

ST. JOHN'S

Committee of the Whole Agenda

May 3, 2023

9:30 a.m.

4th Floor City Hall

Pages

1. Call to Order
2. Approval of the Agenda
3. Adoption of the Minutes
 - 3.1 Approval of Minutes - April 5, 2023 3
4. Presentations/Delegations
5. Finance & Administration - Councillor Ron Ellsworth
 - 5.1 Revised Alcohol and Drug Policy 7
6. Public Works - Councillor Sandy Hickman
7. Community Services - Deputy Mayor Sheilagh O'Leary
8. Special Events - Councillor Debbie Hanlon
9. Housing - Councillor Ophelia Ravencroft
10. Economic Development, Tourism & Immigration - Mayor Danny Breen
11. Arts & Culture - Deputy Mayor Sheilagh O'Leary
12. Governance & Strategic Priorities - Mayor Danny Breen
13. Planning - Councillor Ian Froude
 - 13.1 Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings 32
 - 13.2 Built Heritage Experts Panel Report April 19, 2023 36

1.	70 Circular Road, Designated Heritage Building, SIT2300008	39
2.	70 Queen's Road, Extension, Designated Heritage Building	62
14.	Development - Councillor Jamie Korab	
15.	Transportation and Regulatory Services - Councillor Maggie Burton	
16.	Sustainability - Councillor Maggie Burton & Councillor Ian Froude	
17.	Other Business	
17.1	Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon	81
18.	Adjournment	

ST. JOHN'S

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

April 5, 2023, 9:30 a.m.

Present:	Mayor Danny Breen Councillor Maggie Burton Councillor Debbie Hanlon Councillor Jamie Korab Councillor Ian Froude Councillor Carl Ridgeley
Regrets:	Deputy Mayor Sheilagh O'Leary Councillor Ron Ellsworth Councillor Sandy Hickman Councillor Jill Bruce Councillor Ophelia Ravencroft
Staff:	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 Karen Chafe, City Clerk Susan Bonnell, Manager - Communications & Office Services Christine Carter, Legislative Assistant
Others	Randy Carew, Manager, Regulatory Services Trina Caines, Policy Analyst

1. **Call to Order**

Mayor Danny Breen called the meeting to order at 9:30 am.

2. **Approval of the Agenda**

2.1 **Adoption of Agenda - April 5, 2023**

Recommendation

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That the agenda be adopted as presented.

For (6): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

3. Adoption of the Minutes

3.1 Adoption of Minutes - March 8, 2023

Recommendation

Moved By Councillor Froude

Seconded By Councillor Hanlon

That the minutes of March 8, 2023, be accepted as presented.

For (6): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

4. Presentations/Delegations

5. Finance & Administration - Councillor Ron Ellsworth

6. Public Works - Councillor Sandy Hickman

7. Community Services - Deputy Mayor Sheilagh O'Leary

8. Special Events - Councillor Debbie Hanlon

9. Housing - Councillor Ophelia Ravencroft

10. Economic Development, Tourism & Immigration - Mayor Danny Breen

11. Arts & Culture - Deputy Mayor Sheilagh O'Leary

12. Governance & Strategic Priorities - Mayor Danny Breen

12.1 Use of Indoor City Facilities Policies

Councillor Ridgeley asked for a deferral to allow for further discussion with Staff on the Policy as presented.

Moved By Councillor Ridgeley

Seconded By Councillor Hanlon

That discussion on the Use of Indoor City Facilities Policies be deferred to the next Committee of the Whole meeting.

For (6): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

13. Planning - Councillor Ian Froude

13.1 390 Duckworth Street – Signs – SGN2300001

Councillor Burton presented the recommendation on the three wall signs and associated awnings at 390 Duckworth Street, a designated Heritage Building, and noted her support for approval by Council.

Councillor Korab also added his support noting that the developers are renovating the building for use as a medium sized theatre which will be a great addition to the area.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council approve three wall signs and associated awnings at 390 Duckworth Street, a designated Heritage Building, as proposed.

For (6): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

14. Development - Councillor Jamie Korab

15. Transportation and Regulatory Services - Councillor Maggie Burton

15.1 Amendment to The Commercial Maintenance By-Law

Councillor Burton presented to Council the amendment to the Commercial Maintenance By-Law.

Council has previously approved the Parklet Program for the City. One of the decisions coming out of that review was the need to have the requirements for Parklets included in a by-law, in addition to being under a lease, so as to provide an additional enforcement mechanism. In previous

years the only enforcement mechanism the City had was termination of the lease for the Parklet space.

A by-law will allow for the issuance of a ticket or the laying of a charge to ensure requisite standards are maintained.

The requirements set out in the by-law are the result of consultations between Regulatory Services (PERS), Fire Inspections Services (SJRFD), and Healthy City and Inclusion Services (Community Services).

In addition to the provisions related to Parklets, the by-law will clarify the requirement to keep commercial garbage receptacles closed.

Councillor Froude asked for clarification on several issues, including the half meter set back and the definition of the edge of the parklet. Mr. Carew advised that the purpose of the set back is to assist in the prevention of damage to the parklet by vehicles or pedestrians going past. Mr. Carew also reviewed with Council what defines the parklet edge/perimeter.

It was noted that the setback should not impact the capacity of the parklet as the canopies could be placed at least 0.5 metres from the edge of the Parklet on the street side.

As this is an Information Note, Mayor Breen noted that this item will be brought forward to an upcoming Regular Council meeting for further discussion.

16. Sustainability - Councillor Maggie Burton & Councillor Ian Froude

17. Other Business

18. Adjournment

There being no further business the meeting adjourned at 9:45 am.

Mayor

DECISION/DIRECTION NOTE

Title: Revised Alcohol and Drug Policy

Date Prepared: April 27, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required: Approval of the revised Alcohol and Drug Policy

Discussion – Background and Current Status:

The alcohol and drug policy was implemented in July of 2015 and as such required review and update to reflect applicable recent case law and particularly the legalization of cannabis. This review was conducted by both internal and external legal counsel, as well as the City's Human Resources department. The review encompassed language changes to reflect best practice in maintaining a safe workplace for all employees and public who avail of City services.

It is important to note there are two key goals to this policy:

1. Promote a positive impact on employee health and well-being while addressing performance and productivity within the City and,
2. ensure compliance with current employment and human rights legislation.

Some key updates to the policy are:

- updated definition of “drugs” and other related definitions.
- Removal of Appendix 4: Hosting Guidelines as these are covered in existing Hosting guidelines and Room usage agreement and Use of City Facilities policy and procedures.
- Adjustment to disclosure requirements for mood altering substances.
- Clarification as to what is a “significant work related incident” and related responsibilities.

Key Considerations/Implications:

1. Budget/Financial Implications: There are no budget or financial implications.
2. Partners or Other Stakeholders: All City unions and staff

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3. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.

Choose an item.

4. Alignment with Adopted Plans: N/A

5. Accessibility and Inclusion: N/A

6. Legal or Policy Implications: The policy has been reviewed and approved by the Office of the City Solicitor.

7. Privacy Implications: The Access and Privacy Analyst were originally consulted when the Policy was developed and it was deemed consistent with the Privacy Management Policy and the Access to Information and Protection of Privacy Act. The changes to the policy do not warrant a full review.

8. Engagement and Communications Considerations: Education/communication meetings to take place with unions. Training sessions to be conducted for those supervising safety sensitive positions.

9. Human Resource Implications: The policy will be implemented with existing human resources. The Human Resources Division will work with departments on the training and implementation.

10. Procurement Implications: There are no expected procurement implications.

11. Information Technology Implications: There are no expected information technology implications.

12. Other Implications: There are no other implications at this time.

Recommendation:

That Council approve the revised Alcohol and Drug Policy.

Prepared by: Leanne Piccott, Manager, Advisory Services

Reviewed by: Sarah Hayward, Director, Human Resources

Approved by: Derek Coffey, Deputy City Manager, Finance and Corporate Services

Report Approval Details

Document Title:	Revised Drug and Alcohol Policy.docx
Attachments:	
Final Approval Date:	Apr 27, 2023

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

Sarah Hayward - Apr 27, 2023 - 12:33 PM

Derek Coffey - Apr 27, 2023 - 12:46 PM



**City of
St. John's**

May 1st
2023

Table of Contents

1.0 PURPOSE	4
2.0 PREVENTION.....	4
3.0 CONFIDENTIALITY	4
4.0 SCOPE.....	4
4.1. Employees.....	4
4.1. i. Scheduled Call-in Situations.....	4
4.1. ii. Unscheduled/Unexpected Call-in Situations	5
4.2 Contractors	5
5.1 Alcohol.....	5
5.2. Illicit Drugs, Mood Altering Substances & Drug Paraphernalia.....	6
5.3. Medications (Prescription and Over-the-Counter).....	6
6.0 ASSISTANCE, REHABILITATION AND AFTERCARE	6
7.0 RESPONSIBILITIES	7
7.1. All employees are required to:.....	7
7.2. Supervisors are required to:	7
7.3. Non-Management Supervisors	8
7.4. The Human Resources Division	8
7.4. i. Occupational Health Nurse/Disability Case Managers	8
7.4. ii. Human Resources Advisors	9
7.4. iii. The Program Administrator.....	9
8.0 INVESTIGATION.....	9
8.1. Representation.....	9
8.2. Alcohol and Drug Testing Process	10
8.3 Significant Work-related Incident.....	10
8.4. Reasonable Cause/ Unfit for Work Situations.....	11
8.5. Return to Work – Post Violation	12
8.6. Return to Work - Post Treatment	12
8.7. Loss of License/Impaired Driving Charge or Suspension.....	12
8.8. Possession of Alcohol or Other Drugs	13
8.9. Off Duty Activities	13
9.0 Social Situations	13
	2

Last Updated 2023-05-01

9.1 City Sponsored Social Events	13
9.2 Business Hosting	13
10.0 POLICY VIOLATIONS	14
10.1. General Provisions	14
10.2. Conditions of Return to Duty after a Policy Violation	14
11.0 POLICY EVALUATION	15
Appendix 1 - DEFINITIONS	16
Appendix 2 - ALCOHOL AND DRUG TESTING PROCESS	19
Appendix 3 - GUIDELINES ON MEDICATIONS	19
Appendix 4 - CITY OF ST. JOHN'S ALCOHOL AND DRUG POLICY EXPECTATIONS FOR CONTRACTORS	21

1.0 PURPOSE

The City (also referred to as the “Employer”) is committed to ensuring a safe and productive workplace. The use of illicit drugs, and the inappropriate use of alcohol, medications or other mood altering substances can have serious adverse effects on job performance and can be a threat to the safety and well-being of employees, contractors and members of the public. This Policy outlines the requirements and expectations associated with alcohol and other drug use and it is an important element in our commitment to achieve a safe and healthy work environment.

2.0 PREVENTION

This Policy promotes safety and optimal work performance through increased awareness, and early identification and prevention of potential problem situations related to alcohol and other drugs.

The City will provide ongoing education, awareness and information regarding the use and impact of alcohol and drugs. The City also provides confidential professional assistance through its Employee and Family Assistance Program (EFAP). Employees who suspect they have an alcohol or other drug dependency are encouraged to avail of confidential assistance through the Employee and Family Assistance Program (EFAP), their personal physician or community based services.

3.0 CONFIDENTIALITY

Confidentiality and respect for privacy will be maintained except where limited disclosure is needed to effectively manage health and safety concerns (e.g., there is a potential risk to self, others, or the City). The information shared will be limited to that which is relevant to the employee’s fitness for work; and any restrictions related to the employee’s fitness for work that could impact the employee’s ability to satisfactorily perform their duties.

4.0 SCOPE

This Policy applies to:

4.1. Employees

All employees while working on City business, when on City premises and worksites, and when driving a City vehicle or operating City equipment whether on or off City premises.

4.1. i. Scheduled Call-in Situations

All employees scheduled on standby are required to remain fit to respond to work and be in compliance with this Policy.

4.1. ii. **Unscheduled/Unexpected Call-in Situations**

Employees who are not scheduled for standby and receive a call to report for work are responsible to decline the request if they may not be fit for work due to the consumption of alcohol or other drugs.

4.2 **Contractors**

Contractors performing work with the City will be advised of this Policy and the specific requirements for contractors as set out in the City of St. John's Alcohol and Drug Policy Expectations for Contractors (Appendix 5). They are required to enforce these requirements for their employees, sub-contractors and agents. Any contravention of this Policy will be considered a breach of the contract. (Reference: Policy: 03-07-43 Contractor Health and Safety Policy).

5.1 **Alcohol**

Employees are prohibited from:

- reporting for work or remaining at work when they may not be fit for work due to the consumption of alcohol;
- consuming, distributing, offering or selling beverage alcohol while at work, including during meals and breaks;
- possessing open beverage alcohol;
- transporting or storing containers of beverage alcohol, including factory-sealed containers, in a City vehicle;
- returning to work, reporting for work, or operating a City vehicle after consuming alcohol at a social event (whether sponsored by the City or not);
- consuming alcohol after an incident until tested or advised by the City that a test is not required;

Exceptions Related to Alcohol Use

1) Alcohol Use After Work Hours (Travel Status, Training, ETC.)

- Employees may use alcohol after the workday (e.g., when on travel status, a training event or seminar, or in any similar business-related situation) provided the formal business has been completed, alcohol is used responsibly, and the employee is not expected to return to work.

2) Alcohol Use at City Sponsored Social Functions

- Employees may responsibly use alcohol at City sponsored social functions that have been approved by the City Manager or designate. Employees who consume alcohol during such events must not return to work.

3) Alcohol Storage on City Premises

- Employees may store factory-sealed containers on City premises provided that it is safely secured and removed no later than the end of

the employee's shift.

5.2. Illicit Drugs, Mood Altering Substances & Drug Paraphernalia

Employees are prohibited from:

- reporting to work or being at work when they may not be fit for work due to the consumption of illicit drugs or other mood altering substances;
- using, possessing, cultivating, manufacturing, distributing, offering or selling illicit drugs or other mood altering substances while at work, including during meals and breaks;
- possessing illicit drug paraphernalia in the workplace.

5.3. Medications (Prescription and Over-the-Counter)

Employees who require the use of a medication shall:

- act responsibly and use a safe alternative medication when available (e.g., non-drowsy);
- advise the Occupational Health Nurse if the medication they are using has any potential to affect their ability to safely perform their duties.
- use prescription and over-the-counter medications as prescribed to them;
- not distribute, offer or sell prescription medications;
- not possess or take prescribed medications without a legally obtained prescription.

6.0 ASSISTANCE, REHABILITATION AND AFTERCARE

The City recognizes that alcohol and drug dependency are treatable illnesses and that early intervention and assistance improves the probability of a successful recovery.

- Employees who seek assistance through their supervisor, Human Resources Advisor, Occupational Health Nurse, or any other management representative will be referred for an independent Substance Abuse Professional (SAP) assessment. Based on the assessment, the SAP will make recommendations regarding treatment and follow-up care.
- Arrangements for a SAP assessment and aftercare will be made through the Occupational Health Nurse or the Program Administrator.
- Where a medical professional, SAP, or other counselling professional advises that there may be a risk that the employee is not able to perform their job safely, the employee will either be removed from the position or a medical work modification may be issued, if available.
- Employees will be provided with the conditions governing their return to work, and the consequences should they fail to meet those conditions.

- Employees who voluntarily access assistance, declare a problem, or participate in a treatment program are not exempt from the requirement to maintain satisfactory performance levels and meet the fitness for duty and other requirements of this Policy. Corrective action or testing cannot be avoided by disclosing a problem or requesting assistance with a problem.

7.0 RESPONSIBILITIES

Workplace safety is everyone's responsibility. Employees are responsible to comply with the implementation of this Policy. An Employee who may have a problem is expected to assume ownership of their problem and use the counseling and treatment services that are available through the City or in the community.

7.1. All employees are required to:

- report fit for work for any and all scheduled (including standby) work and remain fit for work while on City business, premises and worksites;
- perform their jobs in a safe manner;
- advise their Supervisor if they are unable to safely perform their duties for any reason;
- read and understand the Policy and their responsibilities under it, and seek clarification from their Supervisor if unclear on any point;
- immediately report any safety concerns (unsafe acts or conditions) to their Supervisor or next level management if they believe individuals are unfit to be on the job (i.e., City employees or Contractors).
- report an accident/ incident to their Supervisor as soon as possible after the event occurred and participate fully in any subsequent investigation;
- seek assistance if they have a current or an emerging substance use problem;
- comply with any plans of treatment established for them and follow recommended monitoring programs
- co-operate with any work modification related to safety concerns; and
- co-operate with an investigation into a violation of this Policy, including any requirement for testing.
- disclose the use of mood alternating medications to the Occupational Health Nurse.

In addition to the requirements of all employees, certain positions have specific responsibilities as outlined:

7.2. Supervisors are required to:

- assist in supporting, communicating, implementing and monitoring the Policy;
- ensure the employees for which they are responsible are informed of and comply with

- the Policy;
- monitor employee work performance to ensure safe and productive operations;
- consult with Occupational Health Nurse regarding work modification requirements;
- guide or refer employees to the Employee and Family Assistance Program (EFAP) when:
 - an employee seeks assistance for a personal problem;
 - there are grounds to believe that performance problems may be health related;
 - an employee discloses that they have a problem with alcohol or other drugs.
- follow the investigation process for all accidents/ incidents, and based on findings, take actions as outlined in the Policy;
- refer the employee for an alcohol and drug test in a post incident or reasonable cause situation;
- ensure contracted service providers are informed of the requirements under the Policy.
- monitor and ensure the compliance of contract workers when designated to manage those particular workers.

7.3. Non-Management Supervisors are expected to

- a) fulfill their responsibilities in accordance with Occupational Health and Safety legislation to ensure a safe workplace for all staff under their direction. They are responsible to advise next level management:
 - of any situation where they consider an employee or a contract worker to be in violation of the Policy; and
 - when an employee discloses an alcohol or drug

7.4. The Human Resources Division will administer the Policy as follows:

7.4. i. Occupational Health Nurse/Disability Case Managers are required to:

- provide access to confidential assessment, counseling, and aftercare services as required;
- arrange fitness for work assessments and follow up with the employee and Supervisor;
- coordinate medical work modifications when required;
- provide guidance and assistance to Supervisors in dealing with employees who have alcohol and drug use issues;
- make arrangements for a Substance Abuse Professional (SAP) assessment when employees disclose a problem with alcohol or drugs; and
- review all return to duty monitoring programs to ensure they meet all health and safety requirements of the workplace.

7.4. ii. Human Resources Advisors are required to:

- provide support and advice to Supervisors in dealing with employee work performance issues;
- facilitate the implementation of an employee return to work agreements post incident or mandatory referral (involves supervisor, OHN, DCM, employee and union representative if applicable)
- provide support and advice to Supervisors regarding corrective action if an Employee may not be fit for work due to the consumption of alcohol, illicit drugs, medications or other mood altering substances while working on City Business, when on City premises and worksites, or when driving a City vehicle or operating City equipment.

7.4. iii. The Program Administrator is required to:

- arrange for the necessary services such as selection system, sample collection, laboratory analysis and medical review of results;
- serve as the primary contact point for external service providers for the testing program and will receive and maintain all testing records.
- provide support for implementation and management of the alcohol and drug policy;
- manage the development and delivery of ongoing education and health promotion programs emphasizing health awareness, substance use, and the availability of counseling and treatment resources;
- review and evaluate the Policy on a regular basis;
- address questions of interpretation of the Policy to support consistent and fair application throughout the organization.

8.0 INVESTIGATION

In all situations when there are grounds to believe an employee is unfit for work, an investigation will take place. The employee will be escorted by the Supervisor to a safe/private place and will be given an opportunity to explain why they appear to be in a condition unfit for work. The employee should be able to provide a reasonable explanation for their behavior or condition, and the Supervisor will take action appropriate to the situation.

If there are immediate medical concerns, the Supervisor will make arrangements to accompany and transport the employee for appropriate medical attention at a local hospital or clinic and shall notify the Occupational Health Nurse/Disability Case Manager. (If “off” hours by the next business day)

8.1. Representation

A unionized employee has the option to request union representation at the onset of any investigation provided it does not unduly delay the investigation. Alternative representation

options should be sought if the delay is too great.

8.2. Alcohol and Drug Testing Process

Information on the testing process is provided in Appendix 2 of this Policy. A refusal to test is a violation of this Policy (refer to definition).

All employees may be subject to testing in the following circumstances:

- a significant work-related incident
- reasonable cause

8.3 Significant Work-related Incident

A significant work-related incident is an event, circumstance, incident, accident or near miss that caused or had the potential to cause serious injury, fatality, or significant loss or damage to property, equipment, vehicles or the environment.

A significant work-related incident will trigger alcohol and drug testing as outlined in the Policy where the Supervisor investigating the incident has reasonable basis to conclude that employee or human related factors either contributed to the incident or cannot be completely discounted as a contributing factor. This would include those situations in which an action or failure to take action has had an adverse impact or potential to have an impact on people, property or processes.

Employees referred for a test will only be those who are identified, with reasonable grounds, as having been directly involved in the chain of acts or omissions leading up to the incident. The Supervisor investigating the incident need not request an employee to submit to an alcohol and drug test if the Supervisor concludes that there is objective evidence to support that the use of alcohol or drugs did not contribute to the cause of the incident.

The Supervisor investigating the incident must consult with a second person (e.g., another Supervisor, manager or Program Administrator) in person or by phone. The investigating Supervisor will make the decision to test and will refer the employee(s) for testing.

Testing Process:

- the supervisor in consultation with a second person must decide if a test is required as soon as possible after the incident unless the need for immediate medical attention is required;
- remove the employee from duty until the testing decision is made and any test results have been communicated;

- the supervisor will remain with the employee until the testing decision is made;
- the supervisor completes the Alcohol and Drug Testing Checklist and determines if testing is required;
- the signed and completed checklist should be confidentially forwarded to the Program Administrator as soon as possible;
- if testing is required, the supervisor notify the Program Administrator and then arrange for testing;
- the supervisor will advise the employee that testing is required and that they cannot consume any alcohol or other drugs until test completed;
- the supervisor will escort the employee to the collection testing site and remain there until the test has been completed;
- test results will be communicated to the Program Administrator from the provider;
- the Program Administrator will contact the supervisor who arranged for testing and the employee to advise of fitness for work;
- the employee may not return to the workplace until the Program Administrator advises the supervisor whether or not they are fit for work;
- if the test results indicate that the employee cannot return to duty or if it is otherwise advisable that the employee not return to work, the supervisor will arrange for appropriate transportation of the employee to their residence or care of another adult;
- if there is an unavoidable delay; the Supervisor will stop attempting collection at 8 hours for alcohol and 32 hours for drug testing;
- If for whatever reason an employee requires immediate medical attention, prior to a drug and alcohol test being complete, the supervisor must remain with the employee.

8.4. Reasonable Cause/ Unfit for Work Situations

Reasonable Cause exists where there are reasonable grounds or “indicators” that lead a Supervisor to reasonably conclude that the employee’s actions, appearance, or conduct is indicative of alcohol, drug, or substance use and may impair their ability to work safely.

The decision to test shall be made by a Supervisor, in conjunction with a second person (e.g. another Supervisor or manager) in person or by phone wherever possible. The decision will be based on specific, objective and documented observations resulting from, but not limited to:

- **Material Evidence** – such as alcohol, drugs, pills/powder, suspicious bottles/containers, or drug paraphernalia
- **Physical Observations** – such as being unresponsive, detection of odors from alcohol or drugs, bloodshot eyes, shaking/tremors, slurred speech
- **Behavioural Observations** – such as drowsy, talkative, emotional, combative, incoherent, hyperactive, unfocused/distracted, avoidant, poor judgment

- **Reported Behaviour** – witnessed consuming or possessing drugs/alcohol, complaints from co-workers, excessive absenteeism, prolonged breaks, productivity change, frequent lateness

If there is no medical reason for the employee's condition, and the Supervisor conducting the investigation believes the employee is in a condition unfit for work, they must consult with a second supervisor and the Program Administrator to discuss taking actions.

The process for testing for a significant work related incident is the same process for reasonable cause.

8.5. Return to Work – Post Violation

In those situations where employment is continued after a Policy violation, employees shall be required to pass a return to work alcohol/drug test and may be subject to unannounced testing as a condition of continued employment as set out in a return to work agreement with the City. Post Violation testing shall be scheduled by the Program Administrator.

8.6. Return to Work - Post Treatment

Unannounced testing may be included as part of the aftercare program to support the recovery of an employee assuming duties after primary treatment for an alcohol or drug dependency.

In all cases, prior to return to work, the Occupational Health Nurse will review the recommended aftercare program to ensure it meets the health and safety concerns of the City in light of the particular requirements of the Employee's job. The Employee will be required to confirm in writing that they have been advised of the conditions governing the return to work plan and the consequences of failing to meet those conditions.

8.7. Loss of License/Impaired Driving Charge or Suspension

All employees who require a valid driver's license in order to perform their job duties are required to adhere to the following conditions:

- If an Employee receives a suspension of license or is charged with an offence related to the operation of a motor vehicle under the legislation of any province, state or territory or under the Criminal Code of Canada, they must report the charge or suspension of license to their Supervisor immediately.
- The Supervisor will fully investigate, and take appropriate action to the situation which may include a SAP assessment.
- Failure to report the charge or suspension of license is a violation of the Policy.
- Consistent with Policy: 03-10-10 – Loss of Driver's License, the individual will

- no longer be qualified to drive on behalf of the City; and
- If an employee is charged with an offence related to the operation of a motor vehicle under the legislation of any province, state or territory or under the Criminal Code of Canada, or has received an administrative license suspension under provincial legislation, arising from their operation of a City vehicle or their driving on behalf of the City they must advise their Supervisor immediately. This circumstance is considered to be a serious work-related incident under section 8.3 of this Policy.
- The offences referred to in this section include but are not limited to those arising from having a Breath Alcohol Content (BAC) over the legal limit in that jurisdiction; driving while under the influence of alcohol or drugs; or refusing to blow into a breath analyzer or otherwise provide a sample for testing.

8.8. Possession of Alcohol or Other Drugs

The City reserves the right to investigate any situation where there are reasonable grounds to believe that alcohol, other drugs or drug paraphernalia are present on City Premises including vehicles. Supervisors will identify situations when an investigation may be warranted and are expected to advise their manager of the situation. Upon further consultation with senior management it will be determined whether and how to initiate an investigation. Such investigations may be undertaken in cooperation with law enforcement agencies.

8.9. Off Duty Activities

In addition to the above, the City will investigate situations where off-the-job actions involving alcohol or drugs may have implications for the workplace, and will take appropriate action under the circumstances.

9.0 Social Situations

9.1 City Sponsored Social Events

In the case of a City sponsored social function, regard must be taken for the safety and well-being of the individuals present and the community. Responsible alcohol use is permitted at social functions that have the prior approval of the City Manager or designate, and will be conducted in accordance with the City's Hosting Guidelines. Employees who consume alcohol at a social function shall not report for or return to work after the event and shall not operate a City Vehicle within 8 hours from the end of the event.

9.2 Business Hosting

If alcohol is made available during the course of conducting business (e.g. restaurant meeting, client lunch or dinner, conference/seminar situation), employees are

expected to use good judgment and be responsible in hosting others. Employees who consume alcohol in such circumstances shall not report for or return to work and shall not operate a City Vehicle within 8 hours from the end of the event.

10.0 POLICY VIOLATIONS

10.1. General Provisions

Employees, who violate the provisions of this Policy, refuse the testing requirements and/or do not meet the City's standards of satisfactory work performance as a result of the use or misuse of alcohol, medications or other mood-altering substances are subject to corrective action up to and including termination of employment.

In all situations, an investigation must be conducted and documented to verify that a Policy violation has occurred. Pending the results of an investigation, the City has the authority and discretion to suspend an employee who it believes to be involved in an incident that could lead to corrective action.

The imposition and degree of corrective action will be determined on an individual, case by case basis, taking into account all relevant factors and circumstances, and principles of just cause. A positive drug or alcohol test, a refusal to test and failure to disclose medications which may negatively impact work performance are all considered policy violations.

After any confirmed violation, the employee may be referred for a SAP assessment to determine whether there is a need for a structured treatment program.

10.2. Conditions of Return to Duty after a Policy Violation

When the City determines that employment may be continued, the Employee will be required to comply with the conditions set out by the City for a return to work and continued employment. This may include any or all of the following conditions, or any other condition appropriate to the situation:

- temporary removal from their position;
- ongoing compliance with any recommended treatment and aftercare program;
- maintenance of sobriety and satisfactory performance following a return to work;
- negative result in a return to work alcohol/drug test;
- ongoing unannounced testing for a period determined on a case by case basis; and

- no further violations of the Policy.

These conditions will form part of an agreed return to work agreement with the City, the Employee and, where applicable, the Employee's union. Failure to comply with the conditions as set out may lead to further corrective action up to and including dismissal as set out in the agreement.

11.0 POLICY EVALUATION

This Policy is subject to ongoing review and evaluation and may be amended from time to time as deemed necessary to respond to current circumstances and evolving needs of the organization.

Appendix 1 - DEFINITIONS

City Business refers to all business activities undertaken by Employees during the course of City of St. John's operations, whether conducted on or off City Premises.

City Premises includes but is not restricted to, all land, property, structures, worksites, installations, vehicles, and equipment owned, leased, operated or otherwise directly or indirectly controlled by the City of St. John's.

Contractor refers to any individual or a Company including its employees, agents and representatives, providing goods and/or services to or on behalf of the Employer.

Drugs refer to any substance, including alcohol, illicit drugs, medications or other mood altering substances, the use of which has the potential to change or adversely affect the way a person thinks, feels, or acts. For purposes of this Policy, drugs of concern are those that may inhibit an Employee's ability to perform their job safely and productively.

- a. Alcohol means an intoxicating agent in a beverage such as but not limited to alcohol, ethyl alcohol or other low molecular weight alcohols including methyl and isopropyl.
"Beverage alcohol" includes beer, wine and distilled spirits, and the intoxicating agent found in medicines or other products, whether or not mixed with other liquids
- b. Illicit Drug means any drug or substance which is not legally obtained and whose use, sale, possession, purchase or transfer is restricted or prohibited by law (e.g., street drugs such as cocaine, amphetamine, methamphetamine, 3,4-Methylenedioxymethamphetamine (commonly known as ecstasy, E, molly or MDMA), phencyclidine (PCP) and heroin)).
- c. Medication refers to a drug obtained legally, either over-the-counter or through the prescription or other authorization of a physician or other qualified healthcare professional, and includes codeine/morphine and oxycodone.

- d. Mood Altering Substance refers to any other drug, substance or material not defined in this Policy, including natural and synthetic forms and whether legally or illegally obtained and used, resulting in cognitive or physical limitations that negatively impact performance on the job. (e.g., cannabis/marijuana and synthetic marijuana, cathinone “bath salts”, doda, glues, aerosols, and other similar products).

Drug Paraphernalia refers to any personal property which is associated with the use of any drug, substance, chemical or agent, the possession of which is unlawful in Canada. This would also include any product or device that may be used to attempt to tamper with a testing sample.

Employee refers to staff employed with the City of St. John’s on a full time, part-time, seasonal, casual/call-in and temporary basis.

Fitness for Work means being able to safely and productively perform assigned duties without any limitation or incapacity due to the use or after-effects of alcohol, illicit drugs, medications or other mood altering substances.

Medical Review Officer (MRO) is a licensed physician who is affiliated with the Third Party Administrator, and who is responsible for receiving the laboratory results of alcohol and drug tests. The MRO must have knowledge of substance abuse disorder and appropriate medical training to interpret and evaluate a confirmed positive drug test or refusal. The MRO makes the final decision on whether a non-negative drug test result reported by the laboratory will be reported to the Program Administrator as being positive, negative, cancelled, invalid, or a “refusal to test”.

Positive Drug Test means a test result indicating the presence of one or more drugs or drug metabolites at or above the laboratory cutoff level used to confirm the presence of that drug or drug metabolite.

Refusal to Test would include:

- failure of an employee to report directly for a test;
- refusal to submit to a test;
- failure to provide a valid specimen absent a documented medical condition;
- a confirmed attempt to tamper with a test sample;

- refusal to agree to disclosure of a test result to the City's Program Administrator;
- attempting to avoid a test by failing to report involvement in an incident which may require testing or by avoiding management following involvement in an incident;
- failure to advise of release from hospital if testing is delayed for medical reasons;
- failing or refusing to attend a medical evaluation where required under the Policy;
- any attempt to disrupt the testing process as described in the Policy.

Serious injury as defined under the Occupational Health & Safety Act means:

- a fracture of the skull, spine, pelvis, femur, humerus, fibula or tibia, or radius or ulna;
- an amputation of a major part of a hand or foot;
- the loss of sight of an eye;
- a serious internal hemorrhage;
- a burn that requires medical attention; an injury caused directly or indirectly by explosives;
- an asphyxiation or poisoning by gas resulting in a partial or total loss of physical control; or
- another injury likely to endanger life or cause permanent injury, but does not include injuries to a worker of a nature that may be treated through first aid or medical treatment and the worker is able to return to his or her work either immediately after the treatment or at his or her next scheduled shift.

Substance Abuse Professional (SAP) refers to an individual with knowledge of, and clinical experience in, the diagnosis and treatment of alcohol and drug related disorders. The SAP will assess if the individual has an alcohol or drug dependency, make recommendations regarding education and treatment, and recommend a return to work monitoring program including unannounced testing.

Supervisor means the individual within the management group who is in authority over a particular area or shift or worker, including such positions as forepersons, operation assistants, supervisors, superintendents, managers, directors, and others in positions of authority.

Non- management supervisors means the individual in authority over a particular area or shift or worker in accordance with Occupational Health and Safety legislation including such positions as lieutenants, captains,

lead hands and program assistants, etc.

Third Party Administrator is an organization contracted to manage all external components of the testing procedures, including sample collection, laboratory analysis and Medical Review Officer review of laboratory results.

Appendix 2 - ALCOHOL AND DRUG TESTING PROCESS

The alcohol and drug testing process is based on rigorous collection, analysis and reporting procedures designed to ensure the accuracy and integrity of the results. Conditions pertaining to the testing process are:

- Testing will be conducted in those circumstances outlined under the City Policy to determine the presence of the following drugs or drug metabolites: cannabinoids, amphetamines, cocaine, opiates, phencyclidine, 3,4-Methylenedioxymethamphetamine, 6-acetylmorphine and alcohol. If the City concludes there is justification to include additional drugs in this list, employees shall be advised of the change. Testing for additional drugs may also be required on an individualized basis on the advice of a treatment center or substance abuse professional in a post- treatment situation.
- Collection of specimens for drug testing and administration of alcohol tests shall be performed by trained collection agents.
- All laboratory testing shall be conducted by a qualified and accredited laboratory.
- Test results shall be reported directly to the City's Program Administrator or designate. Except for the release of information in accordance with this Policy and in situations affecting the health and safety of workers and the public, results of all testing shall be maintained by the Program Administrator and shall be kept confidential unless otherwise required by law or authorized by order of a tribunal or court.

Appendix 3 - GUIDELINES ON MEDICATIONS

Employees are expected to manage potential adverse effects on safety and performance during working hours due to the legitimate use of medications before or during working hours. Employees are expected to disclose to the Occupational

Health Nurse to determine if use of the medication shall have any potential negative impact on job performance. In this situation, a medical work modification may be issued, and the employee may be assigned to alternate duties if available and at the discretion of the City.

The City reserves the right to confirm the nature and duration of any required work modification with the treating physician without any breach of medical confidentiality or privacy laws.

The following drug categories have been associated with performance impairment and are provided as a guideline to employees in assessing their own situation. The list is not exhaustive; there are numerous other over-the-counter and prescription drugs which when taken may impact negatively on overall safe performance.

- a. **Antihistamines** - are widely prescribed for hay fever and other allergies (e.g. Allegra, Dimetane).
They are also found in many cold medications. These medications may cause drowsiness.
- b. **Motion Sickness Drugs** - are used to prevent motion sickness and nausea (e.g. Gravol, Antivert).
Side effects may include drowsiness.
- c. **Barbiturates, Sedatives, Hypnotics, Tranquilizers, Antidepressants** - (e.g. Ativan, Imovane, Paxil), Potential side effects may include mild sedation, hypnotic state, dizziness or drowsiness.
- d. **Narcotics** - (e.g. Demerol, Codeine, OxyCotyn and Percoset).
Codeine is often found in combination drugs such as 222s or 292s or Tylenol 1,2,3s. Drowsiness, dizziness, and light-headedness may be side effects.
- e. **Stimulants** - Medication used for central nervous system stimulation and for appetite suppression can produce sensations of well-being which may have an adverse effect on judgment, mood and behaviour (e.g. amphetamines or medications sold as "diet pills").
- f. **Anticonvulsants** - used to control epileptic seizures and can cause drowsiness in some patients (e.g. Dilantin).

- g. **Muscle Relaxants** - used to treat musculoskeletal pain. Most common side effects are sedation and drowsiness (e.g. Flexeril, Robaxinal).
- h. **Cold Tablets/Cough mixtures** – in particular, nighttime remedies can cause drowsiness (e.g. Sinutab, Contac, Triaminic, Tussionex and preparations containing dextromethorphan (DM) or codeine).
- i. **Cannabis** – Also known as “marijuana” has been used to alleviate certain medical conditions, both with and without physician authorization. However, its use can present serious negative impacts on safety and performance at work.

Appendix 4 - CITY OF ST. JOHN'S ALCOHOL AND DRUG POLICY EXPECTATIONS FOR CONTRACTORS

1.0 PURPOSE

The City (herein known as the Employer) is committed to ensuring a safe and productive workplace. The use of illicit drugs, in appropriate use of medications or other mood altering substances can have serious adverse effects on job performance and can be a threat to the safety and well-being of employees, contractors and members of the public.

The City's Alcohol and Drug Policy outlines the requirements and expectations associated with alcohol and other drug use and it is an important element in our commitment of achieving a safe and healthy work environment.

2.0 POLICY STANDARDS

Contractors (including their employees, sub-contractors and agents) performing work with the City will be advised of this Policy as part of the Contractor Occupational Health and Safety Orientation and are expected to comply with the policy standards in order to minimize the risk of unsafe and unsatisfactory performance due to the use or misuse of alcohol or other drugs.

While Contractors are encouraged to implement an Alcohol and Drug Policy of their

own which meets or exceeds these requirements, having their own policy is not obligatory.

3.0 RESPONSIBILITIES

i) Contractors while working for or on behalf of the City of St. John's are expected to:

- advise their representatives of the requirements of this policy
- ensure that their representatives remain free from any adverse performance effects of alcohol or other drugs in compliance with the policy when working on City business, premises and worksites, including when operating vehicles and equipment in conjunction with City of St. John's work.

ii) Contract Workers are expected to:

- report fit for duty, and to remain fit throughout their work day or shift,
- adhere to the fitness for duty standards that have been set out below,
- maintain a valid driver's license if it is a condition of work and report any loss of license immediately to their supervisor or to the City supervisor guiding their work (no later than 24 hours after losing the license),
- conduct themselves in an appropriate manner while on City business, premises, and worksites; and
- co-operate with an investigation into a Policy violation including any testing requirements.

If unexpected circumstances arise where a contract worker is requested to perform services when they may not be fit for work due to the consumption of alcohol or other drugs, is the responsibility of that individual to inform the Contractor or a City representative that he or she cannot accept that assignment.

4.0 INVESTIGATION

The City reserves the right to investigate or require a Contractor to investigate any situation

where there are reasonable grounds to believe that contract workers are at work in an unfit condition or if alcohol, other drugs or drug paraphernalia or are present on City Premises/ work sites. Such investigations may be undertaken in cooperation with law enforcement agencies.

5.0 CONSEQUENCES OF A VIOLATION

Any contravention of this Policy will be considered a breach of the contract and may result in triggering penalty clauses under the contract, or suspension or termination of the contract. (Reference: Policy: 03-07-43 Contractor Health and Safety Policy)

DECISION/DIRECTION NOTE

Title: Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings

Date Prepared: April 12, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to clarify the definition of a Heritage Use and add conditions for building extensions to designated Heritage Buildings.

Discussion – Background and Current Status:

We have many designated Heritage Buildings in St. John's, in which an owner may apply for a Heritage Use. What happens when the owner proposes building an extension? Can a Heritage Use be approved in an extension to a Heritage Building? Staff propose amendments to clarify this, and to set conditions on the size of an extension to a designated Heritage Building.

From the Envision St. John's Development Regulations, Heritage Use is defined as the use of a designated Heritage Building which is, in Council's opinion, compatible with the adjoining uses. In practice, the City has allowed an approved Heritage Use to also exist in any extension to the original Heritage Building. For example, if a Heritage Building is used as a restaurant, the restaurant would also be permitted in an extension to the Heritage Building. Heritage Use is a discretionary use in most zones, and generally the standards (such as setbacks, building height, and so on) are in the discretion of Council. Concerns have been raised that there is no guidance on an appropriate size of a building extension and that an extension could be large enough that it overshadows the original Heritage Building.

Is it proposed to amend the definition of Heritage Use and add conditions as follows:

Section 2 Definitions - *Heritage Use means any Use of a designated heritage building or extension thereof which is, in Council's opinion, compatible with the adjoining uses.*

**Section 6 Specific Developments -
Heritage Use**

(1) (a) A horizontal extension to a Building containing a Heritage Use on a façade facing a Street shall not exceed 75% of the width of that Building facade; and

ST. JOHN'S

(b) A vertical extension to a Building containing a Heritage Use shall step back from the original Building. The distance of the setback shall be in the discretion of Council.

(2) Applications for an extension to a Building containing a Heritage Use shall require public consultation in accordance with Section 4.8

For ease of reference, the Development Regulations include this definition already:

STEPBACK means the portion of a building that is horizontally recessed from the façade that faces the street.

These conditions are proposed as a starting point for discussion and may be changed prior to adoption by Council, based on the feedback during public consultation. These conditions would apply to building extensions where the approved use is a Heritage Use. From the above restaurant example, if a Restaurant is a permitted use in the zone, then staff would apply the setbacks and building height for Restaurants – not these proposed standards for a Heritage Use. If a Restaurant is not a permitted or discretionary use in the zone, and it was approved as a Heritage Use, then these new standards would apply.

The value of 75% was chosen for horizontal expansions along a streetscape so that the extension does not exceed the width of the original Heritage Building. The amendment would not restrict the horizontal extension on a façade that does not face a street (for example, an extension to the rear of a building). The vertical extension (building upward) does not set a maximum building height because there is such variation of heights of Heritage Buildings. The building height should be similar to the maximum building height in the zone but will be left in the discretion of Council.

It is proposed that a building extension should be stepped back from the original Heritage Building to ensure that the Heritage Building is distinct and not overshadowed. An appropriate setback may vary from building to building so is in the discretion of Council, allowing flexibility in design. Applications for building extensions to a Heritage Building may require a Heritage Report in which the design could be explained and evaluated in detail.

The rationale for this amendment is two-fold. First, it is to protect a Heritage Building from being overshadowed by a large extension. Second, there are many Heritage Buildings in residential zones and there is a desire to limit the size of extensions so that a non-residential use remains appropriate in its neighbourhood. Should an applicant wish to propose a larger extension than what the Heritage Use permits, the applicant may have to apply for rezoning to a non-residential zone.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings

2. Partners or Other Stakeholders: Heritage NL; property owners of designated Heritage Buildings; heritage organizations.
3. Alignment with Strategic Directions:

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Consultation will be carried out as required by the Envision St. John's Development Regulations. Further, a project page will be created on the Engage St. John's website and a notice will be mailed to all owners of designated Heritage Buildings.
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 a text amendment to the Envision St. John's Development Regulations to update the definition of Heritage Use and add conditions for extensions to Heritage Buildings.

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

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

Report Approval Details

Document Title:	Text Amendment - Heritage Use Definition and Conditions for Extensions to Heritage Buildings.docx
Attachments:	
Final Approval Date:	Apr 13, 2023

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

Ken O'Brien - Apr 12, 2023 - 4:42 PM

Jason Sinyard - Apr 13, 2023 - 9:30 AM

ST. JOHN'S

Built Heritage Experts Panel Report

April 19, 2023
12:30 p.m.
Virtual

Present: John Hancock, Architecture
Katherine Hann, Historian/Archival Expert/ Historic Preservation
Michelle Sullivan, Other Category
Brian Marler, Contractor
William Simms, Other

Regrets: Dawn Boutilier, Planner
Tyler Stapleton, Other

Staff: Ann Marie Cashin, Heritage and Urban Planner
Stacey Baird, Legislative Assistant

3. 70 Circular Road, SIT2300008

Ann-Marie Cashin gave an overview of the proposed application for accessory buildings and landscaping for 70 Circular Road.

As the proposed development is being done in phases, it was asked if the proposal would come before the experts panel before each phase. It was advised by staff that they are looking to recommend approval of all phases at the same time as to not hold up development. It was recommended that if any of the proposed plans change that it comes back to the panel.

Representatives from Murray's landscaping, Sable Building & Design, and the homeowner joined the meeting to present the proposal.

It was asked if lighting was being used in the landscaping. The representative from Murray's explained that subtle landscape lighting will be used to highlight aspects of the vegetation and to help promote safety and security. There is potential to use more decorative, ornamental lighting to compliment the heritage building.

The cable railing fence is also proposed is acceptable in this situation as it is proposed in order to not obstruct the views of the landscaping and Heritage Building.

Moved By Katherine Hann

Seconded By Michelle Sullivan

The Built Heritage Experts Panel recommend that Council approve the proposed accessory buildings and landscaping at 70 Circular Road as proposed.

CARRIED UNANIMOUSLY

2. 70 Queen's Road, Extension (Updated), Designated Heritage Building

The City Planner gave an overview of the proposed application and advised panel members that they are just considering that extension of the building at this time. A chain-link fence is also shown in the attachments but it was advised by staff that chain-link cannot be accepted in a Heritage Area and they have agreed to install a wooden fence in a style similar to fences in the neighbourhood.

Concerns were expressed over the steel siding that is being proposed for the back of the extension. Although it is in the back, panel members think it will still be visible. Further, as it's a Heritage Building, the panel felt on facades should contain original materials.

It was agreed to recommend approval with the conditions that the brick being used is to be the same brick with front facade, the back is to remain brick, and the chain-link to be replaced with a wooden fence.

Moved By William Simms

Seconded By Katherine Hann

The Built Heritage Experts Panel recommend that Council approve the proposed building extension and fence style at 70 Queen's Road, a designed Heritage Building, subject to the following conditions:

- that the brick being used is to be the same brick used on the front façade
- brick is to be installed on the back of the building; and
- the chain-link fence to be replaced with a wooden fence.

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CARRIED UNANIMOUSLY

JOHN HANCOCK, CHAIR

DECISION/DIRECTION NOTE

Title: 70 Circular Road, Designated Heritage Building, SIT2300008

Date Prepared: April 25, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

To approve proposed accessory buildings and landscaping at 70 Circular Road, Sunnyside, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application to install various accessory buildings and extensive landscaping at Sunnyside, 70 Circular Road, a designated Heritage Building. The subject property is within the Residential District of the Envision St. John's Municipal Plan, zoned Residential Special 1 (RA1), within Heritage Area 2 and is designated as a Heritage Building. This is one of the few properties in St. John's where the entire property is designated, not just the footprint of the building. Therefore, changes to the land require approval by Council.

The heritage statement of significance is attached for reference. The buildings and part of the property is also designated by the province as a Registered Heritage Structure. City staff referred the application to Heritage NL and they have no concerns.

The applicant is proposing to add accessory buildings (a pergola, a greenhouse and gazebos), as well as landscaping that includes plantings, new gates, water features, a fountain, paths and boardwalks. A detailed landscape plan is attached for review. The applicant is attempting to retain as many trees as possible, however some will be removed to accommodate the development. Sheet L02 in the attachments shows the trees to be removed (marked with "X").

From the St. John's Heritage By-Law's Heritage Design Standards, for Heritage Buildings:

- Decks and balconies shall not be permitted on a façade facing a public street unless they are original features of the building. In this case, original style and design to be maintained.
- Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from its character-defining elements.
- Accessory buildings on the same property as a designated Heritage Building shall be, in the opinion of the Inspector, compatible with the architectural characteristics of the main building. Modern materials are permitted, provided the appearance replicates the building's period/architectural characteristics.

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As there are very few properties in the St. John's where the entire property is designated, there are no landscaping standards in the Heritage Design Standards.

The City's Built Heritage Experts Panel (BHEP) reviewed the proposed renovations at their April 19, 2023 meeting and recommended approval as proposed. The BHEP felt that much thought was put into the design and details of the development and the proposed landscaping complemented the Heritage Building and grounds. Staff agree with this recommendation.

70 Circular Road Designated Heritage Building



Key Considerations/Implications:

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

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

70 Circular Road, Designated Heritage Building, SIT2300008

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 Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approved the landscaping renovations and accessory buildings at 70 Circular Road, a designated Heritage Building, as proposed on the landscape development plans dated October 21, 2022.

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

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

Report Approval Details

Document Title:	70 Circular Road, Designated Heritage Building, SIT2300008.docx
Attachments:	- 70 Circular Rd - Attachments (reduced).pdf
Final Approval Date:	Apr 27, 2023

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

Ken O'Brien - Apr 26, 2023 - 4:38 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Christine Carter

Jason Sinyard - Apr 27, 2023 - 4:14 PM

Statement of Significance



70 Circular Road - Sunnyside

Formal Recognition Type

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

Description of Historic Place

70 Circular Road, St. John's, known locally as Sunnyside, is an excellent extant example of a 19th century estate with a house, gardens and outbuildings. Located on historic Circular Road, Sunnyside is surrounded on all sides by merchant and upper class houses in old St. John's. The designation encompasses the entire property, including the Victorian Gothic house, Coach House and surrounding land with mature trees, delineated by a fence.

Heritage Value

70 Circular Road, Sunnyside, has been designated a Municipal Heritage Site because it holds aesthetic, historic and environmental values.

70 Circular Road, Sunnyside is aesthetically valuable because it is an excellent surviving example of a mid to late 19th century estate located in old St. John's. This property, consisting of a dwelling house and a coach house are situated on a large country-like piece of land with mature trees. The buildings are constructed of wood and feature typical Victorian Gothic elements. The dwelling house, located at 70 Circular Road at the western end of the property, was built in three parts. The central portion is a gable roofed building with a 5-sided porch at the main entrance, and it was built first in 1846. The next owners extended this building by adding east and west wings in the 1880s. This house maintains most of its original fabric and features wooden, double hung, multi-paned windows, peaked dormer windows and glass roof bay windows, as well as multiple chimneys.

Sunnyside Coach House resembles the dwelling house very closely and it is situated directly behind the house at 070 Circular Road. The coach house, constructed to hold the horses and coach of the original owners, is designed in the Victorian Gothic style of architecture. The steeply pitched gable roof is punctuated by a central front peak, dormer windows and a peaked cupola. The front of this large building has several sets of wide barn doors with transoms. The central gable bay has a rectangular window, an upper loft door and the eaves are decorated with bargeboard. This building is quite decorative for a utilitarian structure.

Sunnyside has historical value because of its associations with its notable owners. The original owner, John O'Mara, came to Newfoundland sometime between 1831-1845 from Waterford, Ireland, and established an extensive mercantile firm. At his main premises on Water Street he dealt in general merchandise, including liquor. As a ship owner he was involved primarily in the seal fishery and like many other merchants he was active in politics. A Liberal, he was at one time the campaign secretary for John Kent. Concerned for the welfare of the poor he worked through the Benevolent Irish Society. In 1847 O'Mara was Commissioner of Roads for St. John's and District Health Warden. He was Justice of the Peace for the central district of the city in 1853.

Sunnyside was purchased by Scottish born James Murray in 1872 and it was Murray who made additions to the property as it stands today. James Murray operated one of the largest fishery supply firms in Newfoundland, was involved in Island politics and was known as "an exceedingly clever writer". Murray died at his St. John's residence, Sunnyside, on January 16, 1900. He was the father of Andrew H. Murray who eventually became an influential fisheries supplier and who formed a commission agency and importing firm. Sunnyside is owned and lived in by members of the Murray family today.

Sunnyside has environmental value because the property consists of a large area surrounded by mature trees. The neighbourhood has evolved over time and most properties have much smaller lots as land was gradually subdivided and sold for building lots. Sunnyside has maintained its original country-like setting in the heart of old St. John's and it takes up nearly an entire city block. It is bordered at the front and rear by the city streets Empire Avenue, which was the former Newfoundland Railway track, and Circular Road and on each end by private property.

Source: Designated at a regular meeting of the St. John's Municipal council held April 25, 2006, minutes SJMC2006-04-25/252R.

Character Defining Elements

All those elements that define the Victorian Gothic dwelling house, including:

- steeply pitched gable roofs;
- multiple chimneys;
- bay windows with fascia boards;
- 5-sided porch;
- narrow, wooden clapboard;
- glass-roofed ground level bay windows;
- all trim, pilasters, corner boards;
- peaked dormer windows;
- double hung windows with mullions; and
- all window and door openings.

All those elements that define the Victorian Gothic Coach House, including:

- steeply pitched gable roof with central gable bay;
- large barn doors with transoms;
- loft door in gable bay;
- all windows;
- peaked cupola;
- narrow wooden clapboard;
- bargeboard; and
- location behind main dwelling house.

All those elements that define the property as a whole estate, including:

- location on a large parcel of land in original configuration;
- spatial relation of house to outbuildings; and
- large mature lot with trees.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	070 Circular Road
Construction	1846 - 1872
Style	19th Century Vernacular
Building Plan	Rectangular Long Façade

Additional Photos



Sunnyside House Registered Heritage Structure

St. John's, NL

Registered Heritage Structure

Explore

 Google map



DESCRIPTION

Located on the remnants of a nineteenth century country estate, the sheltered Sunnyside House property sits in the company of many other historic upper class houses on Circular Road in St. John's, NL. The designation is confined to the footprint of the main dwelling house.

STATEMENT OF SIGNIFICANCE

Formal Recognition Type

Registered Heritage Structure

Heritage Value

Sunnyside House was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 2007 due to its aesthetic and historic value.

Sunnyside House, located on the western end of the former Sunnyside property, was built in two parts. The central part of the structure, with its steep side-gabled roof, was the original 1846 building. The front-gabled east and west wings were added in the 1870s by local builder John Score. Many of the house's features from the 1870s reconstruction remain intact, such as the multiple chimneys, the double hung, multi-paned windows, peaked dormer windows, two front sunrooms and bay windows on the east and rear facades.

Sunnyside House has been owned by two prominent Newfoundland merchant families. The original owner, John O'Mara, came to Newfoundland sometime between 1831-1845 from Waterford, Ireland and established an extensive mercantile firm. Like many merchants of the time, he also entered politics. In 1847, O'Mara was Commissioner of Roads for St. John's and also served as the District Health Warden. He was Justice of the Peace for the city's central district in 1853. Sunnyside was purchased by Scottish-born merchant James Murray in 1872. It was Murray who made the additions to the property as it stands today. James Murray operated one of the largest fishery supply firms in Newfoundland and wrote on fishery and economic matters for St. John's newspapers and periodicals. Like O'Mara, James Murray was influential in Newfoundland politics, serving as MHA for Burgeo and La Poile. His son, Andrew H. Murray, went on to

establish the Murray Premises at St. John's Harbour. James Murray died at Sunnyside, on January 16, 1900.

Sunnyside House is the heart of what was once a large 19th-century estate. The house is located on a spacious property which once extended south to Kelly's Brook (below what is now Empire Ave) and east to the Lodge gatehouse at 60 Circular Road. Two of the estate's historic outbuildings, the Lodge and Stable, still stand today. The Sunnyside buildings are representative of a time when this neighbourhood was on the outskirts of town. They speak to the English-style estate living emulated by the city's prosperous merchants.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – Sunnyside House – FPT 3128"

Character Defining Elements

All those elements that define the Victorian vernacular house, including:

- steeply pitched gable roofs with fascia and bargeboard;
- size, style and placement of peaked dormers;
- size, style, trim and placement of 6/6 dormer windows;
- size, number and location of multiple chimneys;
- narrow wooden clapboard;
- all wooden trim, pilasters and corner boards;
- 5-sided porch on front facade;
- size, style and placement of 2 sunrooms on the front facade;
- two storey bay window on east wing;
- one storey bay on rear facade;
- size, style, trim and placement of double hung, 6/6 wooden windows;
- size, style, trim and placement of wooden storm windows, and;
- size, style, trim and placement of exterior wooden doors;

-size, style, trim and placement of exterior wooden doors,

All those elements that reflect its environmental setting,
including:

- location on a large parcel of land in original configuration;
- spatial relation of house to outbuildings, and;
- large mature lot with trees.

LOCATION AND HISTORY

Community

St. John's

Municipality

City of St. John's

Civic Address

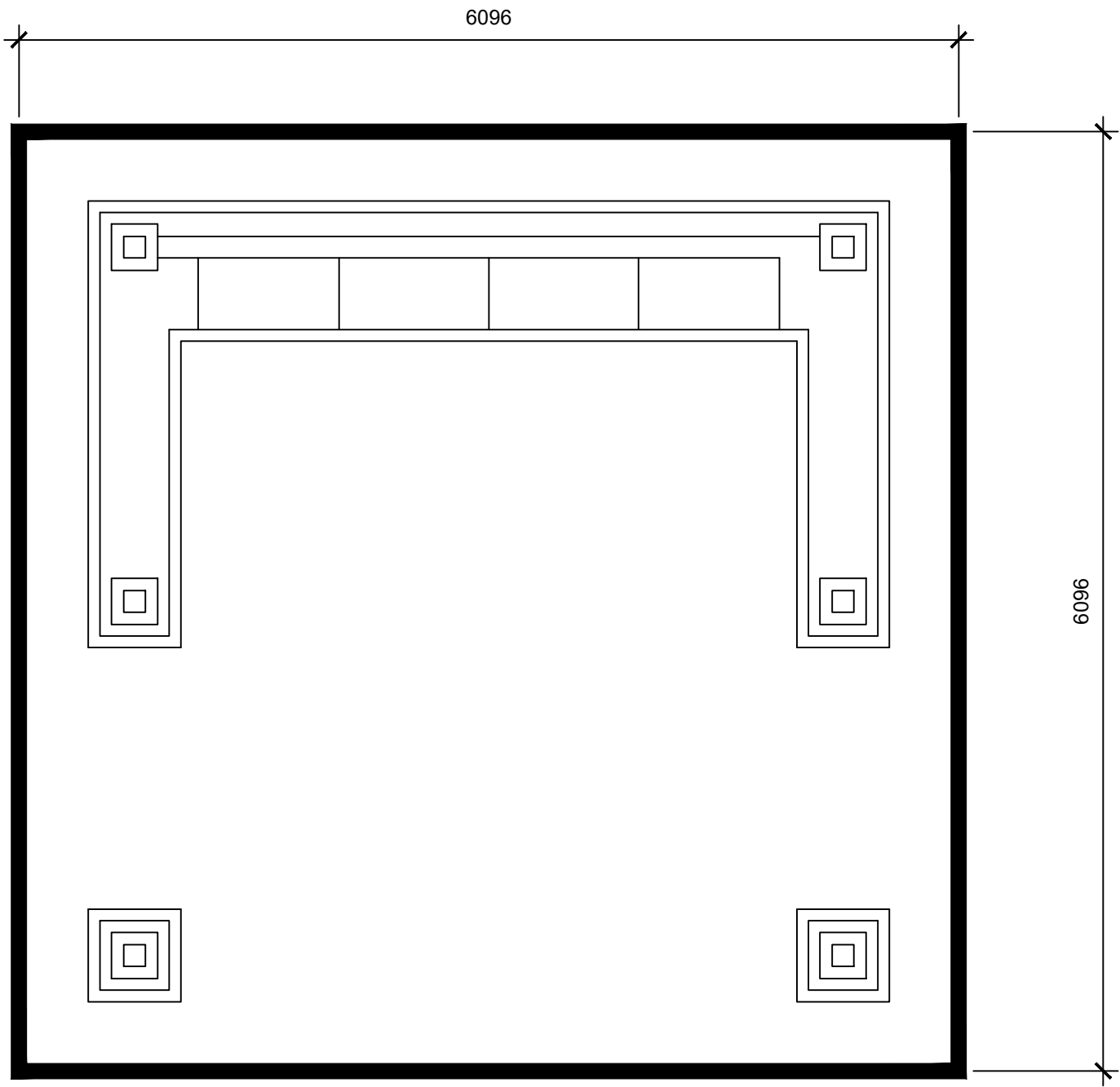
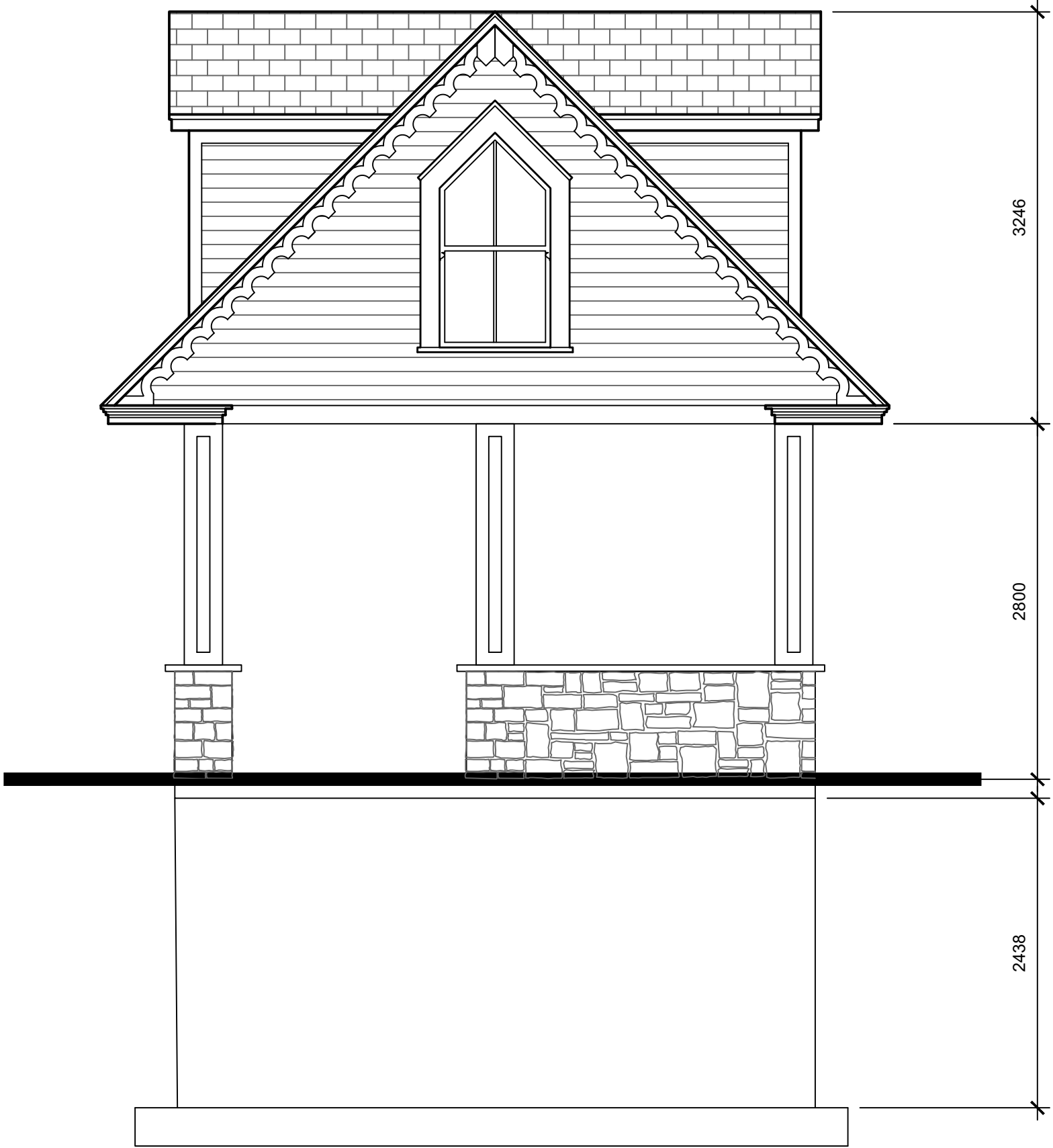
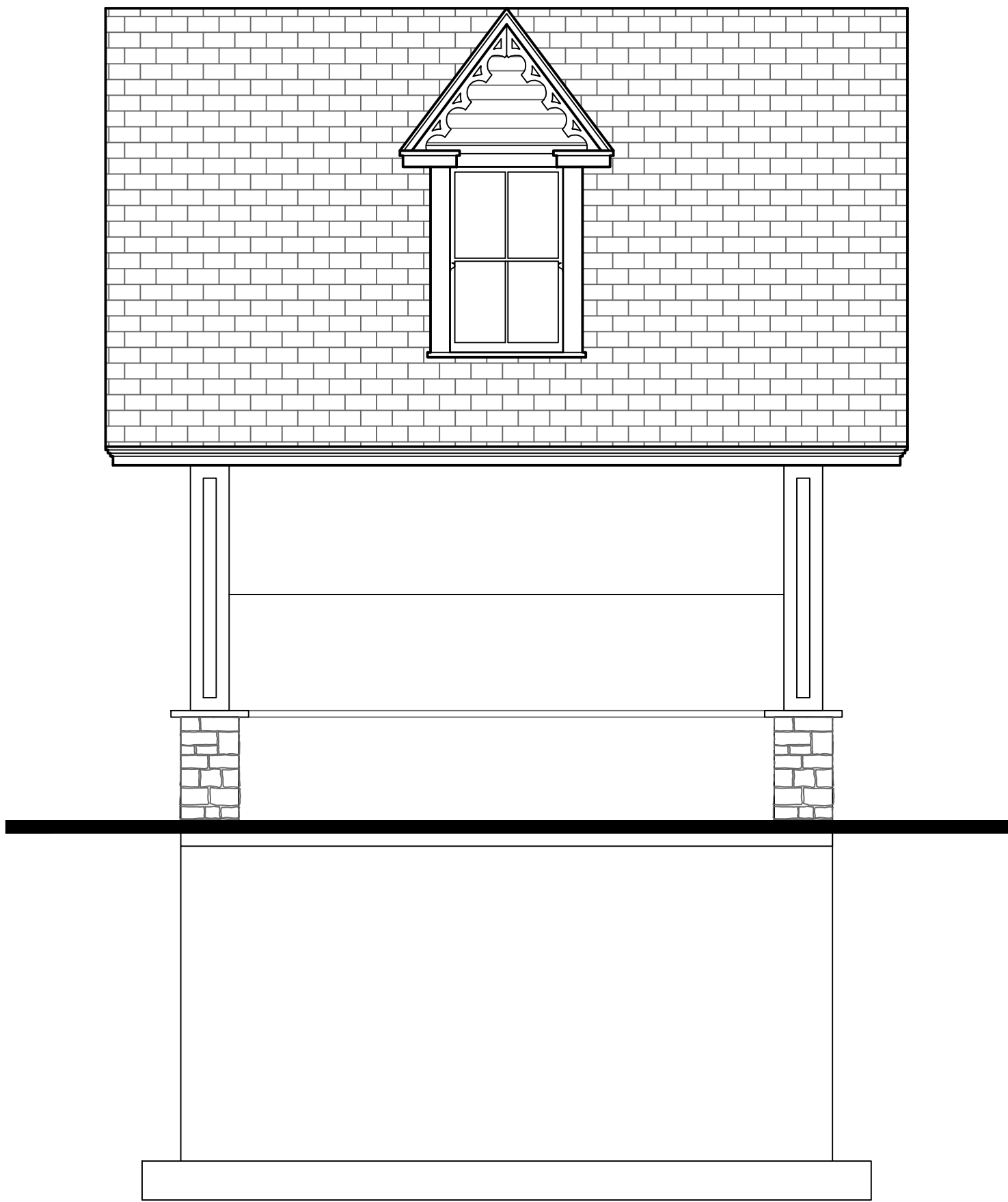
70 Circular Road

Construction (circa)

1846 - 1846

Style

Rectangular Long Façade



PROPOSED OUTDOOR GAZEBO

SCALE 1:50 (1:100 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-5.0

ARCHITECTURAL CONSULTANT

collective

ARCHITECTURE + DESIGN

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN

P.M.P.

CHECKED

K.N.

DESIGNED

K.N.

APPROVED

K.N.


CONSULTANT'S PROJECT NO.

2021-19

PROFESSIONAL STAMP & PERMIT

NEWFOUNDLAND AND LABRADOR

MEMBER



Expires Dec 31 2023

Date: 23/03/23

LICENSED TO PRACTICE

ASSOCIATION OF ARCHITECTS

NOTES:

1. DO NOT SCALE FROM THIS DRAWING.

2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.

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

4	ISSUED FOR REVIEW	23/03/23	KN
3	ISSUED FOR REVIEW	22/11/28	KN
2	ISSUED FOR REVIEW	22/11/16	KN
1	ISSUED FOR REVIEW	22/08/24	KN
NO.	DESCRIPTION	YY/MM/DD	BY

REVISIONS

DRAWING NOMENCLATURE

Detail/Section No.

3

A-1

3

Dwg. No.

Where detailed

PROJECT TITLE

Renovations to

SUNNYSIDE COACH HOUSE

70 Circular Road

St. John's, NL

DRAWING TITLE

OUTDOOR

GAZEBO

SCALE

DATE

REVISION NO.

SHEET NUMBER

A-5.0

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR ROAD, ST. JOHN'S, NL

ISSUED FOR APPROVAL
OCTOBER 21, 2022

LIST OF DRAWINGS:

- G01 STANDARD ABBREVIATIONS
- G02 GENERAL NOTES AND LEGENDS
- G03 PLANTING SCHEDULE
- L01 OVERALL LANDSCAPE PLAN
- L02 EXISTING CONDITIONS AND REMOVALS PLAN
- L03 LAYOUT AND GRADING PLAN - SOUTH SITE
- L04 LAYOUT AND GRADING PLAN - NORTH SITE
- L05 PLANTING PLAN
- L06 LANDSCAPE LIGHTING AND IRRIGATION PLAN
- L07 PLANTING DETAILS
- L08 HARDSCAPE DETAILS
- L09 LANDSCAPE MISC. DETAILS
- L10 LANDSCAPE MISC. DETAILS

LANDSCAPE ARCHITECTS



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PO BOX 601
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MURRAYSGARDENS.COM



Phase	Phase I	Phase II	Phase III	Phase IV	Phase V
Scope	Retaining Wall (Design by others)	Greenhouse & Lower Gardens	Driveway & Front Gardens	Courtyard	Lawn & Secret Garden
Timeline	2022	2023	2023	2023 / 2024	2024

1 CONSTRUCTION PHASING PLAN
G00 NTS

1 LIST OF STANDARD ABBREVIATIONS
G01 NTS

Page 52 of 83

FILENAME: PLOT DATE: THIS DRAWING HAS BEEN PREPARED FOR THE USE OF MURRAY'S LANDSCAPE SERVICES'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, EXCEPT AS AGREED BY MURRAY'S AND ITS CLIENT, AS REQUIRED BY LAW OR FOR USE BY GOVERNMENTAL REVIEWING AGENCIES. MURRAY'S ACCEPTS NO RESPONSIBILITY, AND DENIES ANY LIABILITY WHATSOEVER, TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT MURRAY'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.

1

G03

PLANT SCHEDULE

- NOTES:
- SEE SHEET L05 FOR ALL PLANT LOCATIONS
 - SEE GENERAL NOTES ON G02 FOR NOTES ON PLANTING.
 - SEE DETAIL SHEETS L06-L07 FOR SPECIFIC DETAILS ON PLANT INSTALLATIONS.

Symbol	Quantity	Latin Name	Common Name	Size	Notes
Deciduous Trees					
Apb	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	250cm WB	
Aja	1	Acer japonicum 'Aconitifolium'	Fernleaf Full moon Japanese Maple	200cm WB	
Bph	1	Betula Papyrifera	Paper Bark Birch	50mm WB	3-stem Clump
Cff	1	Cornus florida	Flowering Dogwood	200cm WB	
Ckm	1	Cornus Kousa 'Milky Way'	Milky Way Flowering Dogwood	200cm WB	
Ccg	2	Crataegus Crus Galli	Cockspur Hawthorn	200cm WB	
Fsp	1	Fagus sylvatica 'Purpurea'	Copper Beech	70mm WB	
Msr	2	Magnolia Stellata 'Royal Star'	Royal Star Magnolia	200cm WB	
Md	2	Malus 'Dolgo'	Dolgo Crabapple	50mm WB	
Ms	1	Malus 'Selkirk'	Selkirk Crabapple	50mm WB	
Mr	1	Malus 'Rinki'	Rinki Crabapple	50mm WB	
Pk	1	Prunus 'Kwanzan'	Kwanzan Cherry	250cm WB	
Pcc	6	Pyris calleryana 'Chanticleer'	Chanticleer Ornamental Pear	45mm WB	
Sdp	1	Syringa 'Bloomerang Dark Purple'	Bloomerang Dark Purple Lilac Std. Tree	100cm WB	
Ugc	1	Ulmus glabra 'Camperdownii'	Camperdown Weeping Elm	200cm WB	
Coniferous Trees					
Jcg	3	Juniperus chinensis 'Gin Fizz'	Gin Fizz Pyramidal Juniper	100cm	
PP	1	Picea Pungens 'Glauca'	Colorado Blue Spruce	150cm WB	
Deciduous Shrubs					
Ac	3	Amelanchier canadensis	Serviceberry	150cmWB	Multi-stemmed clump
Aa	3	Aronia mel. 'Autumn Magic'	Autumn Magic Chokeberry	#3	
Btc	29	Berberis thunbergii 'Concorde'	Concorde barberry	#3	
Btr	10	Berberis thunbergii 'Rose Glow®'	Rose Glow Barberry	#3	
Csm	3	Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood	#2	
Cac	9	Cotoneaster apiculatus	Cranberry Cotoneaster	#2	
Cal	56	Cotoneaster acutifolius var. lucidus	Peking Cotoneaster	#2	Install as a hedge space 600mm O.C
Eac	4	Euonymus alatus 'Compactus'	Dwarf Winged Burning Bush	#2	
Hia	1	Hamamelis x intermedia 'Arnold's Promise'	Arnold's Promise Witch Hazel	#2	
Haa	5	Hydrangea arb. 'Annabelle'	Annabelle Hydrangea	#2	
Hes	12	Hydrangea mac. Endless summer bloomstruck	Bloomstruck Hydrangea	#2	
Hmc	7	Hydrangea mac. Cityline Venice	Cityline Venice Hydrangea	#2	
Hob	6	Hydrangea pan. 'Bobo'	Bobo Hydrangea	#2	
Hgf	4	Hydrangea pan. 'Little Quick Fire'	Little Quick Fire Hydrangea	#2	
Hpg	1	Hydrangea pan. Pee Gee	Pee Gee Hydrangea	#2	
Hpw	2	Hydrangea pan. 'Pinky Winky'	Pinky Winky Hydrangea	#2	
Hrt	10	Hydrangea Serrata 'Tuff Stuff Red'	Mountain Hydrangea Tuff stuff red	#2	
Pwf	2	Philadelphis 'Snow White Fantasy'	Snow White Fantasy Mock Orange	#2	
Poc	5	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	#2	
Rop	23	Rosa x 'Oso Easy Cherry Pie'	Cherry Pie Rose	#2	
Rgt	2	Rosa x Graham Thomas	Graham Thomas Rose	#2	Assist new growth with climbing lattic
Rps	2	Rosa x 'Port Sunlight'	Port Sunlight Rose	#2	Assist new growth with climbing lattic
Rwm	5	Rosa x 'William Morris'	William Morris Rose	#2	Assist new growth with climbing lattic
Rr	5	Rosa Rugosa Hansa	Rugosa Rose Hanse	#2	
Sbg	11	Spirea Bet. Glow Girl	Glow Girl Spirea	#2	
Sdp	6	Spirea double play bang bang	Spirea double play bang bang	#2	
Syp	4	Syringa meyeri 'Palabin'	Palabin Dwarf Korean Lilac	#2	
Vps	1	Viburnum Plicatum 'Summer Snowflake'	Summer Snowflake Viburnum	#2	
Wrs	6	Weigela flor. 'Rainbow Sensation'	Rainbow Sensation Weigela	#2	
Evergreen Shrubs					
Ecs	12	Erica carnea "springwood Pink"	Springwood pink heath	#1	
Mds	1	Microbiota decussata	Siberian Cypress	#2	
Pan	1	Picea abies 'Nidiformis'	Nest Spruce	#2	
Psb	1	Pinus strobus blue shag	Blue Shag Dwarf White Pine	#5	
Tcn	2	Taxus cusp. 'Nana Aurescens'	Dwarf Golden Japanese Yew	#3	
Tcc	4	Taxus cusp. 'Capitata'	Clipped Cone Yew	#7	
Tmd	14	Taxus x media 'densi'	Dense Yew	#3	
Tmh	25	Taxus x media 'Hicksii'	Hick's Yew	#2	
Broadleaf Evergreen Shrubs					
Agf	8	Azalea Golden Lights	Golden Lights Azalea	#2	
Arl	5	Azalea Rosy Lights	Rosy Lights Azalea	#2	
Fb	5	Azalea Fireball	Fireball Azalea	#2	
Azw	3	Azalea White Lights	White Lights Azalea	#2	
Bgv	71	Buxus sempervirens 'Aureovariegata'	Variegated Boxwood	#1	
Bgg	32	Buxus x 'Green Mountain'	Green Mtn. Boxwood	#2	Space 600mm O.C
Bmv	1	Buxus mic.var. insularis 'Green Mountain'	Green Mtn. Clipped Cone Boxwood	#3	
lm	9	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	#1	
Plv	3	Pieris Japonica variegata	Variegated Japanese Pieris	#2	
Plh	6	Pieris Little Heath	Little Heath Pieris	#2	
Pjm	11	Rhododendron PJM Elite	PJM Rhododendron	#3	
Rcn	10	Rhododendron catawbiense 'Nova Zembla'	Nova Zembla Rhododendron	#2	
Rld	5	Rhododendron catawbiense 'Lee's Dark Purple'	Nova Zembla Rhododendron	#2	

Rfp	4	Rhododendron x 'Florence Parks'	Florence Parks Rhododendron	#2	
Roz	3	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	#2	
Rpg	1	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	#2	
Rrr	9	Rhododendron 'Ramapo'	Ramapo Rhododendron	#2	
Grasses & Ferns					
Anj	65	Athyrium Nipponicum	Japanese Painted Fern	Jumbo	
Ca	20	Calamagrostis acutiflora	Karl Foerster Reed Grass	#1	
DJg	58	Dryopteris Jurrassic Gold	Jurassic Gold Fern	jumbo	Space 600mm O.C w/ Erthrionium
Fge	14	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1	
Haz	10	Hakonechloa Macra Beni Kaze	Beni kaze Hakone Grass	#1	
Hma	30	Hakonechloa macra 'All Gold"	All Gold Hakone Grass	#1	
Mso	72	Matteucia Struthiopteris	Ostrich Fern	Jumbo	
Pvs	11	Panicum virgatum 'Shenandoah'	Switch Grass	#1	
Perennials					
Anw	12	Aconitum Monkshood	Wolf's Bane (Monkshood)	#1	
Aa	10	Aruncus aethusifolius	Dwarf Korean Goats Beard	#1	
AcR	15	Anemone 'Curtain Call Deep Rose'	Curtain Call Deep Rose Japanese Anemone	#1	
Ahj	12	Anemone 'Honorine Jobert'	Honorine Jobert Japanese Anemone	#1	
Atr	40	Anemone tomentosa 'Robustissima'	Robustissima Japanese Anemone	#1	
Adl	5	Astilbe'Delft Lace'	Delft Lace Astilbe	#1	
AcP	43	Astilbe Chinesis var. 'pumila	Pumila Astilbe	#1	
Acv	65	Astilbe Chinesis 'Visions'	Visions Astilbe	#1	
Acw	27	Astilbe Chinesis 'Visions in White'	Visions in White Astilbe	#1	
Af	5	Astilbe 'Fanal'	Fanal Astilbe (Red)	#1	
Amr	20	Astrantia major 'Roma'	Great Masterwort	#1	
Adw	10	Aster dumosus 'woods purple'	Woods Purple Aster	#1	
Aco	15	Aquilegia caerulea 'White Barlow'	Columbine White Barlow	#1	
Ack	12	Aquilegia caerulea 'Kirigami'	Columbine Kirigami Mix	#1	
Ber	18	Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	#1	
Bmj	52	Brunnera macro. 'Jack Frost'	Siberian Bugloss	#3	
Dhp	36	Dicentra hybrid 'Pink Diamonds'	Fern-leaved Bleeding Heart	#1	
Dpd	12	Digitalis purpurea 'Dalmatian Purple'	Common Foxglove	#1	
Erb	45	Epimedium rubrum	Red Barronwort	#1	Space 300mm O.C
Ecw	18	Erythronium californicum 'White Beauty'	White Beauty Fawn Lily	#1	
Go	4	Galium Odoratum	Sweet Woodruff	18/flat	
Ger	18	Geranium 'Johnsons Blue'	Johnsons Blue Geranium	#1	
Hh	142	Hedera helix	English Ivy	18-24 / Flat	
Hde	35	Hellebores x hybridus 'Double Ellen White Spotted'	Double Ellen White Spotted	#1	
Hrd	38	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	
Hhd	48	Hemerocallis 'Hyperion'	Hyperion Daylily	#1	
Hgs	12	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily	#1	
Hrr	10	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	
Hvc	28	Heuchera 'Venus'	Venus Coral bells	#1	
Heu	30	Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	4"	
HpF	21	Heucherella 'Pink Fizz'	Pink Fizz Foamflower	#1	
Hff	32	Hosta 'First Frost'	First Frost Hosta	#1	
Hgt	12	Hosta 'Golden Tiara'	Golden Tiara Hosta	#1	
Hgs	30	Hosta 'Gold Standard'	Gold Standard Hosta	#1	
Hho	57	Hosta Halcyon	Halcyon Hosta	#1	
Hsg	7	Hosta sieboldiana 'Great Expectations'	Great Expectation Hosta	#1	
Ict	35	Iberis sempervirens 'Candy Tuft'	Candy Tuft Evergreen	4"	
Lmo	25	Lamium macalatum 'Orchid Frost'	Orchid Frost Lamium	#4	
Lhc	9	Lavender 'Hidcote'	Hidcote Lavender	#1	
Lbs	32	leucanthemum banana cream	Banana Cream Shasta Daisy	#1	
Lsg	30	Lilium 'Star Gazer'	Star Gazer Oriental Lily	#1	
Nfw	12	Nepeta x faassenii 'Walkers Low'	Walker's Low Catmint	#1	
Ptj	14	Pachysandra terminalis	Japanese Spurge	Trays	18 -24 units / tray + spacing 600mm O.C.
Pny	14	Peony 'Duchess of Nemours'	Duchess of Nemours Peony	#1	
Phi	40	Phlox paniculata	Fall Phlox	#1	
Pss	10	Polygonatum spp.	Solomon's Seal	4"	
Pbe	22	Pulmonaria 'Blue Ensign'	Blue Ensign Lungwort	#1	
Rdr	12	Rubus Idaeus	Kharney Raspberry	Br	
Smk	15	Salvia May night	May night Salvia	#1	
Saj	4	Sedum x 'Autumn Joy'	Autumn Joy Stone Crop	#1	
Trs	26	Tirella 'Sugar and Spice'	Sugar and Spire Foam Flower	#1	
Bulbs					
Apj	80	Allium 'Pink Jewel'	Pink Jewel Ornamental Onion	bulb	Space evenly
Arne	80	Allium 'Mount Everest'	Mount Everest Ornamental Onion	bulb	Space evenly
Dnt	90	Daffodil Narcissus 'Tête-à-tête'	Tete'a'tere Daffodil	bulb	Space evenly
Hbb	140	Hyacinthoides hispanica 'Blue Bells'	Blue bells	bulb	Space evenly
Ssi	40	Scilla siberica	Siberian Squill	bulb	Space evenly
Tri	20	Trillium Spp.	Trillium	bulb	Space evenly

ISSUE			REVISIONS			DRAWN BY: TM		DESIGNED BY: TM		MURRAY'S LANDSCAPE SERVICES LTD. PO BOX 601 1525 PORTUGAL COVE RD. PORTUGAL COVE - ST. PHILIPS, NL A1M 3R6 PHONE: 709.895.2800 FAX: 709.895.1000		Landscape Development Plans 70 Circular Rd. St. John's, NL					
2	10-21-2022	ISSUED FOR APPROVAL				CHECKED BY: TM		APPROVED BY: TM		SCALE: Half-Sized Plots (11x17) = 1:250 Full-Sized Plots (22x34) = 1:125		CLIENT: Private Residence		DRAWING TITLE: Plant Schedule	DWG. NO. -	REV. -	SHEET G03
1	06-11-2022	ISSUED FOR CLIENT REVIEW															
NO.	DATE	ISSUED FOR	REV.	DATE													



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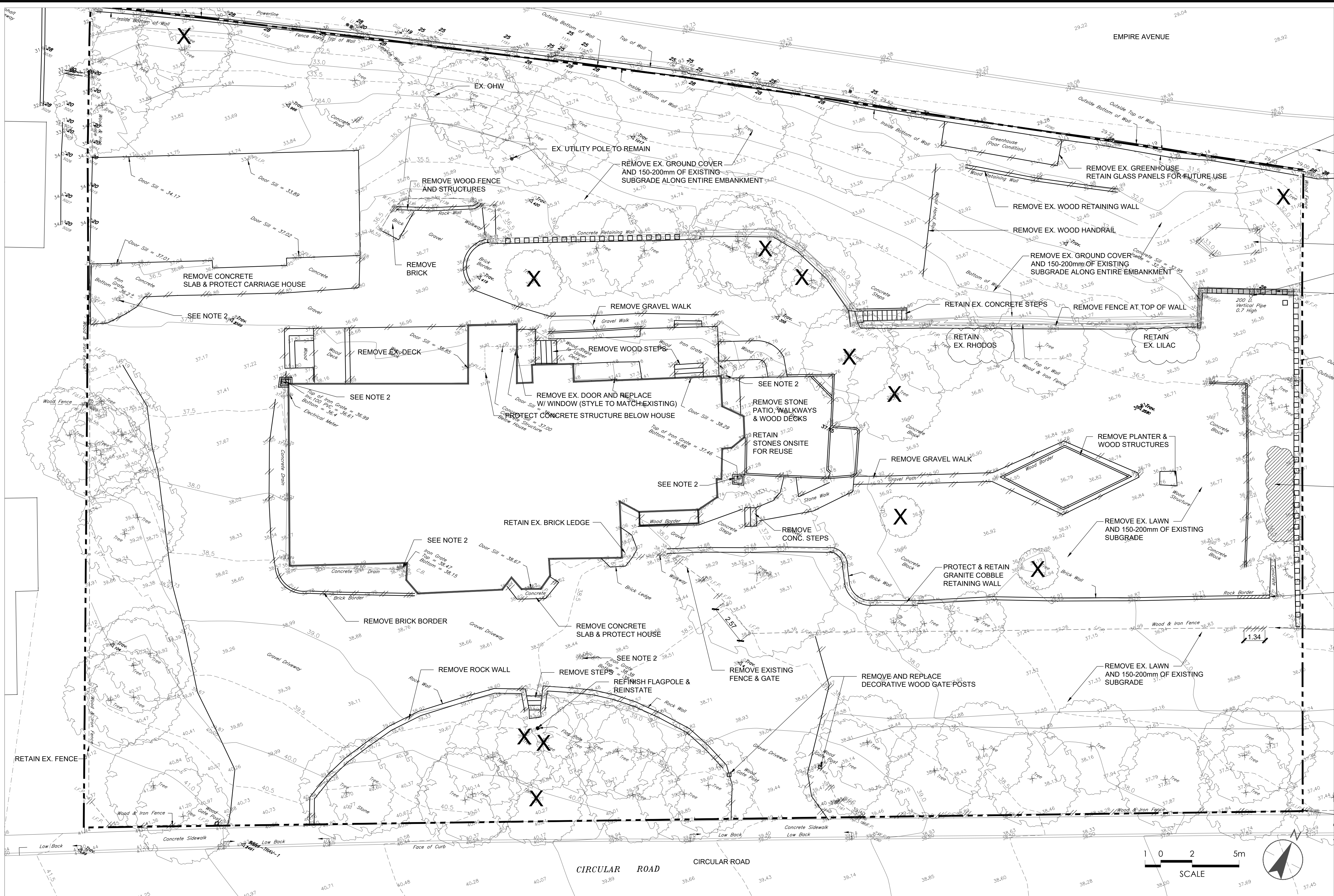
DRAWN BY: TM	DESIGNED BY: TM
CHECKED BY: TM	APPROVED BY: TM
SCALE: HALF-SIZED PLOTS (11X17) = 1:250 FULL-SIZED PLOTS (22X34) = 1:125	


MURRAY'S
MURRAY'S LANDSCAPE
SERVICES LTD.
PO BOX 601
1525 PORTUGAL COVE RD.
PORTUGAL COVE - ST. PHILIPS, NL
A1M 3R6
PHONE: 709.895.2800 FAX: 709.895.1000
CLIENT: PRIVATE RESIDENCE

<p>LANDSCAPE DEVELOPMENT PLANS</p> <p>70 CIRCULAR RD. ST. JOHN'S, NL</p>			
<p>DRAWING TITLE:</p> <p>OVERALL LANDSCAPE PLAN</p>	<p>DWG. NO.</p>	<p>REV.</p> <p>-</p>	<p>SHEET</p> <p>L01</p>

FILENAME: THIS DRAWING HAS BEEN PREPARED FOR THE USE OF MURRAY'S LANDSCAPE SERVICES' CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, EXCEPT AS AGREED BY MURRAY'S AND ITS CLIENT, AS REQUIRED BY GOVERNMENTAL REVIEWING AGENCIES. MURRAY'S ACCEPTS NO RESPONSIBILITY, AND DENIES ANY LIABILITY WHATSOEVER, TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT MURRAY'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.

PLOT DATE:



- EX. RETAINING WALL TO BE REMOVED AND REPLACED. SEE RETAINING WALL DESIGN BY OTHERS.
- RETAIN AND PROTECT EX. OVERHEAD WIRES.
- REMOVE EX. PLANTER
- PROTECT VERTICAL PIPE
- RETAIN AND PROTECT EX. CONCRETE RETAINING WALL AND ICE BOX STORAGE AREA.
- REMOVE MASSING OF WOODY SHRUBS AND SMALL TREES
- REMOVE SECTION OF EXISTING CONCRETE WALL
- REMOVE SECTION OF EX. FENCE FOR NEW GATE. RETAIN EXISTING FENCE
- REMOVE WOOD AND IRON FENCE ALONG FRONT OF PROPERTY. DO NOT REMOVE FENCING THAT EXTENDS BEYOND THE PROPERTY LINES

Existing Conditions and Removals Plan

Scale 1:125

NOTES:

- COORDINATE PLANT PROTECTION / RETENTION AND REMOVALS WITH NOTES ON PLANTING PLAN ON SHEET L-05
- REMOVE AND REPLACE ALL IRON GRATE DRAINS AND CONNECTING DRAINAGE PIPE AND REPLACE WITH NEW AREA DRAINS AND CONNECTED DRAINAGE PIPE. SEE L-03 & L-04 FOR PROPOSED DRAINAGE LAYOUT.
- TREE SLATED FOR REMOVAL WILL BE FLAGGED WITH SURVEYOR TAPE BY CERTIFIED ARBORIST CONTRACTOR AND CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- CONTRACTOR TO ESTABLISH TREE PROTECTION ZONES PRIOR TO STARTING EXCAVATION.

ISSUE			REVISIONS		
2	10-21-2022	ISSUED FOR APPROVAL			
1	06-11-2022	ISSUED FOR CLIENT REVIEW			
NO.	DATE	ISSUED FOR	REV.	DATE	

DRAWN BY:	DESIGNED BY:
TM	TM
CHECKED BY:	APPROVED BY:
TM	TM

SCALE:
HALF-SIZED PLOTS (11X17) = 1:250
FULL-SIZED PLOTS (22X34) = 1:125



CLIENT:

PRIVATE RESIDENCE

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PHONE: 709.895.2800 FAX: 709.895.1000

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR RD.
ST. JOHN'S, NL

DRAWING TITLE:

EXISTING CONDITIONS & REMOVALS PLAN


DWG. NO.

REV.

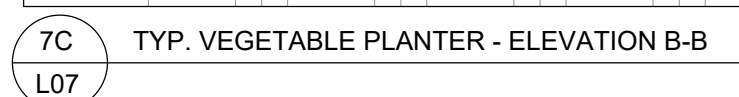
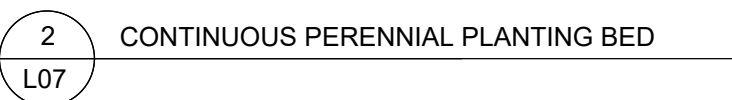
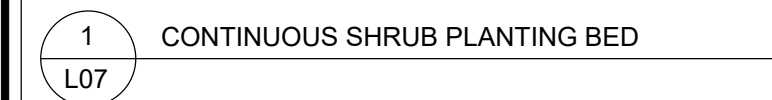
SHEET
L02



BIDDER'S NOTES:	
1.	ALL SOD TO BE NO. 1 GRADE PREMIUM GRADE TURFGRASS AND CONFORM TO CANADIAN LANDSCAPE STANDARD FOR QUALITY REQUIREMENTS.
2.	MIN. 150mm TOPSOIL SPREAD EVENLY FOR ALL SODDED AREAS. CONTRACTOR TO PROVIDE SAMPLE AND SOURCE OF TOPSOIL TO LANDSCAPE ARCHITECT.
3.	PROVIDE LABORATORY SOIL TEST UPON REQUEST AND AMEND TOPSOIL AS PER THE RECOMMENDATIONS OF THE TEST. APPLY LIMESTONE AND FERTILIZERS AT RATES BASED ON RESULT.
4.	ALL SOD WITHIN 24 HOURS OF DELIVERY AND WITHIN 36 HOURS OF HARVEST.
5.	DO NOT INSTALL SOD IN FREEZING TEMPERATURES.
6.	LAY SOD IN SMOOTH EVEN STAGGERED ROWS, AND CLOSELY JOIN TOGETHER IN SUCH A MANNER THAT NO JOINT WIDER THAN 3mm ARE VISIBLE. JOINTS ARE STAGGERED AT A MIN. 25cm AND NO PIECES ARE STRETCHED OR OVERLAPPED.
7.	SOD SHALL BE LAID SMOOTH AND FLUSH WITH ADJOIN GRASS AREAS. PAVING AND TOP SURFACES OF CURBS.
8.	SOD SHALL BE CUT WHEN NECESSARY USING A SHARP KNIFE OR EDGING TOOL.
9.	IRRIGATE SOD AREA IMMEDIATELY. CONTINUE TO WATER SOD TO MAINTAIN A MOIST ROOT ZONE FOR THE FIRST 3 - 4 WEEKS AND CONTINUED THROUGH DRY PERIODS.
10.	USE WOODEN PEGS TO STAKE AND ANCHOR SODS ALONG SLOPES.
11.	NO PEDESTRIAN TRAFFIC ON SOD DURING ESTABLISHMENT PERIOD.
12.	MOW TO MAINTAIN GRASS AT A HEIGHT OF 60mm (2.5")

ISSUE			REVISIONS				DRAWN BY: TM		DESIGNED BY: TM / LH		<div></div> <div>MURRAY'S LANDSCAPE SERVICES LTD. PO BOX 601 1525 PORTUGAL COVE RD. PORTUGAL COVE - ST. PHILIPS, NL A1M 3R6 PHONE: 709.895.2800 FAX: 709.895.1000</div>		LANDSCAPE DEVELOPMENT PLANS						
							CHECKED BY: TM		APPROVED BY: TM				CLIENT: PRIVATE RESIDENCE		DRAWING TITLE: PLANTING PLAN		DWG. NO.	REV.	SHEET
							SCALE: HALF-SIZED PLOTS (11X17) = 1:250 FULL-SIZED PLOTS (22X34) = 1:125								-		-	L05	
2	10-21-2022	ISSUED FOR APPROVAL											PLANTING PLAN						
1	06-11-2022	ISSUED FOR CLIENT REVIEW																	
NO.	DATE	ISSUED FOR	REV.	DATE											-	-			

PLOT DATE:



No

SCALE: AS SHOWN

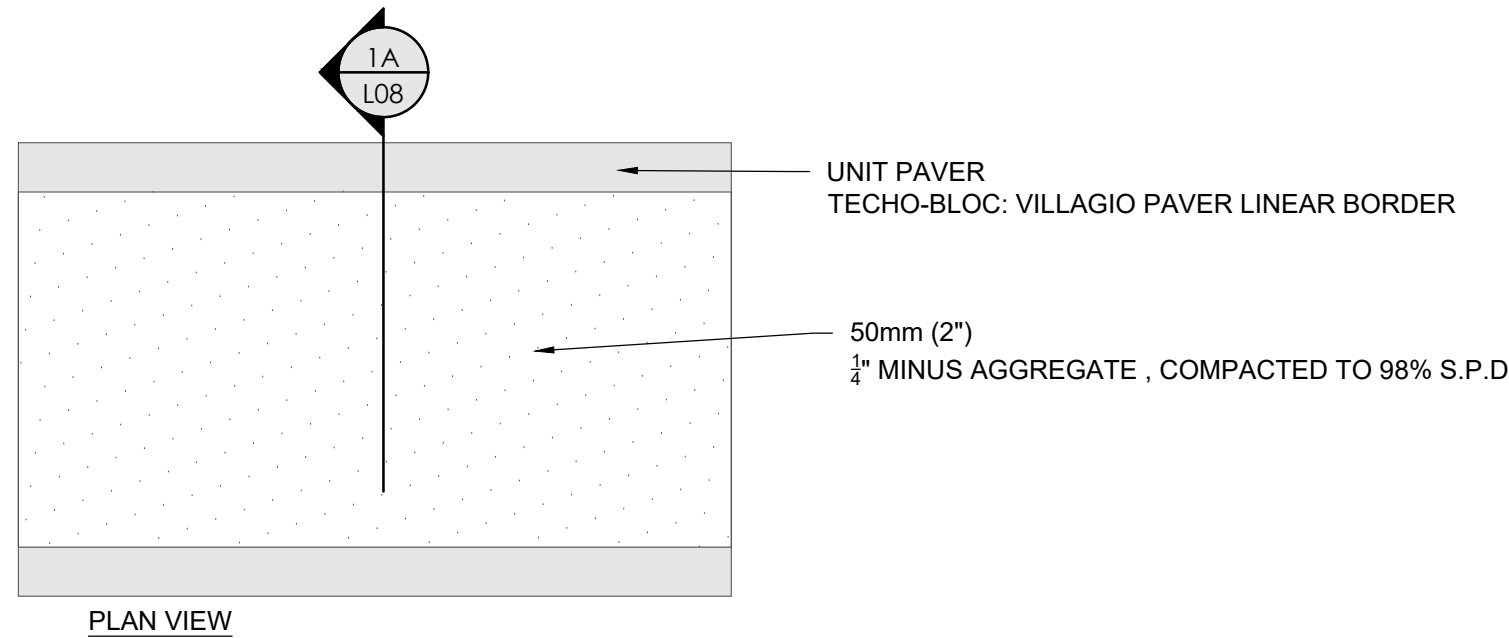


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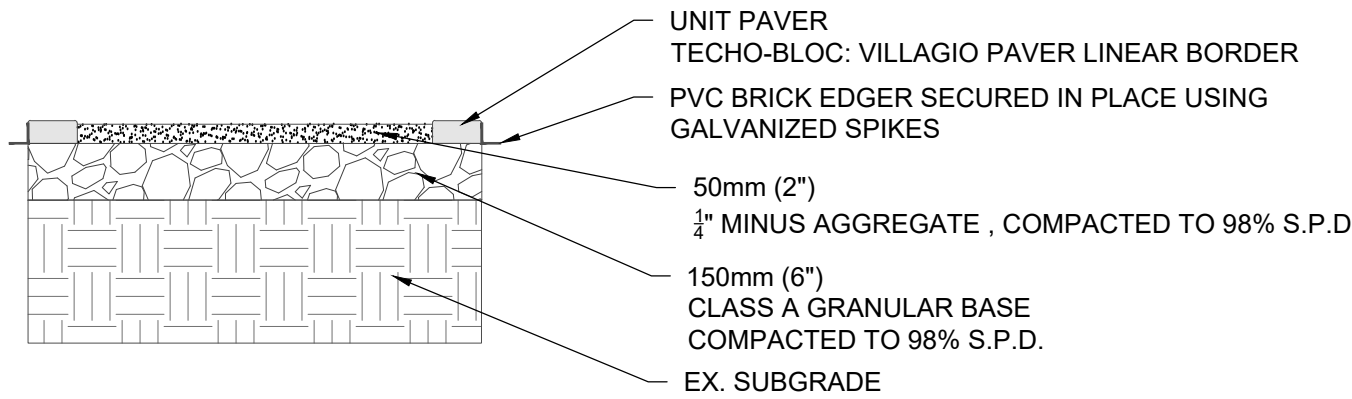
DWG. NO.	REV.	SHEET L07
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PLOT DATE:

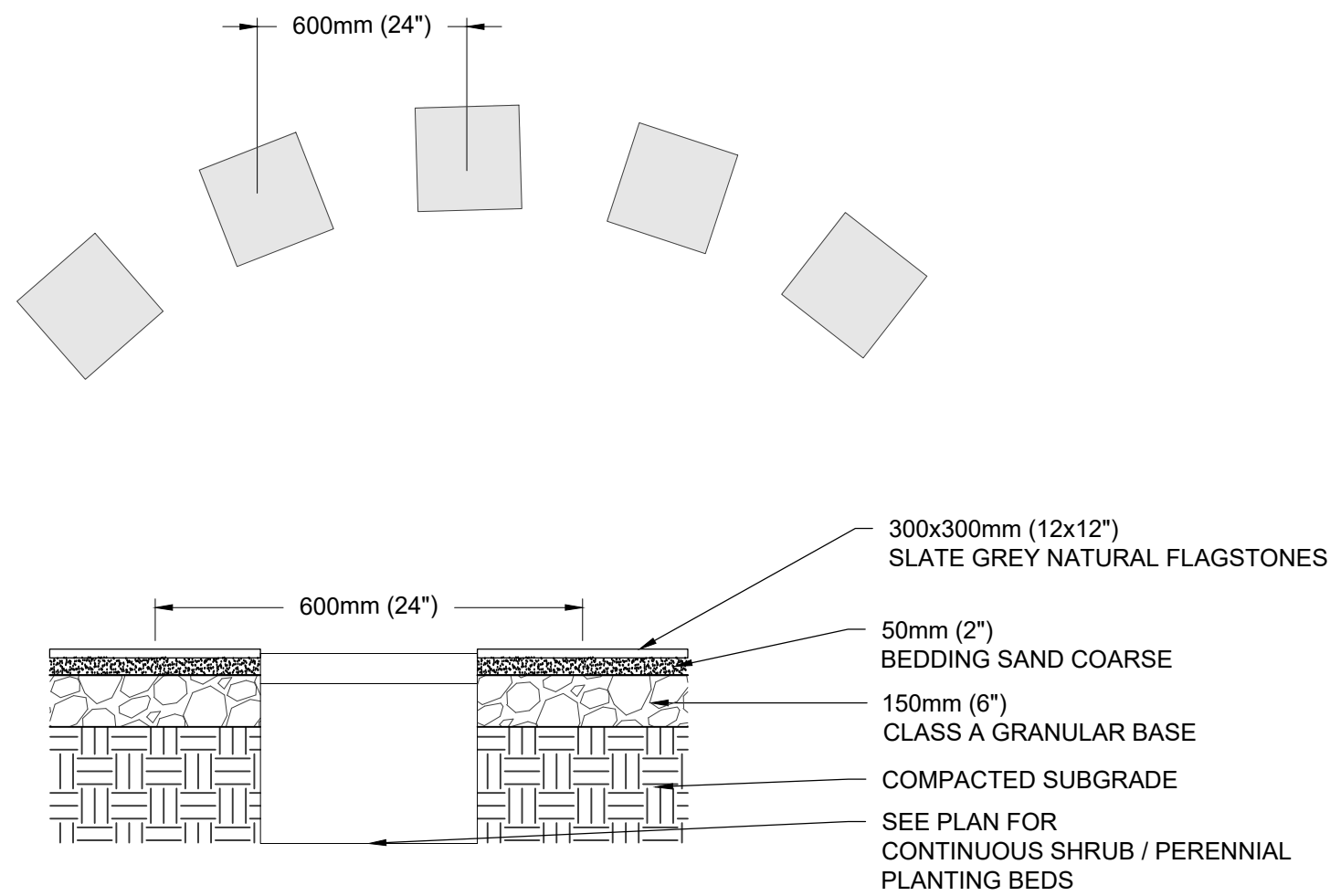


PLAN VIEW

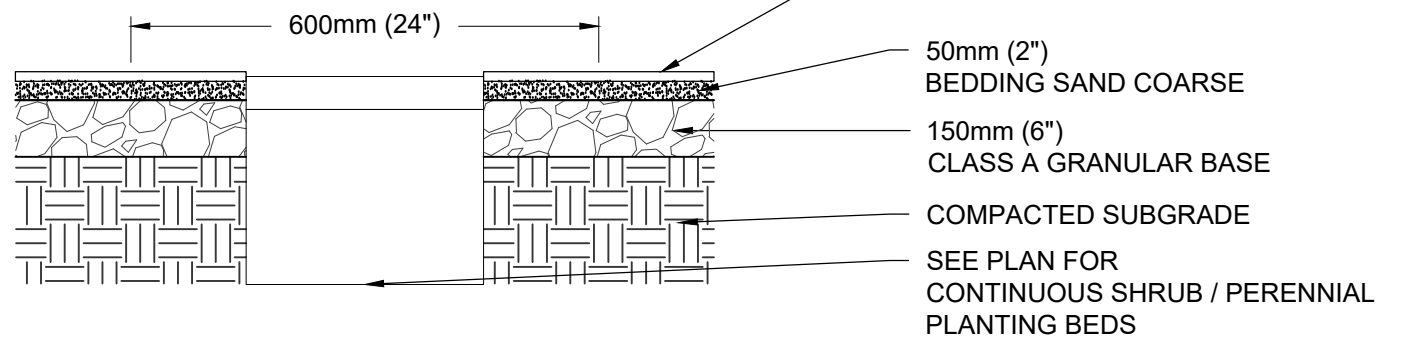


SECTION VIEW 1A

1
L08
GARDEN PATHWAY - TYPE I

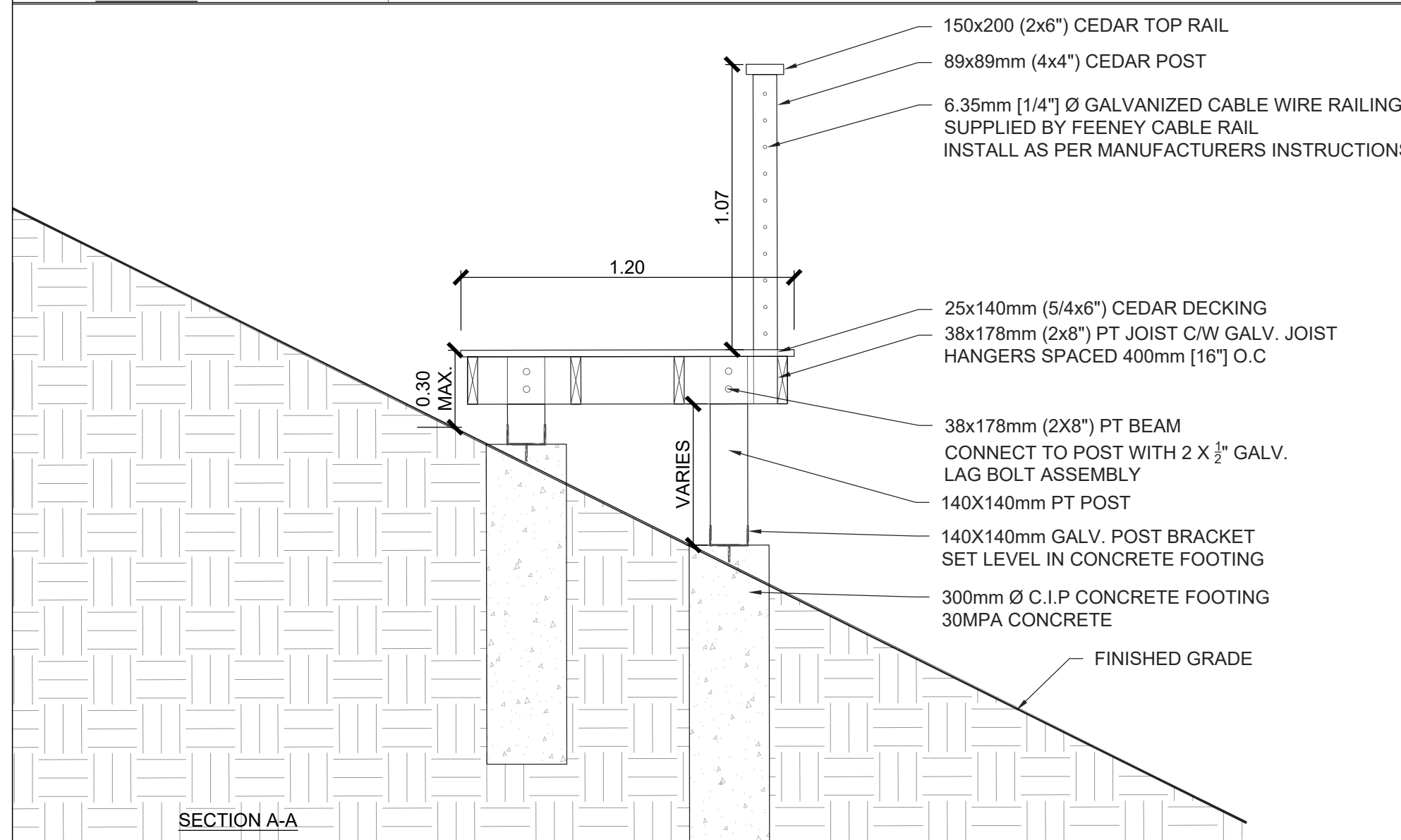
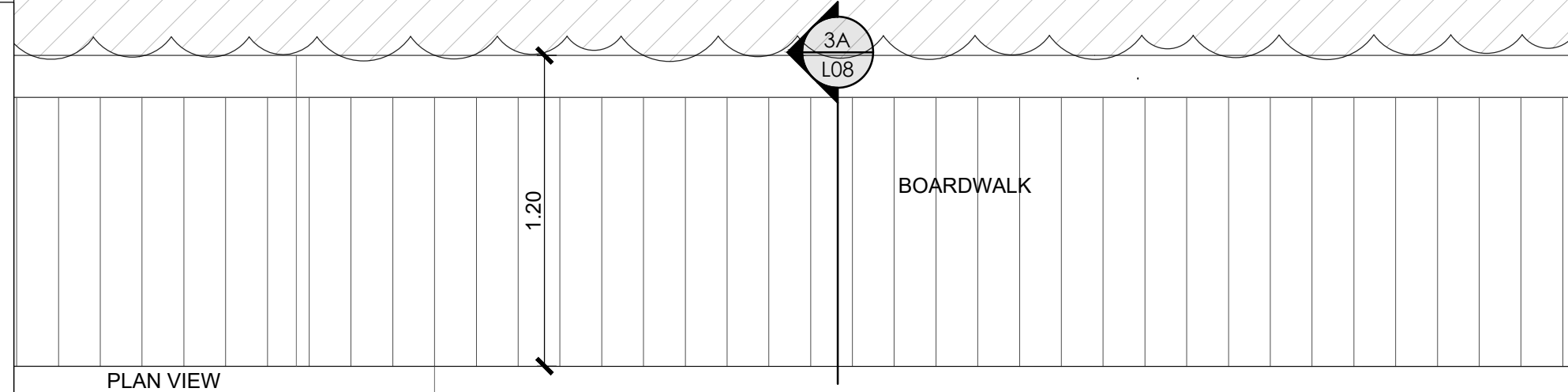


PLAN VIEW

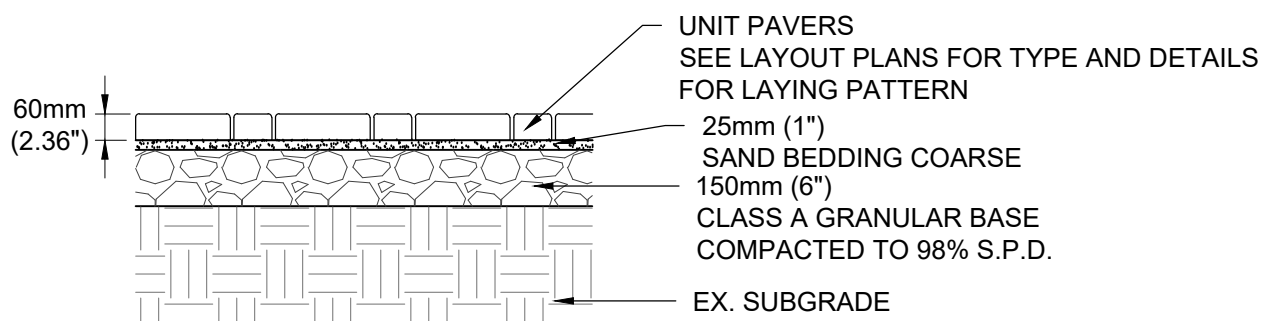


SECTION VIEW

2
L08
GARDEN PATHWAY - TYPE II

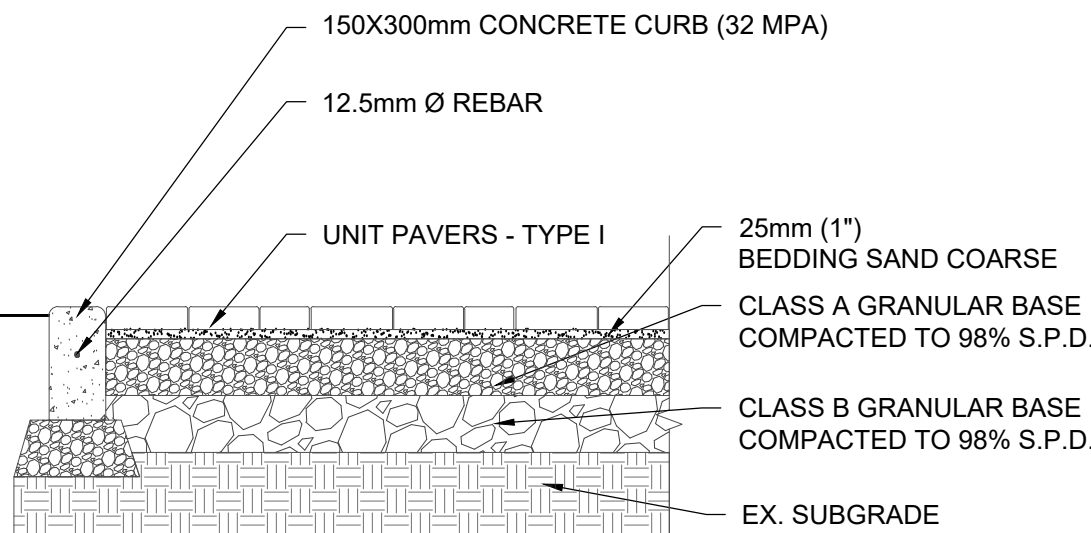


3
L08
BOARDWALK

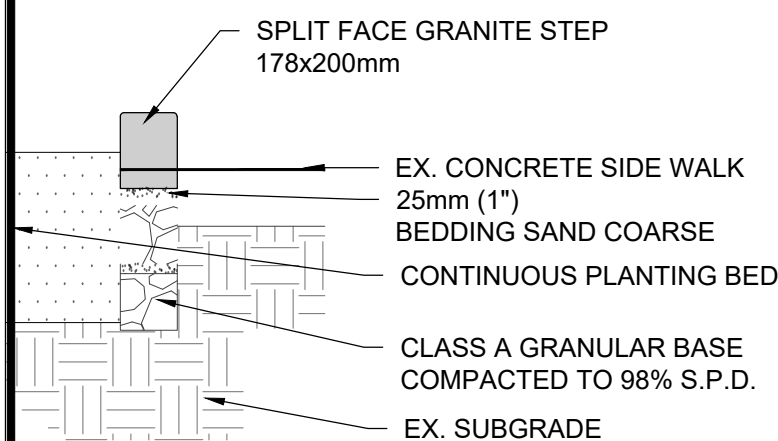
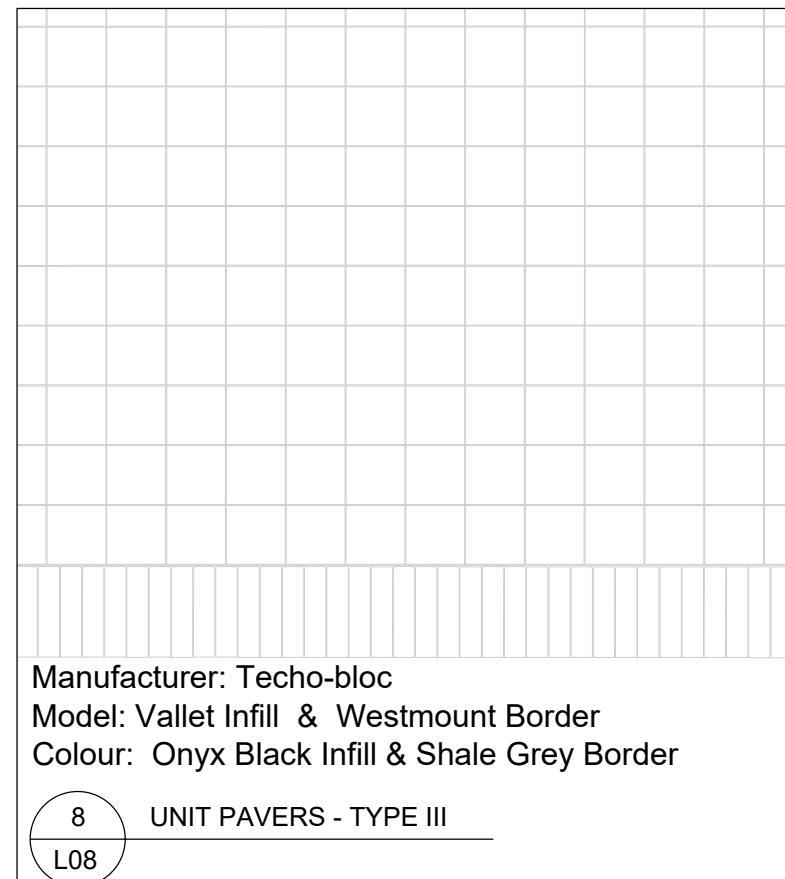
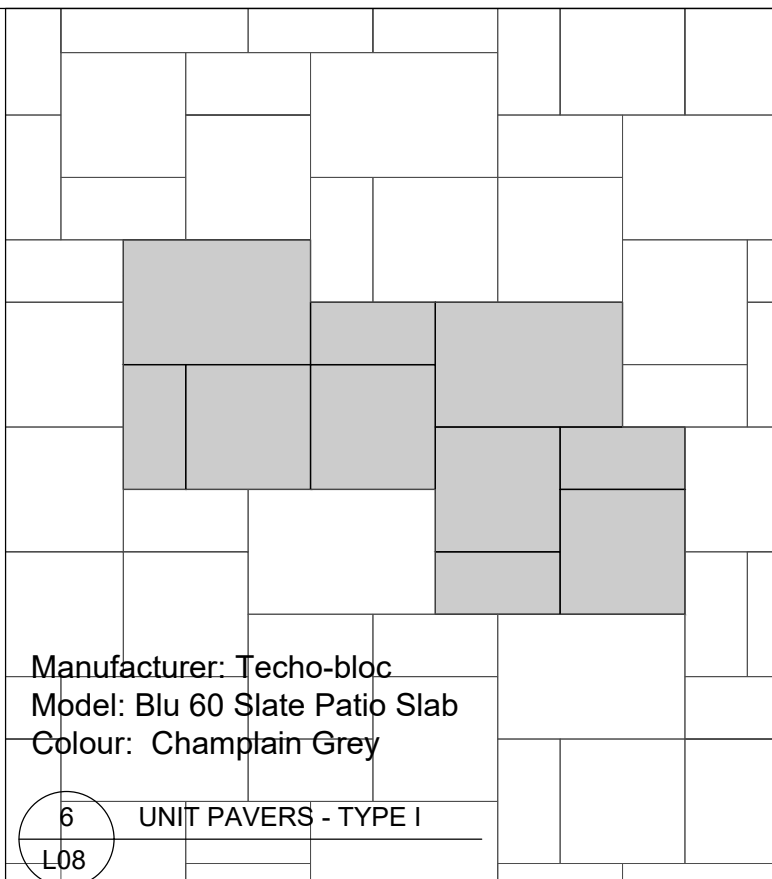


NOTES:
1. INSTALL JOINTING SAND BETWEEN PAVERS AS PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PVC BRICK EDGE RESTRAINT AS PER MANUFACTURER'S SPECIFICATION ON ALL EDGES THAT ARE NOT SUPPORTED BY A HARDSCAPE ELEMENT.

4
L08
TYP. UNIT PAVER WALKWAY



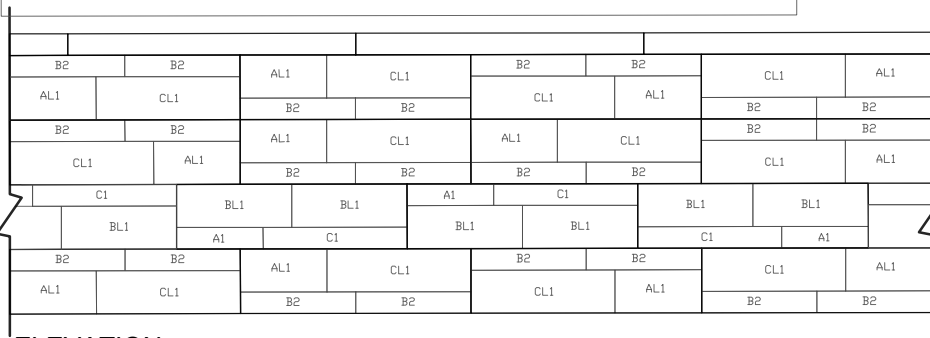
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L08
TYP. UNIT PAVER DRIVEWAY



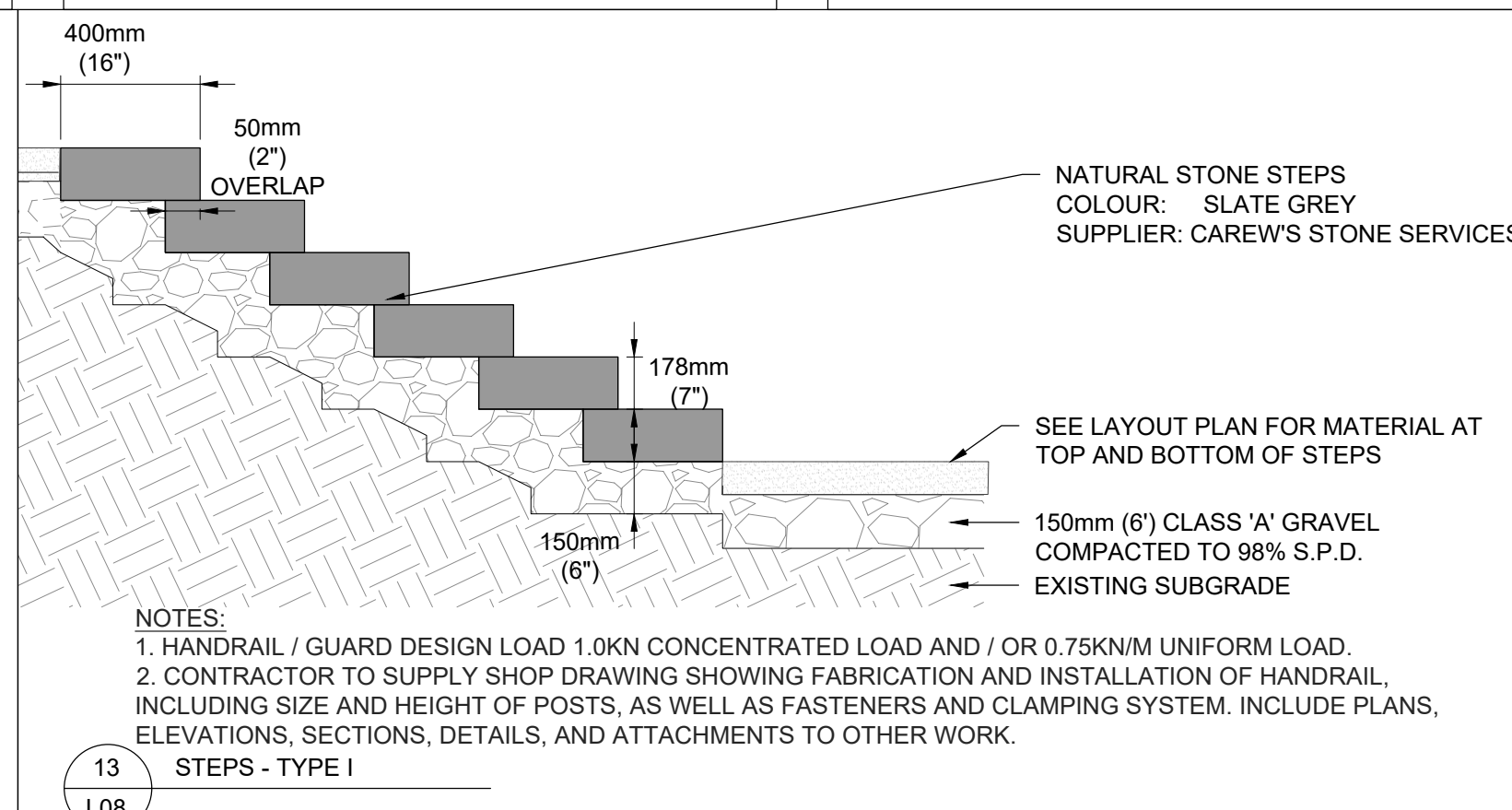
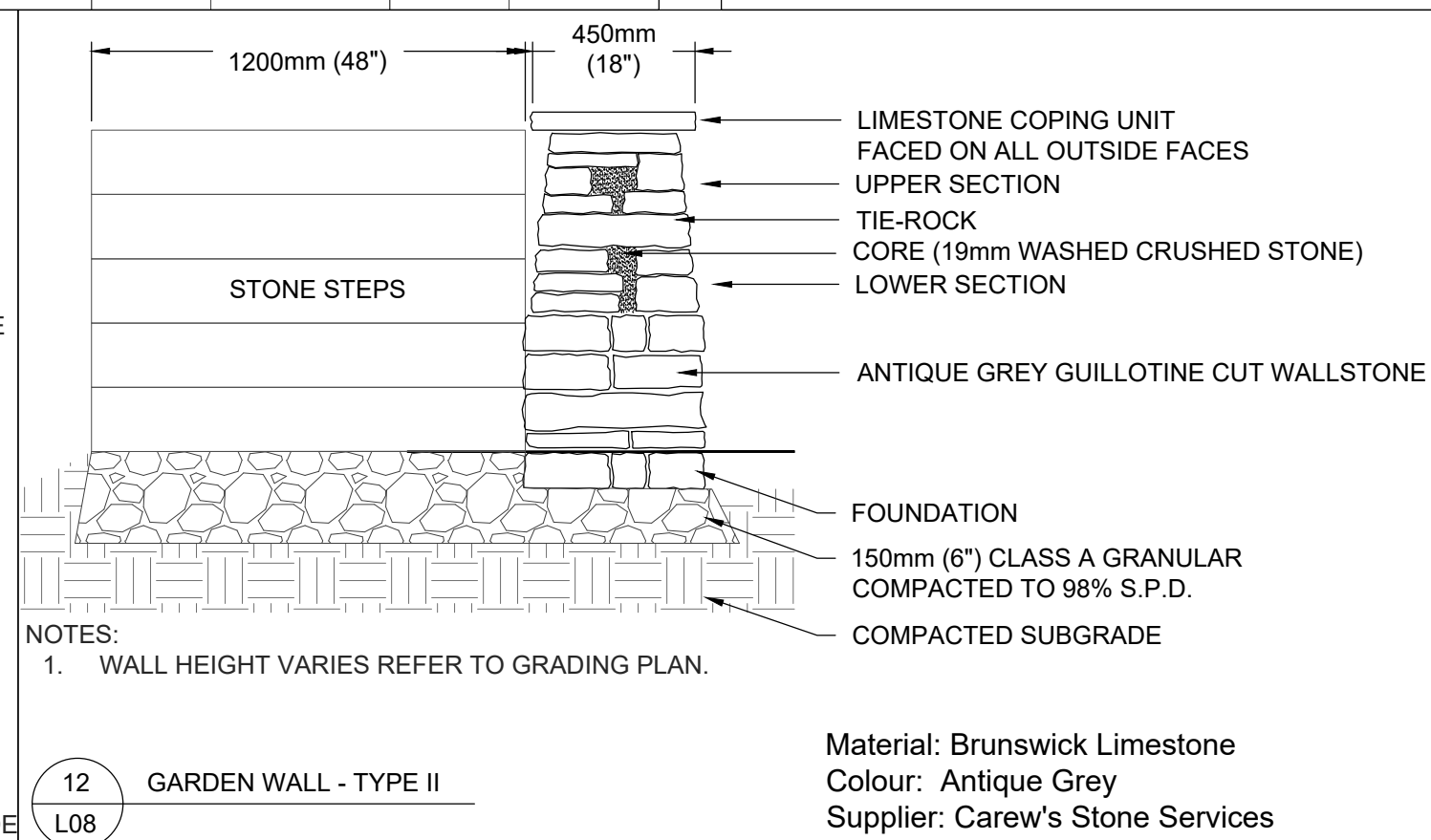
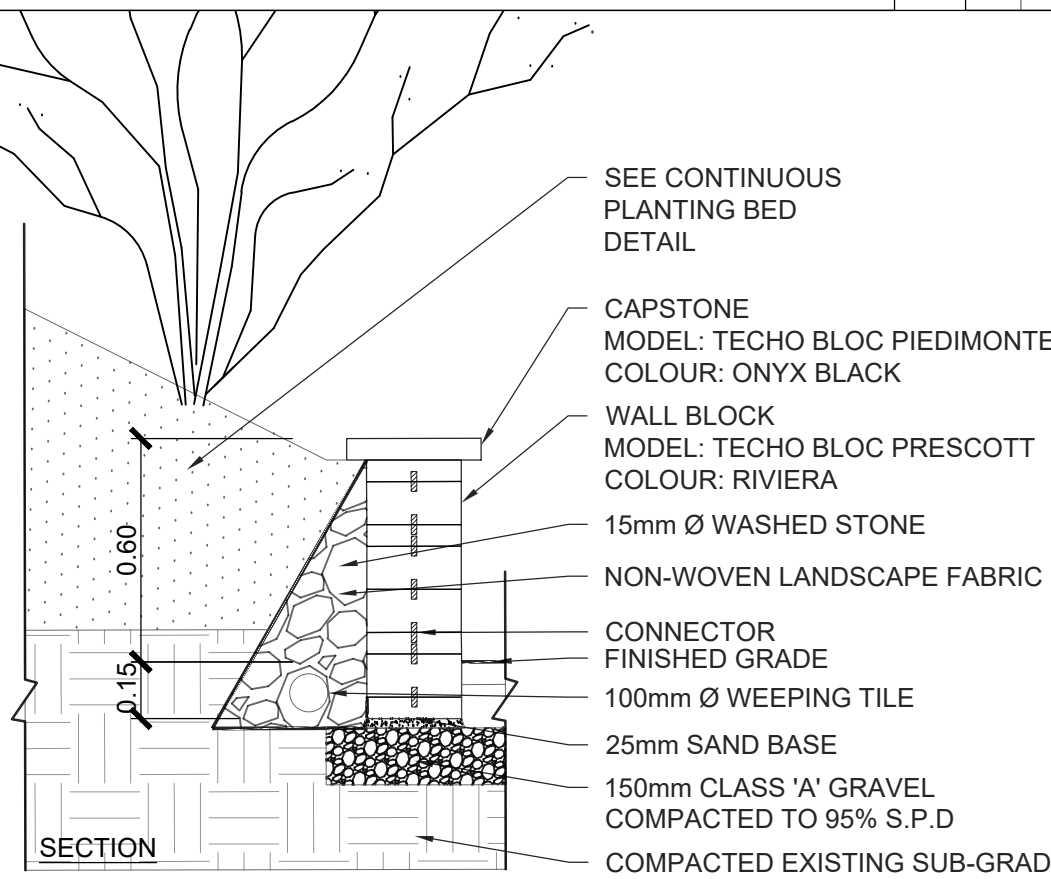
10
L08
GRANITE CURB

WALL BLOCK SIZES
A1 = 57 x 250 x 229mm
B1 = 57 X 250 X 305mm
C1 = 57 X 250 X 381mm

AL1 = 114 x 250 x 229mm
BL1 = 114 X 250 X 305mm
CL1 = 114 X 250 X 381mm



11
L08
GARDEN WALL - TYPE I



ISSUE			REVISIONS		
2	10-21-2022	ISSUED FOR APPROVAL			
1	06-11-2022	ISSUED FOR CLIENT REVIEW			
NO.	DATE	ISSUED FOR	REV.	DATE	

DRAWN BY: TM	DESIGNED BY: TM
CHECKED BY: TM	APPROVED BY: TM
SCALE: AS-SHOWN	



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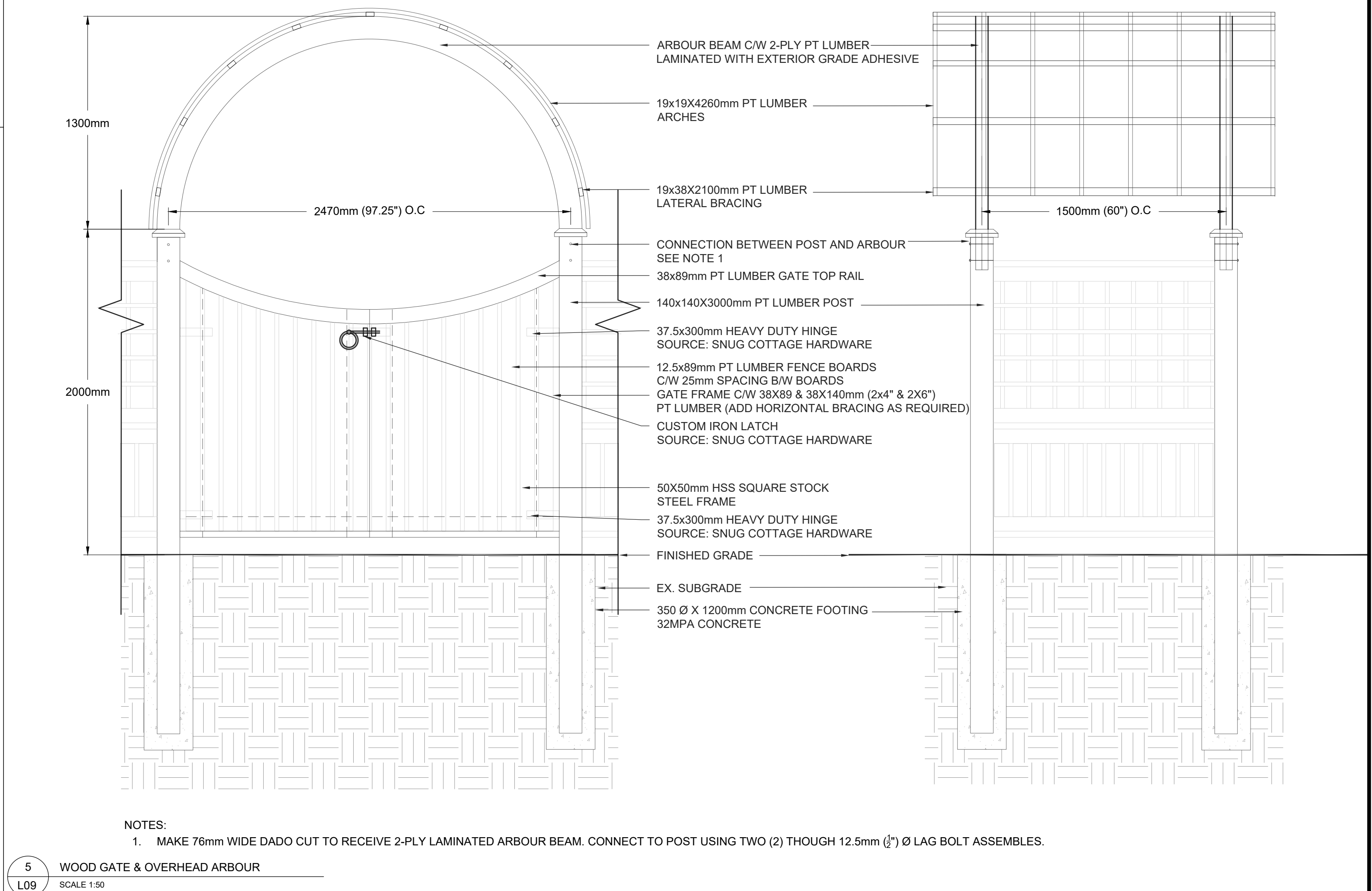
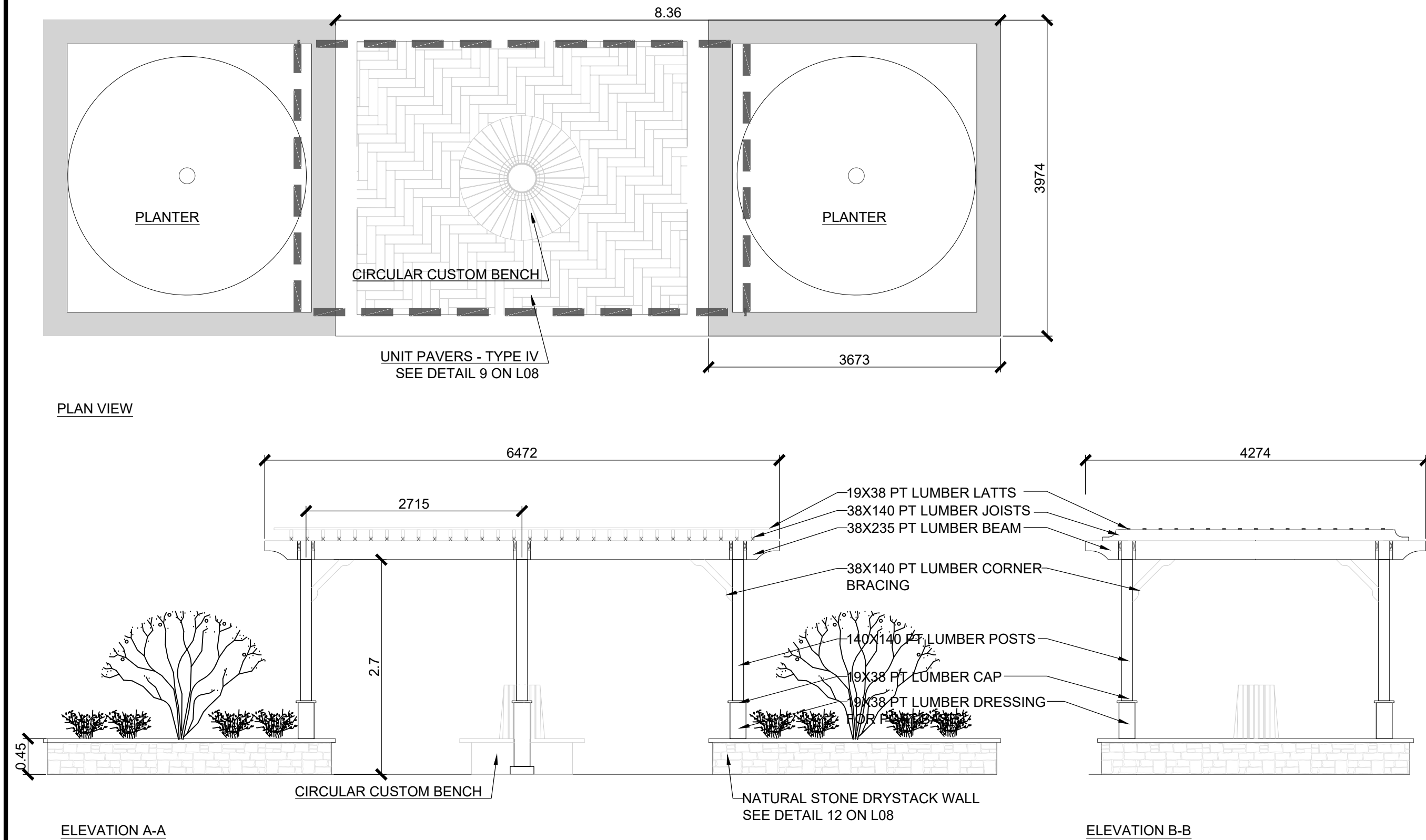
CLIENT:
PRIVATE RESIDENCE

LANDSCAPE DEVELOPMENT PLANS			
70 CIRCULAR RD. ST. JOHN'S, NL			
DRAWING TITLE: HARDSCAPE DETAILS	DWG. NO. -	REV. -	SHEET L08

PLOT DATE: [] [] []

[] [] []

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AGENT AND MAY NOT BE USED

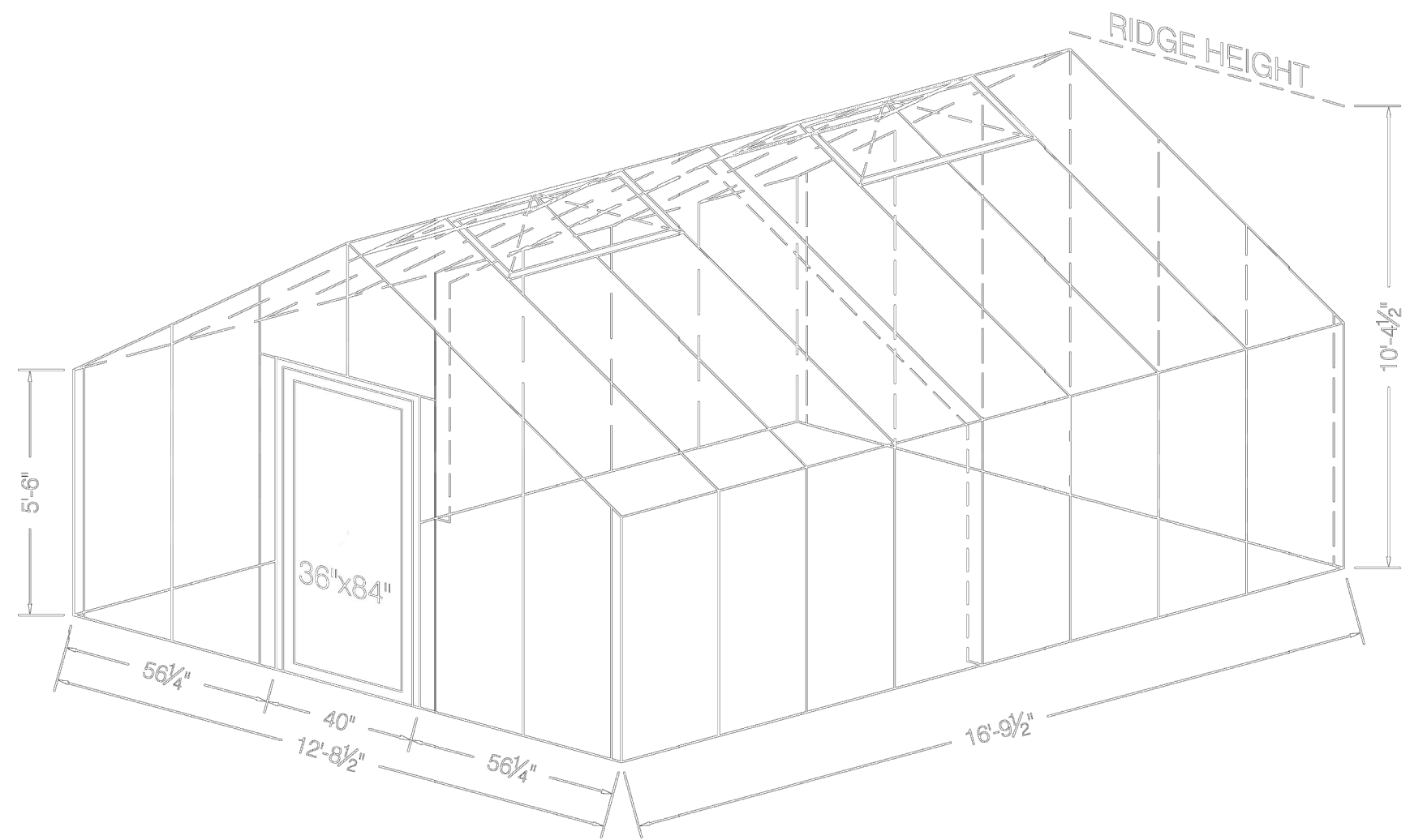


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CHECKED BY: TM	APPROVED BY: TM
SCALE: AS SHOWN	

<p>LANDSCAPE DEVELOPMENT PLANS</p> <p>70 CIRCULAR RD. ST. JOHN'S, NL</p>			
<p>DRAWING TITLE:</p> <p>MISC. DETAILS</p>	<p>DWG. NO.</p>	<p>REV.</p>	<p>SHEET</p> <p>L09</p>

FILENAME: LO1.dwg
PLOT DATE: Mar 31, 2023
1:46pm
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IMPORTANT NOTES: All dimensions are to the outside of greenhouse frame
For layout purposes only, drawing does not show all infrastructure included
Roof Slope: 8.5/12
Door Drop: 0"

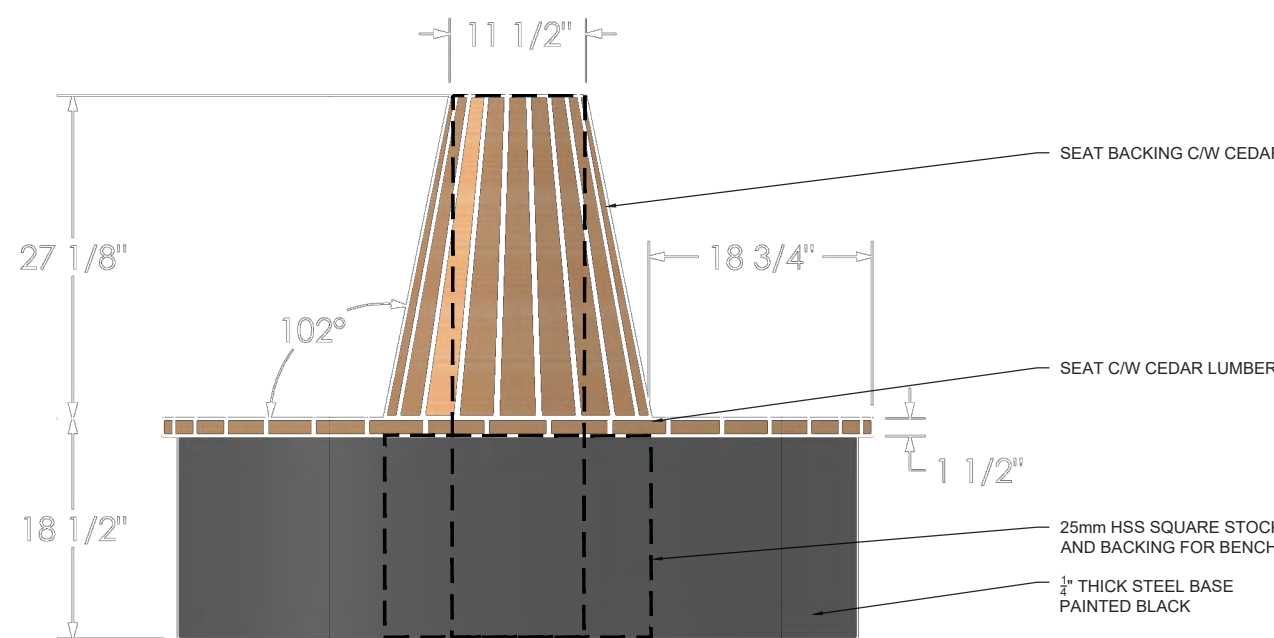
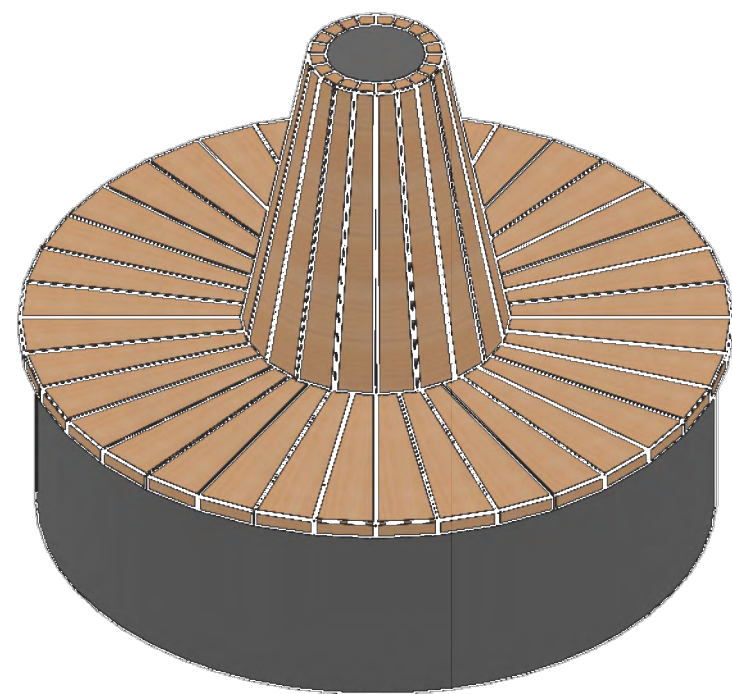
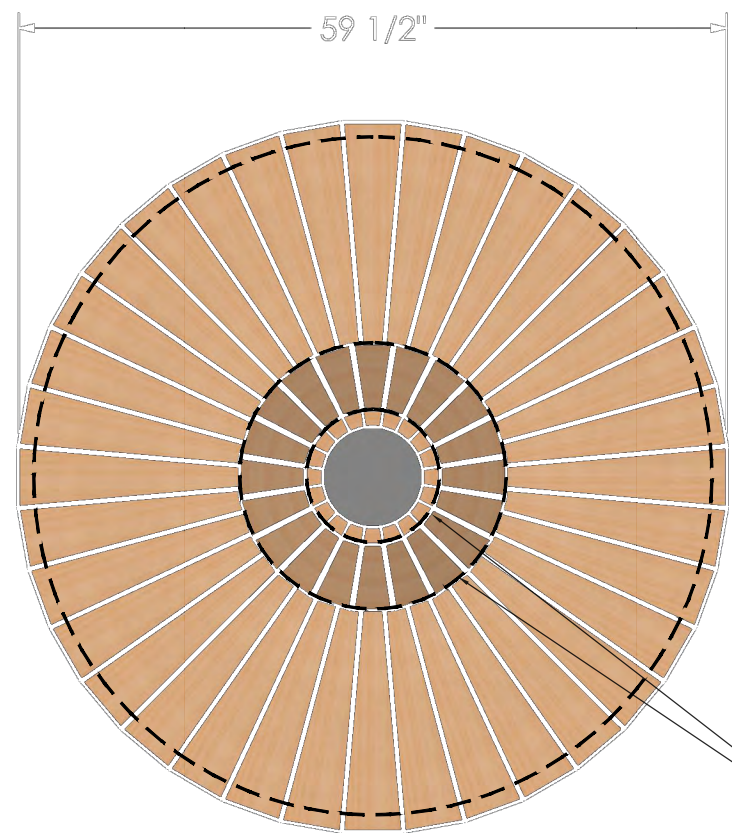


NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

MANUFACTURER :BC GREENHOUSES
MODEL NUMBER: 12X16 GLASS GREENHOUSE
OPTIONS AND ACCESSORIES:
COLOUR: TBD

Customer:	Model:	Drawn By:
Date Created:	Revised:	
	CT1216	
	Scale: Custom	Sheet Name:
		Page: SF

1 GREENHOUSE
L10 SCALE NTS



NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

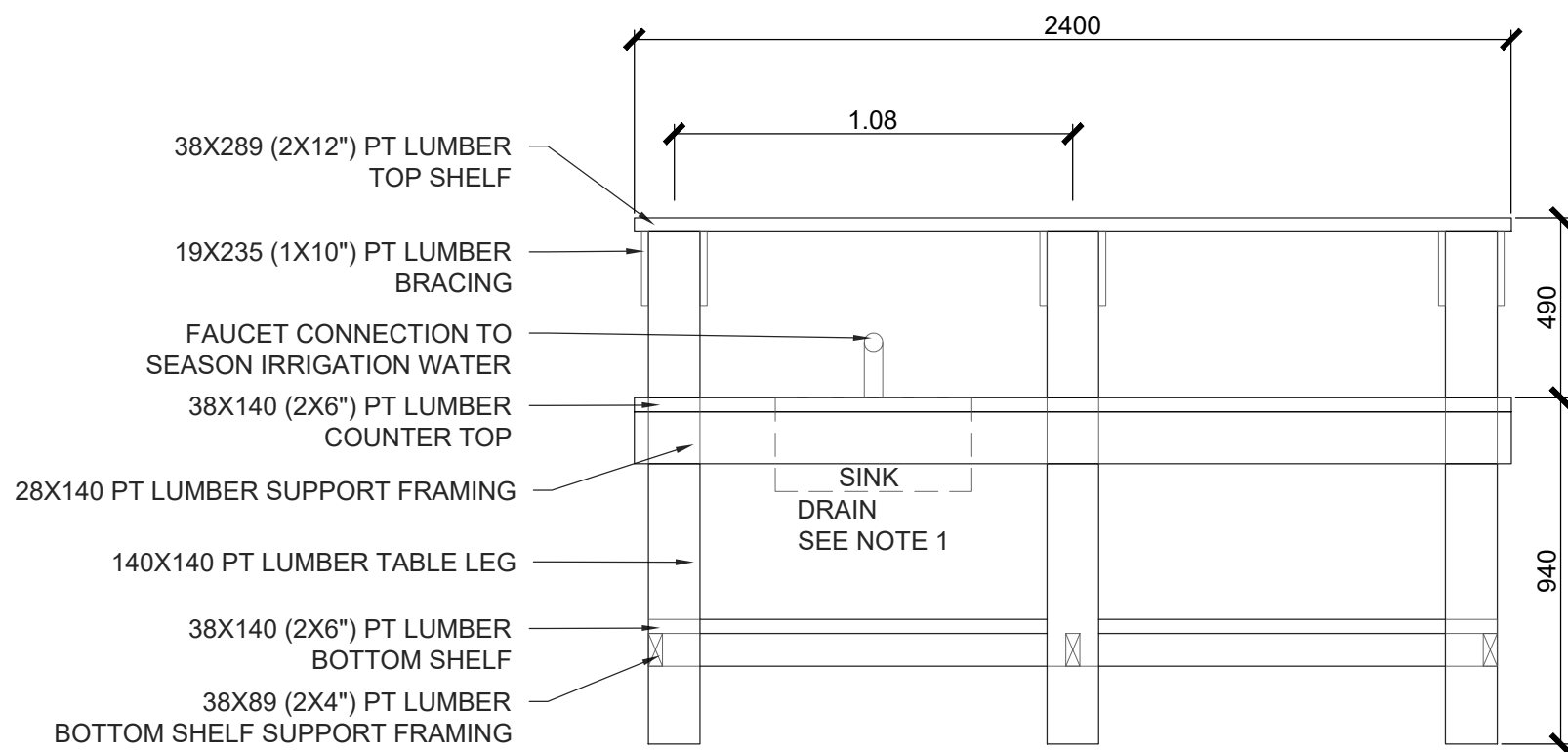
4 CUSTOM CIRCULAR BENCH
L10 SCALE NTS



NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

MANUFACTURER : LIMESTONE TRAILS
MODEL NUMBER: MANHATTAN GH-12
OPTIONS AND ACCESSORIES: COPPER ROOF ON CUPOLA
STAIN: SEMI-TRANSPARENT
COLOUR: TBD

2 GLASS GAZEBO
L10 SCALE NTS

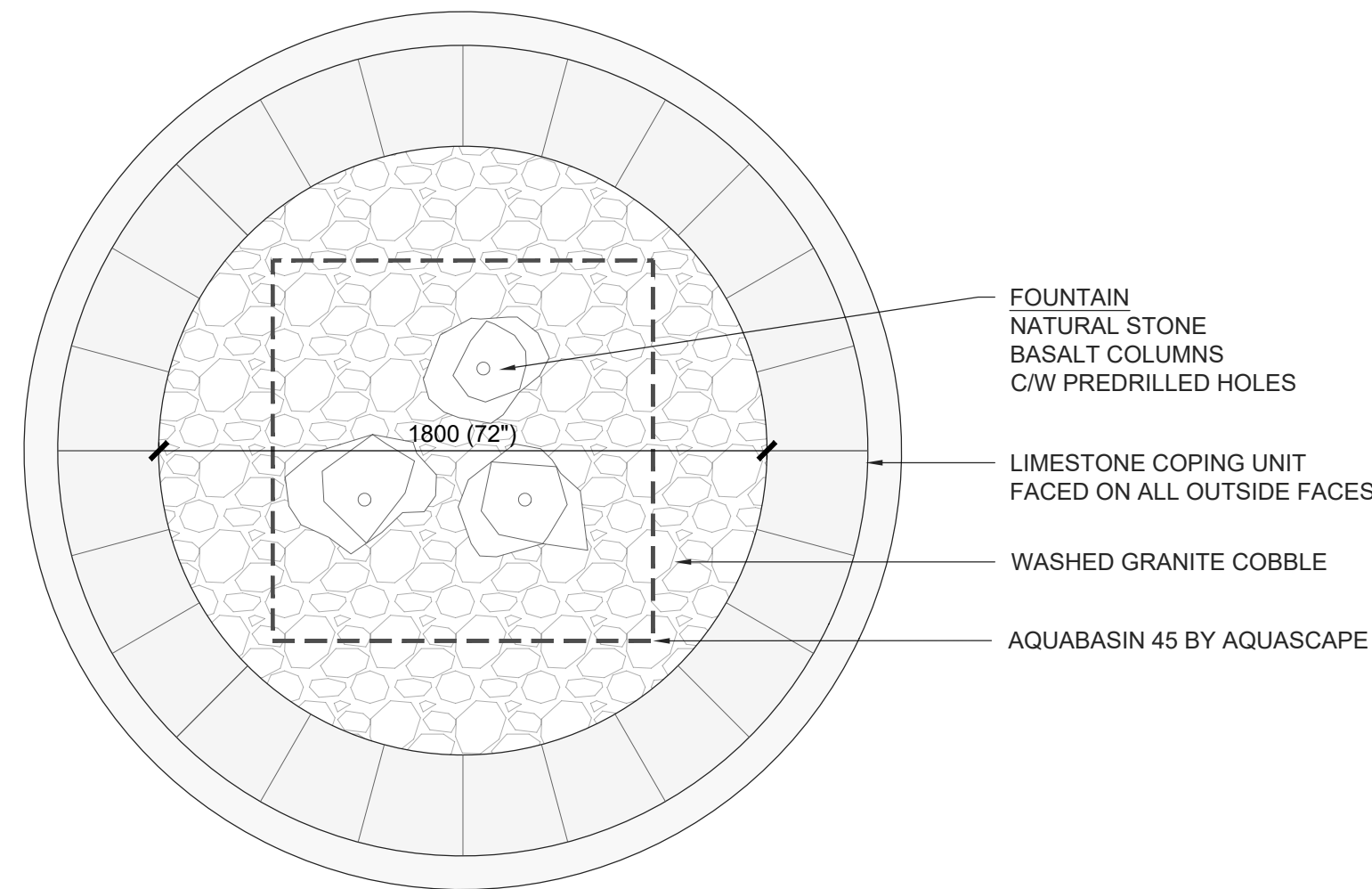


FRONT ELEVATION

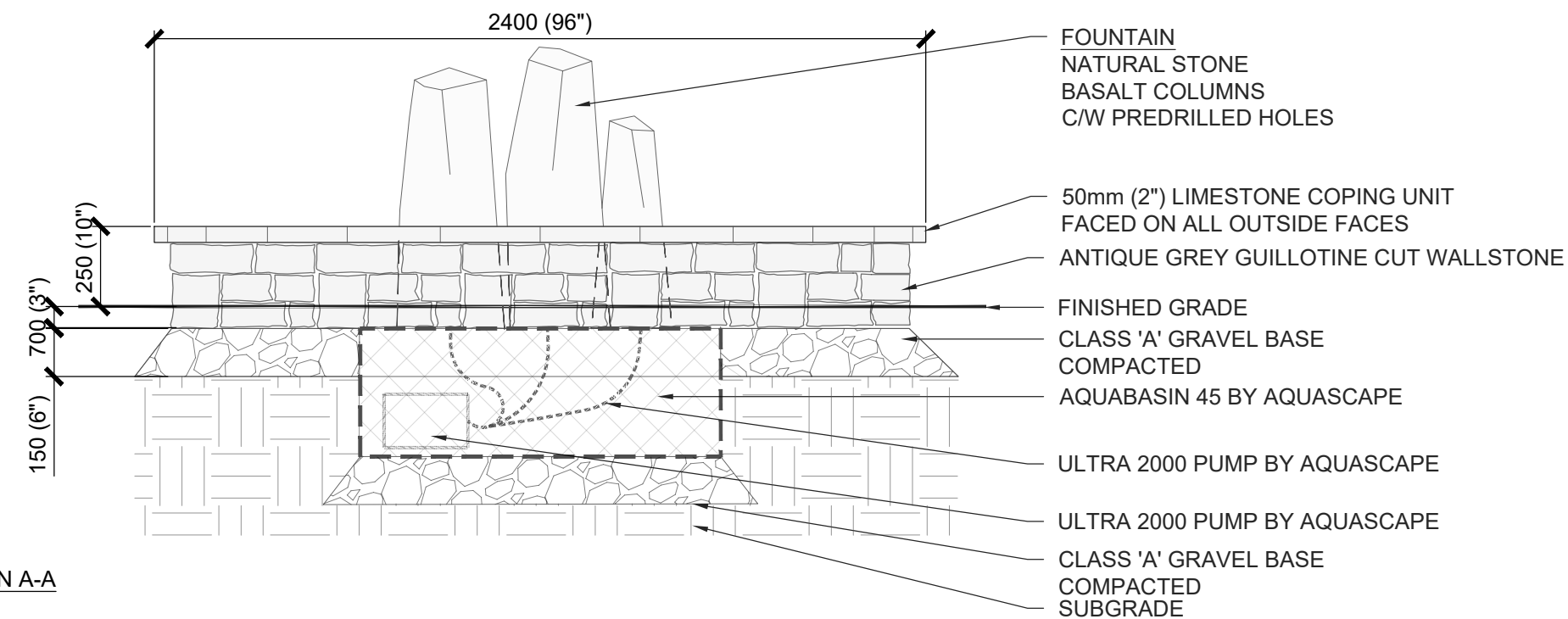
PLAN VIEW

NOTES:
1. SINK DRAIN TO BE DIRECTED TO ONSITE SEEPAGE PIT. GREY WATER ONLY AND USED FOR GARDEN PURPOSES.

6 POTTING BENCH
L10 SCALE NTS

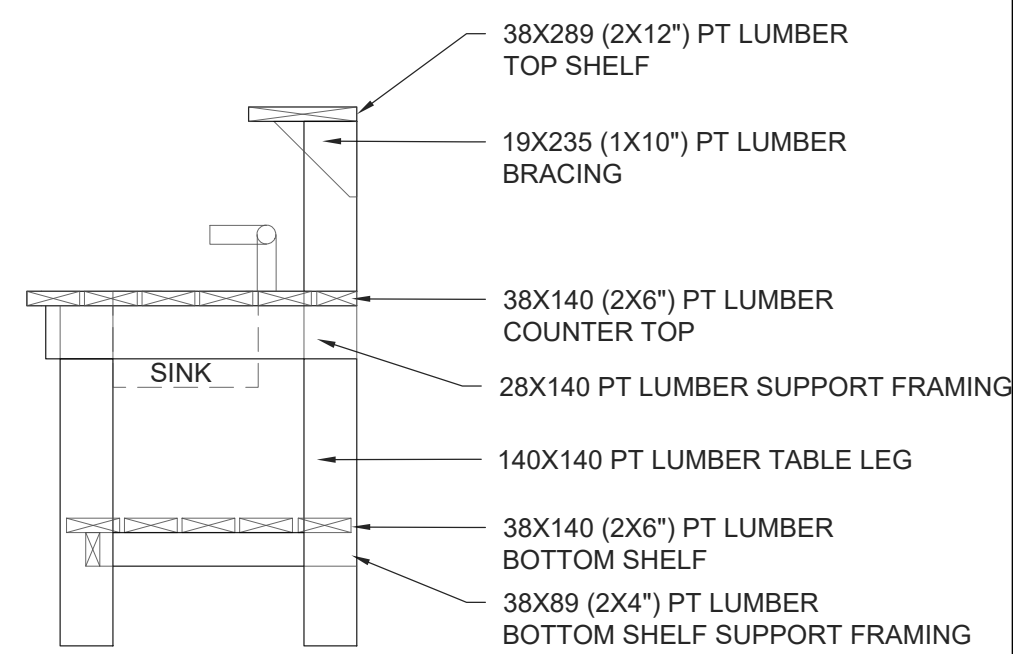


PLAN VIEW



SECTION A-A

3 FOUNTAIN WATER FEATURE
L10 SCALE 1:20



SIDE ELEVATION



NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

MANUFACTURER :JORA COMPOSTER
MODEL NUMBER: JORA COMPOSTER

6 TUMBLER COMPOSTER
L10 SCALE NTS

ISSUE			REVISIONS		
2	10-21-2022	ISSUED FOR APPROVAL			
1	06-11-2022	ISSUED FOR CLIENT REVIEW			
NO.	DATE	ISSUED FOR	REV.	DATE	

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TM	TM
CHECKED BY:	APPROVED BY:
TM	TM
SCALE:	
AS SHOWN	



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PORTUGAL COVE - ST. PHILIPS, NL
A1M 3R6
PHONE: 709.895.2800 FAX: 709.895.1000

CLIENT:

PRIVATE RESIDENCE

LANDSCAPE DEVELOPMENT PLANS			
70 CIRCULAR RD. ST. JOHN'S, NL			
DRAWING TITLE:	DWG. NO.	REV.	SHEET
MISC. DETAILS		-	L10

DECISION/DIRECTION NOTE

Title: 70 Queen's Road, Extension, Designated Heritage Building

Date Prepared: April 25, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve a proposed extension at 70 Queen's Road, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application for a building extension to the rear of 70 Queen's Road, a designated Heritage Building. The subject property is within the Residential District of the Envision St. John's Municipal Plan, zoned Residential Downtown (RD) and in Heritage Area 1.

The applicant is proposing a 45.0 square-metre sunroom and link and a 65.0 square-metre garage at the rear of the existing house. Details on the proposed extension, including building materials, are attached.

The house was built in 1893 and designated in 1989 when the Cathedral Parish Hall (to which it was attached) was designated, however the statement of significance does not reference details on the residential portion of the building. Photos of the building are attached for reference. The Parish Hall was recently demolished, leaving the house free-standing.

From the Heritage By-Law's Heritage Design Standards, an addition to a designated Heritage Building shall be the same architectural style, or similar and compatible with the building's architectural characteristics. Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character-defining elements of the designated building.

The applicant is also proposing a fence. From the Heritage Design Standards, modern materials are permitted, provided the appearance replicates the building's period/architectural characteristics. New fences and railings shall be compatible in style with the building's architectural characteristics. While the attached drawings show a chain-link fence at the rear of the property, staff advised the applicant that new chain-link cannot be accepted in a Heritage Area and they have agreed, proposing a wooden fence for that portion, in a style similar to fences in the neighbourhood. The heritage-style aluminium fence, gate and brick gate posts are acceptable.

ST. JOHN'S

The Built Heritage Experts Panel (BHEP) reviewed the proposed extension at their April 19, 2023 meeting and made the following recommendation:

That the extension be approved with the following conditions:

- that the brick being used is to be the same brick used on the front façade;
- brick is to be installed on the back of the building; and
- the chain-link fence is to be replaced with a wooden fence.

The Panel felt that it was important that the entire building use traditional materials and longboard steel siding is not acceptable for a Heritage Building. Having brick at the rear along the first storey would also be consistent with the previously approved design of the proposed townhouses adjacent to this property. Staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring property owners and residents.
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 Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed extension at 70 Queen's Road, a designated Heritage Building, with the following conditions:

- that the brick being used is to be the same brick used on the front façade;
- brick is to be installed on the back of the building; and
- the chain-link fence is to be replaced with a wooden fence.

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

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

Report Approval Details

Document Title:	70 Queen's Road, Extension, Designated Heritage Building (COTW).docx
Attachments:	- 70 Queen's Road - Attachments (reduced).pdf
Final Approval Date:	Apr 27, 2023

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

Ken O'Brien - Apr 26, 2023 - 4:42 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Christine Carter

Jason Sinyard - Apr 27, 2023 - 4:15 PM



70 Queens Road Garage and Sunroom

Preliminary Submission for Approval to Build

Philip Pratt Architect

Feb. 27, 2023, 2023



Background

The renovation of 70 Queens Road was an important requirement of submissions and approvals for the entire ‘Parish Lane’ project. An extensive renovation was completed, and the house occupied in 2022. The owner, Richard Pardy, now wishes to complete the work with the construction of a 2 car garage linked to the original by a sunroom. The Garage was a component of the original LUAR.

The driveway for the site has been simplified, and the exact boundary established.

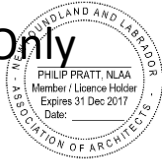
On this basis, we wish to initiate the development and permit approval process. We anticipate that this will include the Planning, Engineering, and Building Departments, and the Built Heritage Panel. This submission describes the significant features of the proposal.

Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

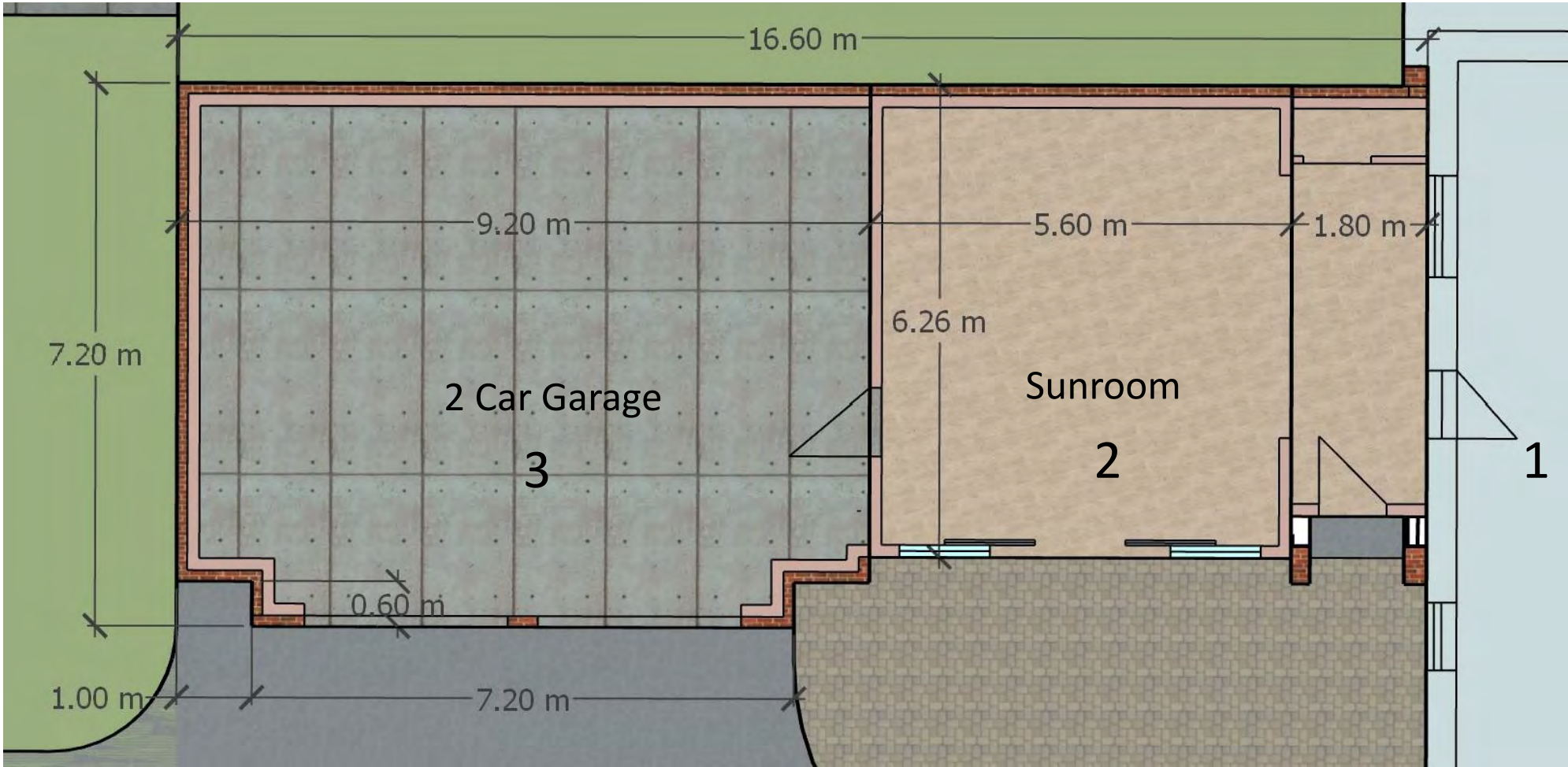
Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Building Use



Building Use

- 1. Existing 3 bedroom single family house
- 2. New sunroom and link
- 3. Garage

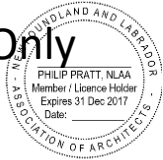


Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Elevations and Materials

Materials

- 1. Existing Brick
- 2. New Brick*
- 3. Longboard Steel Siding **
- 4. Painted Insulated Aluminium Frames
- 5. 'Heritage' Style Doors
- 6. Simulated Lintels and Brick Details

* As presently installed
** Simulated Wood Appearance, profiles to suit application
*** Shown vertical but will switch to horizontal 'clapboard' if requested

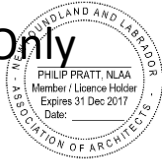


Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Elevations and Materials

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- 2. New Brick*
- 3. Longboard Steel Siding **
- 4. Painted Insulated Aluminium Frames
- 5. 'Heritage' Style Door
- 6. Simulated Lintels and Brick Details

* As presently installed

** Simulated Wood Appearance, profiles to suit application

*** Shown vertical but will switch to horizontal 'clapboard' if requested

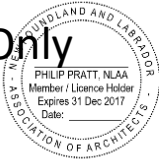


Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

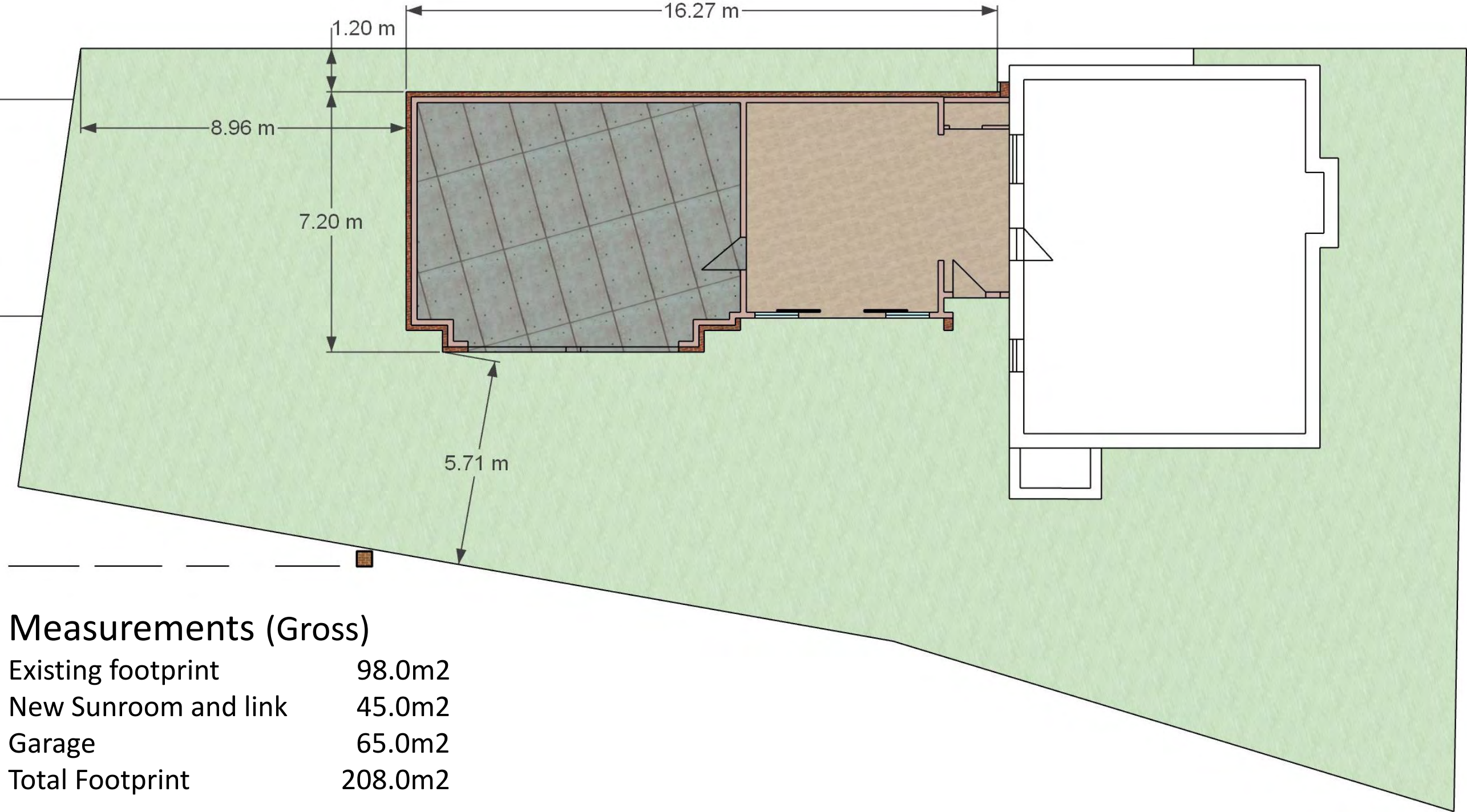
Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Height and Location



Measurements (Gross)

Existing footprint	98.0m2
New Sunroom and link	45.0m2
Garage	65.0m2
Total Footprint	208.0m2

Site area	614m2
Coverage	33.8 %

Total Floor Area (Nic Garage)	242.0 m2
FAR	.4

Philip Pratt
Architect

With

Notes

Status
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Client

Richard Pardy

Project

70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

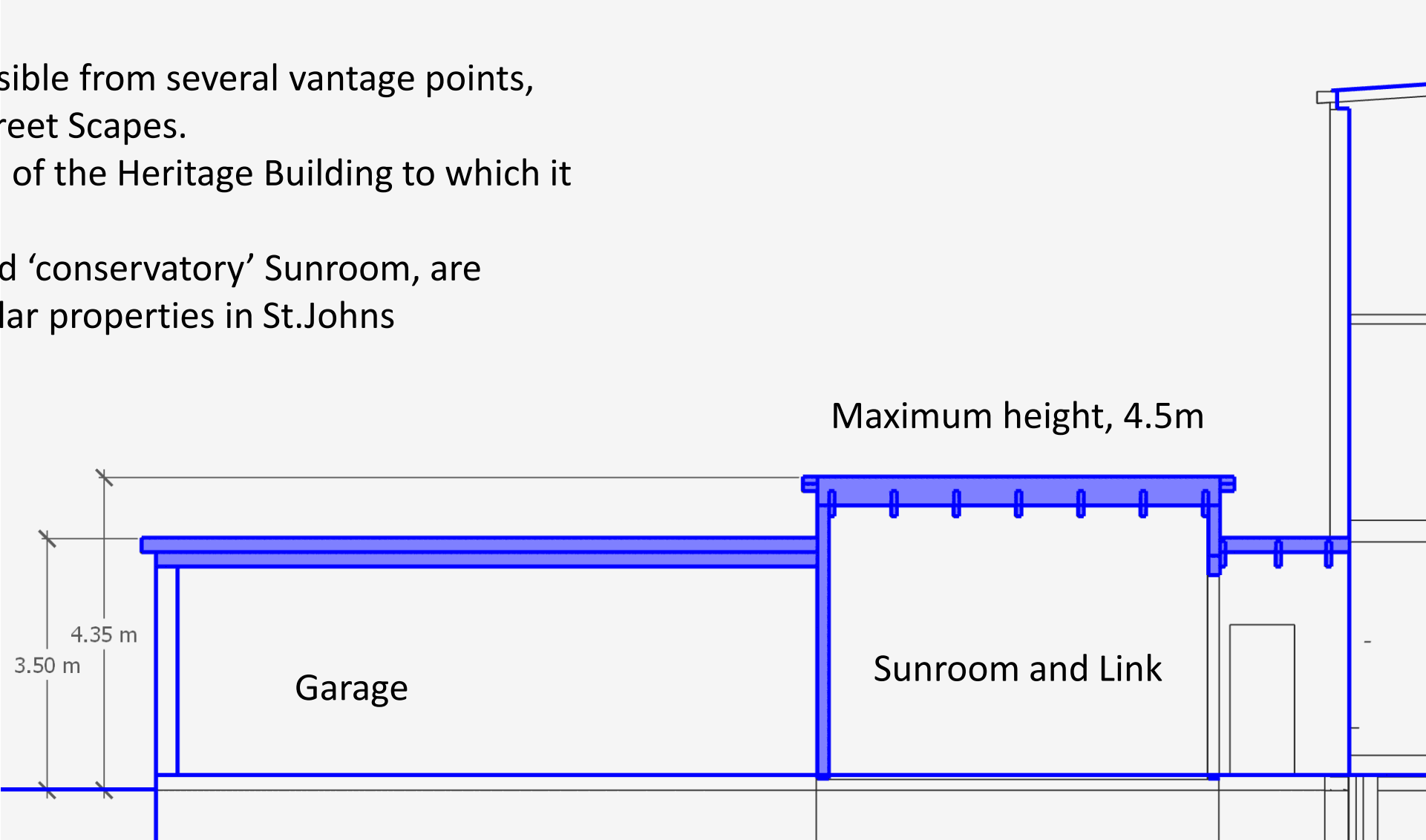
Height and Location

Of Note

The addition, while slightly visible from several vantage points, has no impact on Views or Street Scapes.

It is designed to be respectful of the Heritage Building to which it is attached.

A 'carriage house' Garage, and 'conservatory' Sunroom, are common components of similar properties in St.Johns



Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client

Richard Pardy

Project

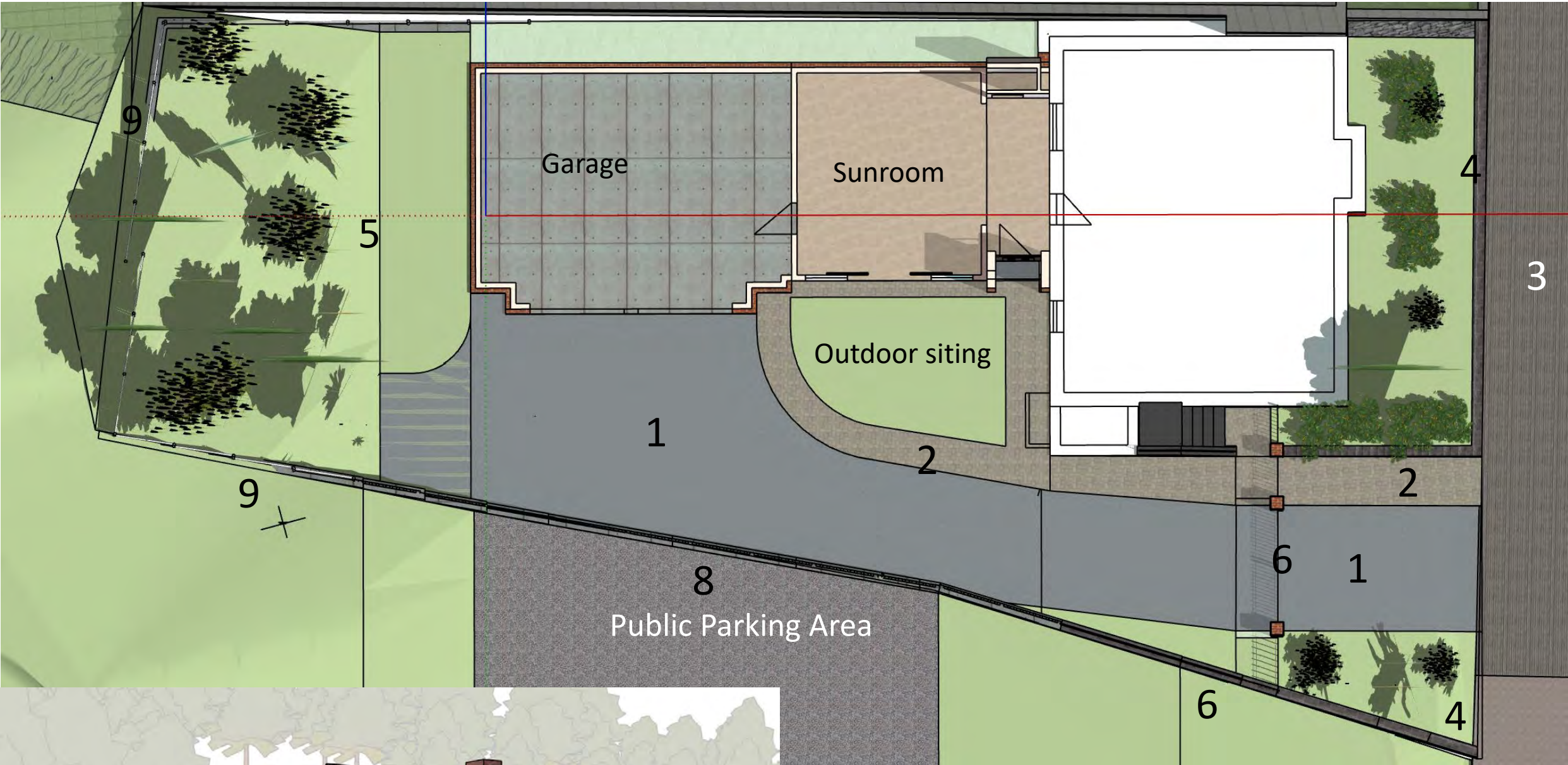
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Landscape and Buffering



Materials

- 1. Asphalt
- 2. Paving Tiles
- 3. Cultured Stone
- 4. Ornamental Shrubs and Perennials
- 5. Urban Forest Planting Mix
- 6. 'Heritage' Style Aluminium Fence and Gates
- 7. Brick Gate Posts
- 8. 1.8m Privacy Fence
- 9. Chain Link Back Fence

Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client

Richard Pardy

Project

70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#



Materials

- 1. Asphalt
- 2. Paving Tiles
- 3. Cultured Stone
- 4. Ornamental Shrubs and Perennials
- 5. Urban Forest Planting Mix
- 6. 'Heritage' Style Aluminium Fence and Gates
- 7. Brick Gate Posts
- 8. 1.8m Privacy Fence
- 9. Chain Link Back Fence

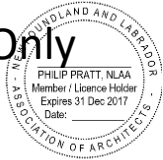


Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

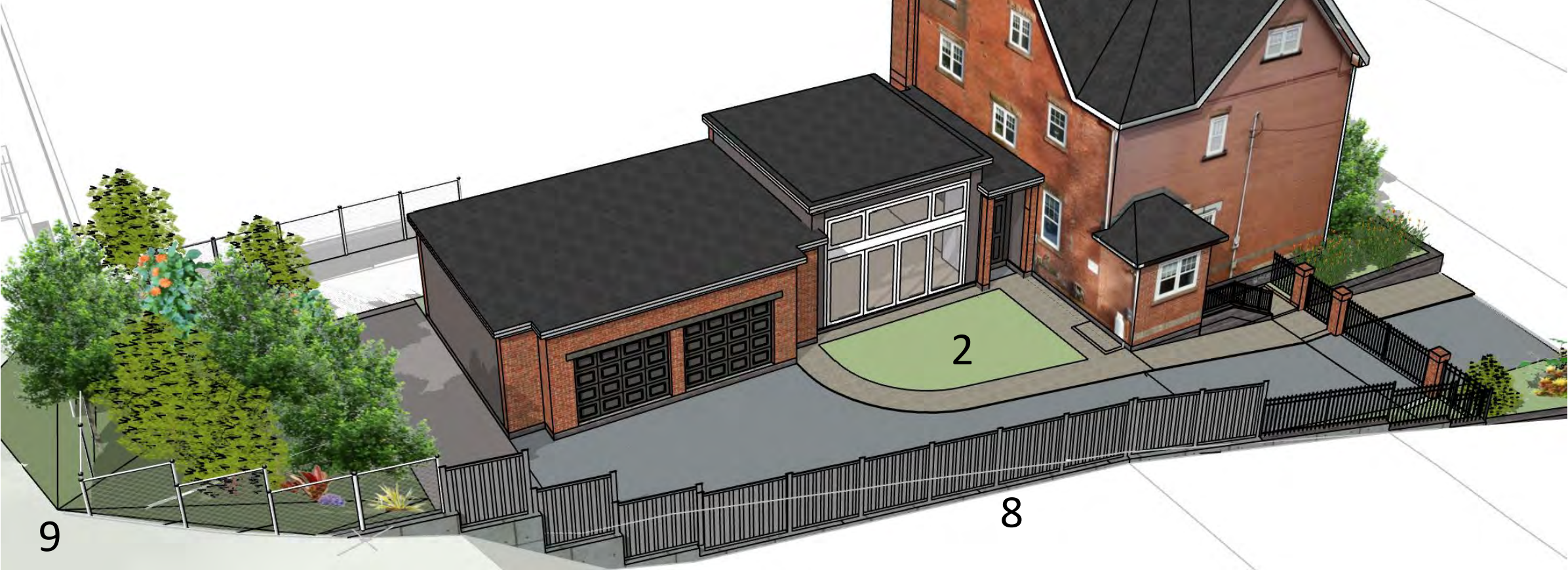
Date
Feb. 27, 2023

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Privacy Fence from
Public Parking Area 8

- Materials
- 1. Asphalt
 - 2. Paving Tiles
 - 3. Cultured Stone
 - 4. Ornamental Shrubs and Perennials
 - 5. Urban Forest Planting Mix
 - 6. ‘Heritage’ Style Aluminium Fence and Gates
 - 7. Brick Gate Posts
 - 8. 1.8m Privacy Fence
 - 9. Chain Link Back Fence

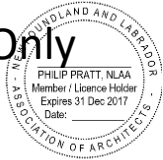


Philip Pratt
Architect

With

Notes

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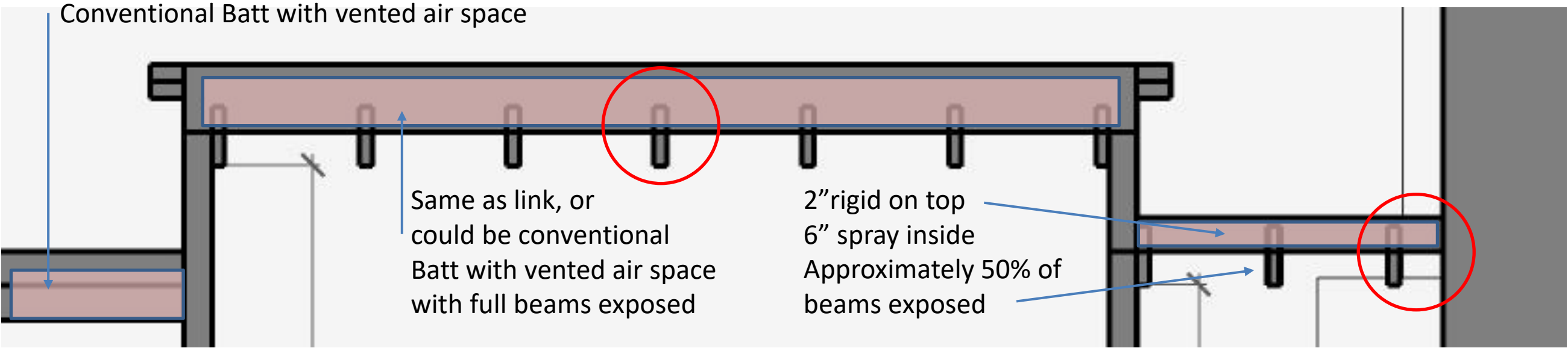
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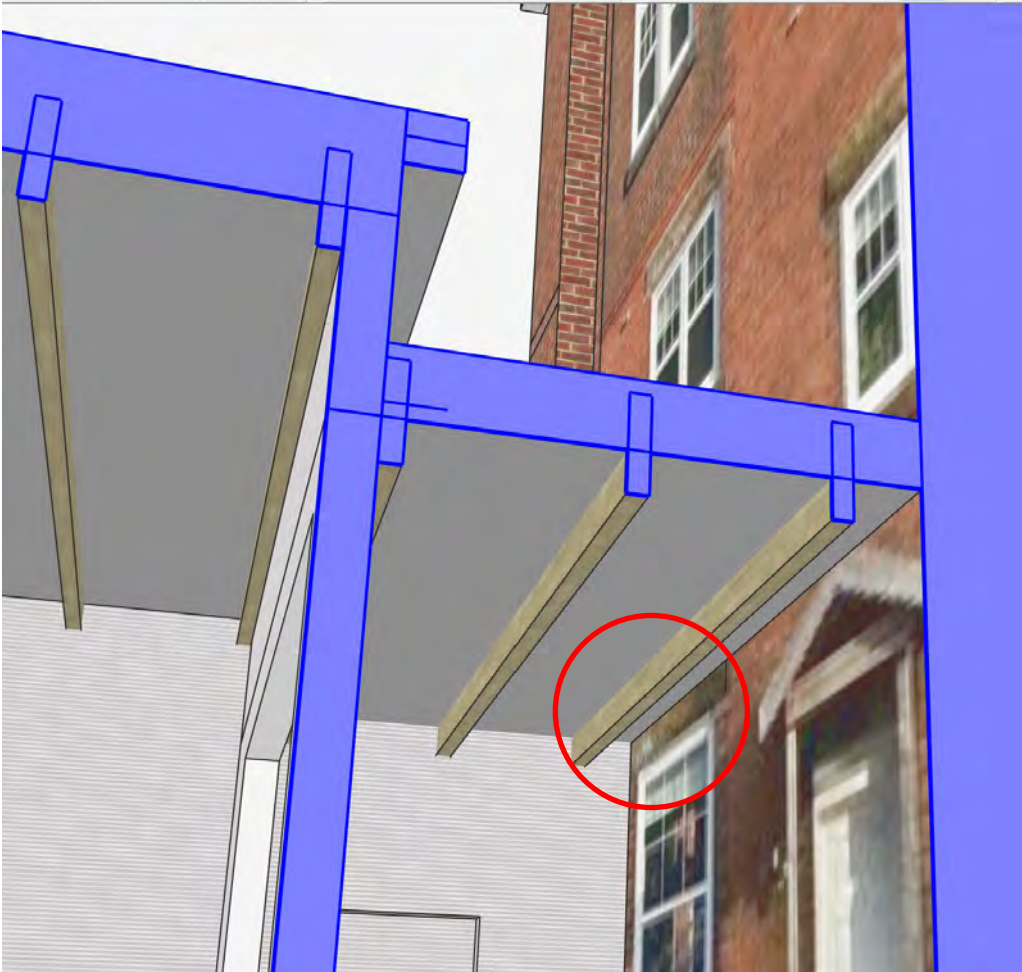
Date
Feb. 27, 2023

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Connection to Existing House



The connection to the existing house is configured to avoid interference with and damage to, the windows, doors, and their lintels and sills. Wood beams that have been salvaged from the Parish Hall will be exposed in the Sunroom and Link.

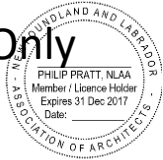


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1893







DECISION/DIRECTION NOTE

Title: Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon

Date Prepared: April 25, 2023

Report To: Committee of the Whole

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

Ward: N/A

Decision/Direction Required:

Councils approval is requested to fund the Royal St. John's Regatta Committee Hall of Fame banquet luncheon on July 26, 2023.

Discussion – Background and Current Status:

The Royal St. John's Regatta Committee has requested the City's sponsorship of their annual Royal St. John's Regatta Hall of Fame banquet luncheon. The estimated number of invitees is between 80-100 and the estimated cost based on this amount is \$7000.

Key Considerations/Implications:

1. Budget/Financial Implications: Civic Events Budget
2. Partners or Other Stakeholders: Royal St. John's Regatta Committee
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

ST. JOHN'S

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council sponsor the Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon at an estimated cost of \$7000.

Prepared by:

Stacey Baird
Legislated Assistant

Approved by:

Karen Chafe
City Clerk

Report Approval Details

Document Title:	Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon.docx
Attachments:	
Final Approval Date:	Apr 26, 2023

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

Karen Chafe - Apr 26, 2023 - 9:21 AM