

ST. JOHN'S

Regular Meeting - City Council Agenda

November 14, 2023

3:00 p.m.

4th Floor City Hall

	Pages
1. CALL TO ORDER	
2. PROCLAMATIONS/PRESENTATIONS	
2.1 National Child Day - November 20, 2023	4
2.2 National Housing Day - November 22, 2023	5
3. APPROVAL OF THE AGENDA	
3.1 Adoption of Agenda	
4. ADOPTION OF THE MINUTES	
4.1 Adoption of Minutes - October 31, 2023	6
5. BUSINESS ARISING FROM THE MINUTES	
6. DEVELOPMENT APPLICATIONS	
6.1 Request for Parking Relief – 93E Newtown Road – INT2300067	25
6.2 Request to Set Parking for Emergency Shelter Use – 6 Patrick Street – INT2300055	29
6.3 Notices Published - 15 Carnell Drive – DEV2300140	33
6.4 Revised Land Use Report – 5-7 Little Street – DEV2300074	38
6.5 Notices Published – 16 Blue Jacket Place – DEV2300141	44
6.6 Notices Published – 183 Kenmount Road – DEV23000137	50
6.7 Notices Published – 26 Monkstown Road – DEV2300128	55

7.	RATIFICATION OF EPOLLS	
7.1	Demolition of Dwelling – 117 Linegar Avenue	65
8.	COMMITTEE REPORTS	
8.1	Committee of the Whole Report - November 7, 2023	68
	1. 51 Harvey Road – Terms of Reference for Heritage Report	74
	2. 57 Margaret’s Place – Terms of Reference	80
	3. Shared-Use Path Route Confirmation	93
	4. Environment and Sustainability Experts Panel Terms of Reference	101
9.	DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)	
9.1	Development Permits List October 26 to November 8, 2023	113
10.	BUILDING PERMITS LIST (FOR INFORMATION ONLY)	
10.1	Building Permits List	114
11.	REQUISITIONS, PAYROLLS AND ACCOUNTS	
11.1	Weekly Payment Voucher for Week Ending November 1, 2023	118
11.2	Weekly Payment Vouchers for the Week Ending November 8, 2023	119
12.	TENDERS/RFPS	
12.1	RFP 2023129 Security Guarding Services	120
12.2	2023180 - Litter Control Services - Robin Hood Bay Waste Management Facility	122
12.3	RFP #2023183 - Engineering Services for Portugal Cove Road Roundabout at Major’s Path/Airport Heights Drive	125
12.4	348 Water Street Lease Extension	126
13.	NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS	
14.	OTHER BUSINESS	

14.1	62 Cuckhold's Cove Road interpret zones	128
14.2	146 Hamilton Avenue – Designated Heritage Building – REN2300396	132
14.3	SERC – Holiday Events and Film Shoot Road Closure	143
15.	ACTION ITEMS RAISED BY COUNCIL	
16.	ADJOURNMENT	

Proclamation

National Child Day

November 20, 2023

WHEREAS: November 20, 2023, is recognized in Canada as National Child Day and internationally as World Children's Day to commemorate the Convention on the Rights of the Children. It's a special day to celebrate the rights of children everywhere, to help them live happy, healthy lives so that each child may reach their full potential; and

WHEREAS: The City of St. John's Recreation Division has celebrated National Child Day for over 20 years and would like to continue to bring awareness of the rights of children in our community and abroad; and

WHEREAS: In recognition of National Child Day, the Meet the Mayor contest was one of the activities that enables a student from the City's Elementary schools an opportunity to meet the Mayor and attend the Council meeting here today. Other activities will be held throughout the week to celebrate. Visit the City's Calendar of Events at www.stjohns.ca for more information; and

WHEREAS: In recognition of National Child Day/World Children's Day, all citizens are encouraged to wear blue on November 20 and to use the hashtag #NationalChildDay on social media to bring awareness of children's rights around the world.

THEREFORE: I, Mayor Danny Breen, do hereby proclaim November 20th, 2023, as National Child Day in the City of St. John's.

Signed at City Hall, St. John's, NL on this fourteenth day of November, 2023.

Danny Breen, Mayor

Proclamation

National Housing Day

November 22, 2023

WHEREAS: Since 1998, municipalities and other organizations across the nation have recognized National Housing Day on November 22nd. National Housing Day recognizes that having a safe, secure home is a basic human right and a key pathway out of poverty. It is important for all levels of government, organizations, and communities to work together to provide affordable and adequate housing that will make a real difference in the lives of many people who require shelter; and

WHEREAS: The City of St. John's has adopted a ten-year Affordable Housing Strategy to create solutions across the housing continuum. The strategy was developed and is being led by the Affordable Housing Working Group which includes representation from all levels of government, the community sector, and private industry; and

WHEREAS: Communities across Canada are experiencing an affordable housing crisis that has highlighted systemic affordability issues and is exacerbated by broader economic turbulence; and

WHEREAS: National Housing Day is meant to raise awareness about housing and homelessness and encourage events designed to focus on the needs of individual communities. This year a forum has been planned; and

WHEREAS: This event will work towards building capacity across the housing sector so that our community can bring together its resources in responding to the housing supply crisis;

THEREFORE: I, Mayor Danny Breen, do hereby proclaim November 22nd as National Housing Day in the City of St. John's.

Signed at City Hall, St. John's, NL on this 22nd day of November 2023.

Danny Breen, Mayor

ST. JOHN'S

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

October 31, 2023, 3:00 p.m.

- Present:
- Mayor Danny Breen
 - Deputy Mayor Sheilagh O'Leary
 - Councillor Maggie Burton
 - Councillor Ron Ellsworth
 - Councillor Sandy Hickman
 - Councillor Debbie Hanlon
 - Councillor Jill Bruce
 - Councillor Ophelia Ravencroft
 - Councillor Jamie Korab
 - Councillor Ian Froude
 - Councillor Carl Ridgeley
- Staff:
- 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 Manager of Communications
 - Christine Carter, Legislative Assistant
- Others:
- Mark Finch, Affordable Housing and Development Facilitator

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 **World Town Planning Day**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-10-31/472

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - October 17, 2023**

SJMC-R-2023-10-31/473

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

The minutes of October 17, 2023, are accepted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

6.1 **Development Committee – Crown Land Grant – Land Adjacent to 1160 Blackhead Road – CRW2300011**

SJMC-R-2023-10-31/474

Moved By Councillor Korab

Seconded By Councillor Burton

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

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

SJMC-R-2023-10-31/475

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council approve the servicing of a Private Development within the Floodplain Buffer at 51 Bay Bulls Road.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.3 Notices Published – 270A Newfoundland Drive - DEV2300119

SJMC-R-2023-10-31/476

Moved By Councillor Korab

Seconded By Councillor Hanlon

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

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

SJMC-R-2023-10-31/477

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.5 Notices Published – 332 Groves Road - DEV2300131

SJMC-R-2023-10-31/478

Moved By Councillor Korab

Seconded By Councillor Froude

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.6 Notices Published – 9 Glenlonan Street - DEV2300126

SJMC-R-2023-10-31/479

Moved By Councillor Korab

Seconded By Councillor Ellsworth

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.7 Notices Published – 96 Firdale Drive - DEV2300134

SJMC-R-2023-10-31/480

Moved By Councillor Korab

Seconded By Councillor Bruce

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.8 Request for Second Accessory Building in the Watershed – 42 Healey's Pond Crescent (Town of Portugal Cove-St. Philips) – INT2300062

SJMC-R-2023-10-31/481

Moved By Councillor Korab

Seconded By Councillor Hickman

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.9 Notices Published – 74 Circular Road - DEV2300123

Members of Council were supportive of this application but did indicate that they had received feedback from residents regarding parking limitations and the hours of operation. Other parking locations were noted as well as the great opportunity that these Heritage properties offer for the owners to maintain them, and their use of space for small gatherings.

SJMC-R-2023-10-31/482

Moved By Councillor Korab

Seconded By Councillor Burton

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6.10 Notices Published – 126 Empire Avenue - DEV2300122

The need for more housing within the City was reiterated and members of Council were supportive of ways to increase capacity in low impact ways.

SJMC-R-2023-10-31/483

Moved By Councillor Korab

Seconded By Councillor Froude

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

7. RATIFICATION OF EPOLLS

7.1 E-POLL - SERC – George Street Mardi Gras 2023

SJMC-R-2023-10-31/484

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

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

SJMC-R-2023-10-31/485

Moved By Councillor Ellsworth

Seconded By Councillor Froude

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - October 24, 2023

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

SJMC-R-2023-10-31/486

Moved By Deputy Mayor O'Leary

Seconded By Councillor Froude

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 (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

2. 7 Waterford Bridge Road – REZ2300009

SJMC-R-2023-10-31/487

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

Abstain (1): Councillor Froude

MOTION CARRIED (10 to 0)

3. 110 Higgins Line – Text Amendment – REZ2300010

SJMC-R-2023-10-31/488

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 (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

4. 154 University Avenue – REZ2300004

SJMC-R-2023-10-31/489

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 (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

5. 725 Southlands Boulevard – REZ2100009

SJMC-R-2023-10-31/490

Moved By Councillor Froude

Seconded By Councillor Ridgeley

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 (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

6. Text Amendment – Daycare Centre – Additional Changes

Councillor Froude reviewed the Decision Note and advised that this change will reduce barriers to childcare operations being set up in the City and will align our regulations with those of the Province. It was also noted that this will go to public consultation for feedback from residents.

Councillor Burton asked for clarification on the consultation process for this amendment. The Chief Municipal Planner advised that public notification is required and a public meeting could be held if requested by Council.

SJMC-R-2023-10-31/491

Moved By Councillor Froude

Seconded By Councillor Bruce

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 (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List October 12 - 25, 2023

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for the Week Ending October 18, 2023

SJMC-R-2023-10-31/492

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the weekly payment vouchers, for the week ending, October 18, 2023, in the amount of \$5,984,087.45 be approved as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

11.2 Weekly Payment Vouchers for the Week Ending October 25, 2023

SJMC-R-2023-10-31/493

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That the weekly payment vouchers, for the week ending, October 25, 2023, in the amount of

\$6,375,838.22 be approved as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12. TENDERS/RFPS

12.1 Replacement and spare parts for Tarpomatic alternative daily cover system at Robin Hood Bay

SJMC-R-2023-10-31/494

Moved By Councillor Hickman

Seconded By Councillor Bruce

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12.2 2023145 - Supply and Delivery of Bunker Gear

SJMC-R-2023-10-31/495

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12.3 2023181 - Supply and Delivery of Water Treatment Chemicals (Windsor Lake WTP)

SJMC-R-2023-10-31/496

Moved By Councillor Hickman

Seconded By Councillor Bruce

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12.4 2023187 - Churchill Square Snow Clearing

SJMC-R-2023-10-31/497

Moved By Councillor Hickman

Seconded By Councillor Froude

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

12.5 Detailed Design Services – Intersection Improvements Initiative (Three Locations) RFP #2023185

SJMC-R-2023-10-31/498

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Sale of City Land at 1 Mount Cashel Road

SJMC-R-2023-10-31/499

Moved By Councillor Froude

Seconded By Councillor Bruce

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.2 70 Circular Road – Designated Heritage Building – SIT2300008

SJMC-R-2023-10-31/500

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.3 Cruise Industry Update

The Cruise Ship Industry update was provided for information.

14.4 Shared-Use Paths and Roundabout in Floodplains, Wetlands, and Buffers

Councillor Bruce noted that these Shared Use Paths will be great additions to these areas, and residents will be very happy to see the changes coming to the intersection at Portugal Cove Road - Majors Path - Airport Heights.

SJMC-R-2023-10-31/501

Moved By Councillor Korab

Seconded By Councillor Bruce

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.5 SERC – Remembrance Day Parades 2023

Deputy Mayor O'Leary advised that she had received an inquiry as to whether Garrison Hill should be a part of the road closures for the Remembrance Day parade. The Deputy City Manager of Community Services responded that that this route has been reviewed by City Staff and the parade organizers, and there has been no request received to close Garrison Hill, but agreed to check to see if a closure is required.

SJMC-R-2023-10-31/502

Moved By Councillor Hanlon

Seconded By Councillor Ridgeley

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.6 Insurance Policy Renewal

Councillor Ellsworth reviewed the Insurance Policy Renewal of the City's insurance for information.

14.7 SERC - Fireworks By-Law Exemption 2023

Councillor Burton asked if a multi-year approval for the fireworks exemption could be granted to the organizers of this event. The Deputy City Manager of Community Services agreed to discuss the suggestion with the organizers to see if they have a long-term plan for the event with the same format, and if so, multi-year approval could be considered.

SJMC-R-2023-10-31/503

Moved By Councillor Hanlon

Seconded By Councillor Bruce

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.8 Capital Grant 2023

SJMC-R-2023-10-31/504

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ridgeley

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.9 Housing Accelerator Fund Action Plan

Councillor Ellsworth presented the Decision note on the Housing Accelerator Fund Action Plan, outlining the previous proposal submitted and the revised version presented to Council today.

The City's previous Housing Accelerator Fund (HAF) application included a 9-initiative Action Plan. The revised plan outlines those initiatives, with some revisions and reprioritization in response to Federal feedback and in support of the revised targets. It was noted that 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.

Councillor Ellsworth added that the City of St. John's is not building any units but through these initiatives is incentivizing opportunities for others to build capacity.

Members of Council were very pleased and supportive with the revised Housing Accelerator Fund Action Plan as presented, acknowledging their appreciation to members of the Staff and Council for their work on this revised application.

Adding density within the City, looking at new options for housing development, streamlining processes are very important to help with the current housing crisis. Residents and Developers were encouraged to support the initiatives outlined.

Mr. Mark Finch, Affordable Housing and Development Facilitator, outlined the next steps for Council, advising that there are priorities in the City's submission, text amendments could be completed within the next six months, and other initiatives could be rolled out within twelve to eighteen months. The text amendment process was also reviewed with Council.

Mayor Breen noted the importance of partnerships and working with the other levels of government, community groups and other partners to deal with the housing crisis. There is still work to be done and discussions with

the Province will be held on the applicable pieces of legislation and how they affect these initiatives. Mayor Breen added that both the Federal and Provincial Government need to unlock lands that could be used for this purpose.

SJMC-R-2023-10-31/505

Moved By Councillor Ellsworth

Seconded By Councillor Burton

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

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.10 \$1,000 Donation to Registered Charity

SJMC-R-2023-10-31/506

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

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.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

14.11 Council and Committee Leads

The Council and Committee Leads were presented as information. The City's website will be updated accordingly.

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:40 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 93E Newtown Road – INT2300067

Date Prepared: November 7, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a Subsidiary Dwelling Unit at 93E Newtown Road.

Discussion – Background and Current Status:

An application was submitted for 93E Newtown Road to add a Subsidiary Dwelling Unit to the existing Townhouse Dwelling. As per Section 8.3 of the Envision Development Regulations, one (1) parking space is required for each residential Dwelling Unit. The existing single width driveway currently provides the required parking space for the existing unit; therefore, parking relief for one (1) parking space is requested for the Subsidiary Dwelling unit.

The rationale for relieving one parking space is the option to use stacked parking within the existing driveway, which can accommodate two cars if stacked. On-street parking is also available on the street, although it is not available in the winter due to the parking ban.

As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested does not merit a Parking Report, Council may accept a staff report in lieu, which is presented as this Decision Note.

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 Sections 8.3 "Parking Standards" and 8.12 "Parking Report."
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 parking relief for one parking space to accommodate the Subsidiary Dwelling unit at 93E Newtown Road.

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

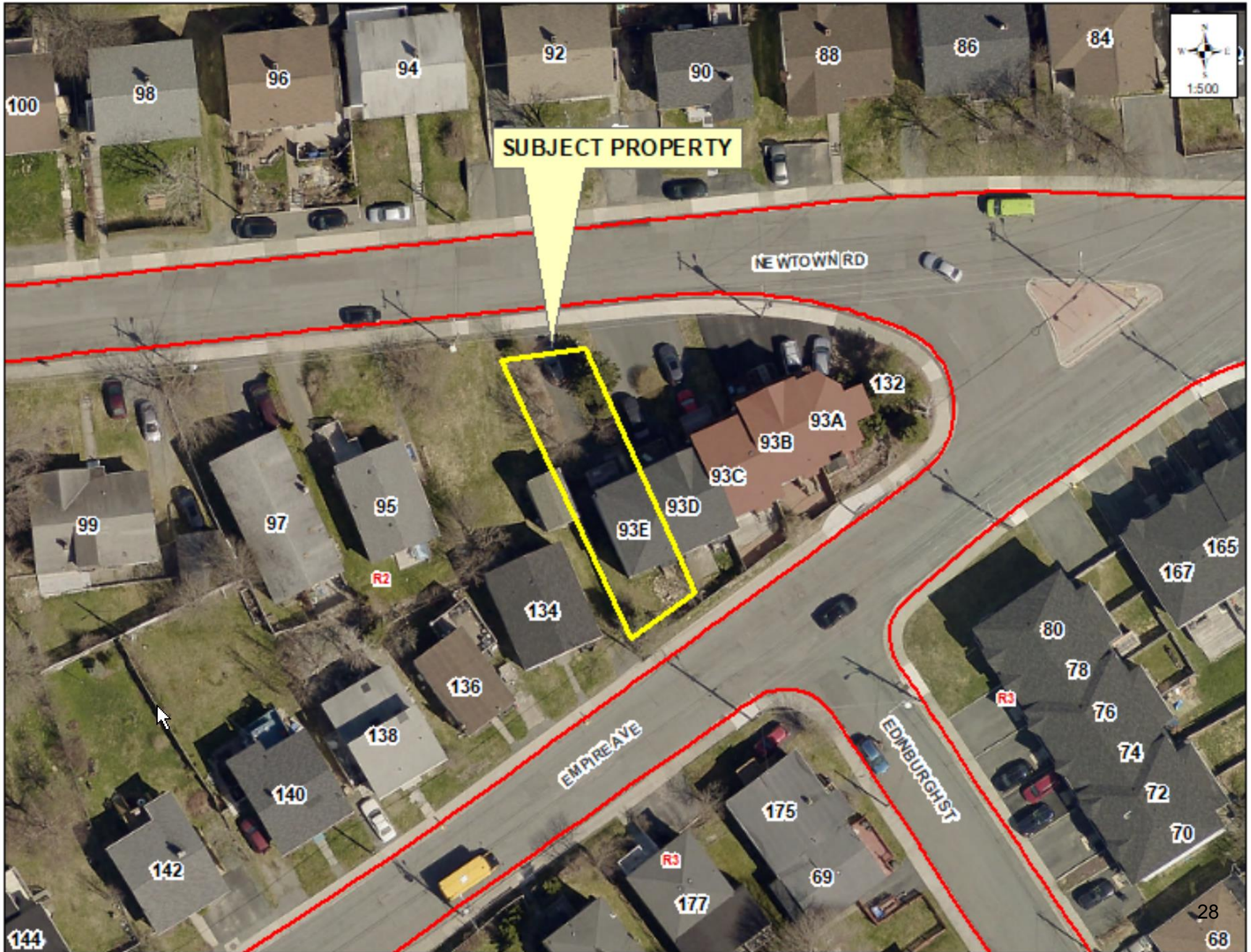
Document Title:	Development Committee - Request for Parking Relief – 93E Newtown Road – INT2300067.docx
Attachments:	- Aerial Map - 93E Newtown Road.pdf
Final Approval Date:	Nov 7, 2023

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

Lindsay Lyghtle Brushett - Nov 7, 2023 - 3:57 PM

Jason Sinyard - Nov 7, 2023 - 4:13 PM

93E Newtown Road



DECISION/DIRECTION NOTE

Title: Request to Set Parking for Emergency Shelter Use – 6 Patrick Street – INT2300055

Date Prepared: November 6, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley

Ward: Ward 2

Decision/Direction Required: Request to set the parking requirement for an Institutional Use at 6 Patrick Street for an emergency shelter.

Discussion – Background and Current Status: An application was submitted for an emergency shelter at 6 Patrick Street. The proposed emergency shelter is a Permitted Use in the Institutional Downtown (INST-DT) Zone, while parking requirements for Institutional Uses shall be determined by Council as per Section 8.3 of the Envision St. John’s Development Regulations.

Based on the services provided at this time, 4 staff are proposed for the emergency shelter use and sufficient parking is provided on-site, therefore, it is recommended that parking be set at 4 parking spaces. Should future parking be required for additional staff, the applicant may wish to consider a parking agreement with neighbouring properties.

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: Envision St. John's Development Regulations Section 8.3 "Parking 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 set the parking requirement at 4 parking spaces for the Institutional Use at 6 Patrick Street to allow for the proposed emergency shelter.

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 - Set Parking for Institutional Use - 6 Patrick Street - INT2300055.docx
Attachments:	- Picture1.png
Final Approval Date:	Nov 6, 2023

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

Jason Sinyard - Nov 6, 2023 - 3:22 PM



DECISION/DIRECTION NOTE

Title: Notices Published - 15 Carnell Drive – DEV2300140

Date Prepared: November 7, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by the St. John’s Soccer Club at 15 Carnell Drive.

Discussion – Background and Current Status:

The proposed application is for an Accessory Building which is a Discretionary Use in the Open Space (O) Zone. The Accessory Building will have an area of 29m² and be used to store soccer equipment. The Accessory Building size, height and location are subject to Section 6.2 “Accessory Buildings” requirements of the Development Regulations.

No submissions were received.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: 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 6.2 "Accessory Buildings", Section 10.5 "Discretionary Uses" and Section 10 "Open Space (O) 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 for an Accessory Building at 15 Carnell Drive.

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 - 15 Carnell Drive.docx
Attachments:	- DEV2300140-15 CARNELL DRIVE.pdf - Location.pdf
Final Approval Date:	Nov 7, 2023

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

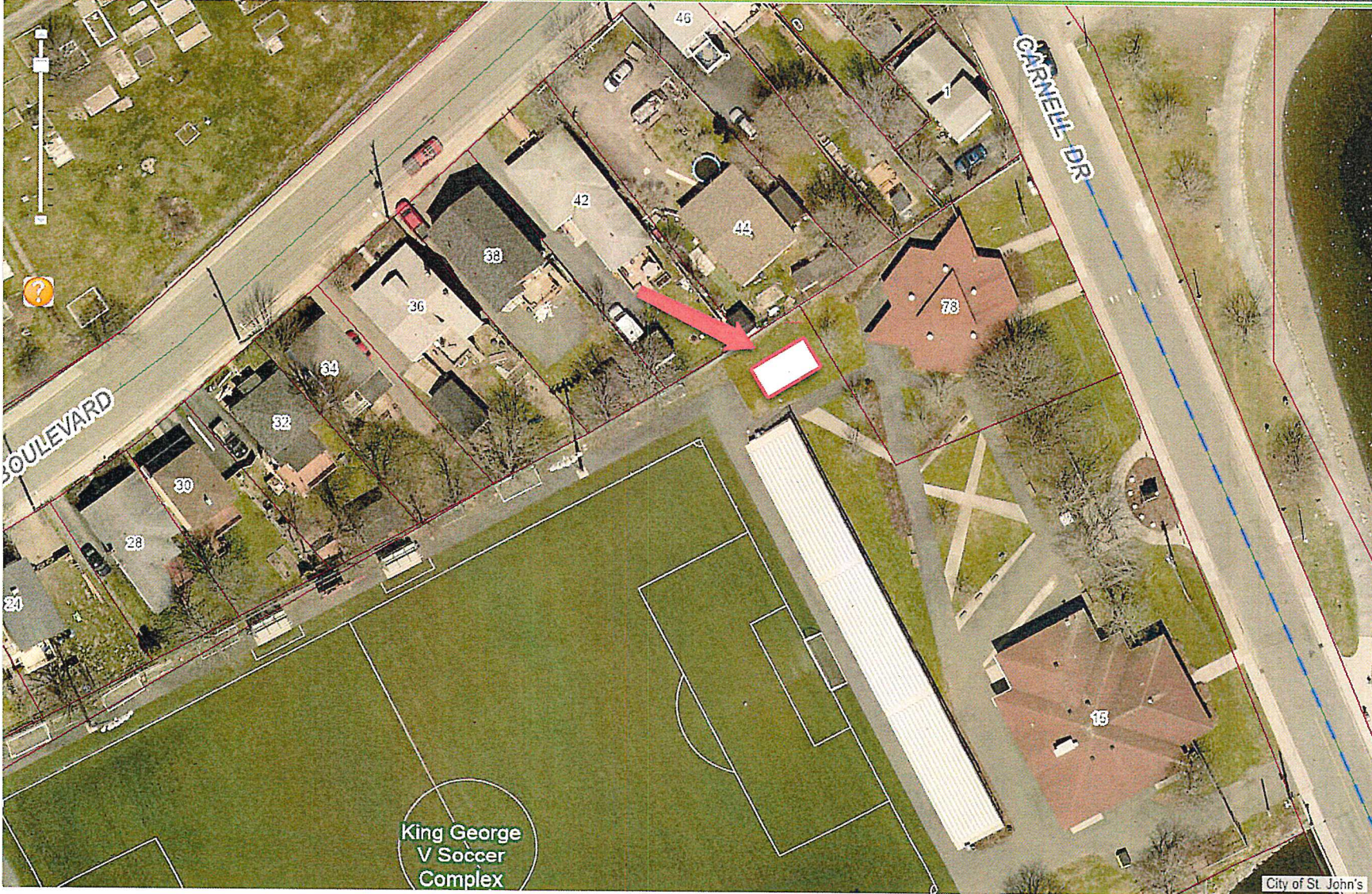
Lindsay Lyghtle Brushett - Nov 7, 2023 - 1:54 PM

Jason Sinyard - Nov 7, 2023 - 4:01 PM



SUBJECT PROPERTY





- Mun. Boundary
- Elevation
- Wards
- Neighbourhoods
- Planning
- Properties
 - Street
 - Parcel
- Watersheds
- Sewer
- Water services
- Traffic signs
- Assessment
- Snow Clearing Priority
- Parks Snow Clearing
- Wetlands
- 100 Year Flood
- Goulds USA
- Street Classification
- Cycling

DECISION/DIRECTION NOTE

Title: Revised Land Use Report – 5-7 Little Street – DEV2300074

Date Prepared: November 8, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required: To consider the draft terms of reference for a revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building.

Discussion – Background and Current Status:

In 2021, 5-7 Little Street was rezoned from Residential 2 (R2) to the Apartment 2 (A2) Zone to allow for a Personal Care Home. As part of that process, a Land Use Report was required and accepted by Council. The applicant has since reconsidered their plans and has made application for an Apartment Building, which is a permitted use within the A2 Zone. The proposal includes approximately 100 dwelling units featuring one-bedroom suites, some of which are accessible. The applicant believes their redesign suits the site better and will resolve previous neighbourhood concerns about setbacks and stepbacks of the proposed building.

Based on the changes to the site layout and land use, Council directed staff to require a revised Land Use Report and public engagement. The Land Use Report will be used to evaluate the impact of the new proposed Apartment Building Use on neighbouring property owners. The terms of reference for the report are not as detailed as the original report. Elements such as building design, location, height, landscaping, and parking make up the key components of the report, which show how the new proposed development affects adjacent properties. Technical requirements such as servicing, and traffic will be part of the development review but are not included in the LUR.

It is recommended that Council set the terms of reference for a Land Use Report (LUR). Once the report is submitted by the applicant and deemed acceptable by staff, public notification will occur. An Apartment Building is a permitted use in the A2 Zone, so staff recommend that public notification is suitable, using a mailout to publicize the revised plans for the site. Parking relief will also need to be considered by Council once the Land Use Report is done.

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.

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

5. Accessibility and Inclusion: Accessibility is evaluated at the building permit stage.

6. Legal or Policy Implications: Envision St. John's Development Regulations Section 4.9 "Land Use Report" and Section 10 "Apartment 2 (A2) Zone".

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public notification, as per Section 4.8 "Public Consultation" of the Envision St. John's Development Regulations is recommended after a Land Use Report acceptable to staff 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 approve the draft terms of reference for a revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building.

Further, upon receiving a satisfactory Land Use Report, that it be public advertised for information and consideration of parking relief.

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 - Revised Land Use Report - 5-7 Little Street - DEV2300074.docx
Attachments:	- TERMS OF REFERENCE Little Street Development Application.docx - Picture1.png
Final Approval Date:	Nov 8, 2023

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

Jason Sinyard - Nov 8, 2023 - 3:54 PM

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR AN APARTMENT BUILDING
5 AND 7 LITTLE STREET
PROPONENT: LAT 49 AND NEVIDA PROPERTIES INC.**

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 Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Previous vs Current Proposal

- Provide the site plan for the previously proposed Personal Care Home in comparison to the current proposal for an Apartment Building.

B. Building Use

- Identify the size of the proposed building by Gross Floor Area.
- Identify all proposed uses/occupancies within the building by their respective floor area.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Building elevations and identify height of the proposed building;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
 - Identify any rooftop structures.
- Provide street scape views/renderings of the proposed building from the following locations:
 - Along the property frontage at Hoyles Avenue;
 - Along the property frontage at Little Street.
- Identify the location and type of exterior lighting. 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 building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

TERMS OF REFERENCE

Land Use Assessment Report, November 7, 2023

5 and 7 Little Street

D. Landscaping & Buffering

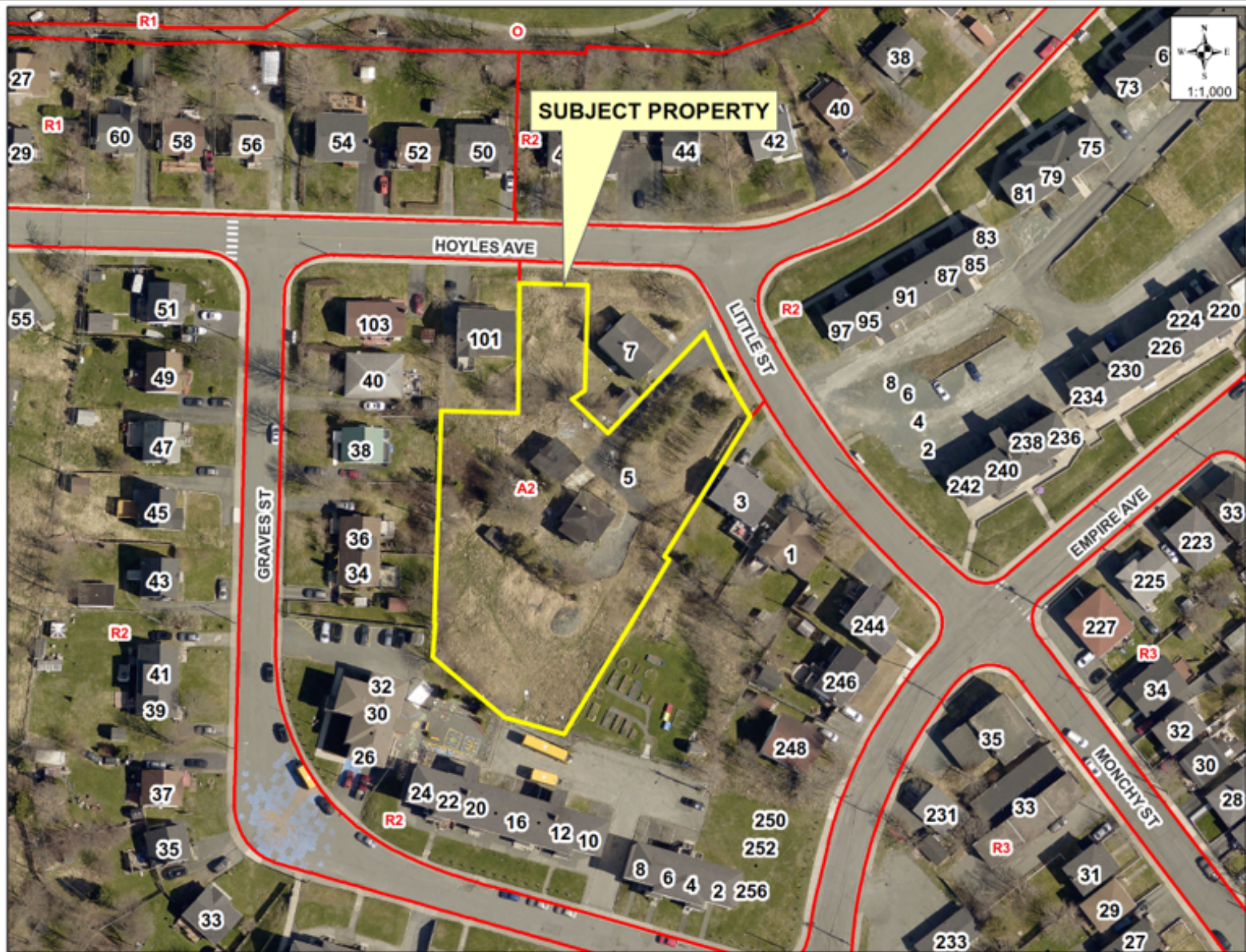
- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations.

E. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure lot, including circulation details.
- Identify the location of all access and egress points, including pedestrian access.

F. Public Transit

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



DECISION/DIRECTION NOTE

Title: Notices Published – 16 Blue Jacket Place – DEV2300141
Date Prepared: November 7, 2023
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted for 16 Blue Jacket Place.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare, which will be owner operated and accommodate up to seven (7) children. The floor area will be approximately 36m² and operate Monday to Friday, 8 a.m. to 4:45 p.m. On-street parking is available. The proposed application site is in the Residential 1 (R1) Zone.

Two submissions were received. One submission is in favour of the application and one raised concerns pertaining to additional traffic, parking and that the neighbourhood is not a place for commercial business. Transportation Engineering has no concerns with this application and on-street parking is available.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: 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 Uses" 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 16 Blue Jacket Place 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 - 16 Blue Jacket Place.docx
Attachments:	- DEV2300141-16 BLUE JACKET PLACE.pdf
Final Approval Date:	Nov 7, 2023

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

Lindsay Lyghtle Brushett - Nov 7, 2023 - 1:42 PM

Jason Sinyard - Nov 7, 2023 - 4:17 PM



ANTELOPE ST

SUBJECT PROPERTY

BLUE JACKET PL

PETITE FORTEDR

R1

R1

R1

18

16

14

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Karen Chafe

From: [REDACTED]
Sent: Monday, October 23, 2023 6:30 PM
To: CityClerk
Subject: (EXT) Comment on 16 Blue Jacket Place daycare

Good afternoon,

My name is [REDACTED] I want to note my full support of the planned day care at 16 Blue Jacket Place.

We need more child care spaces, and we need more neighbourhoods that are inclusive and that can accommodate families. This is an excellent start, and I hope more enterprising individuals come forward with similar proposals in the future. Until then, please note that as a property owner in the area, I 100% support this application and I encourage council to have the fortitude to move forward and approve this despite any NIMBY neighbours who may not be in favour.

Please let me know if there is anything else you require from me.

Thank you,
[REDACTED]

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 3, 2023 10:03 AM
To: CityClerk
Subject: (EXT) Spa on 10 blue jacket place

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello

I heard of an application for a spa on 10 blue jacket which already adds traffic due to its air b & b. Along with the application for a daycare at 16 blue jacket place which I'm totally against as well, they are ruining our quiet street. Cars parked all over the place, it's a disaster and unsafe for kids to play.

As a resident on this street I am 100% against this.

With the rentals on this street I already have other vehicles parked in front of my property pretty much everyday.

Then, with so many kids playing on the streets on this quiet cul de sac we have vehicles flying in the street... [REDACTED]

[REDACTED]. This will add so much more traffic to the area...its not fair.

This is not a place for a business!

If they can't afford to live on the street ...move!

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 183 Kenmount Road – DEV23000137

Date Prepared: November 7, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Five Sac Self-Storage Corporation at 183 Kenmount Road.

Discussion – Background and Current Status:

The proposed application is for a Warehouse Use for self-storage. Hours of operation are Monday to Thursday and Saturday, from 7 a.m. - 7 p.m. and Sunday 9 a.m. - 5 p.m. The development will be comprised of several warehouse, self-storage buildings, which have a total floor area of approximately 3782m². Limited parking is provided, and additional parking relief will be requested. The proposed Use is in the Rural (RUR) Zone where it is considered Discretionary.

No submissions were received.

Parking relief has been requested for this development. As per Section 8.3 of the Envision Development Regulations, a minimum of one (1) parking space is required for every 100m² of floor area for a Warehouse Use. The proposed 3782m² expansion would require an additional 38 parking spaces. There are currently 16 parking spaces for the existing storage buildings, therefore parking relief for the 38 parking spaces is requested.

Parking relief rationale proposed by the applicant states the warehouse is limited only to employees and at no time accessed by the public, and they anticipate two new employees. The mini warehouses are drive-up, and customers can pull up to the storage door to access their unit; therefore, parking is not required. For these reasons, the applicant strongly believes the existing parking on-site supports the additional buildings being proposed.

As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council the change requested does not merit a Parking Report, Council may accept a staff report in lieu, which is presented as this Decision Note.

Key Considerations/Implications:

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

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

Choose an item.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Section 10.5 "Discretionary Uses," Section 10 "Rural (RUR) Zone" and Section 8 "Parking Requirements".
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 for a Warehouse Use at 183 Kenmount Road and approve the parking relief of 38 parking spaces to accommodate the proposed expansion of the Warehouse Use.

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 - 183 Kenmount Road.docx
Attachments:	- DEV2300137-183 KENMOUNT ROAD.pdf
Final Approval Date:	Nov 7, 2023

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

Lindsay Lyghtle Brushett - Nov 7, 2023 - 2:18 PM

Jason Sinyard - Nov 7, 2023 - 4:00 PM

SUBJECT PROPERTY



102

CH

PIPPY PL

KENMOUNT RD

161

169

173

177

185

183

CH

187

191

250

240

RUR

RR1

260

OLD PENNYWELL RD

RR1

270

RUR

DECISION/DIRECTION NOTE

Title: Notices Published – 26 Monkstown Road – DEV2300128
Date Prepared: November 7, 2023
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by 90115 Newfoundland and Labrador Limited for 26 Monkstown Road.

Discussion – Background and Current Status:

An application for a Bed and Breakfast Use was previously approved, which allowed two (2) guest rooms with a maximum of four (4) guests. The applicant is proposing the addition of five (5) guest rooms, for a total of seven (7) guest rooms and fourteen (14) guests. On-site parking is provided. The proposed application site is in the Residential 1 (R1) Zone.

Six submissions were received. One submission was in favour, while concerns raised included traffic congestion and parking, and that the establishment be owner/operated. Bed and Breakfast establishments require a minimum of 1 parking space per 2 guest rooms; 4 parking spaces are provided on-site as required. Transportation Engineering has no concerns in relation to traffic for the proposed use. A Bed and Breakfast Use can be either owner occupied, or owner managed, subject to the defined use under the Development Regulations.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: 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".
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 26 Monkstown Road to allow an increase in guest rooms at the existing Bed and Breakfast Use to allow a total of seven (7) guest rooms and fourteen (14) guests.

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 - 26 Monkstown Road .docx
Attachments:	- DEV2300128-26 MONKSTOWN ROAD.pdf
Final Approval Date:	Nov 7, 2023

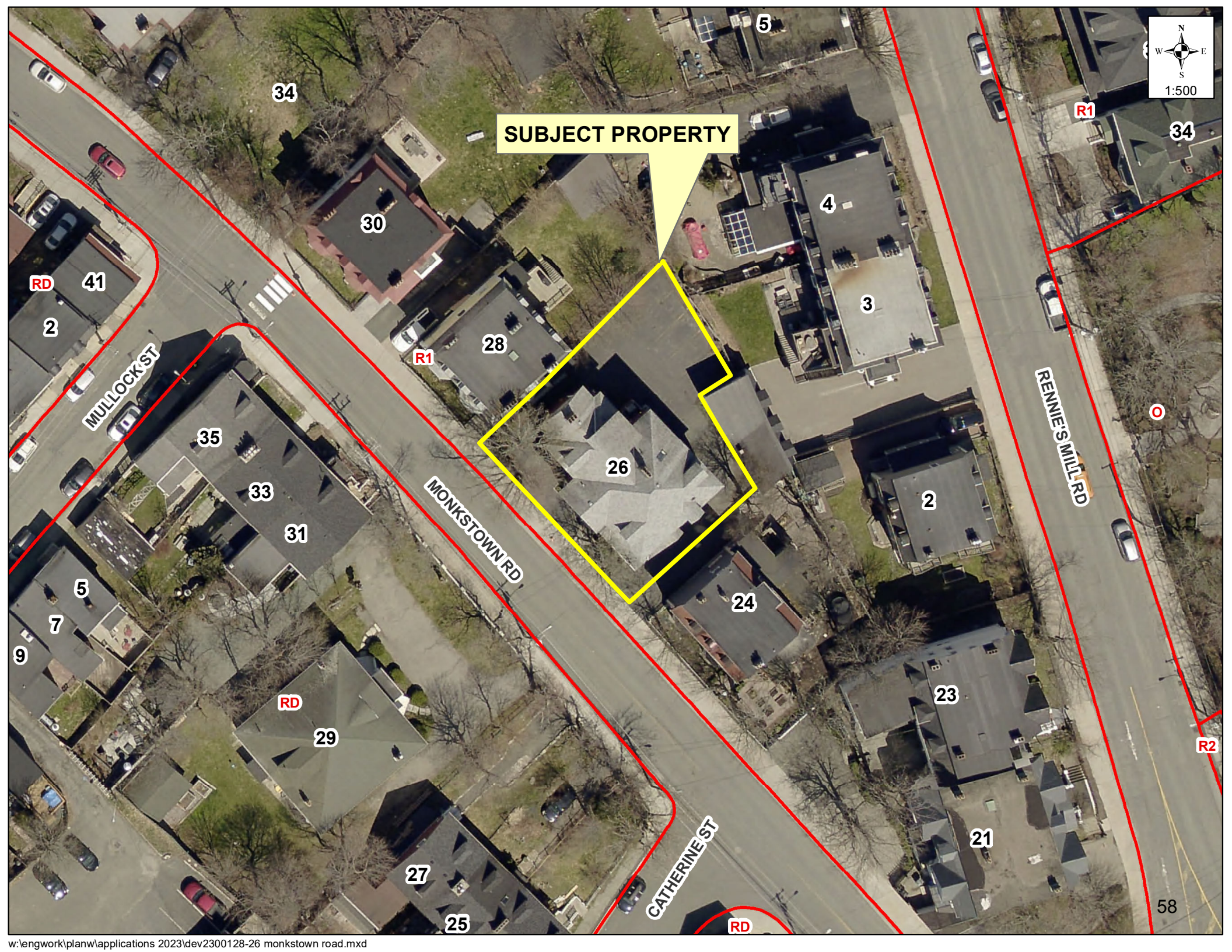
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Nov 7, 2023 - 1:47 PM

Jason Sinyard - Nov 7, 2023 - 4:15 PM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Monday, October 30, 2023 9:52 AM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) 26 Monkstown Road

Good morning

Thank you for the opportunity to comment on the discretionary use application for 26 Monkstown Road. As long time residents of the greater downtown areas, we wholeheartedly support the operation of a licensed bed and breakfast in our area, especially compared to unlicensed short term rentals (eg. Airbnb) and the issues they have caused in the downtown area.

One comment we have is regarding the parking provided for 7 guest rooms and 14 guests. We do hope the parking is adequate, as our block of Mullock Street extending from Monkstown Road to Hayward Avenue does not have permit only parking, and it seems that non-residents often avail of this “free” parking. We occasionally have issues with parking anywhere near our home, especially during winter months, and I hope the expansion of this B&B doesn’t add to the parking congestion for residents on the street.

Sincerely,

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 26, 2023 4:47 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Re: 26 Monkstown Road Discretionary use application 90115 Newfoundland and Labrador Limited (Objection)

Office of the City Clerk

cityclerk@st.johns.ca

Re: 26 Monkstown Road Discretionary use application 90115 Newfoundland and Labrador Limited

I have an objection regarding the proposed discretionary application for the addition of (5) five guest rooms, for a total of (7) seven guestrooms and (14) fourteen guests at the 26 Monkstown Rd property.

The objection is with respect to the fact that the property does not offer sufficient parking to accommodate these numbers of guests, nor is appropriate access presently provided to the limited parking spaces presently available. The access to the property's parking area, is a shared driveway that offers only one way access to the properties parking area, around a blind turn, which infringes upon the property's lower-level southern exit. All of these issues are life safety concerns.

The notice provided by the city gives no details on how many parking spaces, nor a site plan identifying available parking. Currently contractors that have completed the guestroom work and the present guests regularly illegally park at the front of the property or on the sidewalk in front of the property. I have regularly called traffic enforcement with little success in correcting or preventing the issue. Additional guests will only increase the frequency of this occurrence. For these reasons I object to the approval of the discretionary use application.

If you have any questions or concerns, please call or email.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 19, 2023 4:26 PM
To: CityClerk
Subject: (EXT) Discretionary Use Application - no. 26 Monkstown Road

Hello,

I own [REDACTED] and have no objection to his application.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

--
Sent from a mobile device.

Karen Chafe

From: [REDACTED]
Sent: Tuesday, October 24, 2023 10:52 PM
To: CityClerk
Subject: (EXT) 26 Monkstown Road application

Good evening:

My concern regarding the Discretionary Use Application by 90115 Newfoundland and Labrador Limited for 26 Monkstown Road.....

How many parking spots will be allocated to that location? I'm assuming there will be at least seven spots available on that property to accommodate the proposed seven guest rooms. As you know, parking is at a premium in this area of the City. Parking by permit is on the east side of Monkstown heading north, commencing at the intersection of Mullock Street. Parking on Mullock Street is occupied by the row-housing residents of Mullock who do not have driveways - plus by short-term occasional visitors. Any overflow from 26 Monkstown could mean a disruption to these permanent residents. Just my opinion and concern.

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, October 19, 2023 11:47 AM
To: CityClerk
Subject: (EXT) 26 Monkstown Road

Regarding the Application before you, please consider parking and additional parking. Monkstown Road is a tight squeeze at the best of times and a complete nightmare in winter.

Perhaps adding more cars and traffic to the area is not the right decision.

All the best,

[REDACTED]

Get [Outlook for iOS](#)

Karen Chafe

From: [REDACTED]
Sent: Monday, October 23, 2023 10:31 AM
To: CityClerk
Subject: (EXT) Discretionary Use Application

Hello,

Below are my comments regarding the Discretionary Use application for 26 Monkstown Road (90115 Newfoundland and Labrador Limited.)

I wish to remain anonymous.

The increase in guest rooms requested is excessive for this property. Increasing the number of guests from 4 to 14 changes the property's function significantly. 14 Guests is a moderately sized Inn or small hotel. This is primarily a residential community, in which citizens walk and bike to the parks and schools. Traffic is already congested along Monkstown Rd. and through Rawlins Cross, and there is excessive, disruptive noise at night.

I am aware that the City of St. John's defines Bed and Breakfast as an owner-managed facility housing up to 16 overnight guests. If this application is accepted by the city, I would certainly hope that the set maximum occupancy of 16 guests, as well as the stipulation that the owner must occupy or manage the premises, will be duly monitored. Management/owners must be held accountable for their guests' behaviour.

I urge the City of St. John's to protect the viability of our heritage urban residential communities and to recognize their value to the provincial capital.

Thank you for your consideration.

[REDACTED]
[REDACTED]

DECISION/DIRECTION NOTE

Title: Demolition of Dwelling – 117 Linegar Avenue

Date Prepared: November 3, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Sandy Hickman, Transportation and Regulatory Services

Ward: Ward 5

Decision/Direction Required:

For consideration of council to grant a Demolition Order of 117 Linegar Avenue.

Discussion – Background and Current Status:

The dwelling house situated at 117 Linegar Avenue has been vacant since at least 1999, has not been maintained and as a result is in a state of disrepair and is unfit for habitation. The rear exterior wall of the dwelling has collapsed thus creating a potential safety issue due to compromised structural components.

The owner applied to demolish the property in 2019 but did not satisfy the requirements to issue a permit and the file has been on hold since.

The city has acted on several complaints since this time for poor property condition and possible safety concerns from area residents. Inspection Services has been monitoring the property to ensure it remained secure, but the dwelling has further deteriorated, and remedial action is now required.

Key Considerations/Implications:

1. Budget/Financial Implications:
Should the City proceed with the order, and it is not complied, steps will be initiated for the demolition of the aforesaid property. The cost associated with this demolition will be applied to the property and a bill for the cost issued to the property owner.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions: N/A

Choose an item.

Choose an item.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

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

Recommendation:

That Council grant the Demolition Order of 117 Linegar Avenue as the dwelling is in a state of disrepair and unfit for habitation presenting possible safety hazards.

Prepared by:

Randy Carew, CET – Manager – Regulatory Services

Signature: _____

Approved by:

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

Signature: _____

Report Approval Details

Document Title:	Demolition Order - 117 Linegar Avenue.docx
Attachments:	
Final Approval Date:	Nov 6, 2023

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

Jason Sinyard - Nov 6, 2023 - 8:39 AM

ST. JOHN'S

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

November 7, 2023, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Debbie Hanlon
Councillor Ophelia Ravencroft

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

Others: Natalie Godden, Manager - Healthy City & Inclusion
Trisha Rose, Accessibility and Inclusion Facilitator
Edmundo Fausto, Manager – Sustainability
Jackie O'Brien, Communications & Public Relations Officer

1. 51 Harvey Road – Terms of Reference for Heritage Report

The City received an application to construct a mixed-use building at 51 Harvey Road, which is currently vacant property. The proposed building will have

basement parking accessible from Long's Hill, street-level commercial or office along from Harvey Road, and four levels of residential condominiums above. The subject property is located in the Commercial Mixed (CM) Zone and in Heritage Area 3.

In accordance with section 8(2)(c) of the St. John's Heritage By-Law, an application for a new development in a Heritage Area requires a Heritage Report with terms of reference approved by Council. Section 8(5) of the Heritage By-Law states that a Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.

The applicant has proposed a design that does not comply with the Heritage Design Standards and will be asked why the development should be exempt from the Standards. Council can exempt the owner of a newly constructed building from the Standards, as enabled in section 10(3) of the Heritage By-Law.

The Built Heritage Experts Panel reviewed the initial design at its meeting on September 30, 2023, and reviewed the draft terms of reference for the Heritage Report on October 18. The Panel recommended that Council approve the attached draft terms and Staff agree with the Panel's recommendation.

Councillor Hickman inquired as to whether the area is appropriately zoned and what the report will contain.

Mr. O'Brien responded that the Heritage Report will set out what the parameters would appear and how it will fit into the neighbourhood. This area is a Heritage area, but most buildings nearby are new due to the fire in this area years ago.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the terms of reference for a Heritage Report for the new development proposed at 51 Harvey Road.

Further, upon receiving a satisfactory Heritage Report, that Council require the Heritage Report be advertised as per the Envision St. John's Development Regulations.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

2. 57 Margaret's Place – Terms of Reference

Councillor Froude reviewed the Decision Note advising that the City received an application from Stonemount Enterprises Limited to rezone 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2)

Zones to the Apartment 1 (A1) Zone to enable the development of a new Apartment Building and eight (8) Rowhouse Dwellings. The designated Heritage Building (St. Michael's Convent) on the property will be renovated for residential use. To rezone the property, the Commercial and Institutional Land Use Districts need to be redesignated to the Residential Land Use District.

In accordance with section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area and an application for a new development adjacent to a Heritage Building require a Heritage Report. The property is located in Heritage Area 3 and the proposed new development is adjacent to St. Michael's Convent – Belvedere Heritage Building. The Heritage Building is designated by the City and by Heritage NL.

Section 8(5) of the Heritage By-Law states: *A Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.*

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 rezonings. The terms of reference for the Heritage and Land Use Report shall be approved by Council. The draft terms of reference for 57 Margaret's Place are attached.

Should Council decide to consider the rezoning, public consultation will be held after the applicant submits a satisfactory Heritage and Land Use Report. Staff recommend public notification, knowing that a commissioner's public hearing will come later. In addition, as part of the 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.

Councillor Ellsworth noted his support for this development and the density that it will bring to the City, and additional housing that is needed. Councillor Ellsworth also raised the current poor condition of the building and the challenges that the condition may create for the Developer. Staff were asked if the life cycle of the building may be completed and is a financial burden, what can the City do regarding changing the heritage status of the building.

The Chief Municipal Planner noted that the building in question is one of the oldest buildings in the city and is designated a Heritage Property by the Province and the City. As such, the developer may consider applying for grants towards the renovation of the building. Mr. O'Brien added that the Developer has assured Staff that it is their intention to keep and restore the building.

Councillor Ellsworth expressed to the Developer that if they want to discuss the building and the development as the process goes on, that they come to the City to discuss the challenges they may be facing in the building's restoration.

It was noted that this development, as well as others in the planning stages, will help to offset the housing pressures by creating more units within the City.

Recommendation**Moved By** Councillor Froude**Seconded By** Councillor Ellsworth

That Council consider redesignating 57 Margaret's Place from the Commercial and Institutional Districts to the Residential District, and consider rezoning 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone.

Further, that Council approve the attached draft terms of reference for a Heritage and Land Use Report.

Further, upon receiving a satisfactory Report, that Council refer the application to public notification; it will require a commissioner's public hearing later.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

3. **Shared-Use Path Route Confirmation**

Councillor Burton provided an overview of the three recommended shared-use paths (SUP) projects presented for Council's approval.

Those projects are:

1. An upgrade and extension of the SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre;
2. An extension of the SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T'railway in Bowring Park; and
3. A SUP from Portugal Cove Road to Logy Bay Road via Kenny's Pond and Tupper Laurier Park.

Feedback collected through public engagement helped inform the routes being recommended and will inform the detail design of each project. The What We Heard Report was presented to council in August 2023, summarizing findings from public engagement which took place in June and July 2023. Public engagement collected feedback on three shared-use path projects. Stakeholders consulted include City Advisory & Expert Committees, Bowring Park Foundation, Newfoundland and Labrador English School District, Village Mall Administration, Kenny's Pond & Tiffany Village residents and administration and the Grand Concourse Authority. Three public drop-in sessions and a virtual meeting were

held to collect feedback, which were attended by approximately 50 people in-person and 27 virtually. Additionally, 20 emails and phone calls were received.

It was noted that shared-use path design will include lighting, wayfinding, rest areas, and intersection improvements and that all street crossings and intersections along the route will be improved.

Each shared-use path route will include neighborhood connection pathways wherever possible. Existing neighbourhood pathways will be improved and new ones may be created. These are not shown on overall route plan but will be included in detail design.

On October 31, 2023, Council approved the location of these shared-use paths in Floodplains, Floodplain Buffers, Wetlands, and Wetland Buffers. This also included the location of a roundabout at Portugal Cove Road and Majors Path / Airport Heights Drive in the Floodplain and Floodplain Buffer.

If council approves the routes as presented Staff will move forward with land conveyance and detail design for each project.

Discussion amongst members of Council raised several issues and concerns, including:

- the safety for pedestrians and cyclists using a shared-use path with the installation of the new roundabout at Major's Path and Portugal Cove Road
- the width, safety precautions or speed control measures to be put in place for those with mobility challenges that will be using the shared-use path, possible speed issues, and whether consideration will be given to have two trails, one for pedestrians and one for cycling in the Kenny's Pond shared-use path
- encourage and ensure that further engagement will be undertaken with residents regarding the option presented for Airport Heights to the Paul Reynolds Community Centre, and engagement regarding the use of Penney Crescent and the impacts it may have for residents.

Staff advised that the SUP at Major's Path and Portugal Cove Road will be at grade level, and the crossings will be enhanced with pedestrian crossings and flashers at all four corners. They are not stop lights but alert beacons.

During the engagement process for these shared-use paths, residents expressed their desire to have the path on the south side of Kenny's Pond and during the detailed design stage, widening the path or dividing it will be considered. The installation of lighting, greater accessibility and more rest stops was also supported during engagement.

Staff reiterated their openness for continuing to engage with residents, changes to the paths and ensuring safety for users when the detail design has been completed for feedback.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council approve the following three shared-use path routes, and for staff to initiate detail design and land conveyance for each:

- 1) An upgrade and extension of the SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre;
- 2) An extension of the SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T’railway in Bowring Park; and
- 3) A SUP from Portugal Cove Road to Logy Bay Road via Kenny’s Pond and Tupper Laurier Park.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4. Environment and Sustainability Experts Panel Terms of Reference

Recommendation

Moved By Councillor Froude

Seconded By Councillor Ellsworth

That Council approve the requested revisions to the terms of reference for the Environment and Sustainability Experts Panel.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

Mayor

DECISION/DIRECTION NOTE

Title: 51 Harvey Road – Terms of Reference for Heritage Report

Date Prepared: November 1, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton
Built Heritage Experts Panel

Ward: Ward 2

Decision/Direction Required:

Whether to recommend Council approve the terms of reference for a Heritage Report for the new development proposed at 51 Harvey Road.

Discussion – Background and Current Status:

The City received an application to construct a mixed-use building at 51 Harvey Road, which is currently vacant property. The proposed building will have basement parking accessible from Long’s Hill, street-level commercial or office along from Harvey Road, and four levels of residential condominiums above. The subject property is located in the Commercial Mixed (CM) Zone and in Heritage Area 3.

In accordance with section 8(2)(c) of the St. John’s Heritage By-Law, an application for a new development in a Heritage Area requires a Heritage Report with terms of reference approved by Council. Section 8(5) of the Heritage By-Law states:

A Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.

The terms of reference for 51 Harvey Road are attached. The applicant has proposed a design that does not comply with the Heritage Design Standards. We will ask them why the development should be exempt from the Standards. Council can exempt the owner of a newly constructed building from the Standards, as enabled in section 10(3) of the Heritage By-Law.

The Built Heritage Experts Panel reviewed the initial design at its meeting on September 30, 2023, and reviewed the draft terms of reference for the Heritage Report on October 18. The Panel recommended that Council approve the attached draft terms. Staff agree with the Panel’s recommendation.

Key Considerations/Implications:



1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Built Heritage Experts Panel; 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: Envision St. John's Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Council may exempt the owner of a newly constructed building from the Heritage Design Standards pursuant to section 10(3) of the St. John's Heritage By-Law. The terms of reference for the Heritage Report require the applicant to explain why the new development should be exempt from the Standards.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public notification, as per the Development Regulations, will be required for the finished Heritage Report.
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 terms of reference for a Heritage Report for the new development proposed at 51 Harvey Road.

Further, upon receiving a satisfactory Heritage Report, that Council require the Heritage Report be advertised as per the Envision St. John's Development Regulations.

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:	51 Harvey Road - Terms of Reference for Heritage Report.docx
Attachments:	- 51 Harvey Road - Heritage Report TOR - October 12 2023.pdf
Final Approval Date:	Nov 2, 2023

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

Ken O'Brien - Nov 2, 2023 - 10:53 AM

Jason Sinyard - Nov 2, 2023 - 3:16 PM

**TERMS OF REFERENCE
HERITAGE REPORT
APPLICATION FOR A NEW BUILDING
51 HARVEY ROAD
PROPONENT: RICHARD COOK (RJC SERVICES) FOR 59931 NEWFOUNDLAND AND
LABRADOR LIMITED
OCTOBER 2023**

A Heritage Report shall at a minimum evaluate and identify heritage values and resources located in the neighbourhood and on the streetscape. A Heritage Report shall address the anticipated impacts the proposed building may have on the heritage value of the neighbourhood and/or streetscape.

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 Heritage Report shall be provided as part of the report.

A Heritage Report will be prepared at the proponent's expense and should contain, but is not limited to:

1. Introduction to Development Site

- a. A location and current site plan of the property;
- b. A brief description of the property and its location, identifying significant features of the streetscape, buildings, landscapes and vistas;
- c. A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any unidentified or unrecognized potential heritage resources.

2. Background Research and Historical Context

- a. A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records; and
- b. an evaluation of the heritage significance of the site within the City, and the site in local context.

3. Description of the Proposed Development

- a. A description of the proposed development.
- b. A conceptual site plan and conceptual drawings of all building elevations:
 - i. The description and conceptual drawings should note which heritage feature(s) from the streetscape, if any, are used.
 - ii. Site plan to:
 1. include location of the proposed building in relation to neighbouring buildings;
 2. include proximity of the building to property lines and identify setbacks;

3. identify any setbacks of higher storeys from lower storeys; and
4. identify any encroachment over property lines (if applicable);
- iii. Building elevations to include current and proposed elevations and:
 1. identify the height of the building;
 2. identify the finish and colour of exterior building materials;
 3. provide information on the proposed construction of patios/balconies (if applicable);
 4. identify any rooftop structures;
 5. include immediately adjacent buildings and spaces to inform scale/massing/context.
- c. An explanation why the proposed development should be exempt under the St. John's Heritage By-Law and should not meet the Heritage Design Standards.
- d. Provide a rendering of the proposed building from the following locations:
 - i. near 47 Harvey Road looking west along Harvey Road;
 - ii. near the intersection of Fort Townshend and Harvey Road looking south toward the façade of the building; and
 - iii. on Longs Hill looking at the rear of the subject property showing neighbouring buildings for context.

4. Impact Analysis

A discussion identifying any impact the proposed development may have on the heritage features of the streetscape and character-defining elements of the area. Negative impacts on heritage resources may include, but are not limited to:

- a. the destruction of any, or part of any, significant heritage feature;
- b. alteration that is not sympathetic to a heritage feature;
- c. direct or indirect obstruction of significant views or vistas;
- d. a change in land use which negates the property's cultural heritage value; and
- e. land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

DECISION/DIRECTION NOTE

Title: 57 Margaret's Place – Terms of Reference
Date Prepared: November 1, 2023
Report To: Committee of the Whole
Councillor and Role: Councillor Ian Froude, Planning
Ward: Ward 2

Decision/Direction Required:

To consider changing the land use districts and zones at 57 Margaret's Place to enable multiple residential buildings.

Discussion – Background and Current Status:

The City received an application from Stonemount Enterprises Limited to rezone 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone to enable the development of a new Apartment Building and eight (8) Rowhouse Dwellings. The designated Heritage Building (St. Michael's Convent) on the property will be renovated for residential use. To rezone the property, the Commercial and Institutional Land Use Districts need to be redesignated to the Residential Land Use District.

In accordance with section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area and an application for a new development adjacent to a Heritage Building require a Heritage Report. The property is located in Heritage Area 3 and the proposed new development is adjacent to St. Michael's Convent – Belvedere Heritage Building. The Heritage Building is designated by the City and by Heritage NL.

Section 8(5) of the Heritage By-Law states:

A Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.

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 rezonings. The terms of reference for the Heritage and Land Use Report shall be approved by Council. The draft terms of reference for 57 Margaret's Place are attached.

Should Council decide to consider the rezoning, public consultation will be held after the applicant submits a satisfactory Heritage and Land Use Report. Staff recommend public notification, knowing that a commissioner's public hearing will come later. In addition, as part of

ST. JOHN'S

the 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: Property owner; Built Heritage Experts Panel; Heritage NL; 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: Envisions St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
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: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are 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 Heritage and Land Use Report is submitted. Staff recommend public notification.
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 redesignating 57 Margaret's Place from the Commercial and Institutional Districts to the Residential District, and consider rezoning 57 Margaret's Place from the

Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone.

Further, that Council approve the attached draft terms of reference for a Heritage and Land Use Report.

Further, upon receiving a satisfactory Report, that Council refer the application to public notification; it will require a commissioner's public hearing later.

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

Report Approval Details

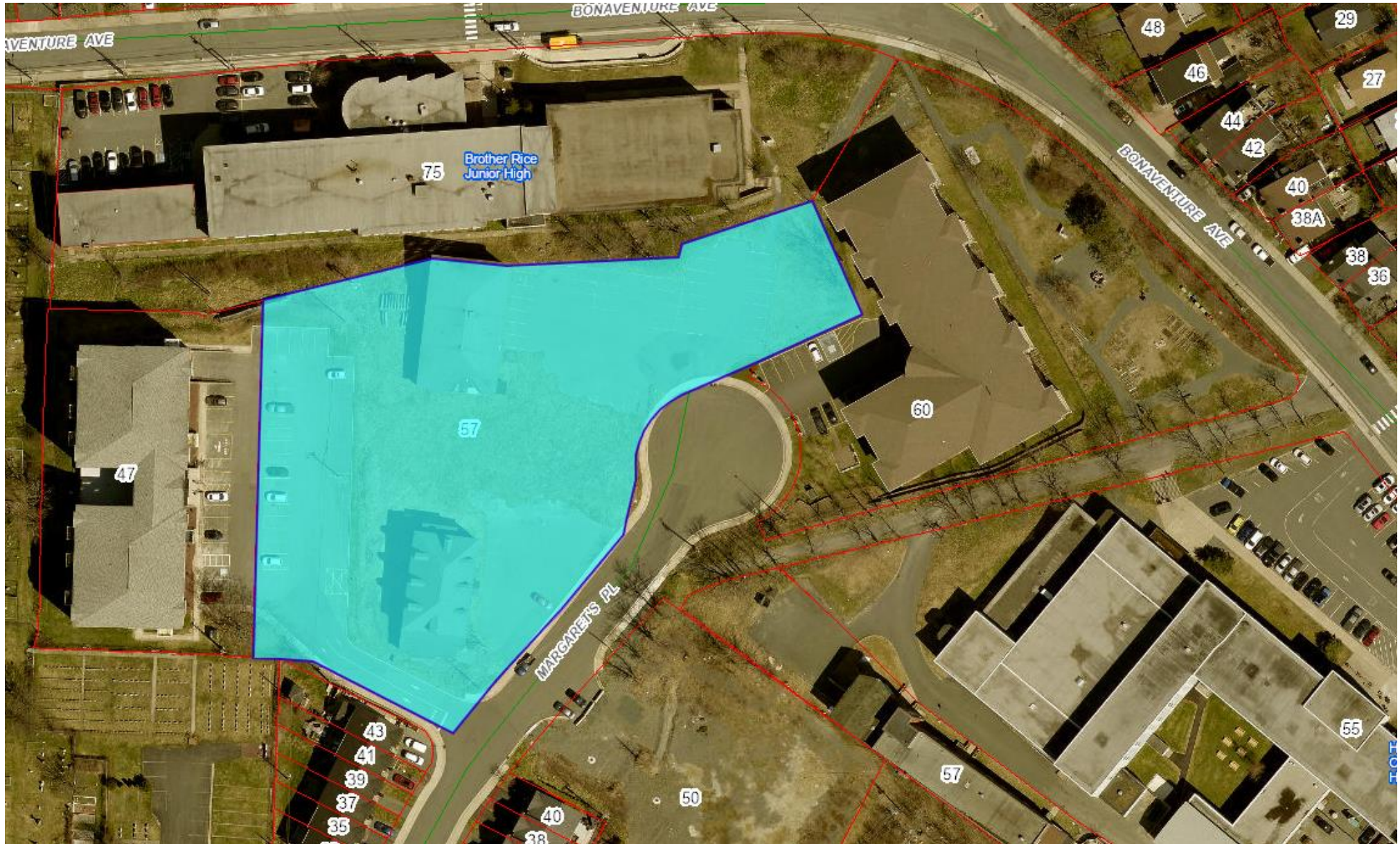
Document Title:	57 Margaret's Place - MPA2300002 - Terms of Reference.docx
Attachments:	- 57 Margaret's Place - Location Map.pdf - Site Plan.pdf - St. Michael's Convent - Statement of Significance.pdf - TOR - 57 Margaret's Place - November 1, 2023.pdf
Final Approval Date:	Nov 2, 2023

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

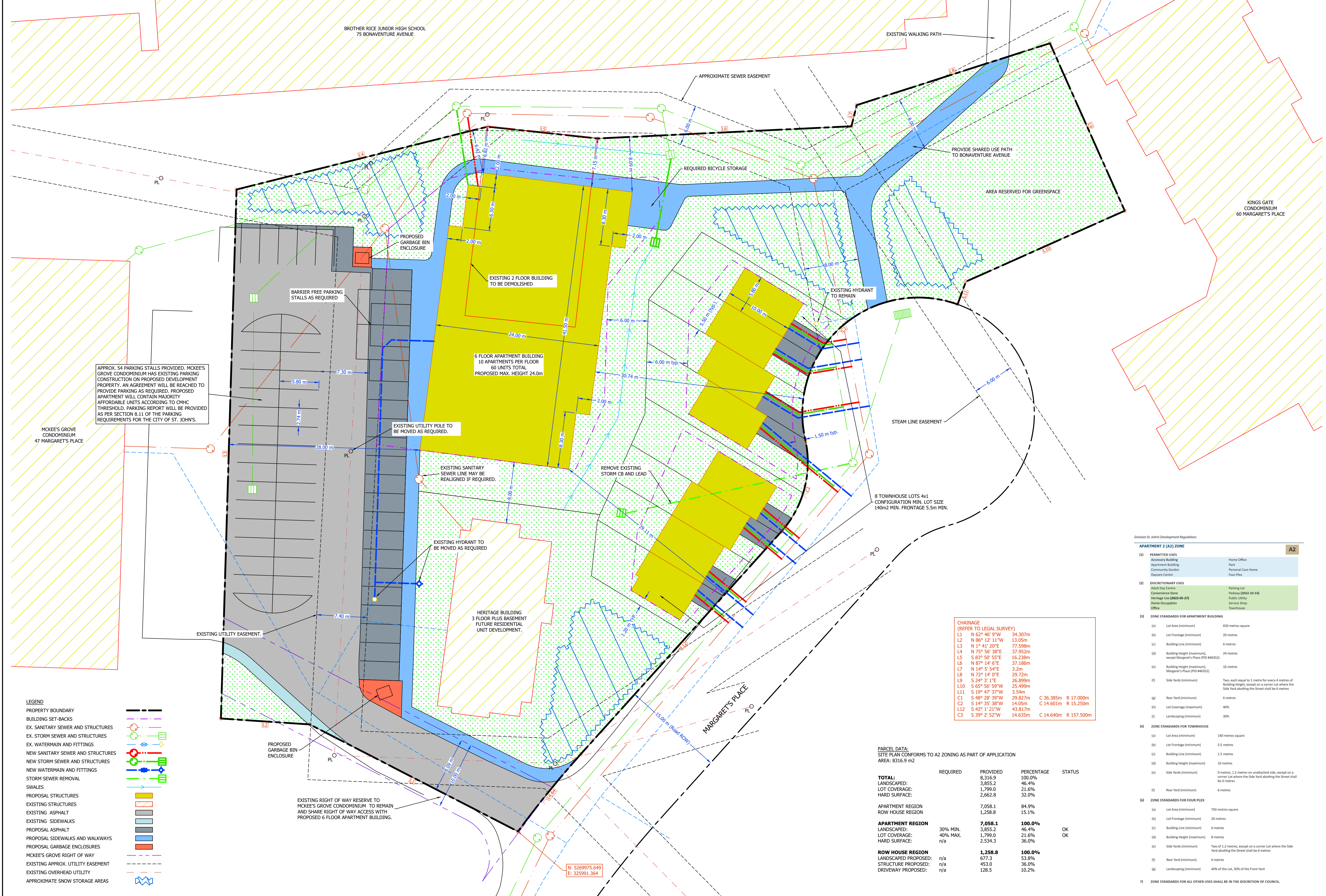
Ken O'Brien - Nov 2, 2023 - 11:12 AM

Jason Sinyard - Nov 2, 2023 - 12:22 PM

57 Margaret's Place



PLAN VIEW



APPROX. 54 PARKING STALLS PROVIDED. MCKEE'S GROVE CONDOMINIUM HAS EXISTING PARKING CONSTRUCTION ON PROPOSED DEVELOPMENT PROPERTY. AN AGREEMENT WILL BE REACHED TO PROVIDE PARKING AS REQUIRED. PROPOSED APARTMENT WILL CONTAIN MAJORITY AFFORDABLE UNITS ACCORDING TO CMHC THRESHOLD. PARKING REPORT WILL BE PROVIDED AS PER SECTION 8.11 OF THE PARKING REQUIREMENTS FOR THE CITY OF ST. JOHN'S.

CHAINAGE (REFER TO LEGAL SURVEY)

L1	N 62° 46' 9"W	34.307m
L2	N 86° 12' 11"W	13.05m
L3	N 1° 41' 20"E	77.598m
L4	N 75° 50' 30"E	37.952m
L5	S 83° 50' 55"E	16.238m
L6	N 87° 14' 6"E	37.186m
L7	N 14° 5' 54"E	3.2m
L8	N 72° 14' 0"E	29.72m
L9	S 24° 3' 1"E	26.899m
L10	S 65° 56' 59"W	25.499m
L11	S 19° 47' 37"W	3.54m
C1	S 48° 28' 39"W	29.827m C 36.385m R 17.000m
C2	S 14° 35' 38"W	14.05m C 14.601m R 15.250m
L12	S 42° 1' 21"W	43.817m
C3	S 39° 2' 52"W	14.635m C 14.640m R 157.500m

PARCEL DATA:
SITE PLAN CONFORMS TO A2 ZONING AS PART OF APPLICATION
AREA: 8316.9 m2

	REQUIRED	PROVIDED	PERCENTAGE	STATUS
TOTAL:		8,316.9	100.0%	
LANDSCAPED:		3,855.2	46.4%	
LOT COVERAGE:		1,799.0	21.6%	
HARD SURFACE:		2,662.8	32.0%	
APARTMENT REGION		7,058.1	84.9%	
ROW HOUSE REGION		1,258.8	15.1%	
APARTMENT REGION		7,058.1	100.0%	
LANDSCAPED:	30% MIN.	3,855.2	46.4%	OK
LOT COVERAGE:	40% MAX.	1,799.0	21.6%	OK
HARD SURFACE:	n/a	2,534.3	36.0%	
ROW HOUSE REGION		1,258.8	100.0%	
LANDSCAPED PROPOSED:	n/a	677.3	53.8%	
STRUCTURE PROPOSED:	n/a	453.0	36.0%	
DRIVEWAY PROPOSED:	n/a	128.5	10.2%	

Envision St. John's Development Regulations

APARTMENT 2 (A2) ZONE

PERMITTED USES	Home Office
Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Four-Plex

DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway (202-80-14)
Heritage (the 2022-05-27)	Public Utility
Home Occupation Office	Service Shop
	Townhouse

ZONE STANDARDS FOR APARTMENT BUILDING

(a) Lot Area (minimum)	600 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e) Building Height (maximum), Margaret's Place (PID #46352)	16 metres
(f) 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
(g) Rear Yard (minimum)	6 metres
(h) Lot Coverage (maximum)	40%
(i) Landscaping (minimum)	30%

ZONE STANDARDS FOR TOWNHOUSE

(a) Lot Area (minimum)	140 metres square
(b) Lot Frontage (minimum)	5.5 metres
(c) Building Line (minimum)	1.5 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner lot where the side yard abutting the street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	750 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 the lot, 30% of the front yard

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

Stage Zero Consulting

- NOTES:
- Zoning based on A2 permitted use schedule in 2023 Engage Development Regulations from the City of St. John's.
 - Services are based on acquired as-built data. Detailed design will confirm all underground service locations and easements.
 - See Newfoundland Land Surveyors Ltd. file 23-6628 dated 2023-0 for legal property boundary information.
 - Mckee's and Proposed Apartment shared parking lot meets city turning movement standards. Fire truck turning movements to be made in Margaret's Place.
 - Accessible parking spaces will be calculated during LUAR phase of development with parking report.

57 Margaret's Place Development

Stonemount Enterprises

City of St. John's

Site Plan

PN: P-230526 -

M Russell Rev: 1

Date: 2023/07/17

SCALE: 1:250

C-01

Statement of Significance



55 Margaret's Place - St. Michael's Convent/ Belvedere

Formal Recognition Type

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

Description of Historic Place

St. Michael's Convent, also known as Belvedere Orphanage, is a two-and-a-half-storey hipped roof building located on Bonaventure Avenue in St. John's. Built 1826-1827 as a single dwelling, the house served as a convent run by the Sisters of Mercy from 1859 until 1999. This designation is confined to the footprint of the building.

Heritage Value

St. Michael's Convent is designated a Municipal Heritage Building due to its historic, and environmental values.

Constructed in 1826-1827, St. Michael's Convent is thought to be the second oldest building in St. John's. St. Michael's Convent was originally built by Alexander Norris, as a single dwelling for Alexander Hugh Emerson, a lawyer and politician in Newfoundland. The Convent is significant as an example of a grand house for an elite member of the St. John's community. The house was unusually large for a single dwelling featuring two kitchens, two drawing rooms, a dining room, study, and ten bedrooms. This size of the house is indicative of the affluence of Emerson.

Emerson sold the house to Bishop Fleming in 1847, and it became a home for the Franciscans and the death place of Fleming in 1850. This association with Bishop Fleming is historically valuable as Fleming was highly influential in Newfoundland during his lifetime. He is known as the man who is responsible for the building of the Basilica Cathedral of St. John the Baptist, and as a figure who shaped Newfoundland politics in its infancy.

In 1859 the Sisters of Mercy converted the building into a convent and orphanage and renamed it St. Michael's Convent and Orphanage in honour of their benefactor, Bishop Michael Anthony Fleming. The building soon became too small to accommodate the number of girls. Accordingly, a new orphanage was built in 1885. The rooms used previously to accommodate the orphans now became part of St. Michael's Convent.

St. Michael's Convent is historically valuable for its association with the Sisters of Mercy. This Order was formed in Dublin in 1831 by Sister Catherine McAuley. The Sisters of Mercy have made a very important contribution to the community of St. John's through their work in various fields. The Mercy Sisters are known for their work in health care at St. Clare's Mercy Hospital, as well as their work with the elderly at St. Patrick's Mercy Home, and especially for their work in education. The Sisters of Mercy lived at St. Michael's Convent until 1999 and today the convent serves as a reminder of the contributions of the Mercy Sisters to the community of St. John's.

St. Michael's Convent is environmentally valuable for its location in St. John's. The Convent is located in the centre of the city on a parcel of land once known as Belvedere. It is one of a larger number of buildings that create a complex of ecclesiastical buildings in this area.

Source: City of St. John's meeting held 1999/11/08

Character Defining Elements

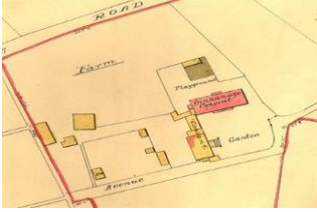
All elements that relate to the age, construction and period design of the convent, including:

- location in St. John's;
- timber frame construction;
- original window sizes and placements;
- style and pitch of existing roof;
- placement and style of dormer windows;
- placement and design of main door on front facade;
- use of wood clapboard; and
- building size, massing, and height.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	055 Margaret's Place
Construction	1826 - 1827
Builder	Alexander Norris
Style	Georgian
Building Plan	Rectangular Long Façade
Website Link	http://www.stjohnsarchdiocese.nf.ca/archive_moment60.asp

Additional Photos:



**TERMS OF REFERENCE
HERITAGE AND LAND USE REPORT
APPLICATION FOR TWO APARTMENT BUILDINGS AND ROW HOUSES AT
57 MARGARET'S PLACE
PROPONENT: Stonemount Enterprises
November 1, 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 Heritage and Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

Heritage Report Component

A. Introduction to Development Site

- A location and current site plan of the property;
- A brief description of the property and its location, identifying significant features, buildings, landscapes and vistas;
- A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any as yet unidentified or unrecognized potential heritage resources.

B. Background Research and Analysis

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for St. Michael's Convent.

C. Assessment of Existing Condition

- A description of the physical condition of the structures on the site, including their exterior and interior;
- Current photographs of the property including:
 - Views of the area surrounding the property to show it in context with adjacent properties;
 - Exterior views of each elevation of the building;
 - Close-up views of all significant heritage features.

D. Description of the Proposed Development or Site Alteration

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
 - The description and drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
 - Building elevations to include current and proposed elevations and:
 1. Identify the height of the buildings;
 2. Identify the finish and colour of exterior building materials;
 3. Provide information on the proposed construction of patios/balconies (if applicable);
 4. Identify any rooftop structures;
 5. Include immediately adjacent buildings and spaces to inform scale/massing/context.
- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.
- Provide a rendering of the proposed building from the following locations:
 - Margaret's Place along the front of the subject property; and
 - Margaret's Place near the entrance to McKee's Grove Condominiums, looking northeast toward the subject property and the end of Margaret's Place.

E. Impact of Development on Heritage Features

- A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building;
 - Negative impacts on heritage resources may include, but are not limited to:
 1. The destruction of any, or part of any, significant heritage feature;
 2. Alteration that is not sympathetic to the heritage feature;
 3. Isolation of a heritage feature from its surrounding environment, context, or significant relationship;
 4. Direct or indirect obstruction of significant views or vistas;
 5. A change in land use which negates the property's cultural heritage value;
 6. Land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

F. Recommendation

- Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:

- A mitigation strategy;
- A conservation scope of work;
- Lighting, landscaping and signage;
- Interpretation and commemoration.

Land Use Report Component

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 development/design addresses the concerns.

B. Building Use

- Identify the size of the proposed buildings by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the buildings by their respective floor area.
- Identify dwelling sizes (number of bedrooms) in Apartment Buildings.

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the buildings to property lines and identify setbacks, frontage and lot coverage;
 - Identify distance between the buildings;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable).
- Provide a Legal Survey of the property.
- Provide copies of all easements (private and public) which traverse the property.

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).
 - Consideration should be given to tree preservation and incorporating

existing trees into future site development. Indicate through 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.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

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

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Provide a Parking Agreement with McKee's Grove Condominium.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A secondary access road will be required and shall be designed in accordance with Section 3.2.5.6 of the National Building Code (NBC).
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- 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 if the buildings will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Provide the proposed sanitary and storm sewer generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how on-site stormwater detention will be managed.

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.

DECISION/DIRECTION NOTE

Title: Shared-Use Path Route Confirmation
Date Prepared: November 2, 2023
Report To: Committee of the Whole
Councillor and Role: Councillor Maggie Burton, SAMAC
Ward: N/A

Decision/Direction Required:

Decision is required to confirm route alignments for three shared-use path (SUP) projects:

1. An upgrade and extension of the SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre;
2. An extension of the SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T’railway in Bowring Park; and
3. A SUP from Portugal Cove Road to Logy Bay Road via Kenny’s Pond and Tupper Laurier Park.

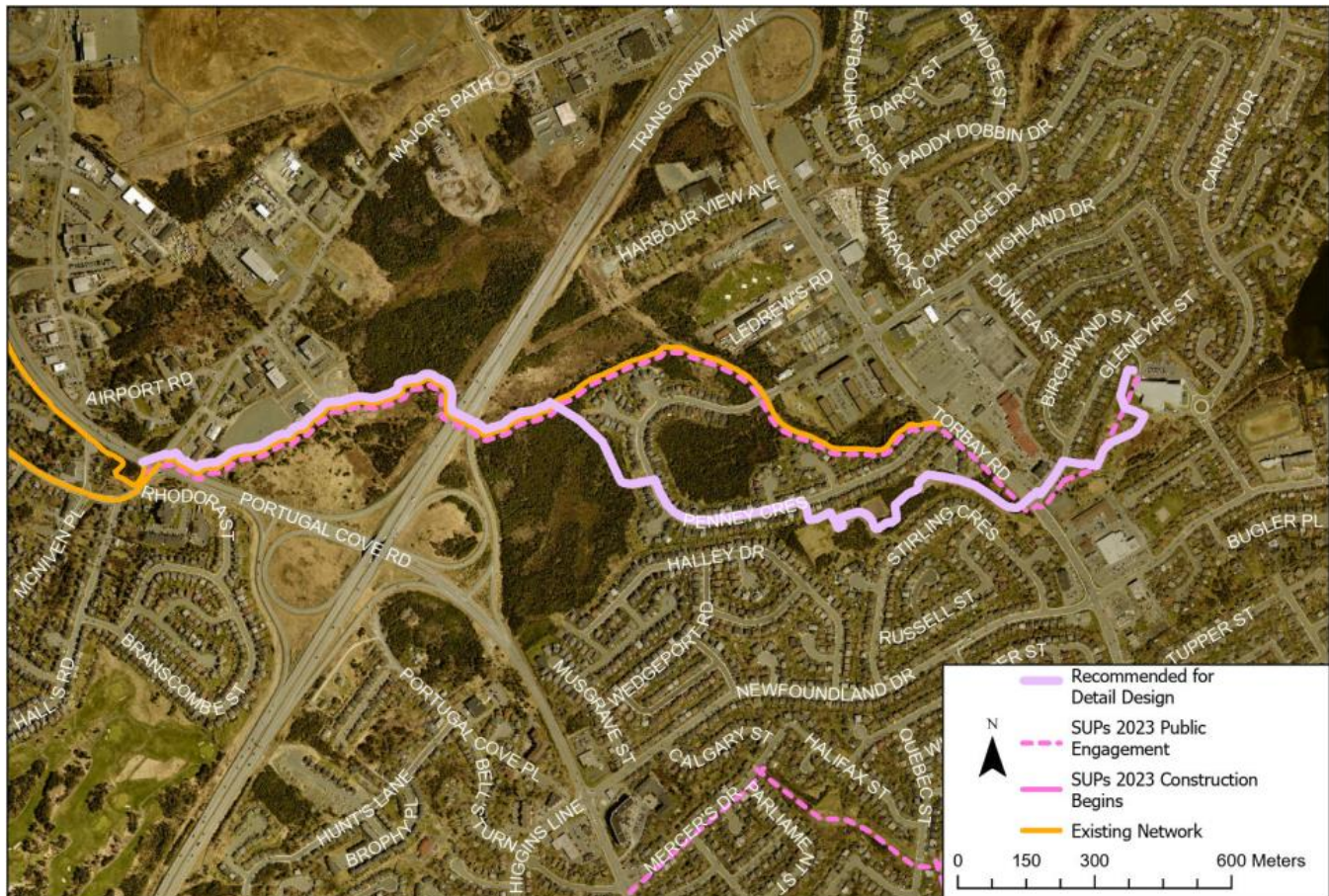
Discussion – Background and Current Status:

Public engagement

Feedback collected through public engagement helped inform the routes being recommended and will inform the detail design of each project. The What We Heard Report was presented to council in August 2023, summarizing findings from public engagement which took place in June and July 2023. Public engagement collected feedback on three shared-use path projects. Stakeholders consulted include City Advisory & Expert Committees, Bowring Park Foundation, Newfoundland and Labrador English School District, Village Mall Administration, Kenny’s Pond & Tiffany Village residents and administration and the Grand Concourse Authority. Three public drop-in sessions and a virtual meeting were held to collect feedback, which were attended by approximately 50 people in-person and 27 virtually. Additionally, 20 emails and phone calls were received.

1) SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre

The route shown in light pink on the following aerial image is recommended for detail design.



Although the route shown in the dashed line was presented for feedback during public engagement, this shared-use path route is not a feasible option. It is cost-prohibitive to bury NL Power overhead lines along Torbay Road near Prim Place, and existing utilities and services present space limitations making it challenging to replace the existing sidewalk with a shared-use path.

After exploring alternative routes, a new route along Penney Crescent and through Spruce Meadows Park to the intersection of Torbay Road at Gleneyre Street is being recommended as shown in the image above. In addition to being a feasible option, this route provides better connectivity to neighbourhoods and City parks. It is similar in length, providing an equally direct connection between Airport Heights and Paul Reynolds Centre. A shared-use path through several parks and a local residential street would be more comfortable and attractive. The What We Heard Report notes the desire for shared-use path connectivity to Spruce Meadows Park.

Council approval to confirm this route is being requested so that a design team can be hired, and that land conveyance and survey work can begin, with the understanding that residents will be consulted prior to doing design for this area. Along Penney Crescent, residents will be asked for feedback about how to build an active transportation route along their street. Some options to be considered include a traffic-calmed shared-street with sidewalks, or a shared-use path replacing an existing sidewalk. Both options would provide an active transportation route

attractive and comfortable for people of all ages and abilities. Public engagement surrounding Spruce Meadows Park will be scheduled to collect feedback about rest areas, supporting amenities, and neighbourhood connections.

This shared-use path will connect Paul Reynolds Centre to the existing bike lanes along Airport Heights Drive, the new shared-use path along Majors Path, and the existing shared-use path heading north along Portugal Cove Road. Shared-use path design will include lighting, wayfinding, rest areas, and improved street crossings.

This shared-use path project will not change the existing walking trail between Gleneyre Street and Paul Reynolds Centre at Carrick Drive.

2) SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T’railway in Bowring Park

The route shown in light pink on the following aerial image is recommended for detail design.



Shared-use path design will include lighting, wayfinding, rest areas, and intersection improvements.

- A new pedestrian-activated signalized mid-block crossing on Columbus Drive will be installed near the entrance to the Village Mall.

- A new shared-use path bridge over the Waterford River will be built, in addition to the existing bridge, to complete the SUP connection to the T’railway.
- Also, it will include a new shared-use path crossing at Waterford Bridge Road near Bowring Park entrance.

No additional route options were presented for feedback during public engagement.

3) SUP from Portugal Cove Road to Logy Bay Road via Kenny’s Pond and Tupper Laurier Park

The route shown in light pink on the following aerial image is recommended for detail design.



The route alignment along the south side of Kenny’s Pond was preferred by most people in comparison to the route along Mercer Drive and the school site. The route along Kenny’s Pond serves a higher density of housing and destinations than the route option along Mercer Drive. It provides direct connections to Tiffany Lane, Mary Queen of Peace Elementary School and several recreational amenities.

Staff met with residents at Tiffany Village retirement residence on Tiffany Lane on September 21, 2023, after the What We Heard Report was released. This additional meeting was specifically to hear feedback from seniors about the SUP route option along the south side of Kenny’s Pond. Residents and staff from both Tiffany Village and Kenny’s Pond retirement residences preferred the route along the south side of Kenny’s Pond.

Shared-use path design will include lighting, wayfinding, rest areas, and intersection improvements. All street crossings and intersections along the route will be improved.

Neighbourhood connections

Each shared-use path route will include neighborhood connection pathways wherever possible. Existing neighbourhood pathways will be improved and new ones may be created. These are not shown on overall route plan but will be included in detail design.

Floodplains & wetlands

On October 31, 2023, Council approved the location of these shared-use paths in Floodplains, Floodplain Buffers, Wetlands, and Wetland Buffers. This also included the location of a roundabout at Portugal Cove Road and Majors Path / Airport Heights Drive in the Floodplain and Floodplain Buffer.

Next steps

If council approves the routes as presented in this note, staff will move forward with land conveyance and detail design for each project.

Key Considerations/Implications:

1. Budget/Financial Implications:

Each project is being funded through a partnership between federal, provincial, and municipal governments. Funding agreements were signed in March and June of 2023. Construction of these projects must be completed by spring 2027.

2. Partners or Other Stakeholders:

- a. Sustainable Active Mobility Advisory Committee
- b. Inclusion Advisory Committee
- c. Seniors Advisory Committee
- d. Bowring Park Foundation
- e. Newfoundland and Labrador English School District
- f. Grand Concourse Authority

3. Alignment with Strategic Directions:

A City that Moves: Expand and maintain a safe and accessible active transportation network.

A City that Moves: Improve safety for all users on a well-maintained street network.

4. Alignment with Adopted Plans:

[Resilient St John's Community Climate Plan](#) (2022): Strategic imperative to “improve and expand walking and cycling infrastructure.”

[Healthy City Strategy](#) (2021): When developing the Healthy City Strategy, the most important healthy city asset identified from public survey was safety. The public engagement highlighted concerns from residents including “poor cycling infrastructure, being unable to walk comfortably due to heavy vehicle traffic, speeding, lack of crosswalks, inadequate lighting, and poor sidewalk snow clearing.” In terms of mental and physical health, “additional active transportation and recreational opportunities within their neighbourhoods could help improve their mental and physical health.”

City of St John’s [adopted sustainable mode share targets in 2020](#). The city’s mode share targets are 16% sustainable mode share by 2030, and 22% mode share by 2050. Providing convenient, comfortable and attractive active transportation routes is critical to advancing progress toward these targets.

[Bike St John’s Master Plan \(2019\)](#): identifies these 3 projects as priorities for building out a bike network.

[Affordable Housing strategy](#) (2018): Housing must be complemented by affordable transportation options to be considered truly affordable. The shared-use path projects are expanding the network of affordable transportation options for people.

[Parks and Open Spaces Master Plan](#) (2014) identifies that “The City of St. John’s will explore broadened use of the Grand Concourse trail system, and update its street network within the context of active transportation. Thus, a contemporary and relevant network of multimodal linkages will, through retro-fit of existing City areas or expanding areas, provide meaningful transportation and recreational linkages throughout the City.”

5. Accessibility and Inclusion: Shared-use paths will be designed to be accessible for people of all ages and abilities.
6. Legal or Policy Implications:
Land acquisitions will be required in several areas to build these shared-use path projects.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations:
Public engagement took place in June and July 2023 to collect feedback on the three shared-use path projects. Further engagement with residents on Penney Crescent and around Spruce Meadows Park may be required.
9. Human Resource Implications: N/A
10. Procurement Implications:
Consultants will be procured to complete detail design once SUP routes are confirmed.
11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the following three shared-use path routes, and for staff to initiate detail design and land conveyance for each:

- 1) An upgrade and extension of the SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre;
- 2) An extension of the SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T'railway in Bowring Park; and
- 3) A SUP from Portugal Cove Road to Logy Bay Road via Kenny's Pond and Tupper Laurier Park.

Prepared by: Marianne Alacoque, Transportation Systems Engineer
Approved by: Amer Afridi, Manager Transportation Engineering

Report Approval Details

Document Title:	Shared-use path route confirmation.docx
Attachments:	
Final Approval Date:	Nov 2, 2023

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

Amer Afridi - Nov 2, 2023 - 10:35 AM

Scott Winsor - Nov 2, 2023 - 10:50 AM

Jason Sinyard - Nov 2, 2023 - 12:30 PM

DECISION/DIRECTION NOTE

Title:	Environment and Sustainability Experts Panel Terms of Reference
Date Prepared:	October 23, 2023
Report To:	Committee of the Whole
Councillor and Role:	Deputy Mayor Sheilagh O'Leary Sustainability
Ward:	N/A

Decision/Direction Required:

Seeking Council's approval to revise the Environment and Sustainability Experts Panel's terms of reference to:

- allow an additional public member with expertise in Sustainable Buildings
- include architect as a sought after expertise.
- include the Resilient St. John's Community Climate Plan March 2022 and the Corporate Climate Plan May 2021 under Other City Plans, Guides or Strategies.

Discussion – Background and Current Status:

The current terms of reference allows for 7 public members. After conversations with the Environment and Sustainability Experts Panel it has been recommended that someone with expertise in Sustainable Buildings would be a valuable member to have to support the City in informing approaches to improve the efficiency of building resource use in its path to achieve net-zero.

The terms of reference is attached with the recommended changes, for review.

Key Considerations/Implications:

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

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

Choose an item.

Choose an item.

ST. JOHN'S

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. Procurement Implications: N/A
13. Information Technology Implications: N/A
14. Other Implications: N/A

Recommendation:

That Council approve the requested revisions to the terms of reference for the Environment and Sustainability Experts Panel.

Prepared by:

Stacey Baird
Legislative Assistant
Office of the City Clerk

Approved by:

Karen Chafe
City Clerk

Report Approval Details

Document Title:	Environment and Sustainability Experts Panel Terms of Reference.docx
Attachments:	- Environment and Sustainability Expert Panel Terms of Reference - FinalDraft - 2023.doc
Final Approval Date:	Oct 24, 2023

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

Karen Chafe - Oct 24, 2023 - 10:52 AM

1. GENERAL INFORMATION

Advisory committee name:	Environment and Sustainability Expert Panel
Reporting to:	Committee of the Whole
Date of formation:	September 30, 2019
Meeting frequency:	As agenda items are determined
Lead staff:	Manager, Sustainability Department of Public Works
Other staff liaison:	Coordinator, Sustainability Department of Public Works Others as deemed necessary as per Section 4.2.1
Council member:	Deputy Mayor Sheilagh O’Leary

2. PURPOSE

The Environment and Sustainability Expert Panel provides expertise, opinion, and perspective about environmental and sustainability matters, this includes the City of St. John’s energy intensity, greenhouse gas emissions, resilience, and environment.

The Environment-and Sustainability Expert Panel is responsible for assisting in the progress of environmental and sustainability matters in the City of St. John’s.

Specifically, the Committee will:

- Provide expert opinion on environment and sustainability matters to Council via the Committee of the Whole to advance the strategic direction of a sustainable City of St. John’s
- Review environmental requirements for new development or re-development within the City when referred by Council or through the development review process.
- Support the development and implementation of the City of St. John’s Sustainability Plan.
- Provide recommendations and evidence on best practices enabling Evidence Based Decision Making to support the environmental and sustainability goals and objectives of the City of St. John’s.
- The panel’s mandate is to provide analysis, opinion and recommendations.

The Environment and Sustainability Experts Panel will prepare recommendations to the Committee of the Whole. The purpose of the Environmental and Sustainability Experts Panel in relation to specific City policies, plans, and strategies is as follows:

Advisory Committee Relationship to Strategic Plan:

- A Sustainable City – A city that is sustainable today and for future generations; economically, environmentally and financially.
- A City That Moves – A City that builds a balanced transportation network to get people and goods where they want to go safely.
- A Connected City – A City where people feel connected, have a sense of belonging, and are actively engaged in community life
- An Effective City – A City that performs effectively and delivers results.

Applicable Legislation/City Bylaws:

- The Development Regulations
- City of St. John's Act
- Any applicable City of St. John's by-laws current or future

Other City Plans, Guides or Strategies:

- Resilient St John's Community Climate Plan March 2022
- Corporate Climate Plan May 2021
- St. John's Urban Forest Management Master Plan 2006
- A Watershed Management Plan, St. John's Regional Water Supply Study, 1996
- Envision St. John's (draft) Municipal Plan, 2014
- Parks and Open Spaces Master Plan, 2014
- Significant Waterways and Wetlands Study (1993)
- City of St. John's Sustainability Plan

Other Distinct Deliverables and Considerations:

- Advising on ways to further public awareness and understanding of environmental and sustainability matters as they relate to the City of St. John's.
- Liaising with and facilitating ongoing dialogue among stakeholders (e.g., sectoral groups, City Council, the Provincial Government, and the Federal Government) on matters relevant to the environment.
- The Committee may be consulted on any City public engagement process where obtaining the perspective of the environmental sector is identified.
- Review of development applications as referred to it by Council or the-development review process.

3. MEMBERSHIP AND COMPOSITION

3.1 Composition

The Environment and Sustainability Experts Panel will be comprised of a minimum of 7 total members from the following stakeholder groups:

3.1.1 Public Members

Committee Chair

The Environmental and Sustainability Experts Panel will be chaired by a public expert. The Chair will be selected by Council upon recommendation of staff drawing from the Panel's membership. Additional selection criteria for Chair may be applied for experts panels.

The public member chairing the Panel will have responsibility for ensuring the Panel completes its work as per the terms of reference.

Public Members

The Panel will be comprised of no more than 8 residents serving as public members. Public members are volunteers and will receive no compensation for participation. Preference will be given to residents of St. John's. Public members must have certification, accreditation, affiliation and/or demonstrated expertise and experience in matters of the environment and/or sustainability.

The Panel will include at least one representative with expertise, in each of the following areas:

- Climate Science & Resilience – To support the City in mitigating greenhouse gas emissions, while fostering its overall resilience.
- Natural Environment & Resources – To support the City in protecting and conserving ecosystems and natural resources now and into the future.
- Socio-cultural & Energy Poverty – To support the City in creating inclusivity climate action projects and programs and continue to improve quality of life.
- Economic Development – To support the City in attaining sustainable economic growth, prosperity and competitiveness while achieving its environmental and sustainability goals.
- Sustainable Buildings – to support the City in informing approaches to improve the efficiency of building resource use (energy, water, and materials) in its path to achieve net-zero.
- Urban Planning – to support the City in progressing integrated and sustainable urban development.

Sought after expertise in these areas may include, but will not be limited to:

- Engineer (e.g., civil, mechanical)
- Architect
- Contractor
- Ecologist
- Freshwater Biologist
- Sociologist
- Climatologist
- Planner, MCIP
- Landscape Architect
- Other – Demonstrated Relevant Experience

Subcommittees: When deemed necessary, the panel may strike a working committee or subcommittee to deal with specific issues or deliverables. Subcommittees must have at least one panel member. Composition may also include other members of the public and organizational representatives. Subcommittees shall meet as an independent group, reporting to the Panel on specified meeting dates, or as deemed necessary by the committee Chair or Lead Staff.

3.1.2 Staff and Council Members (Ex-Officio Members)

Lead Staff

A Lead Staff will be appointed to the Environment-and Sustainability Experts Panel by the appropriate City executive or senior management. Other staff support/attendance may be requested by the Lead Staff where required.

City Clerk

The City Clerk will provide legislative and governance support to the Panel.

Council

The spokesperson is appointed by Council

3.2 Length of Term

Public Member Experts

Unless otherwise indicated, the Environment and Sustainability Panel term of appointment is two years. Recognizing the value of experience and the need for continuity, incumbents who are willing to seek reappointment may signify their intent to serve an additional two-year term, for a total of four years. In some cases, members may be encouraged to provide guidance, expertise and participate in a bridging capacity following the end of their term.

Cooling-off Period (Former City Staff and Council)

There will be a cooling-off period of two years for Council and Staff once they are no longer associated with the City. Setting term lengths with a cooling-off period will promote gradual turnover, ensuring a constant balance between new members and former staff or council.

Additional Considerations:

- Public members may not serve on more than one advisory committee at a given time.
- Midterm Appointments: When an appointment is made which does not coincide with the beginning of a term (i.e. to fill vacancy) the partial term (i.e. less than two years) shall not count towards the maximum length of service or number of terms on the Committee for the appointee.
- Unless otherwise expressed in this Terms of Reference, the limit on length of advisory committee membership for any public member is two two-year terms.

Exceptions to the above terms are as follows: when an insufficient number of applications have been received; if an area of expertise is indispensable and there are no other suitable replacements; if the advisory committee would suffer from a lack of continuity (i.e. more than half of all members are replaced at once); if directly related to the advisory committee’s purpose as defined in its Terms of Reference.

4. ROLES, RESPONSIBILITIES AND REPORTING

4.1 Roles and Responsibilities

As a municipal Experts Panel, roles include:

- Advising and making recommendations to the Committee of the Whole in a manner that will support City policy matters relevant to the panel's defined purpose.
- Providing expertise specific to the mandate of the panel.
- Working within given resources.
- Consider working with other committees and/or working groups i.e. Downtown Advisory Committee and Arts and Culture Advisory Committee
- Explore opportunities to add value to services, parks, open spaces, etc.

Shared Member Responsibilities**Conduct**

Members shall strive to serve the public interest by upholding Federal, Provincial and Municipal laws and policies. Panel members are to be transparent in their duties to promote public confidence. Members are to respect the rights and opinions of other committee members.

Preparation

Meeting agenda and accompanying materials will be circulated electronically one week prior to all meetings; members are expected to review all distributed materials prior to meetings. Alternate material distribution methods to be made available upon request.

Agendas

- Agendas to require focus with clear parameters for content and alignment with terms of reference/purpose.
- Agendas will be finalized one week before meetings.
- Items and accompanying material that are received after the agenda has been prepared and distributed (but prior to the meeting) will be moved to the following meeting's agenda at the discretion of the City Clerk.
- All public members are to submit potential agenda items and related material to the Committee Chair and Lead Staff person for consideration.

Attendance and Participation

Active participation in meetings is expected of all public members. "Active participation" may refer to both meeting attendance and/or engagement. An effort should be made to attend meetings in person or remotely. If a member declines three consecutive attempts to schedule a meeting or is unable to attend three consecutive scheduled meetings without justified absence, that member may be retired from the committee at the discretion of the City Clerk.

Members who wish to request a leave of absence for an extended period of time (3+ months) may submit such a request to the City Clerk. Previously submitted applications may be used to fill temporary vacancies created by approved leaves of absence.

Quorum – a quorum for meetings is considered to be 50% + 1 members in attendance.

Voting

City Staff are ex-officio and therefore non-voting.

4.2 Member Roles and Responsibilities

4.2.1 City Staff

Lead Staff

- To act as a liaison between the Environment and Sustainability Panel and the Committee of the Whole on issues relevant to Panel's work.
- Lead staff will attend the Committee of the Whole when reports of the Environment and Sustainability Panel are included in the agenda.
- Ensure the Panel is informed about City policy, procedure and available resources in reference to specific agenda items, and provide procedural and/or technical advice to assist the panel where appropriate.
- Request additional staff support/attendance at meetings as needed.
- To develop agendas in cooperation with the Chair and City Clerk's Office for distribution.
- Incorporate input from the Panel into ongoing City work where appropriate (e.g. projects, staff updates, publications).

Other Staff Liaison

- The work of other Staff Liaisons intersects the purpose of the Panel and therefore they may be required to participate.

City Clerk

- To be responsible for legislative functions related to experts panel's operation, establishment, review, and term amendments. This includes leading or supporting day-to-day panel activities such as the co-ordination of meeting schedules and the external/internal distribution/posting of experts panel agendas and meeting reports
- Facilitate and support the recruitment and appointment process through assisting in the development of "Notice of Vacancy" while ensuring all relevant forms and supporting documentation are completed and received.
- In adherence with the terms of reference, the Office of City Clerk and Lead Staff oversee panel selection with input from relevant departments.
- The Office of the City Clerk will work with Lead Staff members to ensure new members receive orientation.

4.2.2 Public Members

Chair

- The presiding officer of the Environment and Sustainability Panel will be referred to as "Chair." An experts panel member shall not serve as a Chair for more than three consecutive years except in extenuating circumstances (see Term Limits).
- Uphold experts panel processes and functions in accordance with all terms presented, maintaining productivity and focus. This includes ensuring committee members' conduct themselves in a professional manner.
- If appropriate, with support from the City Clerk and Staff Lead, the Chair will help build and coordinate a work plan for the experts panel.
- Prepare and submit agenda items and accompanying materials to the City Clerk (i.e. act as a conduit for all communications between public members and the City Clerk).
- Where appropriate, support the Lead Staff and/or City Clerk in fulfilling panel requirements related to reporting processes (annual presentations, written reports, FAQ's etc.).
- Assist in the development of content for Notice of Vacancy documents.
- Review experts panel terms of reference with City Clerk and Staff Lead at the end of each term and be

prepared to propose amendments as needed.

Public Members

Public members are expected to provide advice to support City decision making; applying, knowledge and experience related to the mandate of the Panel in carrying out functions commensurate with its defined purpose. Roles to include: active participation in meetings; representing professional designation to which they belong in the community and engaging with residents and experts when appropriate.

4.2.3 Council

The Environmental and Sustainability Panel reports to the Committee of the Whole.

In cases where an item on the agenda of the Environment and Sustainability Experts Panel (as detailed in a given meeting agenda) would benefit from having the Chair or other Council representative of the Committee of the Whole in attendance, it will be the responsibility of the Panel Chair and/or Lead Staff to inform the Committee of the Whole chair.

4.3 Reporting

The Environmental and Sustainability Experts Panel shall report through the Committee of the Whole.

Standardized Reporting Process:

- The Environment-and Sustainability Experts Panel Lead Staff, Chair and City Clerk will work to complete a report for referral to the Committee of the Whole.
- Following reporting to the Committee of the Whole, the report will be posted to the City of St. John's website.
- Public expert representatives will be encouraged to report to (i.e. maintain open communication with) their respective affiliated professional organizations regarding the Panel's work.

5. COMMITTEE RECRUITMENT AND SELECTION

5.1 Recruitment, Vacancies, and Applications

Recruitment practices will be consistent for all experts panels. When new members are required a "Notice of Vacancy" will be prepared by the City Clerk and distributed through City communication channels by the Office of Strategy and Engagement. Additional communications opportunities may be identified by relevant departments/panel members. This document will include general information regarding panel purpose, the terms of reference and a link to the Application Form.

A vacancy on a panel occurs when a member resigns, vacates a position, or when their resignation is requested by the Chair. Vacancies may occur at: the date of resignation; the date the member ceases to be qualified; the date the Chair declares the position vacant due to lack of attendance or incapacitation.

All applicants must complete an Application Form which may be downloaded from the City website, or obtained by visiting/calling Access 311. Applications will be made available in large print format upon request and may be submitted electronically, via mail, by phone, or in person to the attention of the City Clerk's Office.

5.2 Eligibility and Selection

Eligibility

Appointments to City of St. John’s Environment and Sustainability Experts Panel will follow Section 3. Membership and Composition.

Selection Criteria

In addition to eligibility requirements, an applicant’s specific skills and experience will be important factors in panel selection. While all who meet the Eligibility Requirements outlined are encouraged to apply, applicants with demonstrated participation in groups or initiatives with goals relevant to an expert panel’s purpose will be preferred. Some other considerations pertaining to general selection criteria include: past professional and volunteer experience, ability to perform required tasks, and complementary skills, or competencies possessed. Those who are selected to serve on City experts’ panel will be notified by email. A handbook and other relevant information will also be provided to successful applicants.

6. PUBLIC ENGAGEMENT

The City of St. John’s recognizes that engagement between the City and its citizens is an essential component of an effective municipal government. The City views public engagement as a process – one that facilitates dialogue with the right people, using the right tools, at the right time, on subject areas of mutual interest.

In accordance with the City of St. John’s Engage! Policy, the role of the Experts Panel in the spectrum of engagement will fall within the realm of “consultation.” As such, City of St. John’s experts panels will be based on the principles of commitment, accountability, clear and timely information, and inclusiveness.

Experts’ panels are only one of the ways to engage with the City. Where applicable the City will consider the use of other tools to gather perspectives and input. For more information on public engagement in the City of St. John’s or to find out how to get involved or learn about what’s coming up, check out the engagement page on the City’s website. You can also check out the City’s Engage! St. John’s online engagement platform and connect with us on Twitter and Facebook.

7. OTHER GOVERNANCE

7.1 Review of Terms

Taking into account recommendations from the Environment and Sustainability Experts Panel Chair, Committee of the Whole Chair, the City Clerk and Lead Staff, the Panel will, at the first meeting of each year, review Environmental and Sustainability Experts Panel Terms of Reference documents. The purpose of this review will be to ensure that the operations and function of each panel are still aligned with its defined purpose.

7.2 Meetings and Schedules

Environment and Sustainability Experts Panel will meet as agenda items are determined. The exact frequency of the Environmental and Sustainability Experts Panel meetings will be determined by the Chair, Lead Staff, and City Clerk.

Unless otherwise specified (generally one week prior to a meeting) Environment and Sustainability Experts Panel meetings shall be held at City Hall and shall be closed to the public.

7.3 Conflicts of Interest and Confidentiality

Conflicts of Interest

A conflict of interest refers to situations in which personal, occupational or financial considerations may affect or appear to affect the objectivity or fairness of decisions related to the panel's activities. A conflict of interest may be real, potential or perceived in nature. Conflict of Interest may occur when a panel member participates in discussion or decision-making about a matter which may financially benefit that Member or a member of his/her family, or someone with whom the panel member has a close personal relationship, directly or indirectly, regardless of the size of the benefit.

In cases where the panel agenda or discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the Panel.

Confidentiality:

All Panel members are required to refrain from the use or transmission of any confidential or privileged information while serving with the Environment and Sustainability Expert Panel.

Staff Liaison Name:

Signature: _____

Date: _____

Chair Name:

Signature: _____

Date: _____

City Clerk Name:

Signature: _____

Date: _____

**Development Permits List
For October 26 to November 8, 2023**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
IND	10718 NFLD. Inc.	Clearing and Grubbing	220 Danny Drive	5	Approved	2023-10-26
COM	Irving Oil Properties Limited	Site upgrades	2-6 Stavanger Drive	1	Approved	2023-11-01
IND	10718 NFLD. Inc.	Clearing & Grubbing (2)	220 Danny Drive	5	Approved	2023-11-03
RES		Consolidation Only of Land	38 Scott Street	2	Approved	2023-11-03
COM	Bristol Developments Inc	Subdivide Only of Land	76 & 80 Kelsey Drive	4	Approved	2023-11-03
INST	The Gathering Place	Expansion of Emergency Shelter	170 Military Road	2	Approved	2023-11-03
RES		Consolidation Only of Land	5 Hennessey Place	5	Approved	2023-11-08
RES		Consolidation Only of Land	10 Hennessey Place	5	Approved	2023-11-08

*** 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 November 14, 2023, Regular Meeting

Permits Issued: 2023/10/26 to 2023/11/08

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
1 Long Pond Rd	Renovations	Single Detached Dwelling
11 Boggan St	Renovations	Semi Detached Dwelling
11 Kershaw Pl	Site Work	Retaining Walls
12 Waterford Hts S	Deck	Patio Deck
12 Waterford Hts S	Accessory Building	Accessory Building
12 Waterford Hts S	Site Work	Driveway
12 Waterford Hts S	Accessory Building	Accessory Building
13 Cessna St	Change of Occupancy	Single Detached w/ apt.
13 Victoria St	Renovations	Townhousing
134 Ladysmith Dr	Renovations	Single Detached Dwelling
14 Sunset St	Deck	Patio Deck
14 Sunset St	Deck	Patio Deck
146 Ladysmith Dr	New Construction	Single Detached Dwelling
146 Old Petty Harbour Rd	Accessory Building	Accessory Building
15 Neptune Rd	Site Work	Landscaping
15 Parsons Rd	Renovations	Single Detached Dwelling
16 Ballylee Cres	Site Work	Swimming Pool/Hot Tub
168 Signal Hill Rd	Deck	Patio Deck
17 Carondale Dr	Fence	Fence
19 Spitfire Dr	New Construction	Single Detached w/ apt.
20 Jordan Pl	Site Work	Retaining Walls
20a Jordan Pl	Site Work	Retaining Walls
21 Roche St	Renovations	Single Detached Dwelling
21 Trinity St	Change of Occupancy	Single Detached Dwelling
22 Jordan Pl	Site Work	Retaining Walls
22 Spitfire Dr	New Construction	Single Detached Dwelling
22a Jordan Pl	Site Work	Retaining Walls
23 Shriners Rd	New Construction	Single Detached w/ apt.
24 Electra Dr	New Construction	Single Detached Dwelling
24 Jordan Pl	Site Work	Retaining Walls

24a Jordan Pl	Site Work	Retaining Walls
25 Janeway Pl	Renovations	Single Detached Dwelling
25 Power St	Renovations	Semi Detached Dwelling
25 Shriners Rd	New Construction	Single Detached w/ apt.
26 Jordan Pl	Site Work	Retaining Walls
26a Jordan Pl	Site Work	Retaining Walls
28 Foran St	Renovations	Single Detached Dwelling
28 Watson St	Renovations	Townhousing
3 Burin St	Change of Occupancy	Single Detached w/ apt.
3 Simms St	Fence	Fence
3 St. Laurent St	Renovations	Single Detached w/ apt.
30 Frampton Ave	Renovations	Single Detached Dwelling
34 Bay Bulls Rd	Accessory Building	Accessory Building
35 Charlton St	Renovations	Townhousing
35 Doyle's Rd	Renovations	Single Detached Dwelling
36 Frampton Ave	New Construction	Single Detached Dwelling
37 Gower St	Renovations	Townhousing
4 Monchy St	Renovations	Single Detached w/ apt.
41 Densmore's Lane	Accessory Building	Accessory Building
49 Nautilus St	Accessory Building	Accessory Building
5 Conway Cres	Renovations	Single Detached Dwelling
51 Frampton Ave	Fence	Fence
53 Baird Pl	Renovations	Single Detached w/ apt.
53 Pepperwood Dr	New Construction	Single Detached Dwelling
56 Pepperwood Dr	New Construction	Single Detached Dwelling
59 Beothuck St	Renovations	Duplex Dwelling
59 Pepperwood Dr	Accessory Building	Accessory Building
69 Tigress St	New Construction	Single Detached w/ apt.
71 Tigress St	New Construction	Single Detached w/ apt.
73 Pepperwood Dr	Site Work	Swimming Pool/Hot Tub
77 Tigress St	New Construction	Single Detached w/ apt.
80 Forest Rd	Renovations	Semi Detached Dwelling
83 Southern Shore Hwy	Deck	Patio Deck
86 Pepperwood Dr	New Construction	Single Detached Dwelling
9 Glavine St	Renovations	Semi Detached Dwelling
96 Firdale Dr	Change of Occupancy/Renovations	Single Detached w/ apt.

This Week: \$4,972,067.75

Commercial

Location	Permit Type	Structure Type
13 Stavanger Dr	Sign	Restaurant
134 Airport Heights Dr	Accessory Building	Accessory Building
15 Aberdeen Ave	Renovations	Car Washing Establishment
16-18 Prescott St	Renovations	Office
190-192 Duckworth St	Change of Occupancy/Renovations	Mixed Use
193 Kenmount Rd	Renovations	Restaurant
260 Paddy's Pond Rd	Renovations	Warehouse
279 Portugal Cove Rd	Sign	Eating Establishment
314-316 Lemarchant Rd	Renovations	Retail Store
357 Main Rd	Sign	Shopping Centre
39 Rowan St	Sign	Retail Store
43 Cashin Ave	Change of Occupancy/Renovations	Clinic
48 Kenmount Rd	Renovations	Retail Store
48 Kenmount Rd	Renovations	Retail Store
5-7 Pippy Pl	Change of Occupancy	Other
66 Cochrane St	Renovations	Semi Detached Dwelling
673 Topsail Rd	Sign	Other
69 Heavy Tree Rd	Accessory Building	Accessory Building
75 Danny Dr	Site Work	Other
8-10 Rowan St	Renovations	Retail Store
86 O'leary Ave	Change of Occupancy	Service Shop

This Week: \$1,427,433.50

Government/Institutional

Location	Permit Type	Structure Type
215 Water St	Renovations	Office
5 Nagle's Pl	Change of Occupancy/Renovations	Cultural Centre
70 The Boulevard	Renovations	Office

This Week: \$838,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type	
11 Summer St	Demolition	Single Detached Dwelling	
59 Lime St	Demolition	Single Detached Dwelling	
			This Week: \$33,575.00
			This Week's Total: \$7,271,076.25
<u>REPAIR PERMITS ISSUED:</u>			\$33,400.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
November 14, 2023			
TYPE	2022	2023	% Variance (+/-)
Residential	\$66,182,300.55	\$80,906,364.41	22
Commercial	\$98,359,085.06	\$104,085,757.69	6
Government/Institutional	\$1,980,468.00	\$7,466,336.46	277
Industrial	\$351,000.00	\$190,000.00	-46
Repairs	\$1,567,415.92	\$1,537,010.98	-2
TOTAL	\$168,440,269.53	\$194,185,469.54	15
Housing Units (1 & 2 Family Dwelling)	211	188	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending November 1, 2023

Payroll

Public Works	\$ 430,800.07
Bi-Weekly Casual	\$ 40,973.29
Accounts Payable	\$ 7,284,507.90

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

Total: \$ 7,756,281.26

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 November 8, 2023

Payroll

Public Works	\$ 411,692.38
Bi-Weekly Administration	\$ 891,559.44
Bi-Weekly Management	\$ 974,669.21
Bi-Weekly Fire Department	\$ 974,060.05
Accounts Payable	\$ 5,665,566.77

(A detailed breakdown [here](#))

Total: \$ 8,917,547.85

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: RFP 2023129 Security Guarding Services
Date Prepared: Monday, October 30, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Ron Ellsworth, Finance & Administration
Ward: N/A

Department: Finance & Corporate Service
Quotes Obtained By: David Day
Budget Code: 1252-53278 + 7131,7138 and 3941
Source of Funding: Operating

Purpose:
To provide a standing offer for security guarding service for the City programs and special events.

Proposals Submitted By:

Vendor Name
Paladin Security
Logixx Security
Spectrum Investigation and Security (1998) Limited
Commissionaires
Atlantic Enclosures
Garda Canada

Expected Value: Value shown is an estimate only for a 3 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Three (3) years with two (2) one (1) year extensions.

Recommendation:
THAT Council award RFP 2023129 to the Commissionaires NL in the amount of \$1,247,801.52 + HST based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	RFP-2023129 Security Guarding Services.docx
Attachments:	
Final Approval Date:	Oct 30, 2023

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

Derek Coffey - Oct 30, 2023 - 12:23 PM

BID APPROVAL NOTE

Bid # and Name: 2023180 - Litter Control Services - Robin Hood Bay Waste Management Facility
Date Prepared: Monday, November 6, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Division: Waste & Recycling
Quotes Obtained By: Sherry Kieley
Budget Code: 4331-52100
Source of Funding: Operating

Purpose:
To collect litter year-round on and around the Robin Hood Bay Waste Management Facility.

Results: As attached As noted below

Vendor Name	Bid Amount
Cutting Edge Inc.	\$741,347.50
Alyssa's Property Services Pro Inc.	\$781,885.00
Colbourne Industrial Services Limited	\$825,959.62
Safety First Contracting Limited	\$900,377.55
SqueeKleen	\$954,960.00
Snow & Mow Inc.	\$1,190,192.50
Arbotech Management Inc.	\$1,328,940.00
CPM Excavating & Services LTD	\$1,592,232.50

Expected Value: As above
 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: Two (2) years with the possibility of two (2) one (1) year extensions

Bid Exception: None

Recommendation:

ST. JOHN'S

That Council approve for award this open call to the lowest bidder meeting specifications, Cutting Edge Inc. for \$741,347.50 for a two (2) year period (HST Incl.), as per the Public Procurement Act.

Attachments:

Report Approval Details

Document Title:	2023180 - Litter Control Services - Robin Hood Bay Waste Management Facility.docx
Attachments:	
Final Approval Date:	Nov 6, 2023

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

Rick Squires - Nov 6, 2023 - 12:46 PM

Derek Coffey - Nov 6, 2023 - 12:50 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: Engineering Services for Portugal Cove Road Roundabout at Major's Path/Airport Heights Drive RFP #2023183
Date Prepared: Friday, November 10, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Transportation and Regulatory Services
Ward: **Ward 1**

Department: PERS
Quotes Obtained By: Sherri-Lee Higgins
Budget Code: ENG-2023-149
Source of Funding: Multiyear Capital

Purpose:

To procure engineering services for Portugal Cove Road Roundabout at Major's Path/Airport Heights Drive. This roundabout is to improve safety and provide active transportation crossings to connect the shared-use paths along Major's Path and from Airport Heights to Paul Reynolds.

Proposals Submitted By:

Vendor Name
Harbourside Transportation Consultants (9028161 Canada Ltd.)
Pinnacle Engineering ULC
WSP Canada Inc

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 respondent meeting specifications, Harbourside Transportation Consultants (9028161 Canada Ltd.), for \$231,989.50 (HST included) as per the Public Procurement Act.

Attachments:



BID APPROVAL NOTE

Bid # and Name: Community Services Lease Extension
Date Prepared: Thursday, November 9, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Jill Bruce, Seniors Advisory Committee
Ward: N/A

Department: Community Services
Division: Administration
Quotes Obtained By: Rick Squires
Budget Code: 6122-52615
Source of Funding: Operating

Purpose:
Extension of existing lease

Results: As attached As noted below

Vendor Name	Bid Amount
Gentara Company Limited	\$486,810.00

Expected Value: As above
 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: Two (2) years

Bid Exception: None

Recommendation:

That Council approve for award the extension of the existing lease agreement between the City of St. John's and Gentara Company Limited for a two-year period for \$486,810.00 (HST not incl.) as per the Public Procurement Act.

Attachments:

Report Approval Details

Document Title:	Community Services Lease Extension.docx
Attachments:	
Final Approval Date:	Nov 9, 2023

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

Rick Squires - Nov 9, 2023 - 10:56 AM

Derek Coffey - Nov 9, 2023 - 11:06 AM

INFORMATION NOTE

Title: 62 Cuckhold's Cove Road interpret zones

Date Prepared: October 30, 2023

Report To: Regular Council Meeting

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Issue:

To further interpret zone lines affecting the residential property at 62 Cuckhold's Cove Road in Quidi Vidi Village.

Discussion – Background and Current Status:

In December 2022, I interpreted zone lines affecting 62 Cuckhold's Cove Road based on property lines available at that time. The property owner has now provided updated property surveys, so I am able to further interpret the zone lines based on the updated information.

The subject property is on the south side of Cuckhold's Cove Road, just east of its intersection with Regiment Road. It is in two zones: Residential 1 (R1) in front and Open Space (O) out back. There was a house on the property for many decades, which was damaged by fire and removed a number of years ago. The current owners wish to rebuild a house in the same general location on the property, back a few more metres from the road. Further south, back from the road, the land rises up and affords long views of Quidi Vidi Lake and the White Hills.

The old house was in the Open Space (O) Zone, as the R1 Zone did not extend deep enough into the property to include it. Normally, the depth of the R1 Zone would remain a constant distance from the road, so that as the road curves, the zone line also curves. In fact, the zone line is straight and runs at an angle to the road rather than parallel to it.

This is the vicinity where municipal water and sewage services end on Cuckhold's Cove Road. The Open Space (O) Zone to the south of the road runs behind the many houses along the road but prevents development from moving up the hill toward the boundary of Signal Hill National Historic Site. Therefore, in wishing to improve on the zone lines to better reflect the lay of the road, I do not wish to set the stage for more development that is not in keeping with the Envision St. John's Municipal Plan or the various development plans that have been considered over time for Quidi Vidi Village.

Under the Envision St. John's Development Regulations, section 10.3 "Interpretation of Zone Boundaries", "Where the boundary of a Zone ... (b) is shown on the Zoning Map as substantially following Lot Lines of an approved Subdivision or other acceptable base map, the Lot Lines shall be deemed to be the boundary."



Therefore, based on updated surveys, I can further interpret the boundary between the Residential 1 (R1) Zone and the Open Space (O) so that the R1 Zone contains all of 62 Cuckhold's Cove Road. Corresponding changes will be made to the Envision St. John's Municipal Plan map for boundaries between the Residential District and the Open Space District.

Key Considerations/Implications:

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: Property owner; nearby residents or 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.
4. Alignment with Adopted Plans: In accordance with the Envision St. John's Municipal Plan policies.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: In accordance with section 10.3 "Interpretation of Zone Boundaries".
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.

Conclusion/Next Steps:

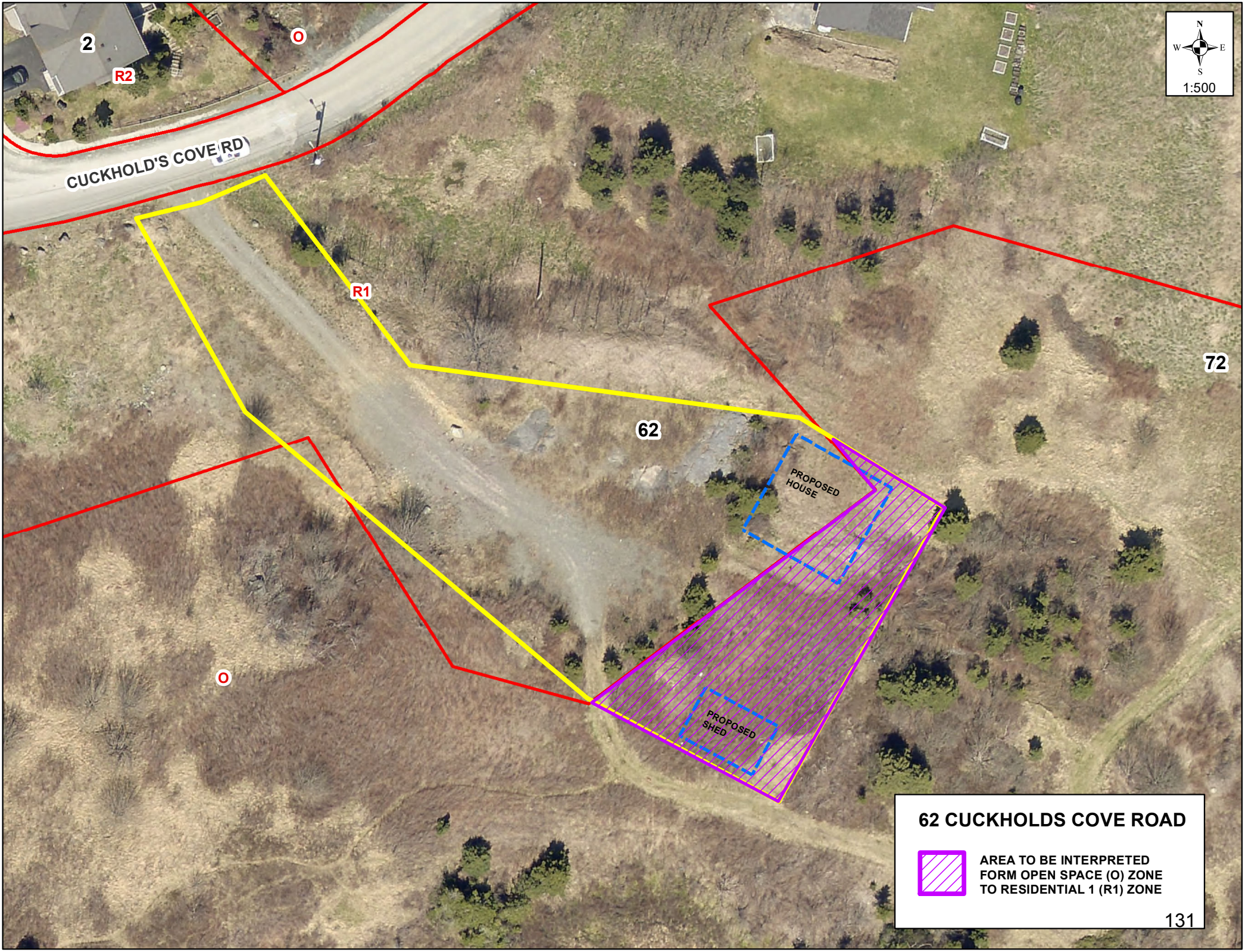
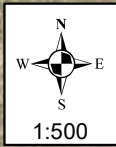
At 62 Cuckhold's Cove Road, the zone boundary between the Residential 1 (R1) Zone and the Open Space (O) Zone is further interpreted to encompass all the revised property boundary for the subject property. Corresponding changes will be made to the future land use ap of the Envision St. John's Municipal Plan. This accords with the rules of zone interpretation in Section 10.3 of the Envision St. John's Development Regulations.

Report Approval Details

Document Title:	62 Cuckholds Cove Road interpret zones.docx
Attachments:	- 62 CUCKHOLDS COVE ZONING INTERPRETATION 2023.pdf
Final Approval Date:	Oct 31, 2023

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

Jason Sinyard - Oct 31, 2023 - 11:05 AM



CUCKHOLD'S COVE RD

2

R2

O

R1

62

72

PROPOSED HOUSE

PROPOSED SHED

O

62 CUCKHOLDS COVE ROAD

 AREA TO BE INTERPRETED FROM OPEN SPACE (O) ZONE TO RESIDENTIAL 1 (R1) ZONE

DECISION/DIRECTION NOTE

Title: 146 Hamilton Avenue – Designated Heritage Building – REN2300396

Date Prepared: November 3, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Built Heritage Experts Panel

Ward: Ward 2

Decision/Direction Required:

To approve the relocation of an entrance pillar and widen the driveway at 146 Hamilton Avenue (Angel House), 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, is zoned Residential 3 (R3), is located within Heritage Area 3, and is a designated Heritage Building and property. The heritage designation includes the house, carriage house, stable, grounds and the iron fence that delimits the property. The subject property is also designated by Heritage NL. A location map and the heritage statement of significance are attached.

Any exterior alterations to the building, structure, land or area designated by Council requires Council approval. At its May 13, 2019 regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be sent directly to Council for approval, without referral to the City's Built Heritage Experts Panel.

The City received an application to widen the driveway at 146 Hamilton Avenue. The applicant proposes to move one of the entrance pillars approximately 24 inches. This would involve removing a small portion of the iron fence. The pillar, or something similar, would be reinstalled in the new location. The increased driveway width would better accommodate larger vehicles such as emergency vehicles and work trucks and improve the enjoyment of the property. Heritage NL was consulted about this and recommended replacement of the pillar with something similar, in the new location.

From the City's Heritage Design Standards:

Fences and Railings Styles – Iron fences and railings to be maintained.

The proposed exterior alteration to 146 Hamilton Avenue meets the City's Heritage Design Standards and therefore is recommended for approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; Heritage NL.
3. Alignment with Strategic Directions:

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

An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: 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 exterior alterations, as proposed, to 146 Hamilton Avenue, a designated Heritage Building and property.

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:	146 Hamilton Avenue - Designated Heritage Building - REN2300396.docx
Attachments:	- 146 Hamilton Ave - Statement of Significance.pdf - 146 Hamilton Ave - Location Map.pdf - Driveway Entrance Proposal.pdf
Final Approval Date:	Nov 8, 2023

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

Ken O'Brien - Nov 8, 2023 - 11:18 AM

Jason Sinyard - Nov 8, 2023 - 1:53 PM

Statement of Significance



146 Hamilton Avenue – Angel House

Formal Recognition Type

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

Description of Historic Place

Angel House, located on Hamilton Avenue in the west end of St. John's, is a two storey, timber framed house built in the Second Empire style. Built in 1878-1879, Angel House was the ancestral home of the Angel family until 1997. This designation includes the house, carriage house, stable, grounds and the iron fence that delimits the property.

Heritage Value

Angel House is designated as a Municipal Heritage Building for its architectural, historic and environmental values.

Angel House is architecturally valuable as a good example of the Second Empire style of architecture. The house features a mansard roof, eaves brackets, and a double bay which are all characteristic of the Second Empire style. In addition to the house, there is a one storey wooden garage on the property that is similar in materials to the main house. Angel House is also valuable as one of the few remaining houses with a five-sided Scotch dormer. Angel House is much larger than many of the houses in the surrounding area and this is a reflection of the affluence of the Angel family.

Angel House is historically valuable for its association with the Angel family. This house served as the ancestral house of the prominent Angel family for over 100 years. Built by the Honourable James Angel in 1878-1879, this house is a reminder of early ironworks in Newfoundland. James Angel and his father John Angel came to Newfoundland in 1848 and built and operated Newfoundland's first ironworks, United Nail and Foundry Company. 'Angel' soon became a name synonymous with ironworks in Newfoundland. James Angel quickly became a prominent member of Newfoundland society. In 1889 he was appointed to the Legislative Assembly in William Whiteway's Administration. Furthermore, he chaired the Methodist Orphanage Committee and was a founder of George Street United Church. After the death of James Angel

in 1918, Angel House was taken over by his son, Frederick Angel. Frederick Angel was an engineer and worked for both the Reid Newfoundland Company and became the Chief Engineer at the Wabana Mines in 1901. Frederick Angel was succeeded by John Bartlett Angel who was also an engineer and was prominent in a number of northern expeditions during the 20th century. The Angel family was a prominent family in Newfoundland's history and this longstanding association with the family is very important to the history of the house.

Angel House sits on almost an acre of land in the west end of St. John's. The grounds are delimited by a wrought iron fence and a pillared entranceway which gives the house an estate-like feel. Furthermore, the house is set back on the property which also contributes to the estate feel of the property. The well-manicured gardens of mature trees and formal gardens are a further reminder of the affluence of the Angel family.

Source: City of St. John's Regular Council Meeting; Directive CD# R2006-06-27/17, June 27, 2006.

Character Defining Elements

All those elements that are representative of the Second Empire design including:

- mansard roof;
- bargeboard;
- eaves brackets;
- five-sided Scotch dormer;
- double bay on east side of house; and,
- narrow clapboard sheathing.

All those features that relate to the outbuilding on the property including:

- materials used including narrow wooden clapboard;
- double doors;
- height of building; and,
- massing and dimensions of building.

All elements that define the land and location of the building as a landmark including:

- well-manicured grounds;
- ornamental iron fence delimiting grounds;
- pillared entrance to grounds;
- set back of house; and,
- location of house within St. John's.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	146 Hamilton Avenue
Construction	1878 - 1879
Style	Second Empire
Building Plan	Rectangular Long Façade
Website Link	http://www.heritageislands.com/index.html

Additional Photo:



146 Hamilton Avenue (Angel House)
Heritage Area 3





RELOCATE



CUT HERE



CUT
HERE





DAMAGE
FROM
VEHICLES



DECISION/DIRECTION NOTE

Title: SERC – Holiday Events and Film Shoot Road Closure

Date Prepared: November 8, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Cruise and Special Events

Ward: N/A

Decision/Direction Required: Seeking Council approval of road closures associated with the Downtown Christmas Parade (November 26, inclement weather date December 3), Holiday Lights @ Bowring Park (December 2, inclement weather date December 9), Goulds Lions Club Christmas Parade (December 3, inclement weather date December 10), Shea Heights Christmas Parade (December 10 inclement weather date December 17), and the filming of Hudson and Rex (November 22 and 23).

Discussion – Background and Current Status:

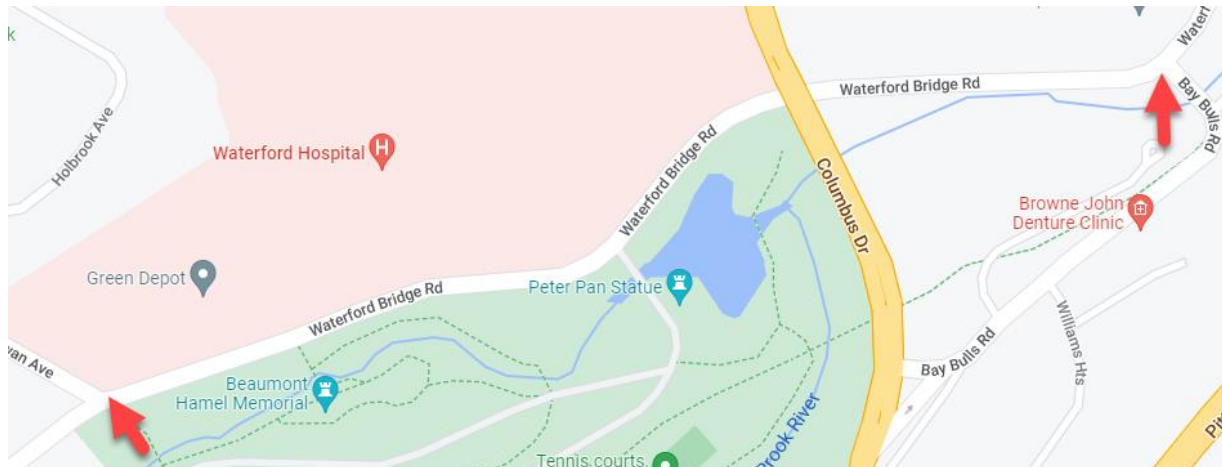
Downtown St. John's Christmas Parade-

- Sunday November 26 (inclement weather date of December 3)
- Parade to run from 12:00pm – 2:00pm
- RNC will escort the parade and provide traffic control.
- City of St. John's Parking Enforcement will also provide traffic control.
- Event requires closure of the following roads:
 - Factory Lane
 - Plymouth Road
 - Duckworth Street (from Plymouth Road to Prescott Street)
 - Prescott Street (from Duckworth Street to Water Street)
 - Water Street (from Prescott Street to Springdale Street)

Holiday Lights @ Bowring Park:

- Saturday December 2 (inclement weather date of December 9)
- Event time is from 5:00pm – 6:00pm
- This event requires a road closure on Waterford Bridge Road, from Cowan Avenue to Bay Bulls Road from approximately 4:30pm – 6pm.
- City of St. John's Parking Enforcement and RNC will be present to implement the road closure.

ST. JOHN'S



Goulds Lions Club Christmas Parade -

- Sunday December 3 (inclement weather date of December 10)
- Parade to run from 1:00pm – 3:00pm
- Organizer has secured the services of a Traffic Control Company.
- Event requires closure of the following roads:
 - Lake View Drive
 - Main Road, Lakeview Drive to Bidgood's Plaza
 - Access from side roads to Main Road will be restricted during the Parade.

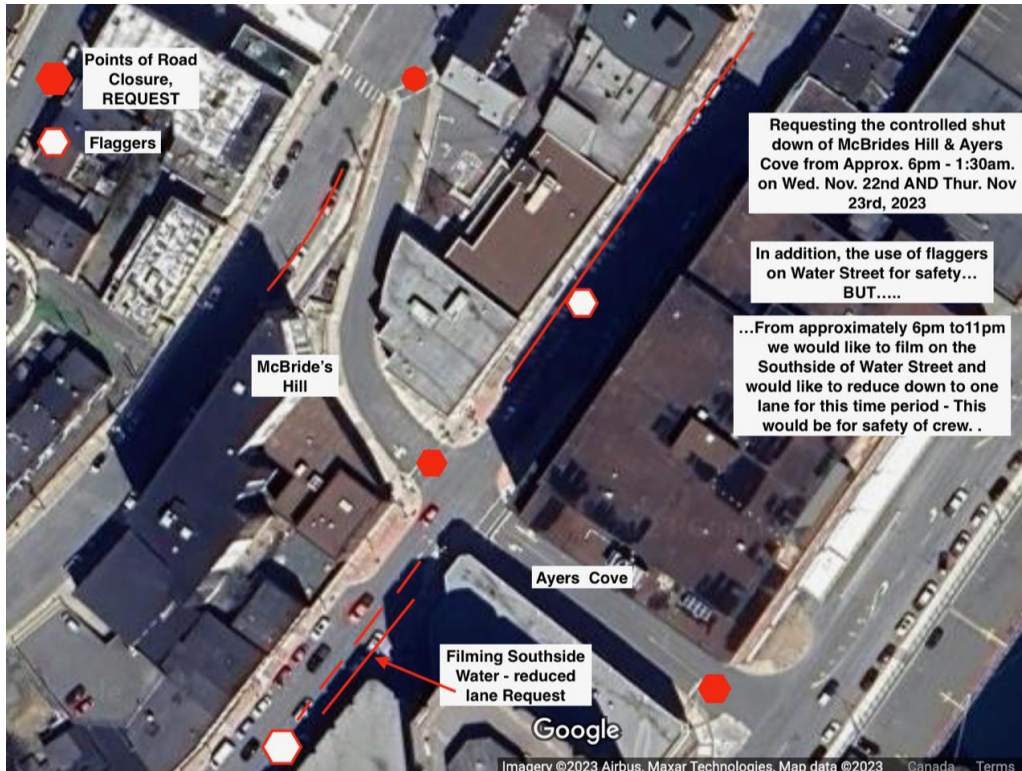
Shea Heights Christmas Parade:

- Sunday December 10 (inclement weather date December 17)
- Parade to run from 11:00am – 1:30pm
- The parade will begin at the Community Centre, 130 Linegar Avenue, turn on Dillon Crescent, and return to the Community Centre.
- RNC and volunteers are on site to implement this road closure.

Hudson and Rex:

- Road closure requested on McBride's Hill and Ayre's Cove.
- Wednesday November 22 and Thursday November 23, from 6:00pm – 1:30am.
- Traffic control company has been hired to implement the closure.
- Emergency access would be maintained.
- Filming to take place at the old Bank of Montreal building.
- Only indoor filming after 11:00pm.

- Lane reduction requested on Water Street from Ayre's Cove to Clifts Bairds Cove (south side of the road).
- Wednesday November 22, from 6:00pm – 11:00pm.
- Traffic control company has been hired to implement this lane reduction.



Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Royal Newfoundland Constabulary, Downtown St. John's, Goulds Lions Club, Shea Heights Community Board.
3. Alignment with Strategic Directions:

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

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

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: Accessible viewing areas established for the Downtown Christmas Parade and Holiday Lights @ Bowring Park.

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 Downtown Christmas Parade (November 26, inclement weather date December 3), Holiday Lights @ Bowring Park (December 2, inclement weather date December 9), Goulds Lions Club Christmas Parade (December 3, inclement weather date December 10), Shea Heights Christmas Parade (December 10 inclement weather date December 17), and the filming of Hudson and Rex (November 22 and 23).

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	SERC - Holiday Events and Film Shoot Road Closure.docx
Attachments:	
Final Approval Date:	Nov 8, 2023

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

Erin Skinner - Nov 8, 2023 - 3:21 PM

Tanya Haywood - Nov 8, 2023 - 3:45 PM