

ST. JOHN'S

Regular Meeting - City Council Agenda

March 19, 2024

3:00 p.m.

4th Floor City Hall

Pages

1. **SWEARING IN CEREMONY - WARD 4 COUNCILLOR-ELECT TOM DAVIS**
Administered by Chief Judge Robin Fowler, Supreme Court of Newfoundland and Labrador
2. **CALL TO ORDER**
3. **PROCLAMATIONS/PRESENTATIONS**
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 - 3.3 St. John's and First Voice Joint Coordinating Committee - Justin Campbell and Stacey Howse will be present
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18.	ADJOURNMENT	

Proclamation

World Poetry Day

March 21, 2024

WHEREAS: UNESCO, the United Nations Educational, Scientific, and Cultural Organization, adopted March 21 as World Poetry Day with the aim of supporting linguistic diversity through poetic expression and increasing the opportunity for endangered languages to be heard; and

WHEREAS: Poetry is one of humanity's most treasured forms of cultural and linguistic expressions, which continues to bring people together across continents and is found in a myriad of forms throughout the world; and

WHEREAS: World Poetry Day is an occasion to honour poets, revive oral traditions of poetry recitals, promote the reading, writing, and teaching of poetry, foster the convergence between poetry and other arts such as theatre, dance, music, and painting, and raise the visibility of poetry in the media;

THEREFORE: I, Mayor Danny Breen, do hereby proclaim March 21, 2024, as World Poetry Day in the City of St. John's.

Signed at City Hall, St. John's, NL on this 19th day of March 2024.

Danny Breen, Mayor









Alyssa Byrbe

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

March 5, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Carl Ridgeley

Regrets: 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
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Jackie O'Brien, Manager, Corporate Communications
Jennifer Squires, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

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

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Easter Seals Month**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-03-05/88

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That the Agenda be adopted as presented.

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

MOTION CARRIED (7 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of February 20, 2024**

SJMC-R-2024-03-05/89

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ridgeley

That the Minutes of February 20, 2024, be adopted as presented.

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

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS**6.1 Notices Published – 319 Hamilton Avenue - DEV2400001**

Council were divided on supporting the application for a Restaurant at 319 Hamilton Avenue. Members spoke on the importance of supporting new businesses and development but there were several concerns related to parking and traffic in the area. The staff recommendation to reject the application was tied. A motion to approve the application was made by Councillor Burton. The vote was again tied and therefore defeated. The proponent may reapply should they wish the item return to Council for additional consideration.

SJMC-R-2024-03-05/90

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council reject the Discretionary Use application at 319 Hamilton Avenue for a Restaurant (take-out) as there is not sufficient on-street parking available to support the intensity of the proposed Use.

For (4): Councillor Burton, Councillor Ellsworth, Councillor Bruce, and Councillor Korab

Against (4): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, and Councillor Ridgeley

MOTION LOST (4 to 4)

SJMC-R-2024-03-05/91

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council approve the Discretionary Use application at 319 Hamilton Avenue for a Restaurant (take-out).

For (4): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, and Councillor Ridgeley

Against (4): Councillor Burton, Councillor Ellsworth, Councillor Bruce, and Councillor Korab

MOTION LOST (4 to 4)

6.2 Proposed Driveway in the Floodplain and Buffer – 12 Forest Pond Road – DEV2300091

SJMC-R-2024-03-05/92

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve a Driveway in the Floodplain and Floodplain Buffer at 12 Forest Pond Road for access to a Single Detached Dwelling.

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

MOTION CARRIED (8 to 0)

6.3 Notices Published – 125 George's Pond Road - DEV2300162

Councilor Burton reiterated that the approval of the Discretionary Use for Rural Tourism was not the same as the approval of the Nordic Spa and advised that development approval would be difficult to achieve on the land in question. The applicant is aware of the site challenges, which include creating a secondary access and road upgrading. These upgrades may be financially prohibitive for the applicant. Overall Council were very supportive of the applicant and the business but concerned about the feasibility of development in the area. Councillor Ellsworth advised the applicant to meet with Staff to find other possible sites for development closer to existing infrastructure.

SJMC-R-2024-03-05/93

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the Discretionary Use application for a Rural Tourism Use at 125 George's Pond Road to allow Nordic spa facilities and hospitality services and set parking at 53 spaces for the Rural Tourism Use.

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

MOTION CARRIED (8 to 0)

6.4 Notices Published – 106 Old Pennywell Road - DEV2300180

SJMC-R-2024-03-05/94

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the Discretionary Use application for a Home Occupation at 106 Old Pennywell Road to allow a family home childcare.

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

MOTION CARRIED (8 to 0)

6.5 Notices Published – 29 Palm Drive – DEV2400010

Deputy Mayor O'Leary advised that she had received a complaint from a resident concerning noise from a grooming service. She asked Staff if there were any concerns about noise coming from the business. The Deputy City Manager of Planning, Engineering, & Regulatory Services responded that there were no noise concerns for the application in question.

SJMC-R-2024-03-05/95

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the Discretionary Use application for a Home Occupation at 29 Palm Drive to allow a dog grooming salon.

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

MOTION CARRIED (8 to 0)

6.6 Notices Published – 47 Oxen Pond Road - DEV2400005

SJMC-R-2024-03-05/96

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the Discretionary Use application for a Home Occupation at 47 Oxen Pond Road to allow a family home childcare.

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

MOTION CARRIED (8 to 0)

6.7 Notices Published – 50 Airport Road - DEV2300181

Councillor Korab questioned the use of the word "appears" in the memo, and asked if the site would be further reviewed by transportation engineering. The Deputy City Manager of Planning, Engineering, & Regulatory Services advised that the word "appears" should be removed from the memo. The memo would then state that "the proposed site plan is acceptable from a transportation perspective."

SJMC-R-2024-03-05/97

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the Discretionary Use application at 50 Airport Road for a Daycare Centre.

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

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 Shared-use Path From Airport Heights to Paul Reynolds Community Centre – RFP No. 2024005

SJMC-R-2024-03-05/98

Moved By Councillor Hickman

Seconded By Councillor Bruce

THAT Council approve for award this open call to the top ranked proponent meeting specifications, Pinnacle Engineering for \$407,407.34 (HST included) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

7.2 Snow Removal Services for Kenmount Terrace

SJMC-R-2024-03-05/99

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council ratify the award to the lowest bidder meeting specifications, Farrell's Excavating Limited, for \$339,000.00 per year (HST not included) as per the Public Procurement Act. Request for quotations were also sent to Bishop's Cranes and JAT Excavating Inc. however they did not respond.

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

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - February 27, 2024

1. Goulds Zoning Serviced Area

SJMC-R-2024-03-05/100

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council consider rezoning lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone and prepare a comprehensive development plan for same. This matter would be referred for public consultation. A Municipal Plan amendment is required.

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

MOTION CARRIED (8 to 0)

2. **39 Janeway Place – REZ2300005**

Councillor Ellsworth thanked the Provincial Government for conveying the land and noted that there was a large slough of Crown Land in Pleasantville. The cost of the land is prohibitive, and he would like to see the Federal Government follow the Provincial Government's lead to make development in the area more affordable. Affordable land would reduce the overall cost for developers and permit additional mixed-use development and housing in the area.

SJMC-R-2024-03-05/101

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council consider rezoning 39 Janeway Place from the Residential 2 (R2) Zone to the Apartment 1 (A1) Zone to allow an Apartment Building; and upon receiving a satisfactory site plan, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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

MOTION CARRIED (8 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Permits List February 15 to February 28, 2024

Council considered the Development Permits List for information.

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

Council considered the Building Permits List for information.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for the Week Ending February 21, 2024

SJMC-R-2024-03-05/102

Moved By Councillor Ellsworth

Seconded By Councillor Korab

That the weekly payment vouchers for the week ending February 21st, 2024, in the amount of \$6,331,138.19, be approved as presented.

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

MOTION CARRIED (8 to 0)

11.2 Weekly Payment Vouchers for the Week Ending February 28, 2024

SJMC-R-2024-03-05/103

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the week ending February 28th, 2024, in the amount of \$8,696,888.86, be approved as presented.

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

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

12.1 2017218 – Lease of Two (2) New Loaders

Councillor Ellsworth questioned if the purchase of the loaders was part of the City's fleet replacement strategy. The City Manager will discuss the issue with the Deputy City Manager of Public Works and provide a response.

SJMC-R-2024-03-05/104

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That Council approve for purchase two (2) loaders from successful proponent, Toromont CAT, for buyout price of \$213,800.00 (excluding HST), as per the Public Procurement Act. Tender 2017218 – Lease of Two (2) New Loaders was previously awarded on December 4, 2017, CD# R2017-12-04/4.

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

MOTION CARRIED (8 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

13.1 Petition from the Residents of Sheffield Estates Concerning 46 Hazelwood Crescent

Councillor Korab brought forward a petition from the residents of Sheffield Estates requesting that Council postpone the decision on the rezoning of 46 Hazelwood Crescent until a public meeting has been held for residents of the area. The petition has 103 signatures and Councillor Korab has spoken with residents and the proponent. While the rezoning originally had no plan for development, the proponent has advised that they do have a plan to develop the property.

14. NEW BUSINESS

14.1 2024 MNL Municipal Symposium, Gander, NL, May 2-4, 2024

SJMC-R-2024-03-05/105

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve travel for Deputy Mayor Sheilagh O'Leary to attend the 2024 MNL Municipal Symposium in Gander from May 2-4, 2024.

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

MOTION CARRIED (8 to 0)

14.2 2024 – Road Race Lane Reductions

SJMC-R-2024-03-05/106

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That Council approve the lane reductions associated with the 2024 Shamrockin' 5k road race on March 17.

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

MOTION CARRIED (8 to 0)

14.3 Approval of Building Safer Communities Grant Funding Recommendations

SJMC-R-2024-03-05/107

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve the following recommendations for funding under the Building Safer Communities Grant Program:

Iris Kirby House \$130,000

Thrive CYN St. John's Inc. \$150,000

**MacMorran Community Centre Corp. and Buckmaster's Circle
Community Centre Inc. \$197,000**

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

MOTION CARRIED (8 to 0)

14.4 National Trust – APT Joint Conference 2024

SJMC-R-2024-03-05/108

Moved By Councillor Bruce

Seconded By Councillor Hickman

That Council authorize funding for travel, accommodations, and
registration for Councillor Maggie Burton to attend the National Trust APT
Joint Conference being held in Montreal, Quebec from November 12 – 16,
2024

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

MOTION CARRIED (8 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:09 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Proposed Single Detached Dwelling in the Watershed (Town of Portugal Cove – St. Phillip’s) – 115 Dogberry Hill Road Extension – INT2400011

Date Prepared: March 12, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: That Council reject the proposed development of a Single Detached Dwelling at 115 Dogberry Hill Road Extension within the Town of Portugal Cove – St. Phillip’s.

Discussion – Background and Current Status: The Town of Portugal Cove – St. Phillip’s has referred an application to the City for development of a Single Detached Dwelling. The subject property at Civic 115 Dogberry Hill Road Extension is located within the Broad Cove River Watershed. Development of lands within the Watershed and situated within the legal municipal boundary of the Town are subject to Section 104(4) of the City of St. John’s Act, which does not allow the construction of a new Dwelling on vacant land within the Watershed. An application for a Single Detached Dwelling on this property was previously rejected by Council in 2021.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Town of Portugal Cove – St. Phillip’s
3. Alignment with Strategic Directions:

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

Choose an item.

4. Alignment with Adopted Plans: Not applicable.



5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: City of St. John's Act Section 104(4).
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council reject the proposed development for a Single Detached Dwelling at 115 Dogberry Hill Road Extension as the Lot is located within the Broad Cove Watershed and a new Dwelling is not permitted on the Lot as per Section 104(4) of the City of St. John's Act.

Prepared by:

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

Approved by:

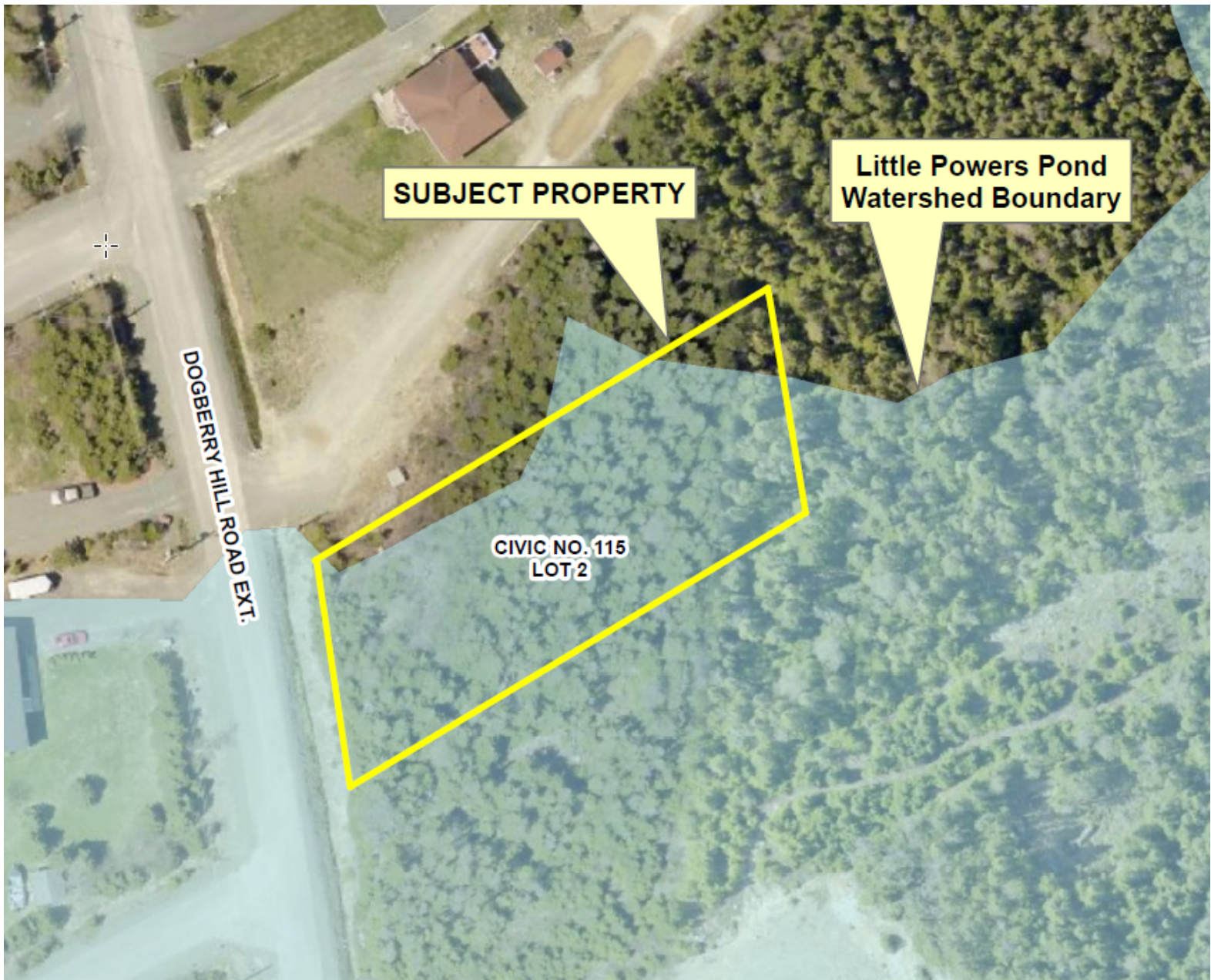
Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - New Dwelling in the Watershed (PCSP) - 115 Dogberry Hills Road Ext - INT2400011.docx
Attachments:	- Location Map.png
Final Approval Date:	Mar 12, 2024

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

Jason Sinyard - Mar 12, 2024 - 12:05 PM



DECISION/DIRECTION NOTE

Title: Parking Lot Setback - 33 St. Michael's Avenue - DEV2200055
Date Prepared: March 8, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 2

Decision/Direction Required: That Council approve a reduced setback for the Parking Lot at 33 St. Michael's Avenue.

Discussion – Background and Current Status: A Daycare Use, which is a Discretionary Use in the Residential 1 (R1) Zone, was previously approved by Council at 33 St. Michael's Avenue. Following approval of the Use, the developer is working towards development approval for the site. The proposed parking lot setback is proposed at 4.01 metres, which is less than the required 6 metre setback from the street that provides a buffer for snow clearing. Under Section 8.8 of the Development Regulations, a 6metre buffer is required between the Street (property line) and the edge of the Parking Lot unless otherwise approved by Council. Public Works have reviewed the proposal and have no concerns with the reduced setback.

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: 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 8.8 "Parking Lots Outside the Downtown Parking Area."

ST. JOHN'S

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 a reduced Parking Lots setback of 4.01 metres for a buffer between the Street and edge of the parking lot for 33 St. Michael's Avenue.

Prepared by:

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

Approved by:

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

Report Approval Details

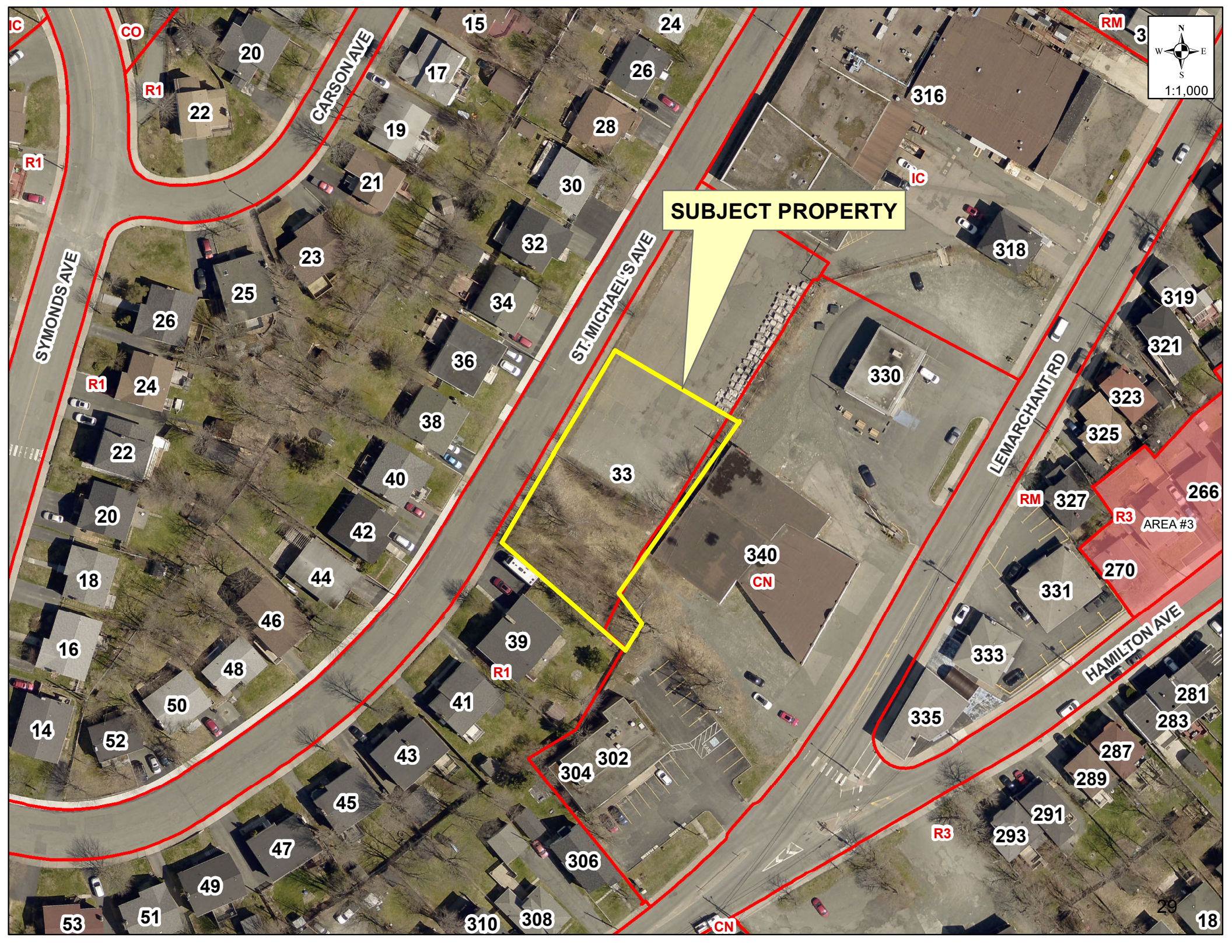
Document Title:	Development Committee - Parking Lot Setback - 33 St. Michael's Avenue - DEV2200055.docx
Attachments:	- 33 ST. MICHAEL'S AVENUE.pdf - siteplan33StMichaels.png
Final Approval Date:	Mar 12, 2024

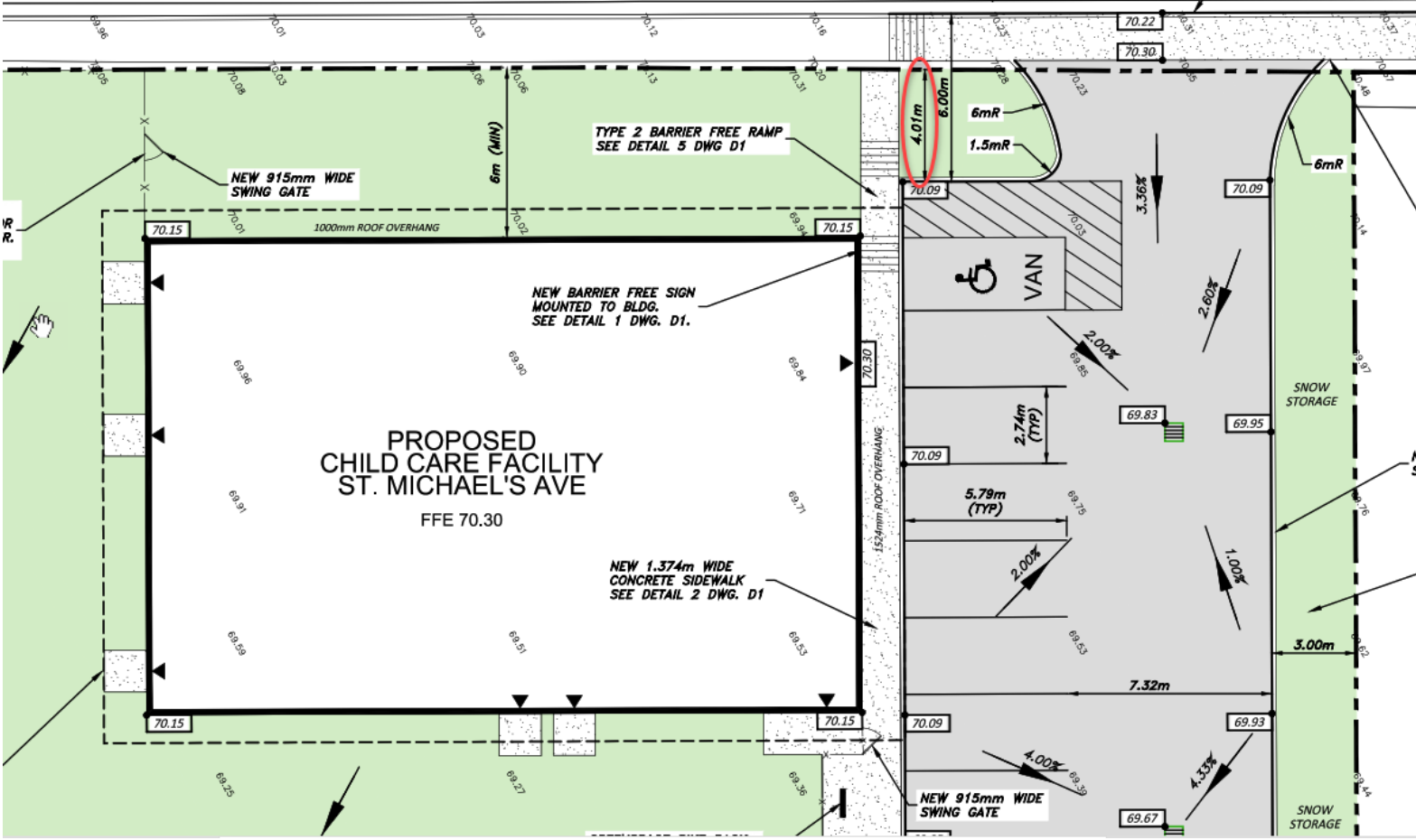
This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - Mar 12, 2024 - 1:01 PM



SUBJECT PROPERTY





DECISION/DIRECTION NOTE

Title: Notices Published – 201-203 Blackmarsh Road - DEV2300182

Date Prepared: March 12, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required:

A Discretionary Use Application has been submitted by The Indian Bawarchi Inc. at 201-203 Blackmarsh Road.

Discussion – Background and Current Status:

The proposed application is for a Restaurant (take-out). The floor area will be approximately 47m² and hours of operation will be 11a.m. to 11p.m., seven (7) days per week. On-site parking is provided. The proposed application site is zoned Commercial Neighbourhood (CN).

One submission was received, which was in support of the application.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Commercial Neighbourhood (CN) Zone".

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

Recommendation:

That Council approve the Discretionary Use application at 201-203 Blackmarsh Road for a Restaurant (take-out).

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 - 201-203 Blackmarsh Road.docx
Attachments:	- DEV2300182-201-203 BLACKMARSH ROAD.pdf
Final Approval Date:	Mar 12, 2024

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

Lindsay Lyghtle Brushett - Mar 12, 2024 - 12:39 PM

Jason Sinyard - Mar 12, 2024 - 12:57 PM



HAMILTON AVE EXTEN

BLACKMARSH RD

SUBJECT PROPERTY

405

165

171

10

AA

203

207

CN

173

209

181

CEM

COH

A2

34

Karen Chafe

From: [REDACTED]
Sent: Monday, February 19, 2024 2:32 PM
To: CityClerk
Subject: 201-203 Blackmarsh Road

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

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hi there,

Just wanted to voice my support for this proposal. The Bawarchi has excellent food at reasonable prices, and I would be delighted if they were to open within a [REDACTED]

I don't know if the Big R is still open in this same little strip mall, but either way, I can't see there would be a problem with a different/new restaurant in the neighbourhood.

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 149 Queen’s Road – DEV2400013
Date Prepared: March 12, 2024
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 for 149 Queens Road.

Discussion – Background and Current Status:

The proposed application is for a Dwelling Unit on the 1st Storey. The Dwelling Unit will be a Micro Unit, with an area of approximately 33m². The proposed application site is zoned Commercial Downtown Mixed (CDM).

One submission was received, which requested clarification on the proposed application. A micro unit is a form of Dwelling Unit, where the size is not to exceed 42 square metres (450 square feet). Under the Parking Requirements, a micro unit does not require parking. Although zoned commercial, the area is predominantly residential, so a Dwelling Unit will not be out of character in this area.

Key Considerations/Implications:

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

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

Choose an item.

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



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

Recommendation:

That Council approve the Discretionary Use application at 149 Queens Road to allow a Dwelling Unit on the 1st Storey for a Micro Unit.

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

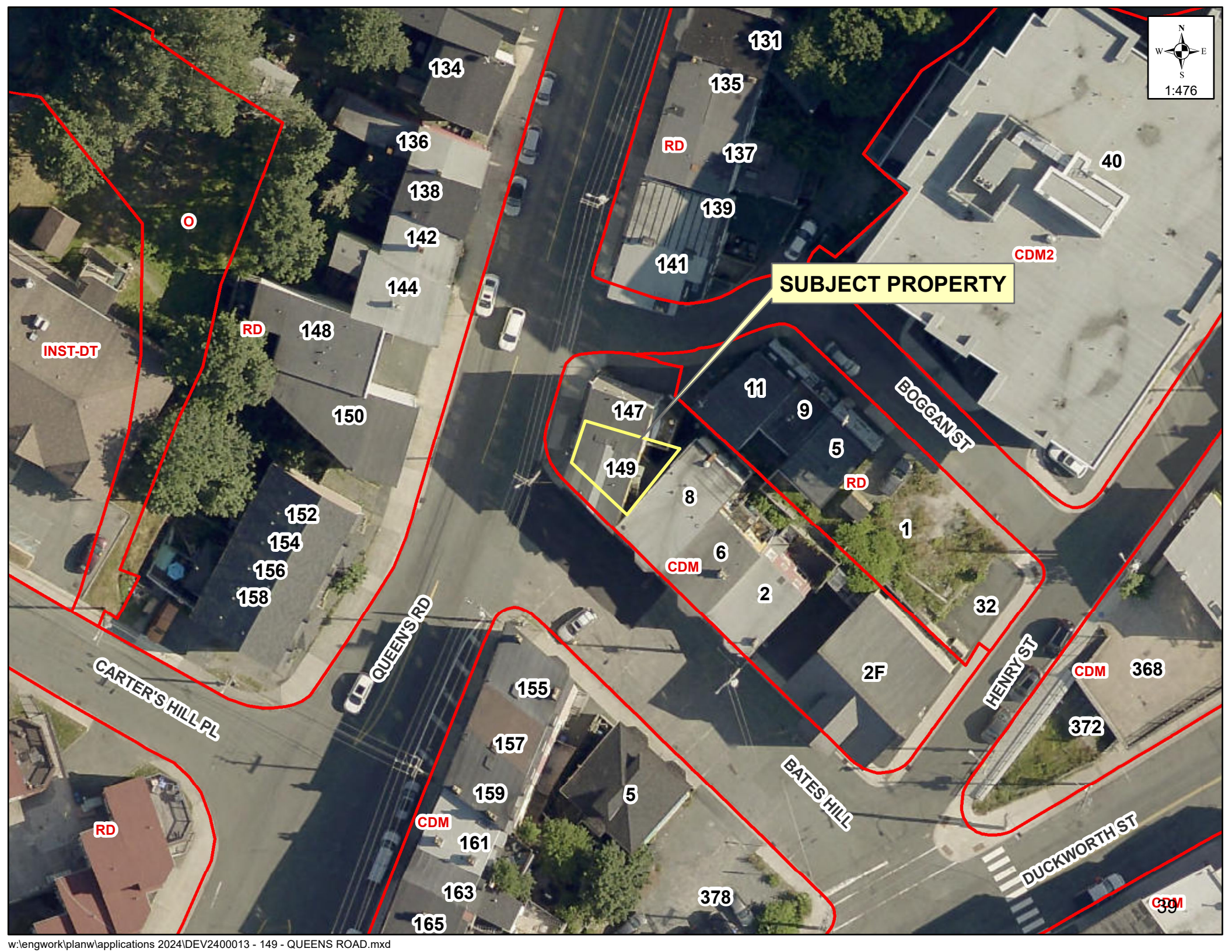
Report Approval Details

Document Title:	Notices Published - 149 Queen's Road.docx
Attachments:	- DEV2400013 - 149 QUEENS ROAD.pdf
Final Approval Date:	Mar 12, 2024

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

Lindsay Lyghtle Brushett - Mar 12, 2024 - 12:26 PM

Jason Sinyard - Mar 12, 2024 - 1:00 PM



SUBJECT PROPERTY

INST-DT

RD

RD

CDM2

RD

CDM

CDM

CDM

CDM

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, February 23, 2024 11:39 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Justin Tucker; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Lindsay Church; Planning; Stacey Baird; Jennifer Squires
Subject: RE: 149 Queens Roads

Good Day [REDACTED]

The proposed application is for a dwelling unit on the first storey of 149 Queens Road, which will be for a micro unit and will occupy an area of approximately 33 square meters. The matter will be discussed at Council's Regular Meeting of March 19, 2024, at which time, any concerns from the general public will also be considered. Via this email, I am referring your question to our planning and development staff for their response. Should you have any concerns following their response to you, please reach out again and I will ensure your concerns are appropriately registered.

Please find below a link to further information and a map of the site:

<https://www.stjohns.ca/en/news/application-149-queens-road.aspx>



Regards,

Karen Chafe
City Clerk

From [REDACTED]
Sent: Thursday, February 22, 2024 5:12 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 149 Queens Roads

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

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Hi

Hope you are doing well.

I received a notification about 149 Queen's Road. I do not know what it means.

Please clarify what this is about.

Thank you.

Sincerely,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published - 5 Eastmeadows Avenue – DEV2400016

Date Prepared: March 12, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted for 5 Eastmeadows Avenue.

Discussion – Background and Current Status:

The Home Occupation is proposed for in-person and online music lessons, which will be owner operated. The floor area will be approximately 12m² and will operate Monday to Thursday, 3:30 p.m. to 6:30 p.m. Lessons will range between 30 minutes and 60 minutes. On-site parking is provided. The proposed application site is zoned Residential 1 (R1).

One submission was received, which was in support of the application.

Key Considerations/Implications:

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

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

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 6.18 "Home Occupation," Section 10.5 "Discretionary Use" and Section 10 "Residential 1 (R1) Zone".



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 5 Eastmeadows Avenue for in-person and online music lessons.

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 - 5 Eastmeadows Avenue.docx
Attachments:	- DEV2400016- 5 EASTMEADOWS AVE.pdf
Final Approval Date:	Mar 12, 2024

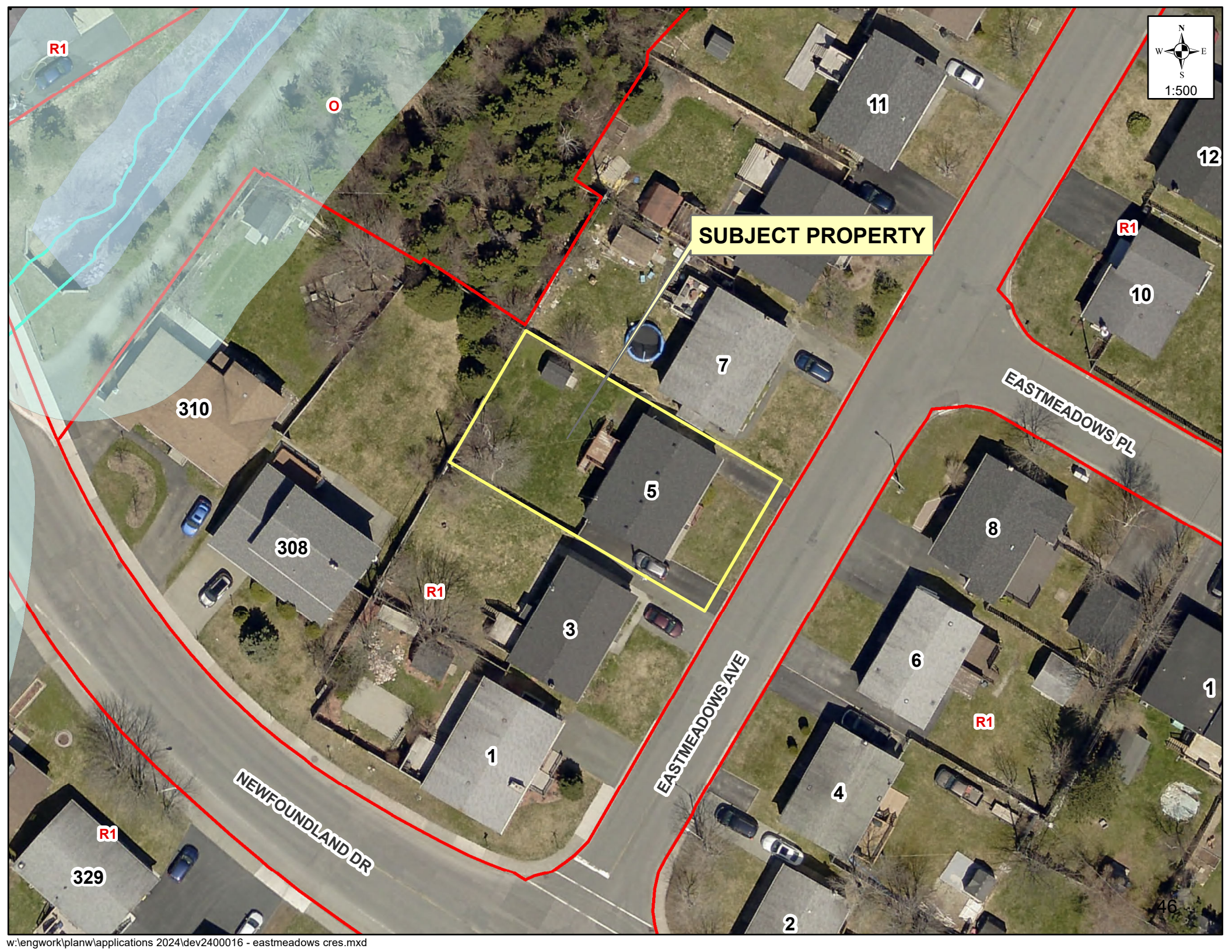
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Mar 12, 2024 - 12:35 PM

Jason Sinyard - Mar 12, 2024 - 12:57 PM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Thursday, February 29, 2024 9:35 AM
To: CityClerk
Subject: 5 Eastmeadows Avenue - Discretionary Use Application

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

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good morning:

This email is to advise of my support for the application for Home Occupation for in-person and online music lessons at the above noted address. I do not see any reason for the application to be turned down as there will be minimal traffic implications and the noise level will also be minimal.

I fully support entrepreneurship and wish the applicant all the best in their new adventure.

Sincerely,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 9 Walsh’s Lane – DEV2400002

Date Prepared: March 12, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted for 9 Walsh’s Lane.

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 43m² and operate Monday to Friday, 7:30 a.m. to 5 p.m. On-site parking is provided. The proposed application site is zoned Agriculture (AG). Due to the Agriculture Zone, the application was referred to the Provincial Department of Fisheries, Forestry & Agriculture, Land Development Advisory Authority. The Authority stated, “where this property has already been developed and occupied for residence, the addition of in-home childcare will not have a high impact on surrounding farm development” and gave their approval for the proposed Use.

One submission was received. Concerns raised included Walsh’s Lane and that it has no roadside parking, that vehicles to/from the site will impact safety and overall traffic and would be further impacted due to a lack of snow clearing. Transportation Engineering reviewed the proposal and have no concerns with the application and on-site parking is provided.

The City’s daycare regulations were recently amended. Family Home Childcare as advertised in this application is now defined as Family Child Care Service under the amendment. The proposed Use is still discretionary within the Agricultural Zone and meets all other requirements.

Key Considerations/Implications:

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

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

Choose an item.

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

Recommendation:

That Council approve the Discretionary Use application at 9 Walsh's Lane for a Family Child Care Service.

Prepared by:

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

Approved by:

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

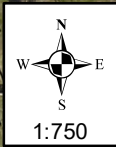
Report Approval Details

Document Title:	Notices Published - 9 Walsh's Lane.docx
Attachments:	- DEV2400002-9 WALSH'S LANE.pdf
Final Approval Date:	Mar 12, 2024

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

Lindsay Lyghtle Brushett - Mar 12, 2024 - 1:12 PM

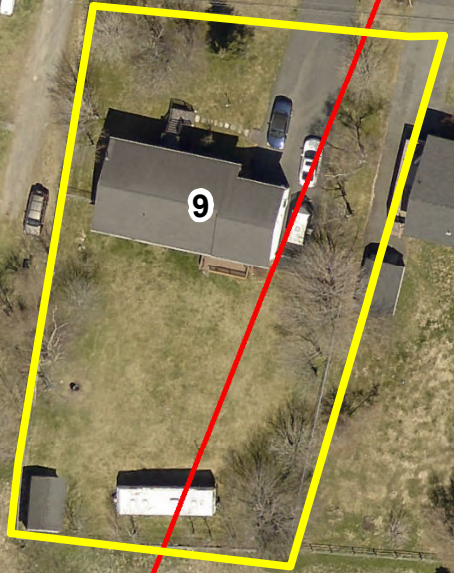
Jason Sinyard - Mar 12, 2024 - 1:14 PM



BAWNMOOR ST

WALSH'S LANE

SUBJECT PROPERTY



R1

22

20

18

16

14

14A

14B

12

10

5

8

6

R1

8

6

4

17

15

13

9

7

1

AG

R1

280

282

284

52

286

CN

Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 27, 2024 5:14 PM
To: CityClerk
Subject: Opposition to Day Care

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern ;
Some of my concerns.

Walsh's Lane, although it is two lanes, has no roadside parking. The street consists of two to three feet of gravel and a ditch.

It has become a very busy thoroughfare for residents travelling to and from Mount Pearl, Costco, etc.

Vehicles stopping to drop off and pickup kids would definitely hamper traffic flow, and create a safety hazard for pedestrians and motorists.

During the winter months, Walsh's Lane is not a priority street to be plowed, and is often impossible for two cars to pass.

Lastly, the house in question has one driveway, making it impossible for the possibility of seven families arriving all at once to pull into the driveway.

I remain, sincerely yours

[REDACTED]
[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 48 Barrows Road - DEV2400009

Date Prepared: March 12, 2024

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 at 48 Barrows Road.

Discussion – Background and Current Status:

The proposed application is for an Accessory Building in the Open Space (O) Zone. The Accessory Building will have an area of 40m² and will be subject to Section 6.2 “Accessory Building” requirements of the St. John’s Development Regulations.

One submission was received. Concern was raised pertaining to the proposal not meeting the original development plan, that Power’s Road will be impacted and future access will be blocked, future development or rezoning of land will impact access of property, pedestrian foot traffic will be directed onto neighbouring property, and the development impacts the use of open space by not allowing Power’s Road as a walking trail.

The original development plan was for a Single Detached Dwelling, which was approved by Council and constructed on the property. Since that time, a second application was approved by Council in 2021, under the old Development Regulations, which included a pool and patio. The proposed Accessory Building will be in line with the requirements under Section 6.2 of the Development Regulations in regard to area, height, and setbacks. The structure is proposed to be located on 48 Barrows Road and does not extend over the property boundary onto what is identified as Power’s Road (right-of-way).

Power’s Road is not a city street, but an informal path that runs along the rear yard of several property’s that front on Barrow’s Road. Public access across private land would be at the discretion of the property owner. Any future rezoning application would be reviewed in terms of existing policy under the St. John’s Municipal Plan and Development Regulations. The development area falls within Archeology Area 1, therefore prior to any construction the application will be referred to Provincial Archeology..

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.



2. Partners or Other Stakeholders: Property owner and neighboring property owners.

3. Alignment with Strategic Directions:

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

Choose an item.

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

5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: St. John's Development Regulations Section 6.2 "Accessory Buildings," Section 10.5 "Discretionary Use" 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 application at 48 Barrows Road for an Accessory Building, which is subject to review by Provincial Archeology prior to building permits being issued.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development

Decision/Direction Note
48 Barrows Road.

Page 3

Planning, Engineering and Regulatory Services

Approved by:

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

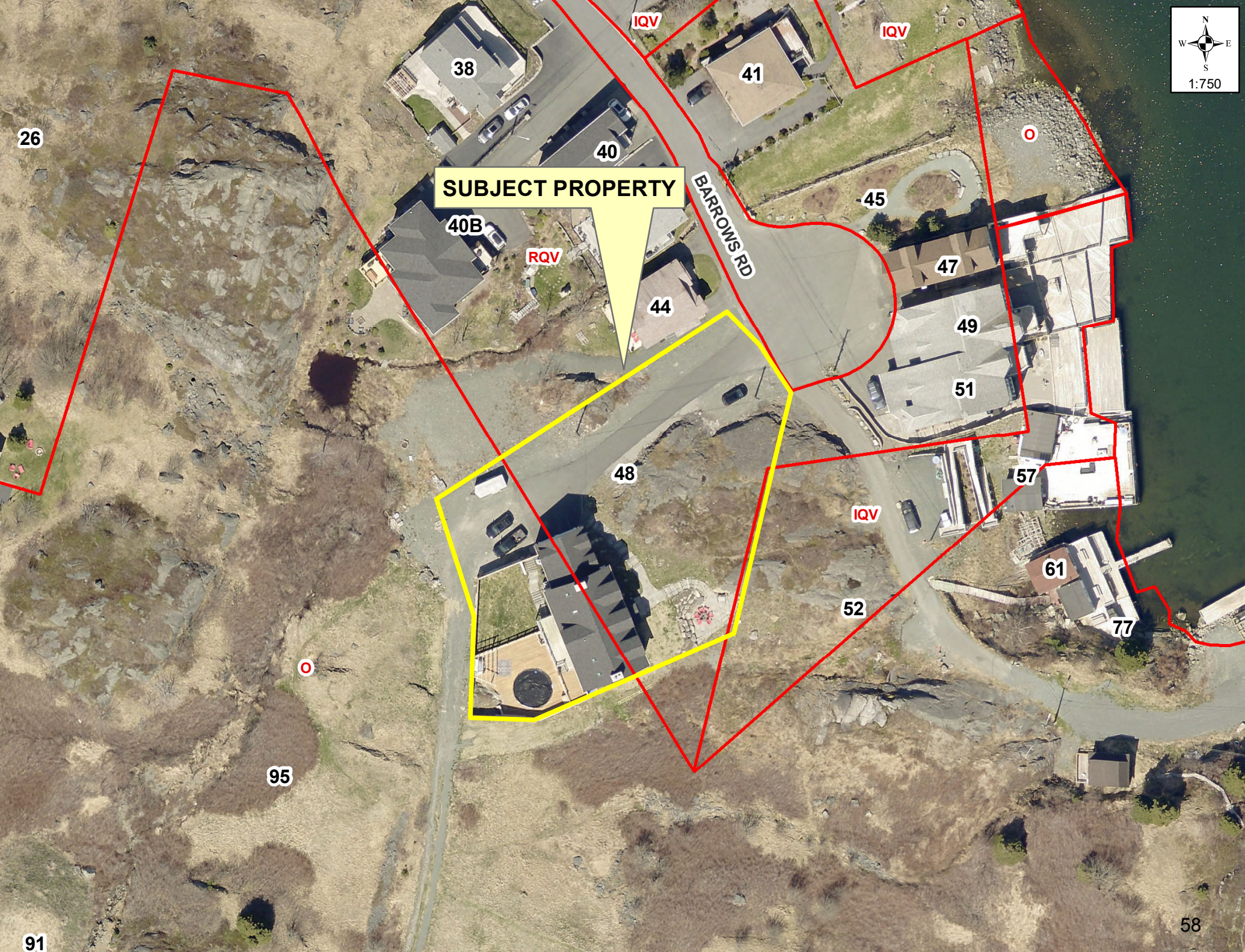
Report Approval Details

Document Title:	Notices Published - 48 Barrows Road.docx
Attachments:	- DEV2400009-48 BARROWS ROAD.pdf
Final Approval Date:	Mar 12, 2024

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

Lindsay Lyghtle Brushett - Mar 12, 2024 - 4:30 PM

Jason Sinyard - Mar 12, 2024 - 4:33 PM



SUBJECT PROPERTY

BARROWS RD

26

38

40

41

40B

RQV

44

45

47

49

51

48

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57

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77

95

91

58

IQV

IQV

O

O

12 March 2024

Response to Discretionary Use Application at 48 Barrows Road. I hereby send this response to object to the granting of the Application for an Accessory Building in the Open Space Reserve Zone (OR) and the Residential Quidi Vidi (RQV) zone with an area of 40m²:

I would like to acknowledge the current property of 48 Barrows Road has meet and/or exceeded the original development plan approved by Council. The existing house and accessory building respects the boundaries of Power's Road.

I am the current owner of [REDACTED] 48 Barrows Road. Attached is copy of my survey noting Power's Road Right of Way on the [REDACTED]

The Proposed Application is for an Accessory Building in both Zones (OR and RQV). Power's Road runs alongside the back line of both properties in the OR zone. (Attachment #2). As plans / specification have not been provided. Going by the picture attached to the application it appears if this is granted, it will encompass what is referred to as "Power's Road" and the building will sit directly on "Power's Road".

Power's Road was once a public road to the inner gut of Quidi Vidi Village (see Attachment #3 aerial shot dating back to 1948). Currently the right of way is used as a walking trail. Due to home construction, land clearing and excavation over the years, the footprint of Power's Road is no longer visible. See Attachment #4 for reference.

The right of way is noted on a published hiking trail Signal Hill, Cuckhold's Cove / Quidi Vidi Village. There is a designated parking area at the top of Cuckhold's Cove Road. Large numbers of people have been parking in this designated area and availing of "Power's Road" to hike down over the hill to the inner gut of Quidi Vidi Village. This right of way allows people to hike, walk, and enjoy the breath-taking view from this location of the inner gut of Quidi Vidi Village.

The building will be located directly on "Power's Road" thus creating an injustice to the people of Quidi Vidi Village and surrounding areas but local outdoor enthusiast, visitors to our fair City.

I refer you to the following approvals to date:

1. Application to Consolidate Two (2) Lots and Construct a Dwelling at 46-48 Barrows Road in RQV Zone – File No. DEV1700029.
2. Land Use Assessment Report – specifically states the impact and mitigation of the following:
 - proposed patios or balconies for the residence. (Refer to Attachment Building Development LUAR: 1A, 1B, and 1C).
 - possible over shadowing and loss of privacy of adjacent properties (Refer to attachment Building Development LUAR: 2A and 2B).
3. Since the development application, there was a Council approval for discretionary use for already existing accessory building addons, specifically pool, deck, greenspace with a high privacy fence surrounding same.

The original building plan shows the house set back further than where the location of house currently sits. The house does not include accessory buildings, specifically abutting my property. The only impact to [REDACTED]

Use of the “Power’s Road” is allowable on the OR zone. [REDACTED] 48 Barrows Road is currently used to access inner gut Quidi Vidi Village.

The current residence footprint of 48 Barrows Road with accessory buildings (not including this new application) has expanded the footprint of 75% of the residence to be in the OR zone. Was there an application approved by Council to rezone to RQV in the development plan for this property?

In summary I request council to not approve this application for accessory building to be on the OR zone or at or near by property sideline (near backline) for the following reasons:

1. It does not meet the original Development plan. It will cause shadowing and loss of privacy on the sideline (neat backline) [REDACTED]
2. Assuming this will sit Power’s Road, this application will block access to [REDACTED] via Power’s Road by vehicle (if and/or when needed). Note Power’s Road Right of Way is currently in the OR zone.

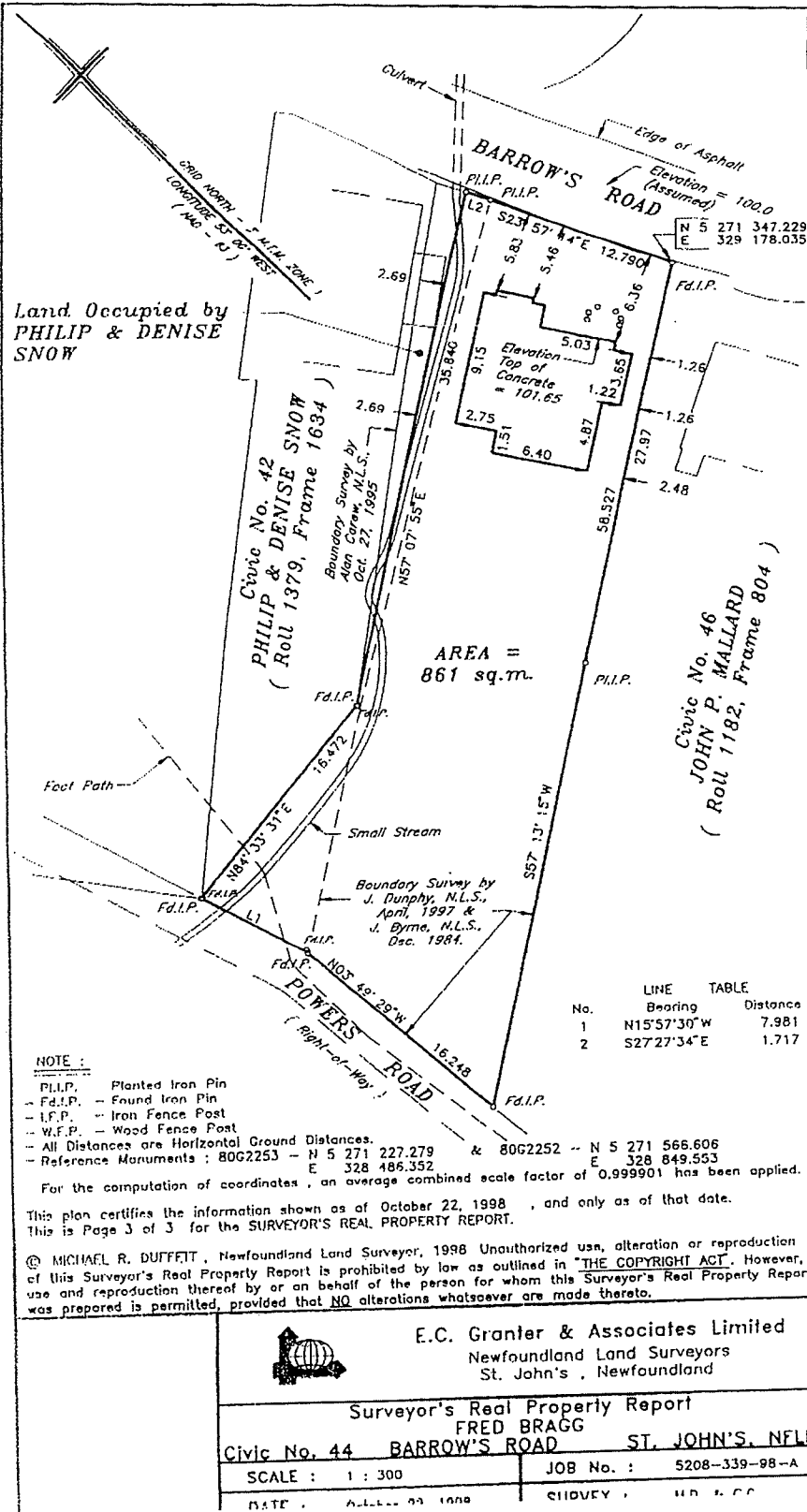
3. Should future development of this OR zone continue and/or rezone of RQV happen in the future, allowing this application will block access to [REDACTED]

3. It will cause pedestrian foot traffic to move to [REDACTED]

4. It defies the meaning of Open Space in the OR zone by not allowing the current use of Power's Road used as a walking trail to inner gut, Quidi Vidi Village.

Sincerely and without prejudice,

[REDACTED]



Attachment #1.
 Survey showing
 Power's Road Right-of-Way.

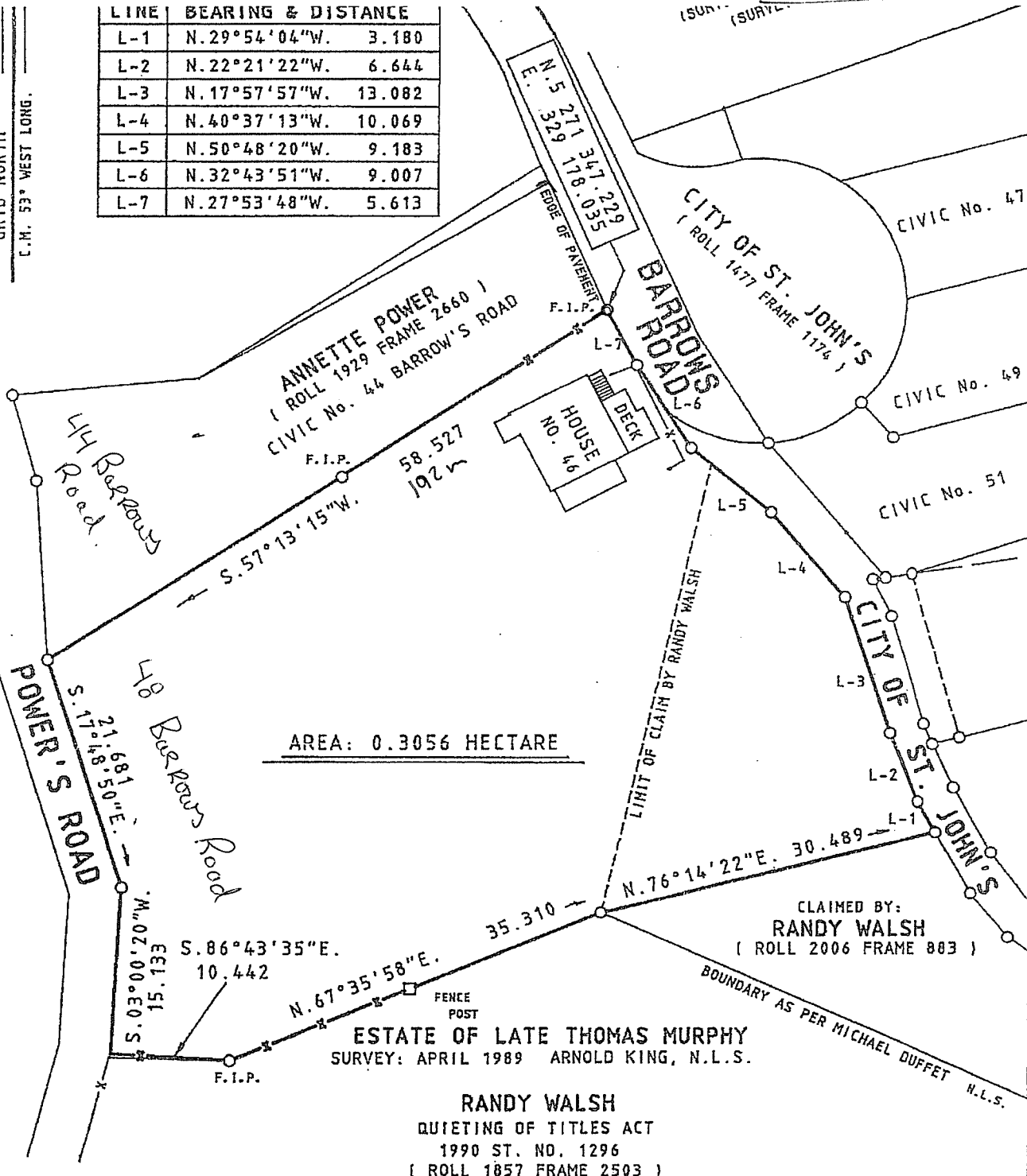


E.C. Granter & Associates Limited
 Newfoundland Land Surveyors
 St. John's, Newfoundland

Surveyor's Real Property Report
 FRED BRAGG
 Civic No. 44 BARROW'S ROAD ST. JOHN'S, NFLD
 SCALE : 1 : 300 JOB No. : 5208-339-98-A
 DATE : 10-22-1998 SURVEYOR : M.R. DUFFETT

LINE	BEARING & DISTANCE
L-1	N. 29° 54' 04" W. 3.180
L-2	N. 22° 21' 22" W. 6.644
L-3	N. 17° 57' 57" W. 13.082
L-4	N. 40° 37' 13" W. 10.069
L-5	N. 50° 48' 20" W. 9.183
L-6	N. 32° 43' 51" W. 9.007
L-7	N. 27° 53' 48" W. 5.613

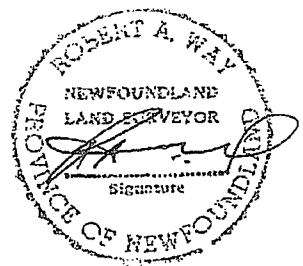
GRID NORTH
C.M. 53° WEST LONG.



REFERENCE MONUMENTS, ZONE 1.
 80G2252: N.5 271 566.606 E.328 849.553
 80G2253: N.5 271 227.279 E.328 486.352
 SCALE FACTOR: 0.999901
 CO-ORDS. ARE NAD/83

PROPERTY UNDER CLAIM

PROPERTY DEALT WITH
 FENCE LINES — X —
 FENCE POST □ F.P.



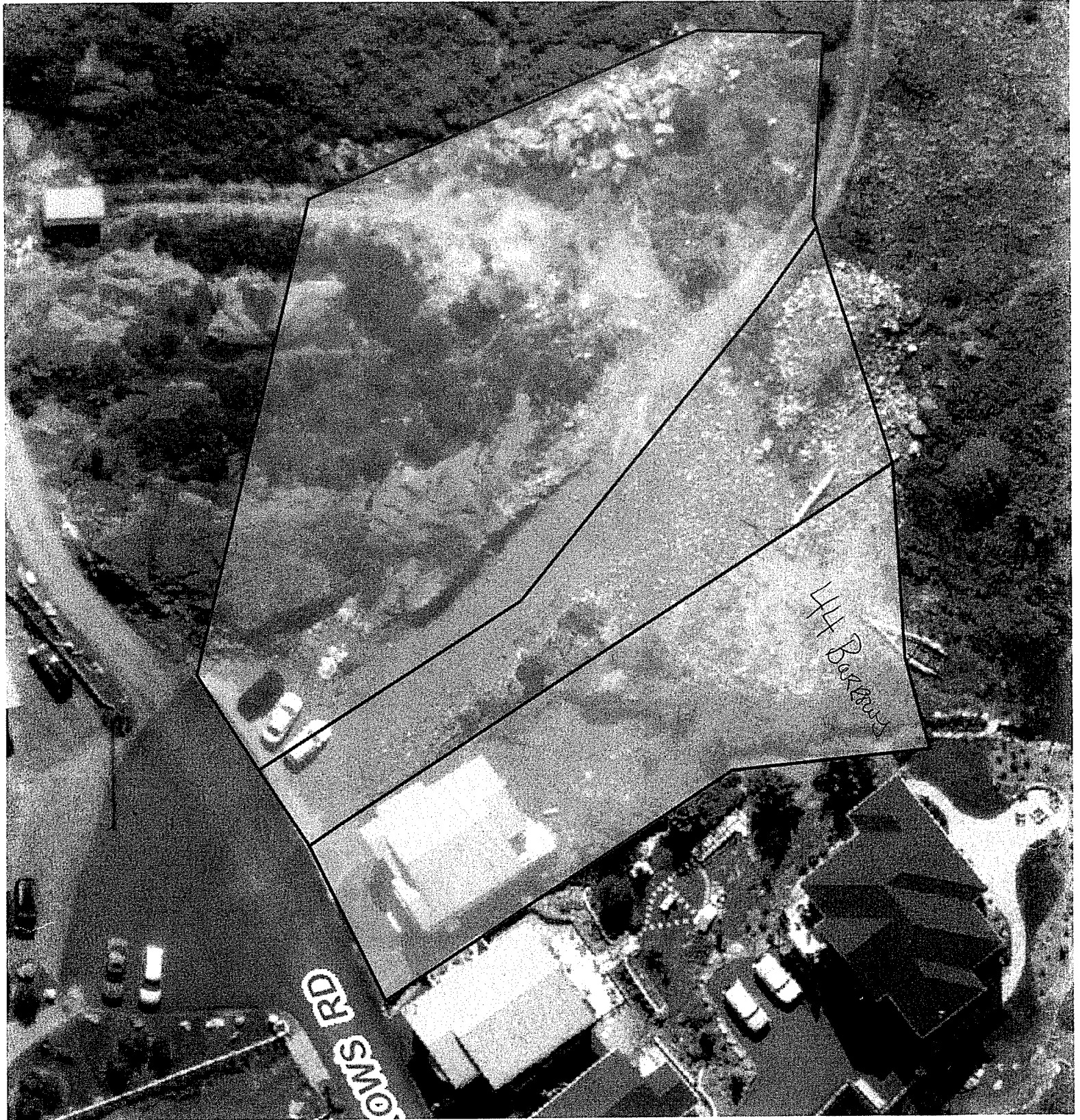
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X-POWER'S Road Right-of-Way
Aerial View 1948.

Attachment #3





The dwelling structure is planned as a 55 by 35 foot perimeter, two-and-a-half storey, slab-on-grade home with an attached one-and-a-half storey 25 by 25 foot perimeter, side-entry garage.

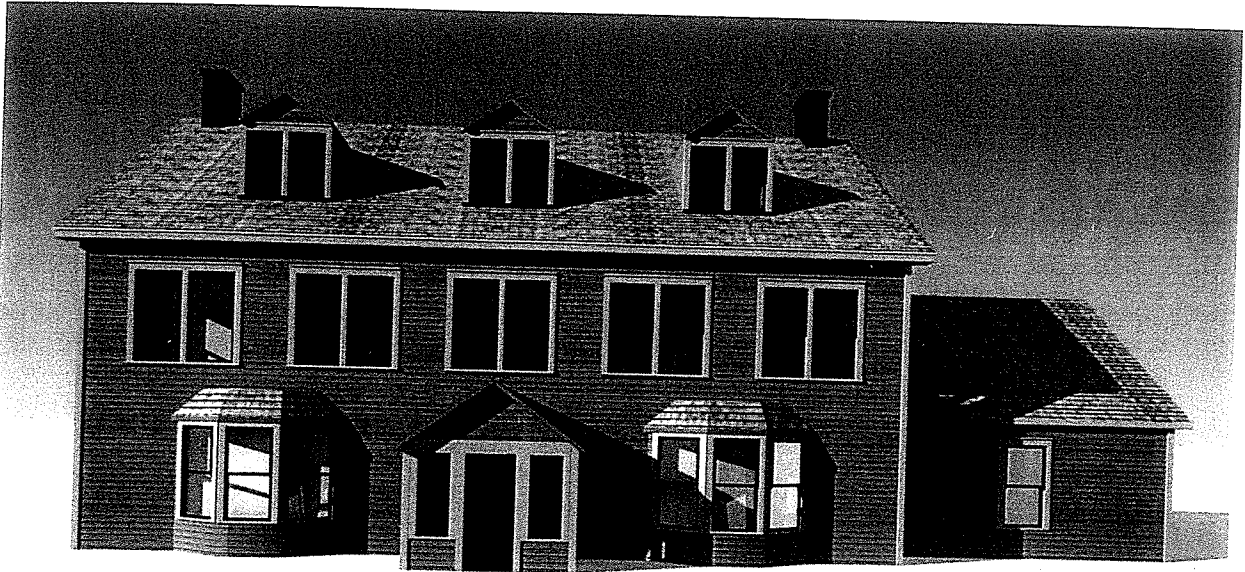


Figure 2: Rendered drawing of front of proposed dwelling.

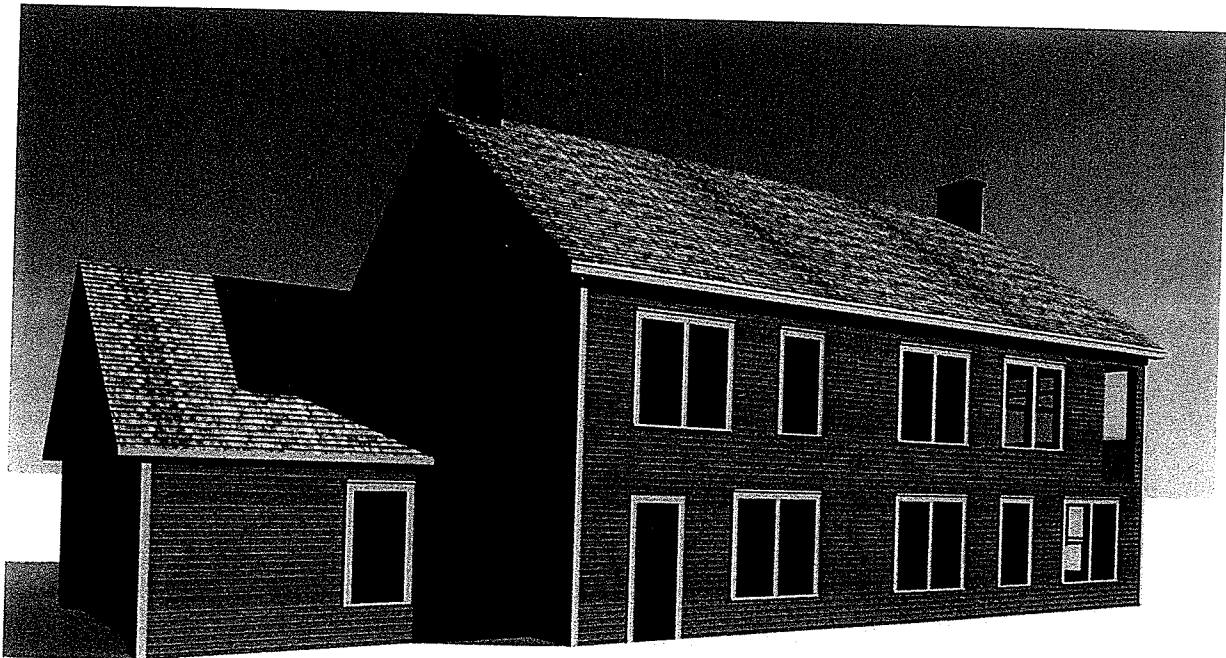


Figure 3: Rendered drawing of rear of proposed dwelling.

- *Possible shadowing and loss of privacy on adjacent properties.*

The proposed dwelling does not cast a shadow upon or impede either the views or privacy of any adjacent dwellings. It also does not significantly impair any commonly used public vantages or sightlines.

The proposed dwelling is sited at the back of a rock outcrop terrace in the lower part of a rocky meadow that slopes upwards from the harbour and Barrows Road to the Cuckolds Cove Road ridgeline. The roof height is significantly below the height of the main ridgeline, thereby preserving the "circle of green" around the Village.

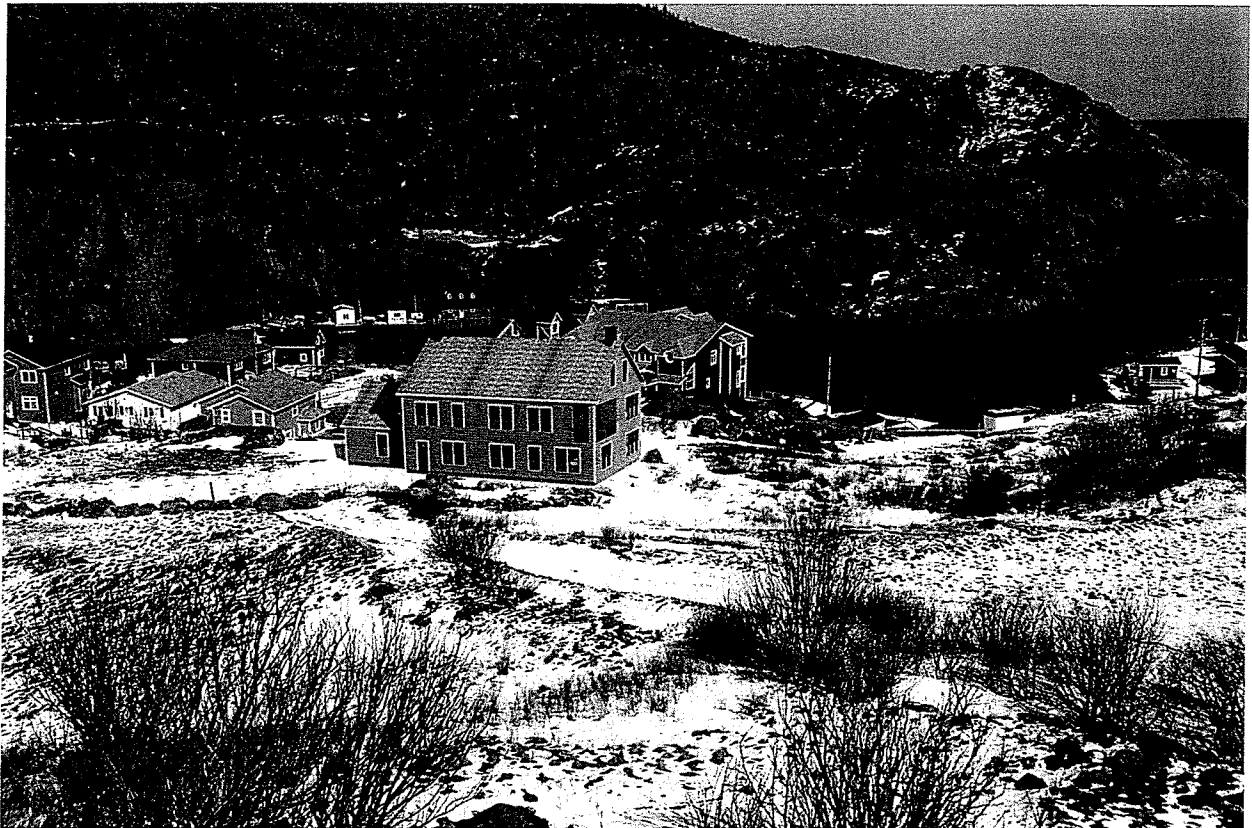


Plate 10: View from rear of property at Cuckold's Cove Road.

– *Information on proposed patios or balconies and exterior lights.*

A natural flagstone patio derived from sedimentary rock units similar in nature and color to Quidi Vidi Formation rock units is planned for the immediate rear of the property. This will be set in sand at ground level and have approximate dimensions of 6 metres by 10 metres. Flagstone walkways will also connect the garage and parking area with both the front and rear entrances.



Plate 13: Chisel cut natural flagstone patio example.

A 12 foot by 8 foot patio is planned for the second floor at the southeast corner of the dwelling. This will be recessed into the building so as to best preserve the intended traditional exterior lines and form.

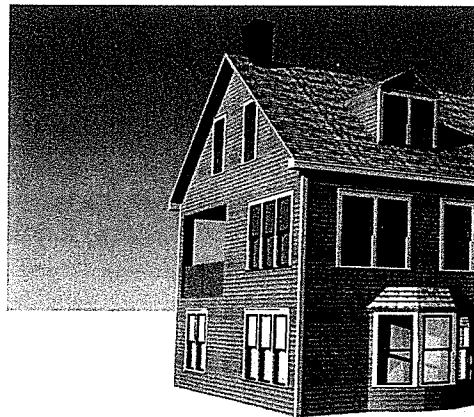


Figure 7: Recessed patio (centre) preserves exterior building form.

Exterior lighting will be subdued and restricted to locations required to safely illuminate walkways and entrances and to allow evening use of the rear flagstone patio.

C. Off-street Parking

- Identify the location of the driveway and off-street parking spaces.

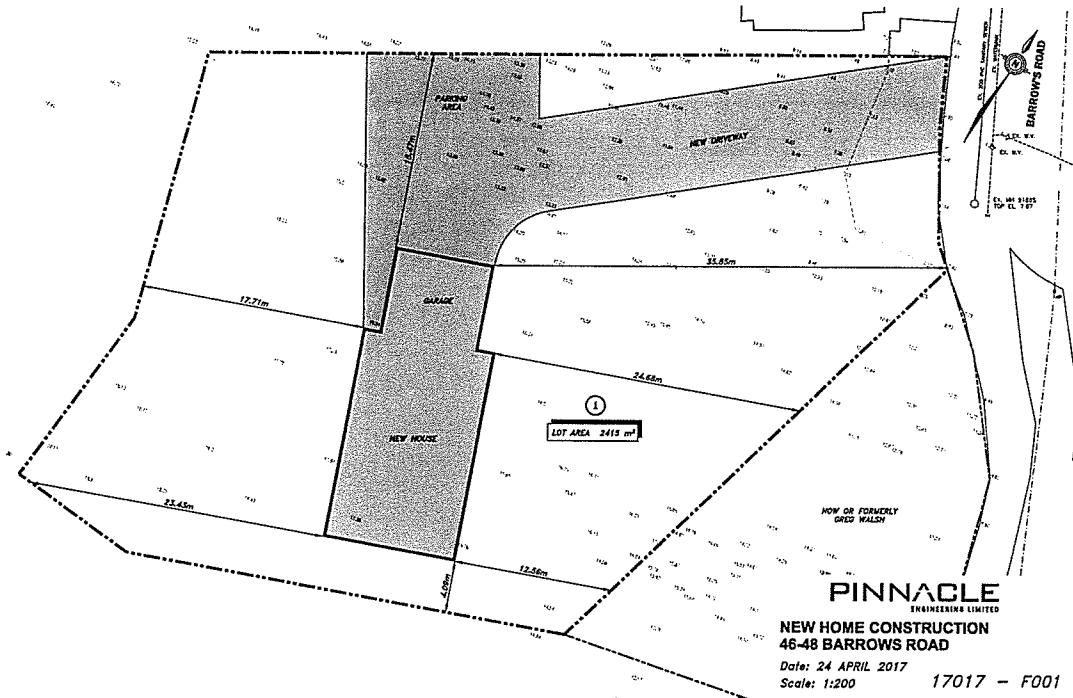


Figure 8: Lot elevation measurements and location of driveway and off-street parking spaces.

Closing Remarks

We, [REDACTED] respectfully seek to become accepted residents of Quidi Vidi Village and to raise a family within this unique community. We look forward to working cooperatively with the City of St. John's and the residents of Quidi Vidi Village towards a shared vision to augment "the look and feel of a traditional fishing village" while providing a proud example of a dwelling that fits into, or "belongs", in the neighbourhood.

Sincerely,

[REDACTED]

- Using renderings and cross-section drawings, identify the effect of the proposed dwelling on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed dwelling to property lines.

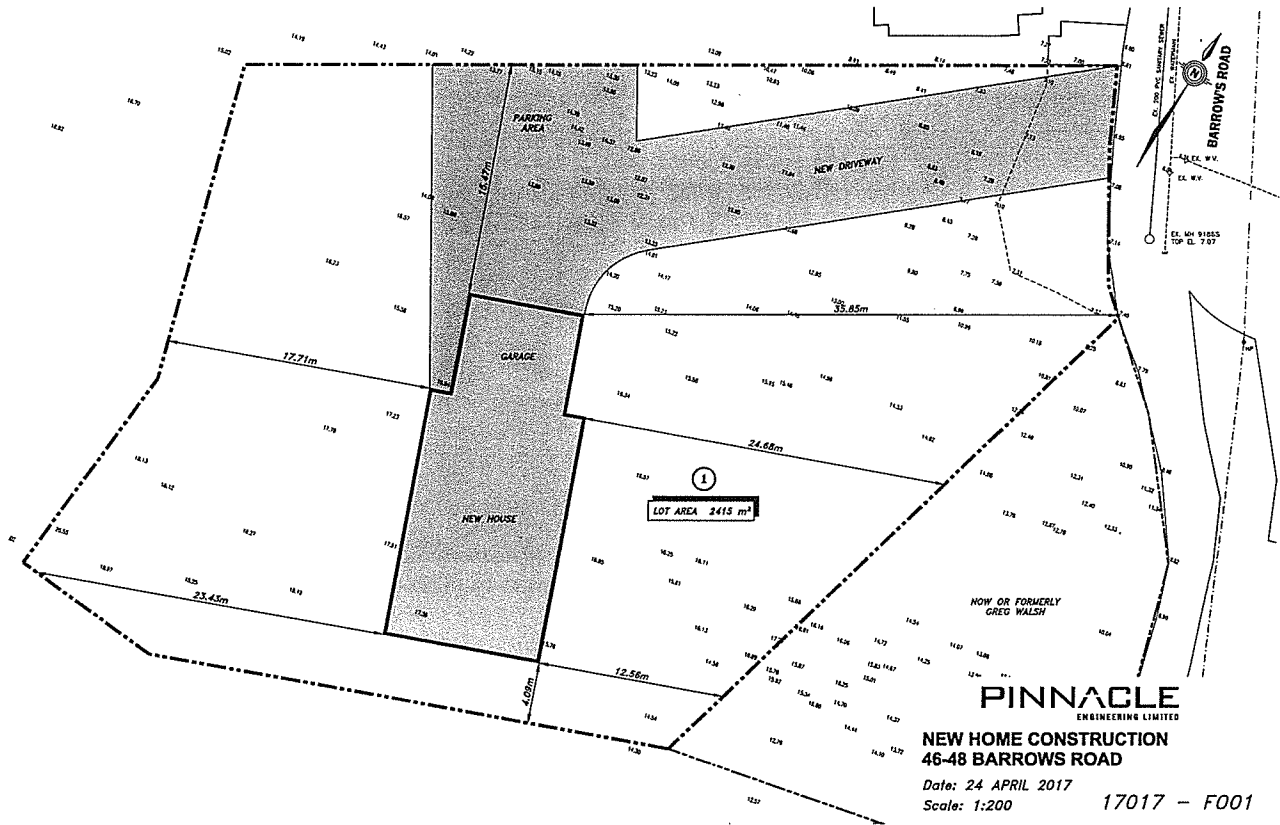


Figure 6: Proposed dwelling footprint showing lateral distance of the exterior walls with respect to the consolidated Lot boundary.

BID APPROVAL NOTE

Bid # and Name: RFSQRF2023197 Request - Snow Removal - Large Site - 16 Water Street.
Date Prepared: Thursday, March 14, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Division: Roads
Quotes Obtained By: Jim Moore
Budget Code: 3231-52100
Source of Funding: Operating

Purpose:

The request for quotations for complete removal of all snow from the entire width of the road and sidewalks, including areas behind obstructions like utility poles and fire hydrants. Locations are Water Street - from Prescott Street to Waldegrave Street, Mc Bride's Hill, and Waldegrave Street.

Results: As attached As noted below

Vendor Name	Bid Amount
Farrell's Excavating Limited	\$119,400.00
Eric Taylor Ltd.	\$125,000.00

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

Contract Duration: N/A

Bid Exception: None

Recommendation:

That Council ratify the award to the lowest bidder meeting specifications, Farrell's Excavating Limited, for \$119,400.00 (HST Excluded) as per the Public Procurement Act. Request for quotations were also sent to Weir's Construction, JAT Excavating Inc and Bishops Cranes Ltd. but they did not respond.



Attachments:

Report Approval Details

Document Title:	RFSQRF2023197- Request - Snow Removal - Large Site - 16 Water Street.docx
Attachments:	
Final Approval Date:	Mar 14, 2024

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

Rick Squires - Mar 14, 2024 - 1:45 PM

No Signature - Task assigned to Derek Coffey was completed by delegate Kris Connors

Derek Coffey - Mar 14, 2024 - 3:50 PM

BID APPROVAL NOTE

Bid # and Name: RFSQRF2023197 - Snow Removal Services - St. Clare Avenue and Golf Avenue
Date Prepared: Friday, March 15, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Division: Administration
Quotes Obtained By: Jim Moore
Budget Code: 3231-52100
Source of Funding: Operating

Purpose:
Snow removal required due to large snow volume.

Results: As attached As noted below

Vendor Name	Bid Amount
Farrell's Excavating	\$107,844.99
Weirs Construction	\$114,500.00
Eric Taylor Ltd.	\$118,000.00

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

Contract Duration: N/A

Bid Exception: None

Recommendation:
That Council ratify the award to the lowest bidder meeting specifications, Farrell's Excavating, for \$107,844.99 (HST excluded) as per the Public Procurement Act. Requests for quotations were also sent to JAT Excavating, and Bishop's Crane Ltd., however they did not respond.

Attachments:



Report Approval Details

Document Title:	RFSQRF2023197- Request - Snow Removal - St. Clare Avenue and Golf Avenue.docx
Attachments:	
Final Approval Date:	Mar 15, 2024

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

Rick Squires - Mar 15, 2024 - 9:34 AM

No Signature - Task assigned to Derek Coffey was completed by delegate Kris Connors

Derek Coffey - Mar 15, 2024 - 9:50 AM

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

March 13, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Carl Ridgeley

Regrets: Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Jackie O'Brien, Communications & Public Relations Officer
Stacey Baird, Legislative Assistant
Kris Connors, Manager of Budget and Treasury
Amer Afridi, Manager of Transportation Engineering

1. 2024 Capital out of Revenue and Parks & Open Spaces Reserve Project Approval

Councillor Ellsworth declared a conflict of interest and abstained from voting.

Councillor Ravencroft asked for clarification if the money allocated for downtown garbage bins was for the addition of new bins or replacements for the existing bins. The Manager of Budget and Treasury advised that he will follow up on the question and will provide the answer to Council at that time.

Staff were also asked about the estimated number of intersections that would be upgraded under the Accessible Pedestrian Signal Program. The Manager of Transportation advised that it depends on the complexity of the location but generally, two locations could be completed with this funding amount.

Recommendation

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That Council approve the recommended 2024 Capital out of Revenue listing and the Parks & Open Spaces reserve projects.

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

Abstain (1): Councillor Ellsworth

MOTION CARRIED (8 to 0)

2. Strategic Plan 2023 Report and Draft 2024 Initiatives

City Manager reviewed the strategic plan with Council.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve the 2024 action plan and table the report at an upcoming regular meeting of Council.

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

MOTION CARRIED (9 to 0)

3. 255 Bay Bulls Road – REZ2400001

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council consider rezoning the property at 255 Bay Bulls Road from the Commercial Neighbourhood (CN) Zone to the Commercial Mixed (CM) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

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

MOTION CARRIED (9 to 0)

4. Text and Map Amendment - Wetlands

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council consider a text and map amendment to the Envision St. John's Development Regulations to update section 4.10 and Appendix C, Map 4 in response to Council's November 28, 2023 resolution regarding the Wetland Study Phase 2A, and advertise the proposed amendment in accordance with the Envision St. John's Development Regulations.

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

MOTION CARRIED (9 to 0)

5. 188 New Pennywell Road – Updated Lot – REZ2200005

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council consider rezoning land at 188 New Pennywell Road from the Residential 1 (R1) and Rural (RUR) Zones to the Residential 2 Cluster (R2C) Zone, and upon receiving a satisfactory land use report, that Council refer the application for public review and comment.

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

MOTION CARRIED (9 to 0)

DECISION/DIRECTION NOTE

Title: 2024 Capital out of Revenue and Parks & Open Spaces Reserve Project Approval

Date Prepared: March 1, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ron Ellsworth, Finance & Administration

Ward: N/A

Decision/Direction Required:

Council to approve 2024 Capital out of Revenue listing and Parks & Open Spaces Reserve projects.

Discussion – Background and Current Status:

The City's Capital out of Revenue (COR) program is developed annually and funded from several sources, the largest being a direct allocation from the City's annual operating budget. The COR program is separate from the City's larger cost-shared capital arrangements with the Federal and Provincial Governments, for which the City borrows its share of the cost.

Total capital funding available for the 2024 is \$25,814,053. Of this amount \$14,385,954 is previously committed for various purposes, while \$11,428,099 is uncommitted and available for use for the 2024 COR program.

TABLE 1: 2024 CAPITAL FUNDING

Committed Funds	
Reserved for Fleet Acquisition	\$ 8,658,960
Water Tax Funded Projects (Reserved for Water System Projects)	3,230,000
Canada Community-Building Fund (Formerly the Gas Tax Program) - Committed for Mews Replacement	2,496,994
Total - Committed Funds	14,385,954
Uncommitted Funds (Available for 2024 COR Program)	
Direct Allocation from 2024 Operating Budget	10,176,170
Provincial Gas Tax	831,153
Carried Forward - Net Funds From Previously Completed Projects	420,776
Total - Uncommitted Funds (Available for 2024 COR Program)	11,428,099
Grand Total - 2024 Capital Funding	\$ 25,814,053

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Committed Funds:

The purpose of the committed funds is explained in further detail below.

1. **Reserved for Fleet Acquisition:** These funds are committed to the replacement of the City's fleet of vehicles and equipment. In 2023, the City conducted an asset management review of several vehicle categories, including sanders, waste collection vehicles, sidewalk snow clearing equipment, industrial snow blowers and loaders. To ensure efficient delivery of services with minimal equipment downtime and annual maintenance costs, it is critical that the City replace its fleet in a timely manner.
2. **Water Tax Funded Projects:** These funds are committed to projects that are funded through the water tax and focus exclusively on work related to the water system.
3. **Canada Community-Building Fund (Formerly the Gas Tax Program):** This Federal funding has been fully dedicated by Council directive to the replacement of the Mews Recreation Centre.

Uncommitted Funds (Available for 2024 COR Program):

An explanation of the sources of uncommitted funds is provided below. These funds are available to be allocated to various projects under the 2024 COR Program.

1. **Direct Allocation from 2024 Operating Budget:** A \$10.2 million allocation to the COR program, contributed directly from the City's 2024 operating budget and funded primarily by residential and commercial realty taxes. To mitigate the impact of inflation on capital costs, an additional \$2.2 million in funding was approved for the 2024 COR program as part of the 2024 budget process.
2. **Provincial Gas Tax:** The Provincial Gas Tax amount of \$831,153 was first awarded in the 2015 Provincial budget. This amount is unrestricted and as such can be included as funding for the 2024 COR program.
3. **Carried Forward – Net Funds from Previously Completed Projects:** Funding that was previously awarded to projects that are now completed. The \$420,776 is the net balance of project surpluses and deficits taken in aggregate and reallocated back in to the 2024 COR program.

2024 Capital out of Revenue Projects

The table below lists the approved projects for the 2024 COR program. These projects were selected following numerous consultations between staff and Council and are prioritized taking into consideration numerous City strategic directions. Of the total \$11,428,099 available, \$94,390 remains unallocated for future use.

TABLE 2: 2024 Recommended Capital Projects	Budget
Grind and Patch Asphalt Rehabilitation	\$ 1,800,000
Canada Games Capital Commitment	750,000
Goldstone Steet Widening - Property Acquisition	750,000
Sidewalk/Curb/Gutter Repair	650,000
Chafe's Lane Park Washroom	615,000
City Building Repair and Maintenance	600,000
Capital Grants Community Groups	500,000
Property Acquisition - 32 George Street	500,000
Road Safety Improvements	500,000
Cornwall Avenue to Craigmillar Avenue Infrastructure Replacement Design	500,000
Sewer Main Condition Assessment	500,000
Additional Canada Games Capital Commitment	475,000
Annual Traffic Calming Program	400,000
Large Diameter Culvert Replacement	400,000
SJTA Parking Lot Reconstruction - Newtown Road	381,000
IT Project Capital Budget	250,000
Depot Fuel System Repairs	220,000
Bleacher Replacement Program	200,000
Wetlands Study Phase 2B	200,000
Goulds Town Hall Roof (Shingle) Replacement	157,500
SJFRD - Radio System	150,309
Data Collection for Asset Management	150,000
Downtown Garbage Bins	130,000
Playground Replacement Program	100,000
City Hall Front Entrance Security Upgrade Design	100,000
Kilbride Community Centre Roof (Shingle) Replacement	84,000
Downtown Safety Coalition	80,000
Shea Heights Community Centre Roof (Shingle) Replacement	52,500
Accessible Pedestrian Signal Program	50,000
Quidi Vidi Boathouse - Accessibility Improvements	40,000
Residential Tree Planting Initiative	25,000
First Light Collaboration - Parks Improvement	23,400
Sub Total - 2024 Recommended Capital Projects	11,333,709
2024 Unallocated Balance (Uncommitted)	94,390
Grand Total - 2024 Capital out of Revenue	\$ 11,428,099

2024 Parks & Open Spaces Reserve Projects

The Parks & Open Spaces Reserve is funded through development fees and used for projects that expand or enhance the City’s outdoor spaces for recreational, environmental, or aesthetic purposes. Below are projects recommended to be funded from the Parks & Open Spaces Reserve in 2024.

TABLE 3: 2024 Recommended Parks & Open Spaces Reserve Projects

Opening Balance - Parks & Open Spaces Reserve	\$ 1,540,196
Projects:	
Bowring Park Playground Accessible Surface Replacement	450,000
Galway Park Phase 1 Overage	137,272
Open Space Master Plan Overage	13,694
Total Projects	600,966
Closing Balance - Parks & Open Spaces Reserve	\$ 939,230

Key Considerations/Implications:

1. Budget/Financial Implications: Funding for the 2024 Capital out of Revenue program was approved as part of 2024 budget process. The Parks & Open Spaces reserve is funded from development fees.
2. Partners or Other Stakeholders:
3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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.

A Sustainable City: Work collaboratively to create a climate-adapted and low-carbon city.

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

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

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

Recommendation:

That Council approve the recommended 2024 Capital out of Revenue listing and the Parks & Open Spaces reserve projects.

Prepared by: Kris Connors, Manager, Budget & Treasury

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

Report Approval Details

Document Title:	2024 Capital out of Revenue and Parks and Open Spaces Project Approval.docx
Attachments:	
Final Approval Date:	Feb 16, 2024

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

Derek Coffey - Feb 16, 2024 - 11:35 AM

Report Approval Details

Document Title:	2024 Capital out of Revenue and Parks and Open Spaces Project Approval.docx
Attachments:	
Final Approval Date:	Mar 1, 2024

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

Derek Coffey - Mar 1, 2024 - 2:58 PM

DECISION/DIRECTION NOTE

Title:	Strategic Plan 2023 Report and Draft 2024 Initiatives
Date Prepared:	March 6, 2024
Report To:	Committee of the Whole
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Decision/Direction Required: That Council approve the 2024 Action Plan to support Our City, Our Future Strategic Plan.

Discussion – Background and Current Status:

[Our City, Our Future](#), the City's overarching 10-year Strategic Plan is now in its sixth year. It has four strategic directions – Sustainability, City that Moves, Connected City and Effective City. It also has 12 goals that direct the annual action planning process. Additionally, the plan considers the City's continuous improvement efforts.

This report provides a summary of all plan activities for 2023 since the last annual update (March 2023) and a report of progress for early 2024. Staff have considered other plans and strategies in the development of the recommended draft items for 2024.

Draft Plan for 2024

For 2024, 53 new initiatives have been identified bringing the total number of initiatives in the plan to 264. While these new initiatives start this year, some projects may have multiple phases/take several years to complete. Expected completion dates for all items are noted in the plan and of course can change over time.

The attached report includes all new projects in draft. A few new projects of note for 2024 include:

- Advancement of the Housing Accelerator fund
- Construction of three Shared Use Paths for which engagement took place in 2023
- Development of a crime prevention strategy
- Adding Route 10 as a wheelchair accessible service route
- Introduction of eight hybrid buses to the Metrobus fleet
- Work with First Voice on the Community Action Plan
- Wetland Study Phase 2B Functional Assessment
- Neighbourhood plans for two areas – Cowan Heights and the University area
- Intersection and pedestrian safety improvements
- A new fire Station for Goulds

ST. JOHN'S

- 2024 Resident Satisfaction Survey
- E-permitting for electrical, plumbing and building permits
- Initiatives to support the Accessibility and Healthy City Strategies

Future reports will show project alignments with other plans such as Accessibility, Healthy City and Service Excellence.

Overall Plan Progress

Since the launch of Our City, Our Future:

- 89% of Sustainability City initiatives have been achieved
- 85% of initiatives supporting the City that Moves strategic direction have been achieved
- 95% of initiatives supporting the Connected City have been achieved, and
- 88% of the Effective City initiatives have been completed.

These numbers change as new initiatives are added annually. A [public dashboard](#) shows real time progress on the plan's strategic directions and goals as well as annual initiatives.

A new cumulative report of progress from continuous improvements projects is also included in the snapshot which shows ongoing savings of process time, staff time and dollar value reinvested due to these projects.

2023 Progress

In 2023, 38 initiatives were completed over the past year.

Status of initiatives since the last report to Council in Nov. 2023:

- 18 initiatives were completed,
- 13 initiatives are on track to be completed on time,
- 5 initiatives are behind¹ schedule,
- 1 initiative has not started yet,
- 38 initiatives are overdue²,
- 3 Continuous Improvement projects were completed.

Detailed updates are included in the report along with percentage of the project that is complete as of March 4, 2024, to provide more clarity on the status.

¹ Initiatives showing as behind may still be able to be completed within their scheduled time frames

² Initiatives showing as overdue are now past their due date. However, more than half of these are at least 60 % complete.

Key Considerations/Implications:

1. **Budget/Financial Implications:**
Budgets are considered when projects are being planned. If projects are awaiting funding, it is noted.
2. **Partners or Other Stakeholders:**
There are many partners and stakeholders with whom the City works to advance the strategic plan.
3. **Alignment with Strategic Directions:**
Our City, Our Future is the City's overarching plan. It intersects with all other City plans and strategies.
4. **Alignment with Adopted Plans:**
As new plans and strategies are developed and approved, they will be directly aligned within the strategic plan and reported on as part of this plan going forward. Staff are currently working to add all approved Accessibility Plan actions for 2024 and this will be reflected in the spring update. Any actions from the Healthy City Strategy for 2024 are currently reflected in the strategic plan as well.
5. **Accessibility and Inclusion:**
This would be managed on a project-by-project basis.
6. **Legal or Policy Implications:**
This would be managed on a project-by-project basis.
7. **Privacy Implications:**
This would be managed on a project-by-project basis.
8. **Engagement and Communications Considerations:**
Staff will share the 2023 report and draft 2024 plan internally and externally and communicate key outcomes achieved to date. The updated plan will be published on the City's website and intranet.
9. **Human Resource Implications:**
This would be managed on a project-by-project basis.
10. **Procurement Implications:**
This would be managed on a project-by-project basis.
11. **Information Technology Implications:**
This would be managed on a project-by-project basis.
12. **Other Implications:**
None at this time.

Recommendation:

That Council approve the 2024 action plan and table the report at an upcoming regular meeting of Council.

Prepared by: Victoria Etchegary, Manager, Organizational Performance and Strategy

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

Report Approval Details

Document Title:	Strategic Plan 2023 Report and Draft 2024 Initiatives .docx
Attachments:	- 2023 Progress Report and Q1 2024 Update.pdf
Final Approval Date:	Mar 7, 2024

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

Derek Coffey - Mar 7, 2024 - 11:20 AM



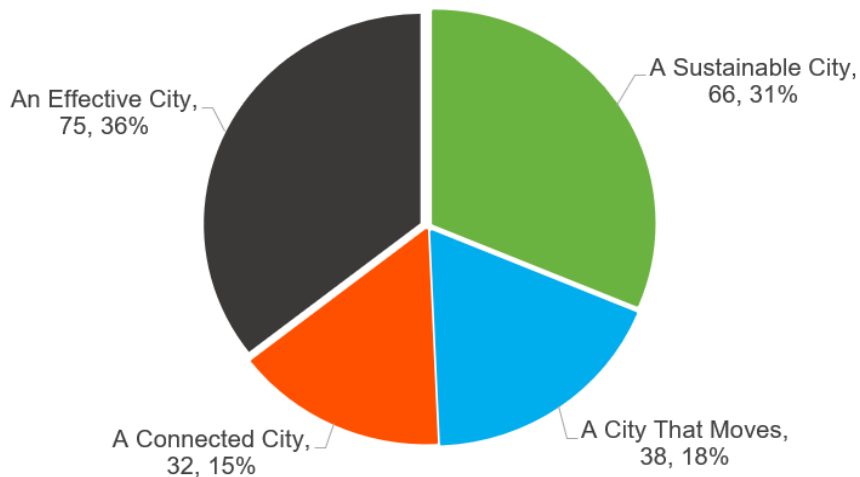
Annual Action Plan

- Progress at a Glance
- 2023 Progress Report and Q1 2024 Update
- Continuous Improvement Project Updates
- 2024 Draft Initiatives

A Sustainable City | A City that Moves | A Connected City | An Effective City

Our City Our Future Strategic Plan – Progress at a Glance

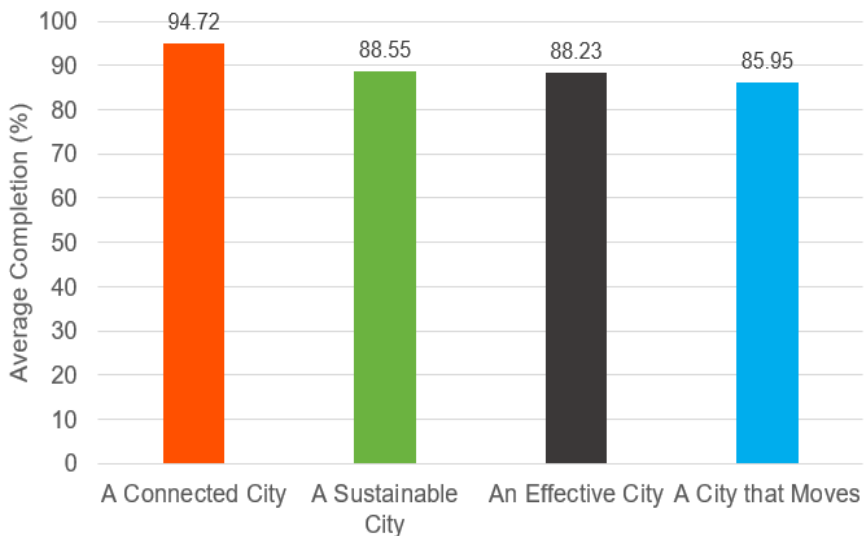
Initiatives per Strategic Direction



18 initiatives completed since the last update

- Development Design Manual and new development policy
- Wetland Study (Phase 2) – Functional Assessment
- Plan for and implement Phase 2 and 3 of Goulds Servicing
- Develop Roadmap and Key Performance Indicators for Waste & Recycling
- Deliver on regional Themed Signage Strategy
- 2023 Implementation of Corporate Climate Plan & Resilient St. John’s Community Climate Plan
- Complete and adopt a zero-emission fleet plan for public transit
- Complete and adopt an accessibility plan for transit
- Complete annual collision report
- Upgrade Downtown Lighting to LED
- Raise awareness and educate on the impact housing needs have on our community
- Design and implement training for staff and Councillors on the Code(s) of Conduct
- Investigate partnership with Canada Games and STEP for purchase of volunteer management database system
- Implement a new temporary permit system for City Hall Parking Garage and other permit enforced city lots
- Augment the City Archives Online Presence

Average Completion of Initiatives per Strategic Direction



Continuous Improvement (CI) – Progress at a Glance

CI Projects Outcome Tracker	
Total Lead/Process Time Saved (hours per year)	Total Staff Time Reinvested (hours per year)
141,149	8,188
Average % Change in Lead/Process Time	Sum of Dollar Value of Staff Time Reinvested ¹ (per year)
56%	\$463,589
Sum of Financial Reinvestment (per year)	Cost Avoidance Realized²
\$81,520.05	\$380,000

CI projects aim to reduce waste in processes (activities that do not add value from a customer perspective), thereby improving lead time, turn-around time, saving hard costs, and ultimately improving employee engagement and customer experience.

To demonstrate how this is working, the City is using a data collection tool to capture annual outcomes from CI projects. The table above shows the outcomes from a variety of projects, some of which are small in scale but still yield significant results.

¹ "Sum of Dollar Value of Staff Time Reinvested" has been adjusted to reflect salary increases resulting from new collective agreements in 2022.

² Cost avoidance was realized through an asset management CI project

3 CI projects have been completed since the last update to Council

- Map and streamline the Occupational Health & Safety training process
- Improve the process for traffic sign maintenance work orders
- Reorganization of the special events storage space using the 5S tool

Impacts of some of the CI projects completed in Q1

Project	Improvements
Map and streamline the Occupational Health & Safety training process	93% decrease in process lead time and more than \$3,000 savings annually related to printing of training materials and mileage costs.
Improve the process for traffic sign maintenance work orders	59% decrease in process lead time and approximately \$12,000 saved in fleet costs related to the process.
Reorganization of the special events storage space using the 5S tool	60% increase in usable storage space by removing obsolete equipment and supplies, and 80% reduction in staff time required to gather equipment for concert events.

Continuous Improvement (CI) – Cumulative Summary Since 2018

CI Projects Outcome Tracker	
Total Lead/Process Time Saved*	Total Staff Time Reinvested
395,283 hours	13,623 hours
FTE Equivalents Reinvested (based on total staff time reinvested)**	Sum of Dollar Value of Staff Time Reinvested
7.7 FTEs	\$842,203
Sum of Financial Reinvestment	
\$213,556	

The data provided is based on 23 CI projects for which the metrics above were gathered. Not all CI projects capture such metrics. For example, a CI project outcome may include improvement in quality of service or decrease in risk.

CI updates to Council provide a summary of one-time savings for each project where metrics are captured. The annual updates will now include a cumulative summary, providing the total savings based on the sustainment of the improvements since implemented. For example, a project completed in 2020 resulting in 100 hours of staff time reinvested, has a cumulative total of 400 hours of time reinvested to date.

Process owners are encouraged to continue to monitor process health to ensure improvements are sustained.

*Total time in process, including waiting time

** FTE equivalents of time reinvested is based on a 33.75 hour work week and the cumulative dollar value of time reinvested (\$842,203/1755), for illustration purposes. This is cumulative reinvestment and not annual.

● Draft ● Not started ● Behind ● On Track ● Overdue ● Complete → Direct Alignment --- Indirect Alignment

CITY OF ST. JOHN'S PLAN

A SUSTAINABLE CITY

Goal	Council Update	Due Date	Current Completion
Be financially responsible and accountable : 100%		2025/12/31	
→ Establish a preventative maintenance program for SJRFD fleet	<p>NEW</p> <p>Council Quarterly Achievements: This initiative is currently identified as part of an audit on the Mechanical Division therefore the Department will wait on the outcome before implementing any future changes.</p> <p>2024/02/27</p>	2023/11/30	0%
→ Advance a corporate wide asset management program : 100%	<p>NEW</p> <p>Council Quarterly Achievements: The project lead is currently on leave and will continue to advance this initiative upon their return in the fall of 2024. The development of an asset management (AM) program is a multi-year process. Achievements to date include:</p> <ul style="list-style-type: none"> • LIS has developed a GIS-based tool for input of building condition assessments and inventory • Facility Engineering continuing to work on data collection • Water & Wastewater (Infrastructure) group working on verifying data records • Asset Management governance document is in review • Work on Asset Management Roadmap ongoing • Asset Management strategy development continues <p>2024/02/27</p>	2023/12/31	82%
→ Develop a Commercial Vacancy Allowance Policy and Align with the Commercial Vacancy Allowance by-law : 100%	<p>NEW</p> <p>Council Quarterly Achievements: Development of the policy is contingent on updating of the commercial allowance by-law first. Timelines continue to be moved out awaiting the by-law.</p> <p>2024/02/26</p>	2023/12/31	0%

Goal	Council Update	Due Date	Current Completion
→ Develop Asset Management Plans	<p>NEW</p> <p>Council Quarterly Achievements: Council Quarterly Achievements: The project lead is currently on leave. Activities under this initiative will resume upon their return in the fall of 2024. This initiative is multi-year and data collection is ongoing to support Asset Management plans in the following areas:</p> <ul style="list-style-type: none"> • City Buildings • Fleet • Linear Infrastructure • Roads and Sidewalks <p>Phases 1 and 2 of the Fleet Strategy were approved by Council in 2023.</p> <p>2024/02/27</p>	2024/12/31	18%
→ Collect Asset Management Data	<p>NEW</p> <p>Council Quarterly Achievements: All in-field condition inspections (10) and reporting were completed. All desktop reviews (20) and field sheets were completed in 2023. Additionally, more time was spent collecting paper as-built records and converting them to digital as-builts for records management. 10 more in-field condition inspections and 20 more desktop reviews are planned for 2024.</p> <p>2024/03/01</p>	2024/12/31	50%
→ Complete State of Infrastructure Report	<p>NEW</p> <p>Council Quarterly Achievements: The State of the Infrastructure report preparation will begin in late 2024. The report will be ongoing for several years as data collection continues.</p> <p>2024/02/27</p>	2026/12/31	0%
Plan for land use and preserve and enhance the natural and built environment where we live		2025/12/31	
→ Develop a Development Design Manual	<p>NEW</p> <p>Council Quarterly Achievements: Manual adopted January 23, 2024.</p> <p>2024/01/24</p>	2020/12/31	100%
→ Replace subdivision development policy with new development policy	<p>NEW</p> <p>Council Quarterly Achievements: Policy rescinded by Council January 23, 2024 and replaced with the Development Design Manual.</p> <p>2024/01/24</p>	2021/12/31	100%

Goal	Council Update	Due Date	Current Completion
→Wetland Study (Phase 2) - Functional Assessment	NEW Council Quarterly Achievements: Report was finalized and adopted by Council on November 28, 2023 2024/03/04	2022/04/30	100%
→Gleneyre Street Culvert Replacement	NEW Council Quarterly Achievements: Project completed Nov. 3, 2023 2023/10/04	2022/10/28	100%
→Empire Avenue Sewer Separation Study	NEW Council Quarterly Achievements: Video inspection ongoing. Draft report expected by end of March 2024. 2024/02/06	2023/03/31	70%
→Plan for and implement Phase 5 of Water Street Infrastructure Improvements : 100%	NEW Council Quarterly Achievements: Project completed and Prescott Street reopened to traffic on July 11. Base course asphalt and all concrete work completed before June 30. 2023/07/13	2023/06/30	100%
→Plan for and implement Phase 2 of Goulds Servicing - Sanitary Trunk Sewer Extension. : 100%	NEW Council Quarterly Achievements: Work substantially complete. Trunk sewer is in use. 2024/02/06	2023/07/28	100%
→Plan for and implement Phase 3 of Goulds Servicing - Sewage Forcemain : 100%	NEW Council Quarterly Achievements: Connection of the forcemain to the sewage pumping station is completed. Forcemain is in use. (Show history) 2024/02/06	2023/12/15	100%
→Develop Roadmap and Key Performance Indicators (KPIs) for Waste & Recycling	NEW Council Quarterly Achievements: Initial group of KPIs has been selected and are expected to be posted on the Curbit webpage by end of April. KPIs selected will focus on materials accepted in our curbside collection programs and the usage of the curbit app. 2024/02/28	2023/12/30	100%
→Develop a Downtown Plan - a secondary or area plan under the Envision St. John's Municipal Plan : 100%	NEW Council Quarterly Achievements: Public consultation is almost complete, with a community feast and discussion remaining with First Light NL. This will conclude our consultations. The consultants have prepared a draft report on consultations to date, will update that, and will then work on the draft plan. 2024/02/29	2023/12/31	75%

Goal	Council Update	Due Date	Current Completion
→Develop a Heritage Plan : 100%	NEW Council Quarterly Achievements: Staff continue to consult internally on the draft Heritage Plan and research best practices elsewhere. Staff are working on a May completion date for the draft. 2024/02/29	2023/12/31	66%
→Royal Drive, Mooney Crescent, Old Petty Harbour Road - Sewer Replacement - DESIGN ONLY	NEW Council Quarterly Achievements: Preliminary design ongoing. No construction funding approved to date. 2024/03/01	2024/04/26	63%
→Complete flood hazard mapping for six streams	NEW Council Quarterly Achievements: Consultant presented hydrologic and hydraulic modelling on Feb 27/24. Field work complete. Modeling underway and draft study roughly 40% complete. 2024/02/29	2024/04/30	60%
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		2025/12/31	
→Deliver on a regional Themed Signage Strategy as outlined in Roadmap 2021 : 100%	NEW Council Quarterly Achievements: Vehicular themed signage program completed. Pedestrian program being considered. 2024/02/28	2020/12/31	100%
→Review and refresh Municipal Arts & Cultural plan	NEW Council Quarterly Achievements: Review of existing plan has taken place. It has been determined that the plan will need more than a refresh. Consultant required to complete work - moved out to 2025. 2024/02/29	2023/03/31	50%
→Complete report respecting creative innovation district concept	NEW Council Quarterly Achievements: Reviewing potential to align with partner agency's objectives and mandates 2024/02/28	2023/08/31	80%

Goal	Council Update	Due Date	Current Completion
<p>→ Host Creative City Summit 2023</p>	<p>NEW</p> <p>Council Quarterly Achievements: The City hosted the Creative City Summit from October 3-5, 2023 at the St. John's Convention Centre. 205 delegates attended, with every province represented. The City was responsible for planning and coordinating various components of the programming including the opening reception, arts and culture study tours, and optional evening activities for attendees. The City's Arts & Cultural Development Coordinator led the local host municipality planning committee and acted as co-chair for the national Summit planning committee.</p> <p>2023/11/14</p>	2023/10/05	100%
<p>→ Complete Letter of Intent, deliver associated documents for regional economic development agency</p>	<p>NEW</p> <p>Council Quarterly Achievements: The recruitment process for the CEO is in its final stages. Next steps include securing office space and appointing the board once the CEO is onboarded.</p> <p>2024/02/28</p>	2023/12/31	30%
<p>Work collaboratively to create a climate-adapted and low-carbon city</p>		2025/12/31	
<p>→ 2023 Implementation of Corporate Climate Plan</p>	<p>NEW</p> <p>Council Quarterly Achievements:</p> <ul style="list-style-type: none"> • Existing Building Retrofits: <ul style="list-style-type: none"> ◦ This Energy Performance Contract implementation is in progress: <ul style="list-style-type: none"> ▪ All infiltration (sealing) was completed at 13 City facilities. ▪ LED Lighting retrofits 14 facilities substantially completed, including MB Centre, fire stations, City Hall and Annex, Animal Care, Public Works Depot, water and wastewater treatment plants. The SJCC is beginning retrofit in 2024. ▪ The Bowring Park Pool building now has seasonal controls to reduce seasonal energy use and 245 Freshwater has updated temperature controls. ▪ Recommissioning (process to bring systems to intended performance) process is ongoing at 6 facilities, and completed at Animal Care Centre, and Central Fire Station. ▪ Fuel switching: designs for fuel switching of Animal Care Centre, Buckmaster Recreation Centre, and hybrid for Public Works Depot have been finalized and preparation work has begun, with system switch expected in spring-fall 2024. ▪ Heat recovery units for Riverhead are designed and implementation timeline scheduled for 2024 ◦ Brookfield Fire Station has discontinued the use of furnace oil through an operational retrofit to electric heating. ◦ Railway Coastal Museum building's heating and cooling controls are upgraded to improve energy efficiency and tenant comfort. • Housing energy efficiency: 	2023/12/31	100%

- Applications were submitted and awarded to CMHC for housing retrofits (2024-2026) of up to 101 existing housing units.
- **Electrification of fleet:**
 - The installation of electric vehicle chargers available for future fleet use was completed for the fleet area on the second floor of City Hall.
 - The installation at the Depot is 90% complete, pending a good time for an electrical facility shut down in 2024.
 - Two EV vehicles were purchased and one was modified for traffic enforcement operations in 2024.
 - Electric mower pilot is at-work in Bowring Park, reducing noise and Greenhouse gas (GHG) emissions.
- Reporting: GHG corporate inventory is being updated to 2023 and an information note will be provided to council in summer 2024.
- Retscreen energy management software was implemented for 17 City building facilities to track the impact of the energy performance contract improvements and monitoring is ongoing.

(Show history)

2024/02/28

→2023 Implementation of Resilient St. John's Community Climate Plan

NEW

2023/12/31

100%

Council Quarterly Achievements:

- **Overarching Actions:**
 - Efforts to integrate climate considerations in plans is ongoing. This includes the Downtown Plan, and St. John's Water System Master Plan.
 - The Environmental and Sustainability Experts Panel identified priorities and has been working with external organization as several of these have taken direct action to move items forward. A focus has been identified to engage a group of local stakeholder to gather information on existing experience with electric vehicles in fleets in our jurisdiction.
- **Affordable and Efficient Buildings for All:**
 - The City supported a proposals for an industry-led home retrofit energy coach program, Federation of Canadian Municipalities review is ongoing and decision expected in early 2024.
 - The City was awarded \$466,000 by NRCAN's Building Codes Accelerator Fund to support a collaborative and local economic analysis, as well as tooling and training of the municipality to inform and support the City in the evaluation of energy efficiency upper building code tiers.
 - The City agreed to participate in an Natural Resources Canada (NRCAN) funded project with ReCover initiative thru the Deep Retrofit Accelerator Initiative. This project will help ReCover generate and share building archetype roadmaps for deep energy retrofits based on our jurisdiction's construction types, as well as share lessons learned within Atlantic Canada.

Council Update	Due Date	Current Completion
<ul style="list-style-type: none"> ◦ The City is pursuing NRCAN fund for deep energy retrofits in public housing, decisions expected early 2024. • Transportation Transformation: <ul style="list-style-type: none"> ◦ The City's transportation department efforts to improve active transportation are ongoing. The City continues to support pedestrian only areas and collaborate with education projects of electric vehicles. ◦ Metrobus electrification feasibility study was completed and adopted by the St. John's Transportation Commission (SJTC), including the pilot project. ◦ 14 public Level 2 EV chargers have been installed and are fully operational for public use at City owned facilities. • Clean energy for resilience: <ul style="list-style-type: none"> ◦ The exploration of Landfill Gas beneficial re-use, enabling policies by staff is ongoing. The City will engage a partner to support evaluations and next steps. Discussions with Newfoundland & Labrador Hydro were started to capture recent regulatory updates for feasibility analysis. • Disaster resilience and emergency preparedness: <ul style="list-style-type: none"> ◦ Climate Change considerations were incorporated in update provided to council for hazard assessment and emergency planning. ◦ A proposal was submitted to the Climate-resilient coastal communities fund to: enhanced neighbourhood scale risk assessment and tool development to inform future planning and risk management, and enable ongoing review as community changes (e.g., removal or relocation of key community services like pharmacies or others). A proposal was submitted to the Climate-resilient coastal communities fund to: conduct an assessment for St. John's coast to sea level (sea level rise and storm surge) risk and preliminary design for one priority based on risk timing (several potential priorities identified like waterford river backflow, storm outflows, Riverhead outflow). <p>2024/02/28</p>		

A CITY THAT MOVES

Goal	Council Update	Due Date	Current Completion
Create a sustainable and accessible, low-carbon public transportation system : 100%		2025/12/31	
→ Improve the customer experience through the introduction of new smart card features (mCard and Go-Card) including automatic reloads and customer communications designed to make the system user friendly	<p>NEW</p> <p>Council Quarterly Achievements: There is one remaining feature - automatic reloads for smart cards - to be finalized before project is complete. Testing is ongoing and working on security requirements with the vendor.</p> <p>2024/02/27</p>	2022/05/31	95%
→ Completion and adoption of a zero emission fleet plan for public transit	<p>NEW</p> <p>Council Quarterly Achievements: Zero emission fleet plan was completed and adopted by the commission in December 2023.</p> <p>2024/02/27</p>	2022/10/31	100%
→ Completion and adoption of an accessibility plan for transit	<p>NEW</p> <p>Council Quarterly Achievements: The Metrobus accessibility plan was incorporated in the City's Accessibility Plan, released December 2023.</p> <p>2024/02/27</p>	2022/11/30	100%
→ Implement select recommendations from the Public Transit Review	<p>NEW</p> <p>Council Quarterly Achievements: Several initiatives are being undertaken as part of the recommendations from the Public Transit Review:</p> <ul style="list-style-type: none"> • Improve transit accessibility by installing shelters at ten new locations - Seven of the ten new shelters have been installed. Three shelters are waiting for final permits and/or legal agreements to be completed. Once all necessary permits and agreements are completed, the remaining bus shelters will be installed. • Implementation of automated onboard stop announcement system to improve accessibility on all routes -Funding is approved. RFP is designed and expected to be issued in March 2024. <p>2024/02/27</p>	2022/12/31	90%
→ Development of a service growth strategy for public transit to respond to increased demand and help attract new customers	<p>NEW</p> <p>Council Quarterly Achievements: Customer survey and market research substantially completed in 2023. Report from MQO Research is expected in February 2024. This work will inform a service growth plan. Currently experiencing significantly higher ridership than pre-pandemic numbers, as well as a change in ridership trends.</p> <p>2024/02/27</p>	2023/10/31	40%

Goal	Council Update	Due Date	Current Completion
→ Improve reliability of the public transit service by upgrading the communications system from analog to digital	NEW Council Quarterly Achievements: Most equipment received, with some equipment still to arrive. Installation of radios is proceeding and switchover to be completed March 2024. 2024/02/27	2023/12/31	80%
Improve safety for all users on a well-maintained street network : 100%		2025/12/31	
→ Implement the Transportation Master Plan : 100%	NEW Council Quarterly Achievements: Continuing to meet with Government of Newfoundland and Labrador to determine how best to conduct surveys. Options are being considered and evaluated. 2024/03/04	2020/04/30	75%
→ Goldstone St. @ Team Gushue Highway Ramps Intersection Improvements - Round-a-bouts : 100%	NEW Council Quarterly Achievements: Consultant has final comments and are finalizing design. Design mostly complete with minor items to be revised. 2024/02/06	2021/12/31	99%
→ Explore Digitizing City Pavement Markings : 100%	NEW Council Quarterly Achievements: Request for information Reviewed and will proceed with Request for Proposal for Digitizing the Pavement Markings and work will proceed as staff resources allows. 2023/11/09	2021/12/31	100%
→ Update Traffic Calming Policy	NEW Council Quarterly Achievements: Policy was approved by council in quarter 2. 2023/07/21	2022/12/31	100%
→ Implement select recommendations and actions from the Paid Parking Management Strategy	NEW Council Quarterly Achievements: There have been some discussions with the business community of Churchill Square, however, no decisions have been made on the permit option for the parking area of the square in question. More time needed to evaluate and make recommendations on a path forward. 2024/03/01	2023/12/31	80%

Goal	Council Update	Due Date	Current Completion
→Complete detailed design for high crash locations to improve intersection safety : 3 Location(s)	NEW Council Quarterly Achievements: Detailed design for all locations expected to be completed by September 2024 <ul style="list-style-type: none"> • Thorburn Road at Goldstone Street/Seaborn Street • Kelsey Drive from TD Bank/Boston Pizza commercial access to Walmart/Home Depot commercial access • Consolidation of commercial access on Hamlyn Road near Village Shopping Centre 2024/03/04	2023/12/31	81%
→Implement annual pedestrian crossing safety program : 3 Location(s)	NEW Council Quarterly Achievements: Crosswalk upgrade completed for three locations. <ul style="list-style-type: none"> • Queen's Road at Balsam Street • Duckworth Street at Church Hill • Military Road 2023/11/09	2023/12/31	100%
→Implement Accessible Pedestrian signals for 2023 : 2 Location(s)	NEW Council Quarterly Achievements: Equipment ordered but delay in delivery from supplier. Signals will be placed on Kings Bridge Road at Winter Avenue and Freshwater Road at Empire Avenue. 2024/03/04	2023/12/31	50%
→Complete annual collision report : 100%	NEW Council Quarterly Achievements: Report was presented to council in December 2023. 2024/01/15	2023/12/31	100%
→Annual implementation of traffic calming program	NEW Council Quarterly Achievements: All temporary projects have been evaluated and permanent installations are planned for three of these. The annual program will continue with annual targets. 2024/02/26	2024/12/31	50%
→Major's Path Street Upgrading with Shared Use Path (Hebron Way to Portugal Cove Road)	NEW Council Quarterly Achievements: Construction tasks added to initiative. Project completion date changed to reflect new tasks. 2024/02/27	2025/11/28	83%
Expand and maintain a safe and accessible active transportation network : 100%		2025/12/31	

Goal	Council Update	Due Date	Current Completion
→ Conduct Kelly's Brook Trail design process (shared use path recommended by Bike St. John's Master Plan) : 100%	NEW Council Quarterly Achievements: Pinnacle Engineering Limited working on the section from Kelly's Brook Park to Columbus Drive. The section from Carpasian Road to Kelly's Brook Park was tendered late last Summer and construction has started. 2024/02/06	2021/06/30	98%
→ Annual Infill Sidewalk Program	NEW Council Quarterly Achievements: The 2022 sidewalk infill program is mostly complete with only Empire Avenue section remaining. Remaining section to be completed in Spring/early Summer 2024. 2023 program started later Fall 2024 and will carry over into 2024. 2024/02/06	2022/12/31	95%
→ Conduct public engagement on future Shared Used Paths	NEW Council Quarterly Achievements: Completed Public Engagement for the three SUP projects. 2023/11/09	2023/10/31	100%
→ Back Line Sidewalk Extension (Ridgemount Street to Sunset Street)	NEW Council Quarterly Achievements: Funding not approved to date for Construction. Design is started and being completed in house as priorities allow. 2024/02/06	2023/11/15	19%
→ Extend Shared Use Path (SUP) from Wishingwell Rd to Wexford St.	NEW Council Quarterly Achievements: Construction started in Fall 2023. Remaining work to be completed in 2024. Work delayed due to contractor resources and lead time on expansion joints required for widening the sidewalk in the Kenmount Road/Columbus Drive overpass structure. 2024/02/06	2023/12/31	20%
→ Canada Drive active transportation improvements	NEW Council Quarterly Achievements: Construction from Captain Whalen Drive to Canada Drive along Columbus Drive and on Canada Drive from Columbus Drive to Hamlyn Road is completed. Hamlyn Road to Cowan Avenue to be completed by end of 2024. 2024/03/01	2024/12/31	80%
→ Elizabeth Avenue active transportation and roadway improvements	NEW Council Quarterly Achievements: Phase 1 (Allandale Road to Westerland Road) is substantially complete. Phase 2 (Westerland Road to Freshwater Road) is scheduled to be completed in 2024. 2024/03/01	2024/12/31	79%

Goal	Council Update	Due Date	Current Completion
<p>↳ Construct Kelly's Brook Shared Use Path</p>	<p>NEW</p> <p>Council Quarterly Achievements: Phase 1A (Section 1) from Carpasian Road to Kellys Brook Park has started. Small section of the trail is paved and the remaining work to be completed in 2024. Remaining section from Kelly's Brook Park to Columbus Drive design is being finalized for tender in Spring 2024. The final alignment for the third and final section from Carpasian Road to King's Bridge Road is being determined and will be completed thereafter.</p> <p><i>2024/02/06</i></p>	<p>2026/12/31</p>	<p>3%</p>

A CONNECTED CITY

Goal	Council Update	Due Date	Current Completion
Increase and improve opportunities for residents to connect with each other and the City : 100%		2025/12/31	
<ul style="list-style-type: none"> ↳ Increase number of youth engaged in City matters through a Youth Panel : 200 People(s) 	<p>NEW</p> <p>Council Quarterly Achievements: The online youth panel has achieved its target of 200 members. To date, 14 surveys have been administered on a variety of topics ranging from the City's use of social media, public transit, heritage, and housing, to name a few. Staff are working on a rebrand of the panel to be launched in Fall 2023. The City will continue to promote the tool internally as a means of getting perspectives from 18-30-year-olds on topics of interest to them and the City, and will use communications strategies to encourage this demographic to join the panel.</p> <p><i>2023/07/20</i></p>	2022/12/31	100%
Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities : 100%		2025/12/31	
<ul style="list-style-type: none"> ↳ Roll out social marketing strategy to address Not in My Backyard (NIMBY) 	<p>NEW</p> <p>Council Quarterly Achievements: In August 2023 a draft strategy was developed, however due to staffing changes in Communications and with the Housing Accelerator Fund tight timelines, NIMBY Social marketing strategy was put on hold. This will be actioned and completed by end of 2024.</p> <p><i>2024/02/29</i></p>	2021/12/31	50%
<ul style="list-style-type: none"> ↳ Galway Village Green (Phase 1) 	<p>NEW</p> <p>Council Quarterly Achievements: The playground successfully opened to the public on September 18th, 2023. Substantial Completion for the project was obtained on October 5th, 2023. There is only one item that is incomplete which is beyond staff's control and that is the installation of the transformer by NL Power. Until this work is completed, the lights cannot be turned on permanently. NL Power advises they hope to have this rectified prior to year-end.</p> <p>The next phase of the project involves the installation of a splash pad and a maintenance building and public accessible washrooms.</p> <p><i>2023/11/09</i></p>	2022/11/30	100%

Goal	Council Update	Due Date	Current Completion
→ Construction of the H.G.R. Mews Centre Replacement	<p>NEW</p> <p>Council Quarterly Achievements: Civil site works are 95% complete with only seasonal deficiencies remaining which will be addressed in Spring 2024. Building works have been delayed due to labour issues and materials, so the schedule for the building is behind. However, staff are optimistic that they will be able to begin transitioning into the building in Summer 2024. A date relating to grand opening of the building will be announced later to the public.</p> <p>2024/03/01</p>	2023/11/30	96%
→ Upgrade Downtown Lighting to LED	<p>NEW</p> <p>Council Quarterly Achievements: All work is completed.</p> <p>2024/02/26</p>	2023/12/01	100%
→ Raise awareness and educate on the impact housing needs have on our community's health, sustainable growth, and economic security	<p>NEW</p> <p>Council Quarterly Achievements: Through the creation and dissemination of the Housing Needs Assessment, this task is complete. The information was shared at the Housing Forum and other information sharing sessions.</p> <p>2024/02/28</p>	2023/12/29	100%
→ Advance Healthy City St. John's Strategy	<p>NEW</p> <p>Council Quarterly Achievements: The Healthy City Strategy Joint Leadership Team (City of St. John's staff + NL Health Services [NLHS] staff) continue to meet monthly to identify and develop initiatives and opportunities for collaboration that will further strategy goals. Work is ongoing to capture the work being done in a formal reporting tool. In November 2023, the City of St. John's and NL Health Services co-hosted a networking and collaboration event for staff from both organizations as well as Metrobus. The event allowed staff to get to know one another, share information about their roles and how it supports a healthy city, and identify opportunities for collaboration.</p> <p>Some highlights of work done to further the strategy since the previous update include:</p> <ul style="list-style-type: none"> · Council's approval of a three-year Accessibility Plan (2024-2026) · The Anti-Racism Working Group has reached consensus regarding their Terms of Reference. These will be presented to Council for their approval in the coming weeks. · Community-based service providers working with children, youth, young adults and their families were invited to submit proposals for a new Building Safer Communities Grant to address the root causes of crime and violence. Grants will be awarded in March 2024. · City staff, in consultation with the Building Safer Communities Steering Committee, developed tools to support engagement with key stakeholders and the general public. These tools are being use to seek input and recommendations from residents and the community on addressing violence and crime in the City. Engagement will conclude on March 28, 2024. <p>2024/02/28</p>	2023/12/31	97%

Goal	Council Update	Due Date	Current Completion
<p>→ Complete detailed design for Re-imagine Churchill Square Project</p>	<p>NEW</p> <p>Council Quarterly Achievements: RFP issued and awarded to consultant Pinnacle. Detailed design underway. Goal to be completed by August/Sept. 2024.</p> <p><i>2024/02/26</i></p>	2023/12/31	45%
<p>→ Create a new Recreation Master Plan</p>	<p>NEW</p> <p>Council Quarterly Achievements: Public engagement kicked off Feb. 27, 2024. Feedback process concludes March 31, 2024.</p> <p><i>2024/02/26</i></p>	2024/12/31	36%
<p>→ Canada Games Track & Field & Legacy Facility</p>	<p>NEW</p> <p>Council Quarterly Achievements: Notable progress has been made on site despite challenges related to the delivery of the Issued For Construction (IFC) drawings and specifications. All infrastructure related to the track and field drainage system have been installed and all electrical conduit have been installed for the track as well. Sub-grade has been achieved for both the track and field and soccer field. Due to delays with the design team and the many stakeholder interactions and sign offs required, a base course of asphalt was not completed this fall. However, there is an ample amount of time to complete both the track and field and turf installation prior to October 30th, 2024.</p> <p>Progress on the building structure has advanced throughout the winter, with structural steel and masonry wall ongoing. Concrete foundations are near complete. Work will continue into the spring to complete the building envelope and site works will continue when weather conditions permit this spring.</p> <p>The City continues to work collaboratively with all stakeholder groups to achieve project completion by April 30th, 2025.</p> <p><i>2024/03/05</i></p>	2025/04/30	67%

AN EFFECTIVE CITY

Goal	Council Update	Due Date	Current Completion
Work with our employees to improve organizational performance through effective processes and policies : 100%		2025/12/31	
→ Review and update Residential Property Standards By-law : 100%	NEW Council Quarterly Achievements: Legal staff continue consultation and discussion with Regulatory Services as they progress through the legal drafting process. <i>2024/03/05</i>	2020/01/01	35%
→ Implement bid evaluation software : 100%	NEW Council Quarterly Achievements: This product is from the same software provider as the Supplier Performance Software. Staff expect to implement the Supplier Performance Software in the third quarter of 2024 and the bid evaluation software in the first quarter of 2025. <i>2024/02/29</i>	2021/12/31	37%
→ Develop action plan and build capacity to support the Employee Success Program : 100%	NEW Council Quarterly Achievements: Pilot feedback has been received and reviewed. <i>2023/07/31</i>	2021/12/31	100%
→ Enhance awareness and understanding within the organization of the role of Legal Services	NEW Council Quarterly Achievements: Training complete. <i>2023/11/10</i>	2021/12/31	100%
→ Occupational Health and Safety Program Policy Development	NEW Council Quarterly Achievements: Drafting of a OHS Program policy is in progress. Internal audit report has been reviewed and mapping completed on development of policy. A safety advisor has been assigned to drafting of the policy. Similarly, mapping of updates to the OHS Manual identified in the internal audit have been completed and have been assigned to a safety advisor. Standing offer for OHS regulated training has closed and is in the process of being awarded to the successful vendor. <i>2024/03/01</i>	2021/12/31	52%
→ Implement a new FDM Training Module	NEW Council Quarterly Achievements: Module has been in production for a couple of months. Training Division find it very effective and easy to use. A couple of adjustments were made from feedback during the evaluation process. Project is now complete. <i>2023/07/24</i>	2022/02/01	100%

Goal	Council Update	Due Date	Current Completion
→Expand the Application of Electronic Field Notices in Regulatory Services	NEW Council Quarterly Achievements: Work was completed October 30th 2023 and the application is live. 2023/11/14	2022/12/30	100%
→Review and update the Commercial Property Tax By-law	NEW Council Quarterly Achievements: Lawyers continue to meet and review appropriate changes to the By-Law. 2024/03/05	2022/12/31	8%
→Develop a Support for Affordable Housing Development Policy	NEW Council Quarterly Achievements: This is on hold as the position of Policy Analyst is vacant 2024/02/29	2022/12/31	78%
→Design and implement training for staff and Councillors on the Code(s) of Conduct : 100%	NEW Council Quarterly Achievements: The training for Employees has been designed and implemented. Training has been integrated into the new online employee learning system and will be required for all new employees upon hire. 2024/03/04	2023/06/01	100%
→Design and implement orientation for Council	NEW Council Quarterly Achievements: Council orientation was completed as of September 2023. 2023/11/10	2023/09/01	100%
→Implement an inventory system for SJRFD mechanical services	NEW Council Quarterly Achievements: This initiative is currently identified as part of an audit on the Mechanical Division therefore the Department will wait on the outcome before implementing any future changes. 2024/02/27	2023/09/30	0%
→Create an internal volunteer committee	NEW Council Quarterly Achievements: Terms of reference drafted and committee is up and running. 2023/11/09	2023/09/30	100%
→Investigate partnership with Canada Games and STEP for purchase of volunteer management database system : 100%	NEW Council Quarterly Achievements: This item was unable to be completed in 2023, as it is tied to Canada Games timelines. Staff are unable to place completion timeframe for 2024, however will continue to work with Canada Games. 2024/03/01	2023/11/30	100%

Goal	Council Update	Due Date	Current Completion
→Develop an interactive internal paystation map	NEW Council Quarterly Achievements: Completed 2023/07/12	2023/12/29	100%
→Implement a new temporary permit system for City Hall Parking Garage and other permit enforced city lots	NEW Council Quarterly Achievements: Project complete 2023/12/29	2023/12/29	100%
→Identify and undertake initiatives to support employee engagement	NEW Council Quarterly Achievements: Continue to work with the depts on their initiatives identified and developed around the feedback from the 2021 survey. 2024/02/29	2023/12/31	93%
→2023 Employee engagement survey : 100%	NEW Council Quarterly Achievements: Next employee engagement survey is planned for Spring 2024. 2024/02/29	2023/12/31	0%
→Deliver employee conflict management training : 400 People(s)	NEW Council Quarterly Achievements: Next session planned for Spring 2024 2024/02/28	2024/03/31	30%
→Undertake Continuous Improvement Projects	NEW Council Quarterly Achievements: Three continuous improvement projects were completed since the last update and 14 were completed within the year. See CI report for details on each project including those in progress. Five new projects have been identified for 2024. Once the next certification training course is completed and the business process review complete, additional projects will be identified and added to the plan. 2024/03/05	2024/12/31	91%
→Develop policies, procedures & service standards to enhance Regulatory Services processes : 100%	NEW Council Quarterly Achievements: Policies and standards continue to be reviewed and developed. 10 new ones are planned for 2024. Safety initiative is in testing mode. 2024/02/29	2024/12/31	74%

Goal	Council Update	Due Date	Current Completion
<p>→ Create a continuous improvement (CI) culture through ongoing training & development : 100%</p>	<p>NEW</p> <p>Council Quarterly Achievements: Work continues to build capacity internally and support the City's continuous improvement strategy. Since the last update, a further 25 managers including all new managers have received CI 101 training and the course will be available to all staff using the new e-learning system over the coming months. Work continues on the development of micro-learnings to be rolled out to managers in 2024 using the e-learning system and the completion of an inventory of processes across the organization which will guide CI efforts in 2024. A new cohort of yellow belt certification training is planned for April 2024.</p> <p><i>2024/03/05</i></p>	2024/12/31	91%
<p>→ Establish Information Management (IM) Governance Framework</p>	<p>NEW</p> <p>Council Quarterly Achievements: The Records and Information Management (RIM) Governance Framework is progressing. The updated RIM Policy and Procedures were approved by Council on February 6, 2024. The RIM Governance Team was established and meetings are ongoing. The RIM Education and Awareness Program has been established. As part of the RIM awareness campaign, the City celebrated RIM Month in April 2023, and anticipate doing the same in 2024. A RIM Training Module for the the online learning system has been developed and piloted and is expected to launch to all Managers within the coming weeks. The RIM Legal and Regulatory Framework is on schedule. Departments have provided their input as of December. The document is currently with Legal for review and feedback.</p> <p><i>2024/02/26</i></p>	2024/12/31	89%

Goal	Council Update	Due Date	Current Completion
<p>↳ Establish an Enterprise Risk Management (ERM) Framework</p>	<p>NEW</p> <p>Council Quarterly Achievements: Draft policy is with City Clerk's office for initiation of approval process. Work related to developing the Enterprise Risk Management (ERM) framework with Public Works and Community Services is ongoing.</p> <p>Public Works ERM Update</p> <p>Roads: Risk Register completed.</p> <p>Fleet: Risk Register completed.</p> <p>Environmental Services: Risk treatment discussion remains. The meeting to discuss Risk Treatment is scheduled for Feb 23rd, 2024. Following this meeting, the Register will be complete.</p> <p>City Buildings: Risk treatment discussion remains. The meeting to discuss Risk Treatment is scheduled for Feb 27th, 2024. Following this meeting, the Register will be complete.</p> <p>Parks & Open Spaces: Currently completing Risk Identification piece. Risk assessment and treatment portions still to be completed. Next meeting scheduled for March 7th, 2024. Aiming to have completed by June 2024.</p> <p>Community Services ERM Update</p> <p>Citizen Services (Access Centre): Currently completing the Risk Identification portion. Risk assessment and treatment still need to be completed. The next meeting will be scheduled for early March 2024.</p> <p>Tourism, Culture & Events: Inaugural ERM framework discussion is scheduled for Feb 26th, 2024.</p> <p>Recreation: Facilities and Administration; Recreation: Inclusion and Accessibility Services; Recreation: Community Programs and Services: Currently in process of setting up an inaugural ERM framework discussion for March 2024. We are looking to include facilities/administration, accessibility/inclusion as well as community programs/services under one Risk Register for the recreation division. However, this may be too much to capture in one register and we may have to split into three separate registers.</p> <p>Non-Profit Housing: Inaugural ERM framework discussion scheduled for April 2024.</p> <p>Humane Services: Inaugural ERM framework discussion scheduled for Fall 2024.</p> <p>2024/02/29</p>	2027/12/31	52%
<p>Ensure accountability and good governance through transparent and open decision making : 100%</p>		2025/12/31	

Goal	Council Update	Due Date	Current Completion
<p>→ Implement vendor performance module for bids and tenders software : 100%</p>	<p>NEW</p> <p>Council Quarterly Achievements: Staff have continued to work on this project but competing requirements for other projects with a higher priority have taken precedence. It is expected this project will be completed in the 3rd quarter of 2024.</p> <p>2024/02/29</p>	2021/05/28	85%
<p>→ Develop processes to improve reporting on all City plans and strategies</p>	<p>NEW</p> <p>Council Quarterly Achievements: The inventory of plans and strategies is complete and consultation has taken place with plan owners across the organization and results shared with senior staff. Staff are creating online tools to better organize and manage the inventory. This is expected to move in to testing phase in March. A series of process documents are developed to guide the following:</p> <ul style="list-style-type: none"> • determining types of plans/strategies naming conventions going forward • archiving plans and strategies that are no longer active • links to strategic plan and other plans - results • communications and information sharing regarding new plans • reporting processes <p>Project is on track to be completed by end of Q 1.</p> <p>2024/03/01</p>	2023/11/30	84%
<p>Achieve service excellence through collaboration, innovation and modernization grounded in client needs</p>		2025/12/31	
<p>→ Implement solutions software, Yardi Voyager, to improve management of applications, tenants, units, rent payments</p>	<p>NEW</p> <p>Council Quarterly Achievements: Staff have dedicated a housing staff person to work closely with IT and the vendor to ensure testing can be done and the bugs encountered in the system are fixed by the Vendor in the next few weeks.</p> <p>2024/02/28</p>	2021/12/31	63%
<p>→ Pilot the use of EngageStJohns.ca for planning applications requiring rezoning</p>	<p>NEW</p> <p>Council Quarterly Achievements: The 1-year pilot has run. A report and recommendations went to Council in July 2023 for consideration. Council has approved the continuation of this project.</p> <p>2023/07/14</p>	2023/06/30	100%

Goal	Council Update	Due Date	Current Completion
→ Plan for and launch the employee e-learning system	<p>NEW</p> <p>Council Quarterly Achievements: The City purchased a new e-learning system in late 2022. Organizational Performance and Strategy have tested the system and completed a soft launch of one management orientation module. Several other Training modules are also in development including ATIPPA, Continuous Improvement, other management orientation modules, etc. Over time, staff will transition much of the required Training to the new online system as it allows for just-in-time, self-paced delivery. The system also provides a suite of Learning modules which will allow for professional development for staff at all levels. The system makes Training and Learning delivery more efficient and timely.</p> <p>2023/07/04</p>	2023/06/30	100%
→ Using results from 2022 Resident Survey, undertake a review of public engagement platform and tools	<p>NEW</p> <p>Council Quarterly Achievements: Report is complete and was shared with engagement project leads and senior staff for their feedback and with Council at Committee of the Whole in Feb. 2024. Actions to address recommendations have begun. A comprehensive communications plan will be developed to address some of the recommendations and the action plan will begin implementation in 2024.</p> <p>2023/11/08</p>	2023/11/30	100%
→ Improve access to permit application information and status for stakeholders	<p>NEW</p> <p>Council Quarterly Achievements: Complete</p> <p>2023/10/15</p>	2023/12/29	100%
→ Source & Implement Citizen Request Management (CRM) System for 311	<p>NEW</p> <p>Council Quarterly Achievements: Good progress has been made on finalizing the configuration and development of the 311 Verint solution. Client review and User Acceptance Testing (UAT) is anticipated to start in the near future as work towards a Q2, 2024 Go Live date.</p> <p>2024/02/29</p>	2023/12/31	50%
→ Advance online digital services	<p>NEW</p> <p>Council Quarterly Achievements: Focus of this initiative has changed to reporting on the progress on ongoing/new projects that will support the implementation of digital services within the City.</p> <p>2024/03/01</p>	2023/12/31	5%

Goal	Council Update	Due Date	Current Completion
<p>↳ Augment the City Archives Online Presence</p>	<p>NEW</p> <p>Council Quarterly Achievements: The Archives and Records Management (ARM) Division has established a schedule for 2024 Throwback Thursday photo posts - every other Thursday an archival post will be featured on the City's social media pages (Facebook, Twitter, Instagram). Additional photos will be posted periodically, for special events, anniversaries, etc. The posts have initiated a lot of discussion and "likes" and led to requests for copies of the photos posted, as well as inquiries into other holdings. The ARM Division collaborated with the Planning Division for National Heritage Week 2024 and posted then and now photos of various heritage structures. The campaign appeared to have been well received, with hundreds of "likes," shares, and comments.</p> <p>Augmenting the City Archives online presence will be an ongoing divisional outreach effort, with no foreseeable end date. While it will continue as a campaign, now that a schedule and initiatives have been set, it is considered completed as a strategic goal.</p> <p><i>2024/02/26</i></p>	<p>2024/08/31</p>	<p>100%</p>

● Draft ● Not started ● Behind ● On Track ● Overdue ● Complete → Direct Alignment --- Indirect Alignment

GOAL

Goal	Progress Update	Current Completion
<p>Undertake Continuous Improvement Projects</p>	<p>Progress: 3 continuous improvement projects have been completed since the last update. See CI report for details on each project including those in progress.</p> <p>2023/11/15</p>	<p>91%</p>
<p>→ Map and streamline the OHS training process</p>	<p>Progress: The project has been completed and improvements have been made to the process. Improvements include:</p> <ul style="list-style-type: none"> • All training on standing offer is being used where possible to free up internal capacity and there is little waiting time for training now. • Vendors are now adding our staff to the City's Workplace NL Certification Training Registry (CTR) network for us which helps with accessibility of records. • Employees are requested to join the City's CTR network upon hire. <p>Follow up meeting between Emergency and Safety Services, Human Resources and Public Works will continue to check sustainability.</p> <p>2024/02/29</p>	<p>100%</p>
<p>→ Improve process for development securities intake and tracking</p>	<p>Progress: Working with Legal on messaging to Developers and tracking. In future, will explore opportunities with the bank to have letters of credit handled off-site.</p> <p>2024/03/04</p>	<p>95%</p>
<p>→ Improve the process for traffic sign maintenance work orders</p>	<p>Progress: The project has been completed with notable improvements made to the process. Improvements include:</p> <ul style="list-style-type: none"> • Reduction in process lead time of 59.7% • Elimination of re-inspections by the Transportation Engineering group • Eliminated paper work in the process • Reduction in usage of fleet vehicles resulting in estimated annual savings of \$12, 510 <p>To support the improvements to the process, a new computer application was create with allows the crew to attach a photo and description of the repair which is provided in real time to supervisors, analysts, and operators.</p> <p>2024/02/28</p>	<p>100%</p>

Goal	Progress Update	Current Completion
→Develop standard workflows/checklists for processes in the Infrastructure Division of Public Works	Progress: Project work is complete and final documentation is required. 2024/02/29	95%
→Streamline the administrative process for firefighter medicals	Progress: Project lead has returned from leave and project is moving to next phase. 2024/02/28	30%
→Streamline site transportation of walk behind asphalt saw	Progress: This project is ongoing. No progress since last update. 2024/02/28	50%
→Standardize aerial rescue documentation & training	Progress: Process documents are complete and the equipment is now ready. Training with staff is anticipated to take place March 2024. 2024/03/05	85%
→Reorganization of the special events storage space using the 5S tool	Progress: Results indicated a notable improvement including: <ul style="list-style-type: none"> • A 60% increase in usable storage space (over 100 square feet of floor space). • Reduction of tripping hazards and the potential for injuries. • An 80% improvement in time savings when gathering materials for an event 2024/02/29	100%
→Reorganize the network drive in Waste & Recycling using the 5S tool	Progress: Final stages of determining file nomenclature and review of entire drive mapping and file placement. 2024/02/28	95%
→Streamline the administration process for sports field bookings	Progress: Assigned staff member has been seconded to Canada Games and the project is currently on hold. 2024/02/29	26%
→Streamlining the insurance certificate process for special events	Progress: Continuing data collection to determine user issues and will identify a potential solution to try following that. 2024/03/01	50%
→Undertake review and establish a standard for internal staff movements		0%
→Review and streamline low value purchase order process		0%
→Review and streamline process for third party service calls		0%
→Establish and streamline process for lease agreements		0%
→Review, streamline, and standardize process for cheque requisitions		0%

CITY OF ST. JOHN'S PLAN

A SUSTAINABLE CITY

Goal	Due Date
Be financially responsible and accountable : 100%	2025/12/31
↳Complete strategic asset management plan for facility engineering	2024/12/27
Plan for land use and preserve and enhance the natural and built environment where we live	2025/12/31
↳Plan for and implement Trenchless Rehabilitation of the Water Street Brick Sewer	2025/11/28
↳Upgrade Storm Sewer - University Avenue	2024/11/29
↳Wetland Study Phase 2B Functional Assessment	2024/04/02
↳Undertake Housing amendments to Envision St. John's Development Regulations	2025/12/31
↳Develop neighbourhood plan for Cowan Heights	2025/11/25
↳Develop neighbourhood plan for University Area	2025/11/25
↳Increase Industrial, Commercial & Institutional waste diversion	2027/11/30
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	2025/12/31
↳Devise marketing and support strategies for key economic initiatives	2024/12/31
↳Define and Deliver initiatives in support of newcomer attraction and retention	2024/09/30
Work collaboratively to create a climate-adapted and low-carbon city	2025/12/31
↳2024 Implementation of Resilient St. John's Community Climate Plan	2024/12/31
↳2024 Implementation of Resilient St. John's Community Climate Plan	2024/12/31
↳Review and implement additional tiers of the National Building Code energy efficiency section	2025/12/31

A CITY THAT MOVES

Goal	Due Date
Create a sustainable and accessible, low-carbon public transportation system : 100%	2025/12/31
↳Implement Route 10 as a wheelchair accessible service route.	2024/12/31
↳Complete design and award contract for Metrobus depot upgrade to accommodate Zero Emission buses	2024/12/31
↳Introduce eight (8) hybrid buses to Metrobus fleet	2024/12/31
↳Improve reliability of the public transit system by upgrading the fare collection and smart card systems	2024/12/31
↳Formalize structure and delivery of a Travel Training Program to improve accessibility for transit users	2024/12/31
Improve safety for all users on a well-maintained street network : 100%	2025/12/31
↳Implement an interactive pay station and paid parking map for the public on the city website showing paid parking locations.	2024/03/28
↳Upgrade Lambe's Lane Road for 2025 Canada Games	2025/06/30

Goal	Due Date
→Portugal Cove Road & Airport Heights Drive/Majors Path Intersection Improvements	2026/11/30
→Implement annual crosswalk safety improvement program : 3 Project(s)	2024/12/31
Expand and maintain a safe and accessible active transportation network : 100%	2025/12/31
→Design and construct of Shared Use Path from Portugal Cove Road to Logy Bay Rd	2027/05/31
→Design and construct Crosstown Shared Use Path from Canada Drive to the T'railway	2027/03/19
→Design and construct Shared Use Path from Airport Heights to Paul Reynolds Centre	2027/03/31
→Determine potential changes to routes in Bike Master Plan	2024/12/31

A CONNECTED CITY

Goal	Due Date
Increase and improve opportunities for residents to connect with each other and the City : 100%	2025/12/31
→Improve access to information related to City programs and activities	2024/12/31
→Work with Youth Engagement Working Group to undertake 3-5 outreach events	2024/12/06
Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities : 100%	2025/12/31
→Work with partners to develop and facilitate a crime and violence prevention strategy	2026/03/31
→Partner with Food First NL to host a community gardener forum	2024/12/31
→Develop an Anti-Racism workplan in collaboration with the Anti-Racism Working Group : 4 Milestone(s)	2024/12/31
→Housing Accelerator Fund Initiative City-owned Land for Affordable Housing Disposition Program	2024/03/29
→Initiate development of active transportation public education plan	2024/12/31
→Develop a Downtown Pedestrian Mall Long-Term Plan	2025/12/31
→Work with community partners to establish a community garden at the new H.G.R. Mews Community Centre	2024/12/31
→Design and construct Goulds Fire Station	2028/12/15

AN EFFECTIVE CITY

Goal	Due Date
Work with our employees to improve organizational performance through effective processes and policies : 100%	2025/12/31
→Update City's Records Retention and Disposition Schedule	2024/12/31
→Establish Records and Information Management Program	2025/04/30
→Participate in the National Emergency Capability Standard Project to identify gaps in resources and capabilities.	2025/04/01
→Update the attendance management process and finalize a policy : 100%	2024/12/27
→Review and enhance employee orientation	2024/06/28
→Develop human resources management orientation	2024/09/27
→Undertake cultural indigenous awareness training within the Legal Department	2024/12/31
→Review the municipal prosecution diversion program and make recommendations for improvements	2025/12/31
→Explore P-card solution purchases and identify recommendations	2024/12/31
Achieve service excellence through collaboration, innovation and modernization grounded in client needs	2025/12/31
→Update language used in procurement processes to ensure accessibility is considered in purchasing goods and services	2025/12/31

Goal	Due Date
→Investigate the resident satisfaction survey's capacity to include accessibility feedback	2024/12/31
→Plan for and implement the 2024 Citizen Satisfaction Survey : 100%	2024/12/31
→Review the current rates of Commercial Parking Permits in the downtown core to better align with demand	2024/12/20
→Review and modify Inspection Services website page to better reflect process	2024/12/31
→Implement E-Permitting for building, electrical and plumbing permits.	2025/12/31
→Work with First Voice on the Community Action Plan (items pertaining to City)	2025/12/31
→Investigate opportunities for website auditing process	2024/12/31

DECISION/DIRECTION NOTE

Title: 255 Bay Bulls Road – REZ2400001
Date Prepared: March 5, 2024
Report To: Committee of the Whole
Councillor and Role: Councillor Maggie Burton, Planning
Ward: Ward 5

Decision/Direction Required:

To consider rezoning 255 Bay Bulls Road from the Commercial Neighbourhood (CN) Zone to the Commercial Mixed Use (CM) Zone of the Envision St. John's Development Regulations.

Discussion – Background and Current Status:

The City has received an application to rezone 255 Bay Bulls Road from Commercial Neighbourhood (CN) to the Commercial Mixed (CM) Zone. The property is in the Commercial District of the Envision St. John's Municipal Plan, so a Plan amendment is not needed.

The subject property is primarily zoned CN with a small portion in the Residential 1 (R1) Zone. In accordance with section 10.3 "Interpretation of Zone Boundaries" of the Envision St. John's Development Regulations, since the boundary of the CN and R1 Zones substantially follows lot lines, the lot lines of 255 Bay Bulls Road can be considered the new boundary of the CN Zone, thus removing R1 from the property.

The site was developed decades ago with one commercial building hosting a Commercial Garage and Car Sales Lot as legal non-conforming uses (they do not conform to the zoning but were there before the zoning was in place). The Commercial Garage and Car Sales Lot occupy approximately half of the building. The applicant wishes to rent the other half for various events such as wedding receptions or birthday parties. These fall under a Place of Assembly, which is not included in the CN Zone but is a discretionary use in the CM Zone. In the event that Council ultimately rezones the property to CM, the applicant has also submitted a discretionary use application.

Staff considered zones that could accommodate the Commercial Garage and Car Sales Lot and bring them into conformity. However, those zones, such as Commercial Regional (CR) or Commercial Highway (CH), do not fit with the surrounding residential neighbourhood. The CM Zone would be a better fit. Staff have reviewed the attached site plan and have no concerns.

Should Council consider rezoning, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. A public meeting is not required, as staff do not anticipate any concerns from area residents or property owners..

ST. JOHN'S

However, please note that, as there is no Municipal Plan amendment required, there will be no commissioner's public hearing, so public notification would be the only public review.

Key Considerations/Implications:

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

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

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.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Consultation will be carried out as per Section 4.8 of the Development Regulations. Public notification alone is recommended. A project page will be created on the Engage St. John's website.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning the property at 255 Bay Bulls Road from the Commercial Neighbourhood (CN) Zone to the Commercial Mixed (CM) Zone and that the application be advertised in accordance with 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:	255 Bay Bulls Road - REZ2400001.docx
Attachments:	- 255 BAY BULLS ROAD - Location Map.pdf - Site Plan.PDF - Current Zoning - 255 Bay Bulls Road.pdf - Proposed Zoning.pdf
Final Approval Date:	Mar 6, 2024

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

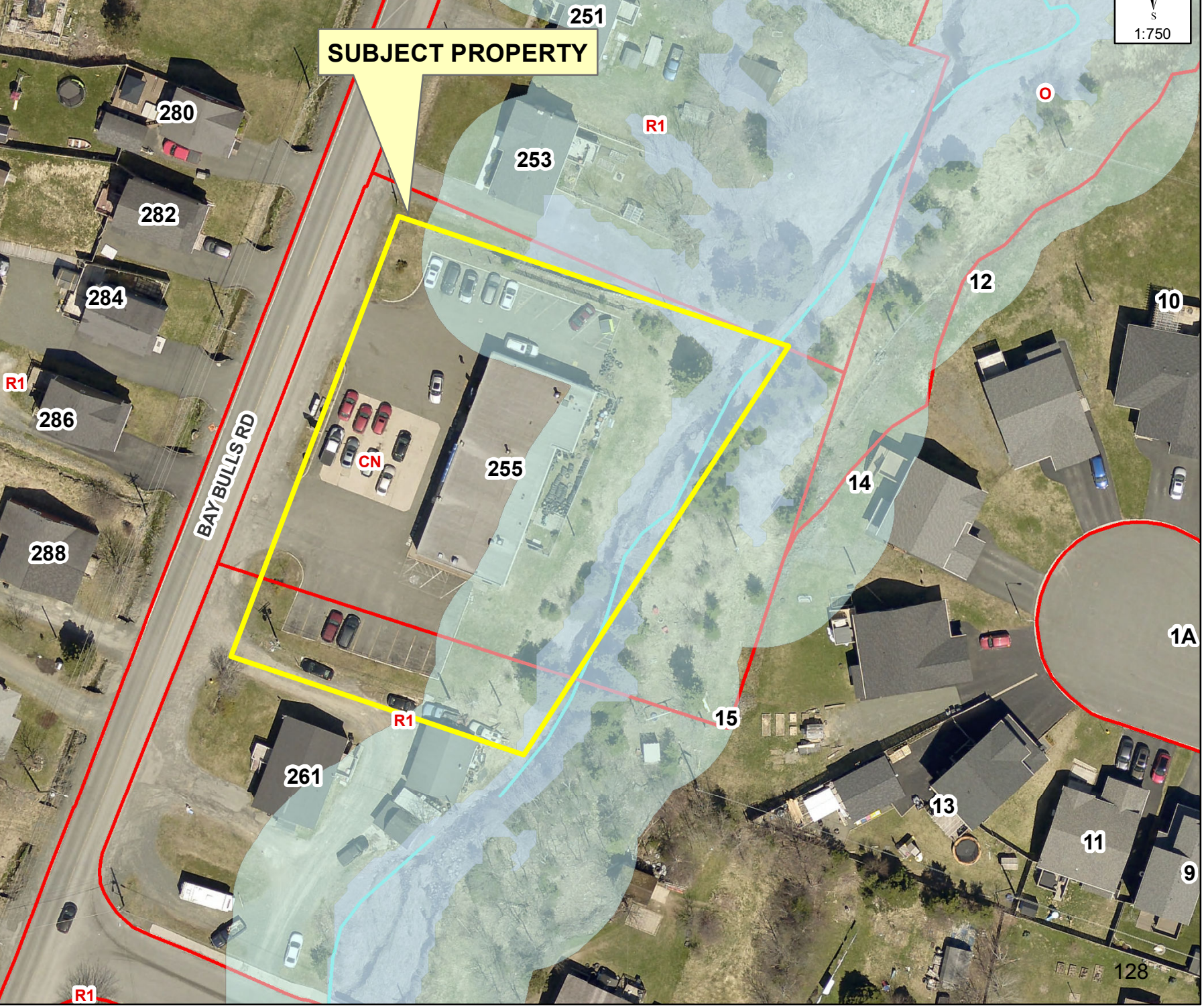
Ken O'Brien - Mar 6, 2024 - 3:24 PM

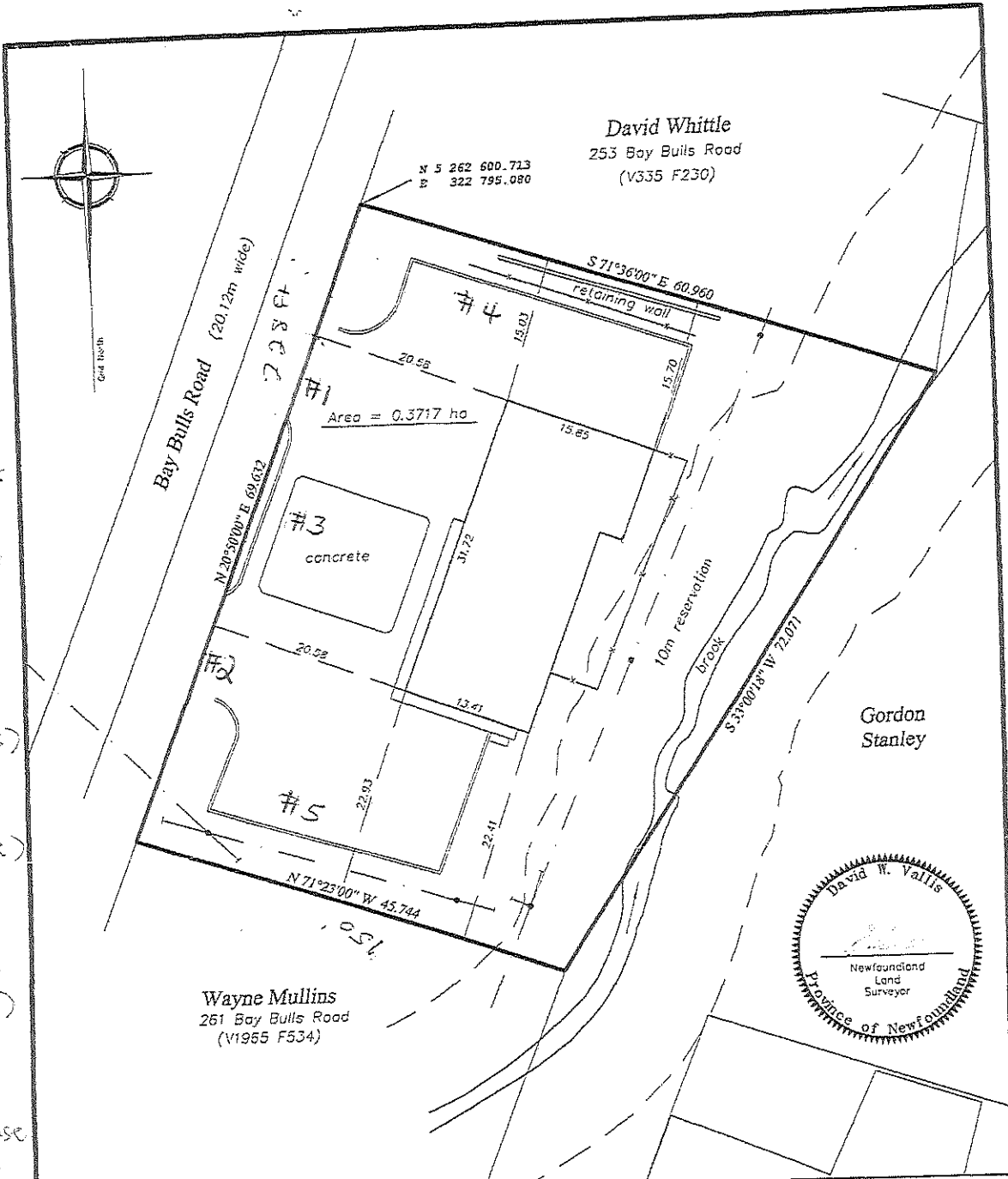
Jason Sinyard - Mar 6, 2024 - 4:02 PM



SUBJECT PROPERTY

BAY BULLS RD



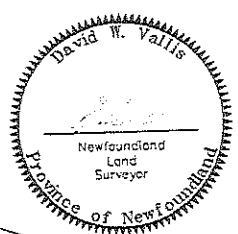


David Whittle
253 Bay Bulls Road
(V335 F230)

N 5 262 600.713
E 322 795.080

Wayne Mullins
261 Bay Bulls Road
(V1955 F534)

Gordon Stanley



- ① Access (L)
10.50 meters
- ② Access (R)
10.50 meters
- ③ 12-14 car
park
3-5 cars
(for car sales)
lot
9 cars
(assembly use)
- ④ 10 car park
(Assembly use)
garage
- ⑤ Assembly use
10 carpark
2 carpark
9 carpark

Structures and other improvements: Commercial building with concrete foundation, asphalt parking
Apparent Encroachments and or Comments: There are no apparent encroachments.

Notes:— This plan certifies the information as of the date shown and only as of this date. All distances are Metric.
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For further information contact the author at [709] 747-5923, Fax 747-0177, E-Mail dvallis@firstcity.net

LEGEND:—

CONTROL MONUMENT	⊕
PLACED IRON BAR	⊙
FOUND IRON BAR	⊘
POLE OR LIGHT STANDARD	⊙
PROPERTY DEALT WITH	—
FENCE LINES	- - -
POWER-TELEPHONE LINES	- · - · -
EASEMENTS	- · - · -



MONUMENTS USED FOR CONTROL
[C. M. 53°] [NAD 83] [IGPS]
94G0003 N 5 264 151.719 E 321 018.396
Combined Scale Factor = 0.999865

Boundary Survey/ Real Property Report
Gordon Stanley

255 Bay Bulls Road, St. John's, Newfoundland

survey by: D.W.V. | date 12 May 06 | scale: 1:750 | page: 1 of 1 | job no.: T8102



Legend (Facing the building):

1 Left Access (opening of 10.5 meters)

#2 Right Access (opening of 10.5 meters)

#3 12-14 Car park area

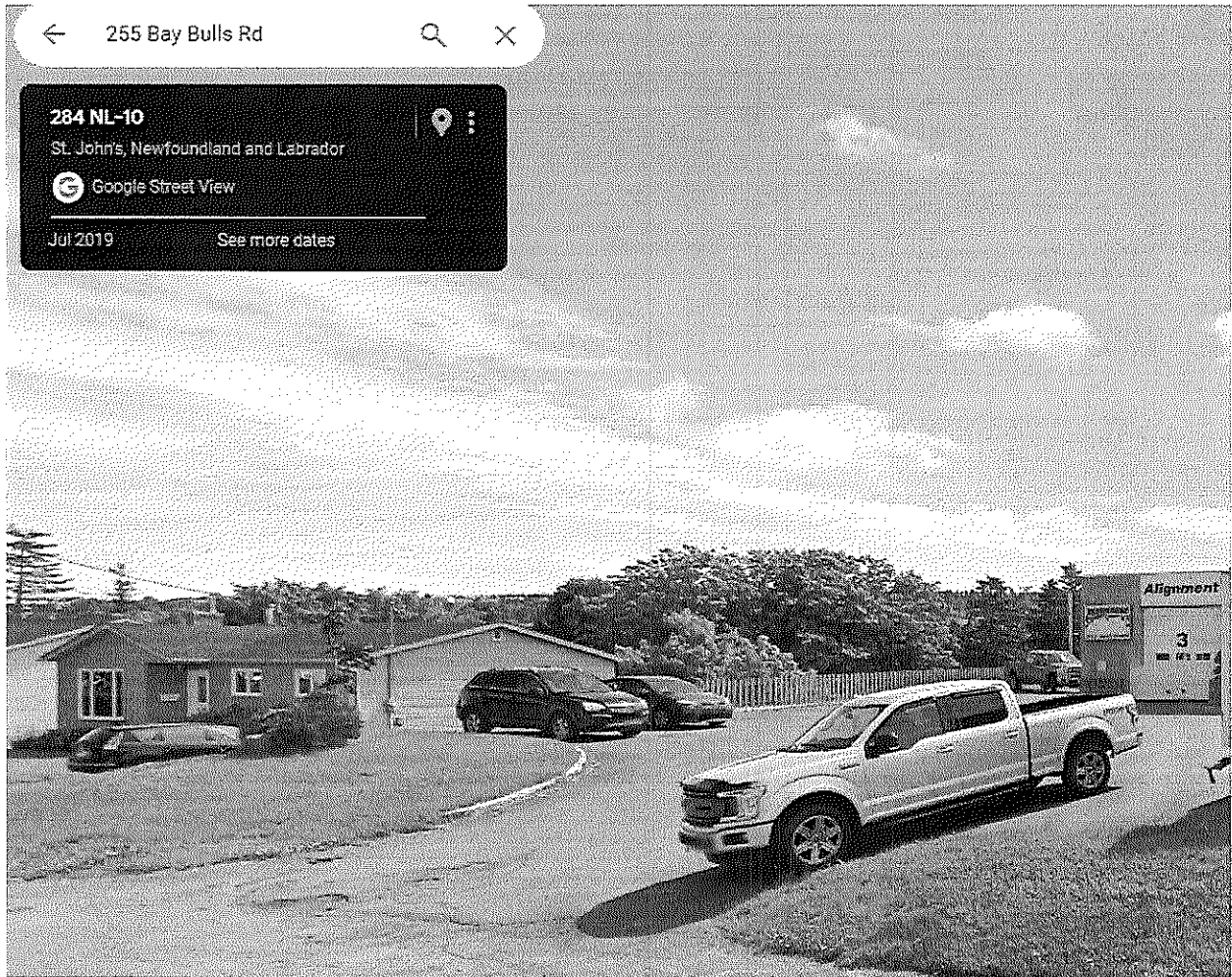
#3.1- 3-5 cars for car sales lot use

#3.2- remaining 9 car park spaces for assembly use

#4 10 car park (for automotive garage use)

#5 12 car park spaces for assembly use

#1



Left Access point measurement: opening of 10.5 meters

#2



Right access point measurement: opening of 10.5 meters

#3



12-14 car park with the following use:

3-5 car park for car sales lot use

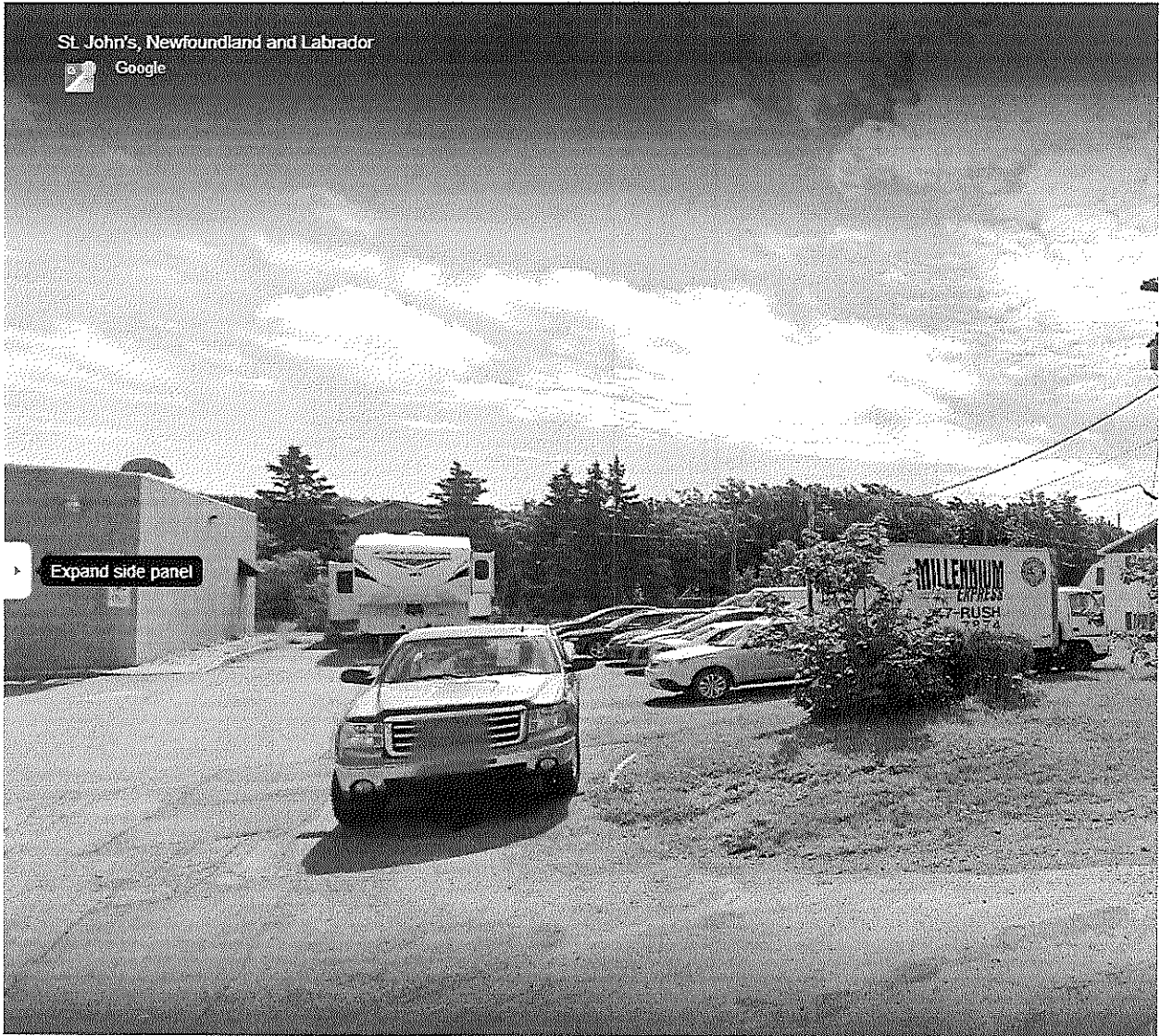
9 car park for assembly use

#4



10 car park dedicated for the automotive garage use (29 X 6 meters)

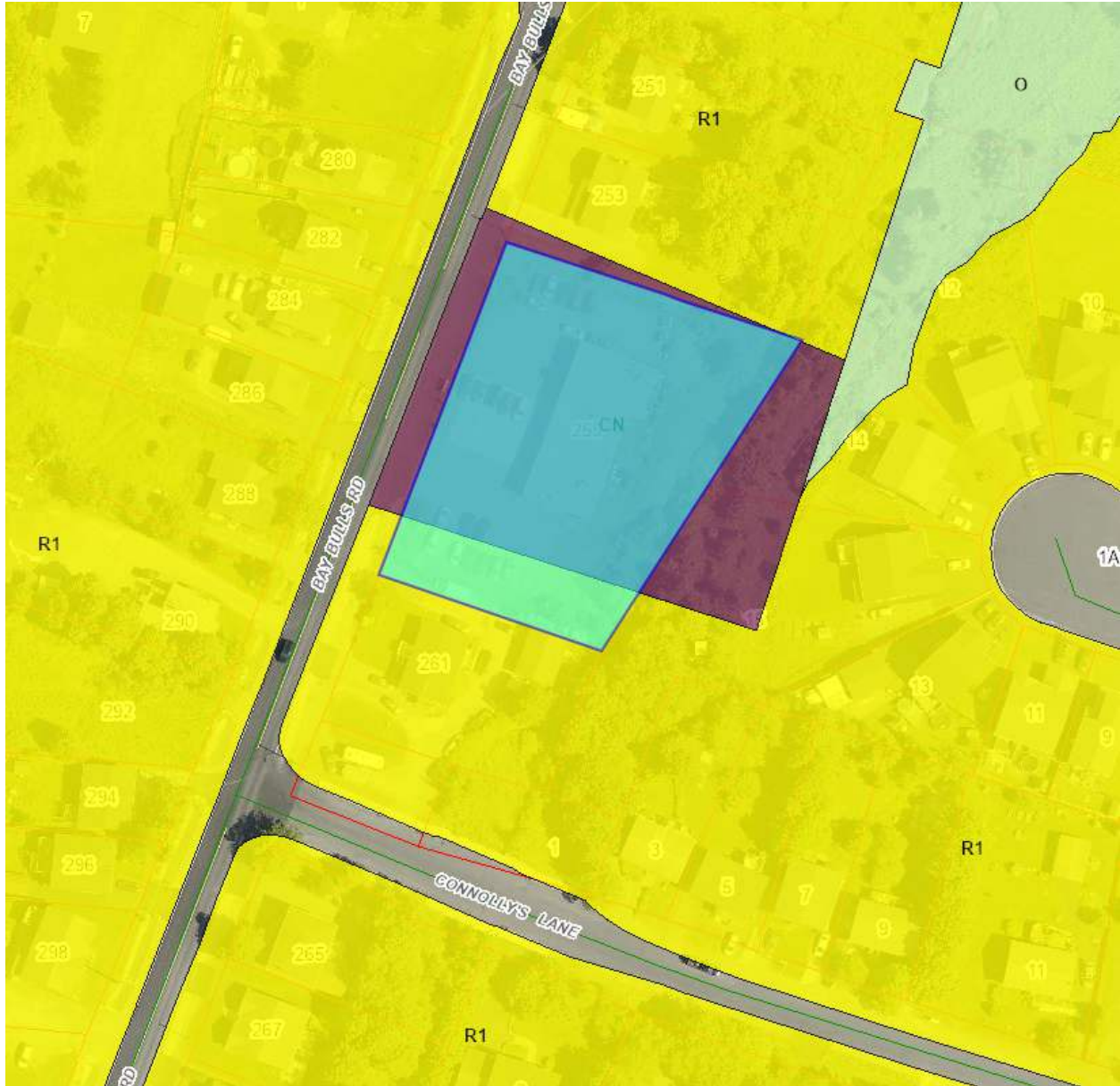
5



10+2 car park for assembly use

255 Bay Bulls Road

Current Zoning – Commercial Neighbourhood (CN) and Residential 1 (R1)



Proposed Zoning – Commercial Mixed (CM) Zone

COMMERCIAL MIXED USE (CM) ZONE

CM

(1) PERMITTED USES, except 615 Empire Avenue (PID #46166)

Accessory Building	Health and Wellness Centre (2023-06-02)
Accessory Dwelling Unit	Hotel
Adult Day Centre	Library
Adult Massage Parlour	Office
Bakery	Park
Bank	Place of Worship
Bed and Breakfast	Public Use
Clinic	Public Utility
Community Garden	Restaurant
Convenience Store	Retail Use
Daycare Centre	Service Shop
Drive Through	Service Station
Dry Cleaning Establishment	Taxi Stand
Dwelling Unit – 2 nd storey or higher	Training School
Gas Station	

2) DISCRETIONARY USES, except 615 Empire Avenue (PID #46166)

Aquaculture	Lounge
Aquaponics	Parking Garage
Car Wash	Parking Lot
Craft Brewery/Distillery	Pedway (2022-10-14)
Dwelling Unit – 1 st storey	Pharmacy
Heritage Use (2022-05-27)	Place of Amusement (except Churchill Square (Map 3))
Horticulture	Place of Assembly
Hydroponics	Recycling Depot
Light Industrial Use	

(3) PERMITTED USE – 615 EMPIRE AVENUE (PID #46166)

Light Industrial Use

DECISION/DIRECTION NOTE

Title: Text and Map Amendment - Wetlands
Date Prepared: March 1, 2024
Report To: Committee of the Whole
Councillor and Role: Councillor Maggie Burton, Planning
Ward: N/A

Decision/Direction Required:

To consider a text amendment to section 4.10 and a map amendment to Appendix C, Map 4 of the Envision St. John's Development Regulations.

Discussion – Background and Current Status:

Council adopted the 2019 Wetlands Delineation Study prepared for the City by C-Core in May 2020. The wetlands included in this study are commonly called Phase 1 Wetlands. At the same time, Council resolved to conduct a Phase 2 field assessment based on the Wetlands Ecosystem Services Protocol (WESP) for Newfoundland and Labrador and provide a detailed field-based delineation and functional assessment of wetlands that would be under pressure from development over the next 10 to 20 years.

The Phase 2 field assessment based on the WESP is now complete. At its November 28, 2023 regular meeting, Council adopted the Wetland Study Phase 2A. Council resolved to protect Lundrigan's Marsh and all wetlands in the Wetland Study Phase 2A and in any future studies that end up with a WESP-AC score of 6 or higher.

As a result of the 2023 Council resolution, changes to Section 4.10 "Waterways, Wetlands, Ponds or Lakes" and Appendix C, Map 4 "Waterways and Wetlands" of the Envisions St. John's Development Regulations are proposed.

Specifically, staff propose to delete the table in section 4.10 (1), which states:

Waterways	Wetlands	Ponds or Lakes
<p>15 metres from the 100-year high water mark of waterways and tributaries shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Outer Cove Brook • Stick Pond Brook • Coaker’s River • Bellview Stream • Virginia River • Nagle’s Hill Brook • Leary’s Brook • Rennie’s River • Quidi Vidi River • Mundy Pond Brook • Kitty Gaul’s Brook • Luke’s Brook • Kilbride Brook • Flynn’s Brook • Waterford River • Leamy’s Brook • Doyle’s Brook • Cochrane Pond Brook • Raymond’s Brook • Manuel’s River • Conway Brook • Nut Brook • Kelligrews River • Lower Gullies River • South Brook 	<p>15 metres from the edge of the wetlands shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Galway Wetlands • Airport Heights Wetland • Clovelly Wetlands • Lundrigan’s Marsh • Harbourview Marsh • Synod Lands East Wetland • Synod Lands North Wetland • Island Pond Marsh • Yellow Marsh Wetland • Kent’s Pond • Marine Institute Wetland • Mundy Pond Wetland • Wetland #9 (Atlantic Cool Climate Crop Research Centre, Agriculture and Agri-Food Canada) <hr/> <p>50 metres from the edge of the wetlands shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Synod Lands West Wetland • Long Pond Marsh • George’s Pond 	<p>15 metres from the 100-year high water mark of any Pond or Lake.</p>

and replace it with the following:

(1) Waterways

The minimum Buffer adjacent to the waterways and tributaries shown on Maps 4 and 5 shall be 15 metres from the 100-year high water mark.

(2) Ponds or Lakes

The minimum Buffer adjacent to any Pond or Lake shall be 15 metres from the 100-year high water mark.

(3) Wetlands

a) Lundrigan’s Marsh and all wetlands with a Wetland Ecosystem Services Protocol for Atlantic Canada (WESP-AC) score of 6 or higher are protected by Council and are shown as Wetlands - Protected on Map 4.

Wetlands - Unprotected, shown on Map 4, include wetlands with a WESP-AC score less than 6.

Wetlands that require field assessment and must be assigned a WESP-AC score to determine whether they will be protected by Council are shown on Map 4 as Wetlands – Further Study Required.

- b) The minimum Buffer adjacent to the wetlands shown on Map 4 shall be 15 metres from the edge of the wetlands.*
- c) The minimum Buffer adjacent to Synod Lands West Wetland and Long Pond Marsh shall be 50 metres from the edge of the wetlands.*
- d) The Galway Protected Natural Area (PNA), shown on Map 4, includes the Galway PNA and a 15 metre Buffer.*

The remaining sections will be renumbered accordingly and references to Subsection (1) will be changed to reference Subsections (1) through (3). The draft amendment is attached for further information.

Map 4 in Appendix C of the Envision St. John's Development Regulations is replaced with the draft Map 4 attached. The proposed Map 4 includes the following five (5) new layers:

WETLANDS – PROTECTED
WETLANDS – BUFFER
WETLANDS – UNPROTECTED
WETLANDS – FUTHER STUDY REQUIRED
GALWAY PNA

For clarity, this is what each layer illustrates:

WETLANDS – PROTECTED	Phase 2A boundaries that scored 6 or more and Lundrigan's Marsh.
WETLANDS - BUFFER	Shows the Buffer around the protected wetlands, which is 15m or 50m.
WETLANDS – UNPROTECTED	Phase 2A boundaries that scored less than 6.
WETLANDS – FUTHER STUDY REQUIRED	Phase 1 wetland boundaries minus Phase 2A wetlands.
GALWAY PNA	This is the Galway Protected Natural Area (PNA) which includes a 15 metre Buffer.

Please note that the proposed changes to section 4.10 and Appendix C, Map 4 are in draft form and are still being reviewed by staff. While the basics of the amendment are set, the exact wording and map colours are being finalized.

Should Council decide to consider this amendment, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations once staff have completed their review. A public meeting is not required.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: The size of wetlands may decrease, increase or not change at all based on the Wetland Study Phase 2A. Property owners with land in or near a Wetland may be affected.
3. Alignment with Strategic Directions:

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

An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan policies.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: A text and map amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Consultation will be carried out as required by the Envision St. John's Development Regulations. Additionally, a project page will be created on the Engage St. John's website.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider a text and map amendment to the Envision St. John's Development Regulations to update section 4.10 and Appendix C, Map 4 in response to Council's November 28, 2023 resolution regarding the Wetland Study Phase 2A, and advertise the proposed amendment in accordance with 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:	Text and Map Amendment - Wetlands.docx
Attachments:	- Development Regulations Amendment 36, 2024 - Wetlands - Draft.pdf
Final Approval Date:	Mar 6, 2024

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

Ken O'Brien - Mar 6, 2024 - 12:36 PM

Jason Sinyard - Mar 6, 2024 - 4:04 PM

Draft amendment to section 4.10 WATERWAYS, WETLANDS, PONDS OR LAKES

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 36, 2024

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

1. Repealing section 4.10 (1), which states:

(1) The minimum Buffer adjacent to the enumerated bodies of water shall be:

Waterways	Wetlands	Ponds or Lakes
<p>15 metres from the 100-year high water mark of waterways and tributaries shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Outer Cove Brook • Stick Pond Brook • Coaker's River • Bellview Stream • Virginia River • Nagle's Hill Brook • Leary's Brook • Rennie's River • Quidi Vidi River • Mundy Pond Brook • Kitty Gaul's Brook • Luke's Brook • Kilbride Brook • Flynn's Brook • Waterford River • Leamy's Brook • Doyle's Brook • Cochrane Pond Brook • Raymond's Brook • Manuel's River • Conway Brook • Nut Brook • Kelligrews River • Lower Gullies River • South Brook 	<p>15 metres from the edge of the wetlands shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Galway Wetlands • Airport Heights Wetland • Clovelly Wetlands • Lundrigan's Marsh • Harbourview Marsh • Synod Lands East Wetland • Synod Lands North Wetland • Island Pond Marsh • Yellow Marsh Wetland • Kent's Pond • Marine Institute Wetland • Mundy Pond Wetland • Wetland #9 (Atlantic Cool Climate Crop Research Centre, Agriculture and Agri-Food Canada) <hr/> <p>50 metres from the edge of the wetlands shown on Maps 4 & 5 including, but not limited to:</p> <ul style="list-style-type: none"> • Synod Lands West Wetland • Long Pond Marsh • George's Pond 	<p>15 metres from the 100-year high water mark of any Pond or Lake.</p>

and replacing it with the following:

(1) Waterways

The minimum Buffer adjacent to the waterways and tributaries shown on Maps 4 and 5 shall be 15 metres from the 100-year high water mark.

Draft amendment to section 4.10 WATERWAYS, WETLANDS, PONDS OR LAKES

(2) Ponds or Lakes

The minimum Buffer adjacent to any Pond or Lake shall be 15 metres from the 100-year high water mark.

(3) Wetlands

- a) Lundrigan's Marsh and all wetlands with a Wetland Ecosystem Services Protocol for Atlantic Canada (WESP-AC) score of 6 or higher are protected by Council and are shown as Wetlands - Protected on Map 4.

Wetlands - Unprotected, shown on Map 4, include wetlands with a WESP-AC score less than 6.

Wetlands that require field assessment and must be assigned a WESP-AC score to determine whether they will be protected by Council are shown on Map 4 as Wetlands – Further Study Required.

- b) The minimum Buffer adjacent to the wetlands shown on Map 4 shall be 15 metres from the edge of the wetlands.
- c) The minimum Buffer adjacent to Synod Lands West Wetland and Long Pond Marsh shall be 50 metres from the edge of the wetlands.
- d) The Galway Protected Natural Area (PNA), shown on Map 4, includes the Galway PNA and a 15 metre Buffer.

2. Repeal section (2) which states:

Notwithstanding Subsection (1), Council may increase the size of the Buffer adjacent to a body of water.

and replace with the following:

Notwithstanding Subsections (1) through (3), Council may increase the size of the Buffer adjacent to a body of water.

3. Repealing Subsection (4) which states:

Notwithstanding Subsection (3), Council may permit the following Development in a Buffer for those bodies of water enumerated in Subsection (1):

- (a) residential decks, residential fences and residential Accessory Buildings;
(b) public works and infrastructure;
(c) Public Utility;

Draft amendment to section 4.10 WATERWAYS, WETLANDS, PONDS OR LAKES

- (d) servicing of a private Development;**
- (e) protection of areas of geological instability;**
- (f) flood control infrastructure;**
- (g) trails and parks;**
- (h) Landscaping;**
- (i) construction of storm water detention infrastructure;**
- (j) paving of gravel Parking Lots existing as of the coming into force of these Regulations;**
- (k) Wharves and Stages or**
- (l) Driveways.**

and replace with the following:

Notwithstanding Subsection (5), Council may permit the following Development in a Buffer for those bodies of water enumerated in Subsections (1) through (3):

- (a) residential decks, residential fences and residential Accessory Buildings;**
- (b) public works and infrastructure;**
- (c) Public Utility;**
- (d) servicing of a private Development;**
- (e) protection of areas of geological instability;**
- (f) flood control infrastructure;**
- (g) trails and parks;**
- (h) Landscaping;**
- (i) construction of storm water detention infrastructure;**
- (j) paving of gravel Parking Lots existing as of the coming into force of these Regulations;**
- (k) Wharves and Stages or**
- (l) Driveways.**

4. Repealing Subsection (5) which states:

Notwithstanding Subsection (3), Council may permit the following Development in bodies of water as enumerate in Subsection (1):

- (a) public works and infrastructure;**
- (b) Public Utility;**
- (c) protection of areas of geological instability;**
- (d) flood control infrastructure;**
- (e) trails and parks;**
- (f) Landscaping; (2022-05-27)**
- (g) construction of storm water detention infrastructure;**

Draft amendment to section 4.10 WATERWAYS, WETLANDS, PONDS OR LAKES

- (h) Wharves and Stages; and (2022-05-27)**
- (i) Driveways. (2022-05-27)**

and replacing with the following:

Notwithstanding Subsection (5), Council may permit the following Development in bodies of water as enumerated in Subsections (1) through (3):

- (a) public works and infrastructure;**
- (b) Public Utility;**
- (c) protection of areas of geological instability;**
- (d) flood control infrastructure;**
- (e) trails and parks;**
- (f) Landscaping; (2022-05-27)**
- (g) construction of storm water detention infrastructure;**
- (h) Wharves and Stages; and (2022-05-27)**
- (i) Driveways. (2022-05-27)**

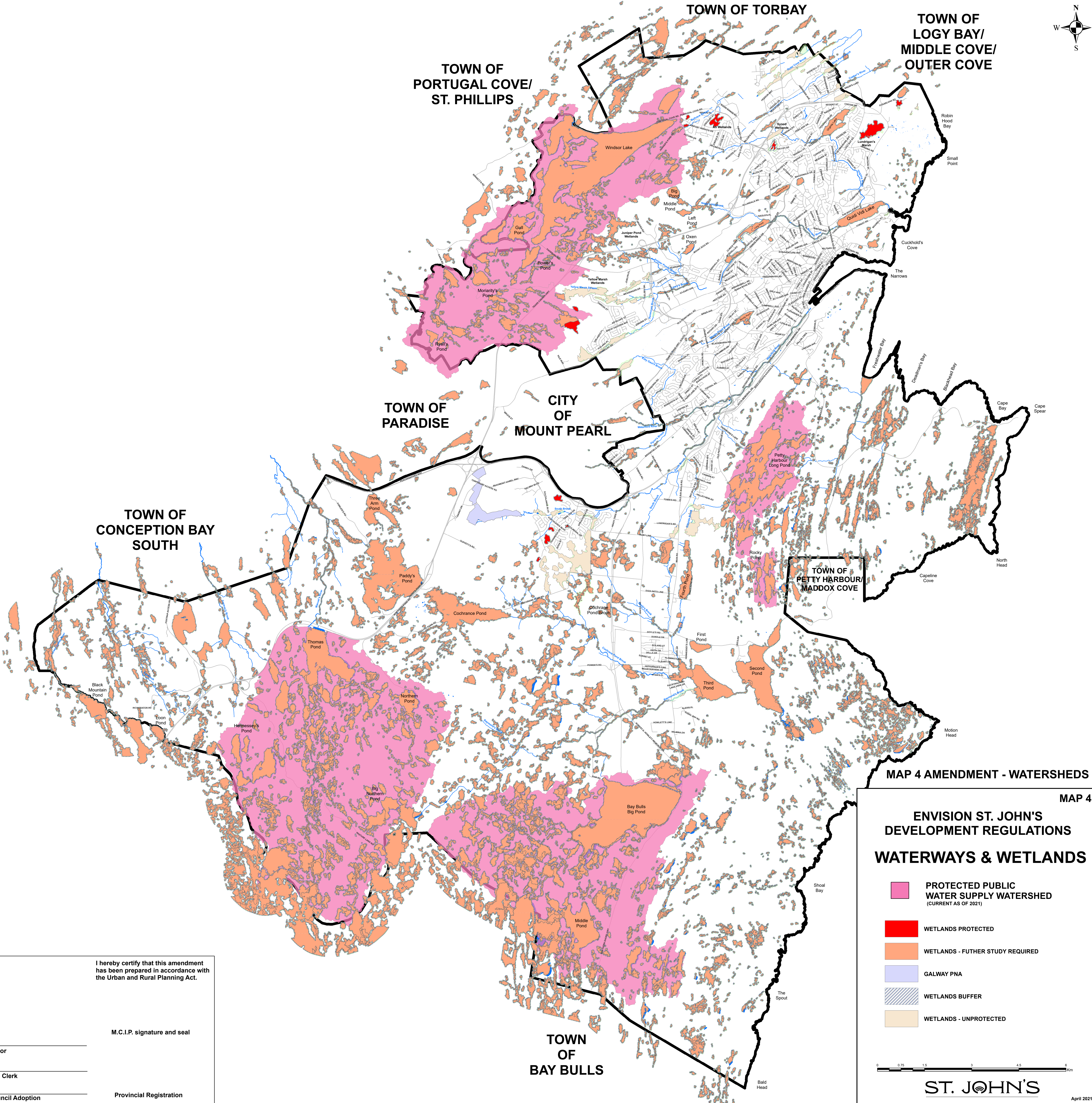
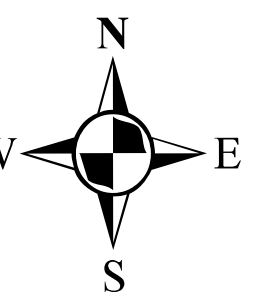
6. Repealing Subsection (6) which states:

Prior to approval being given for a Development outlined in Subsection (4) or (5) the Environment and Sustainability Experts Panel shall be consulted, except in the case of the construction of residential decks, residential fencing, residential Accessory Buildings and residential Driveways. (2022-05-27)

And replacing with the following:

Prior to approval being given for a Development outlined in Subsection (6) or (7) the Environment and Sustainability Experts Panel shall be consulted, except in the case of the construction of residential decks, residential fencing, residential Accessory Buildings and residential Driveways. (2022-05-27)

- 7. Renumber the remaining sections (2) through (8) accordingly.
- 8. Repeal Appendix C, Map 4 and replace with the following Map 4.



MAP 4 AMENDMENT - WATERSHEDS

MAP 4

ENVISION ST. JOHN'S
DEVELOPMENT REGULATIONS
WATERWAYS & WETLANDS

- PROTECTED PUBLIC WATER SUPPLY WATERSHED (CURRENT AS OF 2021)
- WETLANDS PROTECTED
- WETLANDS - FUTHER STUDY REQUIRED
- GALWAY PNA
- WETLANDS BUFFER
- WETLANDS - UNPROTECTED



ST. JOHN'S

I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

DECISION/DIRECTION NOTE

Title: 188 New Pennywell Road – Updated Lot – REZ2200005

Date Prepared: March 6, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 188 New Pennywell Road from the Residential 1 (R1) Zone and Rural (RUR) Zone to the Residential 2 Cluster (R2C) Zone to allow a Townhouse Cluster development.

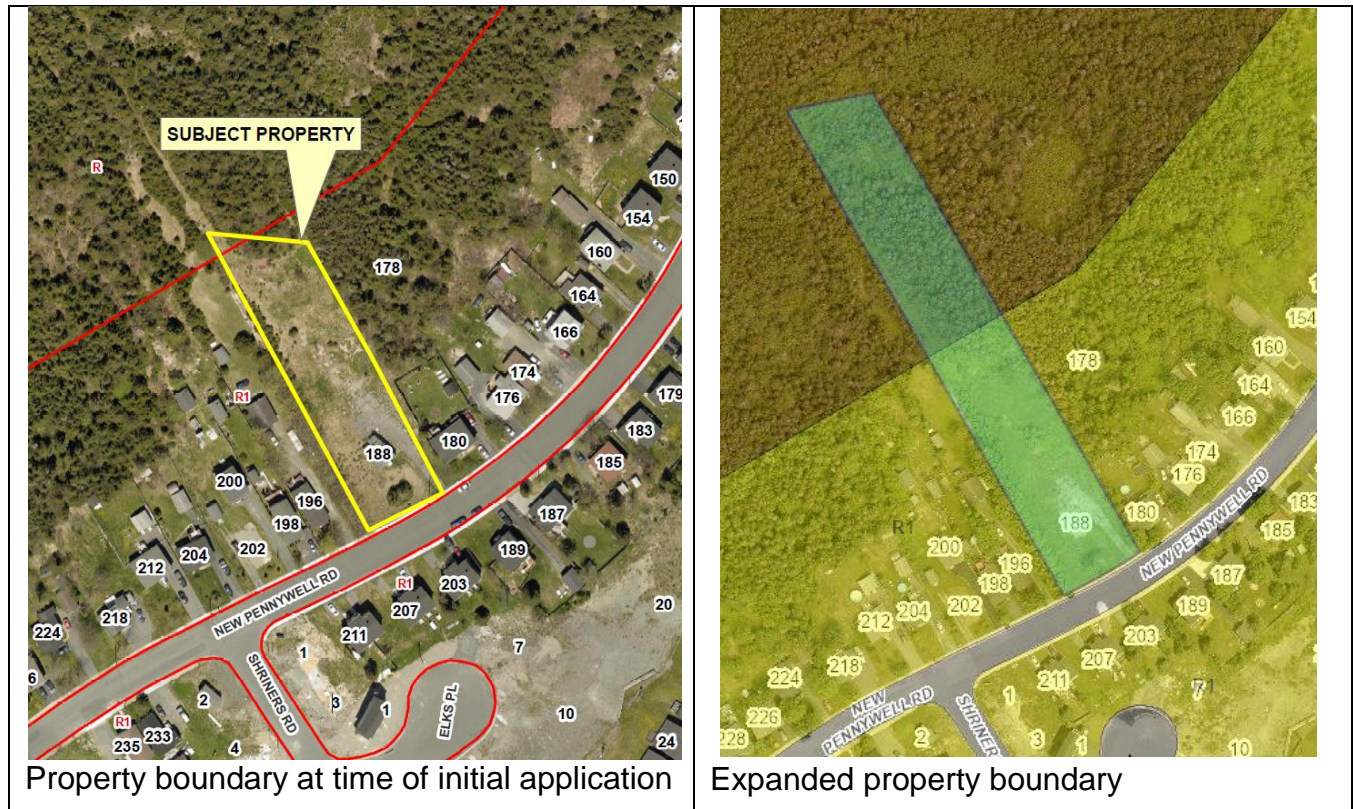
Discussion – Background and Current Status:

The City has received an application from Nidus Development Inc. to rezone property at 188 New Pennywell Road to accommodate a Townhouse Cluster development.

This application was previously brought before Council on July 22, 2022. At that time Council decided to consider a rezoning from the Residential 1 (R1) Zone to the Residential 2 Cluster (R2C) Zone at 188 New Pennywell Road and approved the terms of reference for a land use report (LUR).

The applicant has submitted a draft LUR and it is being reviewed by staff. Some revisions are required before proceeding to public consultation. In 2022, when the initial concept plan was reviewed, the subject property was shown as being much smaller and only included land in the R1 Zone. The property boundary has been expanded and the lot now includes land in the Rural (RUR) Zone as well as in R1. A Municipal Plan amendment is now required to redesignate land in the Rural District to the Residential District. This application is brought back to Council to consider rezoning from both the R1 and RUR Zones to the R2C Zone for the proposed development. The Townhouse Cluster would extend the full length of the lot.

Further, when Council considered this rezoning in 2022, it was recommended to refer the application to a public meeting chaired by an independent facilitator. Now that the application requires a Municipal Plan amendment, it is recommended, upon receiving a satisfactory land use report, that the public consultation be conducted through a public notice. Later, a commissioner’s public hearing will be required.



Key Considerations/Implications:

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

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

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

4. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Map amendments to the Envision St. John’s Municipal Plan and Development Regulations are required prior to considering the proposed development.

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as required by the Envision St. John's Development Regulations, will be required upon receipt of an acceptable land use report. A project page will also be available on EngageStJohns.ca (www.engagestjohns.ca/planning)
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning land at 188 New Pennywell Road from the Residential 1 (R1) and Rural (RUR) Zones to the Residential 2 Cluster (R2C) Zone, and upon receiving a satisfactory land use report, that Council refer the application for public review and comment.

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

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

Report Approval Details

Document Title:	188 New Pennywell Road - Updated Lot - REZ2200005.docx
Attachments:	
Final Approval Date:	Mar 7, 2024

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

Ken O'Brien - Mar 7, 2024 - 9:07 AM

Jason Sinyard - Mar 7, 2024 - 2:38 PM

**Development Permits List
For February 29 to March 13, 2024**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
OT	Canada Lands Company CLC Limited	Subdivide only of land	46 & 56 Charter Avenue	2	Approved	2024-03-12
OT		Subdivide Only of Land	410, 420, Parcels F, G, H & I Thorburn Road	4	Approved	2024-03-13

*** 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 March 19, 2024, Regular Meeting

Permits Issued: 2024/02/29 to 2024/03/13

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
105 New Cove Rd	Change of Occupancy/Renovations	Single Detached Dwelling
108 Brookfield Rd	Change of Occupancy	Single Detached w/ apt.
13 Waterford Hts S	Renovations	Single Detached Dwelling
133 Casey St	Renovations	Single Detached Dwelling
14-20 Janeway Pl	New Construction	Apartment Building
14-20 Janeway Pl	New Construction	Apartment Building
14-20 Janeway Pl	New Construction	Apartment Building
14-20 Janeway Pl	New Construction	Apartment Building
150 Merrymeeting Rd	Deck	Patio Deck
152 Signal Hill Rd	Fence	Fence
184-186 Duckworth St	Renovations	Mixed Use
20 Monchy St	Change of Occupancy	Single Detached Dwelling
24 St. Michael's Ave	Renovations	Single Detached Dwelling
25 Ryan's River Rd	Accessory Building	Accessory Building
250 Montague St	Renovations	Townhousing
29 Tigress St	New Construction	Single Detached w/ apt.
32 Frampton Ave	New Construction	Single Detached Dwelling
37 Meighen St	Accessory Building	Accessory Building
38 Critch's Path	New Construction	Single Detached Dwelling
43 King Edward Pl	Renovations	Townhousing
47 Smithville Cres	Renovations	Single Detached Dwelling
51 Navajo Pl	Change of Occupancy	Home Office
54 Monkstown Rd	Accessory Building	Accessory Building
65 Neptune Rd	Change of Occupancy/Renovations	Single Detached Dwelling
7 Cape Fox St	Accessory Building	Accessory Building
7 Oakmount St	Change of Occupancy	Home Office
75 Macbeth Dr	Change of Occupancy	Home Office
79 Tigress St	New Construction	Single Detached w/ apt.
91 Frecker Dr	Change of Occupancy	Home Office

This Week: \$12,499,600.00

Commercial

Location	Permit Type	Structure Type
10 Factory Lane	Renovations	Office
152 Water St	Change of Occupancy	Retail Store
196 Waterford Bridge Rd	Fence	Fence
197 Elizabeth Ave	Renovations	Convenience Store
20 Lambe's Lane	Accessory Building	Accessory Building
24-26 Austin St	Sign	Warehouse
314-316 Lemarchant Rd	Sign	Retail Store
340 Lemarchant Rd	Sign	Mixed Use
390 Topsail Rd	Change of Occupancy/Renovations	Retail Store
40 Quidi Vidi Rd Suite 201	Renovations	Office
400 Topsail Rd	Change of Occupancy/Renovations	Mixed Use
400 Topsail Rd	Change of Occupancy/Renovations	Mixed Use
45 Hebron Way	Sign	Office
48 Kenmount Rd	Sign	Retail Store
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
644 Topsail Rd	Change of Occupancy	Service Shop
644 Topsail Rd	Change of Occupancy	Service Shop
71 O'leary Ave	Change of Occupancy	Car Sales Lot

This Week: \$3,431,906.25

Government/Institutional

Location	Permit Type	Structure Type
20 Lambe's Lane	New Construction	Recreational Use
220 Waterford Bridge Rd	Renovations	Mixed Use

This Week: \$28,095,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
6-8 Hennessey's Line	Demolition	Single Detached Dwelling

This Week: \$10,000.00

This Week's Total: \$44,036,506.25

REPAIR PERMITS ISSUED:

\$45,000.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
March 19, 2024			
TYPE	2023	2024	% Variance (+/-)
Residential	\$7,742,880.43	\$17,948,301.73	132
Commercial	\$22,069,827.98	\$5,861,271.60	-73
Government/Institutional	\$0.00	\$29,233,500.00	0
Industrial	\$0.00	\$0.00	0
Repairs	\$59,515.00	\$217,614.00	266
TOTAL	\$29,872,223.41	\$53,260,687.33	78
Housing Units (1 & 2 Family Dwelling)	12	14	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 6, 2024

Payroll

Public Works	\$ 641,332.32
Bi-Weekly Casual	\$ 43,530.83
Accounts Payable	\$3,958,161.80

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

Total: \$ 4,643,024.95

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 March 13, 2024

Payroll

Public Works	\$ 628,668.71
Bi-Weekly Administration	\$ 846,893.32
Bi-Weekly Management	\$ 1,001,569.67
Bi-Weekly Fire Department	\$ 1,082,214.95
Accounts Payable	\$ 3,701,982.39

(A detailed breakdown [here](#))

Total: \$7,261,329.04

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 #: 2024030 Supply and Delivery of Coveralls and Overalls
Date Prepared: Friday, March 1, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Ron Ellsworth, Finance & Administration
Ward: N/A

Department: Finance & Corporate Services
Quotes Obtained By: Destiny Thompson
Budget Code: 0000-15101
Source of Funding: Operating

Purpose:

The purpose of this open call is for the supply and delivery of coveralls and overalls on an as-and-when required basis for the Public Works Department.

Proposals Submitted By:

Vendor Name
Rock Safety Industrial Ltd.
eSupply Canada Ltd.
Tenaquip Ltd.
Source Atlantic Ltd
Professional Uniforms and Mats
Chandler
Canadian Linen & Uniform Service
Imprint Specialty Promotions

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

Contract Duration: Ten (10) months with two (2) possible one (1) year extensions.

Recommendation:

That Council approve for award this open call to the top ranked proponent, as determined by the City's Evaluation Committee, Rock Safety Industrial Ltd. for \$38,473.75 per year (HST not included), as per the Public Procurement Act.

Attachments:

None



Report Approval Details

Document Title:	2024030 Supply and Delivery of Coveralls and Overalls.docx
Attachments:	
Final Approval Date:	Mar 1, 2024

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

Rick Squires - Mar 1, 2024 - 11:43 AM

Derek Coffey - Mar 1, 2024 - 11:52 AM

DECISION/DIRECTION NOTE

Title: 2024 Capital Grant Allocations - COTW
Date Prepared: March 6, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Jill Bruce, Community Services
Ward: N/A

Decision/Direction Required: Seeking Council approval of recommended 2024 Capital Grant allocations.

Discussion – Background and Current Status: The City of St. John's Capital Grant Program makes available limited financial resources to non-profit groups and organizations whose programming supports the City's Strategic Directions.

The Capital grant applications were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions.
- Impact on the overall community.

Organizations reviewed for funding are identified in the attached chart.

After implementing the attached recommendations, the following is the net budgetary impact:

Grant Type	2024 Budget	Recommended	Permit Fees Waived
Capital	\$500,000	\$499,960	\$9983.06
	Remaining	\$40	

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2024 Capital Grant Allocation budget program.



2. Partners or Other Stakeholders: Various community organizations.

3. Alignment with Strategic Directions:

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

A Sustainable City: Be financially responsible and accountable.

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: Considerations: Community Services staff will work with Communications on the media release.

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 2024 Capital Grants as attached.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	2024 Capital Grant Allocations - COTW.docx
Attachments:	- 2024 Capital for COTW.pdf
Final Approval Date:	Mar 6, 2024

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

Erin Skinner - Mar 6, 2024 - 1:12 PM

Tanya Haywood - Mar 6, 2024 - 1:13 PM

2024 Capital Grants

<u>Group</u>	<u>Project</u>	<u>Funding Recommendation</u>	<u>Permit & Development Fees</u>
Association for New Canadians	Enhance accessibility of training centre on 148 Elizabeth Avenue.	\$ 24,880	\$ 447.84
Autism Society of Newfoundland and Labrador	Renovate three bathrooms to make them accessible.	\$ 5,300	\$ 95.26
Celtics Centre Hockey Corporation	Funds to be used for electrical repairs required to maintain the arena.	\$ 91,000	\$ 1,024.10
Cricket Association of Newfoundland and Labrador	Funds to replace synthetic pitch.	\$ 4,430	N/A
Cygnus Gymnastics Club	Upgrade aging equipment.	\$ 9,875	N/A
Easter Seals of Newfoundland and Labrador	Funds used to construct a two-story outbuilding for equipment storage.	\$ 50,000	\$ 5,040.00
Food First NL Inc.	Funds to purchase an electric vehicle for their "Food on the Move" program, which is a mobile food market.	\$ 40,025	N/A
Gower Street United Church	Project is to renovate 2 washrooms to be accessible and gender neutral, and make the main entrance accessible.	\$ 30,000	\$ 904.50
O'Brien Farm Foundation	Funds to be used to build a pedestrian walkway from the parking lot to the learning centre.	\$ 10,000	\$ 288.41
Old School Intergenerational Projects	Funds will be used to make further improvements to their Old School Bus: new windows, doors, under-body storage, an update of the front dash, and labour costs.	\$ 13,000	N/A
Quidi Vidi Rennie's River Development	Renovation to create daycare centre.	\$ 80,000	Permit Fees Waived
St. John's Rowing Association	Funds to be used for expansion of the concrete pad at the boathouse entrance to make better use of outdoor space, and a roll and go system for the boats.	\$ 11,450	\$ 238.95

St. Thomas' Anglican Church	Repairs to the lower south wall of the building.	\$ 30,000	\$ 540.00
Stella's Circle	Funds to be used for repairs of the senior's affordable living facility "Caribou Manor".	\$ 100,000	\$ 1,404.00
Total Capital		\$ 499,960	
Total Permit/Development Fees		\$ 9,983.06	

□

DECISION/DIRECTION NOTE

Title: 2024 Community Grant Allocations - COTW
Date Prepared: March 6, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Jill Bruce, Community Services
Ward: N/A

Decision/Direction Required: Seeking Council approval of the following recommended 2024 Community grant allocations:

- Community Groups and Organizations
- Special Events and Festivals
- Sport Groups and Organizations
- Artist and Arts Organizations

Discussion – Background and Current Status: The City of St. John's grants and subsidies program makes available limited financial and other resources to non-profit groups, organizations and individuals whose programming supports the City's Strategic Directions.

Applications were received under the following categories;

- Community Groups and Organizations
- Special Events and Festivals
- Sport Groups and Organizations
- Artist and Arts Organizations

The grants to Individual Artists were reviewed by a jury of their peers. Key considerations taken into account by the jury included;

- Support to artist development of the individual artist
- Contribute to the growth and sustainability of the St. John's arts community
- Impact on the overall community.

The grants to Community, Art Organizations, Sport, and Special Events and Festivals were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions.
- Impact on the overall community.

This year the committee reviewed over 100 applications, **28** new applications are being recommend for funding. These are identified in the attached charts.

After implementing the attached recommendations, the following is the net budgetary impact:

Grant Type	Recommended
Community Groups and Organizations	\$734,075
Sport Groups and Organizations	\$162,000
Individual Artists and Art Organizations	\$267,000
Special Events and Festivals	\$101,325
Total	\$1,264,400

When reviewed in their entirety there is **zero dollars** remaining in the overall grants.

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2024 Grant Allocation budget program.
2. Partners or Other Stakeholders: Various community, sport and art groups, organizations, and individuals.
3. Alignment with Strategic Directions:
 - A Sustainable City: Be financially responsible and accountable.
 - A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Community Services staff will work with Communications on the media release.

- 9. Human Resource Implications: N/A
- 10. Procurement Implications: N/A
- 11. Information Technology Implications: N/A
- 12. Other Implications: N/A

Recommendations:

Recommendation #1:

Council approve grant allocations to Community Groups and Organizations in the amount of \$734,075 as per attached.

Recommendation #2:

Council approve grant allocations to Special Events and Festivals in the amount of \$101,325 as per the attached.

Recommendation #3:

Council approve grant allocations to Sport Groups and Organizations in the amount of \$162,000 as per the attached.

Recommendation #4:

Council approve grant allocations to Arts Organizations in the amount \$190,000 of as per the attached.

Recommendation #5:

Council approve grant allocations to Individual Artists in the amount of \$77,000 as per the attached.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	2024 Community Grant Allocations - COTW.docx
Attachments:	<ul style="list-style-type: none">- 2024 Arts Orgs for COTW.pdf- 2024 Community for COTW.pdf- 2024 SEF for COTW.pdf- 2024 Sport for COTW.pdf- 2024 Individual Artists for COTW.pdf
Final Approval Date:	Mar 6, 2024

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

Erin Skinner - Mar 6, 2024 - 12:58 PM

Tanya Haywood - Mar 6, 2024 - 1:11 PM

2024 Arts Organizations

Organization	2024 Recommended
Artistic Fraud of Newfoundland	\$ 10,000
Business and Arts NL	\$ 5,000
CALOS Youth Orchestras	\$ 3,000
Craft Council Gallery	\$ 10,000
Dance NL	\$ 2,000
Eastern Edge Gallery	\$ 15,000
Girls Rock NL	\$ 1,000
Kittiwake Dance Theatre	\$ 4,000
Newfoundland Symphony Orchestra (NSO)	\$ 45,000
Opera on the Avalon	\$ 15,000
Persistence Theatre Company	\$ 5,000
RCA Theatre Company	\$ 9,000
Riddle Fence	\$ 8,000
Spectrum Queer Choir	\$ 1,000
St. John's Northwest Rotary Music	\$ 5,000
St. Michael's Printshop	\$ 12,000
Strong Harbour Strings	\$ 2,500
Suzuki Talent Education Program (STEP)	\$ 2,000
Untellable Movement Theatre	\$ 2,500
Visual Artists NL (VANL-CARFAC)	\$ 6,500
White Rooster Theatre	\$ 3,500
Wonderbolt Productions	\$ 13,000
Writers NL	\$ 10,000
Total Amount	\$ 190,000

2024 Community Groups and Organizations

Organization	2024 Recommended
Association communautaire francophone de Saint-Jean	\$ 2,000
Beagle Paws	\$ 2,500
Big Brothers Big Sisters	\$ 5,000
Blackhead Chapel Restoration Committee	\$ 1,000
Boys and Girls Club (MP,BC)	\$ 75,000
Bridges to Hope	\$ 15,000
Buckmaster's Circle CC	\$ 24,600
Choices for Youth	\$ 35,000
Clean St. John's	\$ 45,000
Community Sector Council	\$ 5,000
East Coast Trail Association	\$ 30,000
Easter Seals Newfoundland and Labrador	\$ 5,000
Eating Disorder Foundation of Newfoundland and Labrador	\$ 1,000
End Homelessness	\$ 50,000
Food First NL	\$ 20,000
Forget Me Not - Animal Rescue	\$ 1,500
Friends of Victoria Park	\$ 14,600
Froude Avenue CC	\$ 24,600
Georgetown Neighbourhood Association	\$ 250
Goulds 50+ Daffodil Club	\$ 1,000
Happy City St. John's	\$ 2,500
Home Again Furniture Bank	\$ 10,000
Jimmy Pratt Outreach	\$ 3,850
Johnson GEO Centre	\$ 60,000
Kids Eat Smart	\$ 5,000
Kids Help Phone (NL)	\$ 4,500
Latino Hispanic Association of Newfoundland and Labrador - NEW	\$ 1,000
Macmorran CC	\$ 24,600
Newfoundland Railway Coastal Museum Foundation	\$ 9,000
Newfoundland and Labrador Malayalee Association (NALMA) - NEW	\$ 2,000
Non Sport Travel	\$ 8,375
North East Avalon D.A.R.E. Committee	\$ 2,500
O'Brien's Farm Foundation- NEW	\$ 7,500
Old School Intergenerational Projects	\$ 2,500

2024 Community Groups and Organizations

Ordinary Spokes Bike Action Inc.	\$ 2,500
Planned Parenthood – NL Sexual Health Centre	\$ 2,500
Quidi Vidi Rennie's River Development	\$ 25,000
Rabbittown Community Centre	\$ 20,600
Rainbow Riders	\$ 25,000
Resource Centre for the Arts (LSPU Hall)	\$ 52,000
Seniors NL	\$ 8,000
SPCA	\$ 2,500
St. John's Public Libraries	\$ 12,500
St. John's Tool Library	\$ 2,500
The Geraldine Rubia Centre	\$ 1,500
The Pottle Centre	\$ 9,000
Three Pond Barren Groomers Inc. (TPBG)	\$ 2,500
Thrive CYN	\$ 30,000
Ukrainian Cultural Association of Newfoundland and Labrador	\$ 2,000
Vera Perlin	\$ 10,000
Virginia Park Community Association	\$ 24,600
Total Amount	\$ 734,075

2024 Special Events and Festivals

Organization	2024 Recommended
Christmas on Cochrane	\$ 1,000
First Light St. John's Friendship Centre - Spirit Song Festival	\$ 16,500
HarbourVoices - NEW	\$ 7,500
Kiwanis Music Festival	\$ 3,500
Lawnya Vawnya Inc.	\$ 7,500
Mummers Festival	\$ 4,500
Newfoundland & Labrador Folks Arts Society	\$ 16,500
Newfoundland Dance Presenters Inc. (Neighbourhood Dance Works)	\$ 7,500
Nickel Independent Film Festival	\$ 6,000
Shakespeare by the Sea Festival	\$ 3,500
Sound Arts Initiative, Inc.	\$ 1,725
St. John's International Women's Film Festival Inc.	\$ 5,000
St. John's Pride	\$ 3,500
St. John's Short Play Festival	\$ 1,750
St. John's Storytelling Festival	\$ 1,750
Tely 10	\$ 4,600
Tombolo Multicultural Festival	\$ 1,000
Tuckamore Festival Inc.	\$ 6,000
Umpossible	\$ 1,000
Women's Work Festival	\$ 1,000
Total Amount	\$ 101,325

2024 Sport Groups and Organizations

Organization	2024 Recommended
Athletics Northeast Running Club Inc.	\$ 2,500
Avalon Minor Hockey	\$ 12,500
Avalon Mountain Bike Association	\$ 5,000
Cricket NL	\$ 4,000
Cygnus Gymnastics	\$ 15,000
Disc Golf NL	\$ 1,500
Goulds Minor Hockey	\$ 10,000
Prince of Wales Skating Club	\$ 7,500
Special Olympics	\$ 5,500
Sport Travel Allocation	\$ 25,000
St. John's Amateur Baseball	\$ 2,500
St. John's Minor Baseball	\$ 23,500
St. John's Minor Hockey	\$ 14,000
St. John's Rowing Club	\$ 5,000
St. John's Soccer Club	\$ 22,000
Swilers Rugby Football Club	\$ 3,500
Ultimate NL	\$ 3,000
Total Amount	\$ 162,000

2024 Individual Artists		
Artist Name	Discipline	2024 Recommended
Abayo, Baraka - NEW	Music	\$ 2,000
Baker, Ignatius - NEW	Visual Art & Craft	\$ 800
Benoit, Jude - NEW	Theatre	\$ 2,000
Bradley, Sean - NEW	Music	\$ 1,825
Breen, Robyn	Dance	\$ 1,000
Brown, Lois	Dance	\$ 1,500
Butt, Kristian - NEW	Music	\$ 1,200
Callahan St. John, Erin - NEW	Visual Art & Craft	\$ 1,000
Campbell, Xaiver	Theatre	\$ 1,500
Chancey, Josh - NEW	Music	\$ 800
Chapman-Smith, Ben - NEW	Music	\$ 1,000
Clarke, Lori	Dance	\$ 2,000
Coultas-Clarke, Nicholas - NEW	Music	\$ 1,000
Davis, Bob - NEW	Music	\$ 750
Dawkin, Georgia - NEW	Visual Art & Craft	\$ 800
de Mariaffi, Elisabeth	Literary	\$ 1,500
Dosanjh, Azal	Theatre	\$ 2,000
Doyle, Terry	Literary	\$ 1,000
Duff, Andrya	Dance	\$ 1,000
Eckert, Hazel May	Visual Art & Craft	\$ 2,500
Emberg, Cheney - NEW	Theatre	\$ 1,500
Fagan, Liz - NEW	Music	\$ 1,825
Godin, Caroline A. - NEW	Film & New Media	\$ 1,000
Hackett, Renee	Film & New Media	\$ 2,000
Hammond, Mike	Film & New Media	\$ 1,000
Harvey, Katherine Alexandra - NEW	Literary	\$ 1,000
Higdon, Natalie Esther	Visual Art & Craft	\$ 800
Hobden, Charlotte May	Visual Art & Craft	\$ 2,000
Hohmann, Delf Maria	Music	\$ 1,000
Hynes, Joel Thomas	Film & New Media	\$ 1,000
Jeffries, Daze	Visual Art & Craft	\$ 2,000
Jones, Andy	Theatre	\$ 1,500

2024 Individual Artists		
Artist Name	Discipline	2024 Recommended
Kean, Willow	Literary	\$ 1,000
Lambert, Rory	Theatre	\$ 750
Lawrence, Ruth	Film & New Media	\$ 2,000
MacNeil, Tyrone - NEW	Music	\$ 800
Malone, Beni	Theatre	\$ 750
McLaughlin, Meg - NEW	Music	\$ 1,500
Miller, Jamie - NEW	Film & New Media	\$ 2,000
Moyes, Louise	Dance	\$ 1,500
Mudunge, Tendai	Dance	\$ 1,000
Murphy, Ethan	Visual Art & Craft	\$ 1,500
Nolan, Jeremy	Theatre	\$ 500
Nova, Zay	Music	\$ 800
Panting, Lynn	Dance	\$ 1,500
Pardy, Drew	Visual Art & Craft	\$ 800
Peers, Michael - NEW	Film & New Media	\$ 1,000
Power, Craig Francis	Literary	\$ 1,000
Rex, Maggie - NEW	Visual Art & Craft	\$ 800
Shaikh, Sobia - NEW	Theatre	\$ 2,000
Skidmore, Jamie	Theatre	\$ 1,500
Smith, Evan Watts - NEW	Music	\$ 1,500
Smith, Peter	Music	\$ 2,000
Sweeney, Kendall - NEW	Visual Art & Craft	\$ 800
Tomlinson, Charlie	Theatre	\$ 2,000
Wagner, Aaron - NEW	Music	\$ 1,200
Walsh, Agnes	Literary	\$ 1,000
Wheeler, Anna	Film & New Media	\$ 2,000
Total Amount		\$ 77,000

DECISION/DIRECTION NOTE

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

Date Prepared: March 7, 2024

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required:

Council approval is requested to fund the Royal St. John's Regatta Committee Hall of Fame banquet, tentatively scheduled for Wednesday, July 31st, 2024.

Discussion – Background and Current Status:

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

Key Considerations/Implications:

1. Budget/Financial Implications: Civic Events Budget
2. Partners or Other Stakeholders: Royal St. John's Regatta Committee
3. Alignment with Strategic Directions:
A Sustainable City: Be financially responsible and accountable.
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 sponsor the Royal St. John's Regatta Committee Hall of Fame banquet luncheon at an estimated cost of \$7000

Prepared by:

Stacey Baird
Legislative Assistant

Approved by:

Karen Chafe
City Clerk

Report Approval Details

Document Title:	Royal St. John's Regatta Committee Hall of Fame Ceremony Banquet.docx
Attachments:	
Final Approval Date:	Mar 7, 2024

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

Karen Chafe - Mar 7, 2024 - 9:50 AM

DECISION/DIRECTION NOTE

Title:	St. John's and First Voice Joint Coordinating Committee on Indigenous Rights Terms of Reference
Date Prepared:	February 26, 2024
Report To:	Regular Meeting of Council
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Decision/Direction Required: Council to approve the attached Terms of Reference (TOR) as drafted by the St. John's and First Voice Joint Coordinating Committee.

Discussion – Background and Current Status:

Council is a partner with First Voice and has made commitments as outlined in its support for 2020 Declaration in Support of the Rights of Indigenous Peoples. Council also has committed to working with First Voice to advance the urban Indigenous coalition's 2023 Community Action Plan and its Calls for Change. Several of those Calls for Change fall within the City's jurisdiction. The St. John's and First Voice Joint Coordinating Committee is designed to implement those calls for change and recommend how to action Council's various commitments. The First Voice Partnership Table has approved the draft TOR as attached.

Key Considerations/Implications:

1. **Budget/Financial Implications:** The work of the Committee will be partially funded by the City of St. John's. Council will determine the amount of funding to contribute on a case-by-case basis.
2. **Partners or Other Stakeholders:** First Voice, First Light, Urban Indigenous Population of St. John's
3. **Alignment with Strategic Directions:**

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

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.
4. **Alignment with Adopted Plans:**



5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: Legal has reviewed and approved the draft TOR.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: If TOR draft is accepted by Council Communications will work with First Voice on the public ratification of the TOR at a Regular Meeting of Council.
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 Committee's Terms of Reference as attached.

Prepared by: Cheryl Mullett

Approved by: Kevin Breen

Joint Coordinating Committee on Indigenous Rights Terms of Reference

Approved by the First Voice Partnership Table on February 21, 2024

1. PURPOSE

The purpose of the Joint Coordinating Committee on Indigenous Rights (the “Committee”) is to develop recommendations for implementing the City of St. John’s commitments as outlined in Council’s 2020 *Declaration in Support of the Rights of Indigenous Peoples*, appended here as Schedule A, and as reaffirmed in First Voice Call for Change 29, appended here as Schedule B. Further related commitments include continuing to work alongside the City’s partners in First Voice to advance the urban Indigenous coalition’s 2023 Community Action Plan, and in particular by implementing the Calls for Change that fall within the City’s jurisdiction, appended here as Schedule C.

2. MANDATE

The Committee is constituted by and is directly and jointly accountable, via its Co-Chairs, to St. John’s City Council and to the First Voice Partnership Table.

3. MEMBERSHIP

The Committee is led by the following Co-Chairs:

- The City of St. John’s, as represented by Kevin Breen, City Manager; and
- First Light St. John’s Friendship Centre, as represented by Justin Campbell, Director of Research & Strategic Partnerships.

Additional members of staff for the City of St. John’s include:

- Ann-Marie Cashin, Planner III;
- Cheryl Mullett, City Solicitor;
- Jessica Foley, Manager, Parks & Open Spaces; and
- Krista Gladney, Manager, Healthy City and Inclusion.

Additional members of staff for First Light include:

- Chad Bedard, Research Coordinator;
- Jordan Lawrence, Action Circle Coordinator;
- Megan Pottle, Coordinator of Housing & Inclusion; and
- Melissa Samms, Arts Administrator.

The Co-Chairs may further appoint up to two First Voice Community Advocates to join the Committee on a voluntary basis. These members currently include:

- Corey Morris; and
- Natasha Drover.

4. ACTIVITIES & SCOPE OF WORK

At the direction of the Co-Chairs and in pursuit of its Purpose, the Committee shall be responsible for the following functions:

- (a) Reviewing relevant City processes, procedures, policies, and bylaws;
- (b) Developing initiatives to make the City of St. John's more fully inclusive of urban Indigenous Peoples;
- (c) Coordinating, conducting, and supporting evidence-based research;
- (d) Identifying funding opportunities and securing resources;
- (e) Leading positive systemic change; and
- (f) Making recommendations to St. John's City Council as required.

5. DECISION-MAKING

All decisions related of the Committee shall be made by consensus among its members. In these Terms of Reference, "consensus" means that everyone involved in making the decision:

- Feels they have been heard;
- Understands the reasons for the decision and the need to take action; and
- Can support the final outcome, even if they personally hold an opposing view.

6. MEETING FREQUENCY

The Committee shall meet at least once every 3 months. More frequent meetings may be called at the discretion of the Co-Chairs.

7. ADMINISTRATION

Acting through their Co-Chairs, the City of St. John's and First Light are jointly responsible for ensuring that the Committee has access to the necessary administrative support to carry out its work an efficient manner. This includes:

- Coordinating and facilitating all meetings, such as compiling and circulating agendas, minutes, and other meeting papers in a timely manner;
- Facilitating information-sharing between and among members and other stakeholders as appropriate, including drafting and disseminating reports; and
- Providing regular updates on the Committee's progress to St. John's City Council and the First Voice Partnership Table.

8. AMENDMENTS

These Terms of Reference may be amended in writing at any time, subject to the approval of the Co-Chairs, the First Voice Partnership Table, and St. John's City Council.

**SCHEDULE A:
DECLARATION IN SUPPORT OF THE RIGHTS OF INDIGENOUS PEOPLES¹**

Adopted unanimously (9-0) by St. John's City Council on September 21, 2020.

In order to promote and strengthen mutually respectful relationships with the urban Indigenous community in St. John's and with all other First Peoples in the Province of Newfoundland and Labrador, the City of St. John's hereby recognizes that:

- The Province of Newfoundland and Labrador, of which the City of St. John's is the capital, exists on the ancestral homelands of the Inuit, the Innu, the Mi'kmaq, and the Beothuk;
- The culture of the Beothuk has been lost forever and can never be recovered;
- Indigenous Peoples continue to endure many hardships and injustices that began with first contact and that have created significant social, economic, and health disparities;
- Indigenous Peoples were excluded from the Terms of Union when Newfoundland and Labrador joined Canada in 1949, which limited access to programs and services that otherwise would have been available to them;
- Indigenous Peoples have distinct and diverse histories, cultures, and identities;
- Self-determination is an inherent right of all Indigenous Peoples; and
- St. John's has the fastest growing urban Indigenous population in Canada.

Acting therefore in support of the rights of Indigenous Peoples, the City of St. John's hereby declares its commitment to:

- Support and promote the implementation of the Calls to Action of the Truth and Reconciliation Commission of Canada (TRC), the Calls for Justice of the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG), and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
- Work to decolonize the City by making indigenization and anti-racism priorities with respect to its governance, municipal services, and infrastructure;

¹ Available online at <https://www.stjohns.ca/en/city-hall/declaration-in-support-of-the-rights-of-indigenous-people.aspx>.

- Recognize and celebrate the many contributions that Indigenous Peoples have made and continue to make to our City, province, and country;
- Maintain membership in First Voice while continuing to build equal partnerships with Indigenous organizations in the City;
- Collaborate with the urban Indigenous community to develop, promote, and implement a shared Community Action Plan and to report annually to Council on progress toward achieving its objectives; and
- Work with all levels of government, including the Government of Newfoundland and Labrador and the Government of Canada, to recognize, support, and advance the rights of Indigenous Peoples.

DRAFT

**SCHEDULE B:
FIRST VOICE CALL FOR CHANGE 29**

Ensure the full implementation of the City of St. John's commitments under Council's 2020 *Declaration in Support of the Rights of Indigenous Peoples*.²

DRAFT

² First Voice, *Our Shared Vision: A Path toward Truth and Reconciliation in St. John's, Newfoundland and Labrador, 2023-33; an Urban Indigenous Community Action Plan* (February 2023), ISBN 978-1-7387971-1-0, p. 27.

SCHEDULE C: MUNICIPAL- LEVEL FIRST VOICE CALLS FOR CHANGE³

In addition to supporting the City of St. John's in fulfilling its commitments under Council's 2020 *Declaration in Support of the Rights of Indigenous Peoples*, First Voice in its 2023 Community Action Plan identified the following Calls for Change as falling partly or exclusively within the jurisdiction of the City of St. John's:

- **Call for Change 6.** Build strategic partnerships to support the development and delivery of sector-specific anti-racism training in essential areas such as health, law, education, engineering, and government services.
- **Call for Change 11.** Lead, support, and coordinate research on the demographics of homelessness in St. John's.
- **Call for Change 12.** Ensure that demographic data drives program evaluation and delivery of services to the homeless population in St. John's.
- **Call for Change 13.** Collaborate with service delivery agencies to ensure that Indigenous residents in nonmarket housing have access to culturally appropriate programming and spaces.
- **Call for Change 16.** Support provincial and national efforts to implement a universal basic income.
- **Call for Change 17.** Support efforts to ensure that Indigenous people and members of other racialized and marginalized communities have access to safe, affordable, and reliable transportation throughout the city.
- **Call for Change 18.** Promote and support efforts to improve access to safe, stable, nutritious, and affordable food sources for the urban Indigenous community. This includes wild game, country foods, and other culturally significant sources of nutrition.
- **Call for Change 19.** Decolonize the City of St. John's municipal plan and all related processes, procedures, and policies, including the heritage bylaw.

³ See Appendix C in First Voice, *Our Shared Vision: A Path toward Truth and Reconciliation in St. John's, Newfoundland and Labrador, 2023-33; an Urban Indigenous Community Action Plan* (February 2023), ISBN 978-1-7387971-1-0, pp. 35-39.

- **Call for Change 20.** Work with all levels of government to ensure that National Indigenous Peoples' Day is recognized as an official and statutory holiday.
- **Call for Change 21.** Work with the City of St. John's to Indigenize place names.
- **Call for Change 23.** Promote and support formal Indigenous stewardship of public green spaces in the City of St. John's, such as parks and gardens.
- **Call for Change 24.** Establish a highly visible monument in the City of St. John's to honour the survivors of residential schools and those who never made it home to their families.
- **Call for Change 27.** Promote and support the establishment of full-time, paid Indigenous advisory positions in essential areas such as health, law, education, engineering, and government services.
- **Call for Change 30.** Ensure that municipal and provincial policymaking is shaped and informed by appropriate demographic data.
- **Call for Change 31.** Promote and support urban Indigenous participation on critical governance and advisory boards.
- **Call for Change 34.** Promote and support the full participation of Indigenous businesses, including social enterprises, in government procurement processes at both the municipal and provincial levels.
- **Call for Change 40.** Advocate for the adoption and full implementation of UNDRIP at all levels of government.

DECISION/DIRECTION NOTE

Title: Sale of City Land adjacent to 49 Forbes Street

Date Prepared: March 11, 2024

Report To: Special Meeting of Council

Councillor and Role: Councillor Jamie Korab

Ward: Ward 3

Decision/Direction Required:

Recommendation that Council approve the sale of the remaining portion of the laneway between 51-49 Forbes Street, as shown on the attached plot plan.

Discussion – Background and Current Status:

The owners of 49 Forbes Street approached the City in the late 1980's to purchase the closed laneway between their property and 51 Forbes Street. At that time the City agreed to same and entered into an Agreement of Purchase and Sale for ½ the laneway for \$550.00. The property owners of 49 Forbes Street subsequently utilized this area since that time; however, the actual purchase was never finalized. The owners' family is now in the process of selling this property and are seeking to finalize the purchase for the original agreed upon price. The property owner will also be required to consolidate the properties.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive \$550.00 for the sale of the land.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

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

Choose an item.

4. Alignment with Adopted Plans: An Effective City
5. Accessibility and Inclusion: N/A

6. Legal or Policy Implications: A Deed of Conveyance will be drafted.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the sale of the remaining portion of the laneway between 51-49 Forbes Street, as shown on the attached plot plan, at the original agreed upon price.

Prepared by: Linda S. Bishop, K.C. – Senior Legal Counsel
Approved by: Cheryl Mullet – City Solicitor

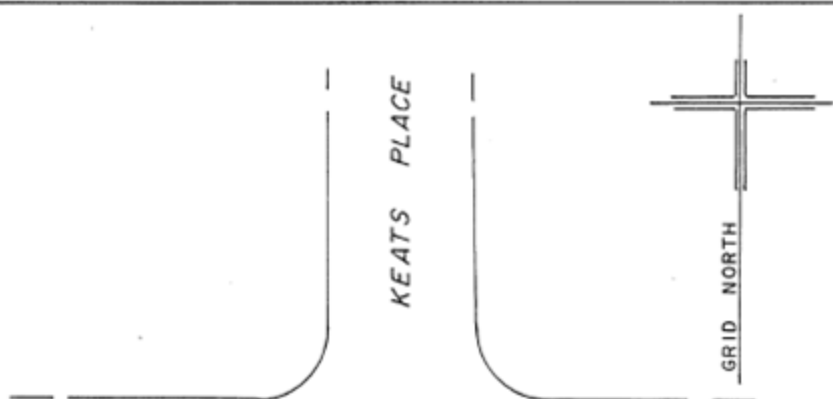
A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for a decision or direction note.

Report Approval Details

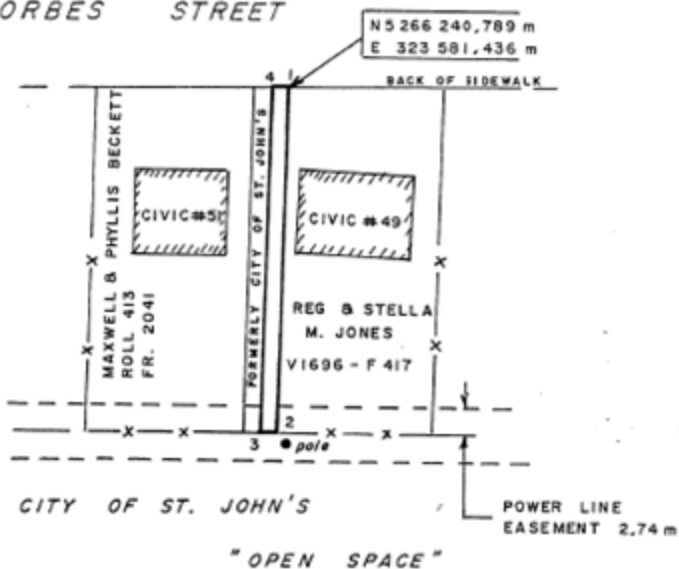
Document Title:	Sale of City land adjacent to 49 Forbes Street.docx
Attachments:	
Final Approval Date:	Mar 12, 2024

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

Cheryl Mullett - Mar 12, 2024 - 10:10 AM



FORBES STREET



1 - 2	S01° - 58' - 13" W	33.470 m
2 - 3	N88° - 02' - 20" W	1.524 m
3 - 4	N01° - 58' - 13" E	33.470 m
4 - 1	S88° - 02' - 20" E	1.524 m

AREA = 51,008 m²

REFERENCE MONUMENTS

026042 N 5 266 237.415 m
 E 323 714.373 m

026041 N 5 266 244.694 m
 E 323 846.415 m



Ronald Collins

REVISIONS

DR. BY R.F.C.
 TRA. BY P.R.S.
 CHD. BY R.F.C.
 DATE 1989-07-04
 SCALE 1 = 500



CITY OF ST. JOHN'S
 ENGINEERING DEPARTMENT

FILE: PROPERTY TO BE ACQUIRED BY 195
 REG. & STELLA M. JONES CIVIC #49, FORBES ST.
 FROM THE CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title: 46 Hazelwood Crescent – Adoption – REZ2300019
Date Prepared: March 13, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Maggie Burton
Ward: Ward 3

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 35, 2024, to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to bring an existing Apartment Building into conformance.

Discussion – Background and Current Status:

The City has received an application to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to bring an existing Apartment Building into conformance with the zoning. Currently, the Apartment Building is a non-conforming use in R1 and can always remain but would have to comply with Section 7.5 of the Envision St. John's Development Regulations, which places restrictions on the use. The subject property is within the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required.

The existing building was known as the O'Dwyer Apartments and owned by the Roman Catholic Episcopal Corporation of St. John's as a residence for priests. The building has frontage on Hazelwood Crescent and also has access to Parkhill Street through a grassed area and a gate in the fence. The current owner has maintained the use as an Apartment Building. There is no development proposed at this time and the building meets the standards of the A1 Zone. Analysis on the proposed rezoning is provided in the attached amendment.

Public Consultation

At its regular meeting on February 6, 2024, Council voted to consider the amendment and advertise it for public consultation. The proposed rezoning was advertised three times in *The Telegram*, mailed to property owners within 150 metres of the site, and posted on the City's website. There is a project page for the application on the City's Planning Engage page. Submissions received and minutes from the meeting are attached.

Generally, the neighbourhood is against the proposed rezoning and a petition for a public meeting has been submitted. The concerns presented and staff commentary are provided for Council's consideration.

- *Some residents believe that the building does not have individual units and is not an Apartment Building as defined in the Development Regulations.*

ST. JOHN'S

The building is in fact an Apartment Building. It was previously a residence for priests and at the time of sale was advertised as having seven self-contained units. The City completed an inspection on March 12, 2024 and confirmed that each unit has its own kitchen. There is also a common kitchen and dining area for residents. This building meets the definition of Apartment Building. It is a non-conforming use in the R1 Zone and would be a permitted use in the A1 Zone.

- *A petition has been submitted requesting a public meeting.*
Under Section 4.8.(3) of the Development Regulations, Council may require a public meeting for any matter arising from the Development Regulations. The public consultation for this rezoning was carried out in accordance with the Urban and Rural Planning Act and the Development Regulations. Staff can organize a public meeting if that is Council's wish.
- *There are concerns that the applicant will propose new development once the property is rezoned.*

It is true that once a property is rezoned, any use within the new zone can be considered. There have been similar situations in the past few years where Council considered a rezoning to bring an existing use into conformity (for a car dealership on Kenmount Road and for a retail use on King's Bridge Road). Bringing a land use into conformity can be considered without any proposed development. Zones should represent the existing uses. In reviewing these applications, staff consider if additional development or redevelopment of the site were to occur, is the use still appropriate. At 46 Hazelwood, the A1 Zone meets the intent and policies of the Municipal Plan to densify neighbourhoods in an appropriate manner, and in locations that are close to public transit and amenities (such as Hazelwood Elementary School and the Village Mall). While the subject property is 7,311 square metres (1.8 acres) and could accommodate more

development or an extension to the building, there are limitations. There are two powerline easements and a Canada Post mail box easement in the area between the rear of the building and Parkhill Street. It is unlikely that this area will be developed unless the powerlines are relocated. The A1 Zone also sets a maximum building height of 12 metres. The R1 Zone allows a maximum height of 8 metres, which is a difference of 4 metres or approximately 1 storey. To date, the City has not received a development application for this site. Should development occur in the future, the A1 Zone is an appropriate zone for this site.



- *The rezoning will cause increased traffic and a change in traffic patterns. There are concerns about sightlines at the intersection of Hazelwood Crescent and Topsail Road.* There is no development proposed so there will be no change in the current traffic volumes, pattern, or sightlines. Should development be proposed, all development applications are reviewed by the City’s transportation engineers, and applicable regulations regarding sightlines will apply.

Staff recommend rezoning 46 Hazelwood Crescent to the A1 Zone as it is an appropriate zone for this site and meets the policies of the Municipal Plan. Should Council decide to adopt the attached amendment, it will be forwarded to the Province for registration.

Key Considerations/Implications:

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

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required to bring the existing building into conformity with the zone.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement was done in accordance with Section 4.8 of the Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council adopt Envision St. John's Development Regulations Amendment Number 35, 2024, to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to bring the existing Apartment Building into conformity.

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

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

Report Approval Details

Document Title:	46 Hazelwood Crescent - Adoption - REZ2300019.docx
Attachments:	- 46 Hazelwood Crescent - Aerial.pdf - DR Amend No. 35, 2024 - 46 Hazelwod Crescent - MAP (amc).pdf
Final Approval Date:	Mar 14, 2024

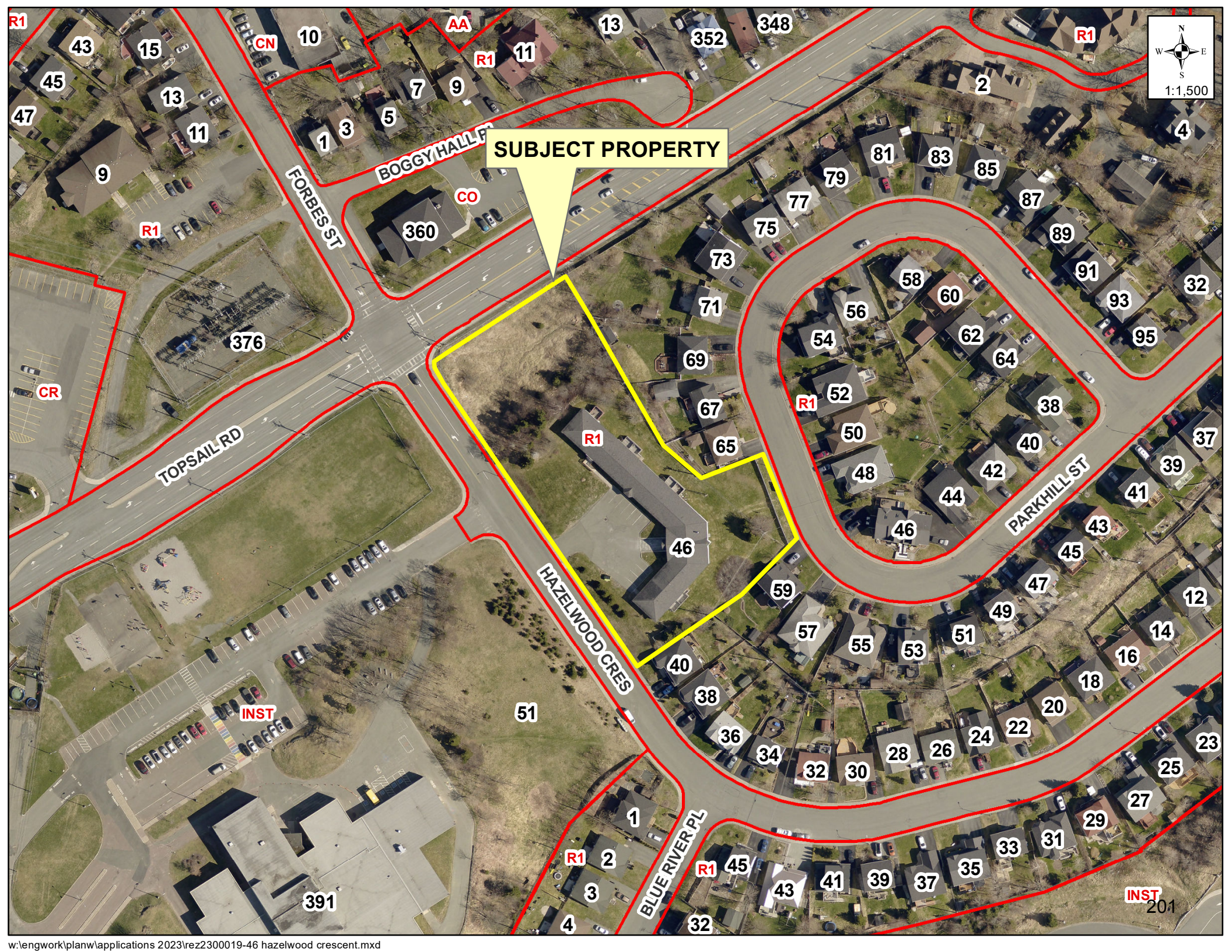
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Mar 14, 2024 - 10:43 AM

Jason Sinyard - Mar 14, 2024 - 11:28 AM



SUBJECT PROPERTY



City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 35, 2024

Residential 1 (R1) Land Use Zone to
Apartment 1 (A1) Land Use Zone
for an existing Apartment Building

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 35, 2024

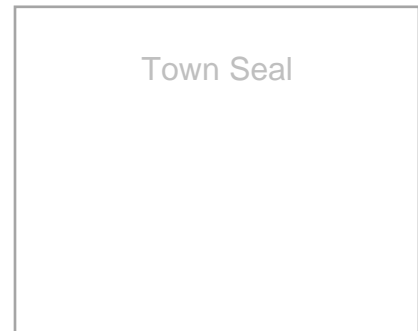
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 35, 2024.

Adopted by the City Council of St. John's on the 19th day of March, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 35, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 35, 2024

BACKGROUND AND PURPOSE

The City of St. John's wishes to bring an existing Apartment Building into conformance at 46 Hazelwood Crescent. The property is within the Residential District, therefore a Municipal Plan amendment is not required. The subject property currently contains a one-storey Apartment Building and is considered a non-conforming use. The applicant is requesting a rezoning to the Apartment 1 (A1) Zone to bring the building into conformance with the Municipal Plan and Development Regulations. Apartment Building is a Permitted Use within the A1 Zone.

ANALYSIS

Section 4.1 of the Envision Municipal Plan encourages the City to enable a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures. Further, it promotes higher density development along key transportation corridors to support increased access to housing and transportation options and to reduce service and infrastructure costs. The proposed rezoning meets these policies. It brings an existing use that is supported by the Municipal Plan into conformance. The adjacent properties are primarily Single Detached Dwellings within the R1 Zone, and Hazelwood Elementary School within the Institutional Zone. An apartment zone is an appropriate zone for this location.

As per Policy 8.4.1 of the St. John's Municipal Plan, within the Residential Land Use District Council shall establish low, medium, and high-density residential land use zones that consider a variety of residential forms. A Municipal Plan amendment is not required.

There is no development proposed at this time. Currently, the existing Apartment Building is considered a non-conforming use. By rezoning this property to the A1 Zone, the City recognizes the existing, longstanding use and will apply the appropriate zoning. Should redevelopment or new development be proposed at this site, the A1 Zone meets the policies in the Municipal Plan. Any proposed development will be reviewed by Development and Engineering staff to ensure it meets the City's policies and regulations.

PUBLIC CONSULTATION

The proposed rezoning was advertised on three occasions in The Telegram newspaper on February 10, February 17 and February 24, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment was available at the Engage St. John's project page. Minutes from the public meeting and submissions received can be found in the March 19, 2024, Regular Council Meeting agenda package.

Generally, the surrounding neighbourhood is not in favour of the proposed rezoning and have submitted a petition against the rezoning. Many feel that the apartment zone would cause increase traffic, alter traffic patterns, cause sightline concerns, decrease their property value and is too dense for the neighbourhood.

While staff acknowledge the neighbourhood's concerns, the proposed development does meet the policies in the St. John's Municipal Plan to increase density and allow for a variety of housing types in neighbourhoods. There is no development proposed at this time, so the density, traffic or sight triangles along Topsail Road will not change. Should development be proposed following rezoning, the development will be required to meet all of the City's policies and regulations for new development and will be reviewed by City transportation engineering staff.

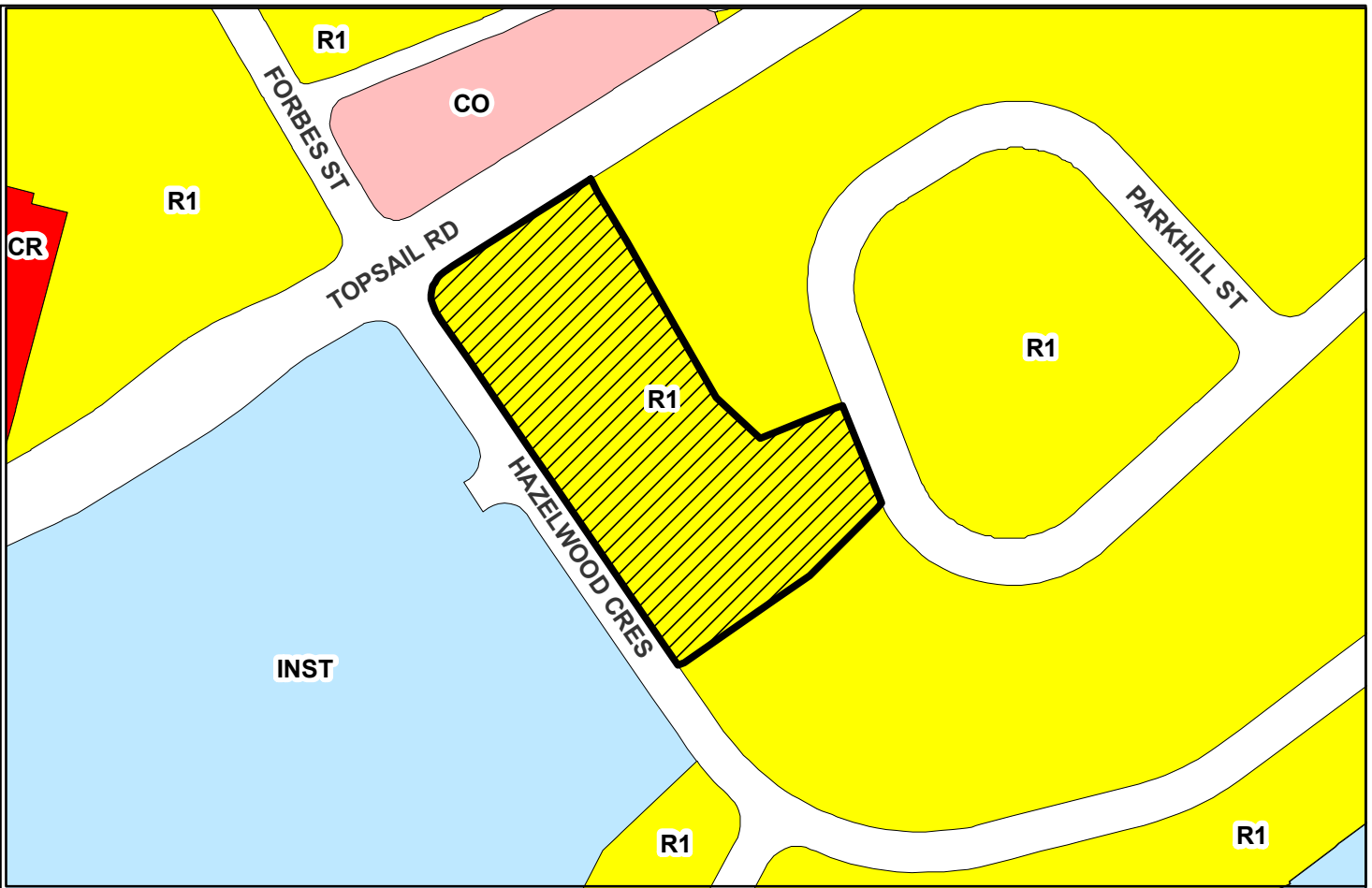
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Apartment 1 (A1) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 35, 2024

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

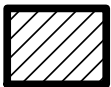
Rezoning land at 46 Hazelwood Crescent [Parcel ID# 45829] from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 35, 2024**
[City of St. John's Zoning Map]

2024 03 06 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL 1 (R1) LAND USE ZONE TO
APARTMENT 1 (A1) LAND USE ZONE

46 HAZELWOOD CRESCENT
Parcel ID 45829

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration



Planning St. John's

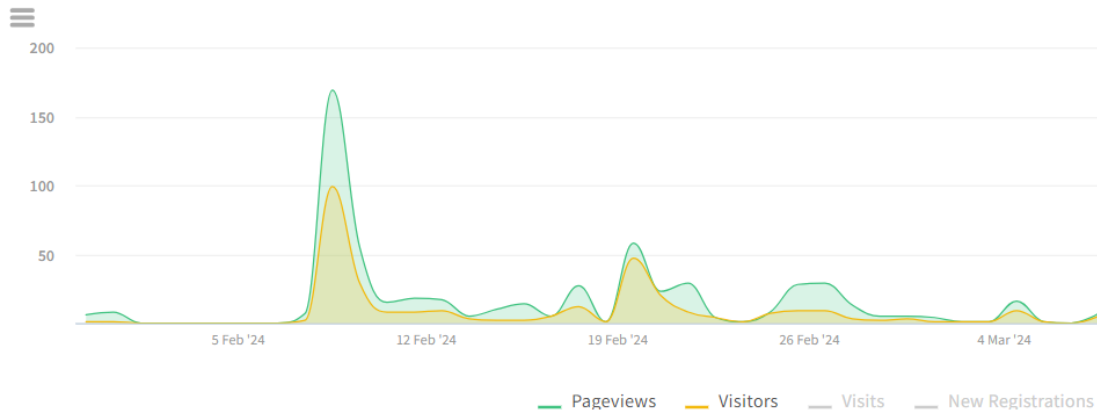
EngageStJohns.ca Report

46 Hazelwood Crescent

Visitors Summary

City Of St John's from 16 Jun'15 to 07 Mar'24

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
351	99	2
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
5	51	270

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments (verbatim)	What is your overall feedback of this application?
We need as many apartments as we can get in the City as supply is the only way to decrease the pressure to increase rents. Approve this project.	Support
Sure, get it done.	Support
The zoning should not be changed until the owner presents a specific development plan. No one other than the new owner is dissatisfied with the current zoning and non-conforming use. The new owner was aware of the zoning when the property was purchased and should be encouraged to develop the site in accordance with the existing zoning. They bought this zoning and should live with what they bought.	Oppose
The relayed information to rezone this property to bring it inline with zoning for an apartment building seems to be inaccurate and	Oppose

misleading. This building was not previously an apartment building, based on city guidelines, with each unit being self contained. This was a residence for retired priests with one kitchen and common areas for use. This use aligns with the residential zoning it currently is listed as and maintains the area as intended. Changing the zoning could allow for a significant impact to the area and traffic, in an already congested area, especially at peak traffic times. Further impact assessments and consultation with area residents should occur before any rezoning.

Karen Chafe

From: Mayor
Sent: Thursday, March 14, 2024 4:33 PM
To: CityClerk
Subject: FW: Rezoning 46 Hazelwood Crescent

FYI

From: [REDACTED]
Sent: Thursday, March 14, 2024 4:30 PM
To: Mayor <mayor@stjohns.ca>
Cc: [REDACTED]
Subject: Rezoning 46 Hazelwood Crescent

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

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Your Worship,

We live at [REDACTED] 46 Hazelwood Crescent. [REDACTED]
[REDACTED] that is objecting to the council approval of rezoning this property from R1 to A1.

Notwithstanding the weather issues, we obtained 103 signatures from 80 separate addresses requesting that council halt approval until the proponent submits a clear plan for possible development and that a public meeting be held for residents and proponents to discuss and understand the development plan.

As you are aware, Jamie Korab presented our petition at the March 5 council meeting. We have also submitted the petition and accompanying letter to the clerk and council members.

Here are reasons for requesting the council not approve the rezoning at this time:

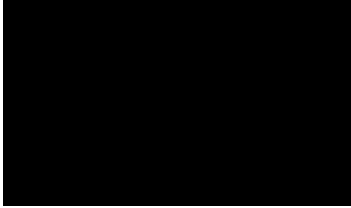
1. The proponent has not submitted a development plan. Jamie has spoken to the proponent and was told a plan exists and could involve the north section of the property and have 10 to 20 "units". Approval should be based on known facts, not just non-compliance.
2. If approved from R1 to A1, the proponent would, we guess, have significant ability to completely reconfigure the property site including demolishing the existing old priests residence and constructing a multistory apartment building. As residents, we have the right to be included in this substantial change in our neighbourhood.
3. This is a school district, Hazelwood Elementary is directly across from 46 Hazelwood. An adjacent undeveloped piece of land at 51 Hazelwood has a plan for 8 townhouses and 1 single home. The road way for this area is only about 550 - 600 feet long. It is a blind-hill coming up from Parkhill Street and is often used by drivers attempting to make a left hand access to Topsail Road. Residents of the area have raised concerns to council over the past 10 years for speeding and pedestrian safety risks. Two fatalities have occurred at the intersection of Topsail and Hazelwood over the past few years.
4. Congestion due to school dropoff and pickup Monday to Friday. There is a very busy roadway with limited on site school parking so vehicles are parked on the road with students (grades k-6), parents and staff crossing the road. Due to the turn from Topsail Road and size of buses, parking up to Topsail is not safe nor available. Therefore, we strongly request that prior to rezoning and development approvals for 46 and 51 Hazelwood, a

traffic safety study be conducted. Otherwise, we fear increased safety risks for all including the City, residents, school and proponents.

We are not opposed to development and recognize the demands and pressures on Council to advance housing projects. We, however, believe strongly that approval at this time is not in the best interest of all parties.

Thank you for considering our request. We sincerely hope that we can count on your vote to not approve rezoning at this time and to recommend a public meeting for residents and proponents.

Regards



February 27, 2024

Office of the City Clerk
P.O. Box 908
St. John's, NL A1C 5M2

Via email: cityclerk@stjohns.ca

Copy to: Mayor and councilors of City of St. John's

Reference: 46 Hazelwood Crescent Rezoning Petition

We, the residents of Sheffield Estates, respectfully request that the application to re-zone land at 46 Hazelwood Crescent from the Residential (R1) Zone to the Apartment (A1) Zone be deferred:

1. pending the holding of a public consultation; and
2. until development plans (if any) are presented by the current and future property owners of 46 Hazelwood Crescent.

An informal committee has been formed to gather the signatures of residents of Hazelwood Crescent, Blue River Place and Parkhill Street. The committee members include [REDACTED]

The committee has canvassed the three streets and has found very strong support for the rezoning decision to be postponed and for City Council to schedule a public meeting to discuss the situation. The attached seven sheets have one hundred and three (103) individual signatures and eighty (80) home addresses.

As per the Envision Development Regulations: Public consultation shall be carried out for:

- Discretionary Use applications;
- (b) change in Non-Conforming Use applications;
- (c) applications where a Land Use Report is mandatory or has been required by Council;
- (d) any other application Council may direct; or
- (e) amendments to these Regulations, and
- Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations. Council shall appoint a person to chair a Public Meeting who may be a Member of Council.

The subject property, previously called O'Dwyer Apartments and owned by the Roman Catholic Episcopal Corporation of St. John's, was built as a residence for retired priests and as such was built with multiple bedrooms, a single kitchen and common room(s) for dining and relaxation. It was zoned as R1 and was in concert with the adjacent R1 housing developments on Hazelwood Crescent, Parkhill Street and Blue River Place.

The rezoning from R1 to A1 for the subject property could / would eventually permit the owners to significantly alter the scope (footprint, height, access, density) of the building(s) and land. This would have a significant impact on the residents and would include increased traffic, altered traffic patterns (particularly for Hazelwood Crescent and Parkhill Street), obstruction of existing sight lines, construction, and negative impact on the value of existing properties and enjoyment of our homes.

We are supportive of the need to provide affordable housing and cognizant of the pressures that municipal leaders face to address these urgent issues. However, we strongly advocate for the residents of Sheffield Estates for our right to be included in decision making.

The current access to 46 Hazelwood is directly across from Hazelwood Elementary School. This is already, particularly during school hours, a very busy and congested roadway. A townhouse development at 51 Hazelwood is proposed and could have a dwelling unit with eight semi-detached homes and a single detached home. These nine new homes, along with the potential of increased development at 46 Hazelwood, would substantially increase traffic flow, resulting in safety concerns with increased risk of injury or death particularly for school children, staff and parents/guardians, and residents.

The residents of Hazelwood Crescent have expressed traffic concerns to the City of St. John's over the past decade. These concerns include:

- Excessive speeding of drivers attempting to access Topsail Road via the traffic light at Hazelwood;
- Traffic accidents and deaths at the intersection of Forbes Road / Topsail Road / Hazelwood Crescent.

In addition of a public consultation and prior to the zoning approvals of 46 or 51 Hazelwood Crescent it would seem reasonable to require a comprehensive traffic study to fully understand the impact of these approvals for residents, school children, staff and parents, the City of St. John's and potential investors / owners.

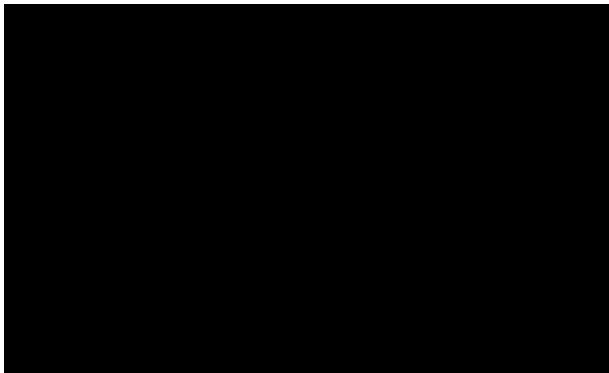
In conclusion, the rezoning of 46 Hazelwood is occurring without a submitted development plan. As per the Decision Note: ***"There is no development proposed at this time, however***

should the proposed rezoning be adopted, any use in the A1 Zone could be considered on the site."

If the rezoning from R1 to A1 was approved at this time, the opportunity for residents to object to any development would be effectively muted if and/or when future development was desired by the owners. Our rights would be irrevocably impinged.

We respectfully request that City Council, in consideration of the strong support of Sheffield residents, postpone the rezoning application and schedule a public meeting so that the concerns of residents can be heard and considered.

Respectfully submitted,



1. Petition of Residents of Hazelwood Crescent, Blue River Place and Parkhill Street (7 pages)

Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Address

Signature

EDWARD FORAN

ELIZABETH FORAN

WILLIS JACOBS

MARILYN JACOBS

Hazel Kean

Victor Kean

Dave Halliday

Sunita Tebo

Angela Thorne

Tanya Slade

John Slade

Abigail Slade

Sherry Gulliver

Liam Butler

NEIL STAMP

JENNIFER STAMP

STEVE FURLONG

Susan Furlong

Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Brett Thornhill
Roxanne Thornhill
Dave Hussey
REGINA HUSSEY
EVAN HUSSEY



A series of horizontal lines for writing, organized into three columns. The first column has 14 lines, the second has 14 lines, and the third has 14 lines. The lines are evenly spaced and extend across the width of the page.

Petition to St. John's City Hall

Page 1 of 2

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

John Dyke

Michael White

Marvie Taylor

Jennifer

Robert Pittman

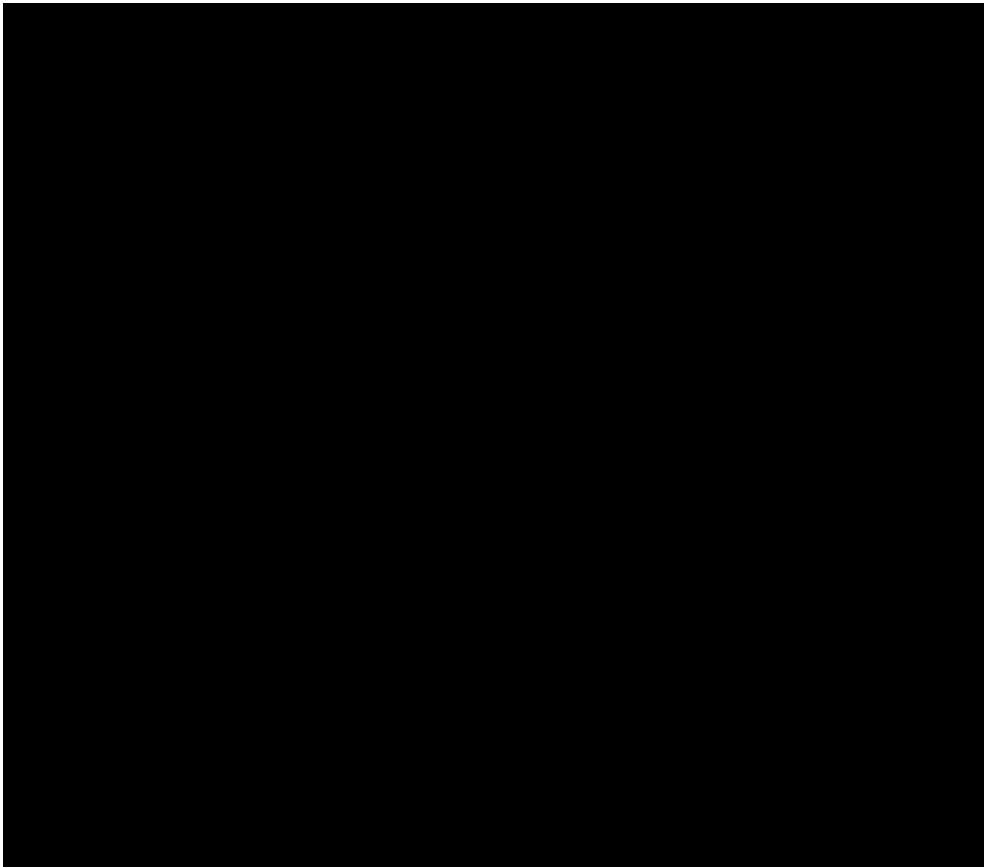
Diana Penny

Greta Burton

Clayton Bu

Jennifer Walsh

Luke Pittman



Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Trevor Sanger

Li Sam

Andrew Barnes

CHRIS GREGORY

Ed Barrett

LORNAIVE BARRETT

Marion Critch

Glenn Critch

ALLAN MILLER

Margaret Roche

Anna Marie White

Paul Ku

Chris

Stephen

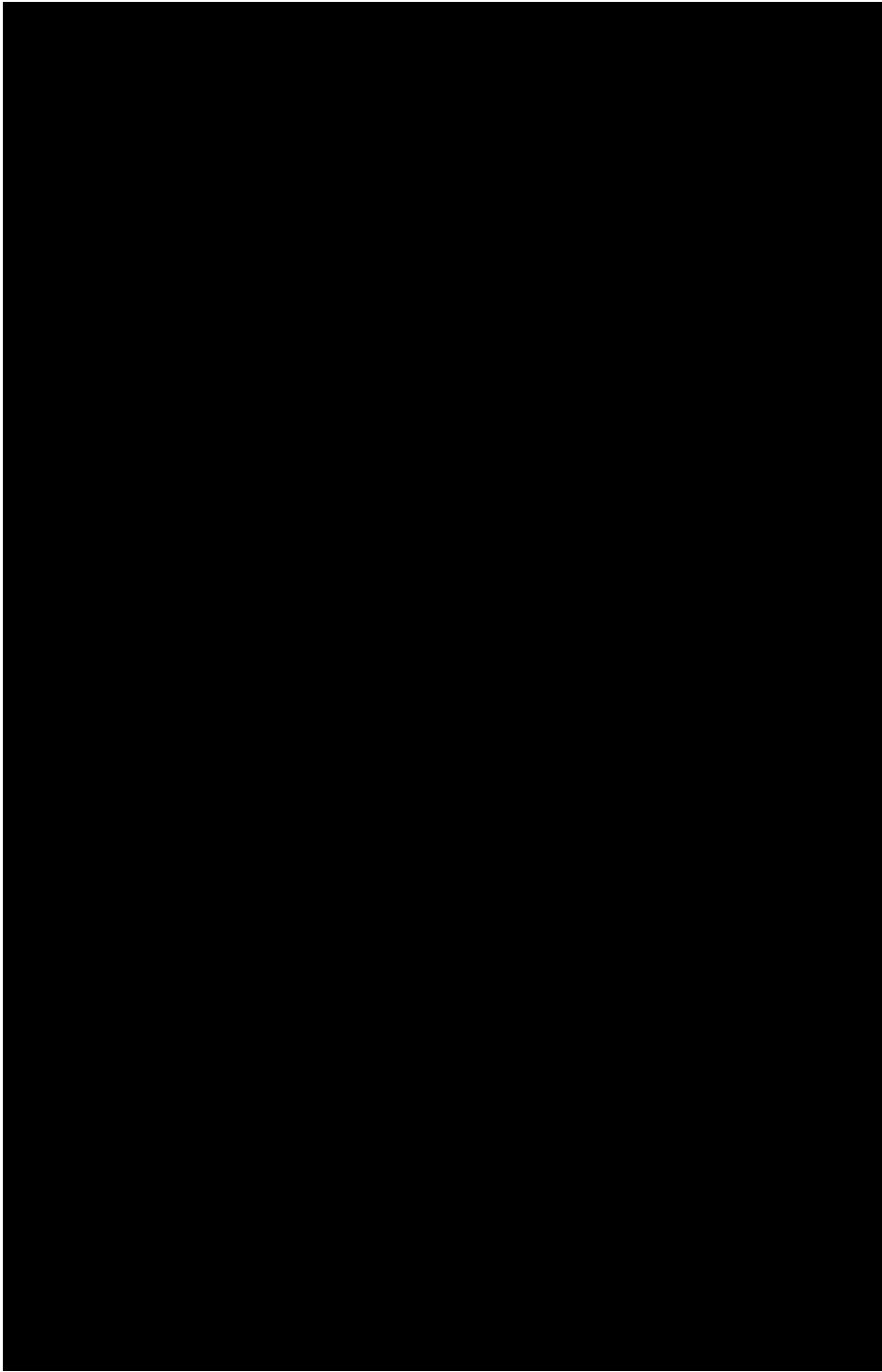
Lisa Bishop

John

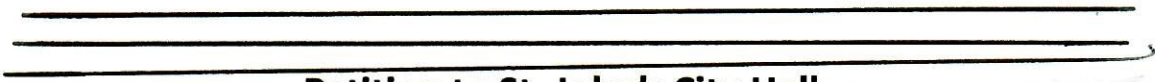
John Keough

Carol Purchase

Ken Pike



CF



Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

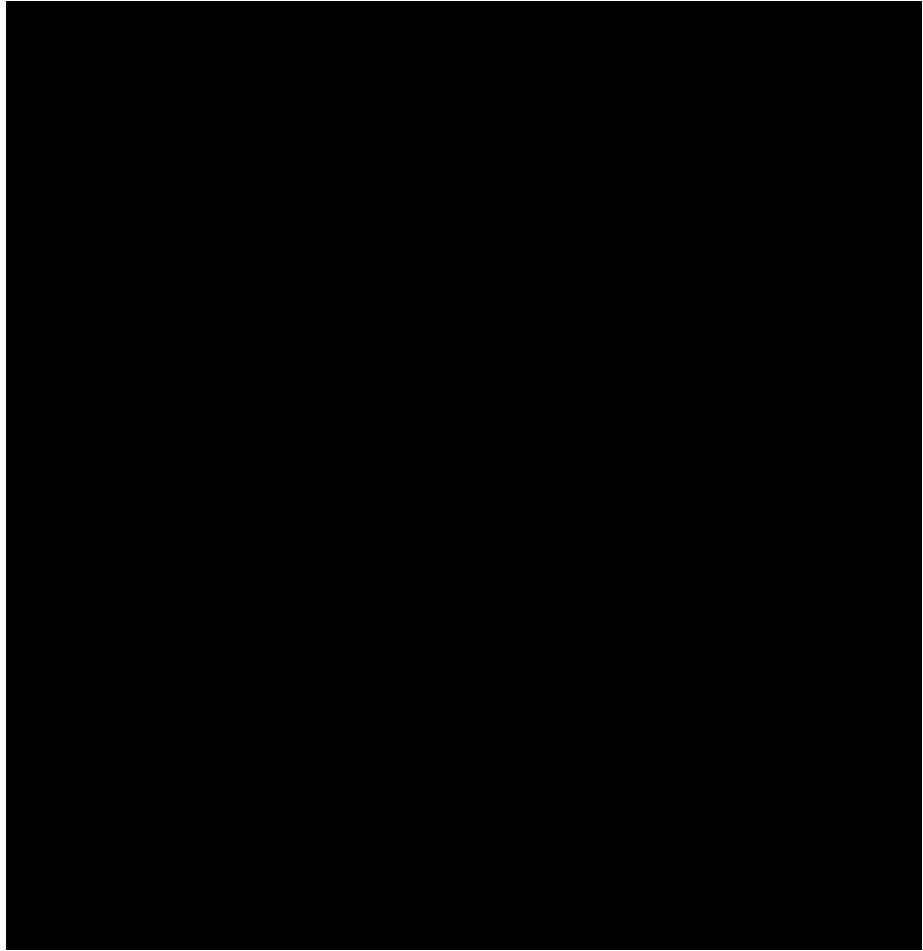
We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Address

Signature

Kevin Flynn
Helen Dawe
Cecil Spurrell
Shelda Spurrell
Mary Pike
Carol Stanley
Phil Gustie
Chris Train
Jennifer Hawley
Patrick Dempsey
Laura Flynn
Jason Tucker



(Handwritten mark)

(Handwritten mark)

Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Leo Martin

Kimsey

Dave Hammond

Marilyn Clark

Jeff Sears

ROSS RICKETTS

Kai Hoffman-Nussone

Sophie Clarke

Glenda Lee

Paul Alexander

Wade Neymann

Rob Molony

Denise McKeath

Stephen Burke

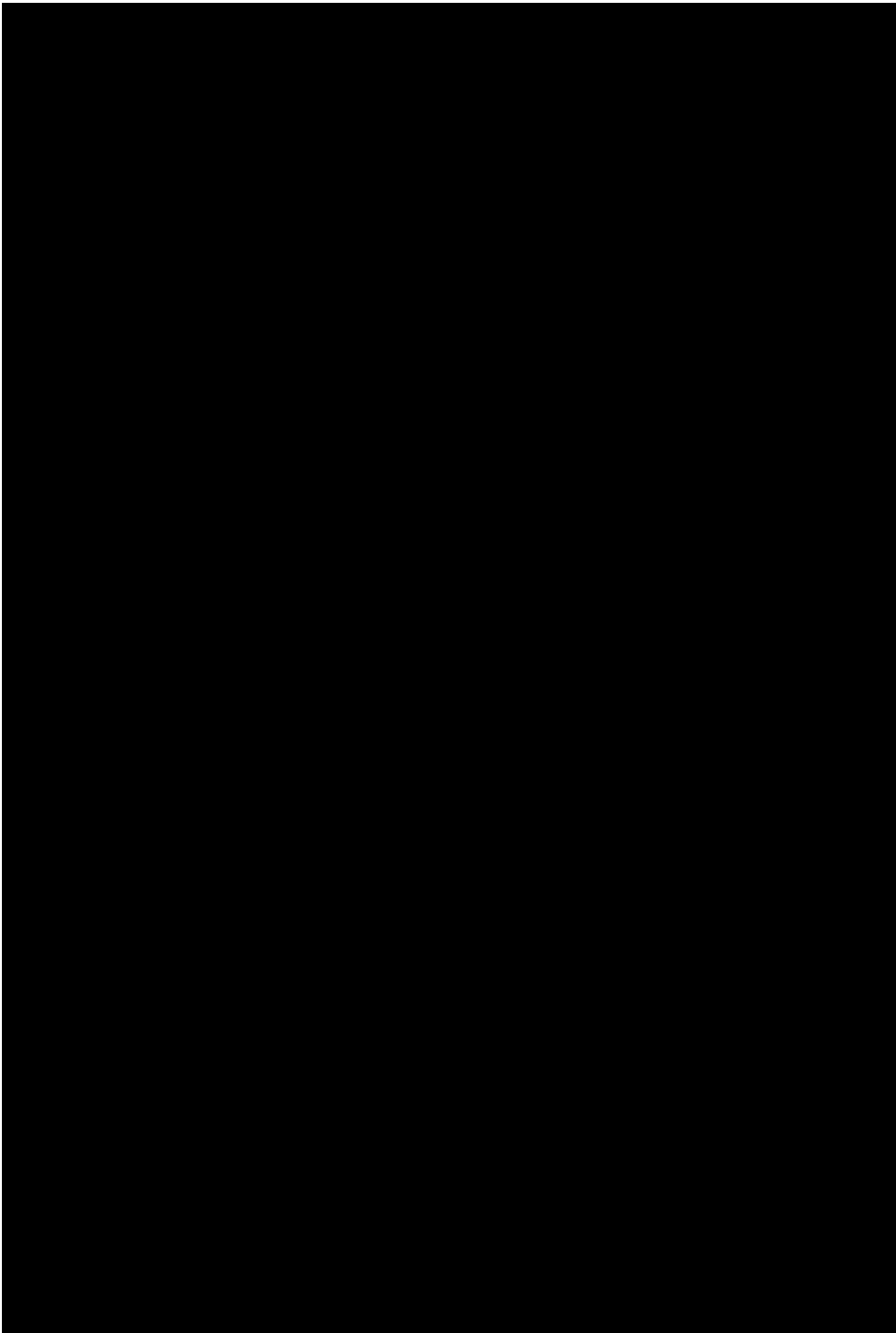
Dermot Denny

Bernadine King

BRANDON ALEXANDER

SUSAN MUIERS

Raymond P. Muers



Handwritten signature or mark at the bottom of the list.

Petition to St. John's City Hall

Re: Rezoning of 46 Hazelwood Crescent

We, the residents of Sheffield Estates, petition to postpone the decision (currently scheduled for March 05, 2024) on rezoning of 46 Hazelwood Crescent until a public meeting has been held for the residents.

Name

Address

Signature

Ivo Jusis

MARC SARGENT

Crystal Clarke

Renzi Cej

Denise Plummer

Bob Power

Andrea Pinhorn

Chris Herridge

Tammy Herridge

Jack Hawco

Jeannette Skyles

Jim Dwyer

Jim Dwyer

Stacey Fudge

Paul MacGrade

Ted Dillon

Daniel Guy

Aimee Letto

Steve Farrell

Karen Chafe

From: Mayor
Sent: Wednesday, February 28, 2024 4:18 PM
To: Karen Chafe
Subject: FW: Zoning change for 46 Hazelwood Crescent

Fro [REDACTED]
Sent: Tuesday, February 27, 2024 12:08 PM
To: Mayor <mayor@stjohns.ca>
Subject: Zoning change for 46 Hazelwood Crescent

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

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Dear Mr. Mayor,

I am the owner of [REDACTED] and I am vehemently opposed to the proposed zoning change. I find the premise of this proposal to be very confusing as this building has never historically been an apartment building despite being referred to as O'Dwyer Apartments. The name appears to have been a misnomer as this building operated as an elderly care home for priests consisting of private bedrooms with shared amenities, not separately contained apartments. I don't understand how a home with many bedrooms can now be considered to contain apartments.

Have any studies been conducted to consider the impact this zoning change would have on the neighborhood? Do we understand the implications this would have to traffic? This zoning change is very concerning as it opens the door to much bigger changes down the line and I'm very concerned that we can't fully understand or consider the implications of this change under the current application.

Sheffield Estates is currently one of the nicest areas in the west end, in my opinion it's a hidden gem and changing this building to become an apartment will significantly impact the quality of our neighbourhood for the worse. It is my understanding that we have already started to feel the impact of changes made by the new owner as this building was previously an elderly care home, very quiet and there had been no issues. Since the property has changed hands to the new owners there has been a significant increase in the number of tenants. This increase has already resulted in numerous issues and noise complaints being filed with the police including having the police being called out on at least one occasion.

Despite the applicant saying there is no intent for development at this time, residents of 46 Hazelwood have been communicating that they have been told differently by the owners. I believe that this zoning change is the first step in a larger plan and that plan needs to be considered if there were to be a change. Why push for a zoning change if they are able to continue business as usual under the current zoning?

All the homeowners with properties in proximity to this building bought their homes with the understanding that they were backing onto a residential lot, not a lot destined for big apartment development. They brought properties within

Sheffield Estates specifically because it is a low density neighbourhood. There are other areas in close proximity to the Village with access to public transport routes which could provide a more appropriate location for such developments.

It is unfair to change the zoning for the benefit of one and the detriment of many.

Thank you,



Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 27, 2024 9:54 PM
To: CityClerk
Subject: Re: 46 Hazelwood Crescent

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Hi,

Our names are [REDACTED] St. John's.

We oppose apartment building at 46 Hazelwood Crescent because that street is already very busy due to Hazelwood Elementary school on that street. During the mornings and at the time of school dismissal that area is so congested and frequently block traffic on the Topsail road as well. With the new building at that site will make traffic situation even worse and hazardous for the school going children and parents as well as passing traffic on the Topsail road.

Thanks,

Karen Chafe

From: [REDACTED]
Sent: Sunday, February 25, 2024 8:41 PM
To: CityClerk
Cc: [REDACTED]
Subject: Re- Application to Rezone Land at 46 Hazelwood Crescent – Letter of Opposition, [REDACTED]
Attachments: 25 February 2024.pdf
Importance: High
Sensitivity: Personal

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

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Dear City Clerk,

Please find below and attached our opposition to the proposed rezoning of 46 Hazelwood Crescent, St. John's.

Please confirm receipt of this email.

Sincerely, [REDACTED]

25 February 2024

City Clerk,
City of St. John's
cityclerk@stjohns.ca

Re- Application to Rezone Land at 46 Hazelwood Crescent – Letter of Opposition, [REDACTED]

Dear City Clerk,

We have received a notice of an application to rezone 46 Hazelwood Crescent from Residential 1 (R1) to Apartment 1(A1). **We are strongly opposed to this rezoning for the following reasons.**

First, the application provides no information explaining how the existing property came into non-compliance. We note that the existing property has been in place for some time, since the mid 1990s or thereabouts, and this issue of non-compliance is only now being brought forward. It is unclear if the property has been non-compliant since its initial construction, or has become non-compliant as a result of any change in its usage by the current owner. Further, the identity of the applicant has not been disclosed, which makes it impossible to assess whether the property will be maintained as it currently is, or will be the subject of a subsequent request for expansion and development under the A1 zoning rules. This by itself is cause for significant concern.

Second, we note that with the exception of 46 Hazelwood Crescent, all the existing properties on Hazelwood Crescent and Parkhill Street (also known as Sheffield Estates) are single family residences, with the occasional such property having a basement apartment. This provides relatively low population density and light vehicle traffic, which is typical of such an area.

Third, while the current application is solely for rezoning to A1 with no development proposed at this time, the City's notice makes it clear that should the applicant's request for rezoning be approved, "uses within the A1 Zone could be considered". This is of significant concern, as any such uses may be inconsistent with the current low-density character of Sheffield Estates. Should the City approve such an A1 development in the future, it will lead to increased vehicle traffic and noise, and degraded safety for residents and their children because of that traffic. We note that as [REDACTED], it is commonplace to see children, including very young children, walking to and from the nearby schools during school months and around the neighborhood in the summer. Any increase in vehicle traffic in this area will significantly decrease the safety of those children, and of adults who walk for exercise and recreation. This will be exacerbated if any future building extension at 46 Hazelwood Crescent is a multi-storey building, which in addition to compounding the significant concerns noted above, will degrade the privacy of existing properties due to the ability of persons to peer down into the gardens, decks and windows of the existing single-family dwellings. Moreover, these factors, which when considered by themselves are significant negative impacts on existing area residents, will further

serve to degrade existing property values, thereby constituting a direct negative financial impact on the residents of Sheffield Estates.

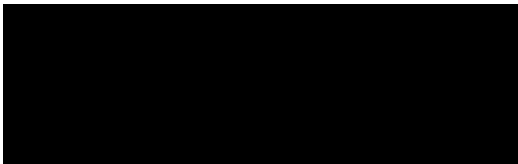
Fourth, in light of the concerns noted above, we question the motivation behind the application. Clearly, the City has been satisfied with the existence and operation of the property at 46 Hazelwood Crescent and its current zoning status for a great many years. The proposed rezoning, ostensibly under the guise of bringing the property into so-called compliance, in fact serves to benefit the current owner of 46 Hazelwood Crescent who may propose to expand it for significant financial profit, while at the same time exposing area residents to the many significant harms noted above. Clearly, the applicant's proposal is entirely self-serving and disregards the negative impacts on area residents.

Finally, we note that this matter is of such major concern to the residents of Sheffield Estates that a petition has been signed by many of the residents of Sheffield Estates and submitted to the City to express strong opposition to the proposed rezoning application. In view of the number of residents expressing these and similar concerns with the application, Council must give the views of these persons significant weight when it renders its decision on the application, and deny the application.

We further note discussion on this matter should include Area Residents, who **must be notified** in advance in a timely way, so they may participate in a full and meaningful way.

Given the information provided above, **the application to rezone 46 Hazelwood Crescent to Apartment 1(A1) is contrary to the fair and reasonable interests of the residents of Sheffield Estates and must be denied.**

Sincerely,



Karen Chafe

From: [REDACTED]
Sent: Monday, February 26, 2024 11:40 AM
To: CityClerk
Subject: Zoning change to 46 Hazelwood Cresent

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

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To whom it may concern,

I am the owner of [REDACTED] and I am vehemently opposed to the proposed zoning change. I find the premise of this proposal to be very confusing as this building has never historically been an apartment building but rather a elderly care home for priests consisting of private bedrooms with shared amenities, not apartments. I don't understand how a home with many bedrooms can now considered to contain apartments.

Have any studies been conducted to consider the impact this zoning change would have on the neighborhood? Do we understand the implications this would have to traffic? This zoning change is very concerning as it opens the door to much bigger changes down the line and I'm very concerned that the implications have not been fully considered. Sheffield Estates is currently one of the nicest areas in the west end, in my opinion it's a hidden gem and changing this building to become an apartment will significantly impact the quality of our neighbourhood for the worse. It is my understanding that we have already started to feel the impact of changes made by the new owner as this building was previously an elderly care home, very quiet and there had been no issues. Since the property has changed hands to the new owners there has been a significant increase in the number of tenants. This increase has already resulted in numerous issues and noise complaints being filed with the police including having the police being called out on at least one occasion.

Despite the applicant saying there is no intent for development at this time, residents of 46 Hazelwood have been communicating that they have been told differently by the owners.

All the homeowners with properties in proximity to this building bought their homes with the understanding that they were backing onto a residential lot, not a lot destined for big apartment development. They brought properties within Sheffield Estates specifically because it is a low density neighbourhood. There are other areas in close proximity to the Village with access to public transport routes which could provide a more appropriate location for such developments.

It is unfair to change the zoning for the benefit of one and the detriment of many.

Thank you,
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, February 26, 2024 1:12 PM
To: CityClerk
Subject: 46 Hazelwood Crescent Rezoning Application

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Office of the City Clerk
P.O. Box 908
St. John's, NL
A1C 5M2

Regarding - 46 Hazelwood Crescent Rezoning Application

The request for rezoning appears to be invalid and may be being made under false pretences. The rezoning application document states the property has an apartment building which is understood to be incorrect. According to the City's Envision St. John's document, referenced in the online Rezoning Application, a DWELLING UNIT is defined as any building, or portion thereof, which is occupied in whole or in part, as the home or residence of one or more human beings, with kitchen and bathroom facilities for the resident(s), while an APARTMENT BUILDING is a building which contains multiple Dwelling Units. Similarly, the City's Residential Property Standards Bylaws defines an APARTMENT as a dwelling unit which contains a bathroom and kitchen facilities for the exclusive use of the occupant or occupants of the dwelling unit, in which these facilities are contained, while an APPARTMENT BUILDING is similarly defined as a dwelling containing three (3) or more apartments. Further, it was only last fall the City required home owners with vacant apartment's to physically disconnect the kitchen ranges in their vacant apartment's to avoid billing for multiple water taxes. Without a range it was understood the property no longer had a functioning kitchen and would no longer be considered to have an apartment.

The current dwelling on the subject property is a building with a number of bedrooms, a common living room area and a single shared kitchen for the building. Why it is stated there is an apartment building currently on the property? Further, as this area is zoned R1, how would have an apartment building been permitted?

In reviewing the online documentation associated with this application there was a Decision/Direction Note included. This Note also incorrectly states the dwelling on the subject property is an apartment building. These Notes are intended to be unbiased, and address all pros and cons of the application. Rezoning to A1 for the subject property would allow the subject property owners or any subsequent owners to remove the existing structure and build a multi-story (4 or 5 stories) apartment building on a significantly larger footprint. To those who say, "there is no proposed development", it needs to be recognized the cost to retrofit the existing building to an apartment building would be significant and likely be of little benefit to the owners. An apartment building within essentially a R1 residential area would have very significant negative impacts on the

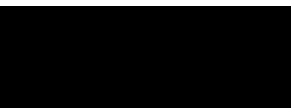
market values of neighboring properties. As well, the subject property occupies the highest land within Sheffield Estates; a multi-story building would tower over nearby properties, negatively impacting the pleasure, enjoyment and pride we currently have in our properties. A significant development could seriously jeopardize the current perception of the Sheffield Estates area as a nice neighborhood. Also, increased traffic from a development would negatively impact residents on both Hazelwood Crescent and Parkhill Street. These residents already have a history of complaints with the City regarding speeding traffic and accidents in the area. It should be noted, the bulk of the increased traffic would also be directly adjacent to Hazelwood Elementary School. Further, the current Topsail Rd- Hazelwood Crescent intersection has had numerous serious accidents including two fatalities in recent years.

The Decision/Direction Note also references the site is near the Village Shopping Center, an area which already has a very high concentration, if not the highest number of apartment buildings, in the City. This fact also should have been included in the Notes.

Any issues in regard to the dwelling being in nonconformance are the applicants' (subject property owners') problem. These concerns are not for the Residents of Sheffield Estates to address nor bear the burden of restitution. Again, while some may argue there is no proposed development at this time, rezoning would permit a very significant development within a residential area by the current owner or any subsequent owner. There would essentially be very little which could be done to address the concerns from residents once the rezoning was granted. The subject property, if nonconforming, should have to continue as such and in compliance with the appropriate regulations for noncompliant properties, or change their use in compliance to R1 zoning.

Overall, I am very disappointed with the City's quality of work and professionalism associated with this application. From the information regarding the apartment building, to blindly ignoring the potential cons resulting from approval of the rezoning application, it shows indifference and disrespect to all City residents and in particular all tax paying property owners in the Sheffield Estates area.

Clearly this application for rezoning needs to be rejected. I look forward to your written reply addressing my concerns.



Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 13, 2024 1:29 PM
To: CityClerk
Subject: re 46 Hazelwood Crescent application to rezone

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I have noticed that the back gate (leading to the top of Parkhill Street) from this property, has been opened for some time now and it is used as a shortcut thru onto Parkhill .St.

There have been vehicle break-ins , so that open gate is a concern [REDACTED]

Thank you.

Karen Chafe

From: [REDACTED]
Sent: Monday, February 19, 2024 9:59 AM
To: CityClerk
Subject: Comments

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Good morning. I would like to make a few comments with regards to the proposed rezoning of the land at 46 Hazelwood Cr.

1. I would like a reply to this question. Why is there an apartment building on this land in the first place. If the land is currently Residential 1, R1, then who approved the construction of an apartment building. Whether it was for retired priests or general rental this should not have been permitted.
2. But there is a building on this land. And when it was occupied by the retired priests there were no issues. It was very quiet with little activity. Since the change there is much more activity and a different segment of the population. I am not saying there are any problems and that maybe because it is a small apartment complex.
3. And although there are no current plans for further development, the potential is there for significant development. And that is what concerns me the most. This is a very quiet and well maintained sub division. But we do have a traffic issue due to the school [REDACTED] and the fact that drivers who want to turn left on Topsail Rd when travelling north on Road de Lux divert across Parkhill to Hazelwood to get the light on the top of the street.
4. And as mentioned we have a school right across from this property.

I will finish by saying that I am not opposed to the development of apartment buildings. But as with everything some are much better than others and we do have what I would call slum landlords in our City. And I would hate to see this property become an issue in our area.

Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, February 12, 2024 10:59 PM
To: CityClerk
Cc: [REDACTED]
Subject: 46 Hazelwood Crescent

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To whom it may concern,

We are writing this email to response the Re-Zone Notice for 46 Hazelwood Crescent we received today.

[REDACTED] In past years [REDACTED] [REDACTED] experienced more and more securities accidents and cases, such as break into the building, carjacking, drugging people hang around bothering people in the building. We called many many times to the police and still can't stop.

This is the reason we believe that, if there will be a new resident apartment building built up in 46 Hazelwood Crescent, high possibilities will bring more safety and security concerns.

Above mentioned is our comments, and we hope we could remain anonymous.

Thanks

[REDACTED]

Karen Chafe

From: Jamie Korab
Sent: Friday, February 23, 2024 10:59 AM
To: Karen Chafe
Subject: FW: Rezoning submission for hazelwood/parkhill

Hi Karen,

They might have already submitted directly to you, but wanted to send it along so it is not missed.

Jamie

Jamie Korab
709.576.8643
Ward 3 Councillor - City of St. John's

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 21, 2024 4:34 PM
To: Jamie Korab <jkorab@stjohns.ca>
Cc: Marilyn Jacobs [REDACTED]
Subject: Rezoning submission for hazelwood/parkhill

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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We, [REDACTED]. The request to change zoning has the potential to make a significant negative difference in the area. While the request contains the statement "no development is planned at this time", in my opinion it is an attempt to make changes without the full impact revealed to the current residents. It is a deceptive way to incur a change without being up front with residents.

We stand in full support with the other submissions that have been forwarded to you outlining the potential negative impact. We are counting on your full support on this issue

[REDACTED]
Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Jennifer Squires

From: Ken O'Brien
Sent: Saturday, February 24, 2024 9:32 AM
To: Karen Chafe; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Justin Tucker; Tracy-Lynn Goosney; Jason Sinyard; Planning; Lindsay Lyghtle Brushett; Lindsay Church; Jennifer Squires; Stacey Baird; Jamie Korab
Subject: 46 Hazelwood Crescent - Rezoning submission for Hazelwood/Parkhill

[REDACTED] thank you for your comments. Rezoning is a public process. I understand your concerns. There is no deception intended on the part of City staff or Council.

If rezoning were to occur, then the new apartment zone would allow more development on the site - potentially, going higher with the existing building, or replacing it with a larger building, or adding another building to the site. All would be possible. As stated, at this time the property owner has not applied for anything.

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This link shows the existing R1 Zone table and the proposed A1 Zone table. You can see the differences in the two zones.

If someone applies for a permitted use in a zone, then so long as the application meets the zone standards, City staff can issue a permit. No public consultation is required for a permitted use. However, if someone applies for a discretionary use in a zone, the application must be advertised publicly before Council votes on whether to allow it or not.

I hope this helps.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner City of St. John's – Planning, Engineering and Regulatory Services John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's, NL Canada A1C 5M2

Phone 709-576-6121 Email kobrien@stjohns.ca

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2F&data=05%7C02%7Cjsquires%40stjohns.ca%7C755fe2b6c72342caee4108dc3538d989%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638443765481617394%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjA1MDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=hmHEUw2QBo0fmonj%2BWYWseNdh5vJ0R7QLedbf3jok7Y%3D&reserved=0>

-----Original Message-----

From: Karen Chafe <kchafe@stjohns.ca>

Sent: Friday, February 23, 2024 11:27 AM

To: [REDACTED]

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Planning <planning@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>

Subject: FW: Rezoning submission for hazelwood/parkhill

Good Day:

Thank you for your email sent to Councillor Korab. Via this response, I am also forwarding it to our planning and development staff for their information and/or response. All submissions sent to the Office of the City Clerk will be redacted of any personal information prior to being referred to the March 5th Regular Meeting of Council at which time this matter will be discussed.

Regards,

Karen Chafe
City Clerk

-----Original Message-----

From: Jamie Korab <jkorab@stjohns.ca>

Sent: Friday, February 23, 2024 10:59 AM

To: Karen Chafe <kchafe@stjohns.ca>

Subject: FW: Rezoning submission for hazelwood/parkhill

Hi Karen,

They might have already submitted directly to you, but wanted to send it along so it is not missed.

Jamie

Jamie Korab

709.576.8643

Ward 3 Councillor - City of St. John's

-----Original Message-----

From: [REDACTED]

Sent: Wednesday, February 21, 2024 4:34 PM

To: Jamie Korab <jkorab@stjohns.ca>

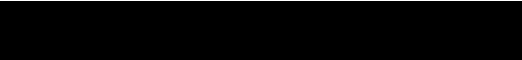
Cc: [REDACTED]

Subject: Rezoning submission for hazelwood/parkhill

[REDACTED]. The request to change zoning has the potential to make a significant negative difference in the area. While the request contains the statement "no development is planned at this time", in my opinion it is

an attempt to make changes without the full impact revealed to the current residents. It is a deceptive way to incur a change without being up front with residents.

We stand in full support with the other submissions that have been forwarded to you outlining the potential negative impact. We are counting on your full support on this issue



Sent from my iPhone

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DECISION/DIRECTION NOTE

Title: Expropriation of land for Secondary Treatment Plant
Date Prepared: March 14, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley
Ward: Ward 5

Decision/Direction Required:

That Council approve the expropriation of land on Southside Road, as shown on the attached survey, to facilitate the construction of the Secondary Treatment Plant.

Discussion – Background and Current Status:

This property falls outside the areas that are claimed by Government entities, and likely was previously claimed by private owners who have long abandoned the area. While the value of this land is minimal (back land on a hillside), it is required for the expansion of Riverhead to allow for proper excavation of the site. With the expropriation of this parcel the City will have all land it requires under its control for the project, with the remainder under long-term leases from the Port Authority.

Key Considerations/Implications:

1. Budget/Financial Implications: None, unless a claim comes forward as part of the process, which is not anticipated.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: An Effective City
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: Notice of Expropriation will have to be prepared.
7. Privacy Implications: N/A



8. Engagement and Communications Considerations: N/A

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

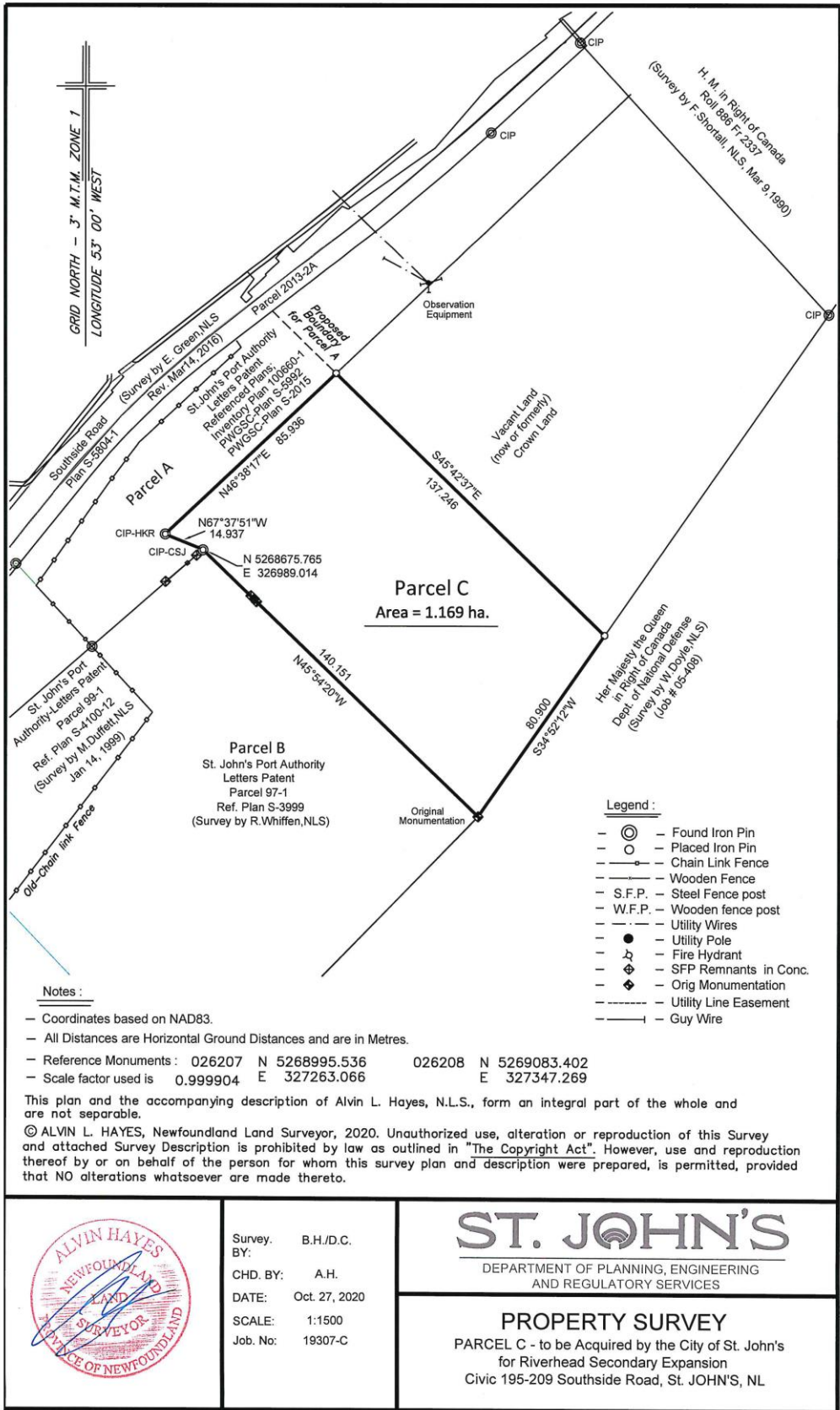
12. Other Implications: N/A

Recommendation:

That Council approve the expropriation of land on Southside Road, as shown on the attached survey, to facilitate the construction of the Secondary Treatment Plant.

Prepared by: Andrew G. M. Woodland – Legal Counsel

Approved by: Cheryl Mullett – City Solicitor

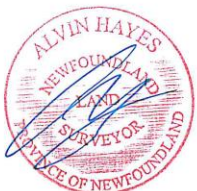


Notes :

- Coordinates based on NAD83.
- All Distances are Horizontal Ground Distances and are in Metres.
- Reference Monuments : 026207 N 5268995.536 026208 N 5269083.402
- Scale factor used is 0.999904 E 327263.066 E 327347.269

This plan and the accompanying description of Alvin L. Hayes, N.L.S., form an integral part of the whole and are not separable.

© ALVIN L. HAYES, Newfoundland Land Surveyor, 2020. Unauthorized use, alteration or reproduction of this Survey and attached Survey Description is prohibited by law as outlined in "The Copyright Act". However, use and reproduction thereof by or on behalf of the person for whom this survey plan and description were prepared, is permitted, provided that NO alterations whatsoever are made thereto.



Survey. B.H./D.C.
 BY:
 CHD. BY: A.H.
 DATE: Oct. 27, 2020
 SCALE: 1:1500
 Job. No: 19307-C

ST. JOHN'S
 DEPARTMENT OF PLANNING, ENGINEERING
 AND REGULATORY SERVICES

PROPERTY SURVEY
 PARCEL C - to be Acquired by the City of St. John's
 for Riverhead Secondary Expansion
 Civic 195-209 Southside Road, St. JOHN'S, NL

Report Approval Details

Document Title:	Expropriation of required land for Secondary Treatment Plant.docx
Attachments:	
Final Approval Date:	Mar 14, 2024

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

Cheryl Mullett - Mar 14, 2024 - 10:39 AM

DECISION/DIRECTION NOTE

Title: Sale of City land on Groves Road
Date Prepared: March 14, 2024
Report To: Regular Meeting of Council
Councillor and Role: Ward 4 - Vacant
Ward: Ward 4

Decision/Direction Required:

Recommendation that Council approve the sale of a strip of land on Groves Road, as shown on the attached diagram in orange, to facilitate approximately 20 new homes, subject to Development Approval.

Discussion – Background and Current Status:

Grovesdale Park Subdivision was constructed around 2003/2004 by Fairview Investments. Fairview was required to provide the City with open space as part of the Development and to satisfy this requirement Fairview deeded to the City the area shown in blue on the diagram below. At that time, the City entered into an agreement with Fairview for the Right of First Refusal to repurchase this property at a later date, should it be deemed that the City did not require same.

In December of 2023, Fairview contacted the City to exercise the right to purchase the blue area. Staff reviewed the request and determined that the area was not required by the City.

Fairview is now requesting to purchase additional land, roughly shown as the area in orange below, to meet development standards for the construction of approximately 20 homes, pending Development Approval. Staff have reviewed this request and have no objections to the sale of the land, though they have set out parameters and minimum reservations for the road.

The purchase price has been established at \$2.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned RRI. The purchasers will be required to provide a survey which will show the exact square footage, and the purchase price will reflect same. The property owner will be required to consolidate this land with their existing property once the purchase is completed.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive \$2.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: Fairview Investments
3. Alignment with Strategic Directions:



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

A Sustainable City: Be financially responsible and accountable.

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

Recommendation:

That Council approve the sale of a strip of land on Groves Road, as shown on the attached diagram in orange, to facilitate approximately 20 new homes, subject to Development Approval

Prepared by: Andrew G. M Woodland – Legal Counsel
Approved by: Cheryl Mullett – City Solicitor



Report Approval Details

Document Title:	Sale of City Land - Groves Road.docx
Attachments:	
Final Approval Date:	Mar 14, 2024

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

Cheryl Mullett - Mar 14, 2024 - 10:59 AM



