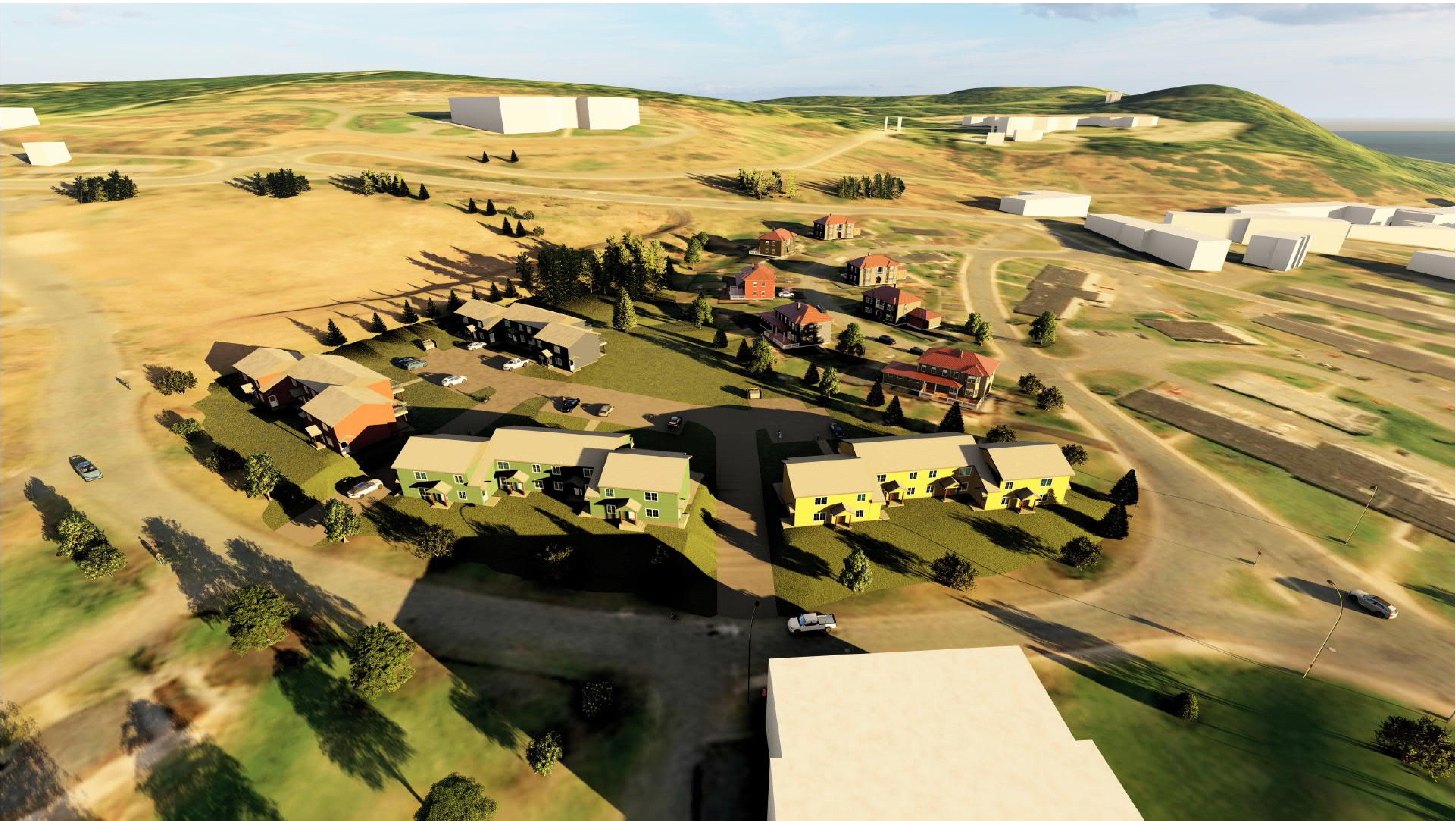


# Site Overview - A





# Site Overview - B



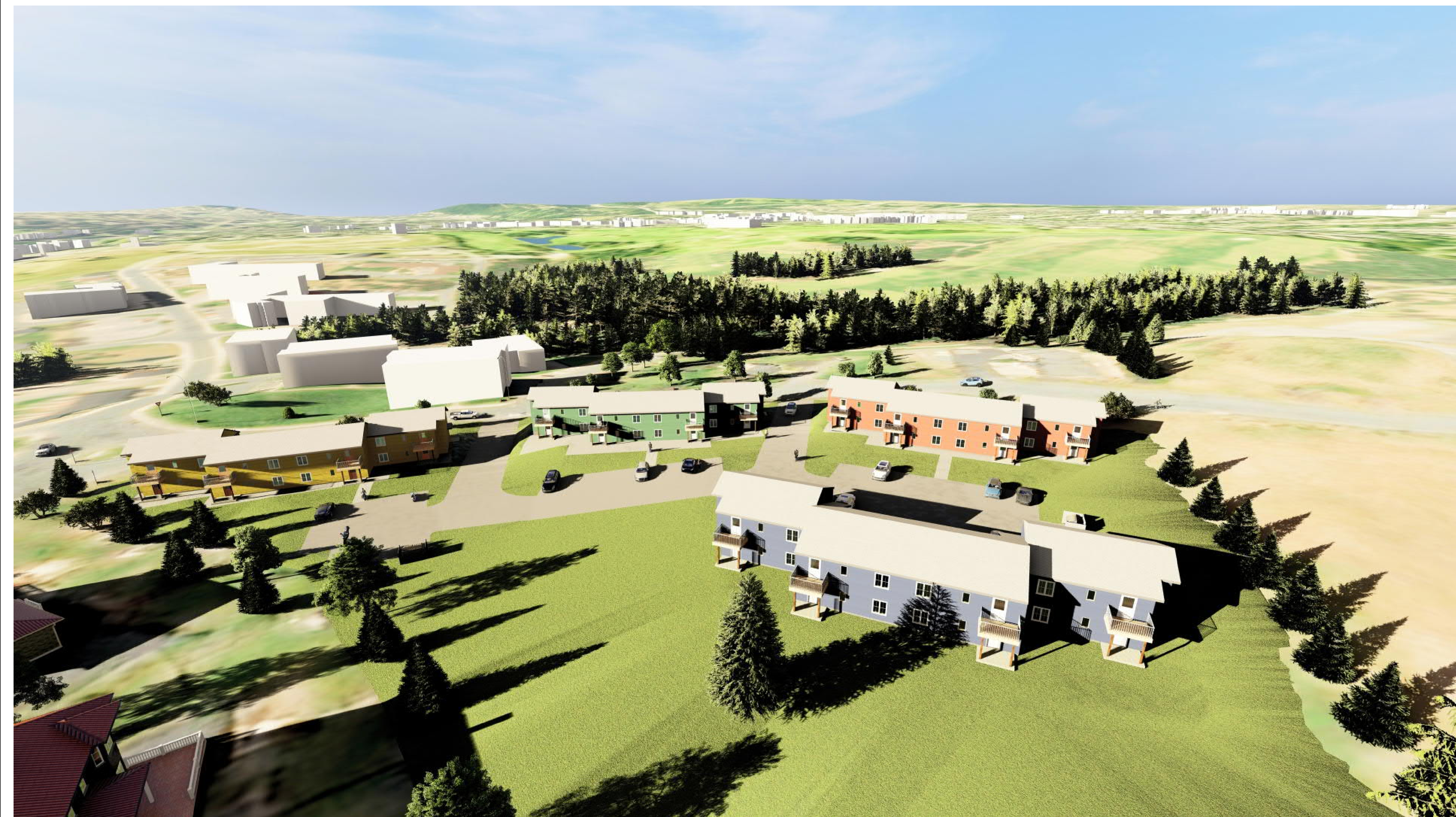


# Site Overview - C





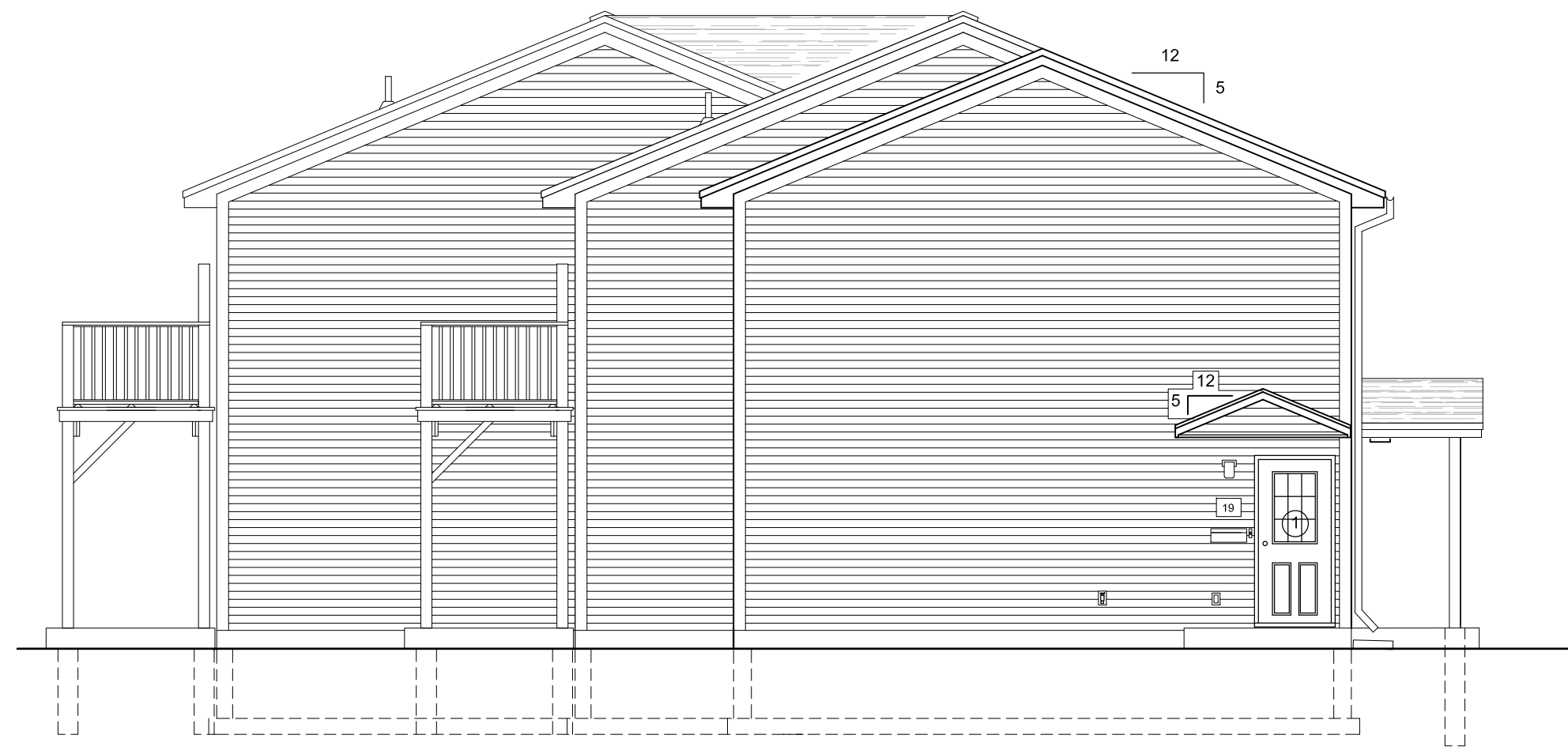
# Site Overview - D



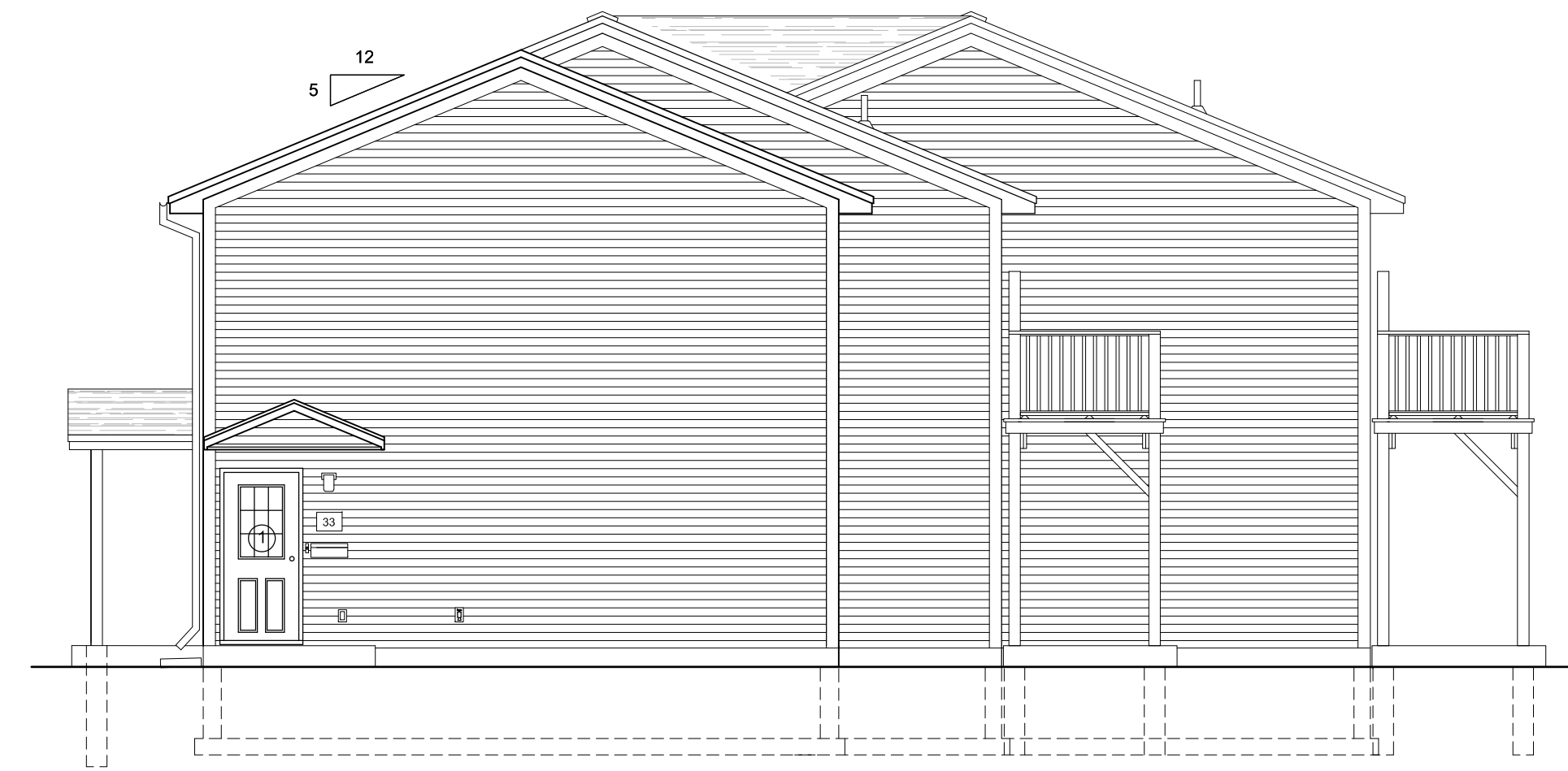


# Site Overview - E





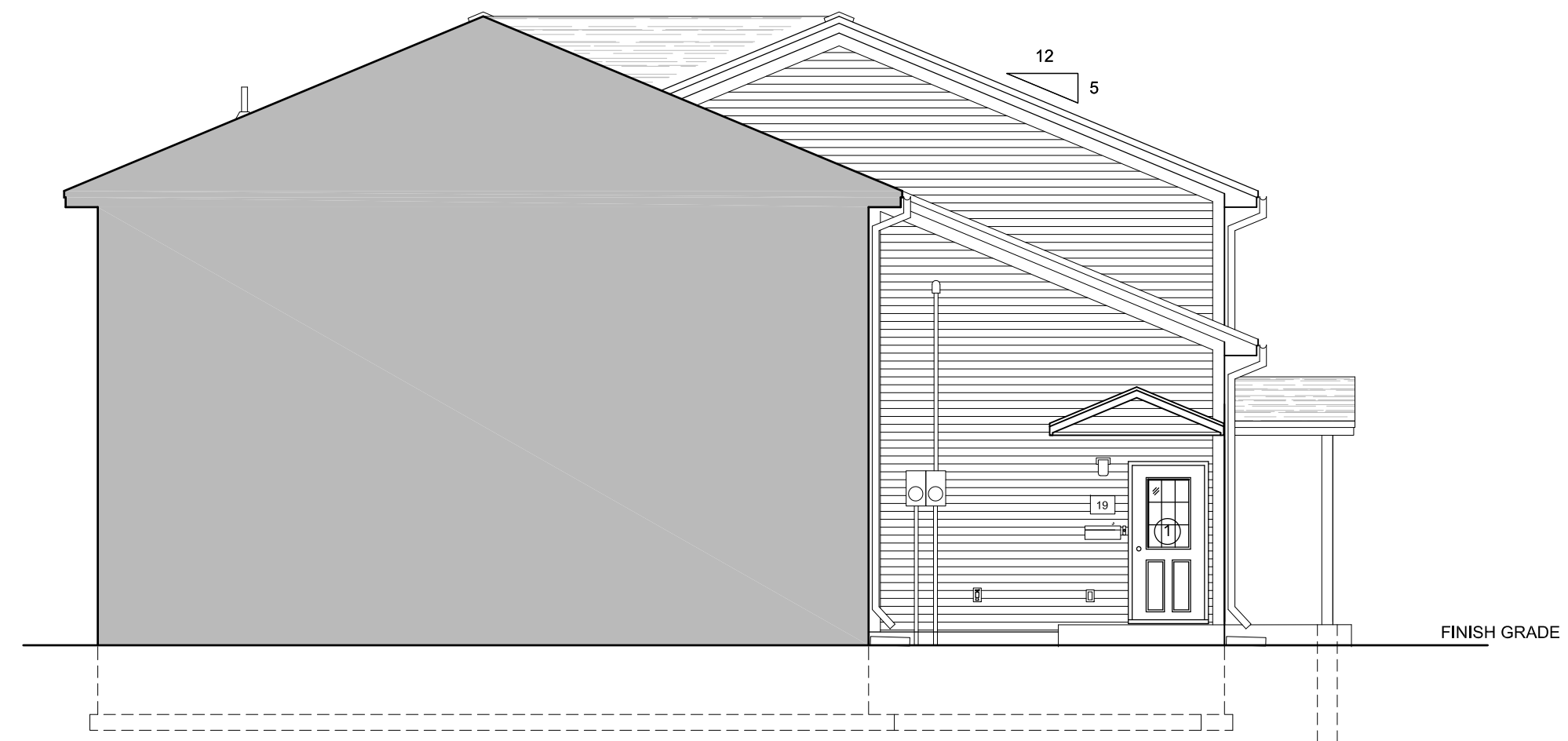
LEFT



RIGHT

SIDE ELEVATIONS  
SCALE: 1/75

1  
A-4

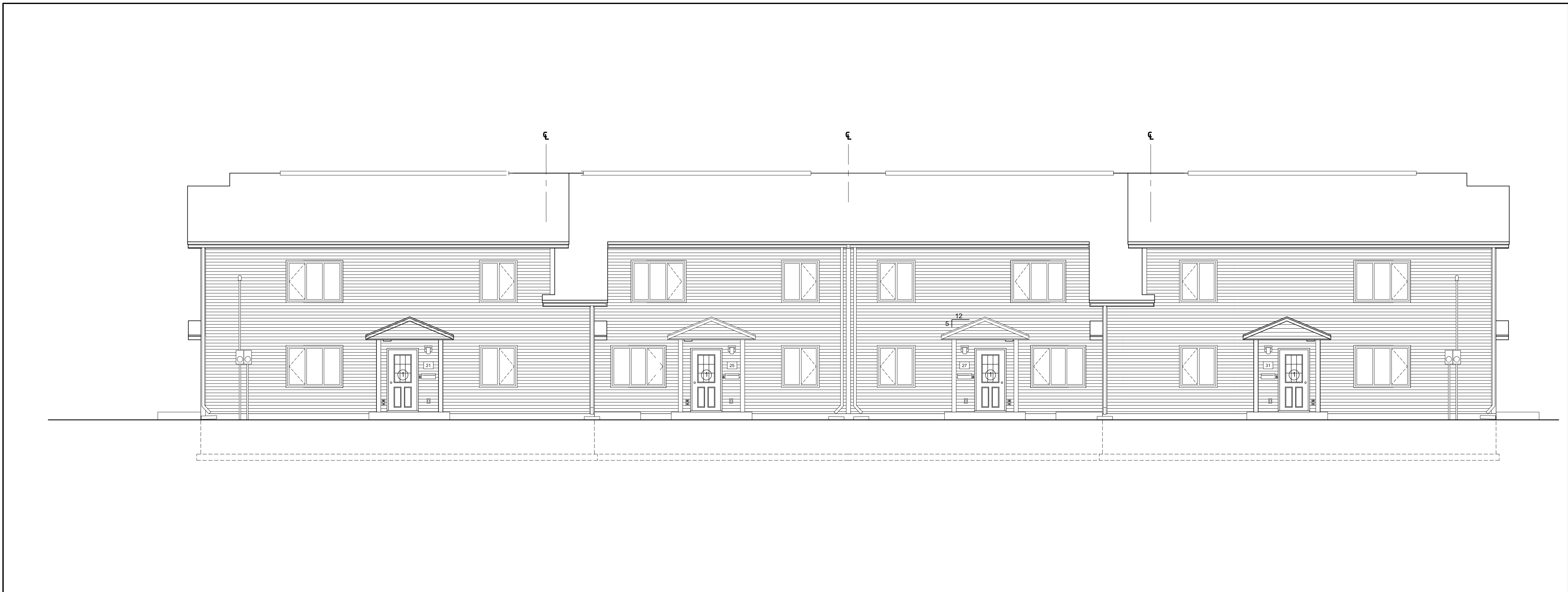


PARTIAL ELEVATION  
SCALE: 1/75

2  
A-4

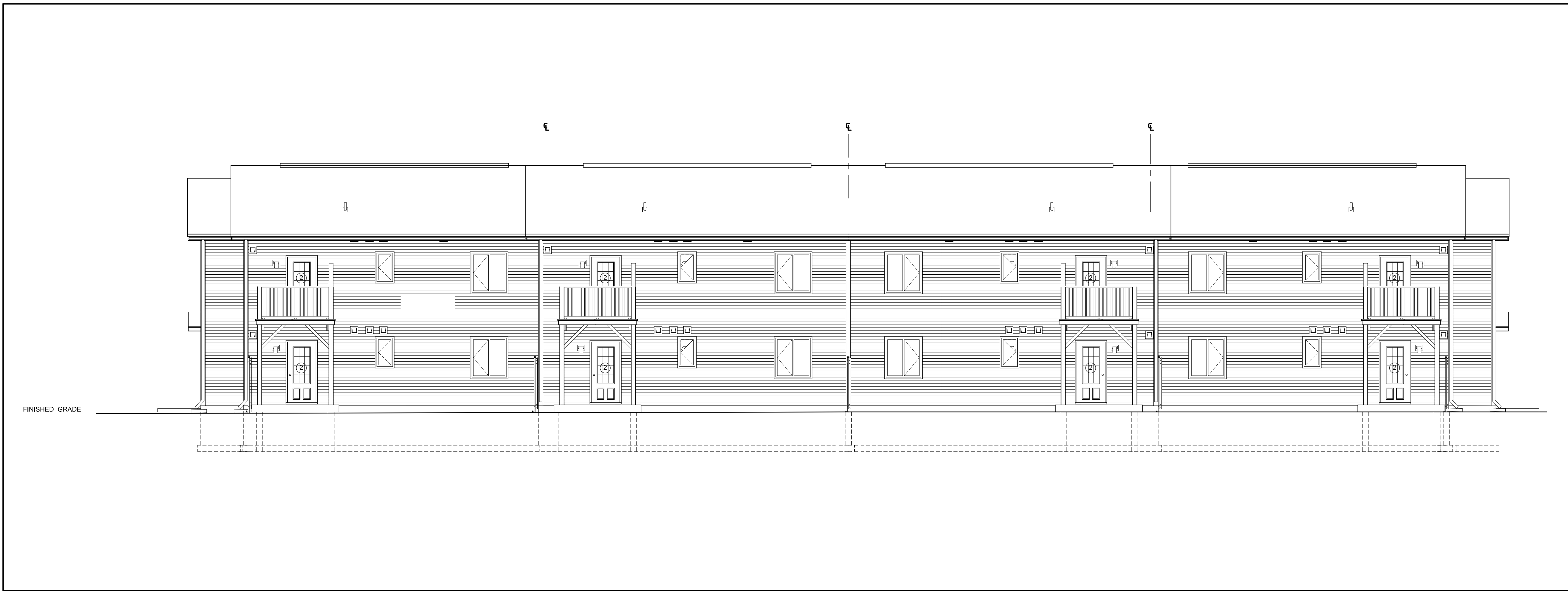
3  
A-4





FRONT ELEVATION  
SCALE: 1/75

1  
A-3



REAR ELEVATION  
SCALE: 1/75

2  
A-3

# DECISION/DIRECTION NOTE

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**Title:** Health and Wellness Centre Text Amendment, Adoption, REZ2300003

**Date Prepared:** April 17, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

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## **Decision/Direction Required:**

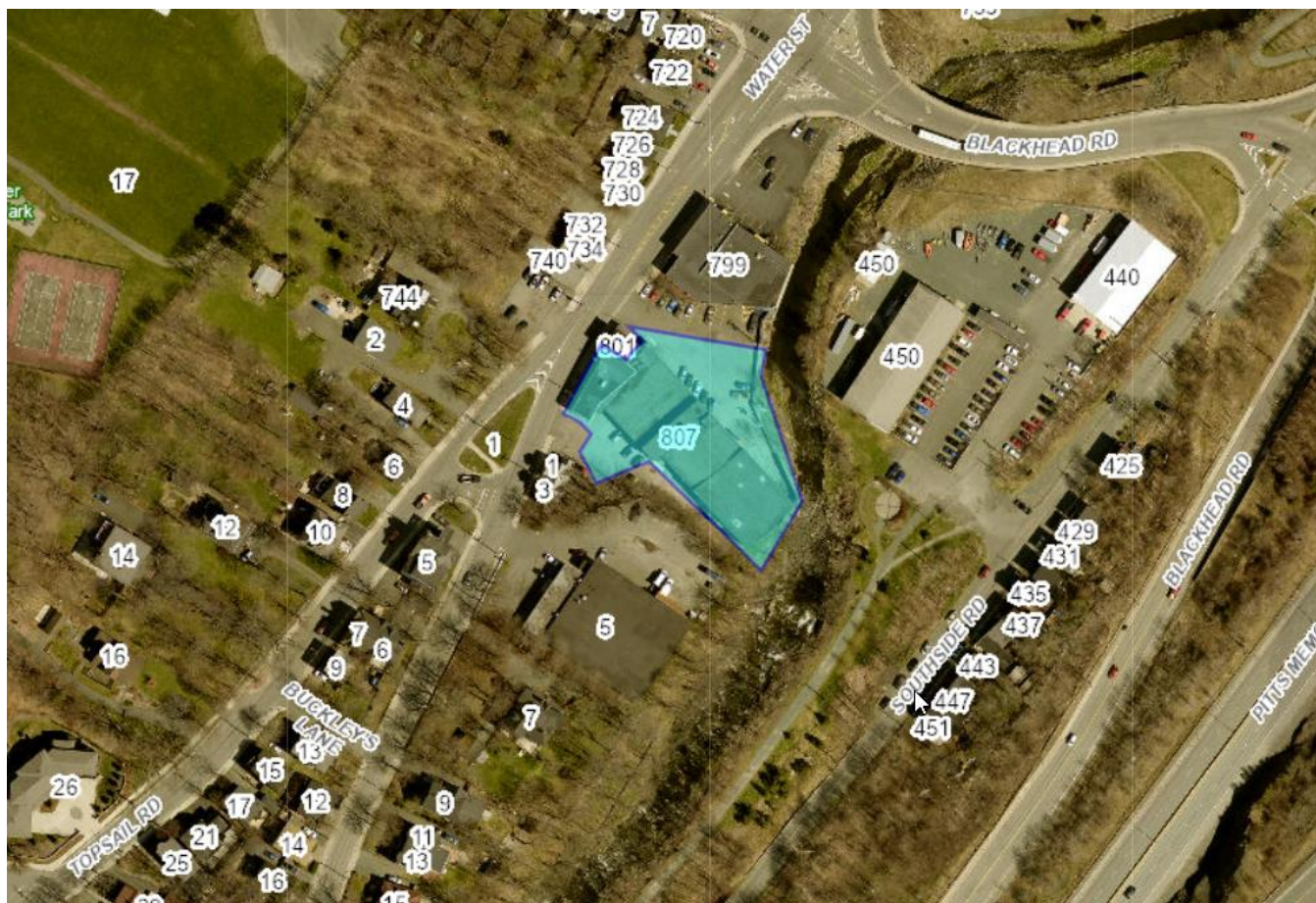
That Council adopt Envision St. John's Development Regulations Amendment No. 21, 2023, that will add "Health and Wellness Centre" as a permitted use to the Commercial Kenmount (CK), Commercial Mixed Use (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones.

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

The City has received an application for a pilates studio at 807 Water Street (note that, when this application was first brought to Council, the property was shown as 801 Water Street). The subject property is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Mixed Use (CM). Under the Envision St. John's Development Regulations, yoga and pilates studios fall under the Health and Wellness Centre definition. A Health and Wellness Centre is not a listed use within the CM Zone, and therefore a text amendment to add this use to the Zone is required to consider the proposed studio.

At its March 27, 2023, Regular Meeting, Council voted to consider the amendment and advertise it for public review. At that time Council also recommended to consider Health and Wellness Centre in the Commercial Kenmount (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones so that the use could be potentially available in more places.

The amendment was advertised in *The Telegram* on three occasions, on the City's website and Planning Engage page, and mailed to property owners within 150 metres of the subject property. No submissions were received by the City Clerk's Office. Council can now adopt the attached text amendment. Should Council adopt the amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration



Subject property: 807 Water Street

### 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: Not applicable.
6. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Publicly advertised as per the Envision St. John's Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council adopt Envision St. John's Development Regulations Amendment Number 21, 2023, to add Health and Wellness Centre as a Permitted Use in the Commercial Kenmount, (CK), Commercial Mixed Use (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones.

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

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

**Report Approval Details**

Document Title:	Health and Wellness Centre Text Amendment, Adoption, REZ2300003.docx
Attachments:	- DR Amend No. 21, 2023 - Health and Wellness Centre in CK, CM, CO and COH Zone - TEXT (amc).pdf
Final Approval Date:	Apr 19, 2023

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

**Ken O'Brien - Apr 19, 2023 - 9:01 AM**

**Jason Sinyard - Apr 19, 2023 - 10:38 AM**

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

## **St. John's Development Regulations Amendment Number 21, 2023**

**Add Health and Wellness Centre as a Permitted Use in the  
Commercial Kenmount (CK) Zone, Commercial Mixed Use (CM) Zone,  
Commercial Office (CO) Zone, and Commercial Office Hotel (COH)  
Zone**

**April 2023**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 21, 2023**

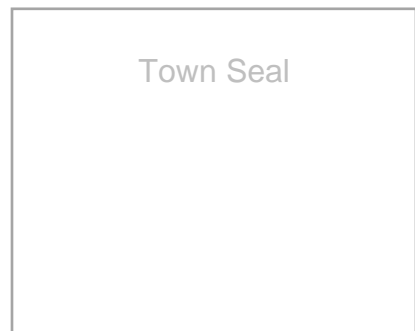
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 21, 2023.

Adopted by the City Council of St. John's on the 24th day of April, 2023.

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

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

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



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 21, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



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



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

### **Development Regulations Amendment Number 21, 2023**

#### **BACKGROUND AND ANALYSIS**

The City has received an application for a pilates studio at 807 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 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.

Policies in the Envision St. John's Municipal Plan support providing opportunities for small local commercial uses, and well as redeveloping older business areas, particularly the downtown. Allowing Health and Wellness Centre in the CM Zone will create more business options for the existing building at 807 Water Street. Such policies in the

Municipal Plan include the following:

8.5.1 - Within the Commercial Land Use District, Council shall establish commercial land use zones that accommodate a wide range of permitted and discretionary uses including retail, restaurants, entertainment and assembly, hotel, office, service shop, clinics, residential, day care centres, schools, place of worship, parking, and light industrial uses, along with other uses which are listed in the corresponding Zones under the Development Regulations.

8.5.6. - Provide adequate opportunity for business expansion at appropriate locations throughout the city and assist in the reorganization and redevelopment of older business areas, particularly the downtown.

8.5.7. - Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.

## **PUBLIC CONSULTATION**

The proposed amendment was advertised on three occasions in The Telegram newspaper on April 1, April 8 and April 15, 2023. A notice of the amendment was also posted on the City's website, the Planning Engage Page and mailed to property owners within 150 metres of 801 Water Street. No submissions were received by the City Clerk's Office.

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

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add Health and Wellness Centre as a Permitted Use in the Commercial Kenmount (CK) Zone, Commercial Mixed Use (CM) Zone, Commercial Office (CO) Zone, and Commercial Office Hotel (COH) Zone.

## **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 21, 2023**

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

### **1) Adding "Health and Wellness Centre" as a Permitted Use to the following Zones:**

**Commercial Kenmount (CK) Zone,  
Commercial Mixed Use (CM) Zone,  
Commercial Office (CO) Zone, and  
Commercial Office Hotel (COH) Zone**

# INFORMATION NOTE

**Title:** Quarterly Housing Update

**Date Prepared:** April 20, 2023

**Report To:** Affordable Housing Working Group

**Councillor and Role:** Councillor Ophelia Ravencroft, Housing

**Ward:** N/A

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## Issue:

### Discussion – Background and Current Status:

As of March 31, 2023, the Housing Division had a 11.5% vacancy rate in the City's rental units. This is up from the 10% vacancy rate in the last quarter. This is partly due to the fact that people generally do not want to move in the winter months and housing staff were doing almost 300 rental renewals during this quarter.

The breakdown is as follows:

APARTYMENT TYPE	LEM	RGI	AFFORDABLE	TOTAL VACANCY
bachelor	0	0	0	0
1 bedroom	6	1	2	9
2 bedroom	26	2	0	28
3 bedroom	13	0	0	13
4 bedroom	5	0	0	5
TOTALS	50	3	2	55

We continue to have low vacancy in our Rent Geared to Income homes at the same time over 80% of our applications are for people needing Rent Geared to Income units. The Provincial government's rollout of the Federal Canada Housing Benefit (CHB) continues to help low income earners to with the means of affording the LEM units thereby reducing the number of people waiting for an RGI. In March we had 20 people subsidized by NLHC.

In this quarter, new 19 families/individuals were housed with the City and 9 families/individuals moved out.

# ST. JOHN'S

Applications received during this quarter for our LEMs

Month	One bedroom	Two Bedroom	Three Bedroom	Four Bedroom
January	0	0	0	0
February	1	2	0	0
March	2	0	0	2
Total	3	2	0	2

Total of LEM applications 7

Applications received during this quarter for our RGIs

Month	One bedroom	Two Bedroom	Three Bedroom	Four Bedroom
January	9	3	1	1
February	10	2	4	0
March	18	4	3	0
Total	37	9	8	1

Total of RGI applications 55

As of March 31, 2023 we have 52 applicants on the waitlist for a LEM unit and 211 for an RGI unit.

As of March 31, 2023, of the 55 vacant units (up from 52 last quarter), 5 will be ready soon. Selections continue to be made from the waitlist.

We continue to see an increase in the number of applicants that are at risk of homelessness or are homeless. Homelessness is a very complex issue and solving it is not an easy endeavor. It is certainly not one that can be done by a single level of government or organization. As a Municipality we continue to partner the organizations in the sector to help alleviate the pressure in this housing crisis. Utilizing existing resources including the city owned building at 77 Charter Ave, a partnership was secured between Newfoundland and Labrador Housing and Homelessness Network (NLHHN) and End Homelessness St John's (EHSJ) so EHSJ could provide some much-needed training to the housing and homeless sector at no cost. NLHHN runs out of 77 Charter and has a fabulous training center.

## Key Considerations/Implications:

1. Budget/Financial Implications:  
Housing staff are continuing to meet with the province and partners to strategize funding and partnership opportunities that may help bring more affordable housing to our citizens.  
This quarter, the City of St John's was selected for the Rapid Housing Initiative 3. An RFP went out, a partner was selected and currently we are waiting for CMHC to confirm. More details will come next quarter.
- The City of St John's has also been invited to apply for CMHC's Housing Accelerator Fund which is meant to accelerate housing stock and incentive various initiatives that would, in principle, accelerate housing development. More information will come to Council soon.
2. Partners or Other Stakeholders:  
We have been working close with NLHC and EHSJ. But we are also exploring new partnership options with more community partners to help get people in appropriate and safe housing as soon as we can.
3. Alignment with Strategic Directions:  
  
A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.  
  
Choose an item.
4. Alignment with Adopted Plans:  
Affordable Housing Strategy  
Neighborhoods Build our City and Culture of Cooperation
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:  
10. We had a 4-5 week vacancy in the Administrative Clerk position, which delayed our application process. This position was filled March 27.
11. Procurement Implications: N/A

**12. Information Technology Implications:**

We are continue working with IT to roll out a management software program that will streamline the work of the housing team. This has been on-going for over 2 years and we have ramped up the training in March. We expect to see some real progress next quarter.

**13. Other Implications: N/A****Conclusion/Next Steps:**

The Housing Division will continue to provide affordable housing options to the residents of St. John's.

### Report Approval Details

Document Title:	Quarterly Housing Update.docx
Attachments:	
Final Approval Date:	Apr 20, 2023

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

**Tanya Haywood - Apr 20, 2023 - 2:41 PM**



# DECISION/DIRECTION NOTE

**Title:** SERC – 2023 Road Closures 1

**Date Prepared:** April 20, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

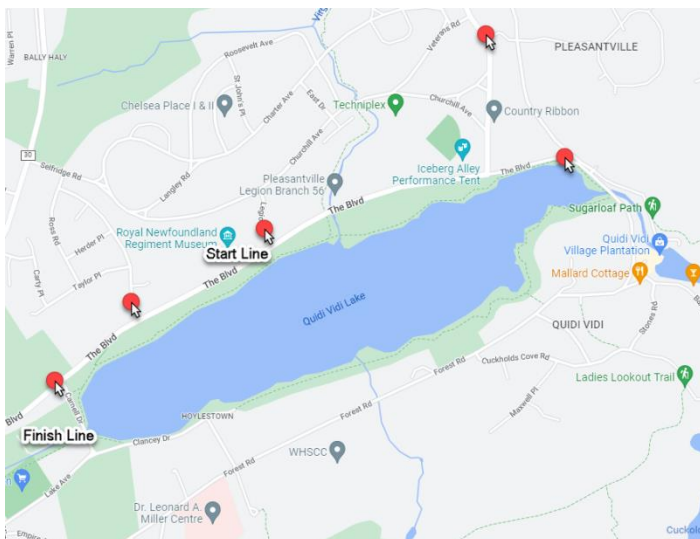
**Decision/Direction Required:** Seeking Council approval for road closures associated with the following events: ANE Mile on April 30, Coronation Celebrations on May 6, and the Battle of the Atlantic Parade and Ceremony on May 7.

## Discussion – Background and Current Status:

**ANE Mile** – April 30, approximately 100 - 200 runners. RNC will be present to escort, and race marshals will be stationed on all barricades.

Road Closures (except local traffic):

- The Boulevard from Carnell Drive to Quidi Vidi Village Road (both directions)
- Local access between Carnell Drive and the Start Line (Bandstand).
- Local access between Quidi Vidi Village Road and the Finish Line (Bridge on Carnell Drive).
- Legion Road, East White Hills Road, Pleasantville Ave
- Lead barriers placed in advance of barrier at intersection with The Boulevard so that drivers can be redirected or turn around in more convenient locations.
- 7:45 AM – 8:45 AM



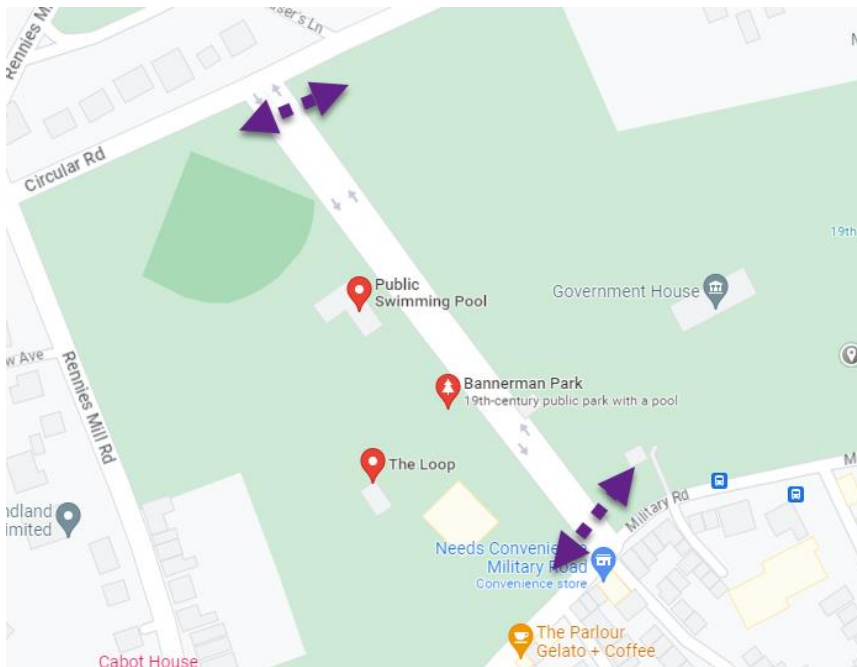
# ST. JOHN'S

**Coronation Celebrations** – The Coronation of the King will be celebrated by the Provincial Government with a short procession along Bannerman Road into the Government House grounds, followed by a ceremony. This event will take place on May 6 beginning at 10:00am.

Road closure:

- Full road closure on Bannerman Road, from Circular Road to Military Road from 8:00am – 10:15am.
- The procession will be staged along Bannerman Road.
- The procession will begin at 10:00am and last approximately 5 minutes as they turn on to Military Road and directly into the main gates at Government House.
- 10:00am – 10:05am – hold traffic on Military Road.

RNC will be present to implement all closures, and will hold traffic along Military Road for just long enough for the procession to get through the Government House gates.



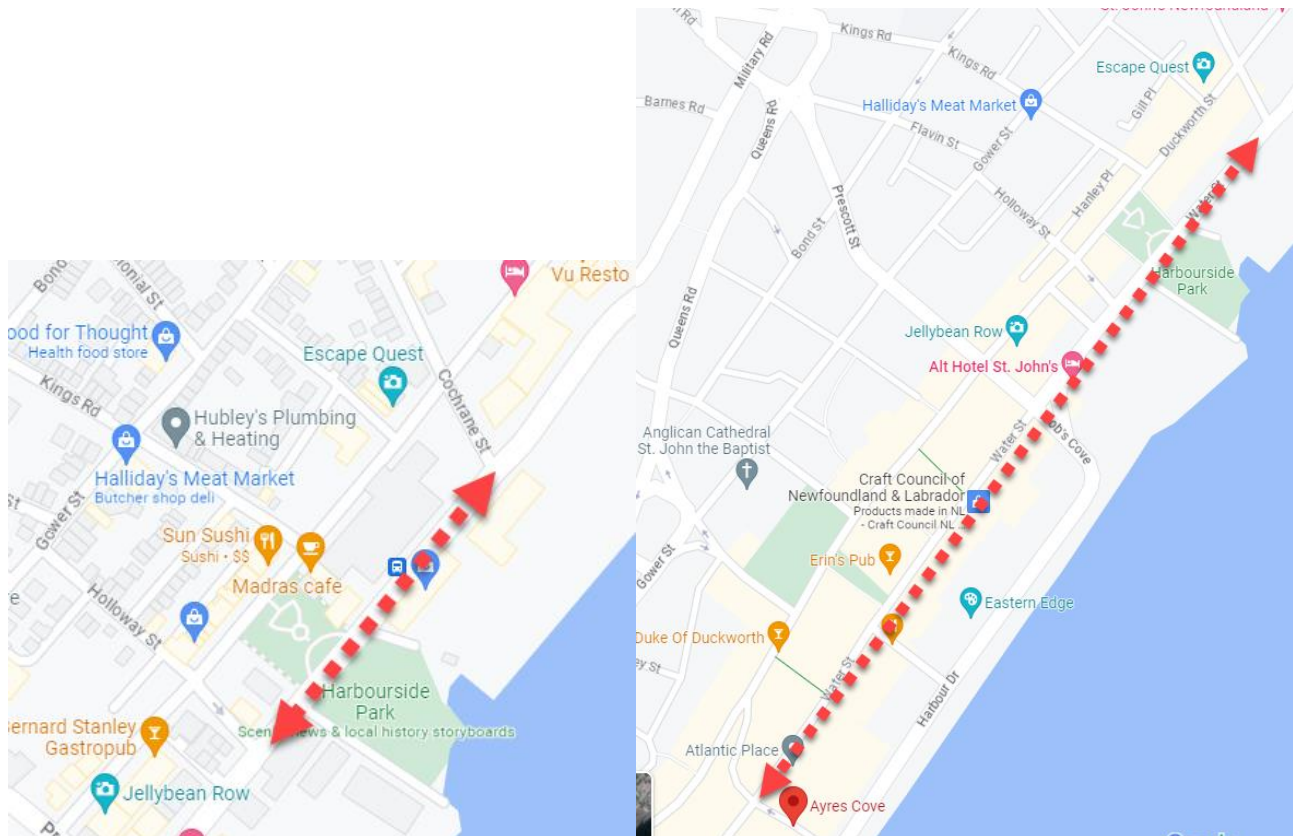
**Battle of the Atlantic Parade and Procession** – The Royal Canadian Navy is requesting the following road closure for their event on May 7. The ceremony will take place at the National War Memorial, followed by a brief procession from the Memorial past the Court House on Water Street. Military Police will be present to implement road closure.

Water Street, from Holloway Street to Cochrane Street

- 8:00am – 11:00am
- Resident access will be maintained at Queen's Cove

Water Street, from Cochrane Street to Ayres Cove

- 10:00am – 10:30am



### Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Government of Newfoundland and Labrador, NLAA, HMCS Cabot.
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 associated with the following events: ANE Mile on April 30, Coronation Celebrations on May 6, and the Battle of the Atlantic Parade and Ceremony on May 7.

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

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

**Report Approval Details**

Document Title:	SERC - 2023 Road Closures 1.docx
Attachments:	
Final Approval Date:	Apr 20, 2023

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

**Erin Skinner - Apr 20, 2023 - 3:36 PM**

**Tanya Haywood - Apr 20, 2023 - 3:41 PM**