

ST. JOHN'S

Regular Meeting - City Council Agenda

October 31, 2023

3:00 p.m.

4th Floor City Hall

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Proclamation

WORLD TOWN PLANNING DAY November 8, 2023

WHEREAS: November 8th has been celebrated as *World Town Planning Day* since 1949; and

WHEREAS: the Newfoundland and Labrador Association of Professional Planners (NLAPP), part of the Canadian Institute of Planners, uses this day to mark the contributions of planners to their communities and the wider environment; and

WHEREAS: this day is a time to recognize the role of good planning in creating livable, sustainable communities with a high quality of life for all citizens and at all levels of government;

THEREFORE: I, Mayor Danny Breen, do hereby proclaim November 8th as World Town Planning Day in the City of St. John's.

Signed at St. John's City Hall St. John's, NL on this thirty first day of October, 2023.

Danny Breen, Mayor

ST. JOHN'S

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

October 17, 2023, 3:00 p.m.

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

Regrets: Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Ian Froude

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Ken O'Brien, Chief Municipal Planner
Linda Bishop, Senior Legal Counsel
Karen Chafe, City Clerk
Erin Skinner, Acting Communications Manager
Christine Carter, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

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

1. **CALL TO ORDER**

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

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **International Credit Union Day 2023**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-10-17/448

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

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

MOTION CARRIED (7 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - October 3, 2023**

SJMC-R-2023-10-17/449

Moved By Councillor Hanlon

Seconded By Councillor Korab

That the minutes of October 3, 2023, are accepted as presented.

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

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

6.1 **Request to Set Parking for Emergency Shelter Use – 170 Military Road – DEV2300125**

SJMC-R-2023-10-17/450

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council set the parking requirement at 6 parking spaces for 168-170 Military Road to allow for the proposed expansion of the emergency shelter use.

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

MOTION CARRIED (8 to 0)

6.2 Request for Parking Relief – 20 Barnes Road – INT2300060

SJMC-R-2023-10-17/451

Moved By Councillor Korab

Seconded By Councillor Hanlon

That Council approve parking relief for one (1) parking space at 20 Barnes Road to allow a Subsidiary Dwelling unit.

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

MOTION CARRIED (8 to 0)

6.3 Request to Establish the Building Line Setback – 20 Janeway Place – DEV2300084

SJMC-R-2023-10-17/452

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve a minimum 4.4 metre Building Line Setback at 20 Janeway Place to allow approval of the four Apartment Buildings.

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

MOTION CARRIED (8 to 0)

6.4 Notices Published – 170 St. Clare Avenue - DEV2300120

SJMC-R-2023-10-17/453

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve the change of Non-Conforming Use application at 170 St. Clare Avenue to allow a Service Shop (Salon and Spa).

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

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 2023174 - Kelly's Brook Shared Use Path - Phase 1A

SJMC-R-2023-10-17/454

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

That Council ratify the award of this open call to the lowest bidder meeting specifications, Modern Paving Limited, for \$3,020,903.95 including HST, as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - October 10, 2023

1. 27 Nils Way – REZ2300011

SJMC-R-2023-10-17/455

Moved By Deputy Mayor O'Leary

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 Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

2. Heritage Financial Incentives Program - 2023

Deputy Mayor O'Leary noted her appreciation for the flexibility of the program in meeting the needs of the community and also thanked the Staff for their efforts.

SJMC-R-2023-10-17/456

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

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 Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

3. EcoSchools - Community Based Climate Action

SJMC-R-2023-10-17/457

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

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 Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

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

9.1 **Development Permits List September 28 - October 11, 2023**

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers Week Ending October 4, 2023**

SJMC-R-2023-10-17/458

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That the weekly payment vouchers, for the week ending, October 4, 2023, in the amount of \$ 5,632,176.46 be approved as presented.

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

MOTION CARRIED (8 to 0)

11.2 **Weekly Payment Vouchers Ending the Week of October 11, 2023**

SJMC-R-2023-10-17/459

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers, for the week ending, October 11, 2023, in the amount of \$ 7,049,727.31 be approved as presented.

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

MOTION CARRIED (8 to 0)

12. **TENDERS/RFPS**

12.1 **2023132- Lease, Supply and Deliver Five (5) Waste Collection Trucks and Seven (7) Recycling Trucks**

SJMC-R-2023-10-17/460

Moved By Councillor Ellsworth

Seconded By Councillor Hanlon

THAT Council approve for award open call 2023132 – Lease, Supply and Deliver Five (5) Waste Collection Trucks and Seven (7) Recycling Trucks to the highest scorer as determined by the City's evaluation team, Big Truck Rental, for \$2,138,400 + HST, as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.2 2023139 - 2023 Retaining Wall Rehabilitation Contract 1

SJMC-R-2023-10-17/461

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve for award provisional work to the successful bidder of this tender, Talon Energy Services Ltd. for \$101,231.47 (HST not incl.) as per the Public Procurement Act. See resolution SJMC-R-2023-07-24/333 for initial approval for project.

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

MOTION CARRIED (8 to 0)

12.3 2023149 Insurance Brokerage and Risk Management

SJMC-R-2023-10-17/462

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

THAT Council approve for award this open call to the sole proponent, AON, for \$2,635,340.60 per year (HST included) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.4 2023155 - Mat Rentals for Various City Properties

SJMC-R-2023-10-17/463

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve for award this open call to the lowest bidder meeting specifications, Canadian Linen, and Uniform Services, for \$54,952.75 per year (HST Incl.) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.5 2023159 - Supply and Delivery of Two (2) New, Not Used, Cab & Chassis Trucks with Dump Body

SJMC-R-2023-10-17/464

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve for award open call 2023159 – Supply and Delivery of Two (2) New, Not Used, Cab & Chassis Trucks with Dump Body to the highest scorer as determined by the City's evaluation team, Cabot Ford Lincoln Sales Limited, for \$266,454 + HST, as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.6 2023165 - Instrumentation and Electrical Services for Water & Wastewater Division

SJMC-R-2023-10-17/465

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve for award open call 2023165 – Instrumentation and Electrical Services for Water and Wastewater Division to the lowest bidder meeting specification, Pennecon Energy Technical Services, for \$174,754.40 (HST excluded), as per Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.7 2023172 – Supply and Delivery of Oils and Lubricants

SJMC-R-2023-10-17/466

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve for award this open call, that was evaluated on a section-by-section basis; Section 1 evaluated in whole and Section 2 evaluated on an item-by-item basis, to the lowest bidder meeting specifications as per the Public Procurement Act.

- Section 1: Oils and Lubricants to Harvey's Oil Limited for \$142,322.13 per year (HST not included).
- Section 2: Special Hydraulic Fluid
 - Item 1 to Source Atlantic Ltd. for \$32,132.28 per year (HST not included).
 - Item 2 to Harvey's Oil Limited for \$32,828.00 per year (HST not included).

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

MOTION CARRIED (8 to 0)

12.8 2023173 – Food Service Provider for Adult and Senior Programs

SJMC-R-2023-10-17/467

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That Council approve for award this limited call to the lowest bidder meeting specifications, Forcenco Limited o/a Belbin's Grocery, for \$65,228.00 (HST included) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.9 2023179 - Caribou Field Complex - Sport Field Lighting

SJMC-R-2023-10-17/468

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve for award this open call to the lowest bidder meeting specifications, Top Notch Electrical Ltd., for \$631,893.95 (HST Incl.) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Sale of City Land at the front of 38 Scott Street

SJMC-R-2023-10-17/469

Moved By Councillor Hanlon

Seconded By Councillor Korab

That Council approve the sale of a small portion of City land at the front of 38 Scott Street, as indicated by the red arrow on the attached diagram.

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

MOTION CARRIED (8 to 0)

14.2 Expropriation of a Service Easement on Bay Bulls Road

SJMC-R-2023-10-17/470

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the Expropriation of an easement for a ditch on Bay Bulls Road as shown on the attached plot plan.

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

MOTION CARRIED (8 to 0)

14.3 Travel Authorization – Deputy Mayor to Attend SAM 2023 Fall Business Meeting Hosted by Town of Bay Roberts

SJMC-R-2023-10-17/471

Moved By Councillor Ellsworth

Seconded By Councillor Hanlon

That Council approve travel authorization for Deputy Mayor O'Leary to attend the Saturday morning session of the SAM 2023 Fall Business Meeting on October 21, 2023.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Ridgeley

Abstain (1): Deputy Mayor O'Leary

MOTION CARRIED (7 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

Councillor Korab asked if Staff could consider offering an annual membership fee versus a pay as you go fee for City recreation centres.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:40 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Development Committee – Crown Land Grant – Land Adjacent to 1160 Blackhead Road – CRW2300011

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required: To approve a Crown Land Grant for land adjacent to 1160 Blackhead Road.

Discussion – Background and Current Status: The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant for land adjacent to 1160 Blackhead Road. The grant is for an area of the land approximately 1800m², which is zoned Rural Residential (RR) and is proposed to be consolidated with the applicant's existing property to make the Lot conforming under the existing zone requirements.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 10 "Rural Residential (RR) Zone".
7. Privacy Implications: Not applicable.

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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 Crown Land Grant for approximately 1800 m² of land adjacent to 1160 Blackhead Road, which will be subject to the submission of a consolidation application should the Crown Land Grant be approved by the Provincial Department of Fisheries, Forestry and Agriculture.

Prepared by:

Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

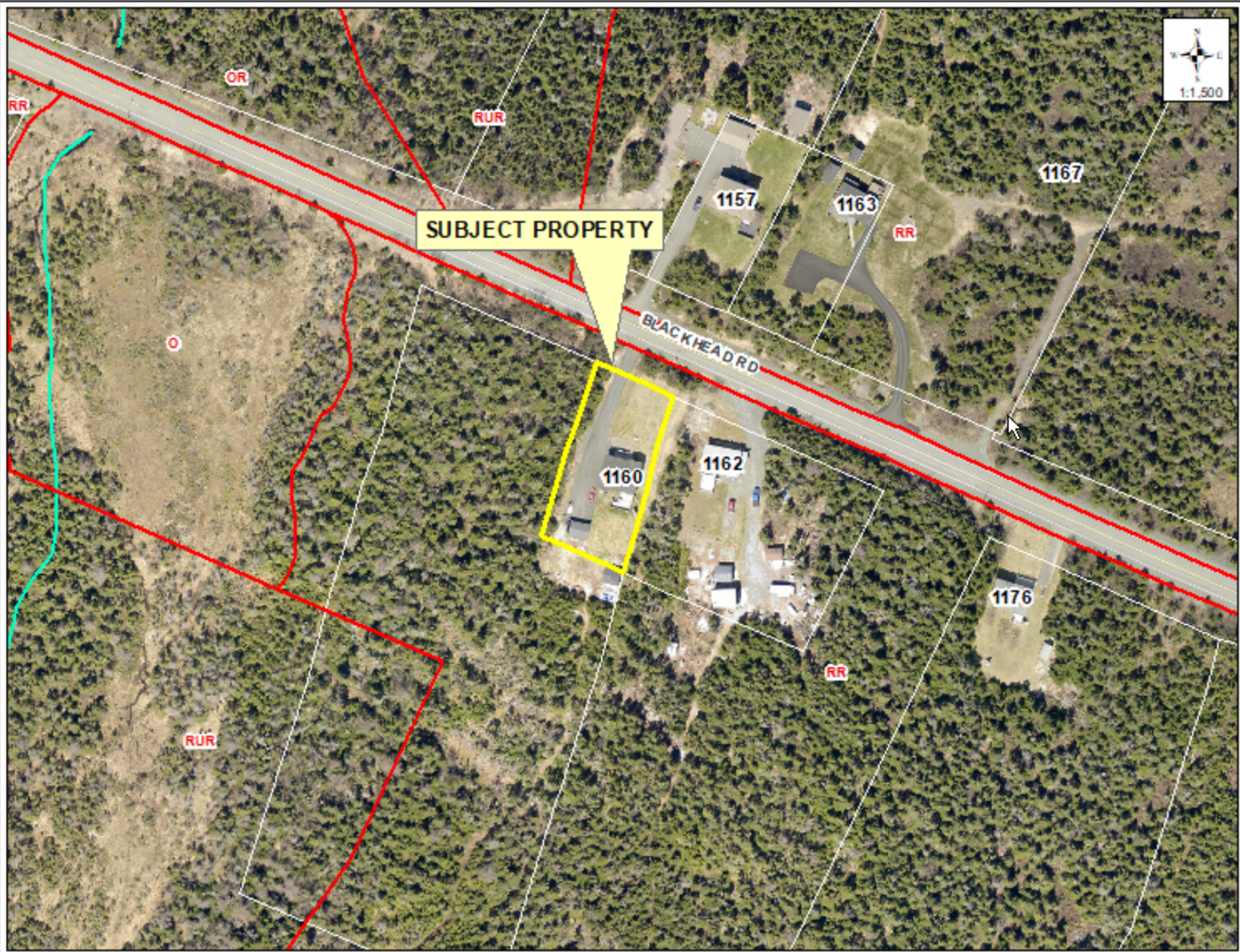
Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Crown Land Grant - 1160 Blackhead Road - CRW2300011.docx
Attachments:	- Picture1.png
Final Approval Date:	Oct 25, 2023

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

Jason Sinyard - Oct 25, 2023 - 10:39 AM



DECISION/DIRECTION NOTE

Title: Private Services in the Floodplain Buffer – 51 Bay Bulls Road – DEV2300060

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required: To seek approval for servicing of a Private Development in the Floodplain Buffer at 51 Bay Bulls Road.

Discussion – Background and Current Status: An application was submitted to construct a Single Detached Dwelling at 51 Bay Bulls Road, following the subdivision of land. Due to the location of the Floodplain and associated buffer, the proposed services for the water and sanitary servicing will be located within the associated Floodplain Buffer. There is no storm sewer in the street so the weeping tile will discharge to a rock sump on the property.

Subject to Section 4.10(4)(d) of the Envision St. John's Development Regulations, Council may permit the servicing of a Private Development within the Floodplain Buffer. The application was referred to the Environment and Sustainability Experts Panel (ESEP) as required under Section 4.10(6). The Panel reviewed the application and had no concerns.

Key Considerations/Implications:

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

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

Choose an item.

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

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6. Legal or Policy Implications: Envision St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes."
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 servicing of a Private Development within the Floodplain Buffer at 51 Bay Bulls Road.

Prepared by:

Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

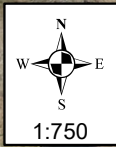
Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Services in the Floodplain Buffer - 51 Bay Bulls Road - DEV2300060.docx
Attachments:	- Aerial Map 51 Bay Bulls Rd.pdf - House Location.pdf
Final Approval Date:	Oct 25, 2023

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

Jason Sinyard - Oct 25, 2023 - 10:35 AM



SUBJECT PROPERTY

BAY BULLS RD

OLD PETTY HARBOUR RD

R1

R1

R1

24

43

13

26

45

28

15 1/2

30

17

32

47

49

51

57

21

19

23

61

23

REFERENCE MONUMENTS USED FOR CONTROL (NEWFOUNDLAND 3° MTM - NAD83)

	DESCRIPTION	NORTHING	EASTING	ELEVATION
ASSUMED	97G7234	5264552.995	323708.322	88.372
PUBLISHED	97G7231	5263674.325	323572.886	136.685
OBSERVED	97G7231	5263674.375	323572.906	136.664

DECISION/DIRECTION NOTE

Title: Notices Published – 270A Newfoundland Drive - DEV2300119

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted for 270A Newfoundland Drive.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare which will be owner operated and accommodate up to seven (7) children. The floor area will be 11m² and operate Monday to Friday, 8 a.m. to 5 p.m. Parking will be provided on-site. The proposed application site is in the Residential 1 (R1) Zone.

One submission was received, which was in support of the proposed use and looking for daycare services.

Key Considerations/Implications:

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

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

Choose an item.

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

ST. JOHN'S

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

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 270A Newfoundland Drive for a family home childcare.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 270A Newfoundland Drive.docx
Attachments:	- DEV2300119-270 NEWFOUNDLAND DRIVE.pdf
Final Approval Date:	Oct 25, 2023

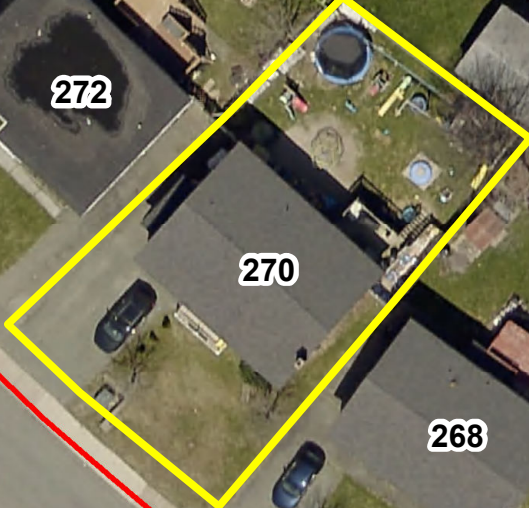
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Oct 25, 2023 - 9:52 AM

Jason Sinyard - Oct 25, 2023 - 10:32 AM



SUBJECT PROPERTY



GLOVER PL

NEWFOUNDLAND DR

MCCALLUM ST

276

9

7

274

272

270

268

5

3

266

264

275

2

1

28

R1

R1

R1

R1

Christine R. Carter

From: Karen Chafe on behalf of CityClerk
Sent: Friday, October 6, 2023 11:18 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 270A Newfoundland Drive

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and development staff for their consideration. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion in the Regular Agenda of October 31st, 2023 at which time this matter will be referred to Council.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Thursday, October 5, 2023 8:37 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 270A Newfoundland Drive

Office of the City Clerk,

Hi my name is [REDACTED] and I am looking for daycare for both my daughters so so can return to work at the hospital.

[REDACTED], St. John's, NL.

Thank you,

[REDACTED]

Sent from my iPhone

DECISION/DIRECTION NOTE

Title: Notices Published – 33 St. Michael's Avenue - DEV2200055

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use Application has been submitted for 33 St. Michael's Avenue.

Discussion – Background and Current Status:

The proposed application is for a Daycare Centre, which will accommodate up to 72 children. The floor area will be 435m² and operate 7 days a week, 7:00 a.m. to 6 p.m. On-site parking is provided. The proposed application site is in the Residential 1 (R1) Zone.

Seventeen submissions were received, fifteen in favour of the proposed application and two opposed.

Key Considerations/Implications:

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

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

Choose an item.
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: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Residential 1 (R1) Zone".

ST. JOHN'S

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Daycare Centre at 33 St. Michael's Avenue.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 33 St. Michael's Avenue.docx
Attachments:	- 33 ST. MICHAEL'S AVENUE.pdf
Final Approval Date:	Oct 25, 2023

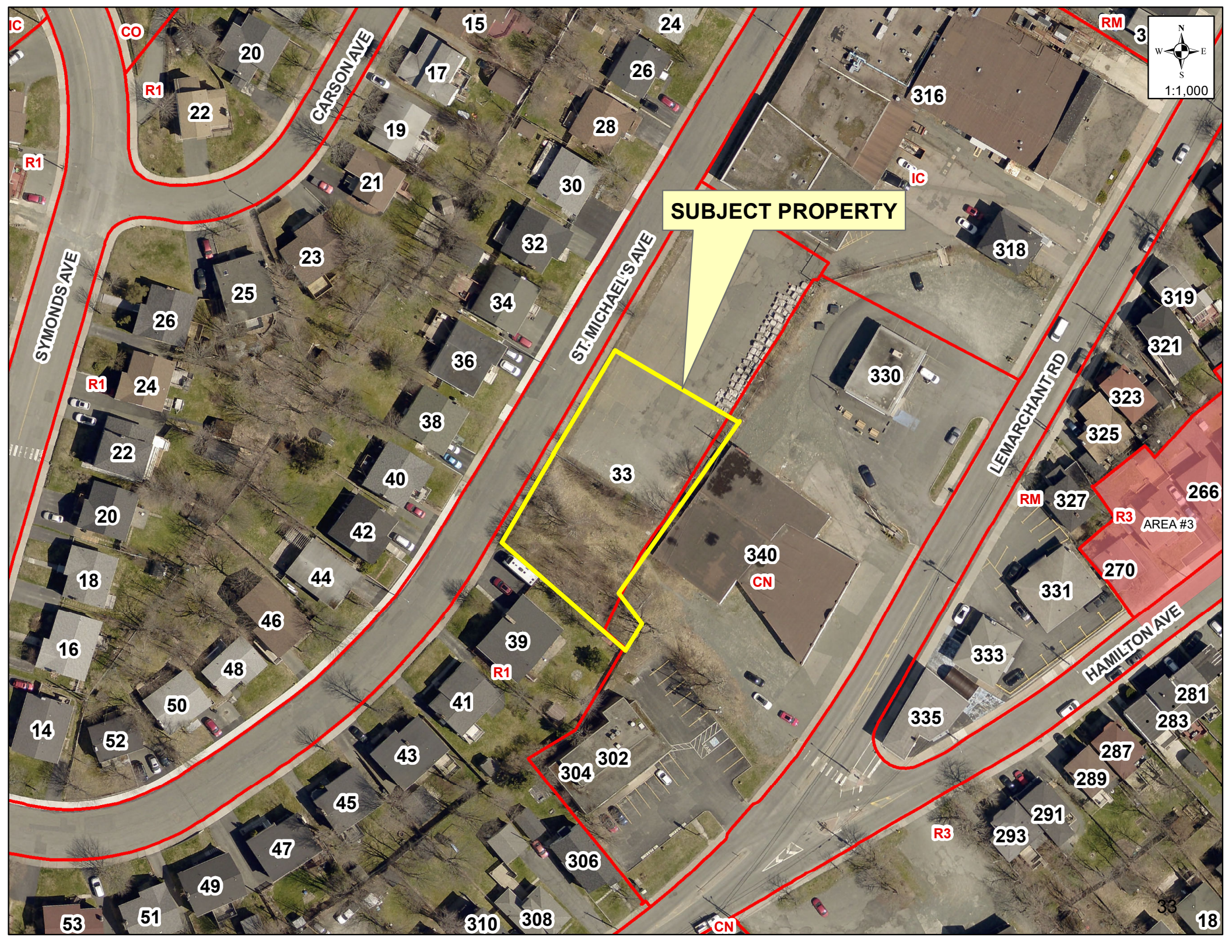
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Oct 25, 2023 - 10:07 AM

Jason Sinyard - Oct 25, 2023 - 10:22 AM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Monday, October 30, 2023 9:55 AM
To: CityClerk
Subject: (EXT) Application For Daycare on St. Michael's Ave

[REDACTED]

[REDACTED] have concerns about the development of a daycare being built on [REDACTED] street

St. Michael's Ave is a side street, will the entrance of the daycare be on St. Michael's Ave. if this is the case where it is a side street, this will create a lot of traffic congestion in that area during busy times.

St. Michael's Ave has lot of residents that have lived there for [REDACTED]. It is a quiet, quaint street that is tucked away in the heart of St. John's. The daycare will take away from the quietness that the resident's have grown to love.

we do not support the development at this location.

Thank- you for taking the time to read our concerns.

Kindest Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, October 29, 2023 3:07 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue

Sorry for the delay in commenting, [REDACTED]

I do not agree with having a 7 day a week 7am-6pm day center at this location. It accommodates 72 children and the traffic to drop off and pick up 72 children will be chaotic. There are too many businesses in that parcel of land now and not enough parking space.



Karen Chafe

From: [REDACTED]
Sent: Thursday, October 5, 2023 8:07 PM
To: CityClerk
Subject: (EXT) Daycare at 33 St. Michael's Ave

This is a great idea. There is a shortage of daycares within metro and adding a 24/7 daycare that can hold 72 kids will certainly help a lot of working parents.

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 5, 2023 8:26 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue

Yes, [REDACTED]

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, October 9, 2023 11:01 PM
To: CityClerk
Subject: (EXT) Application - 33 St. Michael's Avenue

Hi there

We are looking for daycare [REDACTED]

[REDACTED] I have to back to work.

I hope we can find a safe and lovely place for [REDACTED]

We are to close to the Michael's Avenue

Regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 5, 2023 8:16 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue

Hello,

I am writing in support of the application for a daycare at 33 St. Michael's Avenue. This is desperately needed. Even though I live in Southlands, I work in this area and have two daycare aged children. It would be very beneficial to have a daycare at this location and I would be an interested user of it.

Thank you for your consideration,

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 2:03 PM
To: CityClerk
Subject: (EXT) Support for 33 Michael's Avenue - Daycare Center

Hello,

Fully support this, I work close to the area but my address is:

[REDACTED]
[REDACTED]
[REDACTED]

Thanks,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 11:19 AM
To: CityClerk
Subject: (EXT) Daycare Center

Hello,

I'd like to express my interest in the Daycare facility possibly opening up on 33 St. Michael's Avenue, St. John's.

My current address is [REDACTED]

Thanks,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 6:36 AM
To: CityClerk
Subject: (EXT) Discretionary Use Application for 33 St. Michael's Avenue.

I believe this development should be allowed. There is demand for child care.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 11:54 PM
To: CityClerk
Subject: (EXT) Application - 33 St. Michael's Avenue

[REDACTED]
[REDACTED]

Comments on the proposed development of a Daycare Center:

Yes. This is sorely needed. Please stop holding up business development in an area that desperately seeks revitalization without bowing to the whims of the vicinity.

I have seen business development turned down and delayed to the detriment of the area. This area was all but dead until the market and subsequent developments began. Development is necessary. Move it forward and stop allowing properties to be needlessly vacant. Your council should put more effort into making sure there are not swaths of vacant properties and less time into finding issue with people who want to grow the area. Downtown St. John's is dying one vacant lot at a time at the hands of our leadership. Move it forward, and remove obstacles for people who want to invest and revitalize instead of creating them in redundancies and bureaucracy.

[REDACTED]

Get [Outlook for iOS](#)

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 3:05 PM
To: CityClerk
Subject: (EXT) Application - 33 St. Michael's Avenue

Hello,

I support this location to operate as a daycare.

Thank you,

[REDACTED]

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 5, 2023 7:52 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue

Office of the City Clerk,

I am interested in getting my two [REDACTED] into daycare at this location when it's ready if at all possible!

[REDACTED]

Thank you, [REDACTED]

Sent from my iPhone

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, October 6, 2023 12:41 PM
To: [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Christine R. Carter; Stacey Baird
Subject: FW: (EXT) Daycare Center St. Michaels Avenue

Good Afternoon:

Thank you for your email. Via this response, I am forwarding it to our planning and development staff for their consideration. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to inclusion in the Regular Agenda of October 31st, 2023 at which time this matter will be referred to Council.

Regards,

Karen Chafe
City Clerk

From: Access St. John's <access@stjohns.ca>
Sent: Friday, October 6, 2023 12:37 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Fw: (EXT) Daycare Center St. Michaels Avenue

Pls see below.

Holly
CSR

Access St. John's

Web Service

Call: 311 or 709-754-2489

Fax: 709-576-7688

From: noreply@stjohns.ca <noreply@stjohns.ca> on behalf of [REDACTED]
Sent: Friday, October 6, 2023 8:18 AM
To: Access St. John's <access@stjohns.ca>
Subject: (EXT) Daycare Center St. Michaels Avenue

Given the current childcare crisis in our province, every effort should be made to accommodate this daycare center. I truly hope this gets approved in a timely manner so children can start attending and parents can return to work when they choose. I know too many people who were forced to stay home after their maternity leave ended and were left in a financially vulnerable position.

Thank you for reading.

Origin:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.stjohns.ca%2Fen%2Fnews%2Fapplication-33-st-michael-s-avenue.aspx&data=05%7C01%7Caccess%40stjohns.ca%7C46065e85f44e49e6ee3108dbc659d4b2%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638321861345889384%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=PW0nbW%2B4VRbpDGJvDBGnn2AzLkspd6whQKV1Q2%2BAXQc%3D&reserved=0>

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 1:33 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Ave

To Whom it May Concern;

I am sending this as an overwhelming "YES PLEASE" vote on 33 St. Michael's Avenue.

I am a resident nearby with a [REDACTED]. The debate on whether we can conceivably consider having a [REDACTED] child is centered around childcare options...that should *not* be a deciding factor for these kinds of things.

We are eager to see the City do its part to support small businesses and address the childcare crisis.

Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 3:51 PM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue

Re the city's request for comments on the 'Discretionary Use Application has been submitted for 33 St. Michael's Avenue.', I fully support the construction and implementation of a daycare as proposed.

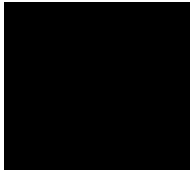
Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, October 14, 2023 10:22 AM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue Application

More daycare spots are desperately needed in this city. There are many people who can't continue their work in the healthcare system or and other important positions due to lack of childcare. I fully support this application.



Karen Chafe

From: [REDACTED]
Sent: Friday, October 6, 2023 9:32 AM
To: CityClerk
Subject: (EXT) 33 St. Michael's Avenue Discretionary Use Application

Good morning,

I would like to submit a comment in support of the Discretionary Use Application for the development of a daycare facility at 33 St. Michael's Avenue. This type of development is needed in the area, and would benefit both families in the area as well as families who will bring their children from other areas of the city and participate in the micro-economy of the area.

Thanks and have a great day,

DECISION/DIRECTION NOTE

Title: Notices Published – 332 Groves Road - DEV2300131

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted at 332 Groves Road.

Discussion – Background and Current Status:

The proposed application is for a Home Occupation for group fitness classes. There will be 3 - 5 people attending each training session. Hours of operation will be Monday, Wednesday, and Friday from 6 a.m. to 7 a.m. and 5:30 p.m. to 6:30 p.m. The floor area will be approximately 37m². On-site parking is provided. The proposed application site is in the Rural Residential Infill (RR1) Zone.

One submission was received in support of the proposed application.

Key Considerations/Implications:

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

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

Choose an item.
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: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Rural Residential Infill (RRI) Zone".

ST. JOHN'S

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 332 Groves Road for group fitness classes.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 332 Groves Road.docx
Attachments:	- DEV2300131-332 GROVES ROAD.pdf
Final Approval Date:	Oct 25, 2023

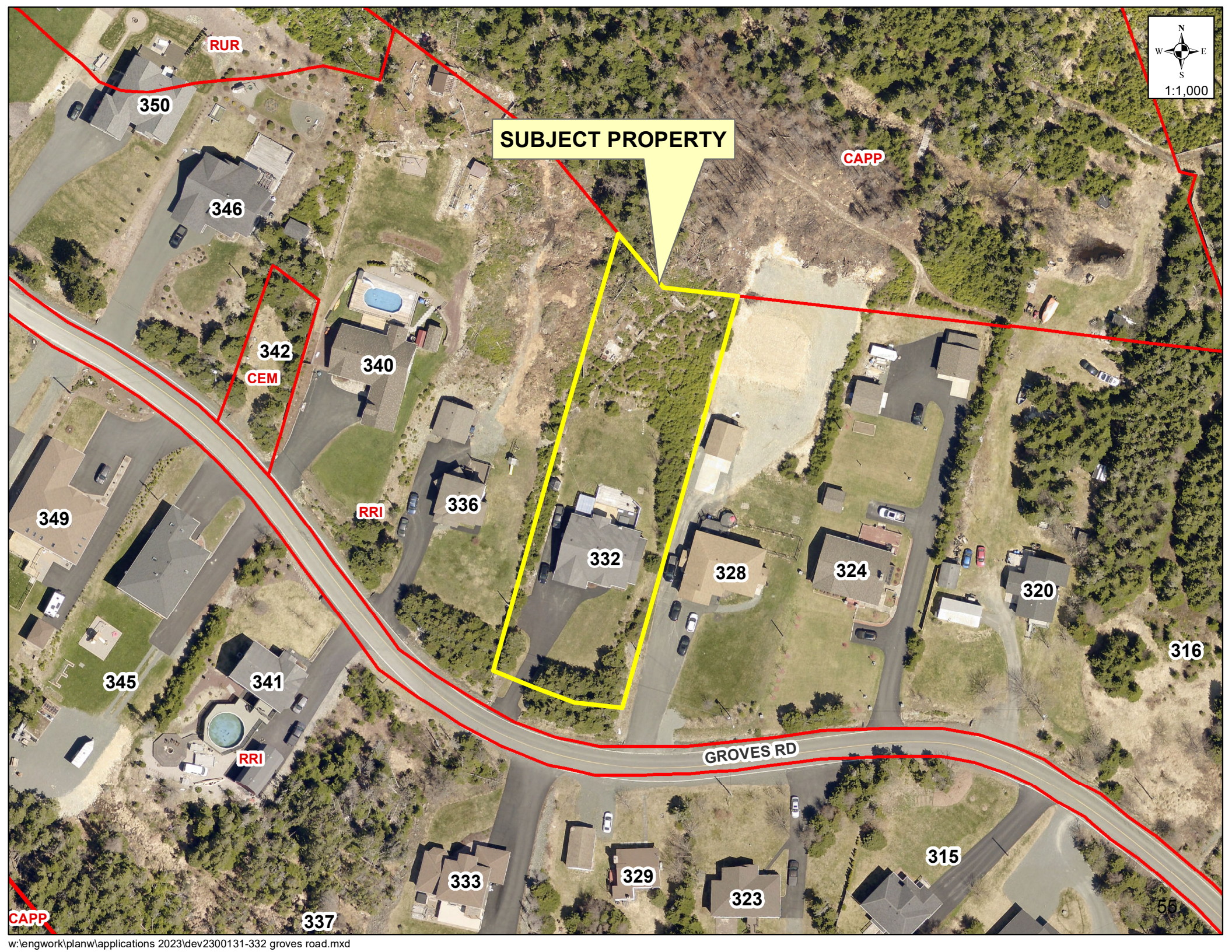
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Oct 25, 2023 - 10:23 AM

Jason Sinyard - Oct 25, 2023 - 10:28 AM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Saturday, October 7, 2023 10:50 AM
To: CityClerk
Subject: (EXT) 332 Groves Road

Hi,
I full support the prosed Home Occupation for group fitness classes at 332 Groves Road.

[REDACTED]

[REDACTED]

Sent from my iPhone

DECISION/DIRECTION NOTE

Title: Notices Published – 9 Glenlonan Street - DEV2300126

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted for 9 Glenlonan Street.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare which will be owner operated and accommodate up to seven (7) children. The floor area will be 20m² and operate Monday to Friday, 8:30 a.m. to 4:30 p.m. On-street parking is available. The proposed application site is in the Residential 1 (R1) Zone.

One submission was received, which had no concern with the proposed application.

Key Considerations/Implications:

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

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

Choose an item.

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: St. John's Development Regulations Section 6.18 "Home Occupation", Section 10.5 "Discretionary Use" and Section 10 "Residential 1 (R1) Zone".

ST. JOHN'S

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve Discretionary Use application for a Home Occupation at 9 Glenlonan Street for a family home childcare.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 9 Glenlonan Street.docx
Attachments:	- DEV2300126-9 GLENLONAN STREET.pdf
Final Approval Date:	Oct 25, 2023

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

Lindsay Lyghtle Brushett - Oct 25, 2023 - 9:47 AM

Jason Sinyard - Oct 25, 2023 - 10:33 AM



SUBJECT PROPERTY

GLENLONAN ST

GALASHIELS PL



Karen Chafe

From: [REDACTED]
Sent: Thursday, October 12, 2023 12:25 AM
To: CityClerk
Subject: (EXT) 9 Glenlonan St

Hi

[REDACTED] have no issue with the proposed home child care business.

[REDACTED]

=====
Confidentiality Warning: This message and any attachments are intended for the sole use of the intended recipient(s), and may contain privileged and/or confidential information. If you are not an intended recipient, any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you received this email in error, please delete the message and attachments immediately and notify the sender by return email. Thank you!

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DECISION/DIRECTION NOTE

Title: Notices Published – 96 Firdale Drive - DEV2300134

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted at 96 Firdale Drive.

Discussion – Background and Current Status:

The proposed application is for a Home Occupation for registered massage therapy. Hours of operation will be Monday to Thursday from 9 a.m. to 3 p.m. The floor area will be approximately 9.4m² and on-site parking is provided. There will be a 30-minute buffer between appointments. The proposed application site is zoned Residential 1 (R1).

No submissions were received.

Key Considerations/Implications:

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

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

Choose an item.
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: St. John's Development Regulations Section 6.18 "Home Occupation," Section 10.5 "Discretionary Use" and Section 10 "Residential 1 (R1) Zone".

ST. JOHN'S

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the application Discretionary Use application for a Home Occupation at 96 Firdale Drive for registered massage therapy.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 96 Firdale Drive.docx
Attachments:	- DEV2300134-96 FIRDALE DRIVE.pdf
Final Approval Date:	Oct 25, 2023

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

Lindsay Lyghtle Brushett - Oct 24, 2023 - 2:30 PM

Jason Sinyard - Oct 25, 2023 - 10:35 AM



SUBJECT PROPERTY

CAPP

R1

FIRDALE DR

R1

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DECISION/DIRECTION NOTE

Title:	Request for Second Accessory Building in the Watershed – 42 Healey’s Pond Crescent (Town of Portugal Cove-St. Philips) – INT2300062
Date Prepared:	October 25, 2023
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Jamie Korab, Development
Ward:	N/A

Decision/Direction Required:

Request to construct a second Accessory Building in the Watershed at 42 Healey’s Pond Crescent, Town of Portugal Cove-St. Philip’s.

Discussion – Background and Current Status:

The Town of Portugal Cove-St. Philip’s referred an application to construct a 67m² Accessory Building at 42 Healey’s Pond Crescent, which is in the Broad Cove Watershed. There is currently an existing Accessory Building on the property, with an area of 48m².

Section 104 (4)(a) of the City of St. John’s Act states that Council may permit an Accessory Building to an existing private family dwelling. This size requirement as outlined within the St. John’s - Paradise Watershed Agreement states that only one (1) Accessory Building for a residential use to a maximum size of 29.7m² (16’x20’) be considered within the Watershed. This policy is applied to all adjacent municipalities for equity purposes.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Not applicable.

ST. JOHN’S

42 Healey's Pond Crescent, Town of Portugal Cove-St. Philip's

5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: City of St. John's Act Section 104.
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 reject the request for a second Accessory Building in the Watershed at 42 Healey's Pond Crescent, Town of Portugal Cove-St. Philip's as only one Accessory Building may be considered on a property and the proposed size also exceeds the maximum allowed floor area.

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for 2nd Accessory BUilding in the Watershed – 42 Healey's Pond Crescent PCSP – INT2300062.docx
Attachments:	- Aerial Map.pdf
Final Approval Date:	Oct 26, 2023

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

Lindsay Lyghtle Brushett - Oct 25, 2023 - 3:24 PM

Jason Sinyard - Oct 26, 2023 - 10:06 AM

42 Healey's Pond Crescent – Town of Portugal Cove-St. Philip's



Property Map

No. 42 Healeys Pond Crescent

DISCLAIMER

The land use information contained on this Map is compiled from various sources. It may or may not accurately portray base mapping, property boundaries, measurements or other land use information.

 Proposed Accessory Building

Scale: 1:500

0 3 6 10 20 Meters


**Portugal Cove
St. Philip's**

1119 Portugal Cove Road
Portugal Cove-St. Philip's
NL, A1M 1T6

709-895-8000 (t)
709-895-3780 (f)

DECISION/DIRECTION NOTE

Title: Notices Published – 74 Circular Road - DEV2300123

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by Canada House at 74 Circular Road.

Discussion – Background and Current Status:

The proposed application is for a Heritage Use for a place of assembly to host small gatherings such as book launches, gallery presentations, meetings, etc. The designated Heritage Building is recognized by both the City and the Province. The floor area of the assembly space will be 134m². Hours of operation will be seven (7) days per week, between the hours of 9 a.m. and 11 p.m. On-site parking is provided. The proposed application site is in the Residential Special 1 (RA1) Zone.

Seven submissions were received. Two submissions were in support of the application, while others raised concerns pertaining to the intent of the gatherings, the amount of people being hosted at such events, use of outdoor space, parking, traffic congestion, noise, proposed timeframe for events, and if food and beverages were to be provided at events.

A Heritage Use means any Use of a designated heritage building which is, in Council's opinion, compatible with adjoining uses in the neighbourhood. The gathering of people as proposed for this location is identified as a Place of Assembly. The applicant is proposing to host gatherings of approximately 40-50 people for infrequent special events. Some catering services for food/drink may be provided depending on the type of event. The gatherings will be indoors, with a designated smoking area outside, which will not be located on the deck area. As event times will vary, the application accounted for a broad range of days and hours of operation as they must operate within the parameters of their development agreement, if approved.

A parking plan was submitted, which provides 11 on-site parking spaces. On-street parking is also available along the south side of Circular Road, Carpasian Road and Empire Avenue. The applicant also encouraged walking, carpooling and taxi services. Parking for a Heritage Use is to be determined by Council; therefore, it is proposed that the 11 parking spaces as provided on-site are set as the required amount of parking.

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Key Considerations/Implications:

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

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

Choose an item.

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

Recommendation:

That Council approve the Discretionary Use application by Canada House at 74 Circular Road, to allow a Heritage Use for a place of assembly and set a maximum capacity of guests at 50 people. The Heritage Use parking requirement would be set at 11 parking spaces as provided on-site.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

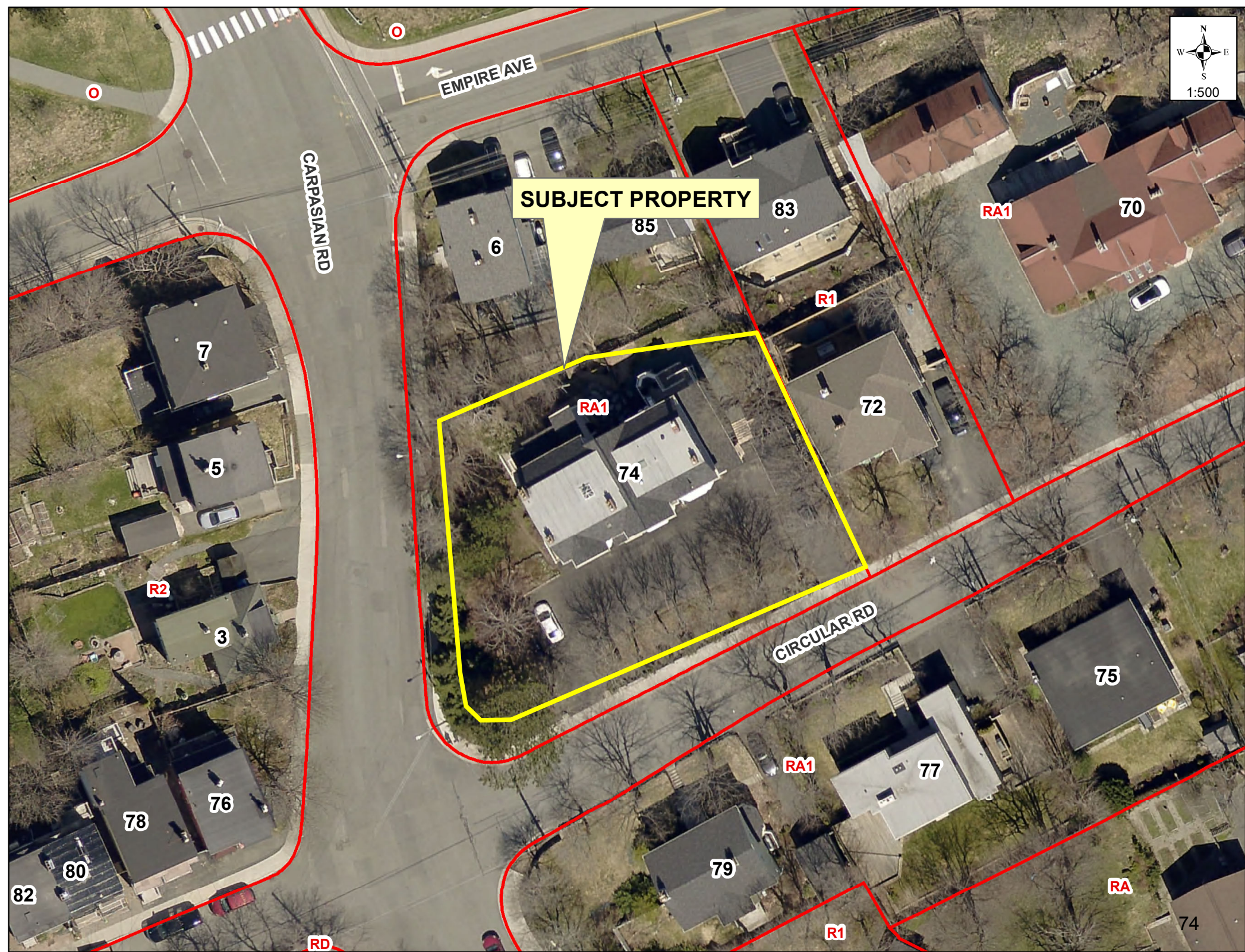
Report Approval Details

Document Title:	Notices Published - 74 Circular Road.docx
Attachments:	- DEV2300123-74 CIRCULAR ROAD.pdf
Final Approval Date:	Oct 26, 2023

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

Lindsay Lyghtle Brushett - Oct 25, 2023 - 3:02 PM

Jason Sinyard - Oct 26, 2023 - 10:07 AM



SUBJECT PROPERTY

RA1

R1

RA1

R2

CIRCULAR RD

CARPASIAN RD

EMPIRE AVE

RD

R1

RA

74

77

79

75

72

74

83

85

6

7

5

3

76

80

78

82

Karen Chafe

From: [REDACTED]
Sent: Tuesday, October 10, 2023 10:46 AM
To: CityClerk
Subject: (EXT) Comments - Discretionary Use Application for 74 Circular Road

Hello,

As a member of this residential community I have reservations about this application. The description of the potential use of 74 Circular Road is vague.

The use in the letter I received is described as; a place of assembly to host small gatherings such as book launches, gallery presentations, meetings, etc.

- Please define a small gathering. What is the maximum amount of people they could host?
- In the description of use they also use the open ended term "etc", does this mean they could use the home for engagement parties, weddings or larger events? Is there a limit to what they could host?
- Will they be using any out door space for this purpose? Will the back deck be used for smokers at the events?
- Is this a for-rent space? Is this a business?
- Although they have extra room for parking they also have apartments in the home and of course they have their own vehicles as well. How many extra vehicles could they accommodate? My concern is traffic congestion and excessive noise.
- The requested hours are very liberal, 7 days a week, 9am to 11pm. This means they could potentially host events all day, every day. This is a quiet residential community which is a huge benefit to its residents. There would be no benefit to the communities residents for unlimited gatherings at 74 Circular Road. The ability to host events until 11pm 7 days a week is intrusive to the community.

I would appreciate my questions answered and I hope you consider my comments in your decision.
Thank you for your time.

[REDACTED]
[REDACTED]

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Saturday, October 7, 2023 10:03 AM
To: CityClerk
Subject: (EXT) 74 Circular Rd

This home is in a very congested area as it is one way and very narrow ,aware that parking area is sufficient for 6-8 vehicles if parked correctly,however ,as we know this will not happen and vehicles will be parked on road causing holdup in traffic on Monkstown and Carpasian Rds .

Really feel that that this be given serious consideration Thank You

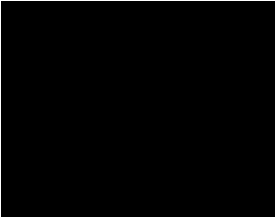
[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Saturday, October 14, 2023 12:19 PM
To: CityClerk
Subject: (EXT) 74 Circular Rd

I have no problem with application.



From: [REDACTED]
Sent: Friday, October 13, 2023 10:52 AM
To: CityClerk
Subject: (EXT) Re:74 Circular Road

Regarding the Discretionary Use Application for 74 Circular Road that I received on Oct. 6,2023:

This contained very limited information about the proposed use of the designated Heritage Home and activities that will take place.

In order to support or oppose this application, I need to know the information that you used to make the decision that the proposal has sufficient merit to warrant neighborhood consultation.

Could you please answer the following:

- 1.Has the proposed been vetted through the Fire Commissioner?
- 2.What is the maximum number of people who will be allowed to attend the proposed "...small..." gatherings?
- 3.What additional uses are being considered under the "...etc..." in line 2 of the Description?
4. Where will the 134 square meters floor area mentioned in lines 3 and 4 be located?
5. Will food and beverages (including alcohol) be served during the proposed gatherings?
6. If so, will they be prepared on site or catered from outside sources?
7. Will owners continue to reside full time in the home ?
8. Will all events take place indoors?
9. Will there be employees to support the proposed gatherings? If yes, how many ?

10. Will they be there 7 days a week and at any time before or after the operating hours of 9 am -11 p.m.?

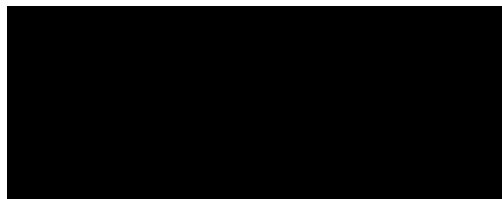
11. Do the 9am-11pm operational hours include preparation time and clean up time for the facility?

12. Is the 134 square meters area on one floor of the house or will this be a new addition to the house?

13. 74 Circular Road currently consists of the building and a number of apartments. Some parking exists on the property. There is no on-street parking on Circular Road which is a one way street as are other streets in the area. What is the total number of additional parking spaces that will be provided to accommodate the increased number of visitors to the building?

14. The proposed operating hours of 7 days a week, 14 hours per day are excessive for its intended purposes and are more suitable for a Tim Hortons operation. It will increase the number of people and traffic in the area, add to existing congestion and interfere with exit and egress by existing home owners.

I look forward to hearing answers to these questions as soon as possible which would put me in a more informed position to respond to your correspondence within the requested timelines. Thank you for your attention to this matter.



Karen Chafe

From: [REDACTED]
Sent: Thursday, October 19, 2023 5:30 PM
To: CityClerk
Cc: Planning; Mayor; Ophelia Ravencroft; Maggie Burton; Ron Ellsworth; Sandy Hickman; Debbie Hanlon; Jamie Korab
Subject: (EXT) 74 Circular Road

Hi everyone,

I am writing in response the Discretionary Use application for Canada House, 74 Circular Road.

I live at [REDACTED] and have some very strong concerns with this proposal, particularly related to increased traffic in this area, and more particularly with the negative impact on parking that the proposed use will have on this already heavily congested area.

I take exception to the statement that "on-site parking is provided" at 74 Circular Road to accomodate events. The proposal includes almost 1,500 sq feet of event space, which is quite large and could accommodate dozens of people with dozens of cars. I would estimate that Canada House can accommodate 5-6 cars at most, which would not be nearly enough space for most events. As I'm sure most of you are aware, this is a very densely populated residential area with VERY limited parking availability. The majority of residences on the west side of Circular have only on-street parking and spaces are extremely limited. Parking availability is already a very serious issue in this area, and it only compounds ten-fold in the winter months when many 'spaces' become unavailable for snow-clearing purposes. Additionally, to further compound the potential problem, permits are not required to park on Circular Road (a good thing!), meaning parking is open to anybody at any time. It is inevitable that many patrons to the events at Canada House will park on the west side of Circular Road regularly.

The area absolutely cannot accommodate an influx of potentially dozens of cars/people, all day and night, 7 days per week, 12 months per year (as per the proposal!!). The impact on parking will most likely extend to the entire area, potentially affecting Monkstown, Fleming St, Maxse St, Carpasian Rd., Empire Ave. etc. This is totally unacceptable and I expect will be met with strong opposition by residents in this area.

Additionally, there are serious safety concerns to consider. The Circular/Monkstown intersection (which Canada House is part of) is quite dangerous as is. Crossing through the intersection is harrowing at the best of times, with no crosswalks, speeding cars coming up Carpasian and down Monkstown. I have witnessed, and been involved in many close calls (almost daily), including several with my own children. With the parking concerns raised above, many more people would be crossing this intersection to attend events at Canada House at all times of the day, any day of the week. This adds additional serious safety concerns to an already dangerous area, not to mention the risks associated with an influx of traffic on kids walking to the various schools in the area, Bannerman Park, etc.

I commend the work that the owners of Canada House have done to the property and am a strong supporter of heritage in the City, and particularly this area; but I have no choice but to strongly oppose the Discretionary Use application for 74 Circular. Adding an event space to a highly congested, residential neighbourhood with extremely limited parking is not appropriate at all. I encourage each of you to visit the area and see for yourself the parking limitations that exist in this immediate area, along with the intersection in question - and then picture all of this in the middle of winter.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, October 18, 2023 5:01 PM
To: CityClerk; [REDACTED]
Subject: (EXT) DISCRETIONARY USE APPLICATION FOR CANADA HOUSE, 74 CIRCULAR ROAD

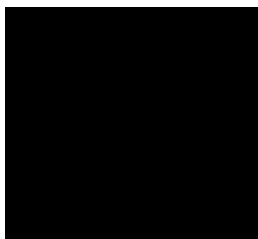
To whom it may concern:

Thank you for the opportunity to provide feedback.

I admit to being apprehensive about this application, but that may be due to the lack of details provided with respect to the following:

- numbers of patrons expected. The notice of application indicates that on-site parking is provided but parking space is actually quite limited and I assume is for the tenants of the apartments. On-street parking on the narrow one-way section of Circular Road is problematic at the best of times and especially so in winter.
- scale of hospitality services to be provided. Will large amounts of food be prepared and garbage stored on-site? Will alcoholic beverages to be served?
- the area of the property to be utilized. Will the events utilize the front courtyard and back decks and garden? If so, the proposed operating hours of 9 am to 11pm, seven days and nights a week, seems excessive in a residential neighbourhood.

Thank you for the opportunity to provide feedback.



Karen Chafe

From: [REDACTED]
Sent: Saturday, October 14, 2023 11:28 AM
To: CityClerk
Subject: (EXT) Re: 74 Circular Road

To whom it may concern:

I wish to add my approval for the proposal by the owners of 74 Circular Rd to host small gatherings in the home. I have watched as this heritage home has been renovated to be a beautiful property. It will be a wonderful opportunity for citizens to host small events in this space. The property has a large driveway that will enable parking off-street. The owners are proud of their home and want people to enjoy the heritage property.

I hope they receive approval of their proposal.

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 126 Empire Avenue - DEV2300122

Date Prepared: October 25, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted at 126 Empire Avenue.

Discussion – Background and Current Status:

The Discretionary Use application is for the addition of a 4th Dwelling Unit within the existing Apartment Building. The floor area of the additional unit is approximately 64m². The proposed application site is in the Residential 2 (R2) Zone.

Four submissions were received. Concerns include the lack of upkeep and repairs to the property, increased density, and a lack of parking. Complaints regarding maintenance are dealt with under the Residential Property Standards By-Law and all application building code requirements would need to be met prior to occupancy for the additional 4th Dwelling Unit. At the October 3, 2023, Regular Meeting of Council, parking relief for the 4th Dwelling Unit was approved, as the Apartment Building is within a walkable neighbourhood close to many amenities and is located on a bus route and along a future shared use path.

Key Considerations/Implications:

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

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

Choose an item.

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

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5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Residential 2 (R2) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application at 126 Empire Avenue for a 4th Dwelling Unit within the existing Apartment Building. Parking relief for an additional parking space was already waived by Council.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 126 Empire Avenue.docx
Attachments:	- DEV2300122-126 EMPIRE AVENUE.pdf
Final Approval Date:	Oct 26, 2023

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

Lindsay Lyghtle Brushett - Oct 25, 2023 - 11:08 AM

Jason Sinyard - Oct 26, 2023 - 10:08 AM

Karen Chafe

From: [REDACTED]
Sent: Monday, October 23, 2023 1:17 PM
To: CityClerk
Subject: (EXT) 126 Empire Ave Discretionary Use Application

To the Office of the City Clerk:

This letter is in response to a notice received on October 6, 2023 regarding a Discretionary Use Application for 126 Empire Ave. It is a sincere expression of concern regarding the addition of a forth dwelling onto this building. As is, the property is in disrepair and dilapidated. In the recent past, the property has been a magnet for illegal behaviour. It was commonly known to be a drug dealer's home for a long stint. That is not the kind of neighbourhood anyone wants to live in. It seems irresponsible to consider allowing the addition of another apartment before the current owner has shown their ability to maintain the existing property. At best, this demonstrates mismatched priorities in a landlord: as much as rental properties are expected to turn a profit, landlords should be expected to provide well-maintained homes to the residents of St. John's. This is not said lightly given the ongoing housing crisis; however, it would be disheartening to see another property in St. John's become subject to predatory actions of landlords taking advantage of an already bad situation.

Sincerely (please remove name & address from public record),

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, October 8, 2023 2:37 PM
To: CityClerk
Subject: (EXT) discretionary use application for 126 Empire Avenue

Regarding the discretionary use application to add an additional unit to the existing building, I think this should not be allowed.

According to the notice, there are already 3 dwelling units in this building. That's already more than the norm. Adding an additional unit seems to be beyond normal regulations for one civic lot, especially in that location. In fact I would have thought 3 units are already more than should be acceptable for one civic lot. I question whether there are 3 water lines going into that property now. Will there be 4 water lines going in?

From what I can see, it already looks like there is inadequate parking for the existing 3 units. I only see parking space for only 2 cars on that lot. It is my understanding that the minimum requirement is for off-street parking for one vehicle per dwelling unit. It appears that there is already inadequate parking for the existing units. There is clearly no space for an additional vehicle on that lot, let alone space for 4. I think the city refers to this as a deficiency or a non-conformity. Adding another dwelling unit would further increase that deficiency with regards to parking space. I know that the city regulations do not allow developments that would result in an increase in a non-conformity.

Also, the property is located between two fairly close intersections, and directly next to a skewed, usually busy, intersection with very poor site lines. Parking is already not allowed on this stretch of road, probably for that reason. So additional on street parking is not a possibility. There isn't any room.

I realize that there is a push for more housing in our city, but this proposed development is not appropriate for the site and would violate the city's regulations. There are other lots in the city better suited for constructing apartment complexes. This is not one of them.

I respectfully request that the city deny this application.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, October 7, 2023 9:53 AM
To: CityClerk
Subject: (EXT) 126 Empire Ave

I am submitting my comments regarding the Discretionary Use application on the above property.
The property in question is an eyesore and appears to be in need of upkeep and repairs. I don't see how approving and allowing an additional unit on this property will be of benefit to anyone in the vicinity other than the neglectful landlord.

I formerly oppose the request.

Sincerely

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, October 10, 2023 6:42 PM
To: CityClerk
Subject: (EXT) Change in discretionary use application for 126 Empire Avenue, St.John's, NL

I live in Rabbit Town [REDACTED], an area of St. John's that seems plagued with badly regulated and maintained rental properties.

The City seems content in my neighbourhood to cram as many people into as little space as possible, as part of perhaps a densification initiative(?). I think there are other neighbourhoods with more space where this could be better accomplished. I fail to see how this application, the addition of yet another rental unit to civic 126 Empire Avenue will maintain or improve neighbourhood quality.

According to the information provided there are already 3 rental units at 126 Empire Avenue. Are they up to code? As far as I can tell there is only sufficient parking space for at most two dwellings. My understanding is that the minimum requirement for off-street parking is one vehicle per dwelling unit. So it appears there is already inadequate parking at this address. Adding yet another dwelling unit would increase that deficiency, an increase in non-conformity to the civic lot under its current usage as a rental property.

Also there is a safety issue. The property is located between two intersections and one is skewed and usually busy with very poor site lines. Parking is not allowed on Empire Avenue. So where will people park? I realize that there is a push n for more housing in our city, but this application is not appropriate for this site and would violate the city's regulations by adding to an existing non-conformity. I request the City reject this application.

[REDACTED]

[REDACTED]

[REDACTED]

DECISION/DIRECTION NOTE

Title: E-POLL - SERC – George Street Mardi Gras 2023

Date Prepared: October 19, 2023

Report To: Regular Meeting of Council

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

Ward: Ward 2

Decision/Direction Required: Seeking Council approval of the noise by-law extension associated with the George Street Mardi Gras on October 28.

Discussion – Background and Current Status: George Street Mardi Gras is a one-night event scheduled for Saturday October 28. This is a 19+ event that consists of an on-street costume party and DJ on George Street Stage. Gates open at 7:00pm.

George Street Association are requesting a noise by-law extension until 12:00am on Sunday October 29. DJ music will play until 11:30pm when the costume contest winner will be announced on the stage. Music and sound amplification will cease after the winner announcement.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: George Street Association, NLC
3. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

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

ST. JOHN'S

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the noise by-law extension associated with the George Street Mardi Gras on October 28.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture, and Events.

Report Approval Details

Document Title:	E-POLL - SERC - George Street Mardi Gras 2023.docx
Attachments:	
Final Approval Date:	Oct 19, 2023

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

Erin Skinner - Oct 19, 2023 - 9:17 AM

Tanya Haywood - Oct 19, 2023 - 1:27 PM

DECISION/DIRECTION NOTE

Title: Travel Authorization for City Manager to Attend URC Global Event in Brussels – EU Municipal Exchange Program

Date Prepared: October 18, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required:

Council's approval is required to authorize travel for the City Manager to attend the International Urban Cooperation (IURC) Global Event in Brussels, Belgium on October 23-24th.

Discussion – Background and Current Status:

The IURC aims to lead and develop a form of decentralized international and urban and regional cooperation in the fields of sustainable urban development and innovation.

The City Manager has agreed to attend the IURC Global Event in place of the Director of Economic Development & Partnerships who was originally scheduled to attend. He will represent the City of St. John's and present on the EU Municipal Exchange Program. The City is paired with Braga Portugal and this is a continuation of the City's involvement with reciprocal staff-hosted study tours and several in -person and technical workshops over the past two years. The event in Brussels is the culmination of the City's involvement and the City Manager will be giving a presentation in this regard.

Most costs will be paid by the IURC such as air travel, three nights hotel and ground transportation. Other incidental costs such as per diem will be paid by the City.

Key Considerations/Implications:

1. Budget/Financial Implications: travel costs and accommodations
2. Partners or Other Stakeholders: URC
3. Alignment with Strategic Directions: N/A
4. Alignment with Adopted Plans: N/A

ST. JOHN'S

- 5. Accessibility and Inclusion: N/A
- 6. Legal or Policy Implications: N/A
- 7. Privacy Implications: N/A
- 8. Engagement and Communications Considerations: N/A
- 9. Human Resource Implications: N/A
- 10. Procurement Implications: N/A
- 11. Information Technology Implications: N/A
- 12. Other Implications: N/A

Recommendation:

That Council authorize travel costs associated with the City Manager's attendance and presentation at the URC Global Event in Brussels – EU Municipal Exchange Program.

Prepared by:

Approved by:

ST. JOHN'S

Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

October 24, 2023, 3:00 p.m.

Present: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Debbie Hanlon
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Mayor Danny Breen
Councillor Sandy Hickman
Councillor Ophelia Ravencroft

Staff: Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Erin Skinner
Stacey Baird, Legislative Assistant
David Crowe

1. Free Menstrual Products in the City's Recreation Facilities and City Hall

Moved By Councillor Froude
Seconded By Councillor Ellsworth

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.

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

MOTION CARRIED (8 to 0)

2. 7 Waterford Bridge Road – REZ2300009

Councillor Froude declared a conflict of interest.

Moved By Councillor Burton

Seconded By Councillor Ellsworth

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.

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

Abstain (1): Councillor Froude

MOTION CARRIED (7 to 0)

3. 110 Higgins Line – Text Amendment – REZ2300010

Moved By Councillor Froude

Seconded By Councillor Ellsworth

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.

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

MOTION CARRIED (8 to 0)

4. 154 University Avenue – REZ2300004

Moved By Councillor Froude

Seconded By Councillor Burton

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.

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

MOTION CARRIED (8 to 0)

5. 725 Southlands Boulevard – REZ2100009

Moved By Councillor Froude

Seconded By Councillor Hanlon

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.

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

MOTION CARRIED (8 to 0)

6. Text Amendment – Daycare Centre – Additional Changes

Councillor Froude recommended that Council consider allowing daycares that have 7 or less children to be a permitted use in certain zones. After much discussion and a lot of support from Council, it was decided to add the recommendation to the motion.

Moved By Councillor Froude

Seconded By Councillor Burton

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.

Further that Council consider allowing daycares that come forward that have 7 or less children become a permitted use in the following zones so that they do not have to go through the lengthier discretionary use process: Residential 1 (R1) Zone; Residential 2 (R2) Zone; Residential 3 (R3) Zone Residential Downtown (RD) Zone; Residential Mixed (RM) Zone; Residential Quidi Vidi (RQV) Zone

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

MOTION CARRIED (8 to 0)

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 to 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

CM

5

7

R1

O

108

RA

TOPSAIL RD

7

R1

6

9

WATERFORD BRIDGE RD

BUCKLEY'S LANE

R1

12

9

11

13

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

ST. JOHN'S

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

124

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.

Grass			<u>MONUMENTS USED: (NAD83)</u>		
			N/A		
Concrete / Pavement					
<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
--------------------	--------------------------
- (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

ST. JOHN'S

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

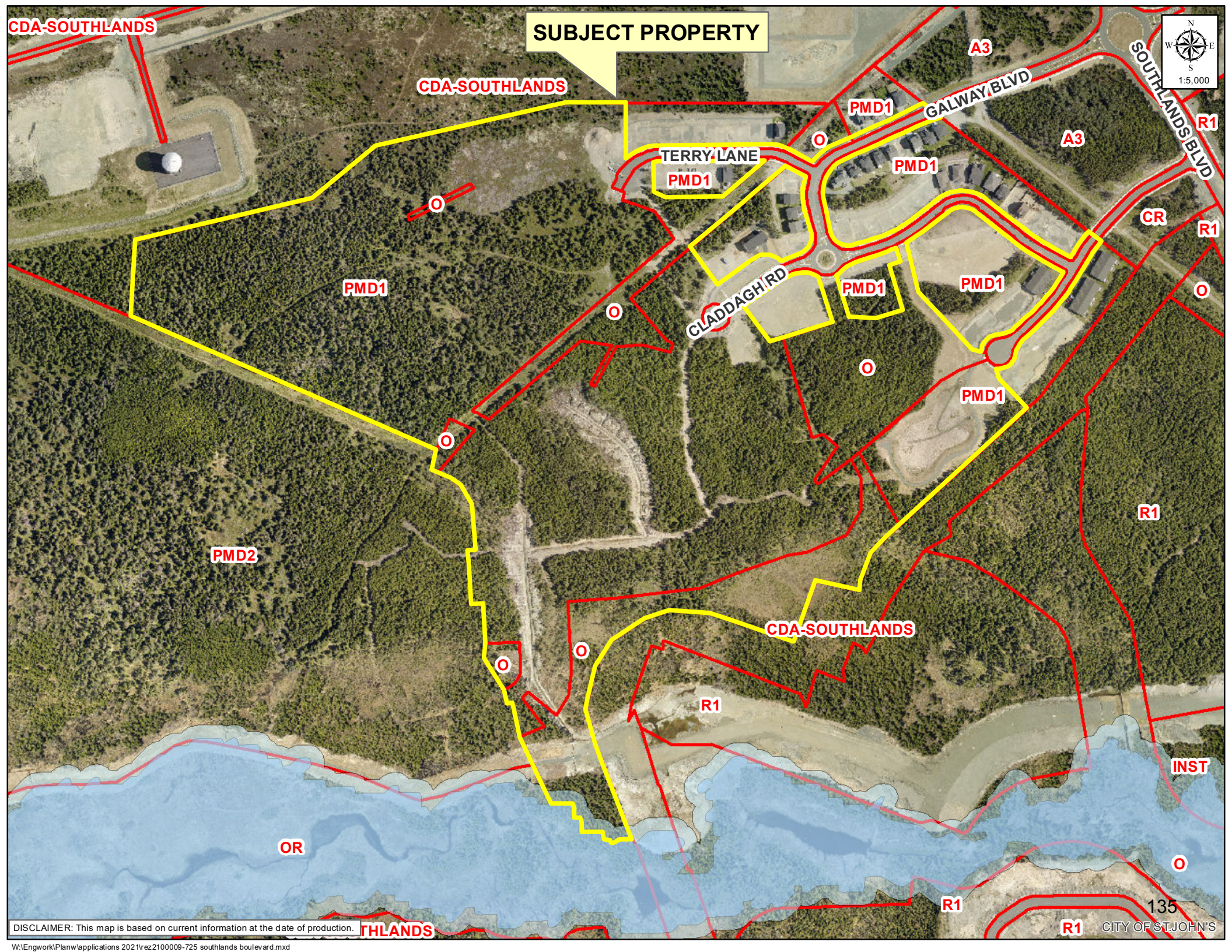
Document Title:	725 Southlands Boulevard - REZ2100009.docx
Attachments:	- 725 Sotuhlands Boulevard - Attachments.pdf
Final Approval Date:	Oct 19, 2023

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

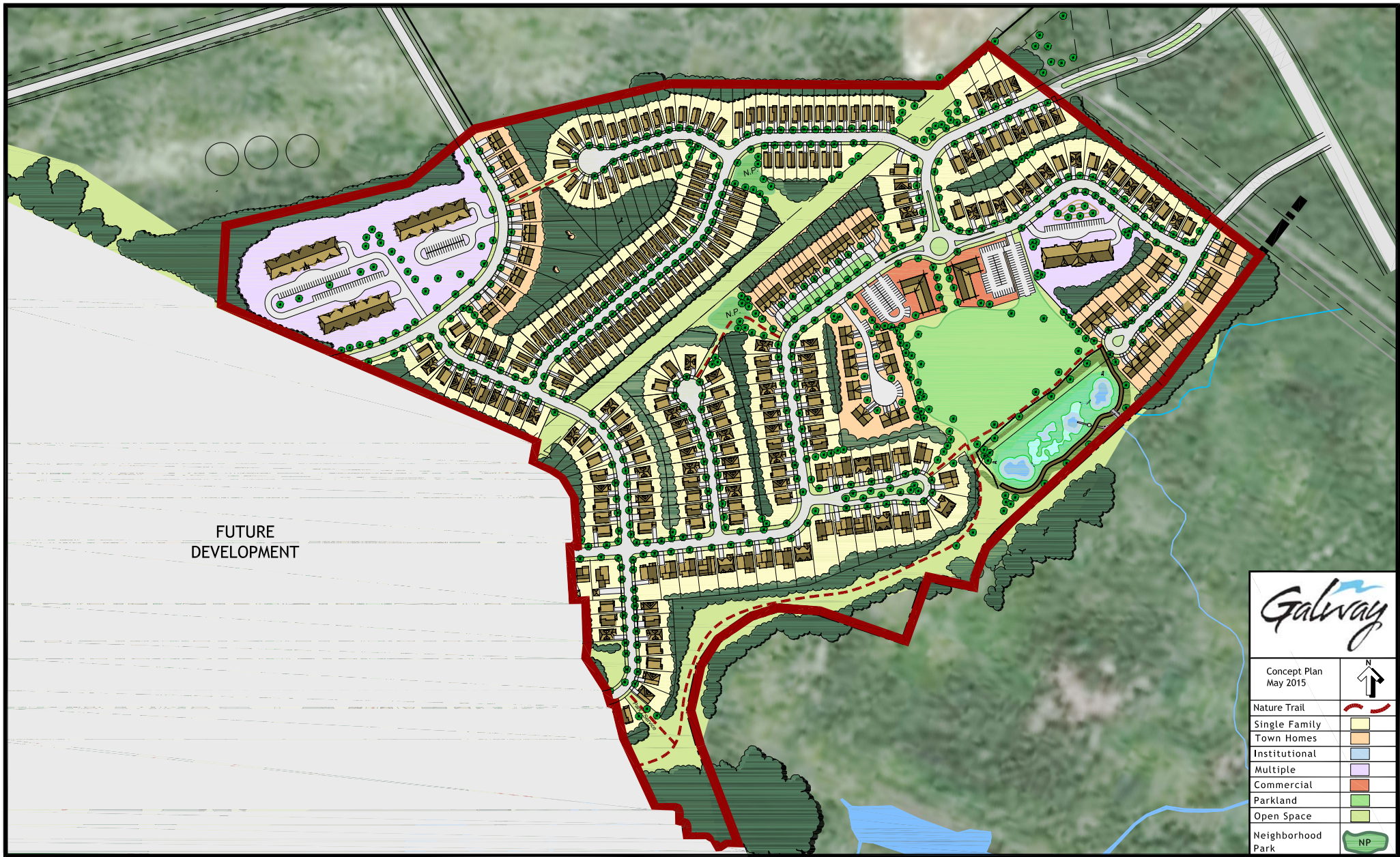


SUBJECT PROPERTY



Existing Layout

Schedule "A"





Proposed Layout

Schedule "A"

GALWAY

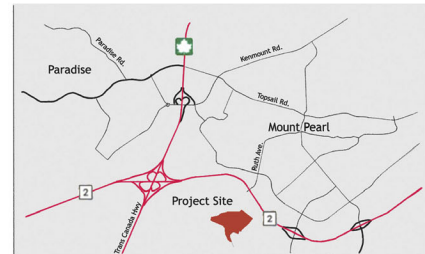
CONCEPT PLAN

JULY 2023



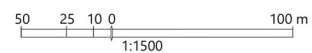
ND
Max 100
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Project Bo

Key Plan



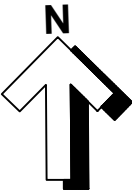
Legend

- 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

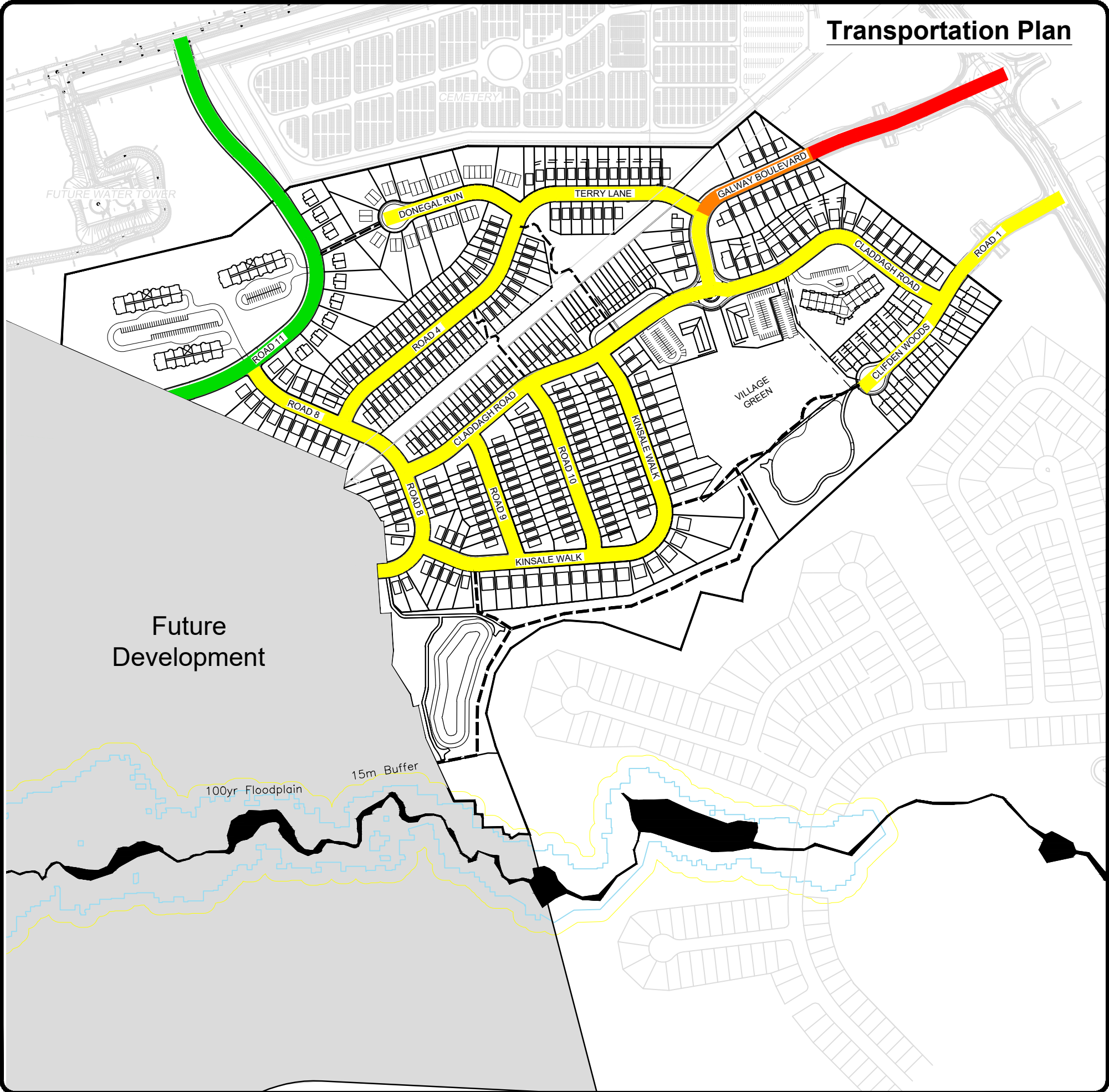
- PROJECT BOUNDARY
- TRAIL

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

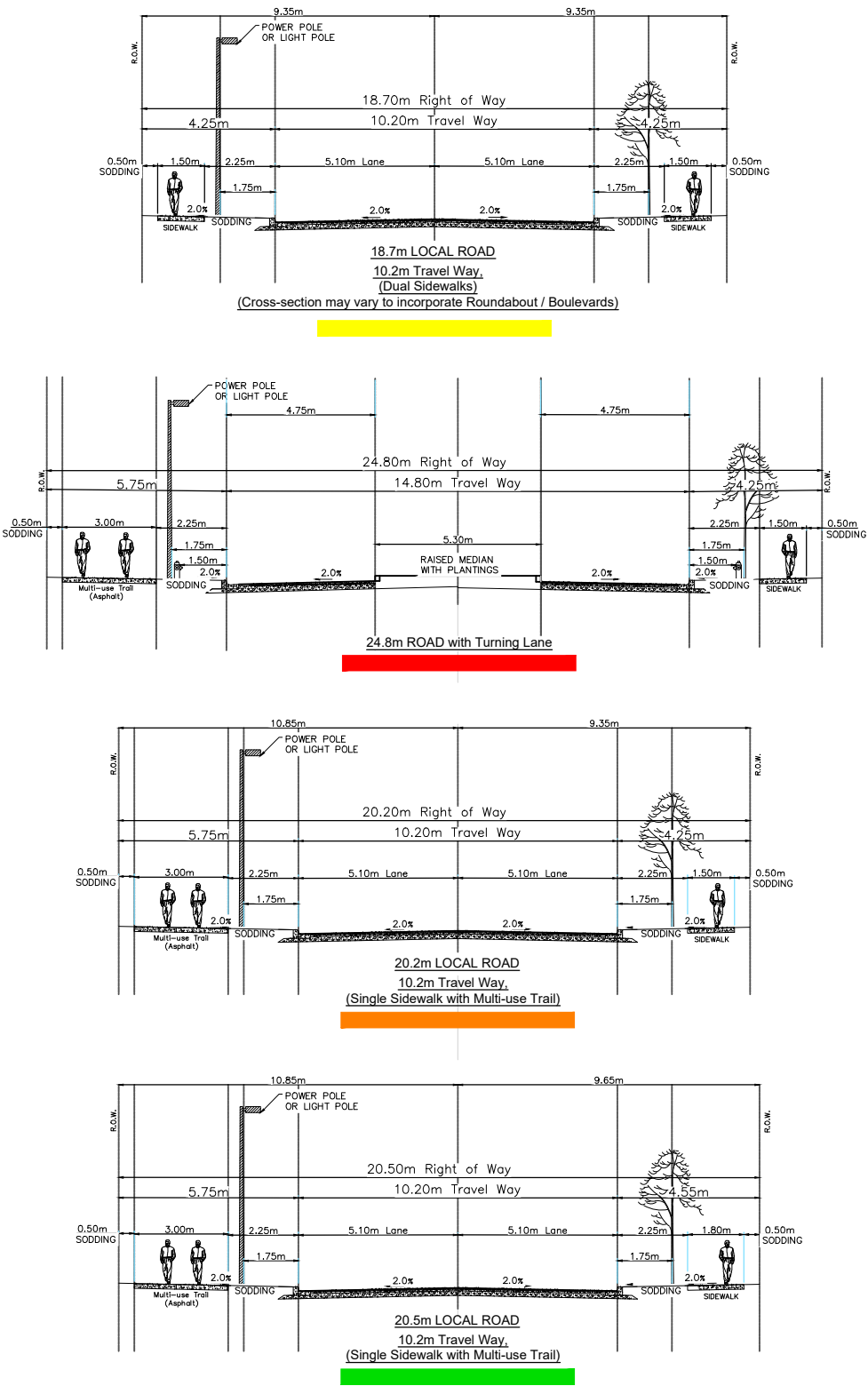
NOT TO SCALE

JULY 4 2023

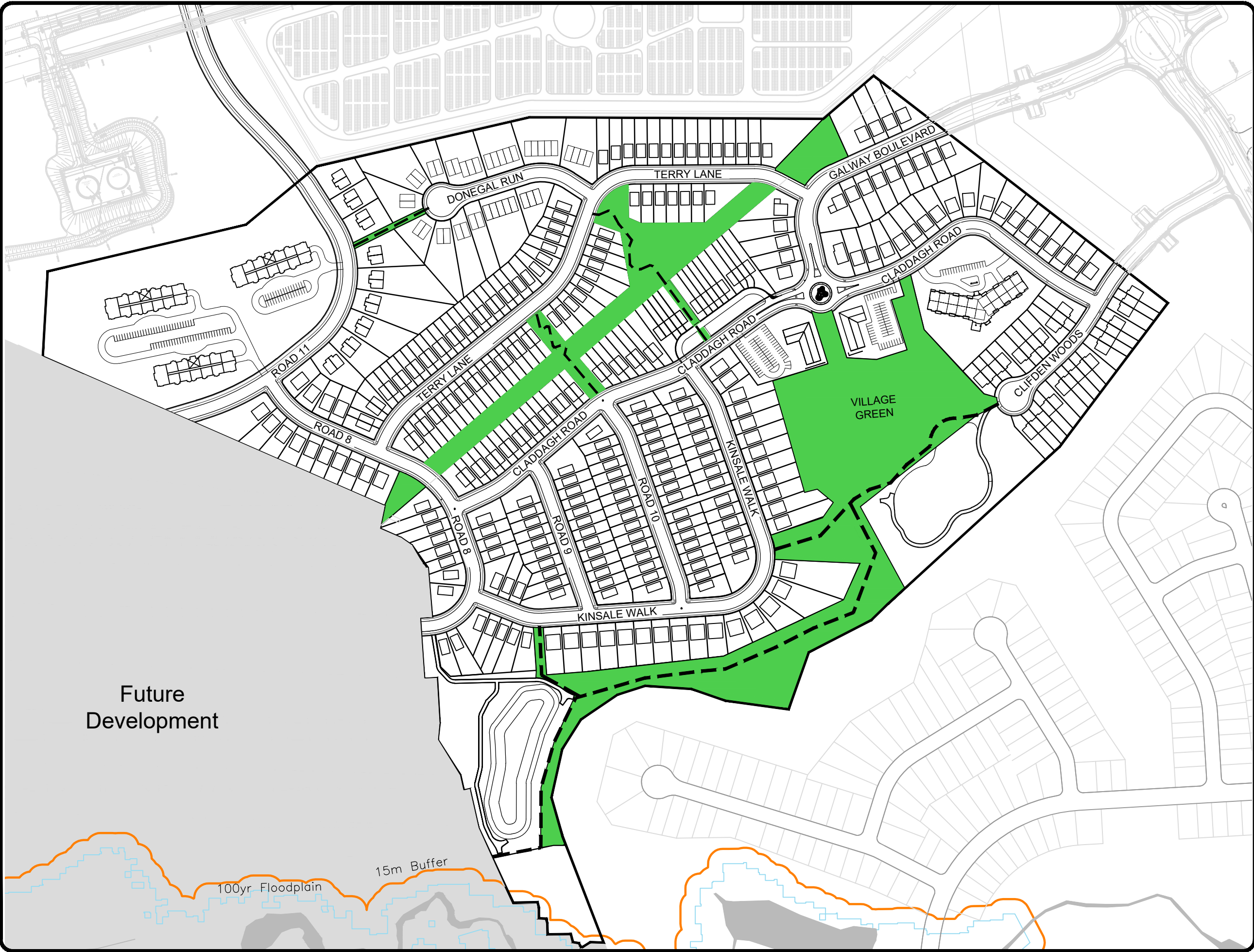
PROJECT
GALWAY
LAND USE PLAN₃₈



GALWAY ROAD CROSS SECTIONS



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



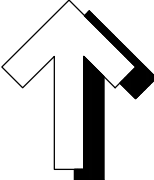
Schedule "D"

Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

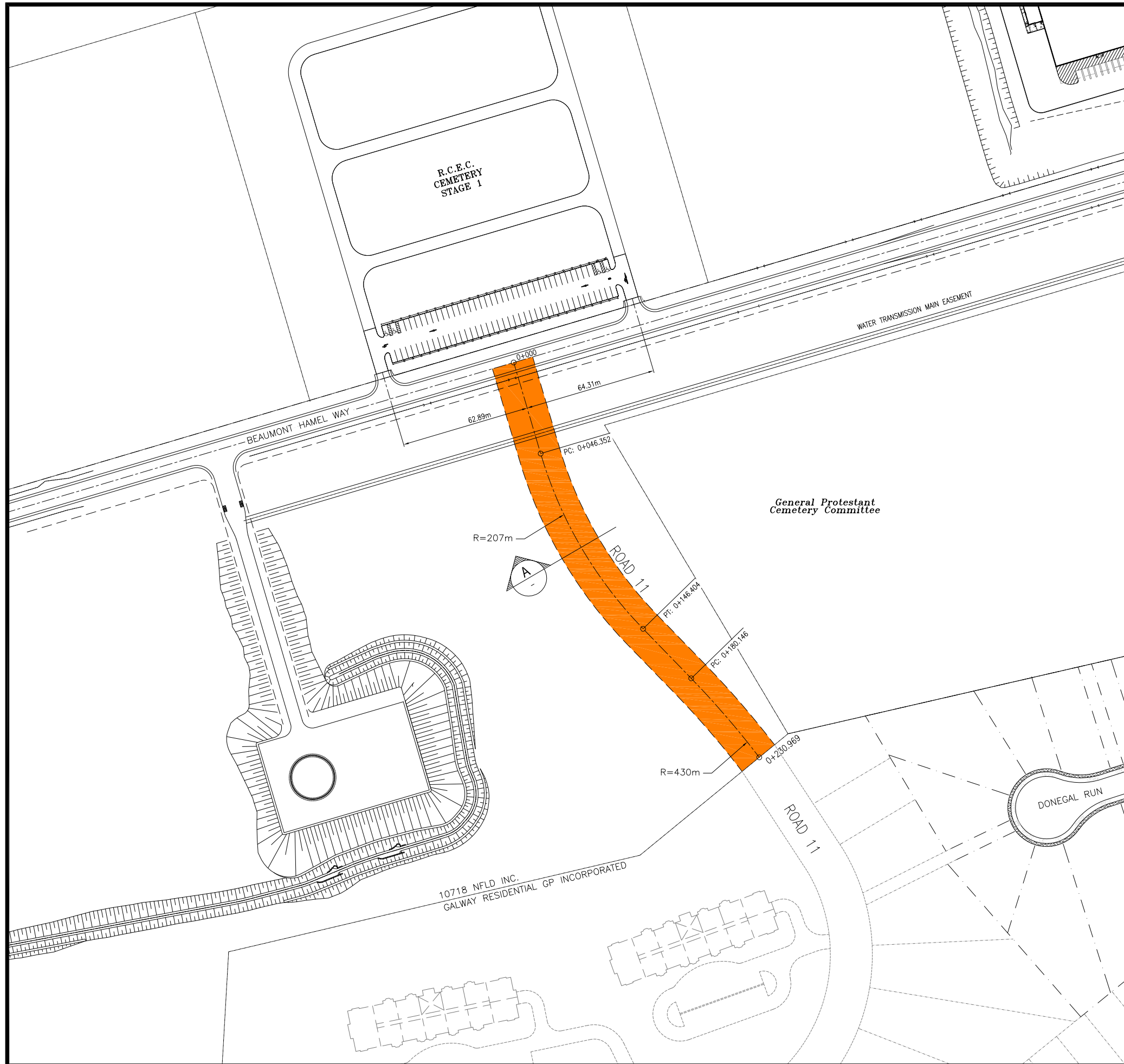
Note: Trail size, materials
and details will be
determined at the detailed
design stage.



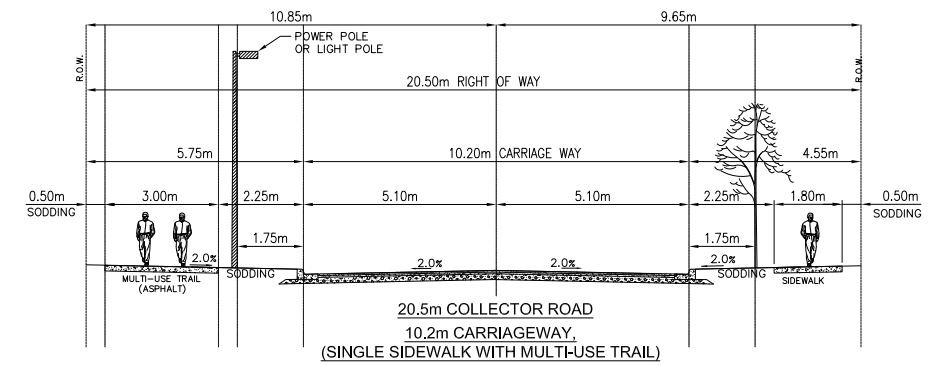
North

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 Council's 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



Visitors Summary

City of St. John's from 21 Aug 23 to 13 Oct 23

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
181	49	0
ENGAGED VISITORS	AWAWARE VISITORS	UNAWARE VISITORS
2	39	153

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

Development Permits List For October 12 to October 25, 2023

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Subdivide to create 3 lots on Cessna Street	222A Airport Heights Drive (End of Cessna Street)	1	Rejected - St. John's Regional Fire Department will not allow any further development on the street over 200m without a secondary access.	23-10-17

*** Code Classification:**

RES - Residential	INST - Institutional
COM - Commercial	IND - Industrial
AG - Agriculture	
OT - Other	

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

Lindsay Lyghtle Brushett
Supervisor – Planning & Development

Permits List
Council's October 31, 2023, Regular Meeting

Permits Issued: 2023/10/12 to 2023/10/25

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
1 Cashin Ave	Deck	Patio Deck
1 Kelly St	Renovations	Townhousing
10 Burke Pl	Change of Occupancy/Renovations	Single Detached Dwelling
100 Great Eastern Ave	Deck	Patio Deck
12 Nunnery Hill	Fence	Fence
121 Cheeseman Dr	Fence	Fence
13 Ann Harvey Pl	New Construction	Single Detached Dwelling
137 Bay Bulls Rd	Change of Occupancy	Home Office
137 Campbell Ave	Site Work	Driveway
14 Bond St	Renovations	Semi Detached Dwelling
14 Cape Pine St	Fence	Fence
14 Cape Pine St	Accessory Building	Accessory Building
14 Sunset St	Extension	Single Detached Dwelling
146 Hamilton Ave	Renovations	Single Detached Dwelling
15 Fleming St	Renovations	Townhousing
16 Kenai Cres	Accessory Building	Accessory Building
16 Larch Pl	Deck	Patio Deck
16b Tigress St	New Construction	Single Detached Dwelling
19 Shriners Rd	New Construction	Single Detached w/ apt.
197 Cheeseman Dr	Site Work	Landscaping
2 Emerson St	Accessory Building	Accessory Building
2 Rowan St	Fence	Fence
20 Fagan Dr	Change of Occupancy/Renovations	Single Detached Dwelling
23 Gullage St	Deck	Patio Deck
237 Main Rd	Deck	Patio Deck
237 Main Rd	Renovations	Single Detached Dwelling
237 Main Rd	Renovations	Accessory Building

25 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
26 Ridge Rd	Renovations	Single Detached Dwelling
3 Brine St	Renovations	Single Detached Dwelling
30-32 Dooling's Line	Accessory Building	Accessory Building
36 Sir Wilfred Grenfell Pl	Accessory Building	Accessory Building
38 Tigress St	New Construction	Single Detached w/ apt.
4 Parliament Pl	Deck	Patio Deck
48 Pepperwood Dr	New Construction	Single Detached w/ apt.
5 Abbott Ave	Renovations	Single Detached Dwelling
5 Brine St	Deck	Patio Deck
5 Hennessey Pl	Renovations	Single Detached Dwelling
5 Munich Pl	Site Work	Single Detached Dwelling
50 Craigmillar Ave	Deck	Patio Deck
517 Newfoundland Dr	Accessory Building	Accessory Building
6 Douglas St	Accessory Building	Accessory Building
6 Dragonfly Pl	Accessory Building	Accessory Building
6 Dragonfly Pl	Fence	Fence
6 Maxse St	Renovations	Single Detached w/ apt.
64 Carpasian Rd	Renovations	Single Detached Dwelling
64 Dillon Cres	Accessory Building	Accessory Building
66 Blackmarsh Rd	Fence	Fence
6-8 Prospect St	Renovations	Townhousing
7 Garrison Hill	Renovations	Lodging House
73 Tigress St	New Construction	Single Detached w/ apt.
74 Pepperwood Dr	New Construction	Single Detached Dwelling
8 Midstream Pl	Accessory Building	Accessory Building
80 Barnes Rd	Renovations	Townhousing
81 Circular Rd	Renovations	Single Detached Dwelling
9 Allan Sq	Renovations	Townhousing
9 Glenlonan St	Deck	Patio Deck
9 Larner St	Renovations	Single Detached Dwelling
9 Riverglen Close	Renovations	Semi Detached Dwelling
91 Brazil St	Renovations	Apartment Building
		This Week: \$3,453,777.64

Commercial

Location	Permit Type	Structure Type
10 Austin St	Change of Occupancy	Office
136 Crosbie Rd	Renovations	Office
160 Airport Rd	Accessory Building	Accessory Building
167 Bay Bulls Rd	Change of Occupancy	Take Out Food Service
167 Bay Bulls Rd	Sign	Take Out Food Service
25-39 Hallett Cres	Change of Occupancy/Renovations	Wholesale Business
279 Portugal Cove Rd	Change of Occupancy	Take Out Food Service
340 Water St	Deck	Patio Deck
342 Freshwater Rd	Change of Occupancy/Renovations	Place Of Amusement
445 Torbay Rd	Sign	Mixed Use
450 Water St	Renovations	Mixed Use
48 Kenmount Rd	Change of Occupancy	Retail Store
48 Kenmount Rd	Change of Occupancy	Retail Store
48 Kenmount Rd	Change of Occupancy	Retail Store
48 Kenmount Rd	Change of Occupancy/Renovations	Clinic
48 Kenmount Rd	Sign	Retail Store
516 Topsail Rd	Sign	Mixed Use
55 Hebron Way	Change of Occupancy/Renovations	Recreational Use
60 Margaret's Pl	Accessory Building	Accessory Building
60 Margaret's Pl	Accessory Building	Accessory Building
60 Margaret's Pl	Accessory Building	Accessory Building
60 Margaret's Pl	Site Work	Landscaping
91 Brazil St	Renovations	Apartment Building

This Week: \$1,717,526.00

Government/Institutional

Location	Permit Type	Structure Type
500 Columbus Dr	Site Work	Other

This Week: \$60,000.00

Industrial

Location	Permit Type	Structure Type
----------	-------------	----------------

This Week: \$0.00

Demolition

Location Permit Type Structure Type

This Week: \$0.00

This Week's Total: \$5,231,303.64

REPAIR PERMITS ISSUED:

\$7,000.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
October 31, 2023			
TYPE	2022	2023	% Variance (+/-)
Residential	\$63,714,693.55	\$75,900,721.66	19
Commercial	\$97,107,073.06	\$102,658,324.19	6
Government/Institutional	\$1,980,468.00	\$6,628,336.46	235
Industrial	\$351,000.00	\$190,000.00	-46
Repairs	\$1,515,415.92	\$1,503,610.98	-1
TOTAL	\$164,668,650.53	\$186,880,993.29	13
Housing Units (1 & 2 Family Dwelling)	203	176	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 18, 2023

Payroll

Public Works	\$ 419,716.19
Bi-Weekly Casual	\$ 36,778.63
Accounts Payable	\$ 5,527,592.63

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

Total: \$ 5,984,087.45

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 25, 2023

Payroll

Public Works	\$ 439,589.12
Bi-Weekly Administration	\$ 889,450.41
Bi-Weekly Management	\$ 965,322.37
Bi-Weekly Fire Department	\$ 937,821.22
Accounts Payable	\$ 3,143,655.10

(A detailed breakdown [here](#))

Total: \$ 6,375,838.22

ST. JOHN'S

DEPARTMENT OF FINANCE

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

BID APPROVAL NOTE

Bid # and Name: Replacement and spare parts for Tarpomatic alternative daily cover system at Robin Hood Bay

Date Prepared: Wednesday, October 18, 2023

Report To: Regular Meeting

Councillor and Role: Councillor Sandy Hickman, Public Works

Ward: N/A

Department: Public Works

Division: Waste & Recycling

Quotes Obtained By: Jonathan Murphy

Budget Code: 4331-52519

Source of Funding: Operating

Purpose:

Purchase of replacement and spare parts for Tarpomatic alternative daily cover system at Robin Hood Bay.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Tarpomatic Inc.	\$156,392.86

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

Contract Duration: Goods One Time Purchase

Bid Exception: Contract Award Without Open Call

Recommendation:

That Council approve for award this contract award without open call for bids to the exclusive supplier, Tarpomatic Inc. for \$156,392.86 as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	Replacement and spare parts for tarpomatic alternative daily cover system at Robin Hood Bay.docx
Attachments:	- Contract Award Without Open Call - REVISED.pdf
Final Approval Date:	Oct 19, 2023

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

Rick Squires - Oct 19, 2023 - 10:42 AM

Derek Coffey - Oct 19, 2023 - 10:44 AM

TO: Government of Newfoundland and Labrador, Public Procurement Agency

**Report to Chief Procurement Officer, Public Procurement Agency
(Pursuant to Section 32 or *The Public Procurement Regulations*)
Version 1 – 2018-03-24**

**FROM: Government Funded Body
City of St. John's, P.O. Box 908, St. John's, NL A1C5M2**

Contract Description:

Purchase of replacement and spare parts for tarpomatic alternative daily cover system at Robin Hood Bay.

Contractor, Supplier or Lessor:

Name: Tarpomatic Inc.

Address: 512 45th St. SW, Canton, OH

Country: U.S.A.

Contract Price
(exclusive of HST): \$ 156,392.86

Contract # or PO #:

Date of Award:

Relevant Exception Clause (select only one):

6(a)(v) Only Available Source

Reason(s) Why an Open Call for Bids Was Not Invited:

We already own this unit. Only the original equipment manufacturer can supply the replacement and spare parts that we need for this unit.

Prepared by: Jonathan Murphy

Digitally signed by Jonathan Murphy
Date: 2023.10.10 13:57:10 -02'30'

Date: 10/19/2023

Head of Public Body:
(DCM - Finance & Admin) Derek Coffey

Digitally signed by Derek Coffey
DN: cn=Derek Coffey, gn=Derek Coffey, o=CA Canada, ou=City of St. John's, ou=City of St. John's, ou=Derek Coffey, ou=CA Canada
Reason: I am the author of this document
Location:
Date: 2023-10-19 10:35:02-03

Date:

Contract Award Without an Open Call for Bids

Relevant Exemption Clauses:

- 6(a)(ii): The commodity is of the nature that an open call for bids could reasonably be expected to compromise security (limited call for bids required)
- 6(a)(iii): The commodity is available from a public body
- 6(a)(iv): An emergency or a situation or urgency exists and the acquisition of the commodity cannot reasonably be made in time by an open call for bids
- 6(a)(v): There is only one source reasonably available for the commodity
- 6(a)(vi): A list of pre-qualified suppliers has been established using a request for qualifications and the public body is requesting quotations from all pre-qualified suppliers on the list
- 6(a)(vii): An acquisition of a commodity is for the purpose of resale or for incorporation into a product or resale
- 6(b): Set rates have been established by the Public Utilities Boards acting under the *Public Utilities Act* or another Act
- 19:
 - (1) The acquisition of a commodity is exempt from the requirements of the framework where the following requirements are satisfied:
 - (a) the minister responsible for economic development has recommended the exemption on the basis that the acquisition of the commodity is for the purpose of economic development;
 - (b) the exemption has been approved by the Lieutenant-Governor in Council; and
 - (c) the exemption is not precluded by an intergovernmental trade agreement.
 - (2) Where a public body acquires a commodity that is exempted under subsection (1), the public body shall report the acquisition to the chief procurement officer.

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2023145 - Supply and Delivery of Bunker Gear
Date Prepared: Monday, October 23, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Carl Ridgeley, St. John's Regional Fire Department
Ward: N/A

Department: St. John's Regional Fire Department
Quotes Obtained By: Sherri Higgins
Budget Code: 2491-55788
Source of Funding: Operating

Purpose:

Bunker gear to replenish expired gear. As per NFPA, suits are good for 10 years from date of manufacturer.

Proposals Submitted By:

Vendor Name
Micmac Fire & Safety Source Ltd.
K&D Pratt
Martin's Fire Safety
Thaican Fire & Safety Ltd.
Rock Safety Industrial Ltd.

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

Contract Duration: Two (2) years with the possibility of a one (1) year renewal

Recommendation:

THAT Council approve for award this open call to the top ranked proponent meeting specifications, Micmac Fire & Safety Source Ltd., for \$61,420.000 (HST not Incl.) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2023145 - Supply and Delivery of Bunker Gear.docx
Attachments:	
Final Approval Date:	Oct 23, 2023

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

Rick Squires - Oct 23, 2023 - 12:58 PM

Derek Coffey - Oct 23, 2023 - 1:08 PM

BID APPROVAL NOTE

Bid # and Name: 2023181 - Supply and Delivery of Water Treatment Chemicals
(Windsor Lake WTP)
Date Prepared: Wednesday, October 25, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Water & Wastewater
Quotes Obtained By: Sherry Kieley
Budget Code: Sodium Bisulfite 4122-55408, Citric Acid 4122-55409, Sodium Hydroxide (4122-55407)
Source of Funding: Operating

Purpose:

This open call was issued for chemicals that are required for cleaning membrane filters at the Windsor Lake Water Treatment Plant.

Results: ☒ As attached ☐ As noted below

Vendor Name	Bid Amount

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

Contract Duration: one (1) year, plus the possibility of two (2) one (1) year extensions

Bid Exception: None

Recommendation:

That Council approve for award open call 2023181 - Supply and Delivery of Water Treatment Chemicals (Windsor Lake WTP) to the lowest qualified bidder meeting specification for each line, as per the Public Procurement Act. All bids are attached, and the lowest qualified bid is bolded/underlined.

ST. JOHN'S

Attachments:

Report Approval Details

Document Title:	2023181 - Supply and Delivery of Water Treatment Chemicals (Windsor Lake WTP).docx
Attachments:	- 2023181 - Bid Approval Note - Attachement - Results.pdf
Final Approval Date:	Oct 25, 2023

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

Rick Squires - Oct 25, 2023 - 1:06 PM

Derek Coffey - Oct 25, 2023 - 1:15 PM

**2023181 - Supply and Delivery of Water Treatment Chemicals (Windsor Lake WTP)
Bid Approval Note Attachment**

	Rockwater Professional Products				Univar Canada		Brenntag Canada Inc.	
	<u>Submission 1</u>		<u>Alternate#1</u>		<u>Submission 1</u>		<u>Submission 1</u>	
<u>Description</u>	<u>Year 1 (2024) Unit Price (\$/kg)</u>	<u>Year 1 (2024) Total Price</u>	<u>Year 1 (2024) Unit Price (\$/kg)</u>	<u>Year 1 (2024) Total Price</u>	<u>Year 1 (2024) Unit Price (\$/kg)</u>	<u>Year 1 (2024) Total Price</u>	<u>Year 1 (2024) Unit Price (\$/kg)</u>	<u>Year 1 (2024) Total Price</u>
Citric Acid 50%	\$3.39	\$84,750.00	\$3.09	\$77,250.00	\$2.00	\$50,000.00	<u>\$1.88</u>	<u>\$47,000.00</u>
Sodium Bisulfite 38%	\$1.89	\$23,625.00	<u>1.49*</u>	<u>\$18,625.00</u>	\$1.80	\$22,500.00	\$1.49	\$18,625.00
Sodium Hydroxide (Caustic) 25%	\$1.59	\$39,750.00	\$1.49	\$37,250.00	\$1.60	\$40,000.00	<u>\$1.36</u>	<u>\$34,000.00</u>

*As a result of a tied bid, the preferred supplier was decided by coin toss on 10/18/2023 at 3:30 PM at 25 Blackler Avenue, witnessed by Brenntag Canada Inc., Sherry Kieley, Stephen Frew. Rockwater Professional Products initially accepted the invitation, but was unable to attend the coin toss.

Values shown are exclusive of HST.

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2023187 - Churchill Square Snow Clearing
Date Prepared: Wednesday, October 25, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Quotes Obtained By: Sherri Higgins
Budget Code: 3231-52100
Source of Funding: Operating
Purpose:
Provision of Snow Clearing Services for Churchill Square.

Proposals Submitted By:

Vendor Name
JAT Excavating Inc
Clarke's Trucking and Excavating Limited
Cutting Edge Inc
Gladneys Bus Ltd
Coady Construction & Excavating Limited
84748 Newfoundland & Labrador Inc
Alltask Excavating Inc.
Rock Construction Company Limited

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

Contract Duration: One (1) year with the possibility of Two (2) one (1) year extensions

Recommendation:

THAT Council approve for award the Top Ranked Proponent, as determined by the City's evaluation committee, JAT Excavating Inc, for \$65,550.00 a year (HST Incl.) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2023187 - Churchill Square Snow Clearing.docx
Attachments:	
Final Approval Date:	Oct 25, 2023

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

Rick Squires - Oct 25, 2023 - 9:08 AM

Derek Coffey - Oct 25, 2023 - 9:10 AM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: Detailed Design Services – Intersection Improvements Initiative
(Three Locations) RFP #2023185

Date Prepared: Friday, October 27, 2023

Report To: Regular Meeting

Councillor and Role: Councillor Maggie Burton, Transportation & Regulatory Services

Ward: N/A

Department: PERS

Quotes Obtained By: Sherri-Lee Higgins

Budget Code: ENG-2023-152

Source of Funding: Multiyear Capital

Purpose:

To complete the City's goal of detailed design for high crash locations to improve intersection safety: 3 Location(s), part of the City's strategic Direction to be A City That Moves. This tender will see the detailed design of intersection safety improvements at Thorburn Road/Goldstone Street/Seaborn Street, along Kelsey Drive, and at Hamlyn Road accesses to the Village Shopping Centre and Crombie Reit Properties.

Proposals Submitted By:

Vendor Name
Harbourside Transportation Consultants (9028161 Canada Ltd.)

Expected Value: ☒ Value shown is an estimate only for a 2 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: 2 Years

Recommendation:

THAT Council approve for award this open call to the top ranked and sole respondent meeting specifications, Harbourside Transportation Consultants, for \$311,995.00 (HST included) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Sale of City Land at 1 Mount Cashel Road

Date Prepared: October 11, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude

Ward: Ward 4

Decision/Direction Required:

Recommendation that Council approve the sale of a small portion of City land at 1 Mount Cashel Road, as shown in red on the attached diagram.

Discussion – Background and Current Status:

The owner of 1A Mount Cashel Road has requested to purchase a small parcel of city land adjacent to her property in order to erect a fence to eliminate foot traffic cutting through her private property. Legal has reached out to the Parks and Open Spaces Department and they have no objection with the sale of the land upon the following conditions:

- 1) The property owner will have to obtain the required permits to erect a fence;
- 2) The fence and all related footings are required to be within the land being acquired;
- 3) The roots of the existing trees are to remain untouched; and
- 4) The property will remain zoned open space.

The purchase price has been established at \$1.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned OR (Open Space Reserve). The purchasers will be required to provide a survey which will show the exact square footage, and the purchase price will reflect same. The property owner will also be required to consolidate this land with their existing property once the purchase is completed.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive \$1.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: Property owner of 1A Mount Cashel Road
3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

ST. JOHN'S

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: An Effective City
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: A Deed of Conveyance will be prepared.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the sale of a portion of City land, as shown in red on the attached diagram, to the owner of 1A Mount Cashel Road.

Prepared by: Andrew Woodland, Legal Counsel
Approved by: Chery Mullett – City Solicitor



Report Approval Details

Document Title:	Sale of City land adjacent at 1 Mount Cashel Road.docx
Attachments:	
Final Approval Date:	Oct 11, 2023

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

Cheryl Mullett - Oct 11, 2023 - 2:52 PM

DECISION/DIRECTION NOTE

Title: 70 Circular Road – Designated Heritage Building – SIT2300008

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve design changes to an accessory building at 70 Circular Road (Sunnyside), a designated Heritage Building and property.

Discussion – Background and Current Status:

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, it is in the Residential Special 1 (RA1) Zone, is located within Heritage Area 2, and is a designated Heritage Building and property. This is one of the few sites in St. John's where the entire property is designated, not just the footprint of the buildings. Therefore, changes to the land require approval by Council. The buildings and part of the property are also designated by the Province as a Registered Heritage Structure. A location map and the heritage statement of significance are attached for reference.

Any exterior alterations to a designated Heritage Building require Council's approval. At its May 13, 2019 regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to Council for approval, without referral to the City's Built Heritage Experts Panel.

The propped cookhouse was previously submitted as a gazebo and approved by Council on May 8th, 2023. On the plans, the gazebo is now called an outdoor cookhouse and includes a foundation that has a mechanical room and is connected to the main house via a tunnel. The material for the cookhouse is an insulated concrete form (ICF) that will be parged to look like the existing carriage house. The shutters will be wood and painted to match the trims of the carriage house and the cookhouse. The changes require Council approval.

From the City's Heritage Design Standards:

For Accessory Buildings - Accessory buildings located 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.

The proposed design meets our Heritage Design Standards and is recommended for approval.

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and property owners; heritage advocates.
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: In line with the City's Heritage Design Standards.
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 changes to the outdoor cookhouse accessory building at 70 Circular Road, a designated Heritage property, as proposed on the plans dated October 13, 2023.

Prepared by: Lindsay Church, MCIP, Planner III

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

Report Approval Details

Document Title:	70 Circular Road - Designated Heritage Building and Property - SIT2300008.docx
Attachments:	<ul style="list-style-type: none">- 70 Circular Road Location Map.pdf- 70 Circular Road - Statement of Significance.pdf- 70 Circular Road - Gazebo.pdf- 70 Circular - Outdoor Cookhouse 2023-10-13.pdf
Final Approval Date:	Oct 25, 2023

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

Ken O'Brien - Oct 24, 2023 - 12:54 PM

Jason Sinyard - Oct 25, 2023 - 10:37 AM

**70 Circular Road
Designated Heritage Building and Property**



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:

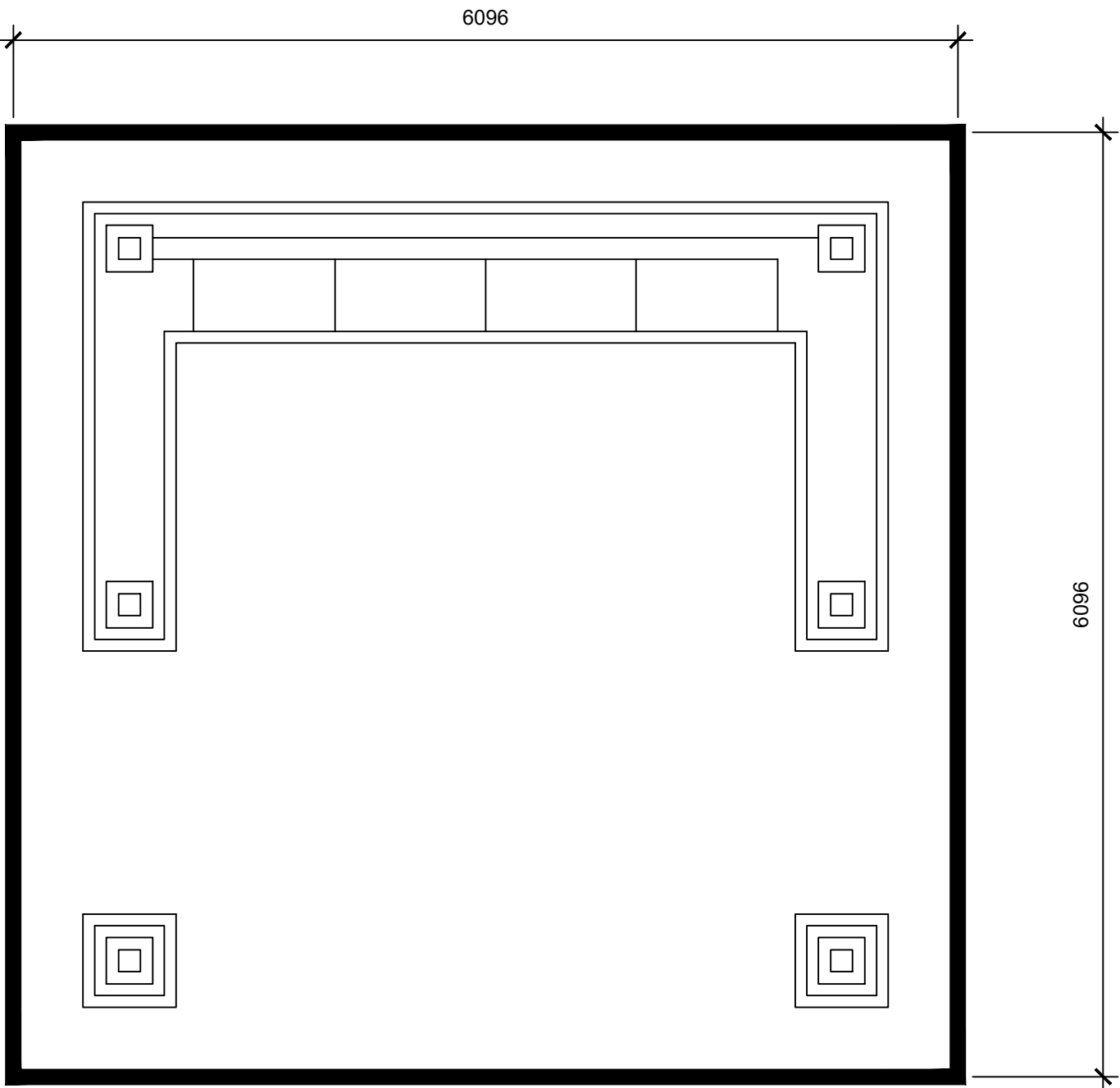
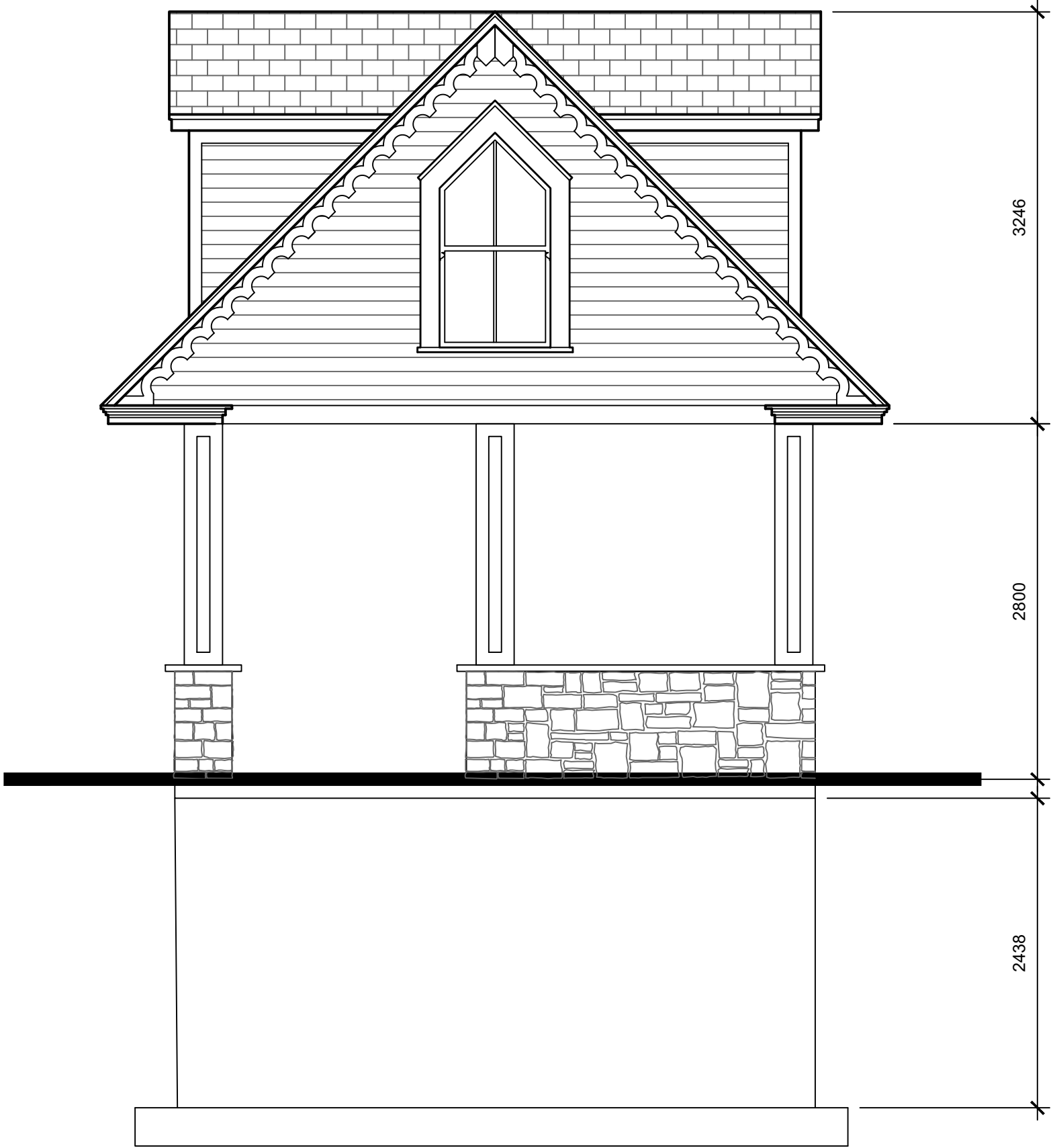
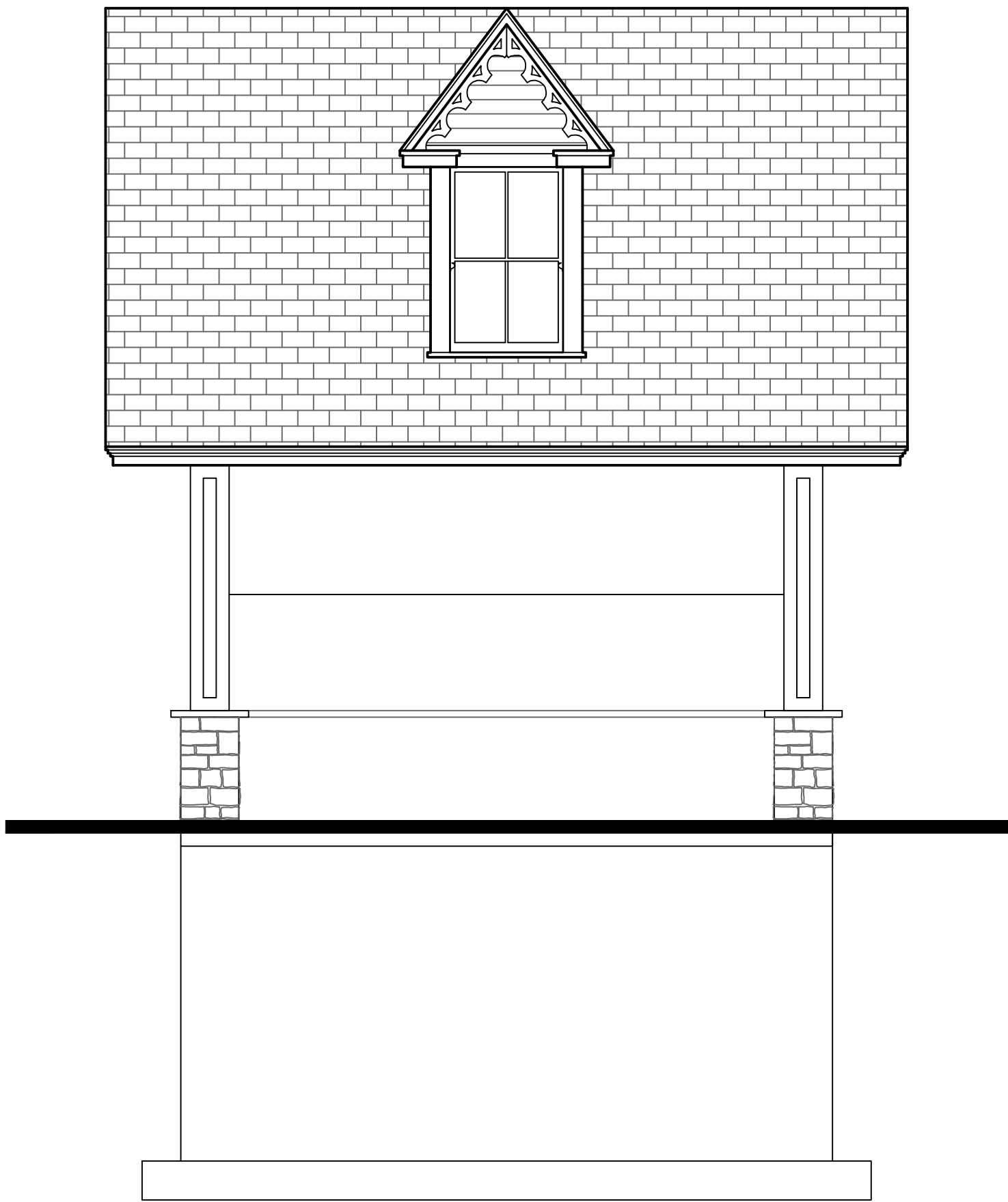
- location on a large parcel of land in original configuration;
- spatial relation of house to outbuildings; and
- large mature lot with trees.

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





PROPOSED OUTDOOR GAZEBO

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

1
A-5.0

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN
DESIGNED

P.M.P.
K.N.

CHECKED
APPROVED

K.N.
K.N.

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2021-19

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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
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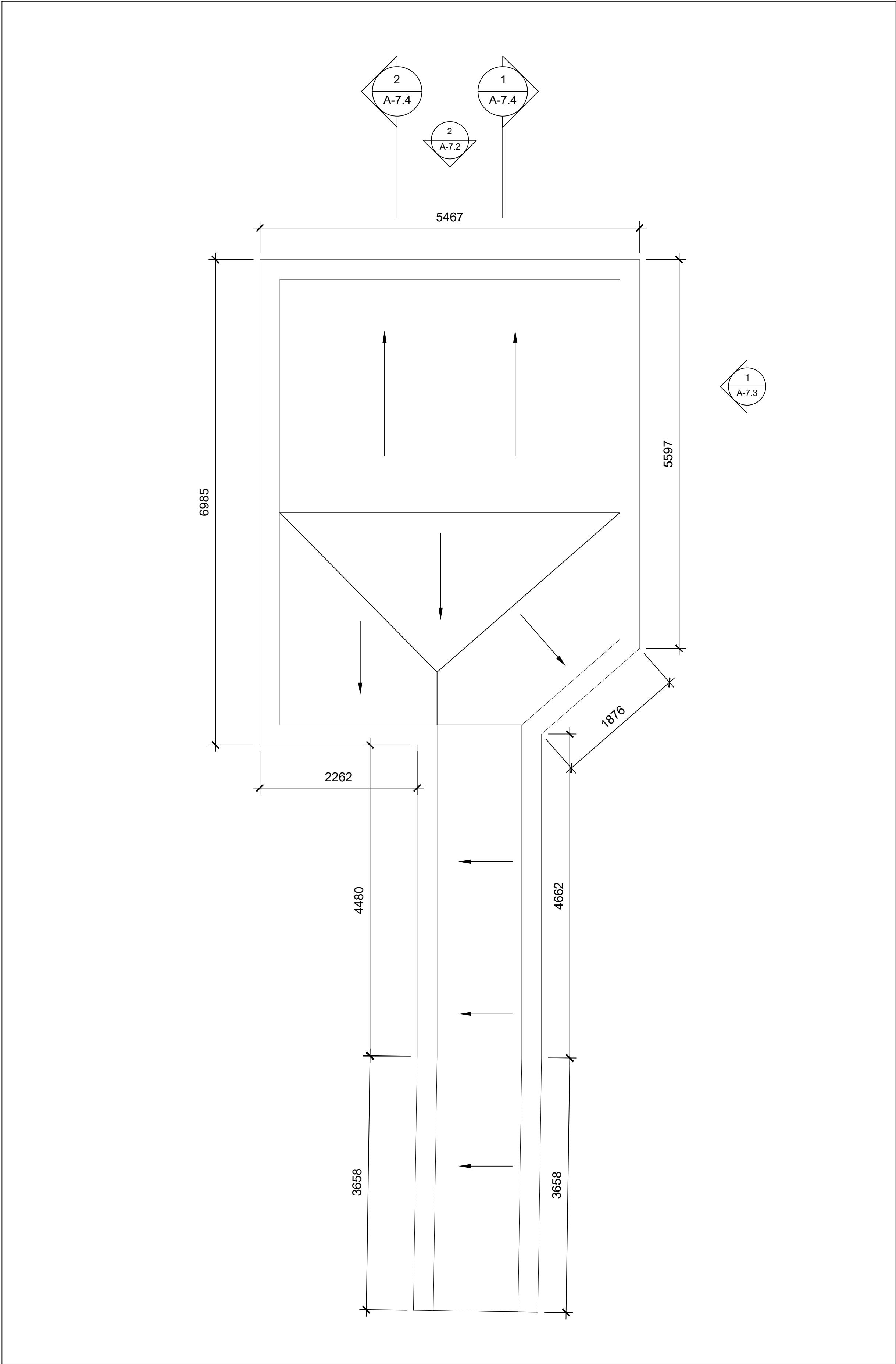
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A-1 ← Dwg. No.
Where detailed

PROJECT TITLE
Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL

DRAWING TITLE
OUTDOOR
GAZEBO

SCALE
DATE
REVISION NO.

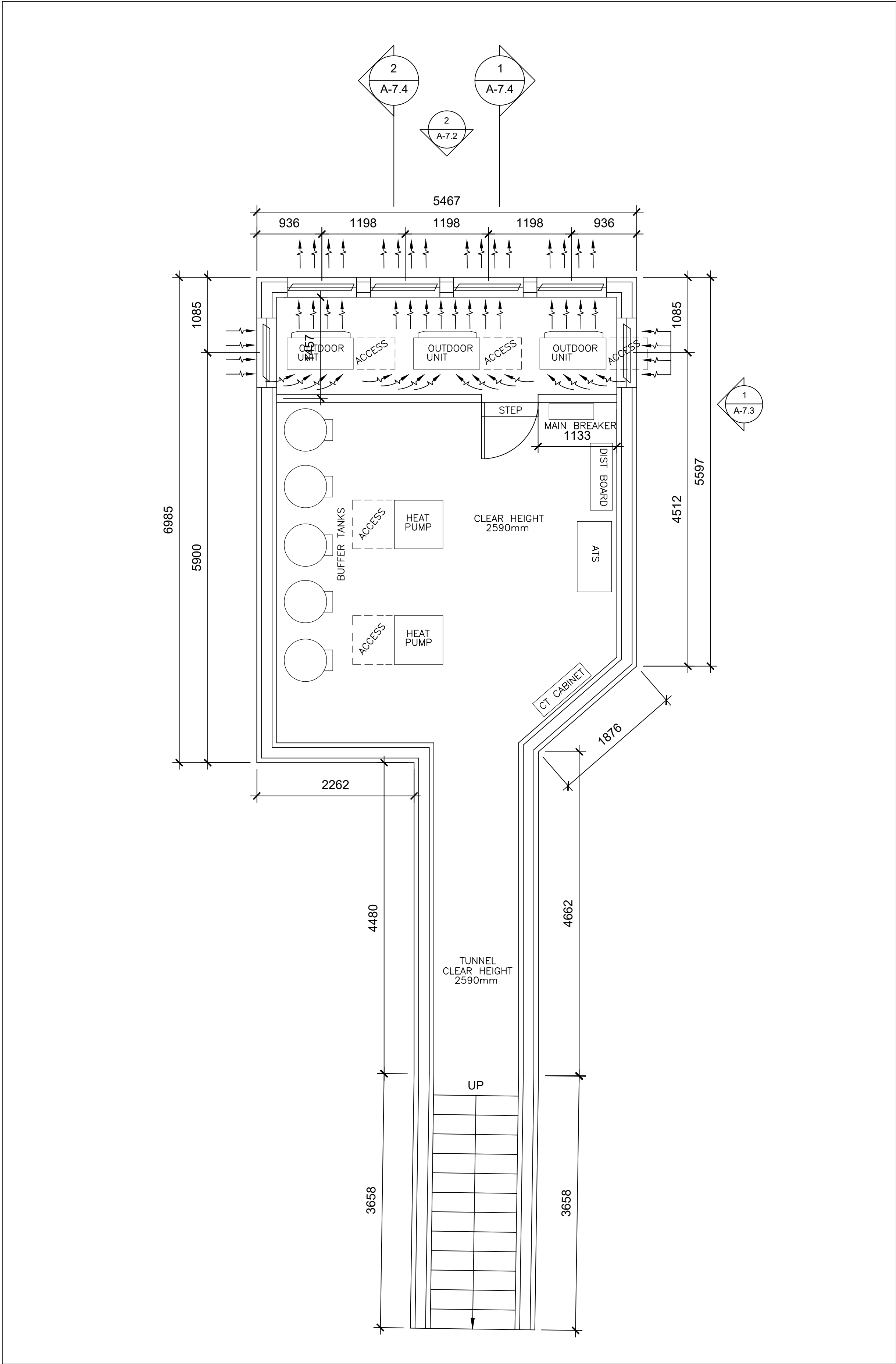
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PROPOSED MECH. ROOM ROOF PLAN

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

2
A-7.0



PROPOSED MECH. ROOM FLOOR PLAN

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-7.0

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7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	KN
NO.	DESCRIPTION	YY/MM/DD	BY

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Detail/Section No.

3

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3

Dwg. No.

Where detailed

PROJECT TITLE

Renovations to

SUNNYSIDE COACH HOUSE

70 Circular Road

St. John's, NL

DRAWING TITLE

OUTDOOR

MECHANICAL ROOM

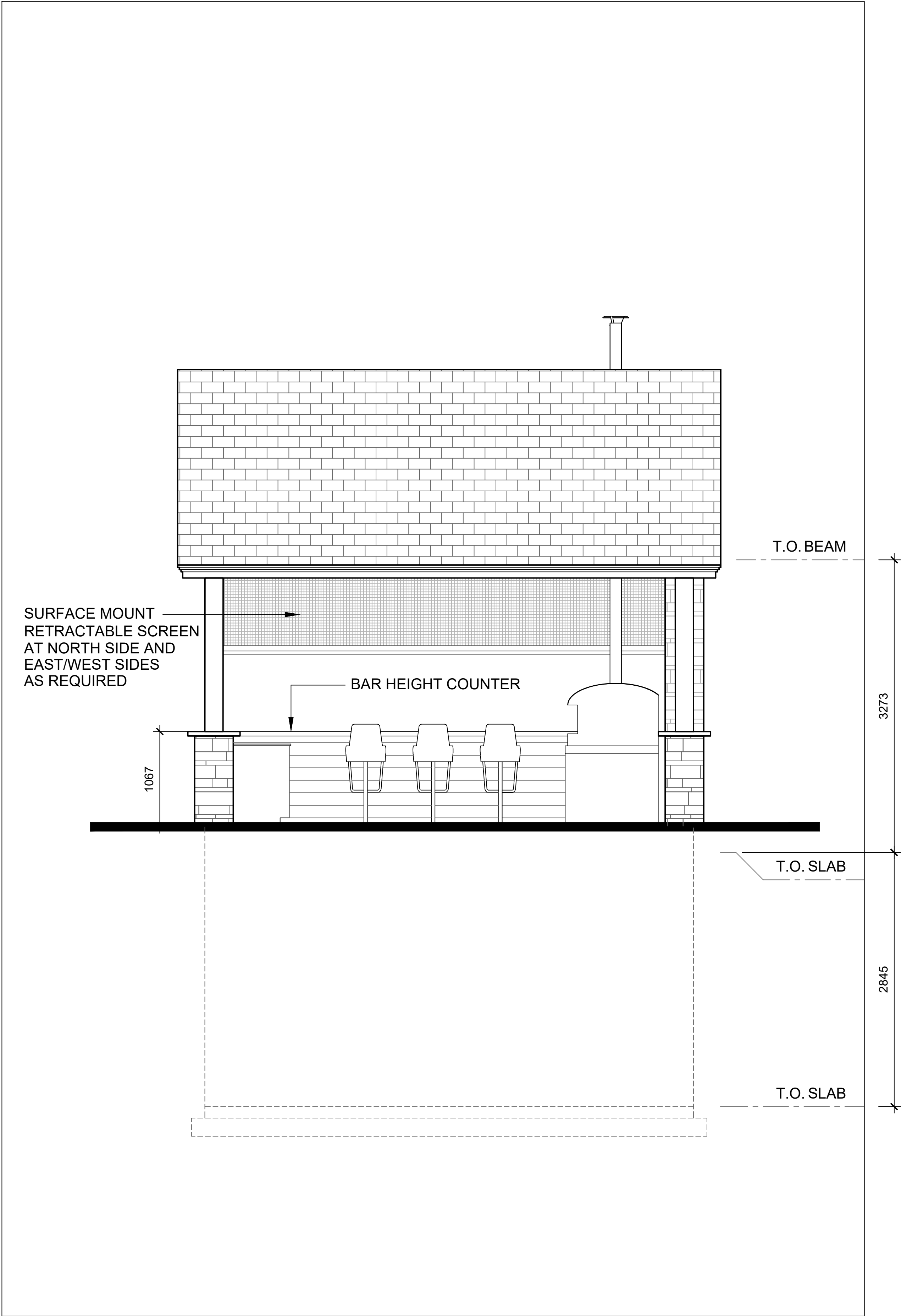
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REVISION NO.

SHEET NUMBER

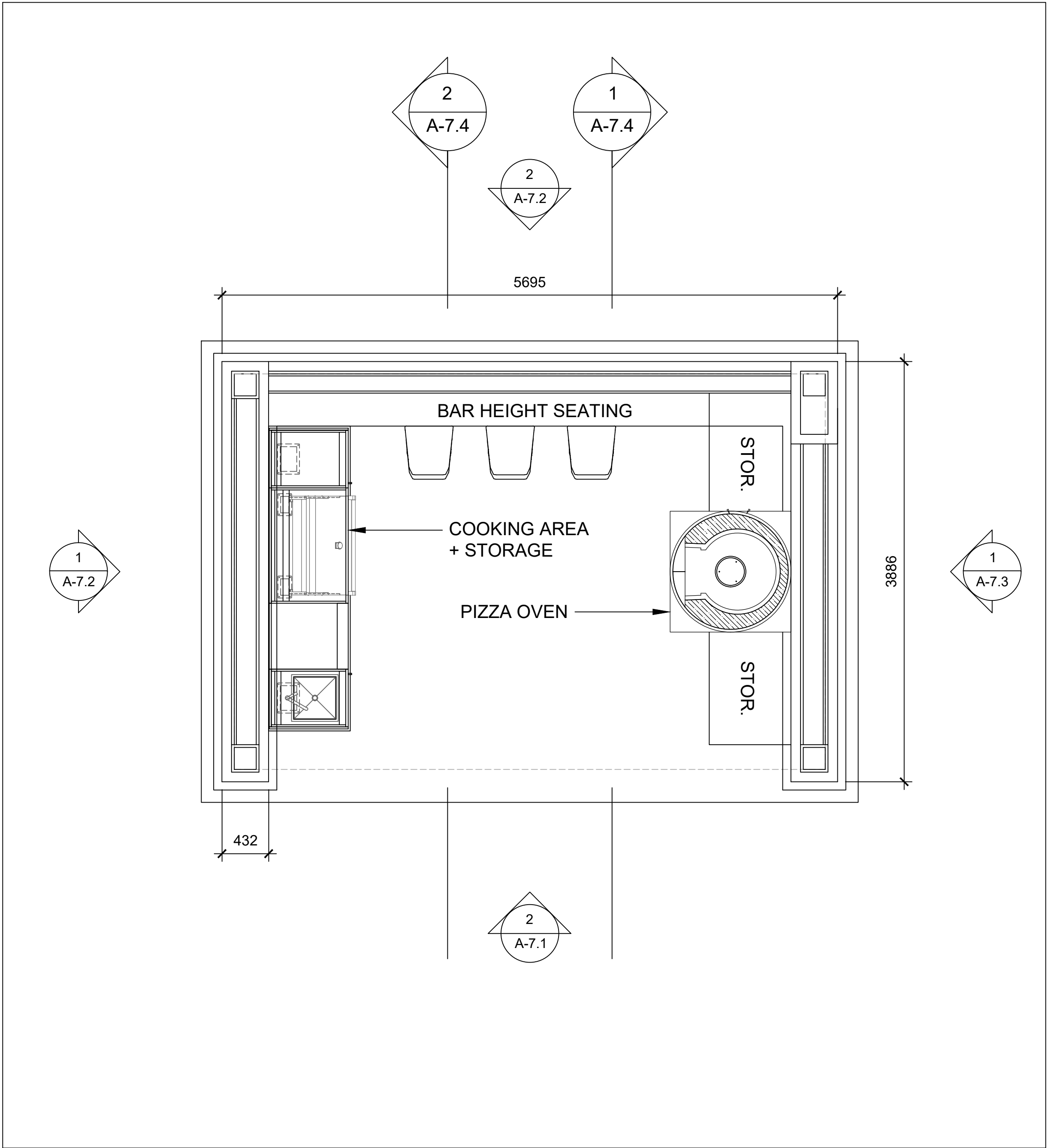
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PROPOSED COOKHOUSE ELEVATION

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

2
A-7.1



PROPOSED COOKHOUSE FLOOR PLAN

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

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A-7.1

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6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	KN

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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
COOKHOUSE

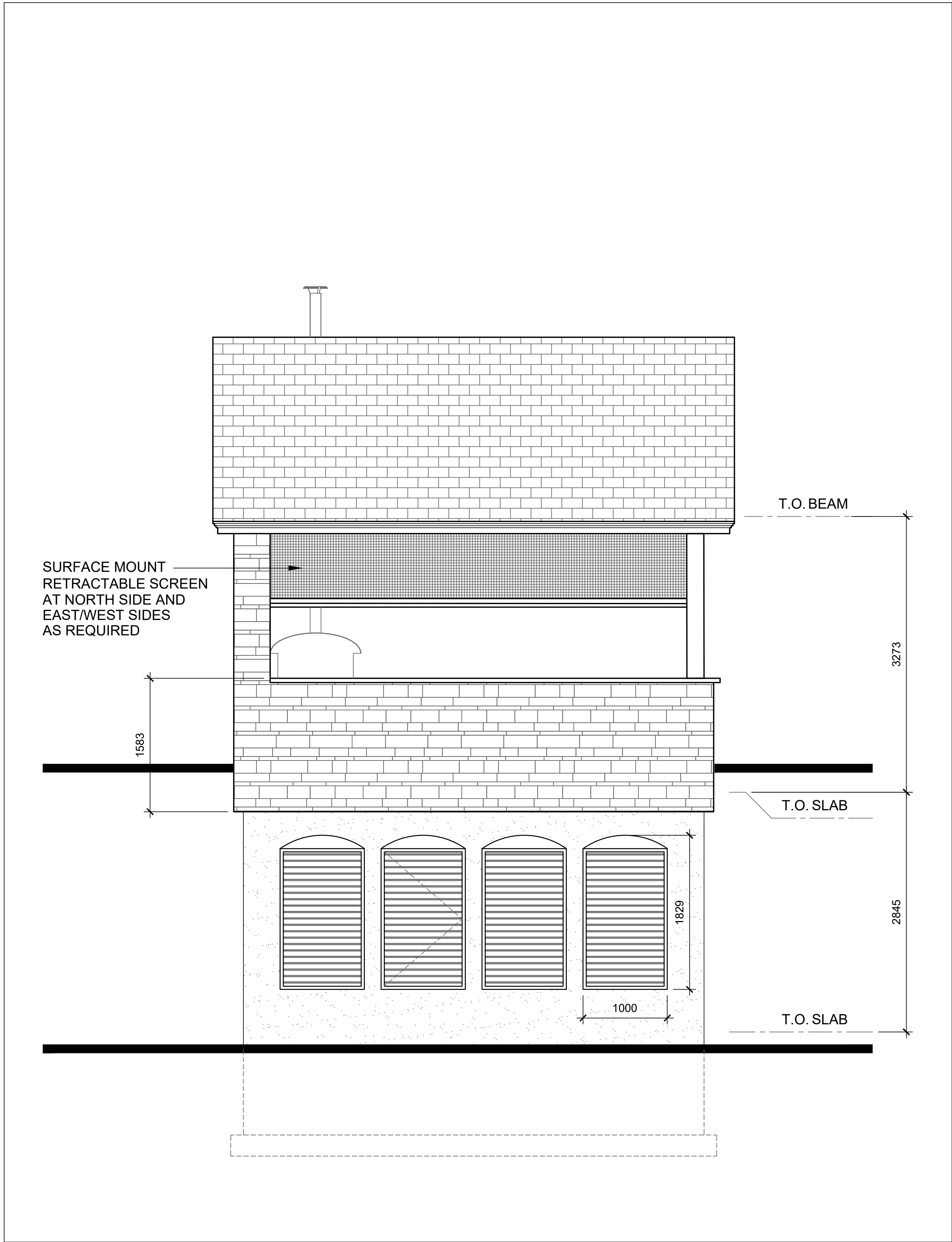
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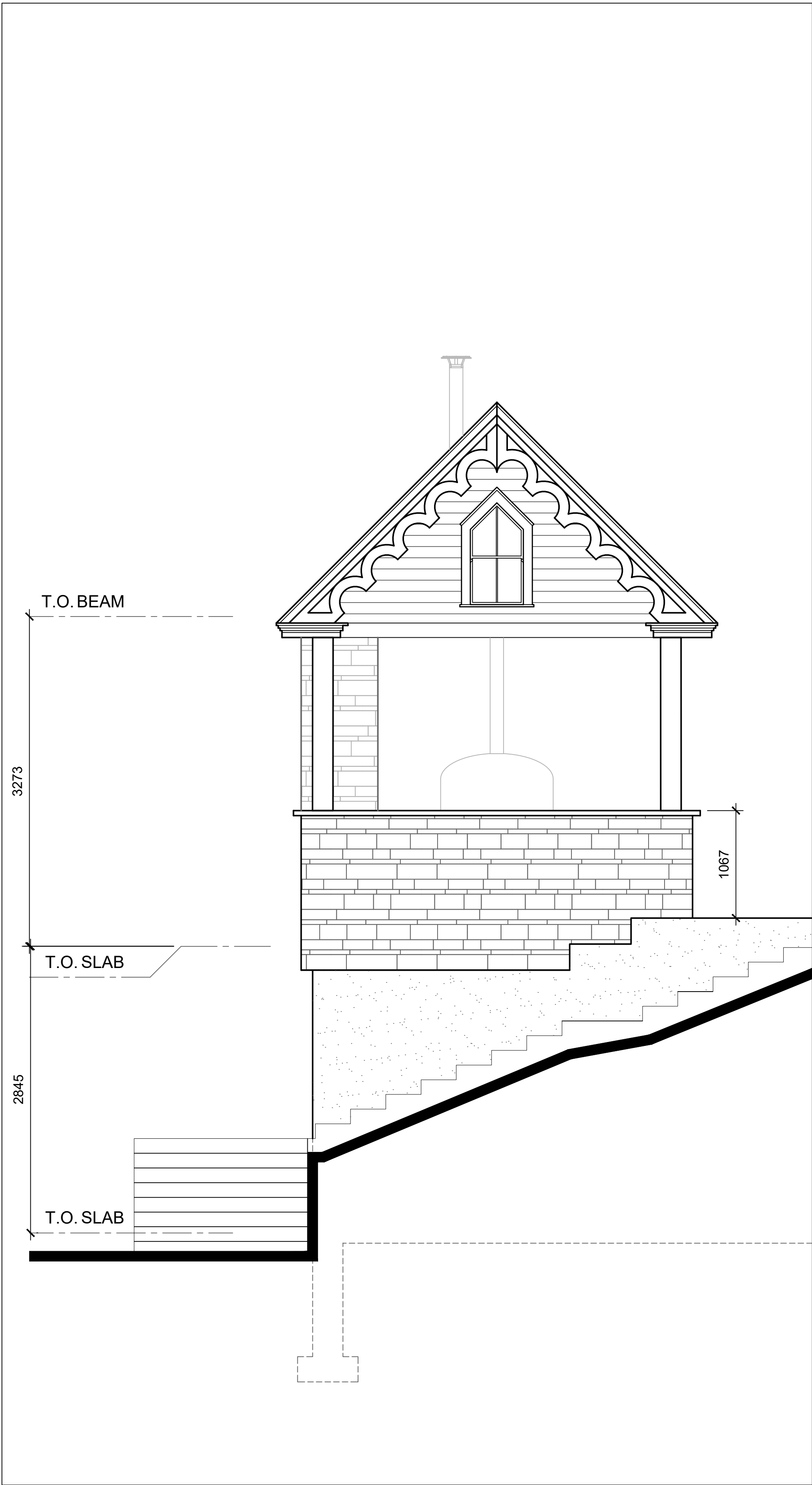
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PROPOSED COOKHOUSE ELEVATION

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

2
A-7.1



PROPOSED COOKHOUSE ELEVATION

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

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A-7.2

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DESIGNED	K.N.	APPROVED	K.N.

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5	ISSUED FOR REVIEW	23/06/16	KN
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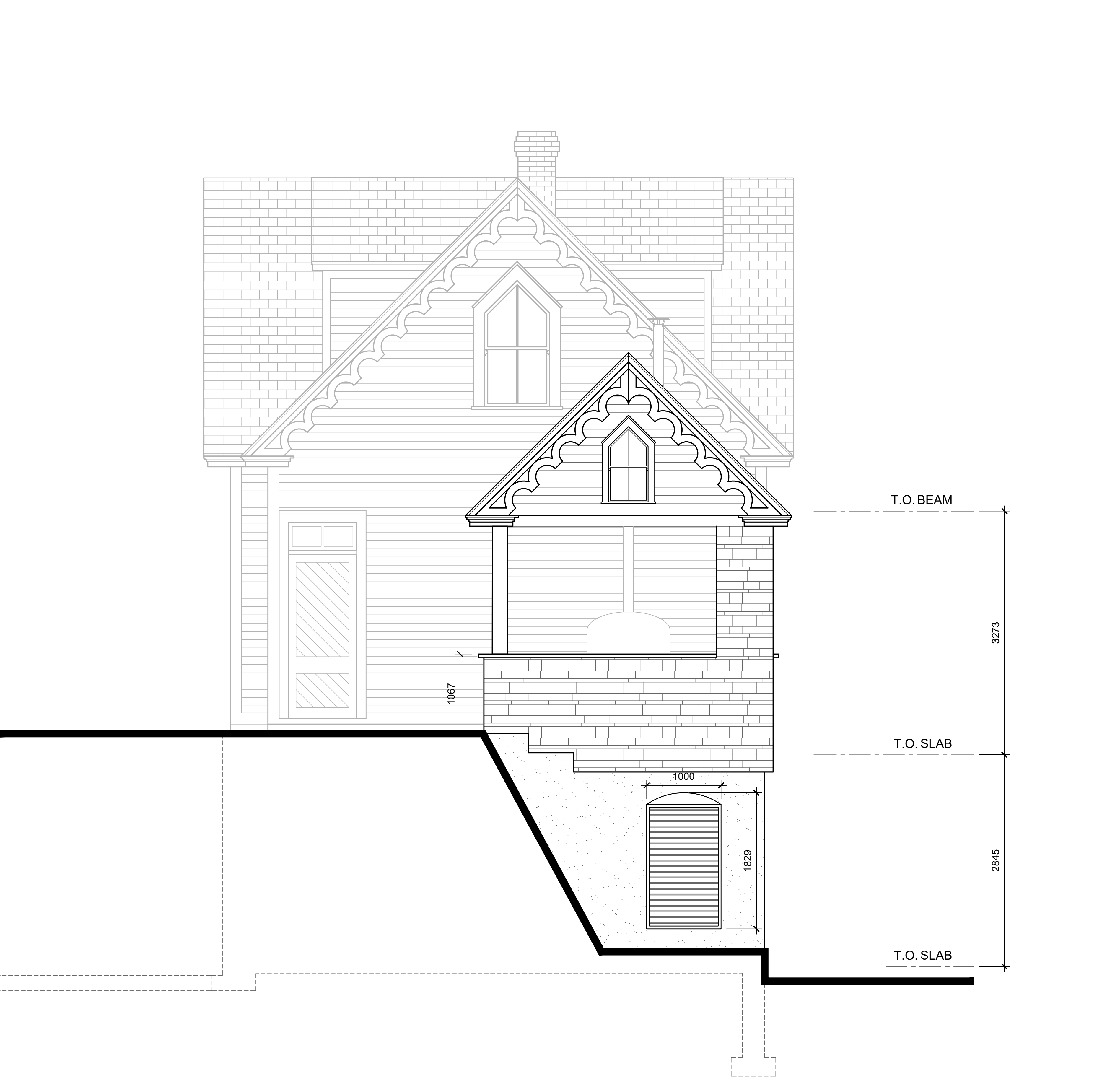
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A-1 ← Dwg. No.
Where detailed

PROJECT TITLE
**Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL**

DRAWING TITLE
**OUTDOOR
COOKHOUSE**

SCALE	SHEET NUMBER
DATE	A-7.2
REVISION NO.	



PROPOSED COOKHOUSE ELEVATION

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-7.3

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DESIGNED	K.N.	APPROVED	K.N.

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7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	KN
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Where detailed

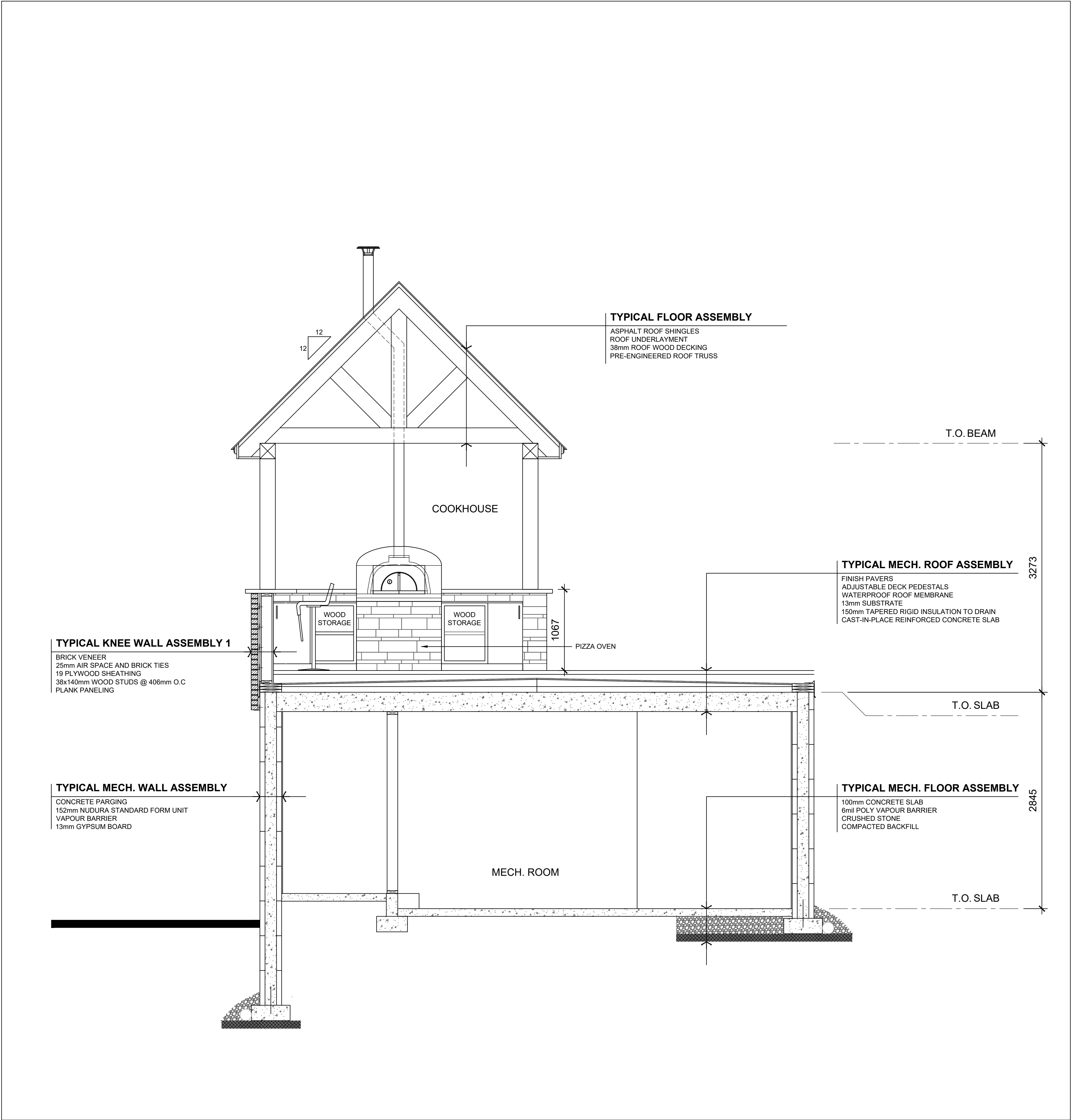
PROJECT TITLE

Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL

DRAWING TITLE

OUTDOOR
COOKHOUSE

SCALE	SHEET NUMBER
DATE	A-7.3
REVISION NO.	



PROPOSED COOKHOUSE SECTION

SCALE 1:30 (1:60 WHEN PRINTED ON A 11" X 17" SHEET)

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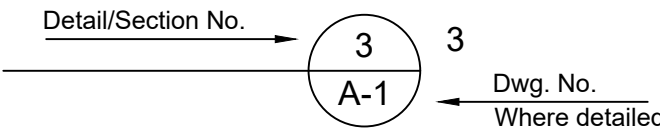


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7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	KN
NO.	DESCRIPTION	YY/MM/DD	BY

REVISIONS

DRAWING NOMENCLATURE



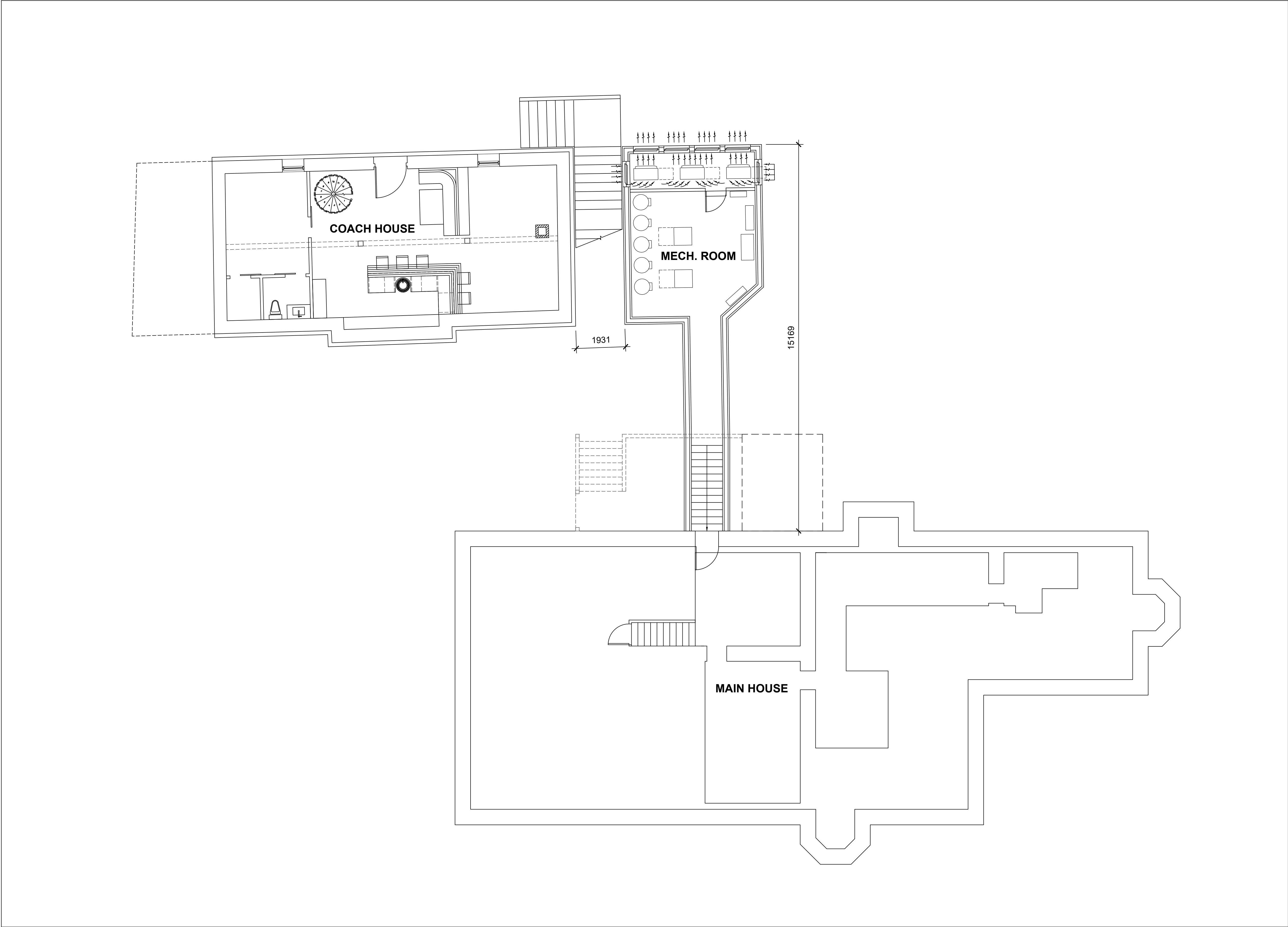
PROJECT TITLE

**Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL**

DRAWING TITLE

**OUTDOOR
COOKHOUSE**

SCALE	SHEET NUMBER
DATE	A-7.4
REVISION NO.	



PROPOSED OVERALL BASEMENT PLANS

SCALE 1:75 (1:150 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-7.5

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ARCHITECTURE + DESIGN

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DESIGNED

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K.N.

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K.N.

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2021-19

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NEWFOUNDLAND AND LABRADOR
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Kelvin Nyathi, NLAA
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7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	KN
NO.	DESCRIPTION	YY/MM/DD	BY

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A-1

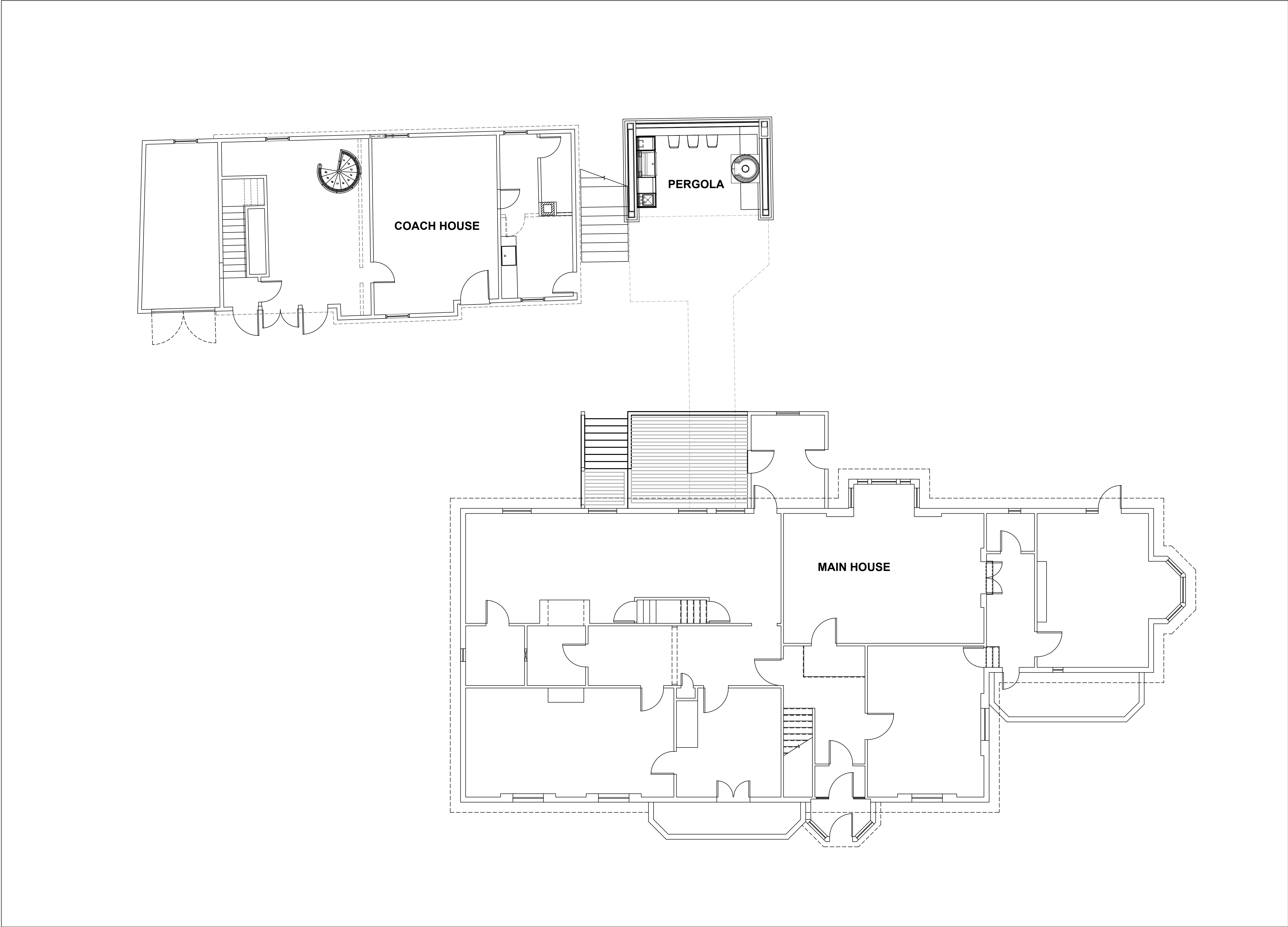
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Where detailed

PROJECT TITLE
Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL

DRAWING TITLE
OVERALL
PLANS

SCALE
DATE
REVISION NO.

SHEET NUMBER
A-7.5



PROPOSED OVERALL MAIN LEVEL PLANS

SCALE 1:75 (1:150 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-7.6

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SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DESIGNED

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K.N.

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K.N.

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2021-19

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NEWFOUNDLAND AND LABRADOR
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7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	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

**OVERALL
PLANS**

SCALE
DATE
REVISION NO.

SHEET NUMBER
A-7.6



PROPOSED COOKHOUSE FULL ELEVATION

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

2
A-7.7



PROPOSED COOKHOUSE FULL ELEVATION

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

1
A-7.7

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

MEMBER

NEWFOUNDLAND AND LABRADOR

KEVIN NYATHI, NLAA

Expires Dec 31 2023

Date: 23/10/11

ASSOCIATION OF ARCHITECTS

LICENSED TO PRACTICE

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.

8	ISSUED FOR REVIEW	23/10/11	KN
7	ISSUED FOR REVIEW	23/06/26	KN
6	ISSUED FOR REVIEW	23/06/23	KN
5	ISSUED FOR REVIEW	23/06/16	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
COOKHOUSE

SCALE

DATE

REVISION NO.

SHEET NUMBER

A-7.7

INFORMATION NOTE

Title: Cruise Industry Update

Date Prepared: October 24, 2023

Report To: **Regular Council Meeting**

Councillor and Role: Councillor Debbie Hanlon

Ward: N/A

Issue: To provide a report to Council on the cruise industry in the City of St. John's.

Discussion – Background and Current Status:

The City of St. John's is fast becoming an internationally preferred cruise destination. A wide array of cruise lines include the Port of St. John's in their itineraries as both a home port and an in-transit port of call. The port regularly welcomes cruise vessels with itineraries travelling on trans-Atlantic (North), Adventure Expedition, Canada-New England and/or home-porting itineraries.

As a marketing partner with Cruise Newfoundland and Labrador, the City is promoted through digital marketing, familiarization tours, international sales calls, travel agent events, conferences, and trade shows. The City annually participates in Seatrade Cruise Global, an international trade show and conference with approximately 1,800 cruise line executives, 600 exhibitors, and more than 30 hours of networking events. This opportunity allows City representatives to meet with a variety of cruise line executives to promote our city and grow the industry.

Economic Impact:

The information provided comes from a study conducted in 2019 by the Business Research and Economic Advisors (BREA) prepared for the Cruise Lines International Association (CLIA). The study reviews the economic contribution of the international cruise industry in Canada, via a survey-based analysis of the impacts of passenger, crew, and cruise line spending. The economic impact numbers from this study are province-wide for Newfoundland and Labrador.

During 2019, cruise-related spending totaled \$10 million in the province. The breakdown is \$4.6 million spend by the cruise line, \$4.6 million spent by passengers, and \$0.8 million spent by crew.

The report found that passengers in St. John's spend an average of \$73.66 per person, while visiting onshore.

ST. JOHN'S

2023 Cruise Season:

The 2023 cruise season saw 33 ship arrivals and 28,421 passengers. While weather caused some delays or cancellations it also meant additional ships arriving in port including 3 ships that extended their stay due to weather.

This year Cruise St. John's hosted a 150th Anniversary of Holland America event for the crew of Zaandam. It was attended by crew and passengers and Councillor Bruce gave greetings on behalf of the city.

Passengers noted they enjoyed their visit to our city highlighting the Downtown Pedestrian Mall, retail shops, restaurants, and local attractions. Many passengers were interested in seeing the sights they have seen on tv productions including Hudson and Rex, Republic of Doyle, and Departed.

Forecast for 2024:

The 2024 cruise season has 37 ships scheduled with the first one arriving April 23. A record number of 67,000 passengers are expected which can be contributed to larger ships arriving in port including 17 with over 2,000 passengers.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: St. John's Port Authority, Cruise Newfoundland and Labrador.
3. Alignment with Strategic Directions:

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.

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A

8. Engagement and Communications Considerations: N/A

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Conclusion/Next Steps: The City of St. John's will continue to promote our city as a cruise destination of choice.

Prepared by:

Kim Cooper, Fieldworker, Tourism, Culture and Events.
Christa Norman, Special Projects Coordinator.

Approved by:

Erin Skinner, Manager of Tourism, Culture, and Events.

Report Approval Details

Document Title:	Cruise Industry Update.docx
Attachments:	
Final Approval Date:	Oct 25, 2023

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

Erin Skinner - Oct 25, 2023 - 9:35 AM

Tanya Haywood - Oct 25, 2023 - 9:54 AM

DECISION/DIRECTION NOTE

Title: Shared-Use Paths and Roundabout in Floodplains, Wetlands, and Buffers

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: N/A

Decision/Direction Required:

Approval of location of Shared Use Paths throughout the City in Floodplains, Floodplain Buffers, Wetlands, and Wetland Buffers; and approval of location of Roundabout at Portugal Cove Road - Major's Path - Airport Heights in Floodplain and Floodplain Buffer.

Discussion – Background and Current Status:

The Engineering Division has received funding to design and construct multiple Shared Use Paths (SUPs) throughout the City. While the exact routes have not yet been confirmed, it is certain that the SUPs listed below will encroach into Floodplains, Wetlands, and their Buffers:

1. Airport Heights to Paul Reynold's Centre (Virginia River Trail) – Route not yet confirmed, two options shown below.



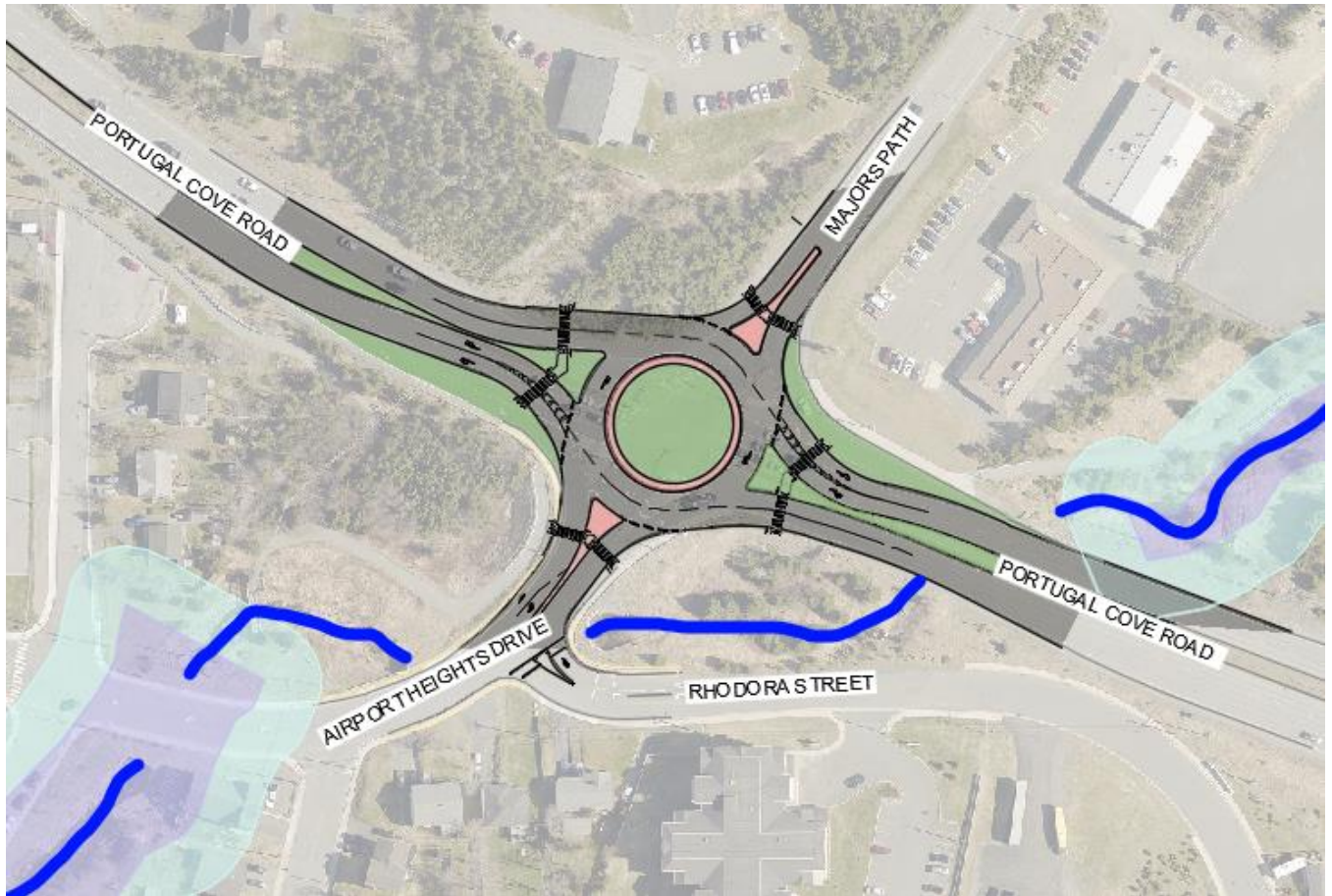
2. Portugal Cove Road to Logy Bay Road



3. Canada Drive to T'Railway



Further, there is funding as part of this project to design a Roundabout at Portugal Cove Road – Major's Path – Airport Heights intersection. The Roundabout will encroach into the Floodplain and Floodplain Buffer of the Virginia River.



Envision St. John's Development Regulations Section 4.10 (4) and (5) allows for public works and infrastructure within a Floodplain, Floodplain Buffer, Wetland, or Wetland Buffer with approval from Council after consultation with the Environment and Sustainability Experts Panel (ESEP). The Panel met on October 23, 2023 and were supportive of the project.

Key Considerations/Implications:

1. Budget/Financial Implications: Funding has been secured for the design and construction of the Shared Use Paths and also for design of the Roundabout.
2. Partners or Other Stakeholders: Environment and Sustainability Experts Panel.
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 City that Moves: Expand and maintain a safe and accessible active transportation network.

4. Alignment with Adopted Plans: Envision St. John's Development Regulations; Bike St. John's Master Plan.
5. Accessibility and Inclusion: Shared Use Paths increase accessibility on the City's trails.
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications:

Recommendation:

That Council approve the location of Shared Use Paths from Airport Heights to Paul Reynolds Centre, from Portugal Cove Road to Logy Bay Road, and from Canada Drive to the T'Railway in Floodplains, Floodplain Buffers, Wetlands, and Wetland Buffers. Further, that Council approve the location of a Roundabout at Portugal Cove Road - Majors Path - Airport Heights in the Floodplain and Floodplain Buffer.

Prepared by: Tracy-Lynn Goosney, P.Eng., Manager of Development Engineering
Approved by: Jason Sinyard, P.Eng., Deputy City Manager, PERS

Report Approval Details

Document Title:	Shared-Use-Paths and Roundabout in Floodplain, Wetland, and Buffers.docx
Attachments:	
Final Approval Date:	Oct 25, 2023

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

Jason Sinyard - Oct 25, 2023 - 10:40 AM

DECISION/DIRECTION NOTE

Title: SERC – Remembrance Day Parades 2023

Date Prepared: October 24, 2023

Report To: Regular Meeting of Council

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

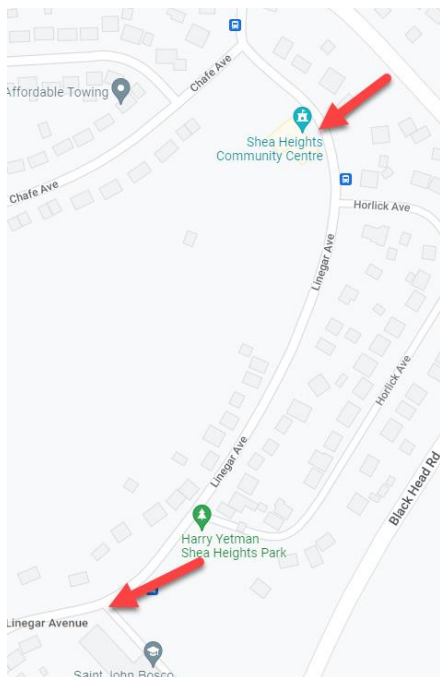
Ward: N/A

Decision/Direction Required: Seeking Council approval of road closures associated with the Shea Heights Remembrance Day Parade, and the Royal Canadian Legion Remembrance Day Parade on November 11.

Discussion – Background and Current Status:

Shea Heights Remembrance Day Parade, November 11

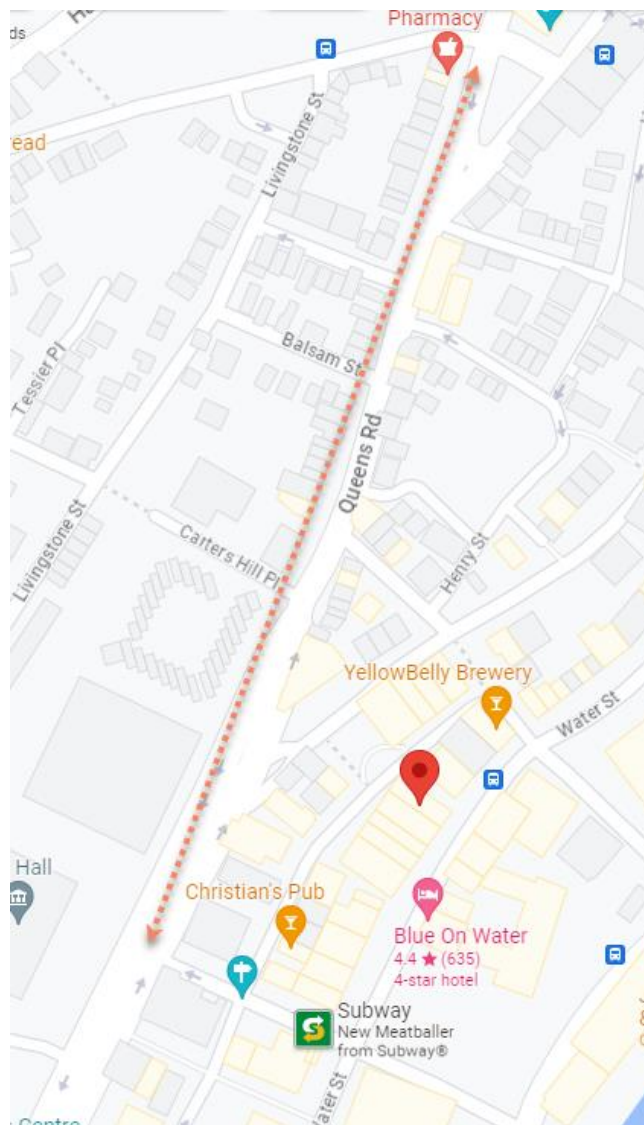
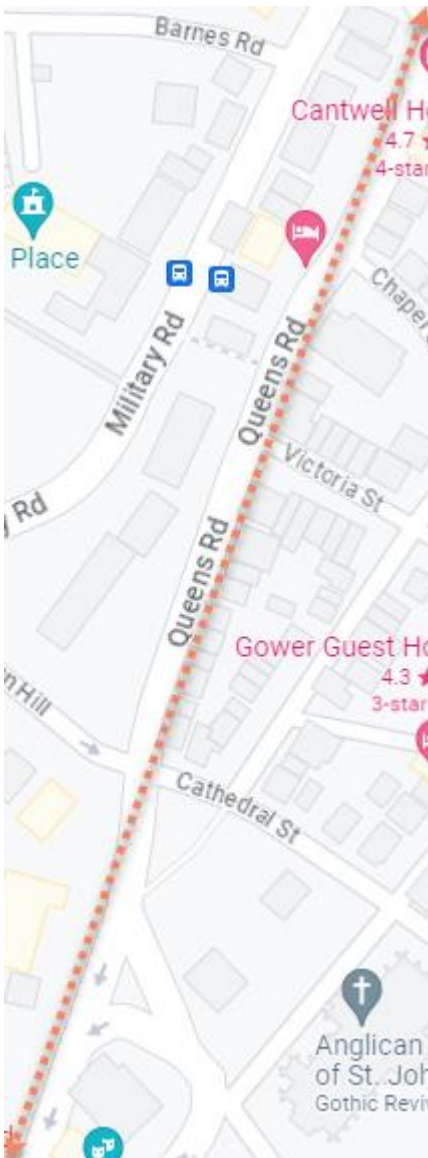
- Road closure requested on Linegar Avenue, from St. John Bosco School to the Shea Heights Community Centre.
- Closure from 10:30am – 11:30am.
- RNC will be present to assist with the road closure.



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Royal Canadian Legion Remembrance Day Parade, November 11

- Due to the construction at the National War Memorial, this parade will take an alternate route.
- The memorial service will take place at the Sergeants Memorial on Queens Road.
- The parade will then proceed towards City Hall and disperse at Mary Brown's Centre.
- RNC and Military Police will be present to implement road closures.
- Full closure of Queens Road from Rawlings Cross to Long's Hill from 9:00am to 1:00pm.
- Rolling closure of Queens Road and New Gower Street from Long's Hill to City Hall (outside lane only), from 11:00am to 12:00pm.



Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Shea Heights Community Board, RNC, Royal Canadian Legion.
3. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.
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: Residents will be notified of road closures through a public advisory.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the road closures associated with the Shea Heights Remembrance Day Parade, and the Royal Canadian Legion Remembrance Day Parade on November 11.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture, and Events.

Report Approval Details

Document Title:	SERC - Remembrance Day Parades 2023.docx
Attachments:	
Final Approval Date:	Oct 24, 2023

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

Erin Skinner - Oct 24, 2023 - 10:18 AM

Tanya Haywood - Oct 24, 2023 - 10:42 AM

INFORMATION NOTE

Title:	Insurance Policy Renewal
Date Prepared:	October 26, 2023
Report To:	Regular Council Meeting
Councillor and Role:	Councillor Ron Ellsworth, Finance & Administration
Ward:	N/A

Discussion – Background and Current Status:

The City's insurance policies will expire at the end of October. On October 17th, 2023, Council approved a new contract with AON, our insurance broker for a three-year period, that commences on November 1st, 2023.

The City's insurance policies include coverage for the St. John's Regional Fire Department, St. John's Transportation Commission and St. John's Sports & Entertainment Ltd. The policies provide insurance for multiple coverages including commercial general liability, fleet, property, environmental, crime and vehicle accidents.

At the October 17th, 2023 meeting, Council also approved the anticipated insurance premium for 2023-2024. General rate increases coupled with global changes in the insurance market and a 7% CPI increase (applied annually upon renewal to all City property/equipment values), has resulted in an increase in our premium for the current renewal.

Given the City's risk exposure, it is not recommended that consideration be given to reducing the City's coverages. This option was explored by the City's Insurance Broker for the renewal process; however, it would not result in any significant premium reduction. Any reduction in coverage has the potential to increase our risk exposure in the case of a significant event.

To combat some of the issues noted above, the current renewal will see the City contract with a group of insurance companies for its property coverage. By contracting with a group of insurers, the risk to each individual company is reduced.

Last year's total premium was \$2,453,517.00. The proposed premium this year is \$2,635,340.60.

Key Considerations/Implications:

1. Budget/Financial Implications: The City to pay \$2,635,340.60 (premium and broker's fee) to renew the City's Insurance Policy for November 1, 2023 – November 1, 2024.

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2. Partners or Other Stakeholders: AON, Aviva, Intact/Liberty, Markel, Lloyd's, SSQ, Linx Underwriting, Residents of the City, General Public
3. Alignment with Strategic Directions/Adopted Plans: Fiscally Responsible, An Effective City
4. Legal or Policy Implications: Provides appropriate insurance coverage for City assets and operations including SJSEL and Metrobus.
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Conclusion/Next Steps:

Report Approval Details

Document Title:	Renewal of Insurance Policy 2023-24.docx
Attachments:	
Final Approval Date:	Oct 26, 2023

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

Cheryl Mullett - Oct 26, 2023 - 10:51 AM

DECISION/DIRECTION NOTE

Title: SERC - Fireworks By-Law Exemption 2023

Date Prepared: October 26, 2023

Report To: Regular Meeting of Council

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

Ward: Ward 1

Decision/Direction Required: The Hindu Temple of St. John's are seeking Council approval for an exemption to Fireworks By-Law for their Diwali Celebrations on November 12.

Discussion – Background and Current Status: Diwali is an important celebration for the South Asian Community, The Hindu Temple would very much like to add to their celebrations with fireworks. They will be hosting a Diwali event at their temple on November 12, and are requesting to have fireworks in their parking lot between 9:30pm – 10:00pm. There will be no aerial fireworks display, only sparklers for the children and fountain fireworks which do not exceed 3 feet. St. John's Regional Fire Department are in favour of this exemption pending Council approval and a site visit to ensure all requirements are met.

The Hindu Temple of St. John's is located at 26 Penny Lane.



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Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: The Hindu Temple of St. John's, SJRFD
3. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: Requesting an exemption to the Fireworks By-Law
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve an exemption to Fireworks By-Law for the Diwali Celebrations on November 12.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture, and Events

Report Approval Details

Document Title:	SERC - Fireworks By-Law Exemption 2023.docx
Attachments:	
Final Approval Date:	Oct 26, 2023

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

Erin Skinner - Oct 26, 2023 - 9:46 AM

Tanya Haywood - Oct 26, 2023 - 10:12 AM

DECISION/DIRECTION NOTE

Title: Capital Grant 2023

Date Prepared: October 27, 2023

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required: Seeking Council approval of a capital grant application for Goulds Lions Arena Association.

Discussion – Background and Current Status: The Goulds Lions Arena Association have submitted an application for a new glycol cooling system. The grant committee have agreed to review the late application and have recommended it be approved in the amount of \$17,200 which is 50% of the overall budget. There is currently \$18,000 remaining in the capital grant budget.

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2023 Capital Grant Allocation budget program.
2. Partners or Other Stakeholders: Goulds Lions Arena Association
3. Alignment with Strategic Directions:

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: 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

ST. JOHN'S

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the capital grant application from Goulds Lions Arena Association.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager – Tourism, Culture, and Events

Report Approval Details

Document Title:	Capital Grant - 2023.docx
Attachments:	
Final Approval Date:	Oct 27, 2023

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

Erin Skinner - Oct 27, 2023 - 9:09 AM

Tanya Haywood - Oct 27, 2023 - 9:18 AM

DECISION/DIRECTION NOTE

Title: Revised Housing Accelerator Fund Action Plan

Date Prepared: October 30, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required: Decision required on proposed revisions to the City's Housing Accelerator Fund Action Plan.

Discussion – Background and Current Status:

Background:

On March 17, 2023, the Canada Mortgage and Housing Corporation announced the Housing Accelerator Fund (HAF). This fund aims to accelerate housing development across Canada by incentivizing local governments that adopt action plan initiatives that lead to systemic change.

The City of St. John's submitted an application under the "Growth Leader" category on June 14, 2023. Since that time the City received feedback on its application which included the following requests:

- Reducing electronic permit application process times from 5 years to 1 year;
- Targeting tax reductions to affordable housing units and including the affordable housing sector's feedback in that proposal;
- Permitting four units as-of-right; and
- Increasing rental capacity and density near St. John's post-secondary institutions and downtown area.

Feedback from the Federal Minister's office also indicated that, despite poor economic conditions for development, the City's target for units permitted should be more ambitious and that more funding than was requested could be accessed.

Funding methodology:

HAF funding is allocated on a per unit basis. City's must calculate a projected number of permitted units enabled by the HAF incentivized initiatives within the program's three-year period (i.e., Sept 2023 – Sept 2026). This number of units forms the basis of the City's potential funding amount.

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Units are eligible for 3 categories of stackable funding: 1) base funding, 2) top-up funding, 3) affordable housing bonus. The table below illustrates the per unit amounts and eligibility requirements:

Figure 1: Funding type and amount

Funding Type	Description	Funding Amount (Per Unit)
Base Funding	<ul style="list-style-type: none">• Applicable for all unit types	<ul style="list-style-type: none">• \$20,000
Top-Up Funding	<ul style="list-style-type: none">A. Rapid transit development must be within 1500m to rapid transitB. Multi-Unit Housing (Missing Middle) includes garden suites, row houses, courtyard housing and low-rise apartments.C. All multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit	<ul style="list-style-type: none">A. Rapid Transit Multi-Unit Housing: \$15,000B. Missing Middle Multi-Unit Housing: \$12,000C. Multi-Unit Housing: \$7,000
Affordable Housing Bonus	<ul style="list-style-type: none">• Housing units that are intended for households whose needs are not met by the marketplace	<ul style="list-style-type: none">• \$19,000

(EllisDon 2023)

The following example, courtesy of EllisDon (2023), provides a general illustration of this funding mechanism:

25 rapid transit units = 25 units x (\$20,000 base funding + \$15,000 top-up funding for rapid transit developments + \$0 affordable housing bonus) = \$875,000

50 affordable low-rise rental units = 50 x (\$20,000 base funding + \$12,000 top-up funding for missing middle units + \$19,000 affordable housing bonus for affordable units) = \$2,550,000

Total funding = \$3,425,000

HAF funding is very flexible with a variety of permitted uses including:

- Investment in HAF action plan initiatives
- Investments in affordable housing projects

- Investments in housing-related infrastructure (e.g., public transit, wastewater, community energy systems, etc)
- Investments in community-related infrastructure (e.g., roads, active transit, firehalls, greenspace, etc).

Funding/Reporting Schedule and Risks:

HAF funding is advanced in four 25% installments, beginning once a funding agreement is finalized. The remaining advances coincide with progress reports. Reports for the second and third advance focus on progress implementing the HAF action items (e.g., reaching project milestones).

Reporting for the fourth advance focuses on permit numbers and progress reaching the Housing Supply Growth Target (e.g., target number of HAF incented units). CMHC has indicated that only the fourth advance will be adjusted to reflect progress on permitted units, save exceptional circumstances. Likewise, CMHC has indicated that claw backs of the first three advances of agreed upon funding are not part of the funding methodology and would only occur in exceptional circumstances.

Through ongoing consultations, CMHC has indicated an understanding that various external factors impact housing growth and a willingness to work with municipalities to achieve their targets through a flexible, solutions-oriented approach. This includes an understanding that action plan initiatives may have to be reprioritized or adjusted over the course of HAF based on performance and external factors.

Revisions to HAF Application Targets and Funding Amounts:

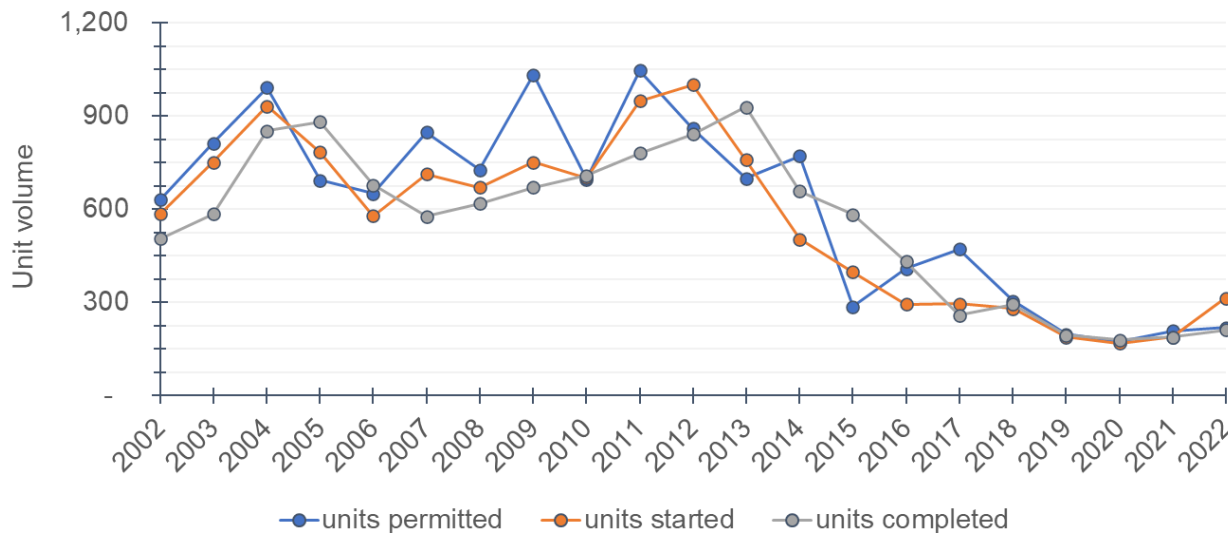
The following table illustrates the original targets and funding amounts submitted in June 2023, alongside revisions based on feedback from the Minister's Office, various Federal and Provincial investments in housing since the City's original submission, and internal consultation:

	Original Submission	Revised Submission
Units permitted w/o HAF (3 years)	702	702
Units permitted w/ HAF (3 years)	793	1177
Increase in housing supply growth rate	12.96%	67.66%
# of incented units (3 years)	91	475
Funding amount	\$2,853,000	\$18,525,000

While the target/funding revisions to the original submission are dramatic, they are informed by a number of recent investments and policy announcements intended to drive residential construction. Assumptions informing these revised numbers include:

- Province's Affordable Rental Housing Program, announced in June, aiming to create 850 units of affordable rental housing in NL over three years. Assumption of 40% of that housing in St. John's (340 units).
- Province's 5 initiative action plan announced October 2023 aims to develop 500 additional units across NL. Assumption of 40% of that development in St. John's (200 units).
- Recent Federal/Provincial HST exemption for purpose built rental buildings.

It is not possible to determine economic factors that will influence the direction of residential development. However, the below data on Market Housing Construction Activity, 2002-2022 (Turner Drake 2023), can be used to gauge if proposed targets are realistic.



While the City's revised targets are ambitious, and economic conditions have changed considerably in recent years, historically the City of St. John's has performed at or above the HAF targets for long durations (e.g., 10 years +). Considerations from the above graph include:

- Units permitted in 2022 = ~219
- Units projected with HAF over 3 years = 1177 (~392/year)
- Last time CSJ permitted 400+ units in a year = 2017
- Average units permitted annually between 2002-2014 = 805
- Lowest units permitted annually between 2002 - 2014 = 630 (2002)
- Highest units permitted annually between 2002 – 2014 = 1046 (2011)

Revisions to Action Plan

The City's HAF application included a 9-initiative Action Plan. The following outlines those initiatives, with some revisions and reprioritization in response to Federal feedback and in support of the revised targets. Please note, for the purposes of the HAF application **these initiatives remain high level**, with details around design and implementation taking place once funding is confirmed. While there are costs associated with some initiatives, HAF funding will be allocated towards implementation and offset these costs.

The initiatives, outlined below, are prioritized by maximum anticipated impact on housing supply (i.e., permitted units).

1. Incentive program for Purpose Built Rentals:

Purpose built rentals (PBRs) would be eligible for: 1) development fee reductions/exemptions; 2) flexible parking requirements (where possible); and, 3) development application prioritization (where possible). This initiative would be designed to target post-secondary education and intensification areas by offering full fee exemptions for PBRs developed in priority areas. To ensure the City can bear revenue lost and align with HAF objectives, various controls will be considered at the program design phase, such as caps, annual review of cost/benefits, a pilot program window, and/or limiting incentive to identified geographic areas.

Considerations for Revised Permitted Unit Targets: This initiative is aligned with a number of Federal and Provincial initiatives announced since the original submission, including the exemption of HST on PBRs, a low-interest financing program for PBRs targeting 500 units Province-wide, and the Affordable Rental Housing Program targeting 850 units Province-wide.

Incented Units Over Three Years: 250 missing middle; 100 missing middle/affordable

Implementation Timeline: December 2023 – September 2024

2. Grant program for Subsidiary Dwelling Units (SDUs), Backyard Suites, Microunits, and Tiny Homes:

This program would incentivize the development of SDUs, as well as recently introduced housing forms (i.e., microunits, tiny homes, and backyard suites), with a grant of at least \$15,000/unit. This would be a direct transfer of HAF base funding and be capped at a targeted number of units. To ensure this initiative can be maintained within the allocated funds, controls will be considered at the program design phase, such as setting targets based on annual HAF advances, limiting to geographic areas to promote density, and developing a grant transfer schedule.

Considerations for Revised Permitted Unit Targets: This initiative aligns with a recently announced Provincial program offering forgivable loans for secondary and basement suites. It also aligns with Planning's proposal to introduce backyard suites as a residential use.

Incented Units Over Three Years: 50 missing middle units.

Implementation Timeline: December 2023 – December 2024

3. City-owned Land for affordable housing disposition program:

Develop a land disposition program to identify City-owned land, prepare for development, and make available to non-profit housing providers through a scheduled RFP process (e.g., every 2 years).

Considerations for Revised Permitted Unit Targets: Since original submission, the City has identified additional parcels of land for potential affordable housing development. Incented unit targets are based on proposals received for RHI as well as consultation with developers.

Incented Units Over Three Years: 45 missing middle, affordable units

Implementation Timeline: December 2023 – September 2024

4. Incentive program for mixed-income multi-unit developments:

In addition to the incentives offered in initiative #2, mixed-income multi-unit developments would be eligible for real property tax exemptions **proportional to the number of affordable units included in the development**. Controls would be considered at the program design phase to ensure the City can bear lost real property tax revenue and that the program aligns with the City's objectives.

Considerations for Revised Permitted Unit Targets: This initiative aligns with the Province's Affordable Rental Housing Program, which includes mixed-income developments in its 850-unit target. This initiative requires legislative change. Municipal and Provincial Affairs has been engaged, indicating support HAF initiatives, subject to House of Assembly priorities and adoption.

Incented Units Over Three Years: 30 missing middle, affordable units.

Implementation Timeline: December 2023 – August 2025

5. Propose regulations for Backyard Suites as a permitted use in residential zones:

Staff will propose an amendment to CSJ Development Regulations with a Backyard Suite definition as a permitted use in residential zones. If passed by Council, this proposal would set a base of three units per lot as-of-right across residential zones.

Implementation Timeline: December 2023 – June 2024

6. Implementation of an e-permitting system

The City will implement an e-permitting system. E-permitting will improve processing times for digital permit assessments, approvals, and fee payments. It is estimated that this initiative will take 2.5 years to complete.

HAF Considerations: The Federal Minister's feedback requested a reduction in the timeline for this initiative from the originally proposed five years to one year. One year implementation for e-permitting is not feasible. Reprioritizing this initiative, staff are proposing a 2.5-year implementation timeframe.

Incented Units: No incented units are attached to this initiative, though an e-permitting system may assist in achieving our overall HAF targets.

Implementation Timeline: January 2024 – June 2026

7. Propose Innovative Housing Accelerator Program offering pre-approved designs

Accelerate recently introduced housing types (Tiny Homes, Microunits, Backyard Suites) by providing pre-approved (i.e., ~ 80% approved) design concepts that meet City of St. John's standards. This initiative will build local capacity and predictability in the housing sector, which will be particularly beneficial to emerging non-profit and small-scale housing developers.

Incented Units: No incented units are attached to this initiative, though pre-approved designs may assist in achieving our overall HAF targets.

Implementation Timeline: September 2024 – June 2025

8. Advocate for clear legislation around community benefits and Inclusionary Zoning

Initiative will seek clear language around community benefits and Inclusionary Zoning related to rezoning applications in the Urban and Rural Planning Act. This aims to strengthen the City's ability to negotiate with developers around including desired

housing types in rezoning/development applications. Municipal and Provincial Affairs has been engaged, indicating support for this initiative, subject to House of Assembly priorities and adoption.

Implementation Timeline: December 2023 – August 2025

9. Allow more density across the City of St. John's

This initiative consists of a number of proposals led by the City's Planning, Engineering, and Regulatory Services Department and intended to increase opportunities for density across the city. Initiatives proposed to Council would include:

- Adding backyard suites as a permitted use in residential zones (see Initiative 5)
- Increasing as-of-right development approvals for fourplexes, tiny homes, and microunits, and adding these uses to more residential zones;
- Permitting apartment buildings (up to six units) as-of-right in the Residential 2, Residential 3, Residential Mixed, Residential Downtown Zones;
- Increase building height in the Apartment 3 Zone
- Prioritizing Neighbourhood Planning in key areas for densification (e.g., near post-secondary institutions, transit corridors);
- Identify efficiencies in the rezoning and municipal plan amendment processes.

Incented Units: No incented units are attached to this initiative, though these reforms may assist in achieving our overall HAF targets.

Implementation Timeline: December 2023 – June 2026

Key Considerations/Implications:

1. **Budget/Financial Implications:** There will be some costs associated with these initiatives including forfeiture of fee and tax revenue and possible procurement. HAF funding will be allocated towards and offset these costs. Preliminary projections for a Housing Supply Growth Target is approximately 158 additional HAF incented units per year between 2023-2026. Based on the proposed action plan, this could result in approximately \$18,525,000 funding received depending on the funding eligibility of unit types (i.e., Base funding + Top-up funding + Affordable Housing Bonus).
2. **Partners or Other Stakeholders:** CMHC is the primary funding partner. In addition, progress on HAF initiatives relies on partnership and/or engagement with the Provincial government, and the non-profit and private housing sectors.
3. **Alignment with Strategic Directions:**

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

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

4. Alignment with Adopted Plans: Alignment with Strategic Directions/Adopted Plans: The proposed HAF action plan aligns with the *Envision St. John's Municipal Plan's* housing objectives (4.1), especially with regards to promoting higher density and diverse housing types that contribute to community health, sustainable growth, and economic security.

The HAF action plan also aligns with and becomes a way to implement aspects of the City's *10-Year Affordable Housing Strategy*.

5. Accessibility and Inclusion: Investment in accessible affordable housing is a key focus of the City's Affordable Housing Strategy.
6. Legal or Policy Implications: Upon approval of the HAF application by CMHC, the City will be required to enter a funding agreement with CMHC.

A number of the proposed HAF action plan initiatives will require input from legal, as well as policy documents.

7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Promoting HAF initiatives (e.g., incentive packages, grant program, etc.) will require support from Communications.
9. Human Resource Implications: HAF funding can be used to employ staffing resources where needed.
10. Procurement Implications: Some HAF initiatives may require procurement (e.g., implementing e-permitting, develop pre-approved concepts, etc.).
11. Information Technology Implications: Some HAF initiatives may require IT support (e.g., implementing e-permitting).
12. Other Implications: None anticipated at this time.

Recommendation:

That Council approve the proposed Action Plan to submit to CMHC as part of a revised Housing Accelerator Fund application.

Prepared by: Mark Finch

Approved by:

DECISION/DIRECTION NOTE

Title: \$1,000 Donation to Registered Charity

Date Prepared: October 25, 2023

Report To: Special Meeting of Council

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required:

As part of their Client Recognition Program, the Co-operators have offered to make a \$1,000 donation to a registered charitable organization of the City's choice.

Discussion – Background and Current Status:

Previous recipients of a \$1,000 donation made by the Co-operators on behalf of the City include the Community Food Sharing Association and Habitat for Humanity.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions: N/A
Choose an item.

Choose an item.
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

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9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council select the REAL Program to receive the \$1,000 donation. The REAL Program is a non-profit program that provides support to families facing financial barriers and creates opportunities for children to experience the benefits of participation and belonging.

Prepared by: Sarah Hayward

Approved by: Derek Coffey

Report Approval Details

Document Title:	\$1000 Donation to Registered Charity .docx
Attachments:	
Final Approval Date:	Oct 25, 2023

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

Derek Coffey - Oct 25, 2023 - 10:48 AM

INFORMATION NOTE

Title:	Council and Committee Leads
Date Prepared:	October 31, 2023
Report To:	Regular Council Meeting
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Issue:

The attached list of Council and Committee Leads is referred to the Regular Meeting of Council for Council's and the public's information.

Discussion – Background and Current Status:

Every two years (twice within each four-year Council term), members of Council are appointed as leads for the City's committees and various portfolios falling within each City Department. The attached updated list of Council reassignments to each portfolio and committee representation is hereby presented.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Advisory Committees, Experts Panels and Working Groups under Council's purview.
3. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A

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7. Privacy Implications: N/A

8. Engagement and Communications Considerations: N/A

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Conclusion/Next Steps:

Presented as information to the general public.

Member of Council	Total Council Portfolio (2023-2025)
Mayor Danny Breen	Governance & Strategic Priorities Economic Development Audit Standing Committee Municipalities Newfoundland & Labrador (MNL) Board Rep Big City Mayors Caucus Urban Indigenous Partnership Table – First Voice
Deputy Mayor Sheilagh O'Leary	Sustainability Environment and Sustainability Experts Panel Clean St. John's FCM Board Member St. John's Public Libraries Board
Councillor Ward 1 Jill Bruce	Community Services Cruise & Special Events Northeast Avalon Joint Council Seniors Advisory Committee
Councillor Ward 2 Ophelia Ravencroft	Inclusion Advisory Committee Victoria Park Foundation Downtown St. John's Board St. John's Food Policy Council Youth Engagement Working Group
Councillor Ward 3 Jamie Korab	Public Works Pippy Park Commission NL Sports Centre Board Audit Standing Committee
Councillor Ward 4 Ian Froude	Planning St. John's Transportation Commission Urban Municipalities Caucus
Councillor Ward 5 Carl Ridgeley	Development Regional Fire Services Committee Regional Water Committee Regional Wastewater Committee Shea Heights Board Goulds Recreation Association Bowring Park Foundation
Councillor at Large Maggie Burton	Built Heritage Experts Panel St. John's Transportation Commission Sustainable and Active Mobility Advisory Committee
Councillor at Large Sandy Hickman	Transportation & Regulatory Services Canadian Capital Cities Organization Canada Games Host Committee Arts and Culture Advisory Committee QUVRRDF Graffiti Task Force

Councillor at Large Ron Ellsworth	Finance Housing & Affordable Housing Working Group Audit Standing Committee St. John's Sport & Entertainment Ltd. Regional Fire Department St. John's Transportation Committee
Councillor at Large Debbie Hanlon	Immigration Citizenship Court Business Support Initiative