

ST. JOHN'S

Regular Meeting - City Council Agenda

May 14, 2024

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1 Pick it Up for YYT - Clean Up Campaign
3. APPROVAL OF THE AGENDA
 - 3.1 Adoption of Agenda
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17. ADJOURNMENT

ST. JOHN'S

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

April 30, 2024, 3:00 p.m.

Present: Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Mayor Danny Breen
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Jackie O'Brien, Manager of Communications
Christine Carter, Legislative Assistant

Others: Sean Janes, City Internal Auditor

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**

Acting Mayor O'Leary called the meeting to order at 3:05 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **National Poetry Month Reading**

2.2 **Youth Week**

2.3 **Municipal Awareness Week**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-04-30/188

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That the Agenda be adopted as presented.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of April 16, 2024**

SJMC-R-2024-04-30/189

Moved By Councillor Davis

Seconded By Councillor Ellsworth

That the Minutes of April 16, 2024 be adopted as presented.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

6.1 **Notices Published - 36 Liverpool Avenue – DEV2400039**

Councillor Ridgeley questioned the hours of operation until 11:00 pm for deliveries. Staff advised that the hours were requested by the applicant and is permissible under the City's Noise By-Law.

SJMC-R-2024-04-30/190

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Discretionary Use application for a Home Occupation at 36 Liverpool Avenue to allow a bakery.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6.2 Notices Published - 40 O'Leary Avenue - DEV2300174

SJMC-R-2024-04-30/191

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the Discretionary Use application for Retail Use at 40 O'Leary Avenue.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6.3 Notices Published - 85 Bond Street - DEV2400033

Councillor Ravencroft expressed support for the application and is pleased to see changes to this location. As there have been parking issues communicated from residents regarding the 15-minute parking space outside of this location, Councillor Ravencroft advised that she will follow up with Parking Services Staff to ensure that the space is being used as intended.

SJMC-R-2024-04-30/192

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Change of Non-Conforming Use application at 85 Bond Street to revise the Bakery hours of operation from 2 a.m. to 6 p.m. (retail hours 8 a.m. to 6 p.m.), seven days a week.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6.4 Request to Re-Establish the Building Line Setback – 12 Doyle Street – INT2400021

SJMC-R-2024-04-30/193

Moved By Councillor Ridgeley

Seconded By Councillor Korab

That Council approve a 5.37 metre Building Line to accommodate the construction of an extension to the front of 12 Doyle Street.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6.5 Variance Request for Lot Area and Frontage – 197A Freshwater Road– SUB2300057

SJMC-R-2024-04-30/194

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve a variance of 1.17% on the Lot Area which will result in an Area of 345.9 square metres, and a variance of 6.94% on the Lot Frontage which will result in a Frontage of 11.17 metres, for a maximum variance request of 8.11%.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6.6 Variance Request for Rear Yard Setback – 101 Quidi Vidi Village Road – INT2300049

SJMC-R-2024-04-30/195

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve a 10% Variance on the Rear Yard Setback at 101 Quidi Vidi Village Road, resulting in a setback of 5.4 metres.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

7. **RATIFICATION OF EPOLLS**

8. **COMMITTEE REPORTS**

8.1 **Audit Standing Committee Report - April 17, 2024**

1. **Cyber Security Audit – Operational Technology**

Councillor Korab advised that approval is being sought for the Cyber Security Audit – Operational Technology report and the associated action plans put forth by management. The report is being presented in an in-camera session as it contains information that pertains to the operational technology security posture of critical City of St. John's infrastructure and related technological systems.

Operational Technology, Audit background, results and 28 recommendations were also referenced.

SJMC-R-2024-04-30/196

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve the Cyber Security Audit – Operational Technology report and the associated action plans put forth by management.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

2. **2024 Audit Plan**

Councillor Korab presented the 2024 Audit Plan, noting the purpose of each full program review and that each full program review

conducted by the Office of the City Internal Auditor will have three main objectives:

1. To ensure services are managed with due regard to significant risks that could possibly have a negative impact on the ability of the division or department to meet its objectives.
2. To ensure services are delivered in accordance with prescribed policies, procedures and Council or Board directives.
3. To ensure that processes are implemented to inform, direct, manage and monitor activities that are intended to facilitate the achievement of the City's strategic goals.

The selection of areas for review and the 2024 Audit Plan was also reviewed.

Councillor Korab thanked the Staff for their work in preparing this plan as it is very important work for the benefit of the City and its residents.

SJMC-R-2024-04-30/197

Moved By Councillor Korab

Seconded By Councillor Davis

That Council approve the 2024 audit plan.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

8.2 Committee of the Whole Report - April 23, 2024

1. 34 Monkstown Road – New Building – Heritage Design

Councillor Ravencroft reviewed the detailed information related to the proposal for 34 Monkstown Road, the recommendations and summarized the discussions held during last week's Committee of the Whole meeting.

Members of Council agreed to merge the recommendations and to vote on them as two separate motions. The first motion is based on two recommendations, the façade design (siding) and the 10%

requested variance. The second motion includes the recommendation to fully remove or reduce the footprint of the garage door and the requirement to add a single or double bay window as they are a character defining feature of the adjacent buildings.

Members of Council discussed the recommendation to remove or lessen the footprint of the garage and the requirement of the addition of bay windows.

It cited that as the garage is permitted as per the heritage design standards, it also should be of a size that is usable for the owners.

In relation to the bay windows, it was noted that there are existing dwellings in close proximity to this property that do not have bay windows. As such, the proponent should not have to add them as their design fits into the streetscape and has the common design features of the neighbourhood.

Staff confirmed that the windows in the design do fit the heritage design standards.

SJMC-R-2024-04-30/198

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That Council approve the façade design for 34 Monkstown Road, as proposed, in accordance with the St. John's Heritage Design Standards, with the following condition:

- that the applicant consider using wooden cladding instead of vinyl.

Further, that Council approve the request for a 10 percent variance to Building Height for a Single Detached Dwelling at 34 Monkstown Road, subject to the design for 34 Monkstown Road being approved.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

SJMC-R-2024-04-30/199

Moved By Councillor Ravencroft

Seconded By Councillor Korab

That Council approve the façade design for 34 Monkstown Road, as proposed, in accordance with the St. John's Heritage Design Standards, with the following condition:

- that the applicant remove the garage completely or reduce the size or relocate the garage to make it less prominent.
- that the design include a single or double bay window as they are a character defining feature of the adjacent buildings.

For (1): Deputy Mayor O'Leary

Against (5): Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION LOST (1 to 5)

2. Security Enterprise Agreement Cisco XDR Premier

SJMC-R-2024-04-30/200

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the purchase of the Cisco XDR Premier cyber security solution in the amount of \$589,048.07 (including HST) to cover a three-year term from OnX Enterprise Solutions, the current Cisco standing offer vendor of record.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

3. Accessible Parking Working Group

SJMC-R-2024-04-30/201

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That Council approve the development of a work plan to investigate improving accessible on-street parking within St. John's based on the recommendations of the Accessible Parking Working Group and Inclusion Advisory Committee.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

4. Shad Memorial 2024 – Sponsorship of Breakfast

SJMC-R-2024-04-30/202

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council sponsor the breakfast for the Shad Memorial 2024 at an approximate cost of \$2500.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

5. Anti-Racism Working Group – Revisions to Terms of Reference

SJMC-R-2024-04-30/203

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve the revised Terms of Reference for the Anti-Racism Working Group

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

6. 113 Blackmarsh Road – MPA2400002 – Terms of Reference

Councillor Ellsworth reviewed the application for rezoning of the property at 113 Blackmarsh Road.

Members of Council recognized the unique design and congratulated the Staff and the Developer for the very creative design proposed for this space.

SJMC-R-2024-04-30/204

Moved By Councillor Ellsworth

Seconded By Councillor Korab

That Council consider redesignating 113 Blackmarsh Road from the Commercial (C) District to the Residential (R) District, and consider rezoning 113 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone.

Further, that Council approve the attached draft terms of reference for a Land Use Report for 113 Blackmarsh Road.

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to public notification, as the application will require a commissioner's public hearing later in the amendment process.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

7. 121-125 Bay Bulls Road – MPA240003

Councillor Ellsworth presented the proposal to rezone 121-125 Bay Bulls Road from open space to Residential for a residential cul-de-sac.

Deputy Mayor O'Leary inquired as to the implementation of cul-de-sacs and their sometimes-contentious issues. Staff responded that many people seek properties contained on cul-de-sacs as they do have the advantage of having no bypass traffic. There can be disadvantages as they are dead end roads, they are more difficult for public works staff to clear snow and maneuver equipment, etc.

There is no other option for this proposal as there are frontages on Bay Bulls Road, so in this use, a cul-de-sac is an acceptable option.

SJMC-R-2024-04-30/205

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council:

(1) Consider rezoning 121-125 Bay Bulls Road from the Open Space (O) Zone to the Residential 1 (R1) for a new residential cul-de-sac;

(2) Send a request to the Minister of Municipal and Provincial Affairs to amend the St. John's Urban Region Regional Plan at 121-125 Bay Bulls Road from the Public Open Space designation to the Urban Development designation;

(3) Upon receiving a satisfactory Land Use Report (LUR), advertise the amendment for public review and comment.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

8. Text Amendment – Housing – REZ2400013

Councillor Ellsworth provided an overview of the proposed text amendment which is seeking Council to consider an amendment to the Envision St. John's Development Regulations in accordance with CMHC's Housing Accelerator Fund, and that the amendment be advertised and referred to public meetings chaired by an independent facilitator.

The St. John's Development Regulations text amendment is proposed to help achieve the City's goal to remove barriers and allow for increased density where appropriate. Generally, the amendment moves housing types from a Discretionary Use to a Permitted Use in many Residential Zones and introduces mid-density housing types, such as Triplexes, Four-Plexes and small Apartment Buildings to new Zones. The proposed changes meet the policies in the St. John's Municipal Plan, as further described in the attached amendment.

Public consultation will be conducted in accordance with Section 4.8 of the St. John's Development Regulations. Staff are proposing to hold:

- an in-person public meeting on Wednesday, May 22, 2024;
- a virtual public meeting on Thursday, May 23, 2024; and

- a development focus group virtual meeting the week of May 21-24, 2024. The time and date to be confirmed. This meeting will include members from professional organizations

Councillors expressed their support for these changes and encouraged residents to attend the in-person or virtual public meeting, and to provide their feedback.

SJMC-R-2024-04-30/206

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council consider an amendment to the Envision St. John's Development Regulations in accordance with CMHC's Housing Accelerator Fund, and that the amendment be advertised and referred to public meetings chaired by an independent facilitator.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

9. Energy Performance Contract for 245 Freshwater Road

SJMC-R-2024-04-30/207

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council authorize staff to pursue the fuel switch project of 245 Freshwater Road and increase its maximum capital contribution from \$6,661,630 to \$7,811,445.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Permits List April 11 to April 24, 2024

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)**10.1 Building Permits List****11. REQUISITIONS, PAYROLLS AND ACCOUNTS****11.1 Weekly Payment Vouchers Ending the Week of April 17, 2024**

SJMC-R-2024-04-30/208

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That the weekly payment vouchers, for the week ending April 17, 2024, in the amount of \$6,040,643.40, be approved as presented.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

11.2 Weekly Payment Vouchers Ending the Week of April 24, 2024

SJMC-R-2024-04-30/209

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That the weekly payment vouchers, for the week ending April 24, 2024, in the amount of \$11,052,497.30, be approved as presented.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12. TENDERS/RFPS**12.1 2024068 - Infrastructure Maintenance Contract #2 - Concrete, Curb & Sidewalk**

SJMC-R-2024-04-30/210

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council approve for award this open call to the lowest bidder meeting specifications, Black Diamond Construction Limited, for \$955,908.75 per year (HST Incl.) as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.2 2024074 - Infrastructure Maintenance Contract #1 - Concrete Sidewalk Repairs - Waste & Wastewater

SJMC-R-2024-04-30/211

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve for award this open call to the lowest bidder meeting specifications, Eric Taylor LTD for \$832,628.75 for a one-year period (HST Incl.) as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.3 RFP #2024033 - Engineering Services for Upgrading Fuel System at the Bay Bulls Big Pond Water Treatment Facility

SJMC-R-2024-04-30/212

Moved By Councillor Korab

Seconded By Councillor Ridgeley

THAT Council award this RFP to Stantec Consulting Ltd. in the amount of \$158,527.50 (HST included) based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.4 2024076 - Ready Mix Asphalt

SJMC-R-2024-04-30/213

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve for award this open call to the three lowest compliant bidders, Farrell's Excavating Limited – ranked #1, Municipal

Construction Limited - ranked #2, and Pyramid Construction Limited – ranked #3 as per the Public Procurement Act.

Work for this contract is allocated based on ranking starting with the lowest bidder. However, due to operational reasons as outlined in the bid documents, the City may bypass the order of ranking and contact the next ranked supplier to supply asphalt.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.5 2024014 - Guide Rail Repairs

SJMC-R-2024-04-30/214

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve for award this open call to the lowest bidder meeting specifications, Coast to Coast Construction and Property Maintenance Ltd., for \$155,623.75 per year (HST Incl.) as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.6 2024044 - Supply and Delivery of Sodium Hypochlorite (Windsor Lake WTP and Swimming Pools)

SJMC-R-2024-04-30/215

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve for award open call 2024044 - Supply and Delivery of Sodium Hypochlorite (Windsor Lake WTP and Swimming Pools) to the lowest qualified bidder meeting specifications for each section, as per the Public Procurement Act. All bid prices are attached, and the lowest qualified bid is bolded and underlined.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.7 2024048 - Supply & Delivery of Glass Beads

SJMC-R-2024-04-30/216

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve for award open call to the lowest bidder meeting specifications, Construction Signs Ltd, for \$92,517.50 HST included, as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.8 2024049 - Traffic Paint & Road Marking Products

SJMC-R-2024-04-30/217

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council approve for award open call 2024049 – Traffic Paint & Road Marking Products to the lowest bidder meeting specification, Sherwin Williams, for \$269,884.79 (HST included), as per the Public Procurement Act.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

12.9 2024067 – Engineering Services for Carrick Drive Virginia River Culvert Replacement Project

SJMC-R-2024-04-30/218

Moved By Councillor Korab

Seconded By Councillor Ridgeley

THAT Council direct that the contract for Engineering Services for Carrick Drive Virginia River Culvert Replacement project be awarded to Pinnacle Engineering ULC in the amount of \$419,002.50 (HST included).

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

The following two petitions were presented and will be circulated to all members of Council and applicable Staff:

- Petition received for Council to consider the change of zoning from commercial neighbourhood to residential reduced lot at 175 Ladysmith Drive. Seeking this to accommodate the construction of residential homes.
- Petition received for Council to reconsider the plan to install sidewalks on Willenhall Place and Dailmer Street in Coventry Terrace.

14. NEW BUSINESS

14.1 Goulds Recreation Association Operational Grant

Councillor Ridgeley offered his congratulations and recognized the work and dedication of the volunteer board of the Goulds Recreation Association.

SJMC-R-2024-04-30/219

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve a \$25,000 increase in 2024 to fund the Goulds Recreation Association budgeted shortfall and refer the request for a \$25,000 increase to their 2025 budget process for consideration.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

14.2 St. John's Port Authority – Review of Applications to Appoint City Representative to SJPA Board

SJMC-R-2024-04-30/220

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council appoint Jill Brewer as the City's representative on the St. John's Port Authority Board.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

15. OTHER BUSINESS

15.1 SERC - 2024 Road Closures 1

SJMC-R-2024-04-30/221

Moved By Councillor Davis

Seconded By Councillor Ravencroft

That Council approve the road closures associated with the Mundy Pond 5K on May 5, the ANE Mile on May 25, and RCMP Parade on May 28.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Ravencroft, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (6 to 0)

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:45 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 4 Holdsworth Street – INT2400023

Date Prepared: May 7, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required: To approve parking relief for a seasonal outdoor Lounge area (parklet) for 4 Holdsworth Street.

Discussion – Background and Current Status: Jungle Jim's/Shamrock City applied to construct a seasonal outdoor Lounge area (parklet), which is an extension of their existing patio at 4 Holdsworth Street, identified also as 346 Water Street. The property is identified in the Business Improvement Area (Map 6) and properties that abut George Street allow a Lounge as a Permitted Use. The outdoor parklet will be approximately 175m² and will require nine parking spaces. The property owner is leasing three parking spaces and seeking parking relief for the remaining six parking spaces.

Under **Section 8.12** of the **Envision St. John's Development Regulations**, where an applicant wishes to provide a different number of parking spaces than required under **Section 8.3** and where the change does not merit a parking report, a staff report may be accepted in lieu. The applicant has indicated that the outdoor Lounge area is seasonal in nature, will only be occupied during summer months, and is located where other parking locations/options are available nearby.

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.

ST. JOHN'S

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: **Envision St. John's Development Regulations Section 6.23 "Lounge," Section 8.3 "Parking Standards," 8.6.1 "Non-Residential Parking in the Downtown Parking Area" and 8.12 "Parking Report."**
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council relieve six (6) parking spaces for a seasonal outdoor Lounge area (parklet) at 4 Holdsworth Street/346 Water Street.

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 Relief for Seasonal Patio - 4 Holdsworth Street - INT2400023.docx
Attachments:	- 4 HOLDSWORTH STREET.pdf
Final Approval Date:	May 7, 2024

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

Jason Sinyard - May 7, 2024 - 1:15 PM



SUBJECT PROPERTY



DECISION/DIRECTION NOTE

Title: Proposed Deck in the Wetland Buffer – 61 Leonard J Cowley Street – INT2400025

Date Prepared: May 7, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required: To seek approval for a residential deck in the Wetland Buffer at 61 Leonard J Cowley Street.

Discussion – Background and Current Status: An application was received to construct an residential deck at 61 Leonard J Cowley Street, which will be located within the Wetland Buffer at the rear of the property. As per **Section 4.10(4)(a)** of the **Envision St. John's Development Regulations**, Council may permit development of a residential Deck within the Wetland Buffer, and such residential uses do not require referral to the City's Environmental and Sustainability Experts Panel (ESEP) prior to Council's consideration, subject to **Section 4.10(6)**.

Key Considerations/Implications:

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

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

Choose an item.

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

ST. JOHN'S

6. Legal or Policy Implications: **Envision St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes."**
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve a residential deck in the Wetland Buffer at 61 Leonard J Cowley Street.

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 - Patio in the Floodplain Buffer - 61 Leonard J Cowley Street - INT2400025.docx
Attachments:	
Final Approval Date:	May 7, 2024

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

Jason Sinyard - May 7, 2024 - 1:15 PM

DECISION/DIRECTION NOTE

Title: Request for Development Approval Extension – 395 East White Hills Road – DEV2100049

Date Prepared: May 7, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for a one (1) year extension of Development Approval at 395 East White Hills Road.

Discussion – Background and Current Status:

A request was submitted by Newco Metal and Auto Recycling to extend Development Approval for the proposed 896m² Warehouse extension at 395 East White Hills Road. As per **Section 4.5.4 (2)** of the **Envision St. John's Development Regulations**, final approval shall be valid for a period of 2 years from the date of granting by Council, and may be extended by Council at the written request of the applicant, or their authorized representative, for 1 additional year, for a total of 3 years.

Key Considerations/Implications:

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

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

Choose an item.

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

ST. JOHN'S

6. Legal or Policy Implications: **St. John's Development Regulations Section 4.5.4 (2) "Final Approval"**.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the one (1) year Development Approval extension at 395 East White Hills Road.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
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 - Request to Extend Development Approval – 395 East White Hills Road – DEV2100049.docx
Attachments:	- Location Map - 395 East White Hills Road.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghtle Brushett - May 8, 2024 - 11:09 AM

Jason Sinyard - May 8, 2024 - 11:21 AM



SUBJECT PROPERTY

ROBIN HOOD BAY RD

SUGARLOAF RD

EAST WHITE HILLS RD

EASTLAND DR

CI

CI

OR

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OR

OR

OR

IS

OR

32

CITY OF ST. JOHN'S

DISCLAIMER: This map is based on current information at the date of production.

DECISION/DIRECTION NOTE

Title: Notices Published – 59 Duckworth Street – DEV2400024

Date Prepared: May 7, 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 by Devon House Inc. at 59 Duckworth Street.

Discussion – Background and Current Status:

The proposed application is for a Heritage Use, to allow two additional Dwelling Units in addition to the previously approved 6 Dwelling units. The designated Heritage Building is recognized by both the City and the Province. The Dwelling units will occupy an area of 185m². Parking relief has been requested. The proposed application site is zoned Commercial Downtown Mixed (CDM).

Two submissions were received. Concerns were raised over the extra units, their overall size, and potential congestion of parking in the area.

A Heritage Use allows any Use of a designated heritage building which is, in Council's opinion, compatible with the adjoining uses. In July 2023, a Heritage Use application was approved for this site to allow the conversion of the 1st floor into 2 Dwelling Units; four additional units were added to the 2nd and 3rd floors, which are permitted on the 2nd storey or higher. This application is to consider 2 additional Dwelling Units in the basement level, which are each one-bedroom units. If approved, there would be eight units in total; two units per floor with a mix of studio, one- and two-bedroom layouts.

Parking is provided at the rear of the site and can accommodate six vehicles. As per Section 8.3 of the Envision Development Regulations, eight (8) parking spaces are required and parking relief for two parking spaces is requested. The site is located within the Downtown and there are bus routes in the area. Subject to Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested does not merit a Parking Report, Council may accept a staff report in lieu which is presented as this Decision Note.

ST. JOHN'S

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 for a Heritage Use to allow two additional Dwelling Units at 59 Duckworth Street, which is a designated Heritage Building and waive two parking spaces for the proposed Dwelling Units.

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 - 59 Duckworth Street.docx
Attachments:	- DEV2400024-59 DUCKWORTH STREET.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghtle Brushett - May 8, 2024 - 10:27 AM

Jason Sinyard - May 8, 2024 - 12:28 PM



SUBJECT PROPERTY

PLYMOUTH RD

DUCKWORTH ST

WATER ST

COH

CDM

CDM

IG

IG

59

55

51

49

61

71

73

26

37

1

2

3

4

Karen Chafe

From: Planning
Sent: Thursday, April 25, 2024 1:37 PM
To: CityClerk
Subject: FW: Comments - re 59 Duckworth Street

From: [REDACTED]
Sent: Thursday, April 25, 2024 1:31 PM
To: Planning <planning@stjohns.ca>
Subject: Comments - re 59 Duckworth Street

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.

I note that the current property is identified as "For Lease". Also, from the aerial photo, there is apparently no off-street parking for the building.

There are several "Area 6" parking spots in front and a substantial "Commercial Loading Zone".

I'm not aware of this building being used previously as apartments, but I have no objection to the addition of 2 additional units. If apartments are fully occupied and residents have vehicles, parking will become an issue. It can be mitigated by turning the "Commercial Loading Zone" into permit parking.

Karen Chafe

From: [REDACTED]
Sent: Monday, April 29, 2024 9:44 PM
To: CityClerk
Subject: 59 Duckworth St.

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 Sir, The proposed application re the above, for a HERITAGE USE, exactly what does that mean? In this instance, what is a DWELLING? Is it a bed-sitting with shared bathroom and kitchen facilities or an apartment with its own bathroom and kitchen. What is the plan? Are these dwellings all suitable for 2 people? The whole area is less than 2000 sq. ft. How many people are intended to inhabit these dwellings? Who is going to own this building and provide oversight? Is it going to be one of these "private shelters" for the homeless?

I cannot do much about the approval for 6 dwellings, but am opposed to the increase of 2 more. Too many people in such a small space is a fire hazard.

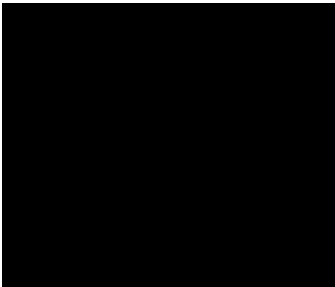
Parking is congested in this area and at a minimum. Relief from same should not be permitted.

Last Fall, there were people sleeping [REDACTED] lobby, as well as sleeping and defecating in the long grass behind and adjacent to this building at 59 Duckworth.

Our concern, as to what is happening in this building at 59 is very real and justified.

Please in your wisdom would you deny this increase in number of DWELLINGS.

I telephoned your planning dept., but the person who returned my call had no answers to my questions. He was, however, very understanding of them.



DECISION/DIRECTION NOTE

Title: Notices Published – 31 Julieann Place - DEV2400043

Date Prepared: May 7, 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 by Ajoke Naija Stores at 31 Julieann Place.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for retail sales of prepacked African grocery items. The floor area will be approximately 13m² and hours of operation will be Monday to Saturday, 9 a.m. – 6 p.m. Orders will be placed online and delivered locally. Orders outside the delivery area can be picked up during hours of operation and parking is available. No on-site sales will occur. The proposed application site is zoned Residential 1 (R1).

Twelve submissions were received. Two submissions were in support of the application, while concerns noted increased neighbourhood traffic, increased commercial intensity within a residential neighbourhood, lack of parking in the area, safety concerns and effect on property values.

The applicant notes that orders will be placed over the phone or via email and will then be delivered twice weekly around the St. John's area. Limited on-site pickup will be offered for those outside the delivery area and on-site parking is available. To address traffic concerns, the applicant is willing to limit on-site pick-up from 12-4pm on Monday, Friday and Saturday. On-site retail is not offered, therefore traffic to the site would be limited. The allowable size of a home occupation helps to limit overall commercial intensity and impact on residential areas.

Key Considerations/Implications:

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

ST. JOHN'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: **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 at 31 Julieann Place for a Home Occupation for retail sales of prepacked African grocery items with hours of operation Monday to Saturday, 9 a.m. – 6 p.m. and revised hours for order pick-up on Monday, Friday and Saturday, 12 p.m. – 4 p.m.

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 - 31 Julianne Place.docx
Attachments:	- DEV2400043-31 JULIEANN PLACE.pdf - Redacted Submissions - 31 Julienne Place.pdf
Final Approval Date:	May 8, 2024

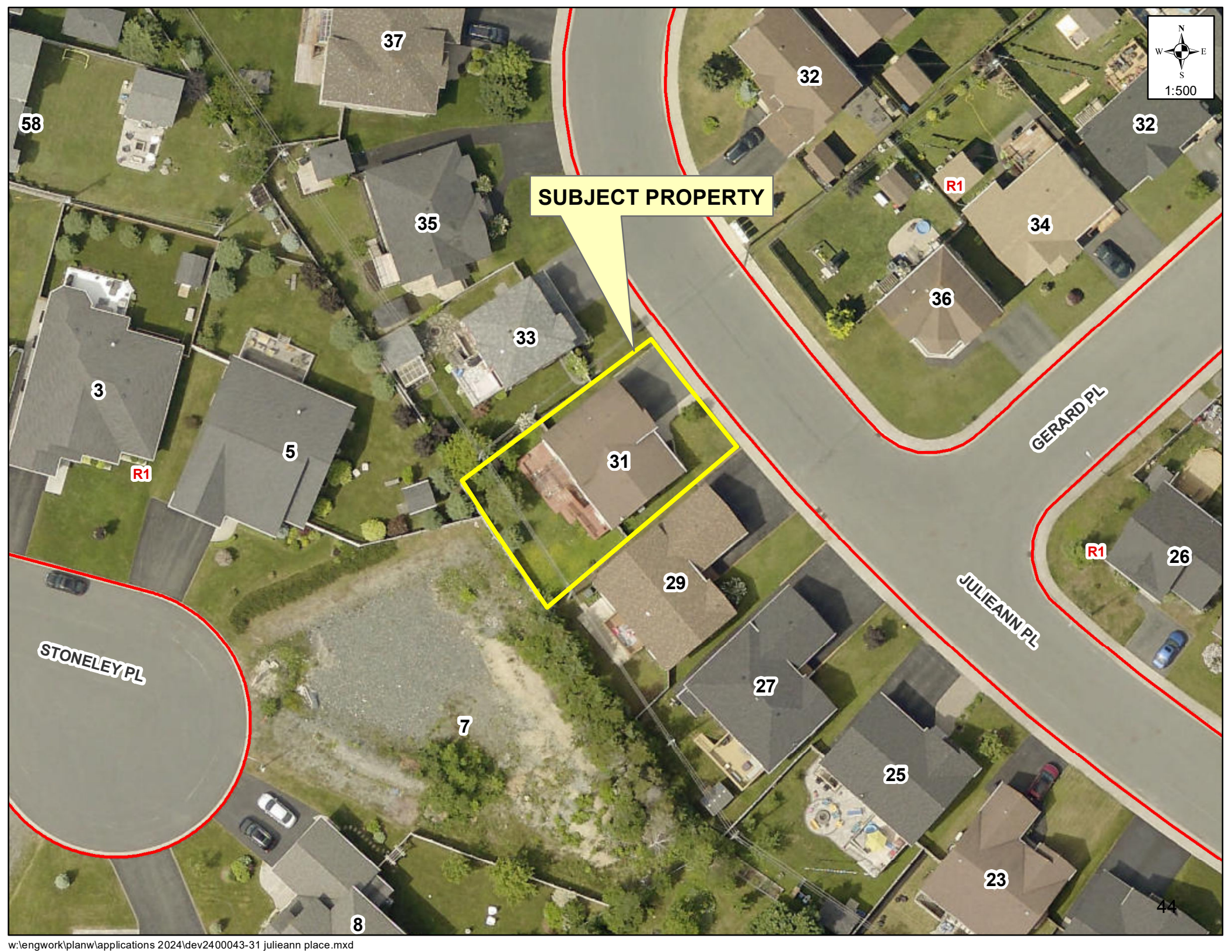
This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghle Brushett - May 8, 2024 - 12:20 PM

Jason Sinyard - May 8, 2024 - 12:25 PM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Saturday, April 20, 2024 1:52 PM
To: CityClerk
Subject: Application - 31 Julieann Place

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.

Regarding the above application for a retail business, I wish to voice my objection. I live at [REDACTED] [REDACTED] [REDACTED] Katie Place, Juliann Place, Gerard Place, Lucyrose Lane and Gregory Street. This is a residential neighborhood for which we pay high taxes for the privilege of not having businesses in this neighbourhood. To allow this application to be approved will reduce the values of our properties in the subdivision. It will also increase traffic in the area where children currently can play with little concern as the majority of traffic is destination traffic, i.e., residents of the area. Please record the objection of both my [REDACTED] [REDACTED] to the application of 31 Juliann Place for the Home Occupation for retail sales of prepacked African grocery items. Thank you for your attention.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 1, 2024 8:10 PM
To: CityClerk
Subject: 31 Julieann Place

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.

My name is [REDACTED] East point landing is a residential area, not a commercial area. I do not support this business proposed to locate at 31 Julieann Place. There is a park close by, numerous children playing in this area; allowing this will cause an increase in traffic from customers and deliveries, potentially putting children at risk. This area has a high number of young school-aged children in each household, often seen playing hockey, basketball, baseball riding bikes in and around the streets. Having a grocery business located in the middle of this area will cause issues! [REDACTED]
[REDACTED] do not support this!

Karen Chafe

From: [REDACTED]
Sent: Friday, April 19, 2024 4:40 PM
To: CityClerk
Subject: Application 31 Juliann Place

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

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.

To whom it may concern,

I am writing to express my concern with this application due to it being a residential area. Unless the proper traffic calming can be put in place this should be voted against. It states this is mostly delivery but there is no way to properly police this which is what is most concerning.

Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, April 19, 2024 2:01 PM
To: CityClerk
Subject: Re: Application - 31 Julieann Place

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.

To Whom it May Concern:

I'm writing to express my opposition to the Discretionary Use application for 31 Julieann Place. [REDACTED] and I am very concerned about the additional traffic this would bring to the neighborhood. As one example, children throughout the neighborhood frequently walk past this particular house en route to the playground around the corner on Gerard Place, and I fear that the additional traffic stemming from this proposed business would unnecessarily put the safety of these children at risk. Additionally, [REDACTED] that prohibits turning a property into a business, and I would not be surprised if 31 Julieann Place also has one. I know [REDACTED] in order to ensure that the neighborhood is used purely for residential purposes, and this application goes against the residential spirit of the neighborhood. I believe approving this application would negatively alter the neighborhood's makeup and would have a negative impact on home values in the neighborhood. I am strongly against this application.

Thank you for your consideration.

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Monday, May 6, 2024 4:19 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Jason Sinyard; Jennifer Squires; Justin Tucker; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Subject: Re: Application - 31 Julieann Place

[REDACTED] thank you for writing in with your thoughts and concerns. I wanted to follow up on the restrictive covenant which you mention. Developers sometimes use them when developing new neighbourhoods. You mentioned a restriction in commercial use of a house.

Unless the City is a party to the covenant (we usually would not be), we would not be involved in any enforcement of it. That would be a matter for the property owner and the developer to discuss. As well, unless the developer worked with the City to see that aspects of a covenant (such as a restriction on commercial use of a house) was made a part of the City's Development Regulations, then we would apply our Development Regulations and the particular land-use zone for a neighbourhood. Most of our residential zones do allow, or at least consider, some type of homes-based business, subject to zone standards.

We look for a balance - quiet and safe enjoyment of residential neighbourhoods, with reasonable use of a property for low-key commercial purposes. Thanks again for writing in.

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, NL

From: Karen Chafe <kchafe@stjohns.ca> on behalf of CityClerk <cityclerk@stjohns.ca>
Sent: Friday, April 19, 2024 2:24 PM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>
Subject: RE: Application - 31 Julieann Place

Good Day:

Thank you for your email. Via this response, I am referring it to our planning and development staff for their consideration and/or response as required. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to referral to the future Regular Meeting of Council on May 14, 2024 at which time this matter will be discussed.

Regards,

Karen Chafe
City Clerk

Karen Chafe

From: [REDACTED]
Sent: Saturday, April 20, 2024 5:36 PM
To: CityClerk
Subject: Re Application - 31 Julieann Place

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,

I'd like to submit the below comments in relation to the application made at 31 Julianne Place.

Thank you,

[REDACTED]

When [REDACTED] were house hunting a few years ago, one of the most attractive features that led to our decision to purchase a home in our neighbourhood is the lack of through traffic making it inherently a safer place to raise our family. I'm concerned that granting this application will cause increased traffic in our neighbourhood making it less safe for our kids to play. Further, I am also concerned that allowing this application will set a precedent for other, similar business applications that have the potential to fundamentally change the identity of the safe neighbourhood that we and others currently enjoy for our families. I strongly oppose this application.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, April 24, 2024 10:15 AM
To: CityClerk
Subject: 31 Julieann place

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 day,

We are a [REDACTED]. The main reason we bought this house is the peaceful neighbourhood which offers a safe environment for kids to play outside since it is a quiet street with almost no traffic. We think using the house for discretionary use can affect our safe kid friendly neighbourhood, so we strongly disagree with such activities in our neighbourhood.

Karen Chafe

From: [REDACTED]
Sent: Monday, April 22, 2024 9:01 PM
To: CityClerk
Subject: RE: 31 Julieann Place Application

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

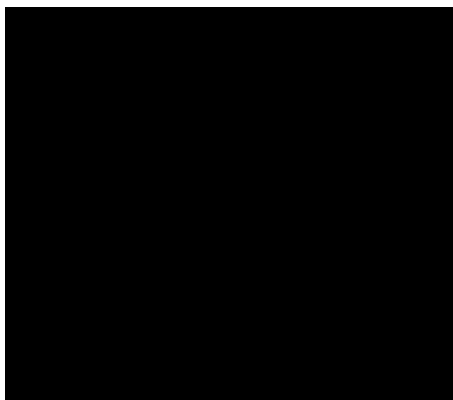
CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Dear St. John's Planning Committee,

We are writing to express our support for the discretionary use application submitted by a member of our community to operate Ajoke Naija Stores out of their home. As a resident of St. John's, I believe it is crucial for us to embrace and encourage initiatives that foster diversity, support minority-owned businesses, and promote entrepreneurship within our city.

Supporting this application is not merely about permitting a business to operate; it is about recognizing the value of cultural diversity and the contributions of the african community to our city's vibrancy and economy. By granting approval for this venture, we demonstrate our commitment to inclusivity and celebrate the tapestry of cultures that make up the fabric of St. John's.

A local African pre-packaged grocery store would fill an important niche in our community, offering residents access to authentic ingredients and products that reflect the diverse culinary traditions of the African diaspora. As residents who believe in the power of grassroots entrepreneurship to drive positive change, we encourage the planning committee to approve this discretionary use application.



Karen Chafe

From: [REDACTED]
Sent: Thursday, April 18, 2024 3:49 PM
To: CityClerk
Subject: Ajoke Naija Stores

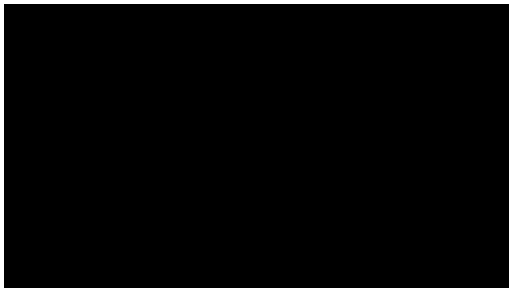
You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Hello,

I think this is a great application, and I'm so glad the city is finally getting a Nigerian food store.

Thanks!



Karen Chafe

From: Planning
Sent: Tuesday, April 23, 2024 1:30 PM
To: CityClerk
Subject: FW: Application - 31 Julieann Place

From: Access St. John's <access@stjohns.ca>
Sent: Tuesday, April 23, 2024 1:26 PM
To: Planning <planning@stjohns.ca>
Subject: Fw: Application - 31 Julieann Place

See notes below.

Jeff

Access St. John's

Web Service

Call: 311 or 709-754-2489

Fax: 709-576-7688

From: noreply@stjohns.ca <noreply@stjohns.ca> on behalf of [REDACTED]

Sent: Sunday, April 21, 2024 10:02 PM

To: Access St. John's <access@stjohns.ca>

Subject: Application - 31 Julieann Place

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

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.

Regarding the application for retail sale. As [REDACTED] a, we would be against this application. This is a quiet residential community with a large number of small children playing regularly. This home is located right next to an intersection not far from the park. Increased traffic would definitely cause concern of someone getting hurt in an accident.

Karen Chafe

From: [REDACTED]
Sent:
To: CityClerk
Subject: Application - 31 Julieann Place

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.

I am writing to express my concerns with the proposed grocery selling establishment at 31 Julieann Place.

I reside [REDACTED]. To me it has become a terrifying intersection. [REDACTED] and there are numerous neighbourhood kids that cross this intersection daily. Next to no one stops or slows down at this intersection. I have seen many near pedestrian motor vehicle near miss collisions. Someone is bound to be injured on this intersection.

This is a residential neighbourhood. It is not the place for a commercial business. This will increase traffic in our small neighbourhood - from the visiting patrons to the store, to the delivery drivers who will be delivering sales from the store, and the supply trucks delivering to the store. A neighbourhood is not the place for this. Land zone for commercial sales is.

Parking is also an issue. There is no parking aside from on street parking. [REDACTED] it is filled with three cars already. Cars on the streets jeopardize safety also. People walking are forced into the streets, bike riding kids are forced into the streets with obstructed sight lines.

I fear the increased traffic will result in disruption in our neighbourhood. I also fear injury to a child at the intersections. I think the city should be looking into traffic calming measures, rather than introducing commercial traffic into our neighbourhood.

I oppose the proposed development. There is plenty of commercial space for rent or purchase around the city that could accommodate a small business.

Karen Chafe

From: [REDACTED]
Sent: Friday, April 19, 2024 6:36 PM
To: CityClerk
Subject: 31 Julieann Place - Application - Discretionary Use Specialty Grocery Store

[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,

[REDACTED]
[REDACTED]

East Point Landing is sort of like a gated community, with just 2 access points from Logy Bay Road. This limits traffic volumes within our neighborhood to primarily involve those that reside in the neighborhood. There is no thoroughfare for the general motoring public to travel through the neighborhood, which keeps traffic volumes down. This was one of the reasons we purchased our home in East Point Landing as opposed to some neighborhood that had a collector or arterial street running through it.

One concern with the proposed specialty grocery store at #31 Julieann would be an increase in neighborhood traffic attributed to the stores customers and deliveries. Our neighborhood has numerous children of varying age, so any increase in traffic would be a concern for children that frequent the neighborhood, particularly accessing the nearby Gerard Place playground. This playground is just a stones throw from the application property #31 Julieann.

East Point Landing is purely a residential subdivision. Concern exists in introducing this commercial type discretionary use to the subdivision. It's adverse effect on the residential nature of the area, adverse effect on property values. Commercial type specialty grocery stores should be located in designated commercially zoned areas. There are vacant small sized commercial properties/rentals all over the City that would be well suited for this type of business, rather than opening a specialty grocery store in our residential neighborhood.

Please accept these comments as an objection to the discretionary use application. Thank you.

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 319 Hamilton Avenue – DEV2400038

Date Prepared: May 6, 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 by The Market Family at 319 Hamilton Avenue.

Discussion – Background and Current Status:

The proposed application is for a Restaurant (Take-out). The hours of operation will be Monday to Friday, 6 a.m. – 9 p.m., Saturday, 9 a.m. – 9 p.m., and Sunday, 9 a.m. – 6 p.m. The floor area of the business will be approximately 63m² and is located on the ground floor. The proposed application site is zoned Commercial Neighbourhood (CN).

Twenty-five submissions were received; twenty-two were in favour of the application. Several submissions raised concern pertaining to traffic volumes, a lack of parking for both the proposed use and existing businesses in the area, and excess lighting from the business in the nighttime.

The applicant projects they will have between 25-50 transactions per day (including food delivery apps). 2-3 staff will be on-site and share rides to limit the amount of parking needed. Parking instructions will be added to the food delivery apps (automated notification) advising drivers they are unable to park in front of the business. The applicant feels most online orders will occur after 5pm, when nearby businesses are closing, making on-street parking more available. The applicant noted that no major changes will occur to interior or exterior lighting. The proposed new exterior signage will not be luminated.

A previous application for this site was considered by Council in March 2024. No designated off-street parking has been acquired, as adjacent sites do not have surplus parking available. Based on the proposed floor area on-site parking is not required, but as the take-out is more intensive than the previous retail use and will have higher traffic volumes, there is concern that parking will occur in non-designated areas. On-street parking is available, although it doesn't exist immediately adjacent to the business; Hamilton Avenue has no parking directly in front of the proposed business as a requirement for sightlines exiting Richmond Street, while the opposite side of Hamilton Avenue has a no stopping restriction in place due to insufficient separation from the driving lane. Parking in either of these areas creates a safety issue and

ST. JOHN'S

restrictions cannot be removed. Limited parking is available on the south side of Hamilton Avenue and Richmond Street between driveways.

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

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 319 Hamilton Avenue.docx
Attachments:	- DEV2400001-319 HAMILTON AVENUE.pdf - Redacted Submissions - 319 Hamilton Avenue.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghle Brushett - May 8, 2024 - 9:19 AM

Jason Sinyard - May 8, 2024 - 10:06 AM



SUBJECT PROPERTY

319

321

303

50

323

47

45

43

CN

325

327

R3

37

35

61

R1

308

310

312

314

320

INST

HAMILTON AVE

RICHMOND ST

R1

329

331

R2

306

CN

R3

Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 16, 2024 9:32 AM
To: CityClerk
Subject: 319 Hamilton Avenue

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.

Thank you for including us in the letter of licence change for 319 Hamilton Avenue. [REDACTED]
[REDACTED]

Our area has become exceedingly busy. More traffic and parking demand than the area can handle. On Hamilton Avenue, the medical supply company (same owner as tattoo shop and takeout) now has five clients with that staff and clients within the medical supply shop. He has three parking spots on the street. Next to him is a new tattoo parlour (same owner) which we were never informed of by your office, and its clients and staff with one parking place. This brings me to the former weed supply store with no parking place on Hamilton Avenue, and one along side the building. Assuming a staff of at least one, there is no client parking.

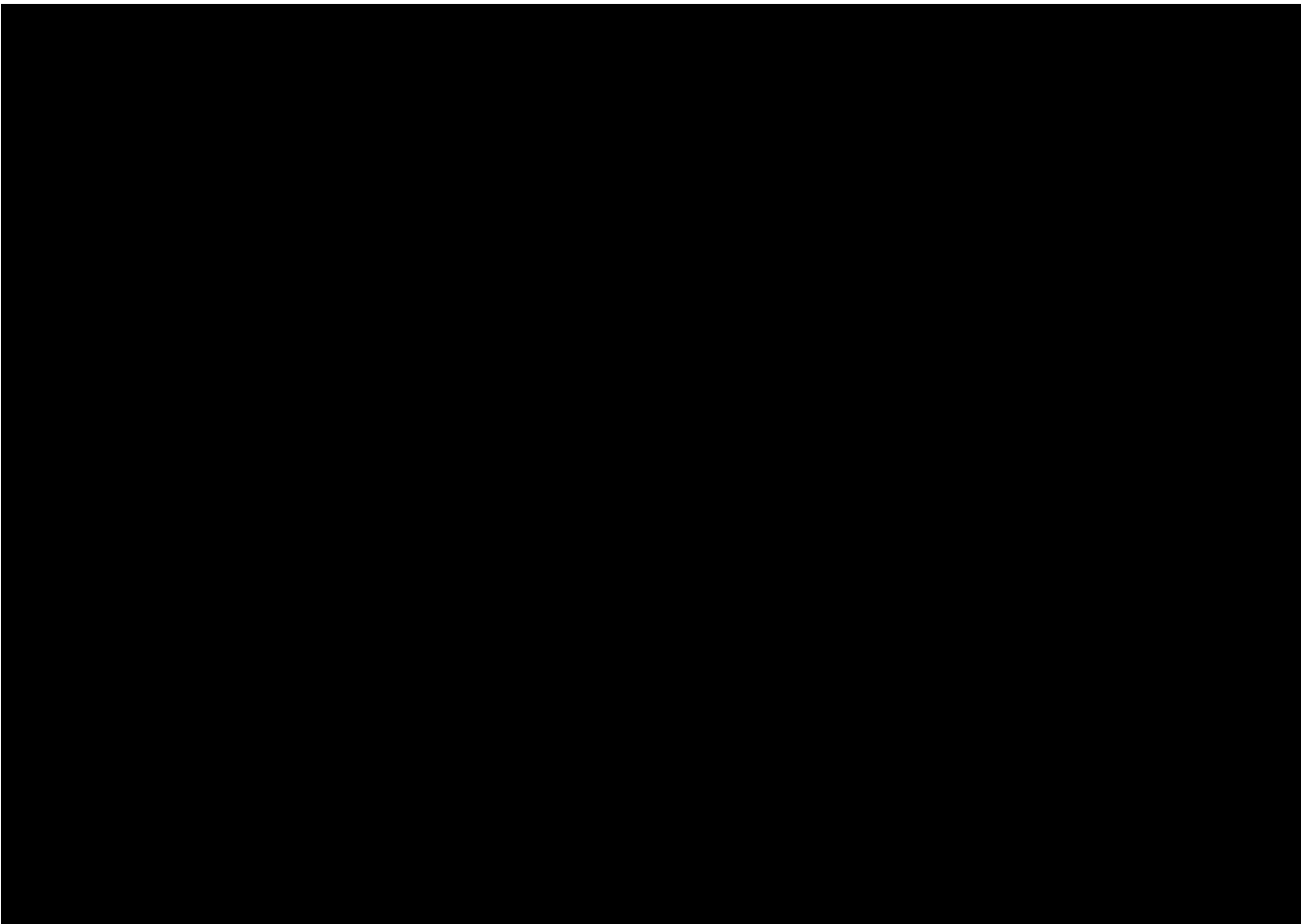
A beauty shop across the street (same side) has five staff, with parking for 5 staff, and clients having [REDACTED] driveway, or illegally park, which is much to common.

It's not that I'm opposed to a takeout, it's the fact that we don't have parking to handle the crowd. By the way, all three building are the same owner or family. The proposed takeout has two suites above it, with two parking stalls which are used by those renter.

Marie's mini market is fighting a battle with the beauty shop for the three spots on Hamilton Avenue, causing a lot of illegal parking.

We now have a new renovated building (choices for youth) with less than 20 stalls, with a planned staff of 100 according to the papers.

We also have Canada Post public mail box (blue circle below) on [REDACTED] and then three driveways next to each other. There already isn't enough parking for the mail boxes [REDACTED] often blocked by people getting their mail.



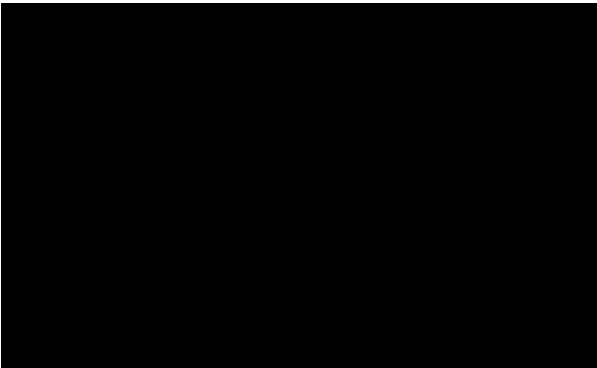
Currently no one has a place to put snow in winter. Competiton now between the business and home owners on where the snow goes. The business use the abandoned 50 Richmond Street but if that develops then there is no place left. Also, if developed that site will take a street parking spot for it's driveway entrance.

During winter there is only room for paring on one side due to snow buildup on sidewalks. We don't get sidewalk cleaning so just accumulates. People walk in the street.

No green space at all left in the area. The new 3 unit Habitat for Humanity home on Eric Street took the community garden away and that green space.

It's just getting much busier than ever intended, and I request a study and understanding be done prior to worsening the problem. I'm available to make an in-person presentation to council on the impact these decisions are having on our neighbourhood. No takeout business can run with one shared parking spot. The problems are already there, this makes it worst.

All I'm seeing is expanding businesses and pavement with no improvements to the area for residents that live here.





One spot used by two cars on Richmond Street along the proposed takeout. Not ..one car much to close to Hamilton avenue...Legally...room for one.



Fighting for parking in front of Marie's / Beauty shop..making a dangerous exit from Richmond Street to Hamilton Avenue.

Beauty shop 5 car staff...



Choices for Youth development...less than 20 stalls parking with 100 proposed staff/ volunteers.



Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 12:38 PM
To: CityClerk
Subject: The market family cafe

You don't often get email from [REDACTED]

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.

Hello,

This is a great cafe. Amazing food and service. I would love to have one within walking distance from my house.

Thanks,
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, April 19, 2024 6:46 PM
To: CityClerk
Subject: 319 Hamilton Avenue - restaurant proposal

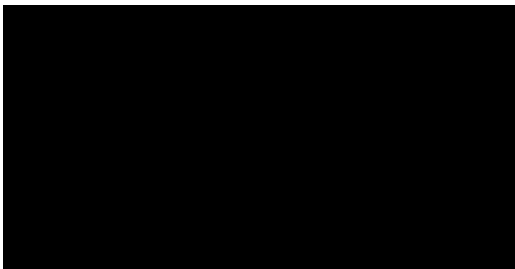
You don't often get email from [REDACTED]

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,

We are submitting comments regarding the 319 Hamilton Avenue's proposed restaurant. We are the residents of [REDACTED] and we would love a restaurant in the area! We miss having waterwest available near by, so this will be great.

We welcome this wholeheartedly.



Karen Chafe

From: [REDACTED]
Sent: Monday, April 29, 2024 9:13 AM
To: CityClerk
Subject: Fwd: Opening of the restaurant

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

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----- Forwarded message -----

[REDACTED]
Subject: Opening of the restaurant
To: <cityclerk@stjohns.ca>

I am very concerned and pessimistic about opening a restaurant at 319 Hamilton Ave. Because even now everyone who comes to public places is [REDACTED]. I'm afraid to think what will happen when this restaurant opens. Every employee needs a parking space, and so do customers. I think it will make it difficult to leave and enter [REDACTED] street, which will cause inconvenience for people [REDACTED]. So I express my disagreement with the opening of this restaurant. I ask that my name be kept anonymous. Thank you.

Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 5:13 PM
To: CityClerk
Subject: Discretionary Use application has been submitted by The Market Family at 319 Hamilton Avenue

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 afternoon,

I am writing to support the application submitted by Danilo Alex Gonzalez of the The Market Family to establish a take out restaurant at 319 Hamilton Ave.

[REDACTED]

My wife and I frequented The Family Market Cafe while it was located at the Jess Penney Family YMCA on Ridge Rd.

Besides being kind, generous, community minded and fearless Danilo prepares good, healthy affordable food. We very much enjoy the delicious multicultural cuisine cafe offers and value The Market Family's focus on local, community market/business development around food, art and craft. Danilo's business supports maybe two dozen other food vendors. In addition, a take out restaurant will compliment the diversity of businesses in that area of Hamilton Ave and offer the local residents access to affordable, multicultural food made by people passionate about good food while supporting community vitality.

Please seriously consider approving The Market Family Cafe's discretionary use application. The City of St. John's needs more people and businesses that emulate the friendly cultural and community dynamic The Market Family provides.

Thank you for your time and consideration.

Best Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, April 28, 2024 2:05 PM
To: CityClerk
Subject: The Market Family - 319 Hamilton Avenue

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.

Hello: We are repeating the comments we made on a previous version of the referenced application in February - see below.

Regards

[REDACTED]

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

Discretionary use application submitted by *The Market Family* for 319 Hamilton Avenue

It's good to see the lively mix of neighbourhood-sized business and services that's been springing up in the area, and although we're not familiar with this business at its previous Ridge Road location we're looking forward to seeing how it adds to the mix.

We wish to raise two points, one concerning road safety and one concerning our enjoyment of [REDACTED]:

Parking and Road Safety:

As is stated in the notice from Council, on-street parking is available: on the east side of Hamilton Avenue, and also at the top of Richmond Street. It's already well used by existing businesses in the area, and ready parking availability may become an increasing issue for business operators. Despite this, we believe it's essential that the existing No Parking area on Hamilton immediately in front of #319 be maintained. The Richmond-Hamilton intersection is virtually "blind" on the left for drivers exiting Richmond Street; we have seen several accidents and near-misses during [REDACTED]

[REDACTED] Keep the No Parking area, please!

Obviously we would want the other, even-numbered, side of Hamilton continued as No Parking as well; there clearly is no room to safely do otherwise.

Lighting and Residential Enjoyment:

[REDACTED]
(though not so much in the dead of winter) and excessive or unnecessary light later in the evenings would be intrusive and annoying. An example is the all-night lighting currently used in the alleyway of #323 / 325 Hamilton - although [REDACTED] The level of lighting from the current business at #319 Hamilton, on the other hand, is

relatively moderate; if the proposed business didn't exceed that, particularly after business hours, we'd be good with that.

Thank you for the opportunity to comment, and we look forward to seeing how our points are dealt with.



Karen Chafe

From: [REDACTED]
Sent: Sunday, April 14, 2024 12:03 PM
To: CityClerk
Subject: The Family Market Cafe

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

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 day,

I'd like to let you know that I am looking forward to the opening of the cafe at 319 Hamilton Ave. The food is lovely and diverse as well as healthy... not junk food.

Please consider approving the application. I'm at [REDACTED] will be a regular customer. I'll probably be getting the bus so parking is not a consideration for me.

Thank you,

[REDACTED]
Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Thursday, April 11, 2024 8:26 PM
To: CityClerk
Subject: Application - 319 Hamilton Avenue

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

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As residents [REDACTED] we're writing to support for this proposed take-out restaurant. We believe it would be a valuable addition to our community, since it would provide a food option within easy walking distance for us, something that we lack now.

Karen Chafe

From: [REDACTED]
Sent: Thursday, April 11, 2024 8:50 PM
To: CityClerk
Subject: Application - 319 Hamilton Avenue, April 2024

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

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I'm emailing to comment on the new Cafe proposal on Hamilton Ave.

The owner of this Cafe is a hard working community oriented individual with a work ethic that is unmatched. To provide a Cafe in the neighbourhood can boost Center city moral and create tax dollars towards our terrible economy. It's a win win for everybody.

It's a lucrative opportunity as there are thousands of residents in the area and in such a high traffic area it's bound to succeed.

Parking shouldn't be considered as parking is a nightmare anywhere in center city. The fact that Old Dublin Bakery can obtain a business permit on a Merrymeeting Road intersection with no parking and The Market Family cannot is ridiculous.

City council needs to reconsider as this is a fantastic opportunity for the neighbourhood to have a made to order fresh food service.

Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 2:21 PM
To: CityClerk
Subject: 319 Hamilton Ave - Market Family Cafe

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

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To Whom It May Concern,

I am a [REDACTED] who would appreciate this business in my area.
We need more walkable places to eat that aren't just Fish n' Chips.
It's a tough part of town to get a good bite to eat.
This cafe will be a welcome part of the local ecosystem.
Please approve their application.
All the best,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, April 29, 2024 7:23 PM
To: CityClerk
Subject: Fully in Support of the Proposed Application for 319 Hamilton Avenue

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

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Good day City Clerk,

I would like to officially respond to the notification I received in the mail regarding an application for a restaurant\take out at 319 Hamilton Avenue. I have lived in this [REDACTED] and look forward to seeing a restaurant\take out opening at this location. This neighbourhood has seen many recent improvements over the last few years in terms neighbourhood livability. You can now walk to get a cup of coffee, grab something you forgot at the supermarket, and so on. A restaurant in the neighbourhood would continue this trend. I can confirm many of us are walkers who would love any new addition in the neighbourhood allowing me to leave my vehicle in the driveway. Please continue the revitalization of this area for the good of the neighbourhood residents. I fully support this neighbourhood initiative and development. Please feel free to contact me with any questions or comments you may have.

Thank you,
[REDACTED]

Karen Chafe

From: Planning
Sent: Tuesday, April 23, 2024 9:16 AM
To: CityClerk
Subject: FW: 319 Hamilton Avenue

Please see the submission below.

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

From: [REDACTED]
Sent: Sunday, April 21, 2024 5:53 PM
To: Planning <planning@stjohns.ca>
Subject: 319 Hamilton Avenue

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

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Hello,

I would love to have this business in my area, it will be a very welcome addition. To have a place I can walk to for food is an excellent use of space.

Thank you

[REDACTED]
Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 12:39 PM
To: CityClerk
Subject: The Market Family Café - Application

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

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,
My name is [REDACTED] in the neighbourhood of 319 Hamilton Avenue.
I am writing to you today to request the approval of the business application for The Family Market Café at that location.

We have precious few cafés to go to in our neighborhood that are within walking distance and many of the ones that exist are not healthy inexpensive options for lunch hours. A café such as one proposed would bring some much needed variety to our community and another small business that we hope will thrive in a neighborhood with significant challenges.

Thank you for your consideration.
Have a great day,
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, April 11, 2024 10:47 AM
To: CityClerk
Subject: The Market Family at 319 Hamilton Avenue

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

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Hello there,

As a resident of [REDACTED] I am in favor of a new restaurant in the neighborhood (especially after the loss of Water West)



Karen Chafe

From: [REDACTED]
Sent: Sunday, April 14, 2024 6:34 PM
To: CityClerk
Subject: Market family cafe

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.

We are so excited to have something nearby selling real, local food and local vendors!!

We have already seen Urban Market take off and this will do the same!!

Supporting local keeps more of our money here in the province while supporting local families!

Plus, they represent a number of different cultures right here in the city!!!!



Karen Chafe

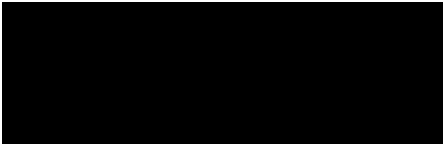
From: [REDACTED]
Sent: Wednesday, April 24, 2024 9:39 AM
To: CityClerk
Subject: 319 Hamilton Avenue

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.

Please consider The Market Family Cafe for 319 Hamilton Avenue.

Thank you,



Karen Chafe

From: [REDACTED]
Sent: Wednesday, April 24, 2024 9:07 AM
To: CityClerk
Subject: Market family cafe

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

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I have eat there many times very good food and awesome people..please give them a chance to explan and grow they deserve it for all the hard work they do .thanks :) ..

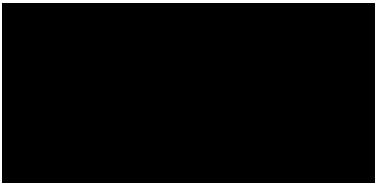
Karen Chafe

From: [REDACTED]
Sent: Thursday, April 25, 2024 11:54 PM
To: CityClerk
Subject: 319 Hamilton Ave.

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

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Hi just wanted to say that Danilo's cafe would do great at this address. I think they would get a lot of foot traffic here. As well as a few people to park in the spots available here to stop for a coffee and a treat. I live pretty close to this address and would love to visit them here.



Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 30, 2024 8:27 PM
To: CityClerk
Subject: The New Location for The Market Family Cafe

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

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Hi,

To whom this concerns,

[REDACTED]

The Market family Cafe [REDACTED] it's family, and a place I call happiness.

[REDACTED] don't cook and serve coffee's and sweets. [REDACTED] pour our hearts into making the Cafe a place where people can enjoy the experience delicious foods and drinks that come from all kinds of places across the world. [REDACTED] welcome everyone and anyone. [REDACTED] have such a special group of people who love [REDACTED] energy and environment and they can't wait for [REDACTED] to reopen on 319 Hamilton Ave, so they can walk in or drive by to grab a quick lunch from [REDACTED] small take out options.

So, myself and many others are looking forward to the cafe to be reopen !!

Karen Chafe

From: [REDACTED]
Sent: Thursday, April 11, 2024 12:08 PM
To: CityClerk
Subject: 319 Hamilton Ave (support letter)

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Good afternoon,

Please accept this email as a letter of support for *The Market Family* Discretionary Use application for 319 Hamilton Ave as posted on the City of St. John's website April 10, 2024.

Thank you

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, April 14, 2024 1:34 AM
To: CityClerk
Subject: Application - 319 Hamilton Avenue, April 2024

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

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To whom it may concern,

Writing this as the [REDACTED]. I support the growth of businesses in this area with no objection to this development.

I will comment with concern that I've seen many applications declined over the years because of ignorant, and self serving residents objecting to to businesses that will "in theory" interfere with a perception of an entitlement to privileges based on uses of surrounding properties and that these open requests for comment are far too often bowed to instead of a council of making decision based on the needed progression of the community. Progress and change is critical to growth in the city, and unless council can continue to make choices for the betterment of the community at large, it will continue to stagnate. One need only visit another city in Canada and the US to realize how utterly lacking the forward thought of our newfoundland municipalities are. While I don't subscribe to not listening to the residents period - I've seen far too many businesses needlessly stunted or stopped outright because of absurd objections. Our city cannot continue in this way and decisive, creative and forward thinking action is a must.

Karen Chafe

From: [REDACTED]
Sent: Thursday, April 11, 2024 11:22 AM
To: CityClerk
Subject: 319 Hamilton Ave

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

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Hello,

I am writing to express my support in the application for the Market Family to operate a take out restaurant at this location. It is in [REDACTED] and any increase in the options for local food establishments should be approved. They also are already a reputable operator of other businesses and have made this area of our City more welcoming and vibrant.

I genuinely hope this approval is made without any doubt!

Thank you

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 3:20 PM
To: CityClerk
Subject: Re: 319 Hamilton Ave.

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

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I'm writing on behalf of the market family Cafe. I would love to be in walking distance of this Cafe not only for breaks from [REDACTED] but also for quick meals from my home. [REDACTED] and made a point to get meals from there on the days they were opened so it would be a real treat to have access to the various foods available from the market family Cafe on a more regular basis.
And being so close to Victoria Park I'm sure the Cafe would avail from visitors to the park.
Please approve the application for 319 Hamilton Ave.

Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 23, 2024 10:29 PM
To: CityClerk
Subject: The Market Family Café

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

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Hello,

I'm emailing to express my desire for the approval of The Market Family Café to open at 319 Hamilton Ave.

I live nearby at [REDACTED] and absolutely love the idea of walking to a café for fresh, locally made food. Please consider the need in this neighbourhood for local take out within walking distance with healthy options. I'm hoping there can be a solution found to support this local business opening in [REDACTED] neighbourhood, as I strongly believe they'd be an asset to the community.

Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 16, 2024 1:57 PM
To: CityClerk
Subject: 319 Hamilton Ave Cafe

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

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Hello!

My name is [REDACTED] location of the proposed cafe, I think it would be great for the area to have a place within walking distance as there are no options for the surrounding neighborhoods and apartment buildings.

Thank you!

DECISION/DIRECTION NOTE

Title: Notices Published – 43 Brooklyn Avenue – DEV2400050

Date Prepared: May 7, 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 by Jamaica Taste Catering at 43 Brooklyn Avenue.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for catering. The floor area will be approximately 12m² and hours of operation will be 9 a.m. to 9 p.m., seven days per week. There will be no sales from the site. The proposed application site is zoned Residential 1 (R1).

Nine submissions were received. One submission was in support while others raised concern pertaining to increased traffic (vehicular and pedestrian), upkeep of the property and parking on the lawn, increased commercial intensity in a residential neighbourhood, garbage, rodents, and intensity of the hours/days of operation.

The applicant clarified that orders will be placed for the catering service and deliveries completed by the applicant throughout the day; no outside delivery service will be used and no customers will visit the site. The days/hours of operation are dependent on the number of orders received and the applicant may not be operating at all times within the proposed timeframe. Parking is available on-site for those who reside in the dwelling and on-street parking is also available along the street, although not required for the business. The applicant is proposing to take any excess garbage directly to Robin Hood Bay. Should any property maintenance concerns arise or parking on the lawn, complaints would be addressed under the Residential Property Standards By-law.

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:

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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 at 43 Brooklyn Avenue for a Home Occupation to allow catering.

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 - 43 Brooklyn Avenue.docx
Attachments:	- DEV2400050-43 BROOKLYN AVENUE.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghtle Brushett - May 8, 2024 - 10:54 AM

Jason Sinyard - May 8, 2024 - 11:31 AM



SUBJECT PROPERTY

BROOKLYN AVE

HYDE PARK DR



Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 8, 2024 2:38 PM
To: CityClerk
Subject: Jamaica Taste Catering at 43 Brooklyn Avenue

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

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We missed the deadline to submit our concern about the possible location of Jamaica Taste Catering at 43 Brooklyn Avenue.

We are concerned that there will be lots of traffic to this street, introducing all kinds of people coming to our area including criminals. This may also reduce the value of our properties in this area. This is after all a residential area this needs to be in an industrial area.

Thanks,

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

April 23, 2024

Re: Discretionary use application at 43 Brooklyn Avenue – Jamaica Taste Catering

We recently received notice of an application to convert part of a residential dwelling to a seven day a week catering business. With proposed hours of operation extending from 9 am to 9 pm, seven days a week, means that 50% of the time this dwelling will now function as a business. The 'Description' states that there *"will be no sales or public visitations to the site"*, yet somehow any catering goods produced will have to be distributed. This implies there will likely be a regular stream of vehicle(s) delivering catered products and possibly bringing supplies.

[REDACTED] Brooklyn Avenue, are quiet, relatively narrow streets with no sidewalks. Traffic is generally minimal which is what attracted us, and we expect others, to this area. Last summer/fall, there were four (4) basketball nets on Hyde Park alone where children were outside playing. School busses also pick up and drop off children during the school year.

In our case, we [REDACTED] At that time, in addition to the [REDACTED]

[REDACTED] Item # 2 in the Covenant stated that: ***"The Building lot shall not be used for any purpose other than for private residential purposes ..."***. Item # 10 noted that: ***"The Building Lot or any building erected or to be erected thereon shall not be used for the purpose of any profession, trade, employment, service, manufacture or business of any description ..."***.

[REDACTED] never been notified that this covenant was modified or terminated. **Regardless, the operation of a catering business is contrary to why we chose to live here. Accordingly, we are not in favour of this catering business.**

Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 1, 2024 10:55 PM
To: CityClerk
Subject: Comment, application for 43 Brooklyn ave

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

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This letter is in regards to the discretionary use application submitted by Jamaica Taste Catering (43 Brooklyn Ave) for a home occupation (catering).

I write to you today with strong support for this catering business. Home businesses are an equitable way people can begin a business and remove some of the financial barriers. I am delighted to see more cultural businesses in our city and I believe that it will add to an increased sense of belonging. I applaud this home business and look forward to their continued success.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 1, 2024 10:00 AM
To: CityClerk
Subject: 43 Brooklyn Avenue - Home Occupation for Catering

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

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Hello,

I have a question about the application for a home catering business at 43 Brooklyn Avenue.

The correspondence I received says that on-street parking is available, yet there will be no sales or public visitations to the site. If there are no sales or public visitations, why does the city have to make on-street parking available? There's a contradiction there and I'm not sure what the reality will be. Either there'll be a significant increase in traffic to the area - enough so that the proposed business needs to provide parking. Or, there will be no additional traffic, which renders the stipulation for on-street parking, moot.

Also, the residents of 43 Brooklyn Avenue are already parking one of their cars on their front lawn. If on-street parking is indeed available, then why are they parking on the lawn? And, moreover, how has the city allowed them to park on the lawn? Surely there's plumbing, and other city services, to consider. If a pipe bursts because of it, and sewage backs up in my home, will the city be paying for damages?

I want to be clear, I have no objection to the residents earning a living from their home. My concerns are about increased traffic and parking (both on-street, and on the lawn). This is a very quiet, residential area and there are no sidewalks. We have a lot of elderly walkers on the road, dog-walkers, and children on bicycles. It's not an area that can accommodate increased traffic. And nobody wants to deal with damage to underground infrastructure.

I look forward to your response.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, April 24, 2024 11:42 AM
To: CityClerk
Subject: Discretionary Use Application 43 Brooklyn Ave

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

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Dear City Clerk:

My name is [REDACTED] For the record, I'm opposed to the idea of opening a business at 43 Brooklyn Ave for the purposes of operate a catering business. Reasons are:

1. Parking-there are limited parking spaces in the area and, home owners are already parking on the lawn in the winter to accommodate three vehicles. The home only has parking for two vehicles. (This detracts from the aesthetics of the area and leaves muck and dirt on the street).
2. Smell-12 hours of cooking 7 days a week will surely create an aroma in the neighborhood which would definitely get old quick.
3. Traffic-we live in a quiet neighborhood with many homes and with only one access in and out. Our streets are void of any sidewalks. I personally don't think our streets could handle any more traffic. Safety is my concern here.

Get [Outlook for iOS](#)

Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 23, 2024 8:36 PM
To: CityClerk
Subject: Application for Catering Service @ 43 Brooklyn Ave

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

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Good afternoon,

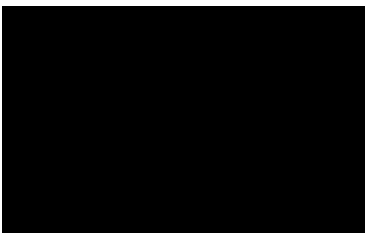
[REDACTED] and have received notice by mail that 43 Brooklyn Ave has filed an application for a catering business to be run from the residence.

We are opposed to this application for these reasons:

- This is a quiet street with very low traffic, this business would bring more traffic to the street
- There are no sidewalks in our area, the added cars parked on the street would cause concern for the small children riding their bikes or for pedestrians walking. (There is a note in the letter which quotes on street parking available) -the hours are 7 days a week for 12 hours a day. 9 am to 9 pm
- could evolve to become a "take out" or "skip the dishes" "door dash" type service with additional traffic concerns - potential for increased garbage and rodents from food service
- prefer not to have commercial operations in a residential neighbourhood. Create the precedent for other commercial operations.

There are no personal considerations in our opposition. We would oppose any commercial venture that would detract from the residential nature of the neighbourhood.

Please confirm receipt of this email.



Sent from my iPhone

Karen Chafe

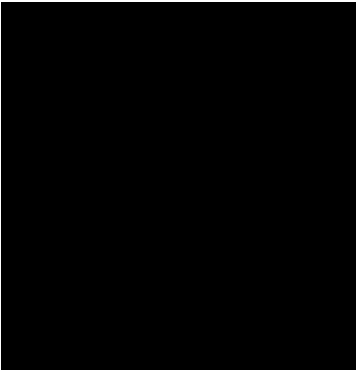
From: Planning
Sent: Tuesday, April 23, 2024 9:25 AM
To: CityClerk
Subject: FW: re Jamaica Taste Catering at 43 Brooklyn Avenue

Please see the submission below.

From: [REDACTED]
Sent: Tuesday, April 23, 2024 8:54 AM
To: Planning <planning@stjohns.ca>
Subject: re Jamaica Taste Catering at 43 Brooklyn Avenue

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

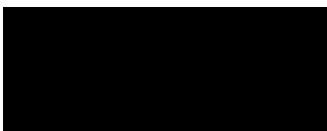
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I agree to the application for a catering service at 43 Brooklyn Avenue being approved. My only concern is do they deliver the food or is it one where there is a pick-up.

Could you please clarify if there will be pick-up service and if this is the case how many pickups would there be in the course of the day as this may impact traffic on an avenue with no sidewalks.

Thank you in advance for clarity on this matter.



Karen Chafe

From: [REDACTED]
Sent: Thursday, May 2, 2024 9:16 AM
To: CityClerk
Subject: Discretionary Use application - Jamaica Taste Catering at 43 Brooklyn Avenue

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Hell City Clerk,

Thank you for including us in the process of the change of use of the property at 43, Brooklyn Avenue St. Johns. I [REDACTED]

[REDACTED] We strongly oppose the application to change the use from purely residential to discretionary use for the following reasons.

- [REDACTED] children [REDACTED] like to play outside and the increased traffic will put them at significant risk.
- There are no sidewalks which with increased traffic will make us have to start walking closer to vehicles which puts [REDACTED] at risk, especially in the winter months.
- There is an old age condominium close by and the residents walk the street a lot and with increased traffic, it also puts them at the risk of not moving out as much. This will significantly affect their health and the community we have built [REDACTED]
- The increased garbage will also put us at the risk of rodent infestation. We have been seeing dropping already outside, so increasing food in the garbage will lead to more problems.

I want to make it very clear that the family staying at that address are very nice people but the idea of a catering service at that address will not be in the best interest of the community.

Let me know if you would like to talk about this further.

Best regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, May 4, 2024 5:03 PM
To: CityClerk
Subject: Response - Discretionary Use Application (Jamaica Taste Catering)

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

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Good afternoon,

We are writing today in regards to a discretionary use application that has been submitted in our neighbourhood. The license has been submitted by Jamaica Taste Catering at 43 Brooklyn Avenue in St. John's.

We appreciate the opportunity to voice the following concerns. The 12-hour day, 7-day-a-week traffic this venture stands to enable is a grave concern. Subsequent uses of apps such as Skip The Dishes and DoorDash to increase business will create a huge spike in automotive and foot traffic that will negatively affect day-to-day living, feelings of safety, and property values in the entire development should anyone wish to sell and move. This end result would be unacceptable.

In addition, we do not feel "on-street parking is available" within our received notice to be accurate as most space available is continually occupied by residents.

Thank you again for the opportunity to comment on the proposal.

Karen Chafe

From: Stacey Baird
Sent: Wednesday, April 24, 2024 11:55 AM
To: CityClerk
Subject: Discretionary Use Application 43 Brooklyn Avenue

Good morning,

I received a call from a concerned resident who expressed strong opposition to the above noted application.

They mentioned that the owners have been using their lawn for parking over the winter months, resulting in significant damage to the lawn. The disregard for the maintenance of the property has caused concerns among neighboring residents who take pride in the appearance of their properties. They feel that granting approval for a home occupation may exacerbate the existing problems and lead to possible further neglect of the property.

Thank you,

Stacey Baird
Administrative Assistant
Office of the City Clerk
(709)576-8229

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

DECISION/DIRECTION NOTE

Title: Notices Published – 61 Nautilus Street – DEV2400046

Date Prepared: May 6, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Salt Water Bath Bombs at 61 Nautilus Street.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for retail. The floor area will be approximately 35m² and hours of operation will be Monday to Friday, 9 a.m. to 5 p.m. Orders will be placed online and then can either be picked-up during operating hours or will be delivered. On-site parking is available. The proposed application site is zoned Residential 1 (R1).

Two submissions were received. One submission was in favour, while the other noted a lack of available parking in the area. Parking is available both on-site and on the street. Delivery of orders is an option, and is free over a specific dollar value, which would reduce visitors to the site.

Key Considerations/Implications:

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

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

Choose an item.

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

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5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 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 at 61 Nautilus Street for a Home Occupation to allow retail by Salt Water Bath Bombs.

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 - 61 Nautilus Street.docx
Attachments:	- DEV2400046-61 NAUTILUS STREET.pdf - Redacted Submissions - 61 Nautilus Street.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghle Brushett - May 6, 2024 - 2:22 PM

Jason Sinyard - May 8, 2024 - 10:09 AM



SUBJECT PROPERTY

NAUTILUS ST

ADVENTURE AVE

CK

O

R1

R1

110

Karen Chafe

From: [REDACTED]
Sent: Monday, May 6, 2024 3:10 PM
To: CityClerk
Subject: Comments regarding 61 Nautilus street

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

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Hi there, I just got back from work and checked my mail box and noticed the letter stating that my neighbours are opening a business, I'm located [REDACTED]! Just wanted to say that I have no concerns and best of luck to them on their business!

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Monday, April 15, 2024 4:16 PM
To: CityClerk
Subject: 61 Nautilus Street - Salt Water Bath Bombs

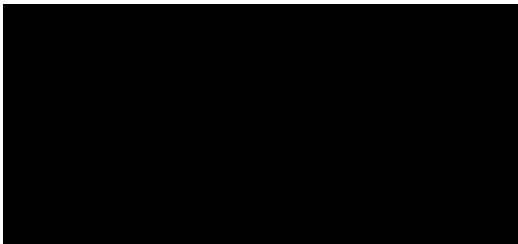
You don't often get email from [REDACTED]. [Learn why this is important](#)

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Good afternoon,

As per the letter I received regarding the above mentioned and the proposed application for a Home Occupation for retail, I have no issues with this proposed Business at 61 Nautilus Street.

Thank you.



Karen Chafe

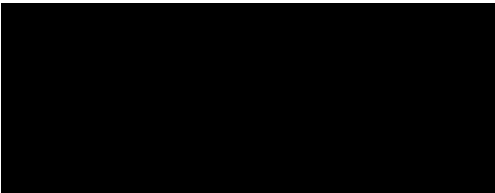
From: [REDACTED]
Sent: Wednesday, April 10, 2024 12:21 PM
To: CityClerk
Subject: Application - 61 Nautilus Street

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No no no.

There is already too little parking in Kenmount Terrace for residents, let alone someone opening a retail business out of their home. They say there is parking on site, but unless they plan to sell their vehicles and keep their driveway empty, there won't be. Parking on street is extremely limited, and most driveways in the neighborhood can't accommodate more than 2 vehicles.



DECISION/DIRECTION NOTE

Title: Notices Published – 63 Thorburn Road – DEV2400049

Date Prepared: May 7, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Fougere Menchenton Architecture Inc. for 63 Thorburn Road.

Discussion – Background and Current Status:

The Discretionary Use application is for an out-patient Clinic with no overnight stay, and will include endoscopy, operating and MRI rooms. The floor area for the Clinic is 1041m². The hours of operation will be Monday to Friday, 8 a.m. to 4:30 p.m. On-site parking is available. The proposed application site is zoned Industrial Commercial (IC).

Eight submissions were received. Although several submissions were in favour of the clinic, six submissions raised concern about limited on-site parking and pedestrian safety where people use the site as a short cut to adjacent uses. Parking calculations were completed based on the uses proposed on-site and sufficient parking is available. Parking would be in higher demand in the evening and on weekends (after school hours) at which time the clinic will be closed. The existing fence between the industrial commercial space and adjacent residential areas would need to be maintain as required for buffering purposes.

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.

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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 "Industrial Commercial (IC) 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 63 Thorburn Road for a Clinic Use.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 63 Thorburn Road.docx
Attachments:	- DEV2400049-63 THORBURN ROAD.pdf
Final Approval Date:	May 8, 2024

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

Lindsay Lyghtle Brushett - May 8, 2024 - 11:03 AM

Jason Sinyard - May 8, 2024 - 11:29 AM



SUBJECT PROPERTY



Karen Chafe

From: [REDACTED]
Sent: Tuesday, May 7, 2024 11:38 PM
To: CityClerk
Subject: 63 Thorburn Road

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

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Dear City of St John's,

[REDACTED]

Dear St.John's City council.

I was alarmed to discover this a couple of weekends ago that a proposal is in place to put a clinic in the building at 63 Thorburn Road. While I definitely think a clinic of this nature would be helpful, as a person who spends time regularly at 63 Thorburn, I feel having a clinic-- and the traffic it would add to this location-- is concerning.

With a couple of businesses already in the building, I can say that there are times of the day when there is little to no parking available--especially in winter. I know for a fact that there have been times when customers have had to leave due to no available parking.

Another major concern is the proximity of the entrance of this location to the intersection to the Avalon Mall. It's already a very busy road due to the mall and the schools around the corner. There are times of the day that the parking lot is backed up trying to get on and off the lot--especially since people need to turn left. A car was t-boned just this past fall right at the entrance to the lot. I can't imagine a traffic light could be put in so close to the Larkhall/Thorbuall intersection.

There are many children and families who attend both of the businesses in the building, and traffic zipping in and out of the lot has already been a problem. I know of at least two instances where children were nearly hit by cars going back and forth through the bottleneck entrance to Thorburn Road

On top of all of the traffic and parking concerns, I cannot fathom the disruption to the existing businesses if a large renovation project of this nature was under way. Both businesses would, undoubtedly, lose customers. I know that both Intervals and Get Air were hit--and hard--during the pandemic. Would be a shame to see them take another hit.

I respectfully submit these concerns. Please consider building a clinic in another location.

Thank you so much for you time.

Karen Chafe

From: [REDACTED]
Sent: Thursday, May 2, 2024 10:05 AM
To: CityClerk
Subject: 63 Thorburn Road Application

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

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Good Day,

[REDACTED] Intervals Music Studio in that same building and there is limited parking now as it is, and with *Get Air* in the back its a dangerous parking lot for kids going in and out of the studio, to put a clinic there as well it will be extremely congested and not safe for kids entering the building. Also, with the construction will disrupt the studio immensely. Will there be a plan for another parking lot on the other side of the building? What months will this construction be happening?

Thank you

Karen Chafe

From: [REDACTED]
Sent: Tuesday, April 23, 2024 2:23 PM
To: CityClerk
Subject: Application - 63 Thorburn Road

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Hello,

I would like to remain Anonymous, but my name is [REDACTED]

I am a frequent patron of the Intervals Music Studio and Get Air Businesses at 63 Thorburn Road. Already at this location there is a severe lack of parking available, not to mention the large numbers of young children going in and out of the building - which creates an increasing number of near accidents in the crowded lots. Adding an outpatient clinic would increase these issues tenfold and patients and patrons alike would have nowhere to park. I can't imagine the frustration this would cause for all parties involved as parking struggles would cause very real potential for patients to be late to appointments, and it is already extremely difficult to exit this location onto Thorburn road, especially those attempting to make left turns. I have seen many accidents and near accidents and have found myself waiting in a lineup of cars for a long period of time on a regular basis as I attempt to get out of the location. I don't believe the proposal of this location would best serve the community, despite the need for medical outpatient clinics. I am very worried for the safety of the kids as well as the patients. The parking lot simply isn't equipped for the traffic a medical clinic would bring, and the winter parking situation is ten times worse.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 1, 2024 4:18 PM
To: CityClerk
Subject: 63 Thorburn Road

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

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Hello,

I am writing in regards to an application at 63 Thorburn Road. I support a clinic at this location however have concerns with parking. There is a large parking lot but it can be full at times when Get Air or the music school is busy. Upgrades can be done to this parking lot including line painting and improved snow storage in the winter.

Karen Chafe

From: [REDACTED]
Sent:
To: CityClerk
Subject: Concerns about 63 Thorburn Rd application

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

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Hello,

I am writing to express my concern with the application posted on your website to house a medical clinic in the building [REDACTED] [REDACTED]

[REDACTED] Intervals Music Studio [REDACTED] [REDACTED]
[REDACTED] this studio meant more to me than I can express. It was a place [REDACTED] to form connections with other mothers (which is something that I think is lacking in our city) and to bond [REDACTED]
[REDACTED] studio for music lessons [REDACTED] thinks of this place as a safe space for [REDACTED] and [REDACTED] friends.

The parking lot for the studio is already a busy lot. Many children go through the doors of Intervals on a daily basis - I am not sure the number but I would think it is 100s. I will add that the studio has day time classes every day of the week - not just evenings and weekends! As we all know, children don't always have the best "road sense" and can run out in the parking lot without looking. This project would undoubtedly add more traffic to this already busy lot and many attendees of the proposed medical clinic would be driving through not realizing that it is a place where they should be careful to watch for young children. This alone should be a very valid and important reason for declining the application.

I will note the other tenant in the building (Get Air) is also a place for children and therefore also has many children running through the parking lot.

In addition, the parking lot may look large but it is quite often full! When Get Air has a lot of kids there for birthday parties or simply for exercise, the lot fills up quickly! And then if you add the 100s of people going to the music studio, you can imagine it is a lot that cannot handle a significant increase in traffic that would happen if this project were approved.

Lastly, I want to highlight the disruption of construction to the music studio. Get Air is already quite noisy given it is a trampoline park. But the music studio is not. Can you imagine trying to get a young child to concentrate on music lessons while hearing the noisy sounds of the construction project? I fear this would cause studio members to leave while the construction is taking place. When you consider the challenges that small businesses faced in the past few years, I think this would be very unfair to the owners of the studio - who gave so much of their time and effort to creating a special place for families throughout the stresses of the pandemic.

Please reconsider this project. There are countless empty buildings in the city that could be used for this project. Kelsey Drive just up the road has empty spaces with large parking lots. Or the O'Leary industrial park just up the road I am sure would have a better space than the proposed lot with two tenants that are focused on children.

I would welcome a conversation about this project if it would mean reconsideration would happen.



Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Tuesday, May 7, 2024 6:11 AM
To: CityClerk
Subject: Comment - 63 Thorburn Road discretionary use application

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

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Hi

Regarding the notice of application at the above mentioned address for development of an outpatient clinic, I would like to submit comment.

There is a known issue of walking traffic and pedestrians taking shortcuts through some backyards on Picea Lane which appears to be a route to nearby Avalon Mall. Thankfully, most of the parking lot area of 63 Thorburn Road (currently supporting a trampoline park business) has commercial fencing blocking walking access through property owner's backyards.

My comment (request) is that this proposed development ensure that current commercial high chain link fencing is kept and maintained and any open sections along and near the perimeter be erected/repared to block access to residential backyards of Picea Lane. In particular, a section of fence near the corner (closest to Picea Lane) of 63 Thorburn Road building is opened and with added walking traffic of a medical clinic, could become a pedestrian thoroughfare if not fully fenced.

I wish for my name not to be made public at this time, as explained in the notice sent to me by the city of St John's.

Kind regards

Karen Chafe

From: [REDACTED]
Sent: Saturday, April 20, 2024 10:03 AM
To: CityClerk
Subject: Comment - Clinic 63 Thorburn Rd.

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

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Dear Sir/Madam,

I fully support this application for a clinic at 63 Thorburn Rd as noted below. This will be a great addition to health services in our city.

Regards,

[REDACTED]

A Discretionary Use application has been submitted by Fougere Menchenton Architecture Inc. for 63 Thorburn Road.

Description

The Discretionary Use application is for a Clinic. The Clinic will be an out-patient Clinic with no overnight stay and will have endoscopy, operating and MRI rooms. The floor area is 1041m². The hours of operation will be Monday to Friday 8 a.m. – 4:30 p.m. On-site parking is available.

Karen Chafe

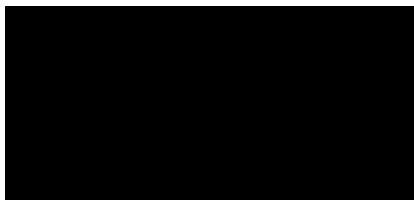
From: [REDACTED]
Sent:
To: CityClerk
Subject: Comment on clinic application for 63 thorburn road

[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:

I am not a resident of the area of 63 thorburn road but I am a [REDACTED]
[REDACTED] understand the importance of medical care but I do think the limit of available parking in the area is of concern. Regularly now there is no available parking during the daytime for either location due to how busy children's activity areas can be. In the summer time and during school holidays there will be no limit to how many children are being brought to both facilities. Adding a medical clinic that requires a significant number of staff to safely treat patients will add to an already difficult parking scenario.



DECISION/DIRECTION NOTE

Title: Landscaping in the Floodplain Buffer – 16 Kensington Drive – DEV2400055

Date Prepared: May 9, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required: To consider approval of Landscaping within the Floodplain Buffer at 16 Kensington Drive.

Discussion – Background and Current Status: An application was submitted to demolish and rebuild a Single Detached Dwelling at 16 Kensington Drive. The property borders on Virginia Lake and a 15m Floodplain Buffer applies to the site. While the new house will not encroach into the Floodplain or Floodplain Buffer, the applicant is proposing Landscaping (armour stone retaining wall) within the Floodplain Buffer. Council may permit Landscaping in the Floodplain Buffer as per Section 4.10(4) of the Development Regulations.

Subject to Section 4.10(6), prior to Council's consideration the application was referred to the Environment and Sustainability Experts Panel for their consideration. The panel has no concerns with the proposed application.

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.

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6. Legal or Policy Implications: St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes."
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve Landscaping within the Floodplain Buffer at 16 Kensington Drive.

Prepared by:

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

Approved by:

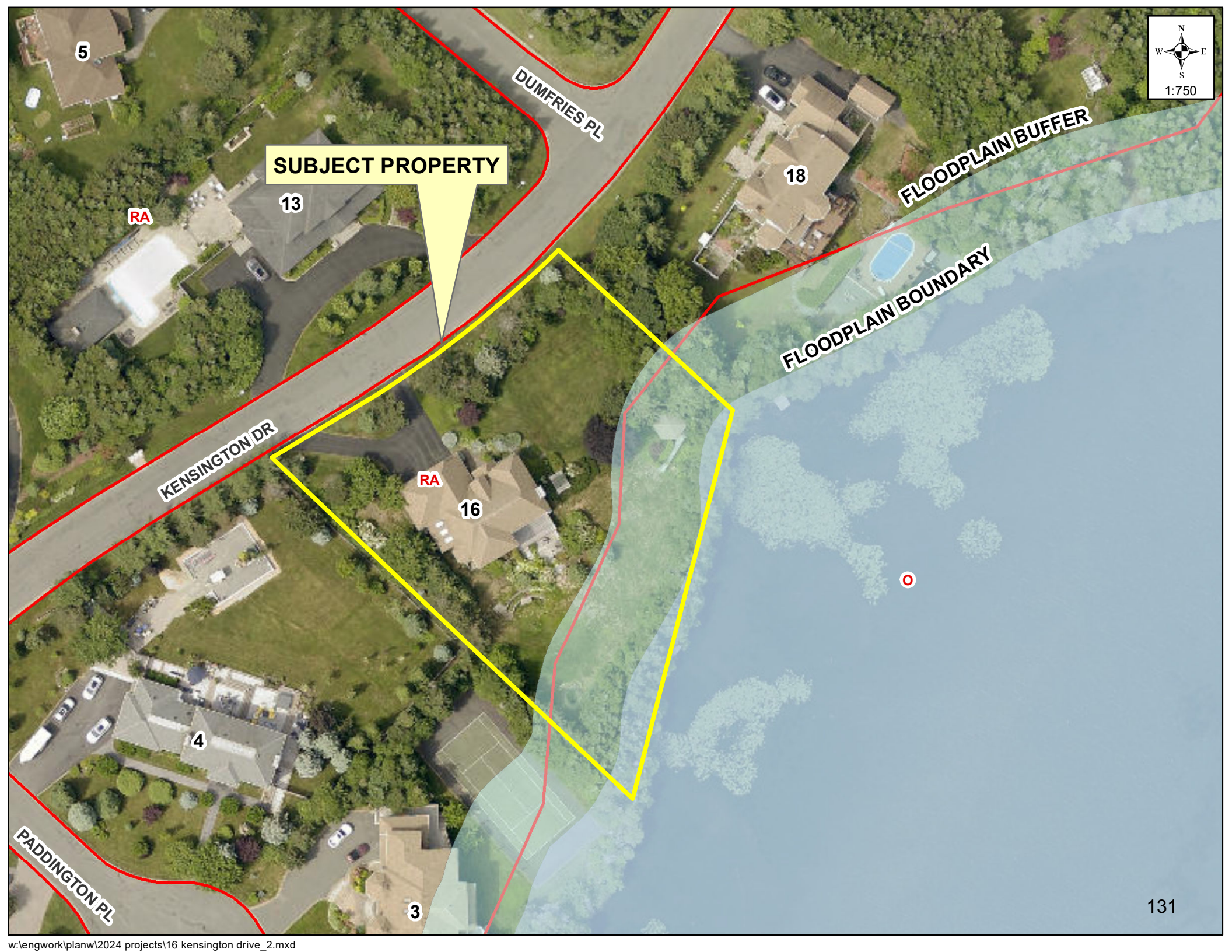
Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

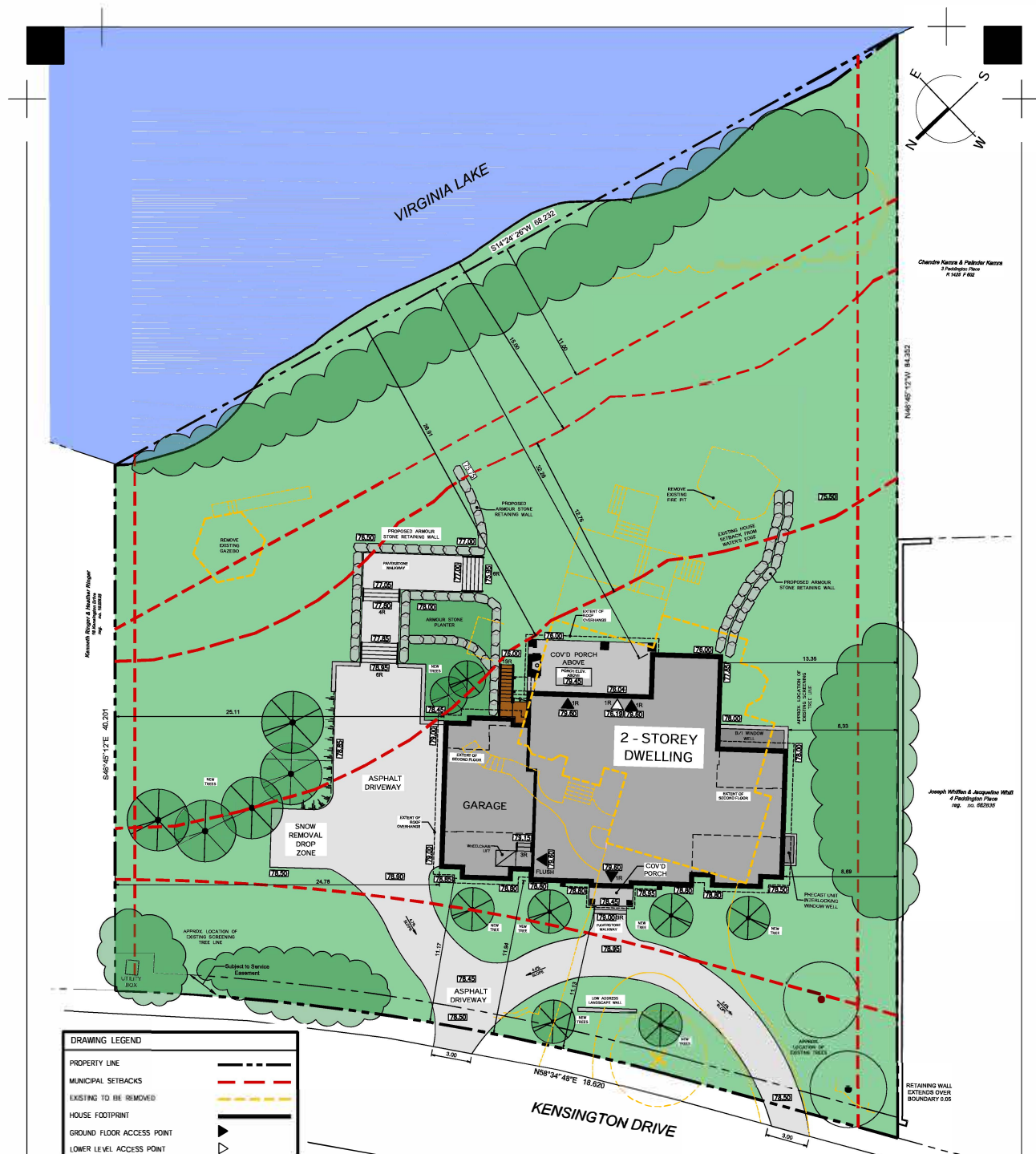
Report Approval Details

Document Title:	Development Committee - Landscaping in the Floodplain Buffer - 16 Kensington Drive - DEV2400055.docx
Attachments:	- 16 KENSINGTON DRIVE_2.pdf - Site Plan April 19th.pdf
Final Approval Date:	May 9, 2024

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

Jason Sinyard - May 9, 2024 - 10:54 AM





ST. JOHN'S

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

May 7, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Tom Davis
Councillor Carl Ridgeley

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

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

1. 38 Robin Hood Bay Road – MPA2400004

Councillor Ellsworth reviewed the application received from Newco Metal & Auto Recycling Ltd. to rezone land at 38 Robin Hood Bay Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone for a 12-unit, three-storey Apartment Building. The proposed building would house Newco employees. It is level, vacant land on the south side of the road, adjacent to A1 Automotive's

building at 50 Robin Hood Bay Road, and bordering an industrial owned by Pennecon Industrial at 456 Logy Bay Road.

The subject property is within the Industrial District of the Envision St. John's Municipal Plan and is designated Regional Industrial under the St. John's Urban Region's Regional Plan. Amendments to the Municipal Plan and the Regional Plan are required to consider the proposed rezoning.

The Industrial District applies to lands around the Robin Hood Bay Regional Waste Management Facility, as there is a Protection Area around the Waste Management Facility and 38 Robin Hood Bay Road falls within it. Municipal Plan Policy 8.6.6. states that the intent of this Protection Area is to maintain adequate separation distances from the Regional Waste Management Facility to prevent land use conflicts and ensure continued operation of the Facility. Allowing new residential uses within this Protection Area would be contrary to the Municipal Plan policy.

The subject property and surrounding area is zoned Industrial Commercial (IC). The proposed Apartment Building is not a complementary use to the nearby industrial uses. Therefore, staff recommend rejecting the application to rezone 38 Robin Hood Bay Road for residential use.

Members of Council discussed the application and although there was some support expressed for the initiative of the proponent, there were concerns raised due to the close proximity to the Waste Management Facility and ensuring that processes that are in place for housing development are followed and built in the appropriately zoned areas. The close proximity of a condominium building and existing residential neighbourhood to the proposed site in the application was also noted.

Some Councillors noted that they will be seeking further information from Staff and the proponent before they are to make a final decision at the next Regular Meeting of Council.

The definition of an Accessory Dwelling Unit was provided, noting that it is for a caretaker or essential worker accessory to a Permitted Use when the unit is included in the main Building or, in the case of land uses such as Agriculture, Forestry or Salvage Yards, when the Dwelling Unit is situate on the same property as the Use and forms part of the Use, and which shall not exceed 80 metres square.

Mayor Breen asked Staff for clarification on next steps if this application was to be approved by Council. Council was advised that a Land Use Report would be required as well as a Commissioners Hearing by the Minister of Municipal Affairs.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council reject the application to rezone land at 38 Robin Hood Bay Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone for an Apartment Building due to conflicts with the Industrial District policies in the Envision St. John's Municipal Plan.

For (5): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, and Councillor Korab

Against (2): Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (5 to 2)

2. 30 Harvey Road – Wall Sign

Councillor Ellsworth presented the recommendation on the Wall Sign for 30 Harvey Road located in Heritage Area 1. This is not a designated Heritage Building.

The Wall Sign is a mural painted on three pieces of wood that will be installed on the side of the building as outlined in the background information included in the agenda.

The wooden mural, titled *Sheila's Brush*, was displayed for years on Harbour Drive. It was originally painted for the City by Helen Gregory when the City was using the City of Legends promotion. It has been refurbished. The applicant would also like to install a small storyboard to explain the mural.

Based on the City's Sign By-Law, a mural painted on removable boards falls under Section 2(x), which states:

“(x) “wall sign” means a sign which is painted on or which is affixed parallel to a wall of a building, but excludes a fascia sign, a mural and a billboard”.

Section 57(2) limits a Wall Sign to 3 square metres in area. The subject Wall Sign is 8.9 square metres. Under section 59 of the Sign By-Law, the Built Heritage Experts Panel may recommend to Council the acceptance of non-conforming

signs whose design or situation merits it. Council may accept or reject the recommendation.

The Heritage Panel reviewed this application at its April 24, 2024 meeting and recommends Council approve the Wall Sign, as proposed. Staff agree with this recommendation.

Mayor Breen expressed his support and is pleased that the mural has found a new home as it will be a great addition to Harvey Road.

Councillor Davis offered that he would like to see the mural installed lower on the building for better viewing.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the Wall Sign proposed for 30 Harvey Road, which exceeds the maximum size of 3 square metres.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

3. 8 Riverview Avenue – REN2400081 – Heritage Building Exterior Renovations

Councillor Ellsworth provided Council with an overview of the application received to replace windows, clapboard, corner boards, door trim, and water table trim (at the bottom of the clapboard) at 8 Riverview Avenue, which is a designated Heritage Building located in Heritage Area 3. This house was designated by Council in 2017. The heritage Statement of Significance for the house is attached.

The house has wooden cladding, wooden trims and some wood windows with aluminum storm windows over them. The applicant is proposing modern materials to replace the above-noted exterior features. Specifically, solid composite material is proposed for all window, door and building trims, and Celect (a brand name) solid vinyl siding is proposed for the cladding. The windows will be replaced with vinyl windows replicating the original shape and size.

The Built Heritage Experts Panel reviewed this application at its April 24, 2024 meeting and have three recommendations for Council:

1. That Council approve the replacement of the windows at 8 Riverview Avenue as proposed, provided the window style, size and shape is retained.
2. Further, that Council require the original cladding material of wood be used, as vinyl siding is not permitted on a designated Heritage Building.
3. Further, that wood be used for all trims since original materials are to be maintained on a designated Heritage Building.

Any exterior alterations to a designated Heritage Building require Council approval. Staff agree with the recommendations from the Panel as they are in accordance with the City's Heritage Design Standards.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council approve the following exterior renovations to 8 Riverview Avenue:

1. replace windows as proposed, provided the window style, size and shape is retained;
2. replace cladding with wood siding, as vinyl siding is not permitted on a designated Heritage Building; and
3. Use wood for all trims since original materials are to be maintained on a designated Heritage Building.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

DECISION/DIRECTION NOTE

Title: 38 Robin Hood Bay Road – MPA2400004

Date Prepared: April 29, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 38 Robin Hood Bay Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone to allow an Apartment Building.

Discussion – Background and Current Status:

The City received an application from Newco Metal & Auto Recycling Ltd. to rezone land at 38 Robin Hood Bay Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone for a 12-unit, three-storey Apartment Building. The proposed building would house Newco employees. It is level, vacant land on the south side of the road, adjacent to A1 Automotive's building at 50 Robin Hood Bay Road, and bordering an industrial owned by Pennecon Industrial at 456 Logy Bay Road.

The subject property is within the Industrial District of the Envision St. John's Municipal Plan and is designated Regional Industrial under the St. John's Urban Region's Regional Plan. Amendments to the Municipal Plan and the Regional Plan are required to consider the proposed rezoning.

The Industrial District applies to lands around the Robin Hood Bay Regional Waste Management Facility. There is a Protection Area around the Waste Management Facility, shown on Map P-7 in Appendix A of the Municipal Plan, and 38 Robin Hood Bay Road falls within it. Municipal Plan Policy 8.6.6. states that the intent of this Protection Area is to maintain adequate separation distances from the Regional Waste Management Facility to prevent land use conflicts and ensure continued operation of the Facility. Allowing new residential uses within this Protection Area would be contrary to the Municipal Plan policy.

The desire to provide affordable housing for Newco employees is a laudable goal but the proposed location is not suitable. Once a residential use is established, the City would have no control over who could live there.

The subject property and surrounding area is zoned Industrial Commercial (IC). The proposed Apartment Building is not a complementary use to the nearby industrial uses. Therefore, staff recommend rejecting the application to rezone 38 Robin Hood Bay Road for residential use.

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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.

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 and the St. John's Urban Region's Regional Plan.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Municipal Plan policies for the Industrial District and the Robin Hood Bay Regional Waste Management Protection Area.
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 application to rezone land at 38 Robin Hood Bay Road from the Industrial Commercial (IC) Zone to the Apartment 2 (A2) Zone for an Apartment Building due to conflicts with the Industrial District policies in the Envision St. John's Municipal Plan.

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:	38 Robin Hood Bay Road - MPA2400004 .docx
Attachments:	<ul style="list-style-type: none">- 38 ROBIN HOOD BAY ROAD - Location Map.pdf- Municipal Plan - Map P-7 - Robin Hood Bay Waste Management Area.pdf- NC2404 - Site Plan-C1.pdf- 38 ROBIN HOOD BAY ROAD in Protection Area.pdf- Industrial Commercial Zone.pdf- Apartment 2 (A2) Zone.pdf
Final Approval Date:	May 3, 2024

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

Ken O'Brien - May 1, 2024 - 12:17 PM

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

Jason Sinyard - May 3, 2024 - 9:13 AM



EAST WHITE HILLS RD
OR
OR

IC

SUBJECT PROPERTY

ROBIN HOOD BAY RD

38

49

59

50

IC

OR

141

492

5

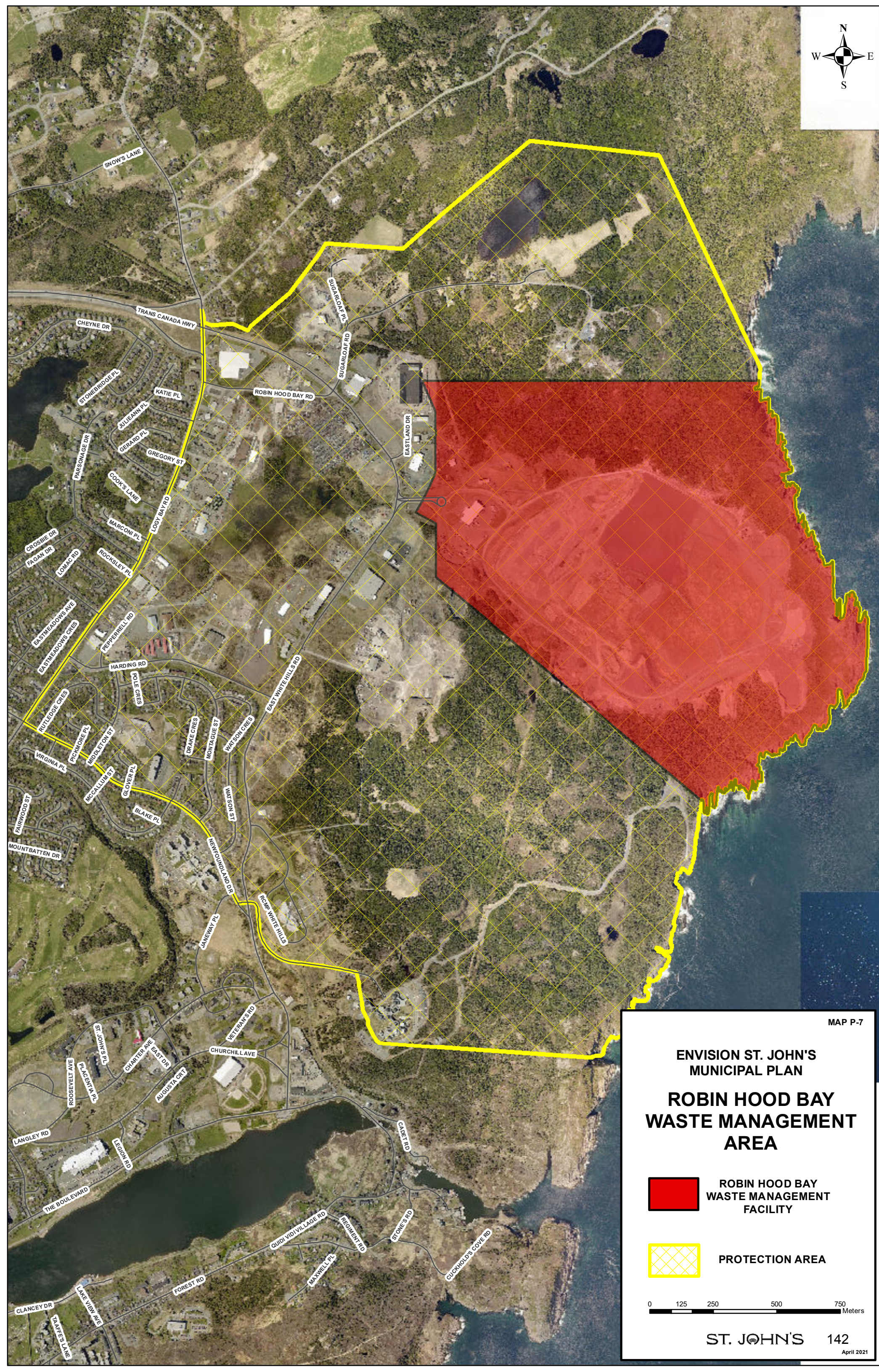
465

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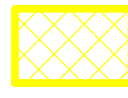
MAP P-7

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

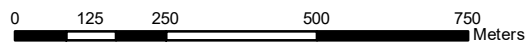
**ROBIN HOOD BAY
WASTE MANAGEMENT
AREA**

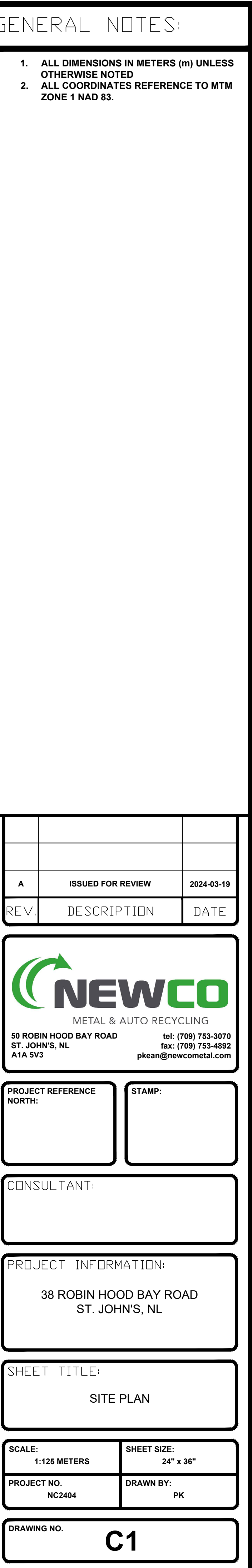


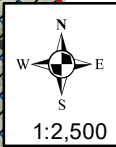
**ROBIN HOOD BAY
WASTE MANAGEMENT
FACILITY**



PROTECTION AREA







EAST WHITE HILLS RD

SUGARLOAF RD

ROBIN HOOD BAY RD

LOGY BAY RD

Region Waste Management
Facility Protection Area

SUBJECT PROPERTY

OR

OR

CR

A2

R1

R1

INST

OR

OR

IC

IC

IC

OR

OR

OR

INDUSTRIAL COMMERCIAL (IC) ZONE

IC

- (1)

PERMITTED USES, except 456 Empire Avenue (PID #25041)

Accessory Building	Light Industrial Use
Accessory Dwelling Unit	Office
Aquaculture	Park
Aquaponics	Parking Garage
Bakery	Pipe Storage Yard
Car Sales Lot	Public Use
Car Wash	Public Utility
Commercial Garage	Recreational Use
Communications Use	Recycling Depot
Convenience Store	Service Shop
Craft Brewery/Distillery	Service Station
Drive Through	Taxi Stand
Dry Cleaning Establishment	Tourism Use
Gas Station	Training School
Health and Wellness Centre	Transportation Depot
Horticulture	Transportation Terminal
Hotel	Veterinary Clinic
Hydroponics	Warehouse
- (2)

DISCRETIONARY USES, except 456 Empire Avenue (PID #25041)

Clinic	Parking Lot
Daycare Centre	Pedway (2022-10-14)
Funeral Home	Pharmacy
Heavy Equipment Storage	Place of Amusement
Heritage Use (2022-05-27)	Retail Use
Lounge	Wind Turbine – Small Scale
Restaurant	Vehicle Storage Yard
- (3)

USES, 456 EMPIRE AVENUE (PID #25041)

(a) all Uses are in the discretion of Council.

APARTMENT 2 (A2) ZONE

A2

(1) PERMITTED USES


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

(2) DISCRETIONARY USES


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

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret’s Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret’s Place (PID #46352)	16 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%



From: [REDACTED]
Sent: Thursday, May 9, 2024 6:46 AM
To: Mayor <mayor@stjohns.ca>
Subject: 38 Robin Hood Bay Road rezoning support



Good morning Mayor Breen,

I hope you're doing well. I was shocked to hear on the radio the other day about City staff's recommendation to reject the rezoning to 38 Robin Hood Bay Road to allow for the development of a 12-unit apartment building and I am writing you to encourage you to instead approve the rezoning. I have no connection to the developers; I am merely interested in creating more much needed housing in the city.

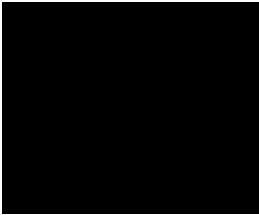
I believe hearing the address Robin Hood Bay Road makes one's mind jumps to "da dump", but when viewed on a map, the subject address is quite close to Logy Bay Road. In fact, the lot is just 250m away from an apartment building located at 459 Logy Bay Road. The same side of Logy Bay Road is filled with hundreds of houses. An apartment building just 250 m away is not a stretch. While the lot is close to yards where cars are stored, I'd question what apartment building isn't located near land which is dedicated to car storage?

38 Robin Hood Bay Road is conveniently located in almost spitting distance from two bus bus stops according to the Metrobus Route maps (stop ID #'s 6083 & 6100). This proximity to transit is equivalent to what's

available to me at my address in the most densely populated part of St. John's, downtown. It far out shines what's available to most residents of the city.

I can think of a host of further reasons why this rezoning should be allowed but won't drag out this email longer than it needs to be. Instead, I'd be happy to hear your thoughts on the matter if you'd like to chat via this email or my phone number below. The city desperately needs housing and I believe it would be a mistake to reject rezoning to allow for development. Please reconsider the staff recommendation.

Thanks for your time,



Christine R. Carter

From: Karen Chafe
Sent: Thursday, May 9, 2024 11:52 AM
To: Executives; Andrea Roberts; Ann-Marie Cashin; Jason Sinyard; Justin Tucker; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Cc: Mayor; Jennifer Squires; Christine R. Carter
Subject: FW: Newco proposed staff accommodations

Please see the email below

Regards,

Karen Chafe
City Clerk
Office of the City Clerk | City of St. John's
709-576-8619 | kchafe@stjohns.ca
ST. JOHN'S
NEWFOUNDLAND AND LABRADOR, CANADA

From: Mayor <mayor@stjohns.ca>
Sent: Thursday, May 9, 2024 11:35 AM
To: Karen Chafe <kchafe@stjohns.ca>
Subject: FW: Newco proposed staff accommodations

From: Don Drew <DDrew@newcometal.com>
Sent: Thursday, May 9, 2024 10:54 AM
To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Jill Bruce <jbruce@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Tom Davis <tdavis@stjohns.ca>; Carl Ridgeley <cridgeley@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Ron Ellsworth <rellsworth@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>
Subject: Newco proposed staff accommodations

Some people who received this message don't often get email from ddrew@newcometal.com. [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.

Mayor Breen and council,

Newco Metal & Auto Recycling Ltd has an application that was discussed at the planning department meeting on May 7 2024 and will be on the agenda for a council meeting in the near future.

The nature of the application is a 12 unit apartment facility to be located next to the Newco head office on Robin Hood Bay Road.

This apartment complex with 12 units (1000 sq ft each) is to provide housing for Newco staff only. We have immigrant staff, new Canadian staff, and existing staff from across the province that cannot find housing for themselves and their families in the metro region. We want our people to make a life and future in the city and the province, to make a better life and future for them, and their families. This structure is a full extension of our present business operations.

This proposed location is on an existing bus route with the stop within 50 feet of the proposed building. It is near all amenities that the families would require, walking trails, recreation, community centers, schools, supermarkets, restaurants, and shopping centers. A condominium is only a few hundred feet away on Logy Bay Road with residential properties even closer.

We officially ask that this application be considered at the future council meeting.

Newco Metal & Auto Recycling Ltd agrees to sign a Restrictive Covenant listing conditions related to the structure, its usage, and its future.

These conditions would release the city from liabilities related to the proximity to the landfill, occupancy of the apartments being limited to company employees only, and the covenant would also list conditions related to any future owners of the company, business, or structure. We want to work with the city to make this idea to help our staff a reality.

We are open to have a meeting with council to give a presentation into our plans and ideas related to the structure prior to it being tabled.

We are available to meet with council at any time on this matter.

Feel free to contact us at any time.

Sincerely,

Don



Don Drew

Operations Manager

P: (709) 753-3070 | **C:** (709) 682-2977

F: (709) 753-4892

A: 50 Robin Hood Bay Rd, St. John's NL
A1A5V3

Web: www.newcometal.com

E-mail: ddrew@newcometal.com



Please consider the environment before printing this e-mail.

DECISION/DIRECTION NOTE

Title: 30 Harvey Road – Wall Sign

Date Prepared: April 30, 2024

Report To: Committee of the Whole

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

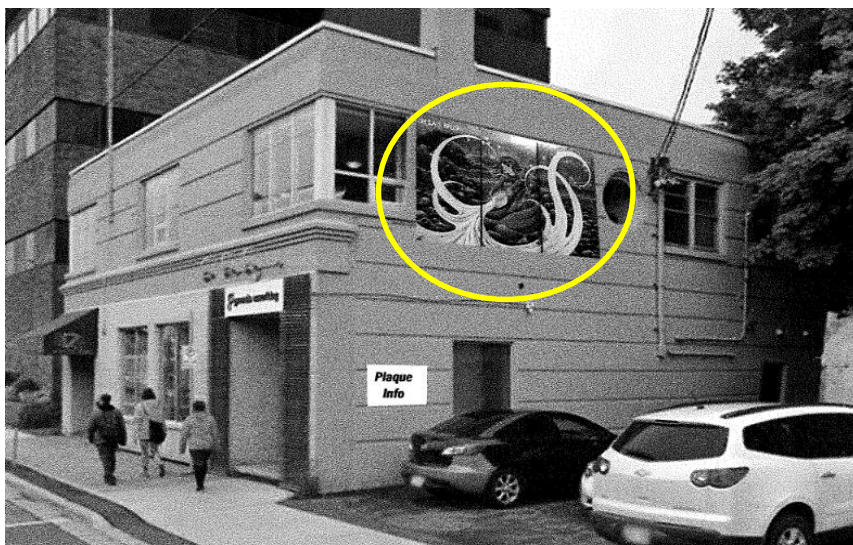
Ward: Ward 2

Decision/Direction Required:

To approve a Wall Sign for 30 Harvey Road.

Discussion – Background and Current Status:

The City received an application to install a Wall Sign on the side of the building located at 30 Harvey Road, which is located in Heritage Area 1. This is not a designated Heritage Building. The Wall Sign is a mural painted on three pieces of wood that will be installed on the side of the building at the location shown below in yellow:



The wooden mural, titled *Sheila's Brush*, was displayed for years on Harbour Drive. It was originally painted for the City by Helen Gregory when we were using the City of Legends promotion. It has been refurbished. The applicant would also like to install a small storyboard to explain the mural.

Although this piece is called a mural, we think of a mural as artwork painted directly onto a wall. Based on the City's Sign By-Law, a mural painted on removable boards falls under Section 2(x), which states:

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“(x) “wall sign” means a sign which is painted on or which is affixed parallel to a wall of a building, but excludes a fascia sign, a mural and a billboard”.

Section 57(2) limits a Wall Sign to 3 square metres in area. The subject Wall Sign is 8.9 square metres. Under section 59 of the Sign By-Law, the Built Heritage Experts Panel may recommend to Council the acceptance of non-conforming signs whose design or situation merits it. Council may accept or reject the recommendation.

The Heritage Panel reviewed this application at its April 24, 2024 meeting and recommends Council approve the Wall Sign, as proposed. Staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring properties.
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 Connected City: Increase and improve opportunities for residents to connect with each other and the City.

4. Alignment with Adopted Plans: St. John's Sign By-Law
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: In accordance with the Sign By-Law.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Wall Sign proposed for 30 Harvey Road, which exceeds the maximum size of 3 square metres.

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:	30 Harvey Road - Wall Sign.docx
Attachments:	- 30 Harvey Road - Location.pdf - Application.pdf - Post-Meeting Report B - Built Heritage Experts Panel_Apr24_2024 - English.docx
Final Approval Date:	May 3, 2024

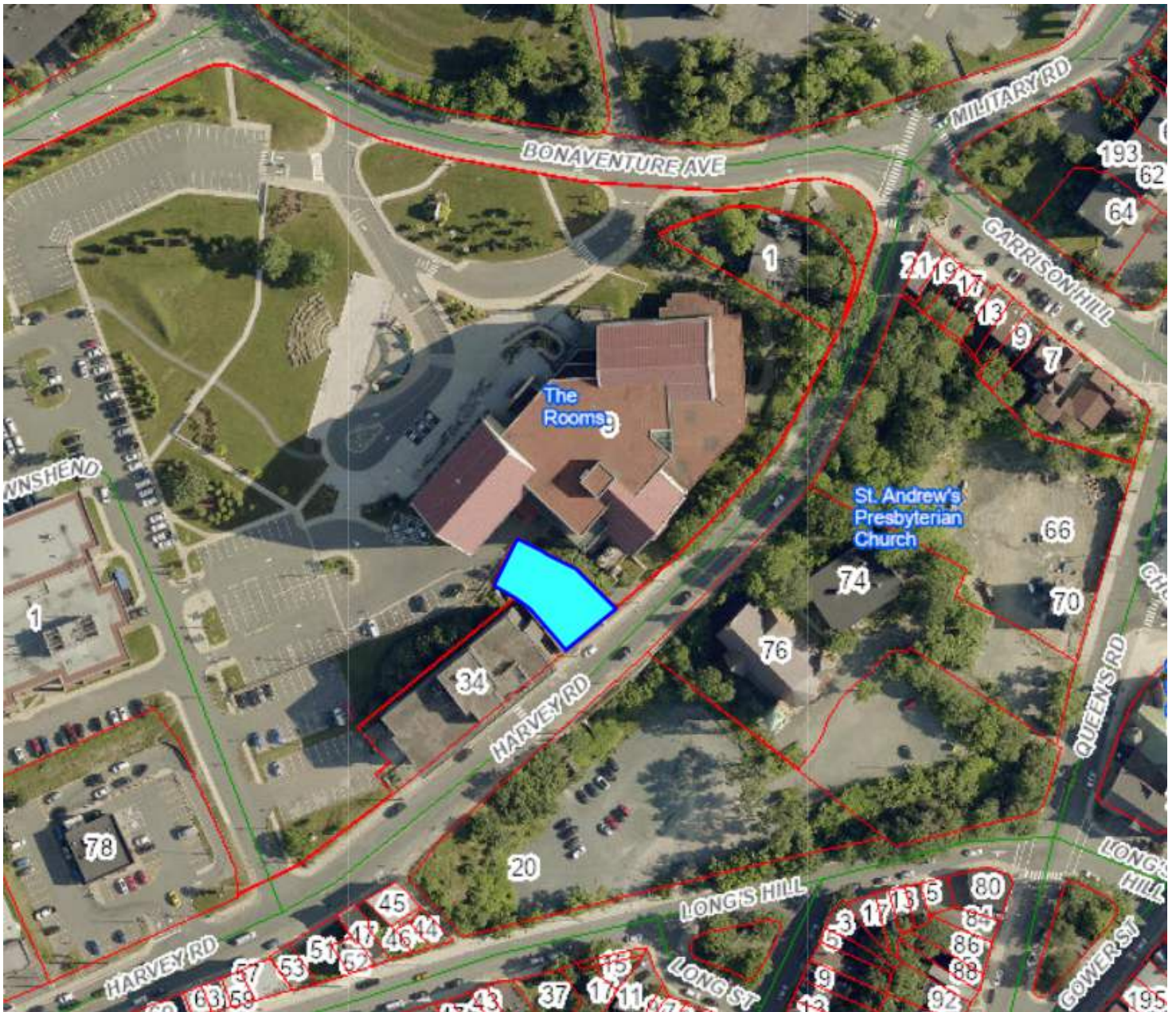
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 30, 2024 - 2:32 PM

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

Jason Sinyard - May 3, 2024 - 9:12 AM

30 Harvey Road



8' x 12' = 96 sq ft (8.9 m²)

12'

SUELLA'S BRUSH

8'



ST. JOHN'S

Report of Built Heritage Experts Panel

April 24, 2024

12:00 p.m.

Virtual

Present: John Hancock, Architecture
Brian Marler, Contractor
Megan Webb, Historian/Archival Expert

Regrets: Michelle Sullivan, Other Category
Tyler Stapleton, Other
William Simms

Staff: Ken O'Brien, Chief Municipal Planner
Lindsay Church, Planner III - Urban Design and Heritage
Jennifer Squires, Legislative Assistant

1. 30 Harvey Road – SGN2400033 – Wall Sign

It was questioned if an approval for the current wall sign would set a precedent for future wall signs on the building. Staff advised that a new application would be required for all new signage. All members were in favour of approving the exception for the size of the sign as proposed.

Recommendation

Moved By John Hancock

Seconded By Brian Marler

That Council approve the Wall Sign proposed for 30 Harvey Road, which exceeds the maximum size of 3 square metres, as proposed.

CARRIED UNANIMOUSLY

JOHN HANCOCK, CHAIR

DECISION/DIRECTION NOTE

Title: 8 Riverview Avenue – REN2400081 – Heritage Building Exterior Renovations

Date Prepared: April 30, 2024

Report To: Committee of the Whole

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

Ward: Ward 2

Decision/Direction Required:

To approve exterior renovations to 8 Riverview Avenue, a designated Heritage Building.

Discussion – Background and Current Status:

The City received an application to replace windows, clapboard, corner boards, door trim, and water table trim (at the bottom of the clapboard) at 8 Riverview Avenue, which is a designated Heritage Building located in Heritage Area 3. This house was designated by Council in 2017. The heritage Statement of Significance for the house is attached.

The house has wooden cladding, wooden trims and some wood windows with aluminum storm windows over them. The applicant is proposing modern materials to replace the above-noted exterior features. Specifically, solid composite material is proposed for all window, door and building trims, and Celect (a brand name) solid vinyl siding is proposed for the cladding. The windows will be replaced with vinyl windows replicating the original shape and size.

Relevant sections from the City's Heritage Design Standards for residential designated Heritage Buildings are as follows:

Cladding / Siding Materials:	Original cladding/siding to be maintained. Where replacement is required, modern cladding/siding materials may be permitted where, in the opinion of Council, the appearance replicates the building's period/architectural characteristics. However, vinyl siding, metal siding, vertical boards, board and batten siding and cove siding are not permitted.
Building Trim Style and Materials (including decoration and moulding, excluding window and door trims)	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.

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Window Style	Original style, size and shape of windows to be retained, unless otherwise approved by Council. For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be in keeping with the building's architectural characteristics.
Window Replacements	All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics. Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.
Bay Windows	Existing bay windows to be maintained.
Specialty Windows	Existing specialty windows to be maintained. Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.
Window Trim Style and Materials (including decoration and moulding)	Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council. Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.
Window Materials	Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics.

The Built Heritage Experts Panel reviewed this application at its April 24, 2024 meeting and have three recommendations for Council:

1. That Council approve the replacement of the windows at 8 Riverview Avenue as proposed, provided the window style, size and shape is retained.
2. Further, that Council require the original cladding material of wood be used, as vinyl siding is not permitted on a designated Heritage Building.
3. Further, that wood be used for all trims, since original materials are to be maintained on a designated Heritage Building.

Any exterior alterations to a designated Heritage Building require Council approval. Staff agree with the recommendations from the Panel as they are in accordance with the City's Heritage Design Standards.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and 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.

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

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: In line with the City's Heritage Design Standards.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the following exterior renovations to 8 Riverview Avenue:

1. replace windows as proposed, provided the window style, size and shape is retained;
2. replace cladding with wood siding, as vinyl siding is not permitted on a designated Heritage Building; and
3. Use wood for all trims, since original materials are to be maintained on a designated Heritage Building.

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:	8 Riverview Avenue - REN2400081 - Heritage Building Renovations.docx
Attachments:	<ul style="list-style-type: none">- Post-Meeting Report - Built Heritage Experts Panel_Apr24_2024 - English.docx- Location - 8 Riverview Ave.pdf- 8 Riverview Avenue - Statement of Significance.pdf- 8 Riverview Ave - Photos.pdf
Final Approval Date:	May 3, 2024

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

Ken O'Brien - May 1, 2024 - 12:36 PM

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

Jason Sinyard - May 3, 2024 - 9:14 AM

ST. JOHN'S

Report of Built Heritage Experts Panel

April 24, 2024

12:00 p.m.

Virtual

Present: John Hancock, Architecture
Brian Marler, Contractor
Megan Webb, Historian/Archival Expert

Regrets: Michelle Sullivan, Other
Tyler Stapleton, Other
William Simms, Other

Staff: Ken O'Brien, Chief Municipal Planner
Lindsay Church, Planner III - Urban Design and Heritage
Jennifer Squires, Legislative Assistant

1. 8 Riverview Avenue – REN2400081 – Heritage Building Exterior Renovation

8 Riverview Avenue is a Designated Heritage Building in Heritage Area 3. The applicant is proposing to replace the windows, clapboard, and trim of the front facing and side facades of the home. They have agreed to maintain the size, style, and shape of the windows but are requesting that Solid Composite be used to replace the trims and Celect 4 1/2" solid vinyl siding be used for the cladding. The Celect siding will replicate the appearance of the existing wood siding. The applicant has selected this material due to the ease of maintenance. Staff have provided the requirements for Heritage Buildings in the Decision Note which state that vinyl siding is not permitted. The applicant has been informed on the Heritage Design Standards but wishes to move forward with the work as proposed.

The Panel noted that while Celect siding is not traditional vinyl siding, it still is not the original material of the building. Heritage Buildings should be held to the highest standard and as such wood should be required. The size of Celect siding was also questioned, as it appears to result in a 4.9" exposure and not the required 4". In reviewing the Statement of Significance concerning the property, it was noted that many of the original features of the building had been lost through renovation, and that it would be important to preserve what remains. Owners of Designated Heritage Buildings must consider the additional responsibilities of maintaining such properties. It was recommended that the homeowner be made aware of the supports and grants that are available for maintenance.

The use of PVC Composite for the trims was then discussed. The Standards state that for building trim style and materials the original trims are to be maintained. The requirements for building trim material are not explicit for Heritage Buildings as not all are made of wood, but the materials still should be compatible with the original design of the building. The Panel agreed that wood should be used.

The Panel then considered the windows for the front and side elevations of the home. Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's heritage characteristics. There are also existing vinyl windows on the home. Staff advised that the applicant was not interested in maintaining the existing wood windows or accessing funding that would require Provincial Designation. As previously noted, the applicant proposed maintenance of the shape, size, and style of windows, including the camber tops. The Panel requested additional clarification on the location of the placement of the windows. There was some ambiguity concerning the picture window on the front elevation and if it would be considered a specialty window requiring preservation. Staff will request additional information on the windows in advance of sending a recommendation to Council. Panel members noted the cost of window restoration and the limitations of the regulations and were agreeable to the restoration of the windows as proposed with a note that the Panel would strongly encourage the use of wood wherever possible. The BHEP also wished to add a suggestion that applicants investigate the supports available for renovations to Heritage Buildings as part of their proposals.

Recommendation

That Council approve the replacement of the windows at 8 Riverview Avenue, as proposed, provided the window style, size and shape is retained.

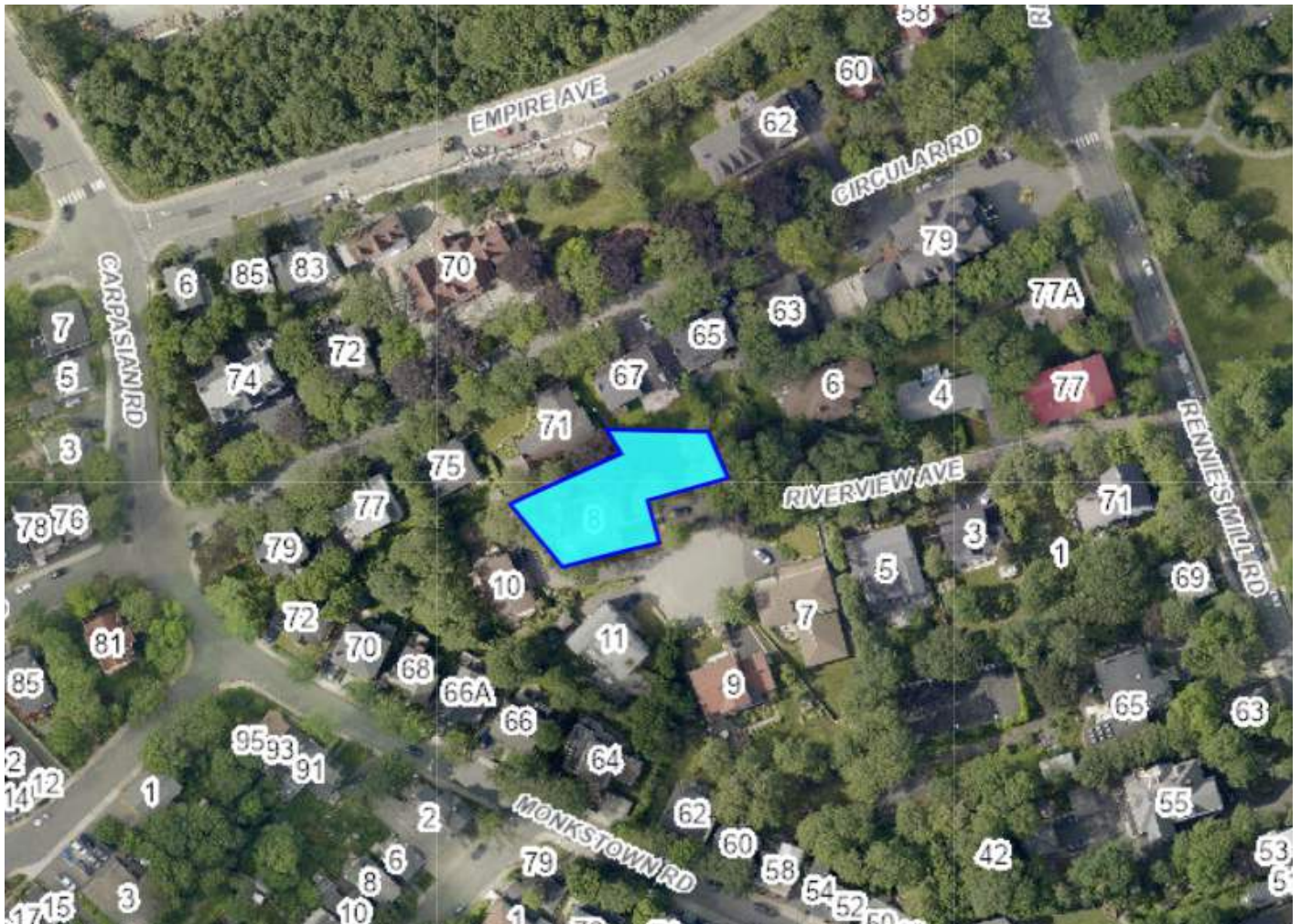
Further, that Council require the original cladding material of wood be used, as vinyl siding is not permitted on a Designated Heritage Building.

Further, that Council require wood be used for all trims since original materials are to be maintained.

CARRIED UNANIMOUSLY

JOHN HANCOCK, CHAIR

8 Riverview Avenue – Designated Heritage Building – Heritage Area 3



Statement of Significance



8 Riverview Avenue

Formal Recognition Type

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

Description of Historic Place

8 Riverview Avenue, a two storey structure located on Riverview Avenue, in downtown St. John's. The municipal heritage designation is confined to the footprint of the building.

Heritage Value

8 Riverview Avenue was designated a Municipal Heritage Building by the City of St. John's because of its historic value.

8 Riverview Avenue achieves historic value because of its affiliation with Sir William Vallance Whiteway (1828-1908), Prime Minister of Newfoundland (1878-1885) (1889-1894) (1895-1897). Whiteway served in the Newfoundland House of Assembly for 30 years, 14 as Prime Minister. He was the first Newfoundlander made a member of the Imperial Privy Council, he was knighted for his service to the Empire and he was a life-long member of the Masonic, eventually becoming head of that order in Newfoundland. He died in St. John's in 1908. The family homestead, formerly known as 6 Riverview Avenue, stayed in the family until 1964, when Whiteway's son Maxse decided to sell the family home.

8 Riverview Avenue was originally built in the Second Empire style. Throughout the years, the building has gone through extensive exterior renovations, losing the third level mansard roof; the right side two-storey bay window was cut to one storey; and, the left side bay was converted into a porch area. An addition to the left side of the structure extended the front façade. The decorative brackets along the eave were also removed. The one over one single hung windows and narrow clapboards remain.

Source: City of St. John's, Council Meeting held January 23, 2017 Council Directive No. 2017-01-23/25.

All those elements including:

- one storey bow window (originally two storeys);
- narrow clapboard;
- two storey structure;
- window and door trim style; and
- window openings, dimensions and placement.

Community	St. John's
Municipality	City of St. John's
Civic Address	8 Riverview Avenue
Construction (circa)	1885
Style	Second Empire
Building Plan	Rectangular square with side addition



The Whimsy Lane of a Victorian Day, St. John's
 County of York and North York, 1840-1850, Thomas Henry Mackenzie, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514













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Development Permits List For April 25 to May 8, 2024

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Consolidation Only of Land	366-374 Empire Avenue	4	Approved	2024-04-29
RES		Rebuild of Dwelling on Existing Footprint	23 Aldershot Street	2	Approved	2024-04-30
AGR		Subdivide Only of Land	121 & 123 Cochrane Pond Road	5	Approved	2024-05-08

*** Code Classification:**

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

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

Lindsay Lyghtle Brushett, MCIP
Supervisor – Planning & Development

Permits List
Council's May 14, 2024, Regular Meeting

Permits Issued: 2024/04/25 to 2024/05/08

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
1 Hoyles Ave	Renovations	Single Detached Dwelling
10 Lannon St	Accessory Building	Accessory Building
10 Newhook Pl	Accessory Building	Accessory Building
11 Howlett's Line	Accessory Building	Accessory Building
11 St. Shotts Pl	Accessory Building	Accessory Building
11 Warren St	Deck	Patio Deck
12 Howley Ave Exten	Fence	Fence
136 Rennie's Mill Rd	Accessory Building	Accessory Building
156 Portugal Cove Rd	Renovations	Apartment Building
16 Frampton Ave	New Construction	Single Detached Dwelling
18 Duke St	New Construction	Single Detached w/ apt.
18 Westmount Pl	Site Work	Lot Grading
19 Douglas St	Accessory Building	Accessory Building
19 Serpentine St	Accessory Building	Accessory Building
2 Elton Pl	Extension	Single Detached Dwelling
20 Gladney St	Renovations	Single Detached Dwelling
221 Craigmillar Ave	Extension	Single Detached Dwelling
25 Bonaventure Ave Unit 306	Renovations	Apartment Building
25 Gallipoli St	New Construction	Single Detached Dwelling
25 Power St	Renovations	Duplex Dwelling
25 Sitka St	Accessory Building	Accessory Building
27 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
28 Margaret's Pl	Renovations	Townhousing
29 Barachois St	Renovations	Townhousing
29 Tobin's Rd	Fence	Fence
3 Dunkerry Cres	New Construction	Single Detached w/ apt.
30 Kerry St	Accessory Building	Accessory Building
30 Shriners Rd	New Construction	Single Detached Dwelling

31 Ballylee Cres	Deck	Patio Deck
33 Cottonwood Cres	Extension	Single Detached Dwelling
33 Thomas St	Fence	Fence
342 New Pennywell Rd	Accessory Building	Accessory Building
35 Everard Ave	New Construction	Single Detached Dwelling
37 Everard Ave	New Construction	Single Detached Dwelling
38 Howley Ave Exten	Change of Occupancy	Single Detached Dwelling
4 Blake Pl	Accessory Building	Accessory Building
4 Holbrook Pl	Accessory Building	Accessory Building
41 Diamond Marsh Dr	New Construction	Single Detached Dwelling
44 Dragonfly Pl	New Construction	Single Detached Dwelling
45 Watson St	Renovations	Townhousing
46 Fort Amherst Rd	Renovations	Single Detached Dwelling
46 Pepperwood Dr	New Construction	Single Detached Dwelling
48 Bell's Turn	Fence	Fence
5 Conway Cres	Fence	Fence
5 Hennessey Pl	Fence	Fence
5 Miranda St	Fence	Fence
51 Bay Bulls Rd	New Construction	Single Detached Dwelling
55 Savannah Park Dr	Fence	Fence
564 Newfoundland Dr	Renovations	Single Detached Dwelling
57 Gisborne Pl	Renovations	Townhousing
57 Great Southern Dr	New Construction	Single Detached Dwelling
57 O'regan Rd	Renovations	Single Detached Dwelling
6 Pole Cres	Accessory Building	Accessory Building
61 Signal Hill Rd	Deck	Patio Deck
62 Cuckhold's Cove Rd	New Construction	Single Detached Dwelling
63 Pepperwood Dr	Accessory Building	Accessory Building
63 Pepperwood Dr	Site Work	Single Detached Dwelling
66 Parsonage Dr	New Construction	Single Detached Dwelling
67 Maunder's Lane	Fence	Fence
67 Old Bay Bulls Rd	Accessory Building	Accessory Building
6-8 Hennessey's Line	New Construction	Single Detached Dwelling
68 Jasper St	Renovations	Single Detached Dwelling
68 Paddy Dobbin Dr	Fence	Fence
7 Antelope St	Renovations	Single Detached Dwelling
73 Dillon Cres	Fence	Fence

7-9 Bond St	Renovations	Townhousing
8 Sir Wilfred Grenfell Pl	Accessory Building	Accessory Building
81 Mayor Ave	Accessory Building	Accessory Building
81 Mayor Ave	Deck	Patio Deck
82 Barnes Rd	Renovations	Townhousing
82 Firdale Dr	Accessory Building	Accessory Building
9 Balnafad Pl	Fence	Fence
90 Pleasant St	Accessory Building	Accessory Building

This Week: \$7,506,058.76

Commercial

Location	Permit Type	Structure Type
100 New Gower St	Renovations	Office
120 Mundy Pond Rd	Deck	Patio Deck
142 Military Rd	Renovations	Restaurant
179 Water St (Rear)	Change of Occupancy	Retail Store
18-28 Mews Pl	Change of Occupancy	Mixed Use
18-28 Mews Pl	Sign	Mixed Use
201-203 Blackmarsh Rd	Renovations	Restaurant
218 Danny Dr	New Construction	Other
242 Danny Dr	New Construction	Mixed Use
277-281 Water St	Renovations	Mixed Use
28 Stavanger Dr	Renovations	Clinic
346 Water St	Change of Occupancy	Patio Deck
353 Main Rd	Change of Occupancy/Renovations	Service Shop
353 Main Rd	Sign	Other
430 Topsail Rd	Renovations	Retail Store
430 Topsail Rd	Change of Occupancy/Renovations	Retail Store
451 Kenmount Rd	Change of Occupancy/Renovations	Other
6 Lambe's Lane	New Construction	Apartment Building
653 Topsail Rd	Change of Occupancy	Service Shop
7-9 Queen St	Change of Occupancy/Renovations	Eating Establishment
80 Mews Pl	Sign	Mixed Use

This Week: \$43,792,120.54

Government/Institutional

Location	Permit Type	Structure Type
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6 Patrick St	Change of Occupancy/Renovations	Church
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This Week: \$150,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
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316-320 Freshwater Rd	Demolition	Office
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This Week: \$79,000.00

This Week's Total: \$51,527,179.30

REPAIR PERMITS ISSUED:

\$125,700.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
May 14, 2024			
TYPE	2023	2024	% Variance (+/-)
Residential	\$20,551,632.37	\$35,795,536.34	74
Commercial	\$38,717,665.73	\$58,458,134.24	51
Government/Institutional	\$4,070,341.29	\$39,145,500.00	862
Industrial	\$190,000.00	\$2,500,000.00	1216
Repairs	\$170,515.00	\$524,314.00	207
TOTAL	\$63,700,154.39	\$136,423,484.58	114
Housing Units (1 & 2 Family Dwelling)	36	59	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 1, 2024

Payroll

Public Works	\$ 412,212.96
Bi-Weekly Casual	\$ 40,061.19
Accounts Payable	\$5,344,297.03

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

Total: \$ 5,796,571.18

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 May 8, 2024

Payroll

Public Works	\$ 468,702.24
Bi-Weekly Administration	\$ 889,618.82
Bi-Weekly Management	\$ 988,910.47
Bi-Weekly Fire Department	\$ 1,022,765.27
Accounts Payable	\$ 2,041,089.74

(A detailed breakdown [here](#))

Total: \$ 5,411,086.54

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 #: 2024045 – Replacement of Clarifier Collector System Equipment at the Riverhead Wastewater Treatment Facility

Date Prepared: Thursday, May 2, 2024

Report To: Regular Meeting

Councillor and Role: Councillor Jamie Korab, Public Works

Ward: N/A

Department: Public Works

Quotes Obtained By: Daniel Martin – Manager, Regional Facilities

Budget Code: 4225-56160

Source of Funding: Operating

Purpose:
Replacement of the clarifier collector system equipment in Clarifier #4 at the Riverhead Wastewater Treatment Facility.

Proposals Submitted By:

Vendor Name
Newfound Mechanical Limited
G.J. Cahill & Company (1979) Limited

Expected Value: See below

Contract Duration: 4 months

Recommendation:
THAT Council award this RFP to Newfound Mechanical Limited in the amount of \$674,153.00 (HST included) based on the evaluation of the proposals by the City’s evaluation team as per the Public Procurement Act.

Attachments:



Report Approval Details

Document Title:	2024045 - Replacement of Clarifier Collector System Equipment at the Riverhead Wastewater Treatment Facility.docx
Attachments:	
Final Approval Date:	May 3, 2024

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

Andrew Niblock - May 3, 2024 - 11:57 AM

Lynnann Winsor - May 3, 2024 - 5:21 PM

BID APPROVAL NOTE

Bid # and Name: 2024024 - Supply, Delivery, and Install of Mobile Litter Fencing
Date Prepared: Wednesday, May 8, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Division: Waste & Recycling
Quotes Obtained By: Sherry Kieley
Budget Code: 4331-56160
Source of Funding: Capital

Purpose:

This open call was issued for the supply, delivery and installation of mobile litter fencing to help control wind-blown litter at the Robin Hood Bay Landfill.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
86790 Newfoundland & Labrador Limited	\$299,000.00
Wind and Sun Protection Inc.	\$337,361.70
Provincial Fence Products Ltd	\$361,606.00
Cutting Edge Inc	\$687,700.00

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: 6 months from date of issue

Bid Exception: None

Recommendation:

That Council approve for award open call 2024024 – Supply, Delivery, and Install of Mobile Litter Fencing, to the lowest bidder meeting specification, 86790 Newfoundland & Labrador Limited, for \$299,000.00 (HST included), as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2024024 - Supply, Delivery and Install of Mobile Litter Fencing .docx
Attachments:	
Final Approval Date:	May 8, 2024

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

Rick Squires - May 8, 2024 - 9:57 AM

Derek Coffey - May 8, 2024 - 10:01 AM

BID APPROVAL NOTE

Bid # and Name: 2024073 - 2024 Street Rehab Contract 1
Date Prepared: Thursday, May 9, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Transportation and Regulatory Services
Ward: N/A

Department: Planning, Engineering & Regulatory Services
Division: Engineering
Quotes Obtained By: Sherri Higgins
Budget Code: ENG-2024-172
Source of Funding: Multiyear Capital

Purpose:
Rehabilitation of existing streets.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Pyramid Construction Limited	\$8,515,729.88
Modern Paving Limited	\$8,667,486.75

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: Substantial completion is required by October 31, 2024.

Bid Exception: None

Recommendation:
That Council approve for award this open call to the lowest bidder meeting specifications, Pyramid Construction Limited, for \$8,515,729.88 (HST Incl.) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2024073 - 2024 Street Rehab Contract 1 .docx
Attachments:	
Final Approval Date:	May 9, 2024

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

Rick Squires - May 9, 2024 - 12:37 PM

Derek Coffey - May 9, 2024 - 12:50 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2024052 - Commercial Truck and Trailer Inspection and Repair
Date Prepared: Thursday, May 9, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Quotes Obtained By: Ryan Crewe
Budget Code: 3121-52476
Source of Funding: Operating

Purpose:

For annual heavy-duty truck and trailer inspection and repair.

Proposals Submitted By:

Vendor Name
Reefer Repair Service Ltd.
Harvey & Company Ltd.
63907 Newfoundland and Labrador Inc. (Hickman Truck Centre)
City Tire & Auto Centre Ltd.

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

Contract Duration: The term of the agreement is for a period of one year, with options to extend the agreement for up to two additional one-year periods.

Recommendation:

THAT Council approve for award open call 2024052 – Commercial Truck and Trailer Inspection and Repair to the top three compliant bidders as per the Public Procurement Act. Right of first refusal is given to the vendor with the lowest price. Subsequent vendors are contracted in order of ranking until the request can be fulfilled. The estimated annual contract spend for general services is \$53,435.00, HST excluded.

Attachments:

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Seniors Advisory Committee – Approval of New Member

Date Prepared: April 16, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Seniors Advisory Committee

Ward: Ward 1

Decision/Direction Required:

Council approval is sought for the appointment of Elizabeth Oliver to fill the current vacancy on the Seniors Advisory Committee.

Discussion – Background and Current Status:

The Seniors Advisory Committee is seeking to fill a recent vacancy for citizen representative. The term of appointment is for two years with an option to extend for another two years, upon Council approval.

A Call for Expressions of Interest was issued in mid January to fill a vacancy at that time with the resignation of one of the Committee members. As it was just a short time since the last call, the Lead Staff are recommending the appointment of an applicant from the last call for applications.

Key Considerations/Implications:

1. Budget/Financial Implications: There are no budget or financial implications.
2. Partners or Other Stakeholders: The Committee works with many other partners and stakeholders dealing with Seniors issues.
3. Alignment with Strategic Directions:

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

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

4. Alignment with Adopted Plans: Not applicable

ST. JOHN'S

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

Recommendation:

That Council accept the recommendation for the appointment of Elizabeth Oliver for a two year appointment to the Seniors Advisory Committee.

Prepared by: Christine Carter, Legislative Assistant
Approved by: Karen Chafe, City Clerk

Report Approval Details

Document Title:	DN - Recommendation - Elizabeth Oliver - Seniors Advisory Committee.docx
Attachments:	
Final Approval Date:	Apr 18, 2024

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

Karen Chafe - Apr 18, 2024 - 2:57 PM

DECISION/DIRECTION NOTE

Title: Youth Engagement Working Group Membership

Date Prepared: April 29, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ophelia Ravencroft, Youth Engagement Working Group

Ward: N/A

Decision/Direction Required:

Approval of a new member of the Youth Engagement Working Group (YEWG) as directed by lead staff.

Discussion – Background and Current Status:

The City's Youth Engagement Working Group oversees the implementation of the Youth Engagement Strategy approved by Council in October 2020 and provides ongoing advice and guidance on how to best engage youth on City matters.

The two-year term for several members of the YEWG came to an end in April of this year. As per the terms of reference, they were provided with the option to renew their term for an additional year. As a member would be aging out of the City's youth demographic they decided to end their membership. To fill their position, a Call for Members was placed in April of 2024 and 10 complete applications were received. Current gaps in the membership of the YEWG were considered and applicants were evaluated on their diversity, passion, and the value that they can bring to the team to ensure the working group is representative of the youth community. Following the evaluation process, Staff are recommending Sarah Worthman for appointment to the YEWG.

Key Considerations/Implications:

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

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

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

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4. Alignment with Adopted Plans: Youth Engagement Strategy
5. Accessibility and Inclusion: Applicants were given opportunity to identify as 2SLGBTQIA +, indigenous, a person with a disability, or a visible minority, to ensure the working group is representative of the youth community. The Call was also circulated through the City's Inclusion Network and the application was made available in a variety of formats if requested.
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: The Call for new members was advertised and promoted by Communications Division as well as the City's online City Influencers group. All applicants will be advised of Council's decision to appoint new members.
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 appoint Sarah Worthman to the Youth Engagement Working Group.

Prepared by: Jennifer Squires, Legislative Assistant

Approved by: Karen Chafe, City Clerk

DECISION/DIRECTION NOTE

Title: SERC - 2024 Film Shoot Road Closure 1

Date Prepared: May 8, 2024

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required: Seeking Council approval of road closures associated with the filming of a new television series.

Discussion – Background and Current Status: This new television series is being filmed in St. John's from May – November of this year. The series is a 10-episode, 1-hour police procedural drama starring Allan Hawco. All road closures requests will be implemented by a traffic control company, and local traffic will be permitted.

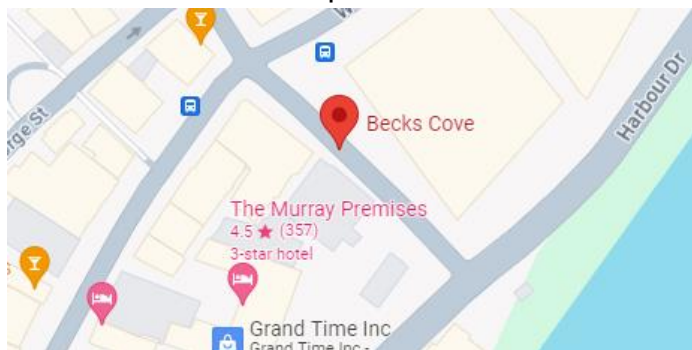
Monday May 20:

- Road closure requested on Regiment Road, from Forest Road to Cuckholds Cove Road, from 7am – 11am.



Monday May 27:

- Road closure requested on Beck's Cove from 8:00pm – 11:00pm.



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Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc)

4. 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.

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

Recommendation:

That Council approve the road closure requests associated with the filming of this television series.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	SERC - 2024 Film Shoot Road Closure 1.docx
Attachments:	
Final Approval Date:	May 9, 2024

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

Erin Skinner - May 9, 2024 - 1:38 PM

Tanya Haywood - May 9, 2024 - 1:51 PM

DECISION/DIRECTION NOTE

Title: Council's Summer Schedule – 2024

Date Prepared: May 6, 2024

Report To: Regular Meeting of Council

Councillor and Role: N/A

Ward: N/A

Decision/Direction Required:

Seeking Council approval to implement the bi-weekly summer schedule for Regular, Special and Committee of the Whole (CotW) meetings.

Discussion – Background and Current Status:

As per Section 39(1) of the City of St. John's Act cited below, weekly meetings are not required during the months of July and August:

39. (1) There is to be a meeting of the council for consideration of the general business of the city at least once a week, except during the months of July and August.

Based on the above, the following is the proposed summer schedule:

Regular/Special Meetings (bi-weekly)	Committee of the Whole
<ul style="list-style-type: none">• Tuesday, July 9, 2024• Tuesday, July 23, 2024• Tuesday, August 6, 2024• Tuesday, August 20, 2024	<ul style="list-style-type: none">• At the call of Council or Senior Executive if deemed necessary.

The regular weekly schedule, alternating Regular and Committee of the Whole, will resume after Labour Day on Tuesday September 3rd, 2024.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
 - Partners or Other Stakeholders: Council and Staff and General Public
2. Alignment with Strategic Directions: N/A
3. Alignment with Adopted Plans: N/A

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4. Accessibility and Inclusion: N/A
5. Legal or Policy Implications: As per City of St. John's Act
6. Privacy Implications: N/A
7. Engagement and Communications Considerations: advertise meeting schedule through social media streams
8. Human Resource Implications: N/A
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation:

That Council approve the summer schedule for Regular and Special meetings as proposed, with Committee of the Whole (CotV) meetings not being scheduled but rather at the call of Council or Senior Executive should such be deemed necessary.

Prepared by:

Approved by: