

ST. JOHN'S

Committee of the Whole Agenda

October 24, 2023

3:00 p.m.

4th Floor City Hall

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6. Public Works - Councillor Sandy Hickman
7. Community Services - Deputy Mayor Sheilagh O'Leary
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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
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18.	Adjournment	

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

October 10, 2023, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Ian Froude

Regrets: Councillor Maggie Burton
Councillor Ophelia Ravencroft
Councillor Carl Ridgeley

Staff: Kevin Breen, City Manager
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Erin Skinner, Acting Manager of Communications
Stacey Baird, Legislative Assistant
Jill Sheppard, Communications and PR Officer

-
1. **Call to Order**
 2. **Approval of the Agenda**

Moved By Councillor Hanlon
Seconded By Councillor Korab

That the agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

3. Adoption of the Minutes

3.1 Adoption of Minutes - August 23, 2023

Moved By Councillor Bruce
Seconded By Councillor Froude

That the minutes of August 23, 2023, be accepted as presented.

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

MOTION CARRIED (8 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

13. Planning - Councillor Ian Froude

13.1 27 Nils Way – REZ2300011

Moved By Councillor Froude

Seconded By Councillor Ellsworth

That Council consider rezoning the property at 27 Nils Way from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

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

MOTION CARRIED (8 to 0)

13.2 Heritage Financial Incentives Program - 2023

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That Council approve the 19 eligible applications for the 2023 Heritage Financial Incentives Program, as summarized in the attached tables, and subject to compliance with the standards of the program and the City's heritage and building requirements.

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

MOTION CARRIED (8 to 0)

14. Development - Councillor Jamie Korab

15. Transportation and Regulatory Services - Councillor Maggie Burton

15.1 Portugal Cove Road at Major's Path/Airport Heights Drive Roundabout

The Information Note regarding a roundabout on Portugal Cove Road at the Major's Path and Airport Heights Drive intersection was presented by Councillor Bruce.

Questions regarding the accessibility factors of the roundabout were asked by Council. The Manager of Transportation Engineering advised Council that tactile warning plates and rectangular rapid flashing beacons will be installed on all four sides of the roundabout. It was also advised that there would be two sets of flashing beacons on each side, leading to the medians so that pedestrians won't stop traffic going both ways.

Councillor Froude asked for clarification on how the crosswalks would work for cyclists using the shared use path and it was advised that they would have to dismount for crossing. It was also advised that the speed in the roundabout would be set at 30-35km/hr.

Construction timelines were requested. The Manager of Transportation advised that a detailed design still needs to be completed, but that construction must be completed within four years due to the project timeline.

16. Sustainability - Councillor Maggie Burton & Councillor Ian Froude

16.1 EcoSchools - Community Based Climate Action

The Manager of Sustainability presented the Decision Note recommending Council's endorsement of the EcoSchools project. The purpose of the project is to:

- Motivate K-12 students and educators across NL to be involved or engaged in activities related to building capacity for climate action.
- Increase awareness and understanding related to reducing greenhouse gases for students.
- Produce a province-wide Regional-User-Experience (RUE) within EcoSchools Canada's online certification platform to serve as an innovative, collective impact tool to improve reporting within the province of NL.

It was also recommended that the City collaborate to plan a celebration to acknowledge and honor schools that have demonstrated leadership within the City's jurisdiction.

Moved By Councillor Froude

Seconded By Councillor Ellsworth

That Council direct staff to provide support to this project by ensuring

available resources are reflected in the platform.

That Council direct staff to collaborate in the planning of a celebration for the week of June 10, 2024, to recognize school/s that have demonstrated leadership within the City's jurisdiction.

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

MOTION CARRIED (8 to 0)

17. Other Business

18. Adjournment

There being no further business the meeting adjourned at 3:29 p.m.

Mayor

DECISION/DIRECTION NOTE

Title: Free Menstrual Products in the City's Recreation Facilities and City Hall

Date Prepared: October 18, 2023

Report To: Committee of the Whole

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

Ward: N/A

Decision/Direction Required: That Council approve funding of \$12,000 to install and implement the provision of free menstrual products in the City's recreation facilities and City Hall with further funds added to the following year's budgets to maintain the initiative and continue to monitor other sources of funding to support this initiative.

Discussion – Background and Current Status:

Period poverty describes the struggle many women, girls, and people who menstruate face while trying to afford menstrual products, access information, hygiene facilities, and/or waste management. The term also refers to the increased economic vulnerability faced by these populations due the financial burden posed by the high cost of menstrual supplies. According to the Government of Canada, one in three Canadians who need pads, tampons, or other menstrual products, struggle to afford them. Marginalized communities, such as refugees, homeless individuals, sex workers, trans and non-binary people, Indigenous communities, and people living in rural and remote areas, are at greater risk of period poverty.

Lack of access to menstrual products can have physical and psychological health risks. This can be due to using unsuitable improvised solutions; using products longer than their recommended timeframe, which may increase the risk of Toxic Shock Syndrome; and/or avoiding school, work, and social engagements due to feelings of embarrassment, shame and/or stigma that may surround menstruation.

In October 2022, the Government of Canada [announced their proposal to strengthen regulations under the Canada Labour Code](#) to provide free menstrual products to workers in [federally regulated industries](#). In addition, Budget 2022 allocated \$25 million over two years for Women and Gender Equality Canada to establish a national pilot for the [Menstrual Equity Fund](#), which will help make menstrual products available to people who struggle to afford them. In September 2023, [Women and Gender Equality Canada announced](#) that Food Banks Canada, one of the country's largest organizations to fight food insecurity, will receive \$17.9 million to run a national pilot that will:

- Test approaches to distribute free menstrual products to community organizations serving diverse low-income populations across Canada
- Partner with several grassroots organizations across Canada that are already advancing menstrual equity to scale up education and awareness activities, which will inform Canadians about period poverty and reduce stigma around menstruation

In October 2021, the Province of Newfoundland and Labrador shared [details for making period products available to students in the K-12 school system](#). This initiative began in January 2022 and makes products available in at least one bathroom in every school that has students in Grades 4 and above. It is being supported through an investment of \$30,000 as announced in [Budget 2021](#) and \$100,000 as announced in [Budget 2022](#). Research indicates that other provinces are providing menstrual products through schools as well.

Local community organizations that serve vulnerable populations provide these products to clients / residents when available, but this is typically dependent on donations. In some cases, organizations may purchase supplies upon request and if budget allows.

The Federation of Canadian Municipalities resolved “[to petition the federal government to implement a national Period Poverty Task Force to develop a comprehensive long-term response to period poverty in Canada and ensure municipalities are consulted on how the strategy and the funding is implemented](#)”. In their decision note they identify that “the policy of free menstrual supplies in restrooms have been adopted by municipal jurisdictions including Victoria, Port Coquitlam, Coquitlam, Port Moody, Vancouver, Vancouver Parks Board, Edmonton, Winnipeg, City of Kitchener, Kitchener Public Library, Toronto, Ottawa, Montreal, National Assembly of Quebec, and Halifax.” However, City of St. John’s Senior Legal Counsel has advised that there are differences in the legislative authority given to municipalities between provinces and in some provinces municipalities have responsibility for public health, education, and social services (e.g. Ontario and British Columbia). In the province of Newfoundland and Labrador, these functions are in the provincial government’s authority. In this context, addressing this issue is not the mandate of the City of St. John’s. However, this is an issue that impacts many City residents.

Overview of Potential Costing

The NLESD shared the prices from their tender from April 2023, as outlined below.

Item	Unit Price	Quantity/Box	Extended Cost
Thin Sanitary Napkins	0.2955	100	29.55
Ultrathin Sanitary Napkins	0.3595	100	35.95
Tampons	0.2888	100	28.88
Dispensers	229.00	N/A	229.00
Subtotal			323.38
HST (15%)			48.51

Total Tender Price	371.89
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If the City were to implement this in its six Recreation Facilities and City Hall in female and gender neutral public washrooms that are within the building (i.e. where there is a staff presence; not Kenmount Terrace public washrooms on the outside of the building), the initial startup costs to implement this would be approximately \$8,000 based on the NLESD tender rate. This does not include staffing costs to install the dispensers. While its difficult to estimate uptake and potential wastage, based on the [City of Mississauga](#) estimates of annual costs for product purchase and related services at \$100,000 annually for 100 facilities, the City could expect to spend \$12,000 annually. Please note this is based on disposable products and does not account for costs associated with reusable products such as menstrual underwear, menstrual cups, etc.

Key Considerations/Implications:

- 1. Budget/Financial Implications: If the City pursues this, it is estimated that it would cost approximately \$12,000 to implement this in the City’s six existing Recreation Facilities and City Hall with similar ongoing annual costs.
- 2. Partners or Other Stakeholders: Users of the City’s Recreation Facilities and City Hall.
- 3. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.
- 4. Alignment with Adopted Plans:
 - a. Healthy City Strategy
- 5. Accessibility and Inclusion: This is a health and gender equity issue. The provision of these products in City facilities would increase residents’ ability to participate in work, school, and social activities
- 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: Products should be safe and free of toxins and consideration should be given to environmentally-friendly products, such as reusable products and products without plastic applicators to minimize packaging.

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve funding of \$12,000 to install and implement the provision of free menstrual products in the identified city facilities above with further funds added to the following year's budgets to maintain the initiative and continue to monitor other sources of funding to support this initiative.

Prepared by:

Approved by:

Report Approval Details

Document Title:	Free Menstrual Products in the City's Recreation Facilities and City Hall.docx
Attachments:	
Final Approval Date:	Oct 19, 2023

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

No Signature - Task assigned to Natalie Godden was completed by workflow administrator Karen Chafe

Natalie Godden - Oct 19, 2023 - 9:02 AM

Tanya Haywood - Oct 19, 2023 - 1:28 PM

DECISION/DIRECTION NOTE

Title: 7 Waterford Bridge Road – REZ2300009

Date Prepared: October 16, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning 7 Waterford Bridge Road to enable multiple residential buildings.

Discussion – Background and Current Status:

The City received an application from Harbour Capital Corporation to rezone 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable three (3) residential Apartment Buildings, and renovate the existing large house into a Four-Plex.

In accordance with section 4.9(2)(a) of the Envision St. John's Development Regulations, Council shall require a land use report (LUR) for all applications to amend the Development Regulations. Both the Apartment Building use and the Four-Plex use are listed (as a permitted use and a discretionary use, respectively) in the A1 Zone. However, a Four-Plex must be located on its own lot under our definition of a Four-Plex, but the applicant proposes one lot for all buildings. This matter will be reviewed as part of the land use report.

Should Council decide to consider the amendment, public consultation will be held after the applicant submits a satisfactory report. In addition, as part of the LUR terms of reference, the applicant must consult the neighbouring residents and property owners before submitting the report. This will allow the applicant to learn about any concerns from the neighbourhood and try to mitigate any issues.

Key Considerations/Implications:

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

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

ST. JOHN'S

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A map amendment to the Envisoin St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after an acceptable land use report is submitted.
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 recommend rezoning 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone and approve the attached draft terms of reference for a land use report (LUR).

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

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	7 Waterford Bridge Road - REZ2300009.docx
Attachments:	<ul style="list-style-type: none">- Location Map.pdf- R1 - Current Zone.pdf- A1 - Proposed Zone.pdf- TOR - 7 Waterford Bridge Road - 17October2023.pdf- Site Plan - Aug23-23.pdf
Final Approval Date:	Oct 17, 2023

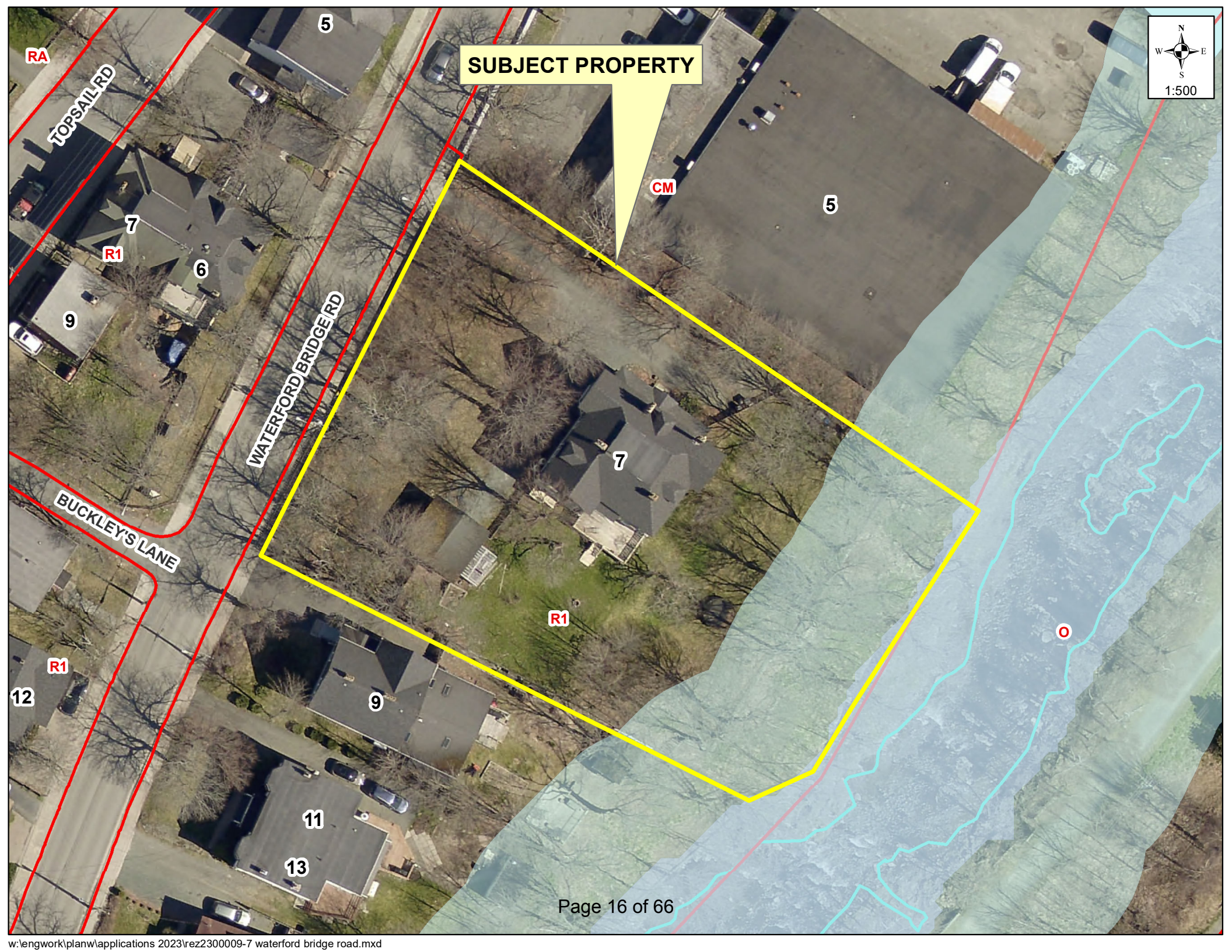
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Oct 17, 2023 - 2:01 PM

Jason Sinyard - Oct 17, 2023 - 3:52 PM



SUBJECT PROPERTY



RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Townhouse

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway (2022-10-14)
Four-Plex	Public Utility
Heritage Use (2022-05-27)	Semi-Detached Dwelling
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

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

**TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR RESIDENTIAL DEVELOPMENT AT
7 WATERFORD BRIDGE ROAD
PROPONENT: HARBOUR CAPITAL CORPORATION
OCTOBER 17, 2023**

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

A. Public Consultation

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

B. Building Use

- Identify the size of the proposed buildings by:
 - Number of units in each building;
 - Dwelling size (number of bedrooms) of each dwelling unit; and
 - Lot Coverage
- Identify all proposed uses/occupancies within the buildings by their respective floor area.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage, and frontage;
 - Location of the proposed buildings in relation to neighbouring buildings;
 - Proximity of the buildings to property lines and identify setbacks;
 - Distance between buildings;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of the building in metres;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Provide elevations of the proposed buildings.
- Provide street scape views/renderings of the proposed buildings from Waterford Bridge Road (along the frontage of the property) and include adjacent properties.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify

possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft), including percent of lot to be landscaped.
 - Indicate with a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

F. Snow Clearing/Snow Storage

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

G. Off-street Parking and Site Access

- Identify on a dimensioned site plan the number, location, and size of off-street parking spaces to be provided, including any required accessible stalls.
 - Include dimensions for driving aisles.
 - Include walkways with dimensions and curb ramp locations.
 - The St. John's Development Regulations sets out the number of required parking spaces. If the number of parking spaces is deficient, then a detailed rationale for parking relief is required.
- Identify the number and location of bicycle parking spaces to be provided or considerations for active modes.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- Identify if the buildings will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Provide the proposed sanitary and storm generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Stormwater detention is required for this development. Provide preliminary information on how onsite stormwater detention will be managed (indicate how/where detention will be provided).

I. Public Transit

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

J. Construction Timeframe

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



APARTMENT 1 (A1) ZONE REGULATIONS
APARTMENT BUILDING
LOT AREA (MIN.) – 750m ²
LOT FRONTAGE (MIN.) – 20m
BLDG LINE (MIN.) – 7m
BLDG HEIGHT (MAX.) – 12m
SIDE YARD (MIN.) – 1m FOR 4m OF HEIGHT
REAR YARD (MIN.) – 6m
LOT COVERAGE (MAX.) – 35%
LANDSCAPING (MIN.) – 35%

APARTMENT 2 (A2) ZONE REGULATIONS
APARTMENT BUILDING
LOT AREA (MIN.) – 650m ²
LOT FRONTAGE (MIN.) – 20m
BLDG LINE (MIN.) – 6m
BLDG HEIGHT (MAX.) – 24m
SIDE YARD (MIN.) – 1m FOR 4m OF HEIGHT
REAR YARD (MIN.) – 6m
LOT COVERAGE (MAX.) – 40%
LANDSCAPING (MIN.) – 30%

NOTES:

I	REVISED FOR CLIENT REVIEW	D.J.M.	08/23/23
H	REVISED FOR CLIENT REVIEW	D.J.M.	08/17/23
G	REVISED FOR CLIENT REVIEW	D.J.M.	07/06/23
F	REVISED FOR CLIENT REVIEW	D.J.M.	04/05/23
E	REVISED FOR CLIENT REVIEW	D.J.M.	03/01/23
D	REVISED FOR CLIENT REVIEW	D.J.M.	02/17/23
C	ISSUED FOR REZONING	D.J.M.	09/07/22
B	REVISED FOR CLIENT REVIEW	D.J.M.	09/02/22
A	ISSUED FOR CLIENT REVIEW	D.J.M.	08/18/22
No.	REVISIONS	BY	DATE

A

B

A – PLAN, SECTION, ELEVATION, OR DETAIL No.

B – No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC

ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6

TEL: (709) 368-1669
FAX: (709) 368-0318
info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:

HARBOUR CAPITAL CORP.

PROJECT TITLE:

PROPOSED
RESIDENTIAL DEVELOPMENT
7 WATERFORD BRIDGE RD.

DRAWING TITLE:

PRELIMINARY
SITE PLAN

DRAWN/DESIGNED BY:	D.J.M.	DATE:	AUGUST 2022
APPROVED BY:	D.J.M.	SCALE:	AS SHOWN
PROJECT No.:	22235	DRAWING No.:	PR1
		REV.:	I

DECISION/DIRECTION NOTE

Title: 110 Higgins Line – Text Amendment – REZ2300010

Date Prepared: October 18, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 4

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to add Home Occupations to the Residential Special (RA) Zone.

Discussion – Background and Current Status:

The City received an application to add Home Occupation as a discretionary use to the Residential Special (RA) Zone. At the same time, the applicant applied for a discretionary use to operate a home care business at 110 Higgins Line.

The home care business has operated there since 2011. It started as an approved Home Office but transformed to a Home Occupation without approval from the City. The proposed amendment is an effort to bring the existing use into conformity.

This is a low-impact use in a house in an established residential neighbourhood. Home occupations are listed as a use in many of our residential zones but not in this one. The RA Zone table is attached for reference. Staff have no concerns with the amendment.

Key Considerations/Implications:

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

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

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan.

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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: Public consultation will be carried out in accordance with the Envision St. John's Development Regulations. Additionally, a project page will be created on the Engage St. John's website.
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, which would add Home Occupation to the Residential Special (RA) Zone.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

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

Report Approval Details

Document Title:	110 Higgins Line - Text Amendment - REZ2300010.docx
Attachments:	- 110 Higgins Line - Location.pdf - RAZone.pdf
Final Approval Date:	Oct 19, 2023

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

Ken O'Brien - Oct 18, 2023 - 4:33 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:26 PM

110 Higgins Line - Location



RESIDENTIAL SPECIAL (RA) ZONE

RA

(1) PERMITTED USES

Accessory Building	Park
Home Office	Single Detached Dwelling

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Public Utility
Heritage Use	

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	740 metres square
(b)	Lot Frontage (minimum)	21 metres
(c)	Building Line (minimum)	9 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	One of 1.5 metres and one of 3 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and the other Side Yard shall be 1.5 metres
(f)	Rear Yard (minimum)	11 metres

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title: 154 University Avenue – REZ2300004

Date Prepared: October 17, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 154 University Avenue from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone to allow a Four-Plex.

Discussion – Background and Current Status:

The City has received an application to rezone property at 154 University Avenue from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone to accommodate a Four-Plex development. This is a mature lot on the corner of University Avenue and Hatcher Street, close to St. Andrew's School, Prince of Wales Collegiate, and Memorial University.

The subject property is within the Residential District of the Envision St. John's Municipal Plan and is zoned R1. A Four-Plex is not a listed use in the zone and therefore rezoning is required. The existing house has 2 units (a single detached dwelling with a subsidiary apartment). The applicant is seeking to expand the building by adding 2 more units for a total of 4. A Four-Plex is a discretionary use within the R2 Zone. A Municipal Plan amendment is not needed.

The site plan is attached. There are no concerns from Development or Engineering staff at this stage. Should rezoning proceed, Newfoundland Power has advised on conditions regarding their easement on the lot, should development proceed. The subject property is a corner lot which allows the proposed development to have driveways for two cars along University Avenue and two cars along Hatcher Street while maintaining the required 50% front yard landscaping. The applicant has requested a 10% variance on the minimum 6.0-metre rear yard requirement, proposing a 5.4 metre rear yard. This will be subject to Council approval, should Council proceed with the rezoning.

Alignment with Municipal Plan Policies

Section 4.1 of the Envision St. John's Municipal Plan enables a range of housing to create diverse neighbourhoods. Section 4.3 requires infill development to complement the existing character of an area. Further, Section 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.

The surrounding properties are primarily single detached dwellings within the R1 Zone, with St. Andrew's Elementary nearby, within the Institutional (INST) Zone. While a Four-Plex is a

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different type of housing form for this area, the building heights in both the R1 and R2 Zones are limited to 8 metres and the minimum building setbacks are identical, so the building form of the development will be similar to the surrounding properties. This is an example of a gentle density increase in an older neighbourhood, which can help meet current housing demands and make better use of infrastructure like roads and water and sewage services.

Section 4.9(2)(a) of the Envision St. John's Development Regulations requires a land use report (LUR) for rezonings. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu of one. Staff recommend that Council accept this staff report in lieu of a LUR as there is enough space on the lot to accommodate additional units.

Public Consultation

If Council decides to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. It would be scheduled in late November, prior to the holiday season.

While this rezoning application is for a small increase of 2 units, staff recommend a public meeting due to precedent. A public notice is the minimum requirement, however the City usually holds public meetings for rezonings. For a similar application a few years ago on Shaw Street, the City used public notification, but after the neighbourhood raised concerns, Council held a public meeting. This is a similar situation and we recommend a public meeting.

Key Considerations/Implications:

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

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

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: A map amendment (rezoning) to the Development Regulations is required.
7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations. A project page will be created on the Engage St. John's web page.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 154 University Avenue from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone for a Four-Plex development, and that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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

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

Report Approval Details

Document Title:	154 University Avenue - REZ2300004.docx
Attachments:	- 154 University Avenue - Attachments.pdf
Final Approval Date:	Oct 19, 2023

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

Ken O'Brien - Oct 17, 2023 - 4:52 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:27 PM



SUBJECT PROPERTY

CAPP

355

INST

152

PATON ST

R1

154

4

6

8

151

39

10

HATCHER ST

UNIVERSITY AVE

R1

153

3

156

155

Available Building Envelope - 88m2
Front/ Rear Setback - 6m
Note: additional will not be this exact shape, and only serves as what is available to be built with all easements / setbacks considered.

Square Footage of front yard - 221 m2
Square Footage of front yard landscaping 174m2 or 79%
Total Area Lot - 688.8m2
Total Area Lanscaped - 369m2 or 54%

Proposed Variance to decrease setback from 6m to 5.4 m from West boundary in Pink

Existing Dwelling 110m2

Driveway 3 x 6 m - 18.5m2

Driveway 3 x 7 m - 21m2

16m driveway sight line University/Hatcher

14m driveway - Sight line University/Hatcher

Driveway for 2 Units: 6m x 6m - 36m2

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	20°59'11"	21.977m	60.000m	S10°46'30"W	21.854m
C3	91°59'53"	12.043m	7.500m	S47°44'54"W	10.790m

All Power line easements shown are more particularly described in Registration No.707304 in the Provincial Registry of Deeds.

<div>Grass</div> <div>Concrete / Pavement</div>		<u>MONUMENTS USED: (NAD83)</u>
		N/A
<u>LEGEND:</u> A. = anchor o.h.w. = overhead wire ● = pole □ = found iron pin ○ = placed iron pin		

Property: 154 University Avenue

RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 2 (R2) ZONE

R2

- (1)

PERMITTED USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)

Accessory Building	Park
Bed and Breakfast	Semi-Detached Dwelling
Community Garden	Single Detached Dwelling
Duplex Dwelling	Subsidiary Dwelling Unit
Home Office	Townhouse
Lodging House	
- (2)

DISCRETIONARY USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)

Adult Day Centre	Heritage Use
Apartment Building, maximum of 6 dwelling units	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Personal Care Home
Four-plex	Public Utility
- (3)

PERMITTED USES SHEA HEIGHTS (PLANNING AREA 14)

Townhouse is not permitted
- (4)

PERMITTED USES 591-609 SOUTHSIDE ROAD (PID #S 44135, 47622, 44136, 15246)

Accessory Building	Single Detached Dwelling
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- (5)

ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR DUPLEX DWELLING

(a)	Lot Area (minimum)	510 metres square
(b)	Lot Frontage (minimum)	17 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(8) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres

- | | | |
|-----|----------------------|---|
| (e) | Side Yards (minimum) | 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres |
| (f) | Rear Yard (minimum) | 6 metres |

(9) ZONE STANDARDS FOR APARTMENT BUILDING

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 90 metres square Lot Area per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 40% |

(10) ZONE STANDARDS FOR FOUR-PLEX

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 360 metres square |
| (b) | Lot Frontage (minimum) | 20 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 40% of Lot, 30% of Front Yard |

(11) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard – REZ2100009

Date Prepared: October 18, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 5

Decision/Direction Required:

To consider amending the Planned Mixed Development 1 (PMD1) Zone in Galway to replace the site plan in Schedules A to D with a revised site plan.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Incorporated to revise Schedules A to D in the Planned Mixed Development 1 (PMD1) Zone by reducing the frontage of proposed lots, including an expanded stormwater management area, and revising trail and open space locations. Schedules A to D form part of the PMD1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

The revised site plan has been reviewed by staff and there are no concerns at this stage. The PMD1 Zone provides a mix of housing forms alongside commercial uses and open space. The proposed changes align with the policies of the Envision St. John's Municipal Plan by establishing a more grid-like street network with pedestrian paths, increasing the housing density and providing a greater mix of housing forms. The applicants estimate that residential units will increase from 618 to 652 units with the changes. The applicants have also asked to add Personal Care Homes to the zone. This would allow the building identified on the current site plan as an apartment building to be developed as either a personal care home or an apartment building, depending on future demand. This is in line with the following policies from our Municipal Plan:

- Section 4.1.2 Enable diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhouses, medium and higher density and mixed-use residential developments.
- 4.2.3 Personal care homes in appropriate residential and mixed-use areas to make neighbourhoods more age-friendly and allow seniors to “age in place”.
- 8.4.9 Encourage increased density in residential areas where appropriate, with more public open space, services and amenities, reflective of increased density.
- 8.5.20 Encourage development with a mixture of uses, built form and public spaces.

In addition to replacing the schedules in Appendix D of the Development Regulations, the zone standards will be revised to align the minimum standards with the proposed frontages and reduce the off-street parking requirements to be more like our city-wide standards. The

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applicants have completed a floodplain analysis which will be incorporated into the Development Regulations Map 5, the Waterways and Flood Hazards Map.

While staff have no concerns at this stage, there are assumptions made on the submitted site plans that will be worked out at the detailed design stage, such as road geometries and stormwater management capacity. The applicants submitted a letter dated July 6, 2023, acknowledging the City's concerns. Should the detailed design stage prompt changes to the attached site plan, further amendments may be required to ensure the PMD1 Zone aligns with the proposed development.

Access to the development is needed via an extension of Southlands Boulevard to link it to the Southlands neighbourhood, and a new access north of the site to Beaumont Hamel Way. The location for bulk snow storage was previously approved and no changes are proposed. The size of the stormwater management facility has not been determined, so the applicant has added a hatched area around the site on Schedule B "Land Use Plan". Should additional space be needed, the dwellings shown in the hatched areas will not be developed.

Changes in the proposed road network have created changes to the location of open spaces. This has reduced the total amount of open space compared to the current approved plan, however the amount still exceeds the City's minimum 10% open space requirement. The trails will be developed to ensure an accessible route between Terry Lane and Claddagh Road. The trails will be developed in the locations shown on the site plans; their exact placement and materials will be determined at the detailed design stage. For example, one trail along Terry Lane is shown swinging west behind the future development, but if swinging the trail eastward behind houses at 5 to 17 Terry Lane provides a more accessible route, the plan may be adjusted. The routes of the trails are conceptual at this stage.

As the proposed development meets the policies in the Municipal Plan, it is recommended that Council consider the amendment and advertise it for public comment.

Key Considerations/Implications:

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

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

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Accessibility of the trails will be reviewed at the detailed design stage, should the amendment proceed.
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: Engagement will be carried out in accordance with section 4.8 of the Development Regulations. A project page will be set up on the Engage St. John's web page.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider an amendment to the Envision St. John's Development Regulations to replace Appendix D, Schedules A to D in the Planned Mixed Development 1 (PDM1) Zone with the new proposed development plan. This will include text amendments to the PMD1 Zone regarding minimum frontages, parking requirements and the addition of Personal Care Homes. Further, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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

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

Report Approval Details

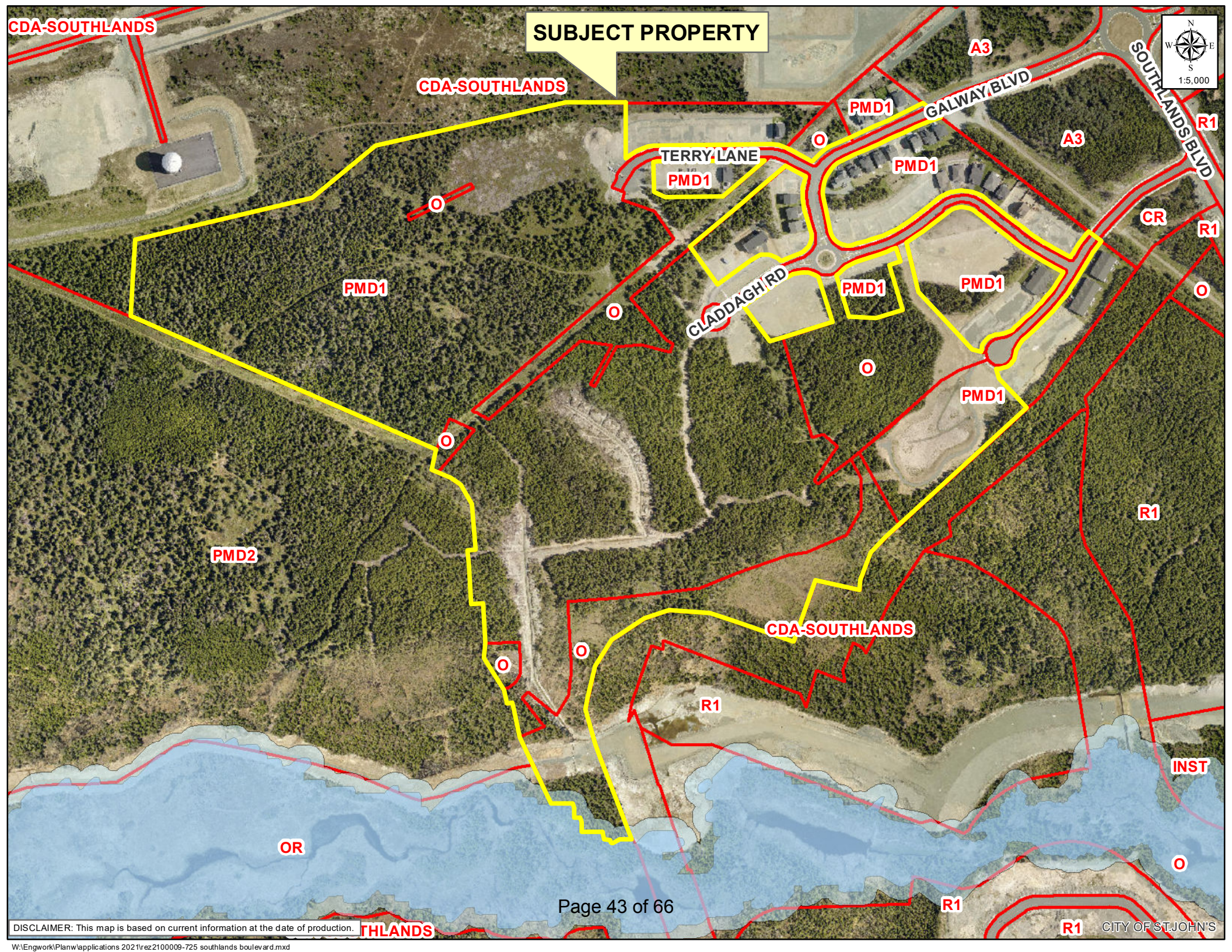
Document Title:	725 Southlands Boulevard - REZ2100009.docx
Attachments:	- 725 Sotuhlands Boulevard - Attachments.pdf
Final Approval Date:	Oct 19, 2023

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

Ken O'Brien - Oct 19, 2023 - 9:08 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:27 PM

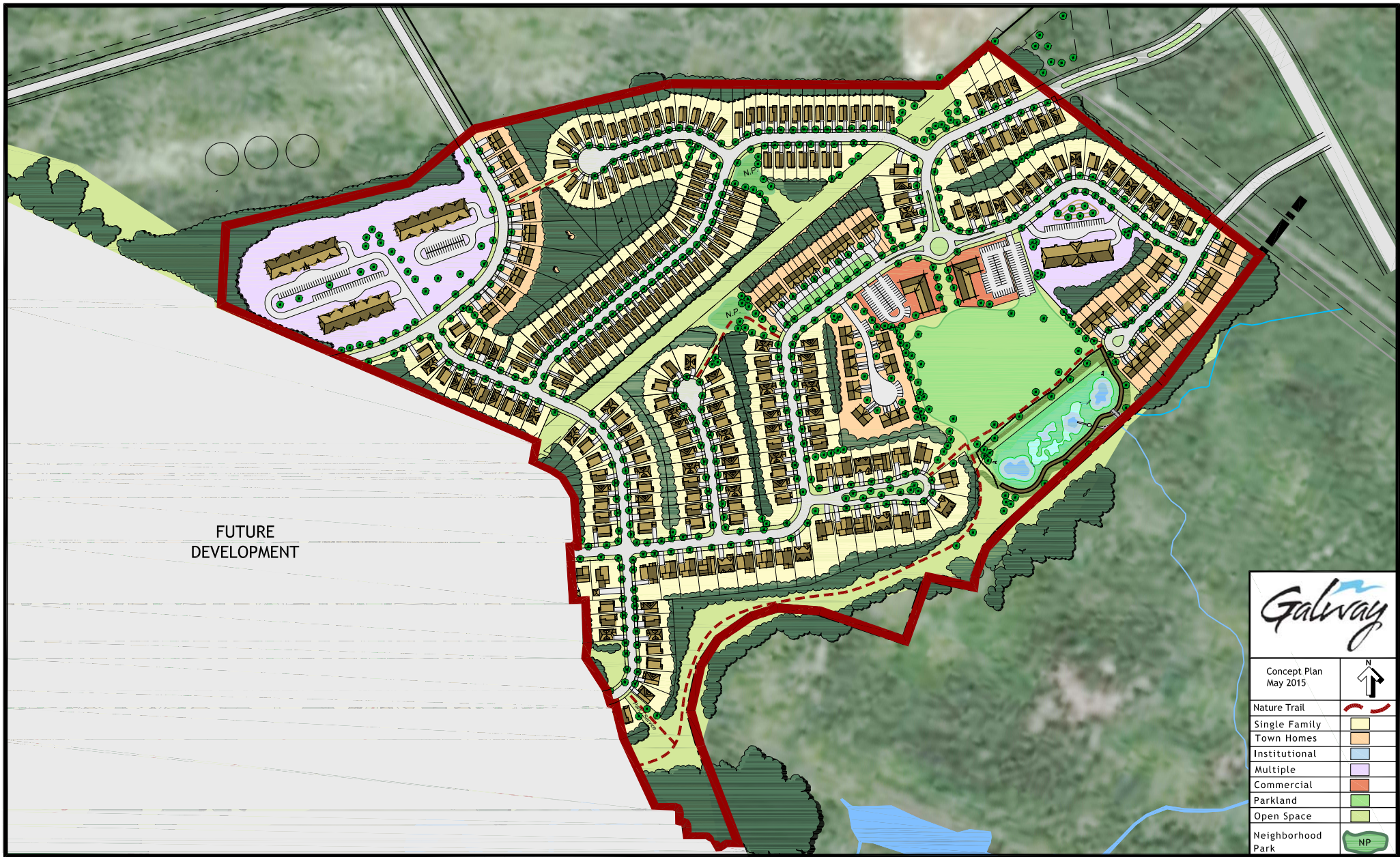


SUBJECT PROPERTY



Existing Layout

Schedule "A"





Proposed Layout

Schedule "A"

GALWAY

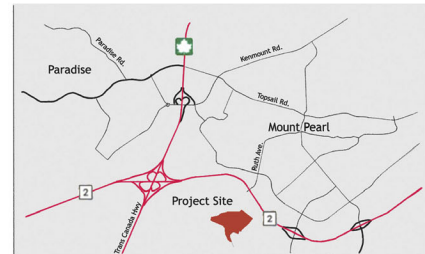
CONCEPT PLAN

JULY 2023



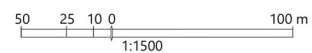
ND
Max 100
Climate C
Max 100 '
Climate C
15m Buffer
Project Bo

Key Plan



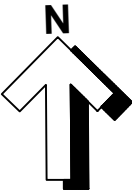
Legend

- Nature Trail
- Single Detached Dwelling
- Semi-Detached Dwelling/ Townhouse/ Four-Plex
- Mixed-Use Development
- Apartment Building or Personal Care Home
- Open Space
- Stormwater Management Facility





Schedule "B"



- SINGLE DETACHED DWELLING
11.0m MIN. FRONTAGE
- SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE
- SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT
- FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT
- APARTMENT BUILDING OR
PERSONAL CARE HOME
- OPEN SPACE
- MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
- FUTURE DEVELOPMENT AREA
- POTENTIAL STORMWATER
EXPANSION AREA

N.P. NEIGHBOURHOOD PARK

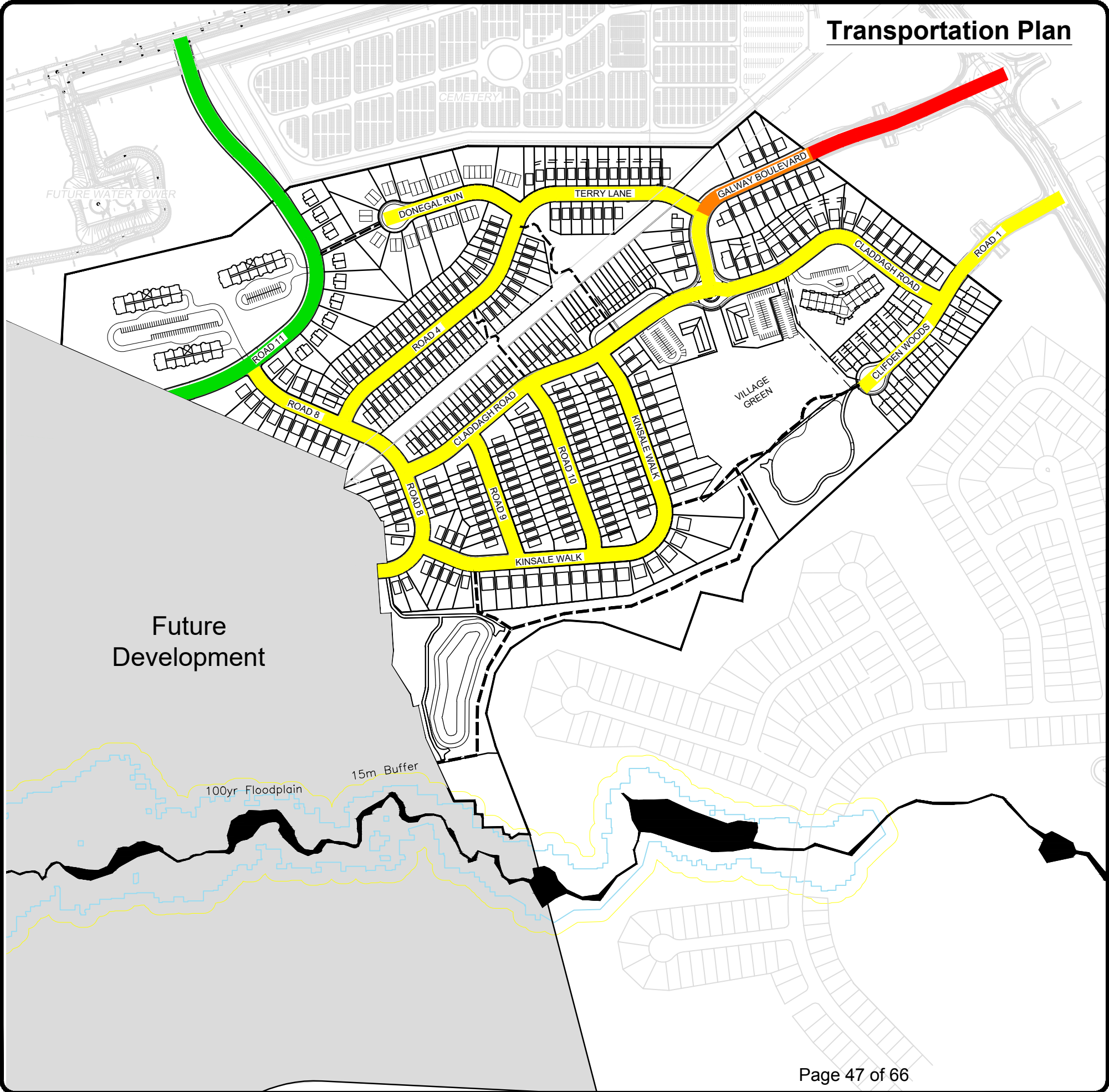
- PROJECT BOUNDARY
- TRAIL

NOTES:
- Lot lines identified are conceptual only
and subject to final development approval.
- Trail details will be addressed at
detailed design.

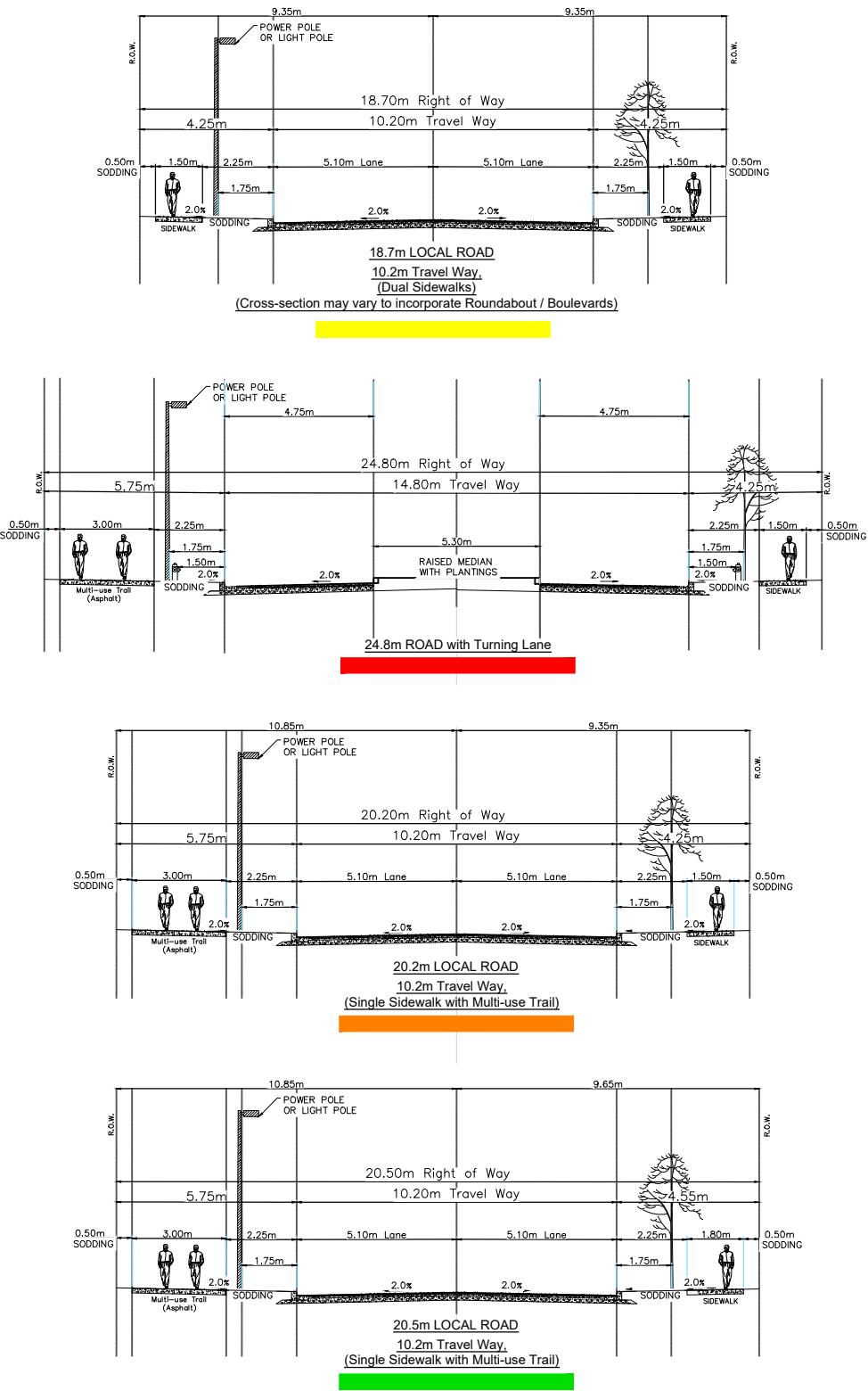
NOT TO SCALE

JULY 4 2023

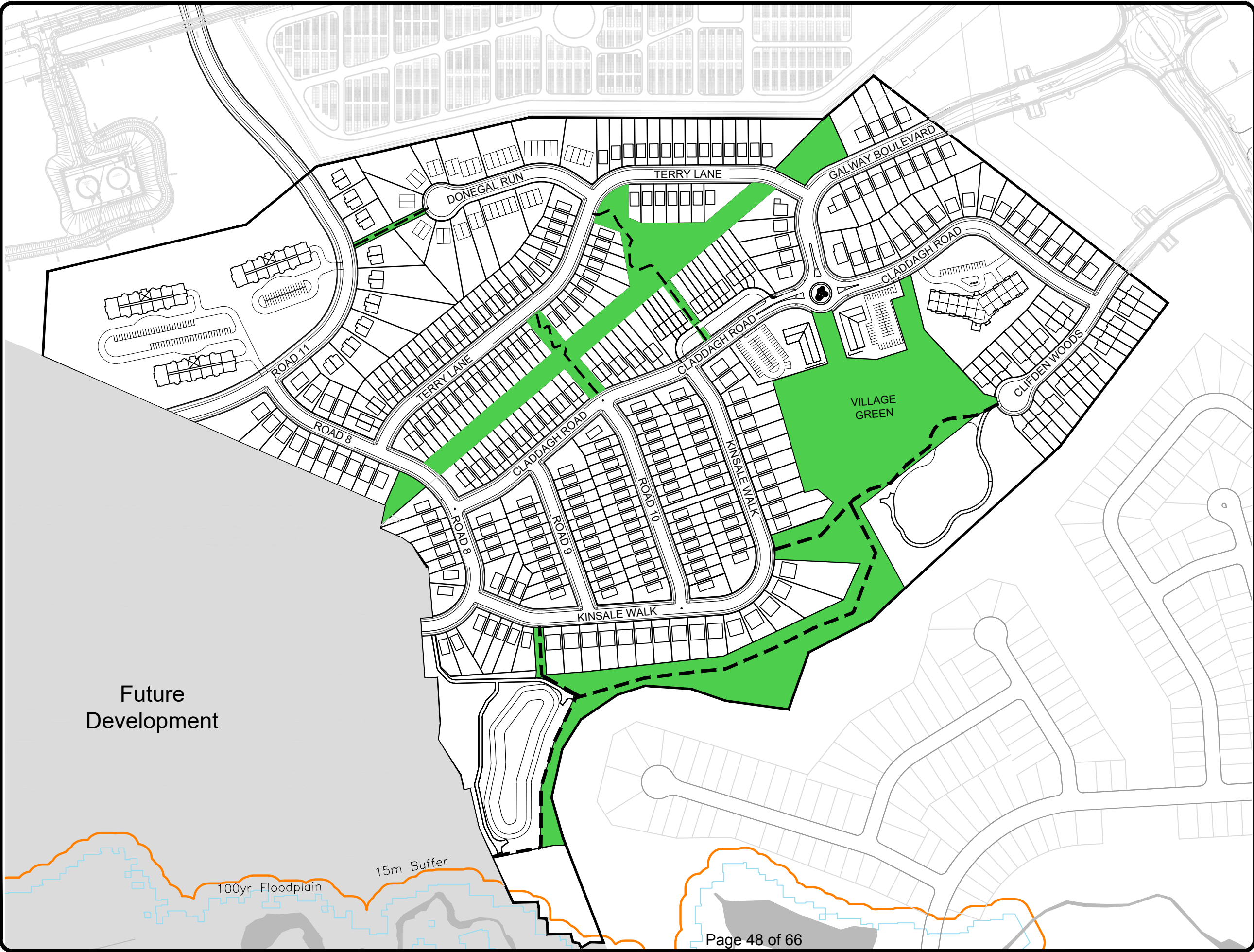
PROJECT
GALWAY
LAND USE PLAN



GALWAY ROAD CROSS SECTIONS




Note: Location of street trees within ROW to be determined.



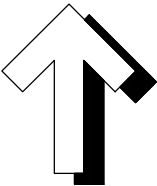
Schedule "D"

Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

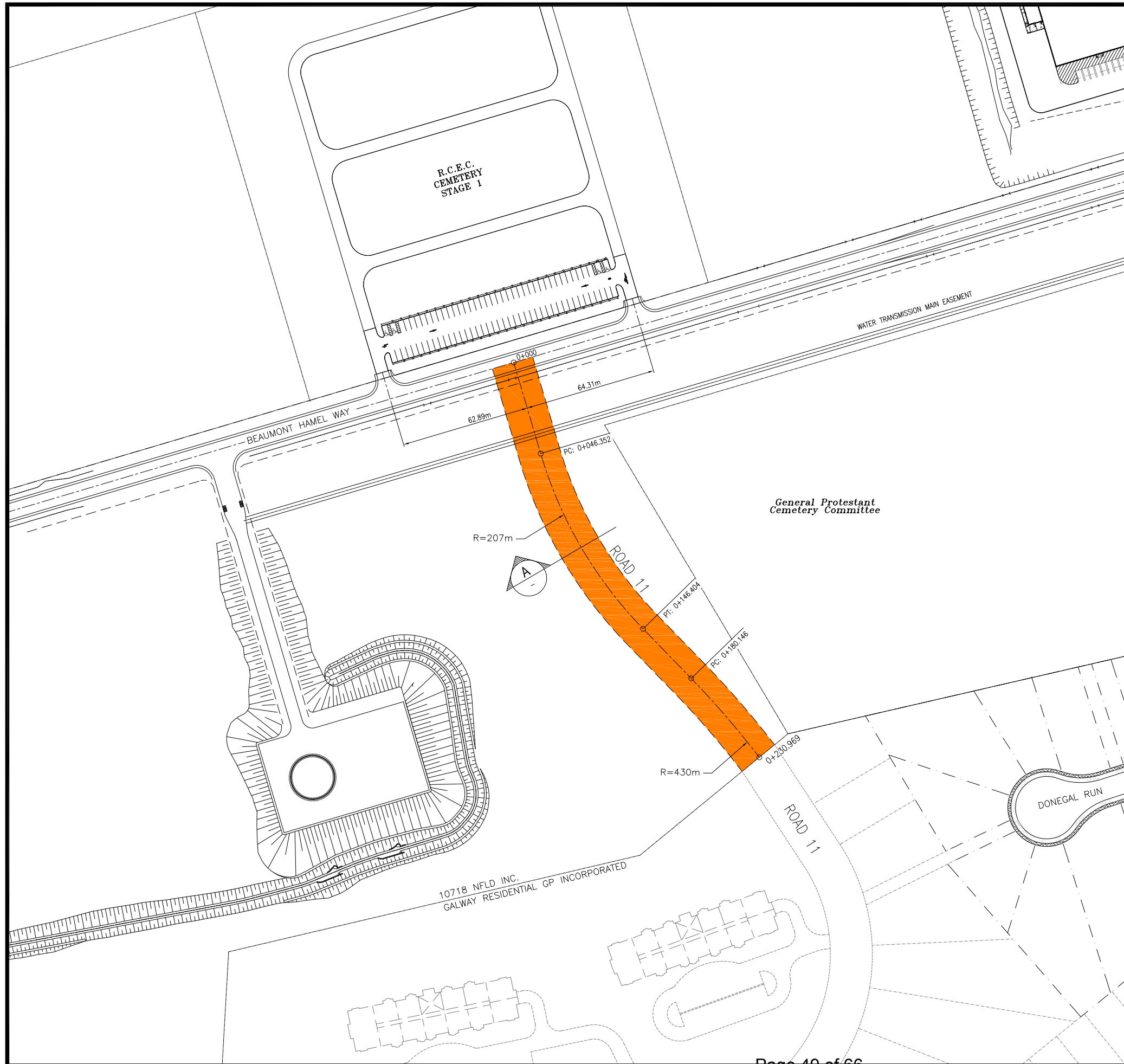
Note: Trail size, materials and details will be determined at the detailed design stage.



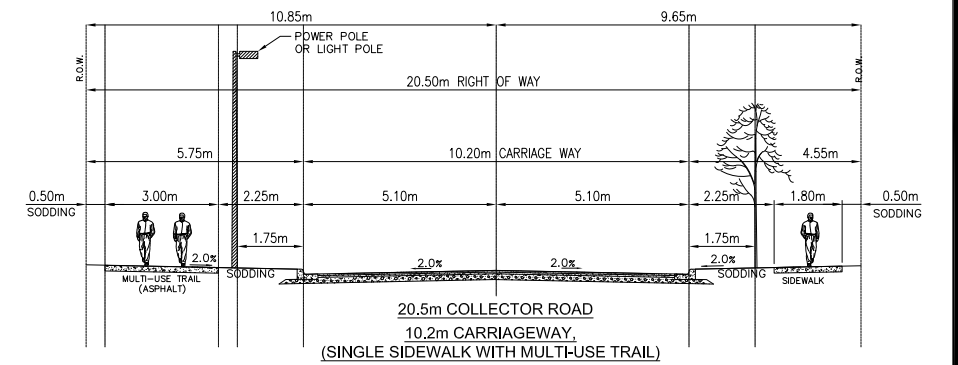
North

N.T.S.

July 4 2023



ROAD CROSS SECTION



NOTE: LOCATION OF STREET TREES WITHIN ROW TO BE DETERMINED.

STREET CROSS-SECTION

A
-



PLAN - BEAUMONT HAMEL WAY
CONNECTION TO GALWAY RESIDENTIAL

Date: 12 JUNE 2023
Scale: N.T.S.

DSK-459
Rev. A

PLANNED MIXED DEVELOPMENT 1 (PMD1) ZONE
(Galway Planned Community)

PMD1

(1) PERMITTED USES

Accessory Building	Office
Apartment Building	Park
Bakery	Parking Lot
Bank	Public Use
Clinic	Public Utility
Convenience Store	Retail Use
Community Garden	Restaurant
Daycare Centre	School
Dry Cleaning Establishment	Semi-Detached Dwelling
Dwelling Unit in the second and/or higher storeys of a Building	Service Shop
Four-Plex	Single Detached Dwelling
Health and Wellness Centre	Townhouse Cluster
Home Occupation	Townhouse
Home Office	Veterinary Clinic

(2) DISCRETIONARY USES

Institutional Use	Place of Amusement
Lounge	

(3) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	335 metres square
(b)	Lot Frontage (minimum)	11 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.2 metres and 1.2 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(4) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.8 metres and 0 metres on the common lot line
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(5) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	One of 1.8 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(6) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE CLUSTER

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	4.5 metres as oriented from the Public Street
(e)	Side Yard for End Unit (minimum)	1.8 metres
(f)	Rear Yard (minimum)	6 metres as oriented from the Public Street
(g)	Side Yard on Flanking Road (minimum)	6 metres
(h)	Building Height (maximum)	12.2 metres
(i)	Lot Coverage (maximum)	45%

(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR FOUR-PLEX

(a)	Lot Area (minimum)	182 metres square per Building
(b)	Lot Frontage (minimum)	12 metres per Building
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	2.4 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Side Yard (minimum)	1 metre per Storey
(e)	Rear Yard (minimum)	6 metres
(f)	Building Height (maximum)	7 Storeys
(g)	Lot Coverage (maximum)	50%
(h)	Density (maximum)	60 Dwelling Units per Building

(9) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR COMMERCIAL USE

(a)	Lot Area (minimum)	277 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	0 metres
(d)	Side Yard (minimum)	4.5 metres
(e)	Rear Yard (minimum)	4.5 metres
(f)	Side Yard on Flanking Road (minimum)	4.5 metres
(g)	Building Height (maximum)	2 Storeys
(h)	Lot Coverage (maximum)	45%

(10) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

Type/Nature of Building	Minimum Required Parking
Commercial	1 space per 23 metres square of Net Floor Area
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Single Attached Cluster	1 space per Dwelling Unit

(11) LANDSCAPING REQUIREMENTS

- (a) One tree shall be planted not less than every 18 metres (maximum) on both sides of all Streets. Exact tree location with the Street cross section shall be determined by the City prior to final development approval being issued.
- (b) Landscaping and Screening shall be provided as identified on the attached schedules (Appendix PMD1) and in accordance with Section 7.6 Landscaping and Screening.

(12) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX PMD1):

- (a) Design Plan
- (b) Galway Land Use Plan (December 2019)
- (c) Galway Road Cross Sections/Transportation Plan (December 2019)
- (d) Parkland and Pedestrian Trail Plan (December 2019)

PARKLAND AREAS - GALWAY

- Area 1 - 482.60 sq. m
- Area 2 - 3223.40 sq. m
- Area 3 - 3364.50 sq. m
- Area 4 - 25500.00 sq. m
- Area 5 - 31773.20 sq. m
- Area 6 - 1666.50 sq. m
- Area 7 - 12565.25 sq. m
- Area Removed - 18769 sq. m
- Area Added - 7519 sq. m

- Development Boundary - 461,697 sq. m
- PMD-1 Zone Area - 370,659 sq. m
- Proposed Parkland Area - 66,439 sq. m**
Approx. 14% of Development Boundary
- Readjusted Parkland Area - 65,698 sq. m



DECISION/DIRECTION NOTE

Title: Text Amendment – Daycare Centre – Additional Changes

Date Prepared: October 17, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

That Council consider additional changes and public consultation regarding a proposed text amendment dealing with Daycares.

Discussion – Background and Current Status:

The Province of NL advised the City that our daycare regulations do not line up with provincial regulations on the size of daycares and the number of children permitted. Under the Envision St. John's Development Regulations, a daycare within a home is considered a Home Occupation. We define a Home Occupation as a secondary use of a dwelling unit and/or an accessory building by at least one of the residents of that dwelling unit to conduct a gainful occupation or business activity, and Section 6.18 sets out conditions. A Home Occupation cannot be larger than 45 square metres or 25% of the gross floor area of the dwelling unit, whichever is less, which does not align with the provincial size requirements of a family child care service (a daycare within a dwelling). At its regular meeting on August 7, 2023, Council decided to consider a text amendment to our Regulations to remove the references to maximum area within a home and change our language to match the provincial language.

Public Consultation

The proposed text amendment was advertised three times in *The Telegram* newspaper and a notice was posted on the City's website. There is also a project page for this matter on the City's Planning Engage web page. Staff met with provincial staff and a representative from Family and Child Care Connections to review the proposed changes; we also sent the public notice to the Association of Early Childhood Educators to share with their members. Minor adjustments to the wording were requested and will be written into the amendment. Submissions received are attached for Council's review.

Normally, at this stage the amendment would be drafted and brought to Council for consideration, however during public consultation concerns were raised about the approval process for daycares, either within a home or as a Daycare Centre. It was suggested that these should become permitted uses in various zones. Before bringing the amendment forward, staff want to bring this question to Council for discussion and possibly additional public consultation.

ST. JOHN'S

Currently, a daycare within a home (a family child care service) is treated as a Home Occupation which is discretionary in most zones. Staff propose to leave these as discretionary, as there may be particular considerations in different neighbourhoods (such as traffic movements, location of the lot, lot size, off-street parking or lack of it, and more) which warrant discretion. Similarly, staff recommend leaving Daycare Centre as a discretionary use within residential zones for the same reasons. However, in commercial or institutional zones, staff propose to move Daycare Centres from discretionary use to permitted use. This would include making Daycare Centre a permitted use in the following Zones:

- Commercial Downtown (CD) Zone
- Commercial Downtown Mixed (CDM) Zone
- Commercial Downtown Mixed 2 (CDM2) Zone
- Commercial Highway (CH) Zone
- Commercial Kenmount (CK) Zone
- Commercial Neighbourhood (CN) Zone
- Industrial Commercial (IC) Zone
- Institutional Downtown (INST-DT)

This would remove the requirement for public consultation for Daycare Centres in those zones, shortening the approval process. Commercial and institutional zones are appropriate locations for Daycare Centres. This proposed change was not advertised with the text amendment, therefore if Council considers these additional changes, further consultation is required. Otherwise, we can proceed with the original text amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: General public, especially parents of young children; provincial departments; the Association of Early Childhood Educators NL; neighbouring residents and property owners of proposed daycares.
3. Alignment with Strategic Directions:

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

Text Amendment – Daycare Centre – Additional Changes

6. Legal or Policy Implications: Text amendments to the Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement was completed in accordance with Section 4.8 of the Development Regulations; more may be needed, depending on Councils decision.
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, further to the daycare text amendment changes previously advertised, consider a revised text amendment to the Envision St. John's Development Regulations to make Daycare Centre a permitted use in the following zones: Commercial Downtown (CD) Zone; Commercial Downtown Mixed (CDM) Zone; Commercial Downtown Mixed 2 (CDM2) Zone; Commercial Highway (CH) Zone; Commercial Kenmount (CK) Zone; Commercial Neighbourhood (CN) Zone; Industrial Commercial (IC) Zone; Institutional Downtown (INST-DT); and advertise the revised amendment for public comment, as per Section 4.8 of the Envision St. John's Development Regulations.

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

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

Report Approval Details

Document Title:	Text Amendment - Daycare Centre - Additional Changes.docx
Attachments:	- Redacted Submissions.pdf
Final Approval Date:	Oct 19, 2023

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

Ken O'Brien - Oct 18, 2023 - 8:36 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:27 PM

Karen Chafe

From: [REDACTED]
Sent: Thursday, August 17, 2023 1:52 PM
To: CityClerk
Subject: (EXT) Re text amendments on day cares

Respectfully request that all day cares whether they be business or at home care must have air conditioning. Many do not, even large business. It is cruel and unsafe for the workers and children. Thank you

Planning St. John's: Text Amendment: Daycare Centre



Types of Visitors:

- Pageviews – the total number of times a page is loaded
- Visits – the number of unique visits by an individual
- Aware – visited at least one page
- Informed – has taken the “next step” from being aware and clicked on something
- Engaged – has contributed to a tool (e.g. survey, comment, question)

Comments

Survey Response	
Your comments	What is your overall feedback of this application?
Daycare should be regulated and municipal daycare should be on par with provincial regulations.	Support
I think it is a good idea. It gives consistency to the requirements. So would be less confusing to potential daycare providers.	Support

INFORMATION NOTE

Title:	King's Bridge Road at Winter Avenue Crosswalk Enhancement
Date Prepared:	October 18, 2023
Report To:	Committee of the Whole
Councillor and Role:	Councillor Maggie Burton, Transportation & Regulatory Services
Ward:	Ward 2

Issue: Conversion of Special Crosswalk with Overhead flashers to Pedestrian Signal

Discussion – Background and Current Status:

The crossing of the four lanes of traffic on King's Bridge Road at Winter Ave can be challenging at times to even the most avid walkers. This crosswalk is the main connection in getting walkers down the Rennie's Mill trail to various amenities in the vicinity of Quidi Vidi lake. The area contains more walking trails around Quidi Viidi lake, shopping (groceries and retail), pharmacy, doctors offices, and recreation facilities such as softball field, soccer field, rowing and Cygnus Gymnastics.

Over the years the city has received numerous complaints about motorists not yielding to pedestrians in the crosswalk. This issue has been referred to the RNC for additional enforcement and the city has also added additional flashing amber lights here to compliment the crossing, but complaints are still generated.

Currently this crosswalk is operating with flashing overhead amber signals and Key2Access accessible pedestrian signal operation. To enhance safety for vulnerable road users, it was determined that a higher level of traffic control would be required. This will be provided in the form of a pedestrian signal with a full red, amber, green signal which will demand that motorists stop at a red light.

Challenges with installing a pedestrian signal at this location include the existing traffic queues from nearby traffic signals at the intersections of King's Bridge Road at Empire Avenue and King's Bridge Road at The Boulevard/New Cove Road which are in proximity. The Kelly's Brook SUP (Shared Use Path) will also meet King's Bridge Road at the intersection of Empire Ave and in turn will increase the number of users in the area. Shared Use Path crossings will be included at the intersection of Empire Avenue and King's Bridge Road in future.

Existing conditions:



Key Considerations/Implications:

1. Budget/Financial Implications: Cost to be covered by 1315 Transportation Engineering budget.
2. Partners or Other Stakeholders: General Public, in particular those with additional accessibility needs.
3. Alignment with Strategic Directions:
A City that Moves: Improve safety for all users on a well-maintained street network.
4. Alignment with Adopted Plans: Not applicable
5. Accessibility and Inclusion: The new signal upgrade will increase the level of control at the intersection and provide a safer crossing for vulnerable users when cars are stopped at the red signal indication.
6. Legal or Policy Implications: Not applicable
7. Privacy Implications: Not applicable
8. Engagement and Communications Considerations: Notify public of new traffic signal upgrade.

9. Human Resource Implications: Not applicable

10. Procurement Implications: Not applicable

11. Information Technology Implications: Not applicable

12. Other Implications:

Prior to the installation of a new pedestrian signal, the existing traffic signals are to be coordinated and tested using GPS (Global Positioning System) clocks for the intersections of Kings Bridge Road at Empire Ave and Kings Bridge Road at The Boulevard/New Cove Road. This is necessary to mitigate vehicular queues in the area. Once these signals are coordinated, the pedestrian signal will be added. The Pedestrian signal will also be equipped with a GPS clock to maintain coordination of all three signals.

Conclusion/Next Steps: Engineering is currently upgrading the electrical service and once complete, we will remove the existing overhead amber flashers and install the full red, amber, green accessible pedestrian signal.

Prepared by: Bill MacDonald

Reviewed by: Amer Afridi

Approved by: Scott Winsor

Attachments:

Report Approval Details

Document Title:	Kings Bridge at Winter Avenue Crosswalk Enhancement.docx
Attachments:	
Final Approval Date:	Oct 19, 2023

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

Amer Afridi - Oct 18, 2023 - 4:35 PM

Scott Winsor - Oct 18, 2023 - 4:44 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:27 PM