

ST. JOHN'S

Regular Meeting - City Council Agenda

July 9, 2024
3:00 p.m.
4th Floor City Hall

Pages

1.	CALL TO ORDER	
2.	PROCLAMATIONS/PRESENTATIONS	
2.1	Proclamation - VOWR 100th Anniversary	
	Kevin Breen Sr will be in attendance	
3.	APPROVAL OF THE AGENDA	
3.1	Adoption of Agenda	
4.	ADOPTION OF THE MINUTES	
4.1	Adoption of Minutes - June 25, 2024	5
5.	BUSINESS ARISING FROM THE MINUTES	
5.1	Notices of Motion given by Councillor Hickman at the June 25th Regular Council Meeting	
1.	Commercial Maintenance (Amendment No. 1-2024) By-Law	20
1.	Proposed Amendment to the Commercial Maintenance By-Law	22
	Recommended for Approval at CotW Meeting of June 18th, 2024	
2.	St. John's Electrical (Amendment No. 1-2024) By-Law	25
1.	Amendment to Electrical By-Law	27
	Recommended for Approval at CotW Meeting of June 18th, 2024	

3.	Open Air Fire Regulations (Amendment No. 1-2024) By-Law	31
1.	Amendments to the Open Air Fire Regulations	34
	Recommended for Approval at CotW Meeting of June 18th, 2024	
4.	St. John's Plumbing (Amendment No. 1-2024) By-Law	38
1.	Amendments to the Plumbing By-Law	39
	Recommended for Approval at CotW Meeting of June 18th, 2024	
5.	St. John's Sign (Amendment No. 1-2024) By-Law	43
1.	Proposed Amendment to St. John's Sign By-Law	44
	Recommended for Approval at CotW Meeting of June 18th, 2024	
6.	DEVELOPMENT APPLICATIONS	
6.1	Approval in Principle for Child Care Centre – 20 Edmonds Place – DEV2400085	47
6.2	Proposed Decks in the Wetland Buffer – 49, 55 & 57 Leonard J. Cowley Street – INT2400047, INT2400048 and INT2400049	51
6.3	Request to Develop Single Detached Dwelling in the Watershed – 116 Bennett's Road (Town of Portugal Cove – St. Phillip's) – INT2400037	57
6.4	Notices Published – 33 - 37 Cochrane Pond Road – SUB2100017	61
6.5	Proposed Single Detached Dwelling in the Watershed – 66 King's Hill Road (Town of Portugal Cove – St. Phillip's) – INT2400044	67
6.6	Proposed Redevelopment of a Non-Conforming Dwelling – 4A Middle Battery Road– DEV2400079	71
6.7	Request for Parking Relief for Health and Wellness Centre – 22 O'Leary Avenue – INT2400051	76
7.	RATIFICATION OF EPOLLS	
7.1	2024104 - Video Telematics	80

8.	COMMITTEE REPORTS	
9.	DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)	
9.1	Development Permits List June 20 to July 3, 2024	81
10.	BUILDING PERMITS LIST (FOR INFORMATION ONLY)	
10.1	Building permits List	82
11.	REQUISITIONS, PAYROLLS AND ACCOUNTS	
11.1	Weekly Payment Vouchers Ending Weeks of June 26 and July 3, 2024	87
12.	TENDERS/RFPS	
12.1	2024132 Supply and Deliver Medium Duty Dump Trucks	88
12.2	Building Codes Energy Performance Tiers Pathways	89
13.	NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS	
14.	NEW BUSINESS	
14.1	231 Main Road – REZ2300017	92
14.2	26 Alexander Street – REZ2400002	98
14.3	55 Groves Road – MPA2300004	104
14.4	40 Quidi Vidi – DEV2300183	112
14.5	214 Waterford Bridge Road – Adoption – MPA2200006	131
14.6	SERC - 2024 Summer Events 4	163
14.7	Overnight Construction – Columbus Drive (2023 Street Rehab Contract 1)	167
14.8	Grant Program for Subsidiary Dwelling Units, Backyard Suites & Tiny Home Dwellings	171
14.9	Incentives for Multi-Unit Purpose-Built Rental Development	175
14.10	SERC - 2024 Pride Parade	178

15. OTHER BUSINESS
16. ACTION ITEMS RAISED BY COUNCIL
17. ADJOURNMENT

ST. JOHN'S

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

June 25, 2024, 3:00 p.m.

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

Regrets: Mayor Danny Breen
Councillor Debbie Hanlon

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

Land Acknowledgement

The following statement was read into the record:

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

1. CALL TO ORDER

Acting Mayor, Sheilagh O'Leary, called the meeting to order at 3:10 pm.

2. PROCLAMATIONS/PRESENTATIONS

2.1 Proclamation - World Refugee Day

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2024-06-25/294

Moved By Councillor Ravencroft

Seconded By Councillor Davis

That the Agenda be adopted as presented.

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

MOTION CARRIED (9 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - June 11, 2024

SJMC-R-2024-06-25/295

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That the minutes of June 11, 2024, be adopted as presented.

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

MOTION CARRIED (9 to 0)

5. BUSINESS ARISING FROM THE MINUTES

6. DEVELOPMENT APPLICATIONS

6.1 Request for Parking Relief – 3 Cabot Street – INT2400026

Members of Council expressed their support for the requested parking relief as this is a very walkable area, with readily available transit, and that those using this lodging house may not require parking.

The importance of allowing parking relief to achieve these much-needed accommodations was also noted.

SJMC-R-2024-06-25/296

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve parking relief at 3 Cabot Street for two (2) parking space to accommodate the proposed Lodging House.

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

MOTION CARRIED (9 to 0)

6.2 Proposed Expansion of Non-Conforming Use for a Media Booth – 15 Carnell Drive – DEV2400078

Councillor Hickman advised that this media booth is required for the 2025 Canada Games and will be built in a section of the bleachers and will not be taking away any part of the field.

SJMC-R-2024-06-25/297

Moved By Councillor Ridgeley

Seconded By Councillor Korab

That Council approve the expansion of a Non-Conforming Use in the Floodplain Buffer at 15 Carnell Drive for a media booth.

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

MOTION CARRIED (9 to 0)

6.3 Request to Rebuild and Expand Accessory Building in the Watershed (Town of Portugal Cove-St. Philips) – 961 Thorburn Road—INT2400036

As the Staff is recommending rejection of this request due to the number of accessory buildings currently on the property, the question was asked whether there will be further follow up with this property as they are currently in violation of the City of St. John's Act with multiple accessory buildings currently on the property, in the watershed.

The Deputy City Manager of Planning, Engineering and Regulatory Services advised that it will be investigated but unsure of the action to be taken, as it depends on the age of the accessory buildings.

SJMC-R-2024-06-25/298

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council reject the request for the replacement of the Accessory Building in the Watershed at 961 Thoburn Road, Town of Portugal Cove-St. Philip's as only one Accessory Building may be considered on a property where two other Accessory Buildings are already located.

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

MOTION CARRIED (9 to 0)

6.4 Request for Increase in Height of Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip's) – 4 Bemister's Road – INT2400039

SJMC-R-2024-06-25/299

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve a height increase to 4 metres for an Accessory Building in the Watershed at 4 Bemister's Road, Town of Portugal Cove-St. Philip's.

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

MOTION CARRIED (9 to 0)

6.5 Notices Published – 169 Doyle's Road – DEV2400028

It was clarified that this is the last building lot in this housing development on Doyles Road.

SJMC-R-2024-06-25/300

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the Discretionary Use for a Single Detached Dwelling at 169 Doyles Road.

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

MOTION CARRIED (9 to 0)

6.6 Notices Published – 442 Water Street – DEV2400066

The Acting Mayor noted that it is interesting to see a main floor application for a dwelling unit in this area of Water Street, as they are usually on the second or other floors.

It was clarified by the Deputy City Manager of Planning, Engineering and Regulatory Services that in these zones, allowing residential on the ground floor is at the discretion of Council as it is normally for commercial use. Council would generally see the request for transition of commercial to residential on the ground floor, more frequently, and the recommendation varies depending on the location of downtown, but Staff have no concern with the conversion of this into a residential unit.

It was noted that in this block it is unusual to see this request, but as it is close to other residential areas, support was given.

SJMC-R-2024-06-25/301

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Discretionary Use application for a Dwelling Unit on the 1st storey at
442 Water Street.

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

MOTION CARRIED (9 to 0)

7. RATIFICATION OF EPOLLS

7.1 2024079 – Goulds Fire Station

SJMC-R-2024-06-25/302

Moved By Councillor Ridgeley

Seconded By Councillor Korab

THAT Council ratify the award for this open call to highest ranked proponent as determined by the City's evaluation team, Stantec Consulting Ltd., for \$999,108.50 (HST Incl.) as per the Public Procurement Act. Note, this was approved by way of ePoll on June 12, 2024.

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

MOTION CARRIED (9 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - June 18, 2024

Councillor Hickman advised that the five amendments, discussed at the Committee of the Whole meeting last week, will be deferred to the next Regular meeting of Council.

SJMC-R-2024-06-25/303

Moved By Councillor Hickman

Seconded By Councillor Ellsworth

Defer discussion on the proposed amendment(s) to the Commercial Maintenance By-Law, Electrical By-Law, Open Air Fire Regulations, Plumbing By-Law and St. John's Sign By-Law to the next Regular Meeting of Council.

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

MOTION CARRIED (9 to 0)

1. Update on the Paid Parking Management Strategy (PPMS)

Councillor Hickman provided an overview of the previously discussed changes to the Paid Parking Management Strategy.

SJMC-R-2024-06-25/304

Moved By Councillor Hickman

Seconded By Councillor Ellsworth

That Council approved the ongoing implementation of the Paid Parking Management Strategy, including:

- 1) Convert the timed parking area on LeMarchant Road to paid parking.
- 2) Implement a long stay parking rate on Ricketts Road (zone 1399).
- 3) Implement a long stay parking rate on Harvey Road.
- 4) Reduce Commercial Parking permit monthly rates to the following amounts (plus tax):
 - Prince Street Lot - \$150
 - City Hall Garage Level 5 - \$100
 - Central/ Livingstone Street - \$100
 - Queen's Road - \$80
 - Gower Street - \$80
 - Plymouth Road - \$60
 - Water Street East - \$60

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

MOTION CARRIED (9 to 0)

8.2 Audit Committee Report - June 19

1. Audit Committee Report - June 19

Councilor Davis inquired as to whether these statements are cash or accrual basis. Staff advised that they are prepared on an accrual basis, and that the actuals will be brought forward to Council soon.

SJMC-R-2024-06-25/305

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve the December 31, 2023 Audited Financial Statements and the 2023 Draft Consolidated Statements

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

MOTION CARRIED (9 to 0)

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

9.1 **Development Permits List June 6 - 19, 2024**

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers for the Week Ending June 12 and 19, 2024**

SJMC-R-2024-06-25/306

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That the weekly payment vouchers for the weeks ending June 12 and June 19, 2024, in the amount of \$13,115,920.63, be approved as presented.

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

MOTION CARRIED (9 to 0)

12. **TENDERS/RFPS**

12.1 **Single Axle Plow Trucks/2024095**

Councillor Davis asked the number of trucks that are to be purchased through this open call, and it was confirmed that it is for the purchase of three trucks.

SJMC-R-2024-06-25/307

Moved By Councillor Korab

Seconded By Councillor Ravencroft

THAT Council approve for award this open call to the sole bidder meeting specifications, Hickman Truck Centre, for \$1,358,410.77 (HST not included) as per the Public Procurement Act. In addition to the bid price, there exists potential for an additional payment to the successful proponent of up to \$30,000.00 (HST not included), if specific contractual requirements are satisfied.

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

MOTION CARRIED (9 to 0)**12.2 2024122 - Lambe's Lane Upgrade**SJMC-R-2024-06-25/308**Moved By** Councillor Hickman**Seconded By** Councillor Davis

That Council approve for award this open call to the lowest bidder meeting specifications, Bursey Excavating & Development Inc., for \$776,603.05 (HST Incl.) as per the Public Procurement Act.

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

MOTION CARRIED (9 to 0)**12.3 2024107 - 2024 Water and Sewer Improvements**SJMC-R-2024-06-25/309**Moved By** Councillor Korab**Seconded By** Councillor Ridgeley

That Council approve for award this open call to the lowest bidder meeting specifications, Precision Excavation Ltd., for \$2,398,900.00 (HST incl.) as per the Public Procurement Act.

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

MOTION CARRIED (9 to 0)**13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****13.1 Notice of Motion - Amendment to the Commercial Maintenance By-Law**

Councillor Sandy Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the St. John's Commercial Maintenance By-Law to add provisions related to the securing and maintenance of vacant commercial buildings and to add provisions related to certification and working condition of heating systems.

13.2 Notice of Motion - Amendment to the Electrical By-Law

Councillor Sandy Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the St. John's Electrical By-Law to update the reference to the Canadian Electrical Code, 2024, and to make the process by which certification is accepted and the authorization of supply of electrical energy is given more efficient.

13.3 Notice of Motion - Amendment to the Open-Air Fire Regulations By-Law

Councillor Sandy Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the Open-Air Fire Regulations By-Law to update the By-Law to take into account the equipment people currently use for outdoor fires and to modernize provisions of the bylaw following consultation with the Fire Department.

13.4 Notice of Motion - Amendment to the Plumbing By-Law

Councillor Sandy Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the St. John's Plumbing By-Law to make the process by which certification is accepted and the authorization of the use of the plumbing system is given more efficient.

13.5 Notice of Motion - Amendment to the Sign By-Law

Councillor Sandy Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the St. John's Sign By-Law to revise provisions related to the enforcement of signs placed on utility poles.

14. NEW BUSINESS**14.1 Lease – City land in front of 134 Military Road**

SJMC-R-2024-06-25/310

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That Council approve the lease of City land at the front of 134 Military Road, as shown in red on the attached diagram, to allow the construction of an accessible ramp.

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

MOTION CARRIED (9 to 0)

14.2 Travel Authorization – World Energy Cities Partnership AGM & Offshore Northern Seas Global Energy Forum

SJMC-R-2024-06-25/311

Moved By Councillor Ellsworth

Seconded By Councillor Korab

That Council approve the costs associated with Mayor Breen's travel to Stavanger, Norway for the 2024 WECP AGM and ONS.

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

MOTION CARRIED (9 to 0)

14.3 Lease of City Land in front of 9 George Street

SJMC-R-2024-06-25/312

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That Council approve the lease of City land at the front of 9 George Street, as delineated in blue on the attached diagram, to allow the construction of permanent patio.

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

MOTION CARRIED (9 to 0)

14.4 Sale of City land adjacent to 69 Field Street

SJMC-R-2024-06-25/313

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That Council approve the sale of a portion of City land at the side of 69 Field Street, as indicated in red on the attached diagram.

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

MOTION CARRIED (9 to 0)

14.5 Laurentic Forum – Request for Reception

SJMC-S-2024-06-25/314

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That Council sponsor a reception for the Laurentic Forum to be held in St. John's in September 2024.

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

MOTION CARRIED (9 to 0)

14.6 Recreation Master Plan What We Heard

Councillor Bruce provided an overview of the development of the City of St. John's Recreation Masterplan, and noted some of the highlights from the engagement process:

- Recreation services are highly valued by residents.
- Residents expressed a desire for more neighbourhood level facilities and services to participate in recreation close to home.
- More consistent information sharing and ease of accessing information online.
- Improve and address transportation barriers to access programs and services.
- Affordability should be a focus on future planning, along with enhancing accessibility and inclusive opportunities.
- Importance of working with community partners, including sport and recreation organizations, schools and educational institutions, and health and social organizations.

Councillor Bruce thanked the City's Staff for their great work on this engagement and advised that the consultants will prepare a draft of the Recreation Masterplan for review with Staff and stakeholders, and that a final draft will be provided to Council for approval.

14.7 “Year of the Arts” Mural Project

Councillor Hickman updated Council on the Year of the Arts mural project and advised that thirteen submissions were received, and the selection committee (representing the local visual arts community and City Staff) has chosen the submission from artist Jerry Evans as the successful proposal.

City staff will continue to work with the selected artist to carry out the project with completion of the mural expected by Fall 2024.

14.8 SERC – 2024 Summer Events 3

The Acting Mayor noted that with the upcoming important commemorative events and the expected numbers coming to the downtown, residents should consider using public transit or to walk when coming to participate.

SJMC-R-2024-06-25/315

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve the following events: Memorial Day Dress Rehearsal on June 29, Memorial Day Centennial Parade and Ceremony on July 1, and Folk Festival on July 12 – 14.

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

MOTION CARRIED (9 to 0)

14.9 Text Amendment – Housing - Adoption

Members of Council discussed the proposed text amendment and the feedback received from both public meetings, the Engage page, written submissions and the development professionals focus-group meeting.

Key themes:

- Parking – concerns were raised that parking minimums should be removed, and Backyard Suites and Subsidiary Apartments should not require parking. Questions were raised on how the City developed its current parking requirements.
- Building Height - some residents objected to increasing the current building heights, in particular in the Downtown.
- The changes will cause an increase in poorly maintained properties - there is a belief that increasing the type of housing permitted in

various zones will increase the number of poorly maintained properties.

- Irregular lots and minimum setback requirements - some submissions asked the City to consider a reduced minimum setback for irregularly shaped lots.
- Concerns for potential demolitions in Heritage Areas - there is a request for more protection in Heritage Areas for houses and buildings that are not designated.
- The City should focus development on vacant lots and buildings.
- The City should add more housing types to the Residential 1 (R1) Zone.
- Making the floor area of two Subsidiary Dwelling Units less than the main dwelling in a Single Detached Dwelling may be limiting.
- Developers wanted to be involved earlier in the process.
- John's Urban Forest Management Master Plan (2006) and landscaping. There are concerns that increased residential density will decrease trees and landscaped areas.

It was also noted that should the amendment be adopted, staff will review and bring forward any required changes to the heritage design standards of the St. John's Heritage By-Law. For example, standards will have to be set for Backyard Suites in Heritage Areas.

The next steps in this process, once adopted, is that the amendment will be forwarded to the Department of Municipal and Provincial Affairs for registration.

Council members added that these amendments are necessary, and this is a great first step in the process, and that changes can be made as required. Transit, affordability, and creating a livable City are also key pieces of this initiative. Neighbourhood Plans are also to be developed and meetings will be held in each of the zones for engagement.

Members of the public were encouraged to read through the materials to understand the amendments and that to see how important these changes are.

Council thanked the Staff for their tremendous work on these amendments and encouraged them to reach out to Council on any issues that may need to be addressed.

SJMC-R-2024-06-25/316

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council adopt the attached Envision St. John's Development Regulations Amendment Number 37, 2024, to amend various regulations related to housing, in particular to enable a greater variety of housing types in residential zones.

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

MOTION CARRIED (9 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

- The impact of diverting traffic through Waterford Bridge Road, due to the viaduct closure, was raised by Councillor Korab. As this is a residential neighbourhood with a school, Councillor Korab asked that it be reconsidered for traffic calming by City Staff. It was agreed that the discussion of Waterford Bridge Road Traffic Calming will be on a future Committee of the Whole Agenda.
- Councillor Ellsworth referenced a letter received by the City from DEWCOR, signed by Mr. Danny Williams, which accuses him of a conflict of interest for recommending approval of the City's Capital Budget and his real estate listings at Goldstone Street and Thorburn Road and Goldstone intersection. Councillor Ellsworth also read aloud the City's response sent to Mr. Williams regarding the allegation. In the letter, it noted that regarding the conflict-of-interest allegation, the motion to approve the City's 2024 capital budget was moved by Councillor Korab and seconded by Councillor Bruce. The vote was unanimous, with Councillor Ellsworth abstaining.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:55 pm.

MAYOR

CITY CLERK

BY-LAW NO.

**ST. JOHN'S COMMERCIAL MAINTENANCE (AMENDMENT NO. 1 – 2024)
BY-LAW**

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's hereby enacts the following By-Law relating to the regulation and maintenance of commercial properties.

BY-LAW

1. This By-Law may be cited as "The Commercial Maintenance (Amendment No. 1 – 2024) By-Law".
2. The following is added as Section 3.1:

"VACANT BUILDINGS

3.1

(a) The owner of a vacant building shall secure the building to prevent unauthorized entry.

(b) If security measures for a building do not prevent unauthorized entry, an Inspector may, in addition to any penalties prescribed by legislation, secure a building in a manner acceptable to the Inspector.

(c) All materials used for boarding up vacant buildings shall be covered and maintained with a preservative which is colour coordinated to the exterior of the building.

(d) Where a building remains vacant for a period of more than 90 days, the owner shall ensure that all utilities serving the dwelling are properly disconnected or otherwise secured to prevent damage to the property or adjoining properties.

(e) subsection (d) shall not apply where such utilities are required for the safety or security of the property or adjoining properties."
3. Section 24(b) of the Commercial Maintenance By-Law is repealed and replaced with the following:

- “24. (b) In any commercial property, the heating system required by subsection (a) shall be maintained in good working condition so as to be capable of heating the building safely to the required standard, and auxiliary heaters shall not be used as a primary source of heat. If the heating system or parts thereof are not certified or have a certification that is out of date, the Inspector may, at the expense of the owner, direct that tests of materials, equipment, and/or devices be made and certification of such tests be provided to the Inspector.”

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2024.

MAYOR

CITY CLERK

DECISION NOTE

Title:	Proposed Amendments to the Commercial Maintenance By-Law
Date Prepared:	May 28, 2024
Report To:	Committee of the Whole
Councillor and Role:	Councillor Sandy Hickman, Transportation and Regulatory Services
Ward:	N/A

Issue:

Proposed Amendments to the Commercial Maintenance By-Law

Discussion – Background and Current Status:

The Commercial Maintenance By-Law is being amended to add provisions related to vacant commercial buildings. There are currently no provisions with respect to vacant commercial buildings in this bylaw.

More specifically, these provisions will regulate: the securing of vacant buildings, the ability of the City to secure unsecure vacant buildings, materials used to 'board up' vacant buildings, and the disconnection of utilities serving vacant buildings.

In addition, section 24(b) is being amended to add a provision related to certification of heating systems. This amendment will allow Inspection Services to direct that heating systems be tested to ensure they are in good condition and that certification of systems be provided.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: All City Divisions/Departments, general public
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: Work with our employees to improve organizational performance through effective processes and policies.

ST. JOHN'S

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: The amendments to the Commercial Maintenance By-Law will have to be advertised in the local newspaper and the King's Printer Gazette in order to become legally in effect.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: The amendments to the Commercial Maintenance By-Law will have to be posted to the City's website once they have come legally into effect.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the proposed amendments to the Commercial Maintenance By-Law.

Report Approval Details

Document Title:	Proposed Amendments to the Commercial Maintenance By-Law (2024)
Attachments:	- Commercial Maintenance By-Law Amd No. 1-2024.docx
Final Approval Date:	May 28, 2024

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

Cheryl Mullett - May 28, 2024 - 10:15 AM

BY-LAW NO.

ST. JOHN'S ELECTRICAL (AMENDMENT NO. 1 – 2024) BY-LAW

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to electrical wiring and installations and use of electrical energy and relating to the licensing and regulating of Journeyman Electricians and Electrical Contractors engaged in electrical work in the City of St. John's:

BY-LAW

1. This By-Law may be cited as the St. John's Electrical (Amendment No. 1–2024) By-Law.
2. Section 13 of the St. John's Electrical By-Law is repealed and the following substituted:

“13. The Canadian Electrical Code, 2024, any Supplements to the Canadian Electrical Code, 2024 and the Administrative Requirements for use with the Canadian Electrical Code, 2024, are hereby declared to be, and shall be taken as part and parcel of this By-Law from the date of passing of this By-Law as if same were repeated herein in full. Provided that if any section or part thereof of the said Code and Supplements shall conflict with any other section of this By-Law, then the provisions of the said Code and Supplements shall prevail.”
3. Section 16(2) of the St. John's Electrical By-Law is repealed and the following substituted:

“16(2) Notwithstanding subsection (1), the Deputy City Manager or designate may, where they consider it necessary or expedient, accept certification from a licensed electrical contractor, or an electrical engineer that the work has been performed in accordance with all the requirements of this By-Law and the provisions of all other laws, rules and regulations applicable thereto. Upon receipt of such certification, in a form acceptable to the Deputy City Manager or designate, the Deputy City Manager or designate shall authorize the supply of electrical energy.”

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2024.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Amendment to Electrical By-Law

Date Prepared: May 14, 2024

Report To: Committee of the Whole

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

Ward: N/A

Decision/Direction Required:

Council's approval of the amendment to the City's Electrical By-Law.

Discussion – Background and Current Status:

The Electrical By-Law is being amended to take into account the Canadian Electrical Code, 2024, which is the newest version; as well, the By-Law is being amended to streamline and make more efficient the process by which certification of a licensed electrical contractor or electrical engineer is accepted by the City, and the supply of electrical energy is authorized.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: All City Divisions/Departments
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.
5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
4. Legal or Policy Implications: The by-law amendment will need to be advertised before it becomes legally in effect.
5. Privacy Implications: N/A

ST. JOHN'S

6. Engagement and Communications Considerations: The by-law amendment will need to be advertised in the local newspaper, the King's Printer Gazette and posted to the City's website.
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 proposed amendments to the Electrical By-Law.

Prepared by: Robert Fedder

Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendment to Electrical By-Law (2024).docx
Attachments:	- Electrical By-Law Amd No.1-2024.docx
Final Approval Date:	May 16, 2024

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

Cheryl Mullett - May 16, 2024 - 1:24 PM

Report Approval Details

Document Title:	Amendments to Electrical By-Law (2024).docx
Attachments:	- Electrical By-Law Amd No.1-2024.docx
Final Approval Date:	May 23, 2024

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

Cheryl Mullett - May 23, 2024 - 9:37 AM

BY-LAW NO.

ST. JOHN'S OPEN AIR FIRE REGULATIONS (AMENDMENT NO. 1-2024) BY-LAW

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to Open Air Fire Regulations:

BY-LAW

1. This By-Law may be cited as the "St. John's Open Air Fire Regulations (Amendment No. 1-2024) By-Law.
2. Section 1 of the Open Air Fire Regulations is repealed and replaced with the following:
 - "1. These regulations may be cited as the City of St. John's Open Air Fire Regulations."
3. Section 2 of the Open Air Fire Regulations is amended by adding the following definitions and renumbering the subsections accordingly:

""Fire Chief" means Chief/Director of Regional Fire and Emergency Services of the St. John's Regional Fire Department.

"Fire Department" means the SJRFD (St. John's Regional Fire Department).

"Open air fire" means any fire that is burning freely or has the potential to spread or a fire set in a containment unit that does not meet the requirements of an outdoor wood burning appliance.

"Outdoor Wood Burning Appliance" means an appliance that:

 - (i) Is enclosed on all sides and constructed of masonry, concrete, heavy gauge metal or other noncombustible materials;
 - (ii) is at least 15 cm in height above the surrounding grade but no more than 60 cm in depth when measured from the top of the appliance opening to the bottom of the appliance;
 - (iii) has an opening that does not exceed 75 cm in diameter or an area of 0.46 m² and in which neither the width nor length is greater than 75 cm; and
 - (iv) has a spark arrestor, grille, or mesh with openings no larger than 12 mm and which is used to cover the entire area of the fire pit opening.

“Permit” means permit for an open-air fire issued by the SJRFD.

“Seasoned Wood” means wood that has been allowed to dry and acclimate to the surrounding environment and is clean, unpainted, and untreated.

“Spark arrester” (sometimes spark arrestor) is any device which prevents the emission of flammable debris from combustion sources.”

4. Section 3.1(1) of the Open Air Fire Regulations is repealed and the following is substituted:

“Permit Not Required

3.1(1) Outdoor wood burning appliances shall not be operated where wind speeds are in excess of 20 km per hour.”

5. Section 3.1(2) of the Open Air Fire Regulations is repealed and the following is substituted:

“Outdoor wood burning appliances shall be:

- (a) installed in accordance with the manufacturer’s installation instructions, if supplied;
- (b) located at least 4.5 meters from any building, structure or combustible material;
- (c) capable of completely containing/enclosing the fire;
- (d) placed on a firm and level surface which has a non-combustible base beneath it, a minimum of 0.5 m completely outside the perimeter of the unit;
- (e) attended at all times by someone 18 years of age or older with access to a fire extinguisher, bucket of water or another water source while the fire is burning;
- (f) used to burn only seasoned wood; and
- (g) extinguished prior to non-attendance.”

6. Section 3.2(a) of the Open Air Fire Regulations is repealed and the following is substituted:

“3.2 Notwithstanding sections 3 and 3.1 herein, where a prohibition on the setting of fires in relation to forest lands within or adjacent to the boundary of the City of St. John’s has been proclaimed pursuant to section 99 of the Forestry Act, RSNL 1990 c. F-23, as amended, and remains in effect, no person or persons shall cause, set, light or otherwise ignite an Open Air

Fire, or any fire in an outdoor wood burning appliance, or any other outdoor wood or gas burning unit within the boundaries of the City.”

7. Section 3.2(b) of the Open Air Fire Regulations is repealed.
8. Section 9 is repealed and the following is substituted:
 - “9. A site inspection is required for the issuance of a permit. The Applicant shall contact the SJRFD Fire Prevention Division to schedule a site inspection. If all guidelines and conditions identified in this by-law are met during the site inspection, the permit may be issued.

A person to whom a permit is issued shall keep a copy of the permit on the site where the burning is taking place. The Permit issued must be presented by the Permittee upon request by any SJRFD Fire Inspector, Fire Officer, Fire Captain, or other representative.”

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk on behalf of the St. John’s Municipal Council this _____ day of _____, 2024.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Amendments to the Open Air Fire Regulations

Date Prepared: May 14, 2024

Report To: Committee of the Whole

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

Ward: N/A

Decision/Direction Required:

Council's approval of the amendments to the Open Air fire Regulations is requested.

Discussion – Background and Current Status:

The Open Air Fire Regulations By-Law is being amended to update and regulate the use of modern outdoor wood burning appliances.

Some new definitions are being added in order to modernize the Regulations (for example, the definitions of 'open air fire' and 'outdoor wood burning appliance'); some definitions are updating the definitions that are currently in place (for example, 'fire chief' and 'fire department') in order to reflect how these roles and departments are currently referred to.

The provisions related to outdoor wood burning appliances (section 3.1(1) and (2)) are being amended to ensure that the City's Fire Department can enforce open air fires while still allowing people to be able to have outdoor fires should the conditions allow.

The amendments related to blanket prohibitions of open air fires (section 3.2(a)) is being made to ensure that modern wood burning appliances are captured by the prohibition outlined in this section. As well, the section exempting outdoor grills and barbecues from such a prohibition is being repealed; this is so the Fire Department can judge whether it is appropriate to allow the use of such equipment on a case-by-case basis if/when conditions result in a prohibition.

Section 9 is being amended to make clear the requirements of the permit application process, as well as the permit holder's responsibilities following the issuance of the permit.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: All City Departments/Divisions, General Public

ST. JOHN'S

3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

4. Legal or Policy Implications: The amendments to the Open Air Fire Regulations will need to be advertised before coming legally into effect.

5. Privacy Implications: N/A

6. Engagement and Communications Considerations: The amendments to the Open Air Fire Regulations will need to be advertised in the local newspaper, the King's Printer Gazette and posted on the City's website.

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 proposed amendments to the Open Air Fire Regulations.

Prepared by: Robert Fedder

Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendments to the Open Air Fire Regulations (2024).docx
Attachments:	- Open Air Fire Regulations Amd No 1-2024.docx
Final Approval Date:	May 16, 2024

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

Cheryl Mullett - May 16, 2024 - 1:27 PM

Report Approval Details

Document Title:	Amendment to Open Air Fire Regulations (2024).docx
Attachments:	- Open Air Fire Regulations Amd No 1-2024.docx
Final Approval Date:	May 23, 2024

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

Cheryl Mullett - May 23, 2024 - 9:47 AM

BY-LAW NO.

ST. JOHN'S PLUMBING (AMENDMENT NO. 1 – 2024) BY-LAW

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's hereby enacts the following By-Law relating to the plumbing of buildings and the inspection of same.

BY-LAW

1. This By-Law may be cited as "The St. John's Plumbing (Amendment No. 1 – 2024 By-Law.
2. The following is added as Section 30(1):

"30(1) Notwithstanding section (30), the Deputy City Manager or designate may, where they consider it necessary or expedient, accept certification from a licensed plumbing contractor, or a mechanical engineer that the work has been performed in accordance with all the requirements of this By-Law and the provisions of all other laws, rules and regulations applicable thereto. Upon receipt of such certification, in a form acceptable to the Deputy City Manager or designate, the Deputy City Manager or designate shall authorize the use of the plumbing system or any part thereof."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2024.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Amendments to the Plumbing By-Law

Date Prepared: May 14, 2024

Report To: Committee of the Whole

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

Ward: N/A

Decision/Direction Required:

Council approve the amendments to the Plumbing By-Law as requested.

Discussion – Background and Current Status:

The Plumbing By-Law is being amended to streamline and make more efficient the process by which certification of a licensed plumbing contractor or mechanical engineer is accepted by the City, and the use of the plumbing system or any part thereof is authorized.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: All City Divisions/Departments, General Public
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.
5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
4. Legal or Policy Implications: The by-law will need to be advertised to become legally in effect.
5. Privacy Implications: N/A

6. Engagement and Communications Considerations: The by-law will need to be advertised in the local newspaper, the King's Printer Gazette and posted on the City's website.
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 proposed amendments to the Plumbing By-Law.

Prepared by: Robert Fedder
Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendments to the Plumbing By-Law (2024).docx
Attachments:	- Plumbing By-Law Amendment No 1-2024.docx
Final Approval Date:	May 16, 2024

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

Cheryl Mullett - May 16, 2024 - 1:29 PM

Report Approval Details

Document Title:	Amendment to the Plumbing By-Law (2024).docx
Attachments:	- Plumbing By-Law Amendment No 1-2024.docx
Final Approval Date:	May 23, 2024

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

Cheryl Mullett - May 23, 2024 - 9:43 AM

BY-LAW NO.

ST. JOHN'S SIGN (AMENDMENT NO. 1 – 2024) BY-LAW OF THE CITY OF ST. JOHN'S

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to signage in the City of St. John's.

BY-LAW

1. This By-Law may be cited as the St. John's Sign (Amendment No. 1 – 2024) By-Law of the City of St. John's.
2. Section 10(1) of the Sign By-Law is repealed and replaced with the following:
 10. (1) No person shall post a sign, cause a sign to be posted, or fail to remove a sign:
 - (a) that interferes with or obstructs sight distance requirements for traffic or interferes with the flow of vehicle or pedestrian traffic, as determined by the inspector or City's traffic engineer;
 - (b) that is placed upon, or interferes with or obstructs, in the opinion of the inspector, a traffic control device; or
 - (c) on a utility pole."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this ____ day of _____, 2024.

MAYOR

CITY CLERK

DECISION NOTE

Title:	Proposed Amendment to St. John's Sign By-Law
Date Prepared:	May 28, 2024
Report To:	Committee of the Whole
Councillor and Role:	Councillor Sandy Hickman, Transportation and Regulatory Services
Ward:	N/A

Issue:

Proposed amendment to the St. John's Sign By-Law

Discussion – Background and Current Status:

The Sign By-Law currently has provisions related to the placing of signs on utility poles. However, enforcement of these provisions is difficult because the language would require a By-Law Inspector to view a party placing the signs on the utility poles.

The By-Law is being amended to make the placement of signs, causing the signs to be placed (i.e. directing an employee to place signs) or a failure to remove signs all prohibited behaviours. This way, the By-Law Inspector can issue a Notice Letter requesting a party remove the signs, and should they fail to do so, can charge the party with a failure to remove the signs.

This amendment should lead to more compliance with requests to remove signs.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: All City Divisions/Departments, general public and business owners
3. Alignment with Strategic Directions:

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

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.

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4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: The By-Law amendment will have to be advertised in the local newspaper and the King's Printer Gazette in order to become legally in effect.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: The By-Law amendment will have to be posted the City's website once it comes legally into effect.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the proposed amendment to the St. John's Sign By-Law.

Report Approval Details

Document Title:	Proposed Amendment to the Sign By-Law (2024)
Attachments:	- Sign By-Law Amendment No. 1-2024.docx
Final Approval Date:	May 28, 2024

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

Cheryl Mullett - May 28, 2024 - 10:01 AM

DECISION/DIRECTION NOTE

Title: Approval in Principle for Child Care Centre – 20 Edmonds Place – DEV2400085

Date Prepared: July 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To request Approval in Principle for a Child Care Centre at 20 Edmonds Place.

Discussion – Background and Current Status:

An application was submitted requesting Approval in Principle for a Child Care Centre at 20 Edmonds Place. The building is proposed to have a floor area of 1484m², provide care for 156 children, have 31-36 employees (33 on-site at one time), and provide 26 parking spaces.

The proposed Child Care Centre is a Permitted Use in the Commercial Kenmount (CK) Zone, and it must be demonstrated that the site meets all Zone Standards in future plans. Preliminary review determined that the site can be serviced, and access is adequate for approval in principle.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. 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.

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

ST. JOHN'S

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 4.5.3. "Approval in Principle" and Section 10 "Commercial Kenmount (CK) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council grant Approval in Principle for the proposed Child Care Centre Use at 20 Edmonds Place, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. The CK Zone requirements are to be demonstrated on the detailed site plans;
3. Detailed site and servicing plans submitted and approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

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 - Approval In Principle for Child Care Centre – 20 Edmonds Place – DEV2400085.docx
Attachments:	- 20 EDMONDS PLACE.pdf
Final Approval Date:	Jul 3, 2024

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

Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:06 AM

Jason Sinyard - Jul 3, 2024 - 10:11 AM



SUBJECT PROPERTY

85

10

20

5

30

50

CK

CK

EDMONDS PL

KELSEY DR

DECISION/DIRECTION NOTE

Title: Proposed Decks in the Wetland Buffer – 49, 55 & 57 Leonard J. Cowley Street – INT2400047, INT2400048 and INT2400049

Date Prepared: July 3, 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 Deck in the Wetland Buffer at 49, 55 and 57 Leonard J. Cowley Street.

Discussion – Background and Current Status:

A 9.61m² (3.1m x 3.1m) deck was proposed for each new Dwelling at 49, 55 and 57 Leonard J. Cowley Street. A portion of the rear yard for each Lot is located within the Wetland Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John's Development Regulations**, Council may permit the development of a residential Deck within a Wetland Buffer. As per **Section 4.10 (6)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Is this a New Plan or Strategy: No
4. 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.

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

ST. JOHN'S

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

Recommendation:

That Council approve a residential Deck in the Wetland Buffer at 49, 55 and 57 Leonard J. Cowley Street.

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

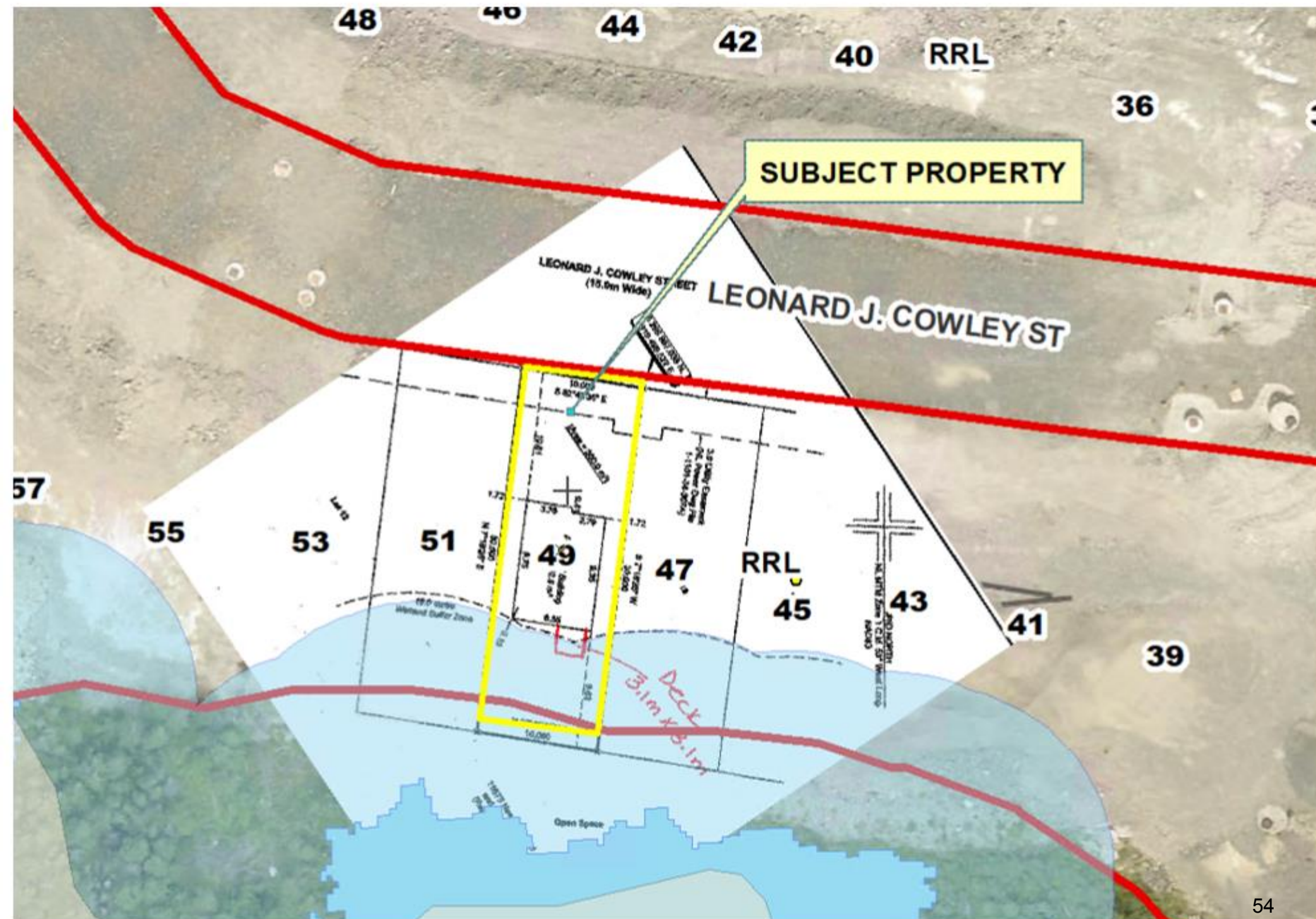
Document Title:	Development Committee - Decks in the Wetland Buffer – 49, 55, 57 Leonard J. Cowley Street – INT2400048-47-49.docx
Attachments:	- Location Map 49 55 57.pdf
Final Approval Date:	Jul 3, 2024

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

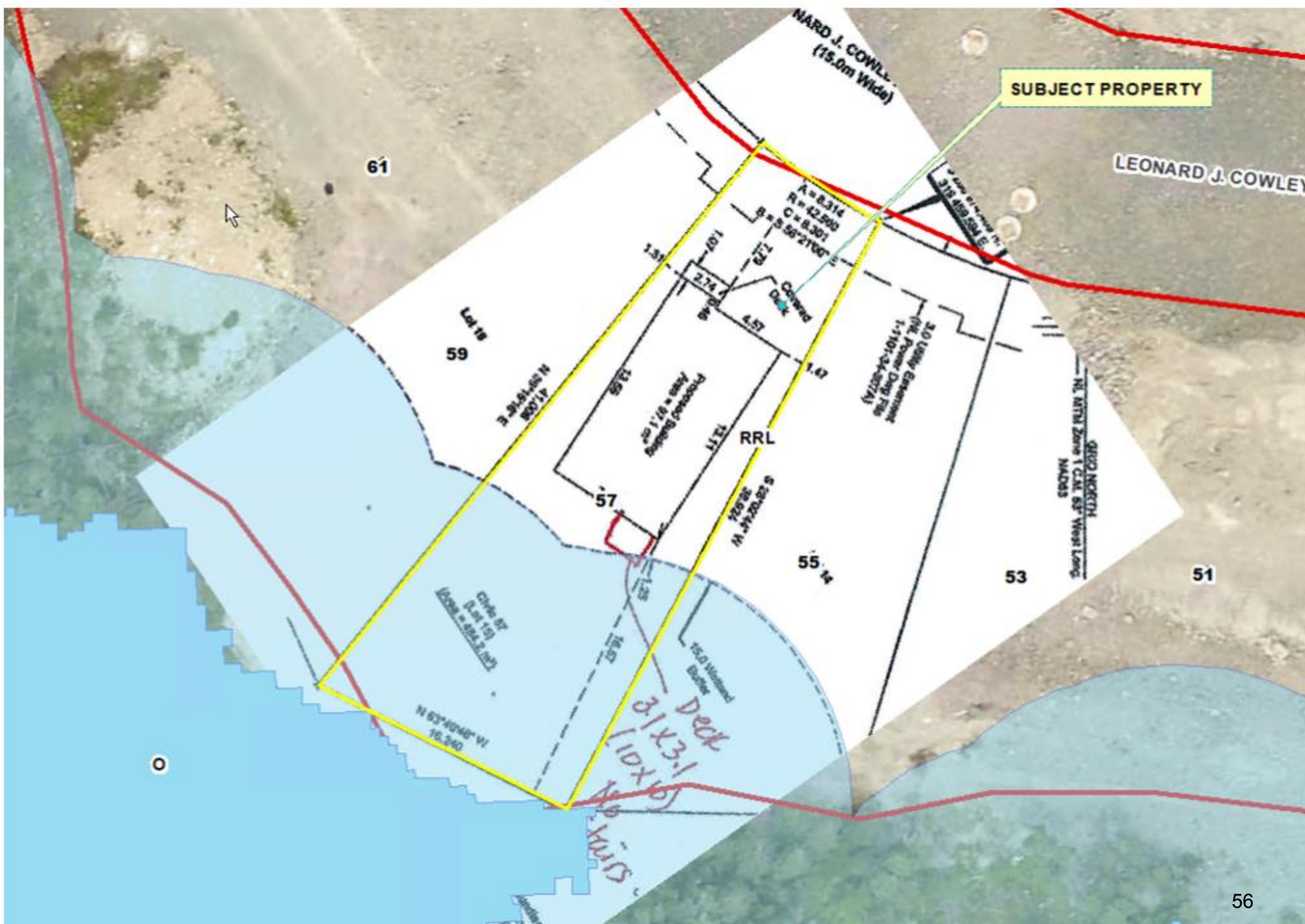
Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:45 AM

Jason Sinyard - Jul 3, 2024 - 10:46 AM

49 Leonard J. Cowley Street - Deck in the Wetland Buffer



57 Leonard J. Cowley St – Deck in Wetland Buffer



DECISION/DIRECTION NOTE

Title: Request to Develop Single Detached Dwelling in the Watershed – 116 Bennett’s Road (Town of Portugal Cove – St. Phillip’s) – INT2400037

Date Prepared: July 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: That Council reject a Single Detached Dwelling in the Watershed at 116 Bennett’s Road, Town of Portugal Cove - St. Phillip’s.

Discussion – Background and Current Status:

The Town of Portugal Cove – St. Phillip’s has referred an application for the development of a Single Detached Dwelling at 116 Bennett’s Road. The subject property is within the Broad Cove Watershed. Development of lands within the Watershed and situated within the legal municipal boundary of the Town is subject to **Section 104(4)** of the **City of St. John’s Act**, which does not allow the construction of a new Dwelling on vacant land within the Watershed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Town of Portugal Cove – St. Phillip’s.
3. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: Not applicable.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **City of St. John’s Act Section 104.**

ST. JOHN’S

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council reject the proposed development for a Single Detached Dwelling at 116 Bennett's Road, Town of Portugal Cove St. Phillips, as the Lot is located within the Broad Cove Watershed and a new Dwelling is not permitted on the Lot as per Section 104(4) of the City of St. John's Act.

Prepared by:

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

Approved by:

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

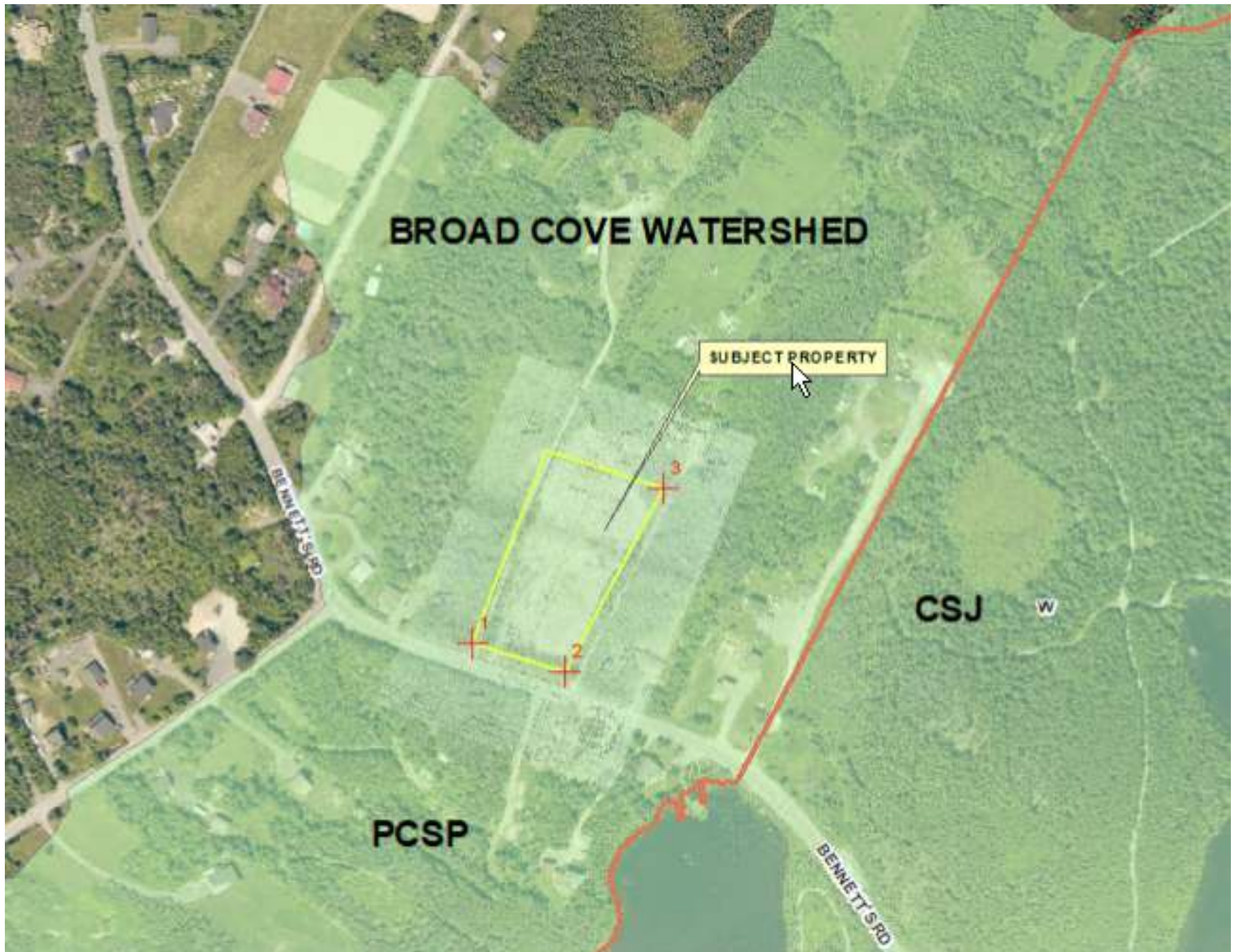
Report Approval Details

Document Title:	Development Committee - Proposed Single Detached Dwelling in the Watershed - 116 Bennett's Road (PCSP) - INT2400037.docx
Attachments:	- Site Plan.pdf
Final Approval Date:	Jul 3, 2024

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

Jason Sinyard - Jul 3, 2024 - 10:52 AM

116 Bennett's Road (Town of PCSP) - New Dwelling in the Watershed -
INT2400037



DECISION/DIRECTION NOTE

Title: Notices Published – 33 - 37 Cochrane Pond Road – SUB2100017

Date Prepared: July 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted for 33 - 37 Cochrane Pond Road.

Discussion – Background and Current Status:

An application has been submitted for a Single Detached Dwelling, which is a Discretionary Use in the Agriculture (AG) Zone as it is not directly associated with an Agriculture or Forestry Use. The Land Development Advisory Authority, under the Provincial Department of Fisheries, Forestry and Agriculture gave approval for the proposed development.

No submissions were received.

To accommodate the proposed development, the area needs to be subdivided into two Lots and the proposed Zone standards are as follows:

- Lot 1 contains the existing agriculture use and dwelling: Zone Standards for all Agricultural Uses are at the Discretionary of Council. Lot 1 is proposed to have a Lot Frontage of 31.86m and Lot Area of 6.59 acres.
- Lot 2 is the proposed Single Detached Dwelling: an unserviced Lot in the AG Zone requires a Lot Frontage of 30metres, which is measured the building line (15metres). Notwithstanding Section 10, Zone Standards in the St. John's Development Regulations, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The Building Line for the second Lot is proposed at 26.86meters, so the Lot has the required frontage of 30metres. Establishment of the building line setback does not create an irregular shaped lot (flag or L-shaped) and the dwelling will be visible from the Street for emergency access purposes.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

ST. JOHN'S

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: Envision St. John's Development Regulations **Section 7.2 "Building Lines and Sight Lines," Section 10.5 "Discretionary Use" and Section 10 "Agriculture (AG) Zone".**
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations.** The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the following Zone Standards to allow the subdivision of land for the proposed development at 33-37 Cochrane Pond Road:

- Lot 1 set Lot Frontage of 31.86m and Lot Area of 6.59 acres;
- Lot 2 establish the Building Line at 26.86meters; and
- approve the Discretionary Use application for a Single Detached Dwelling.

Prepared by:

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

Approved by:

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

Report Approval Details

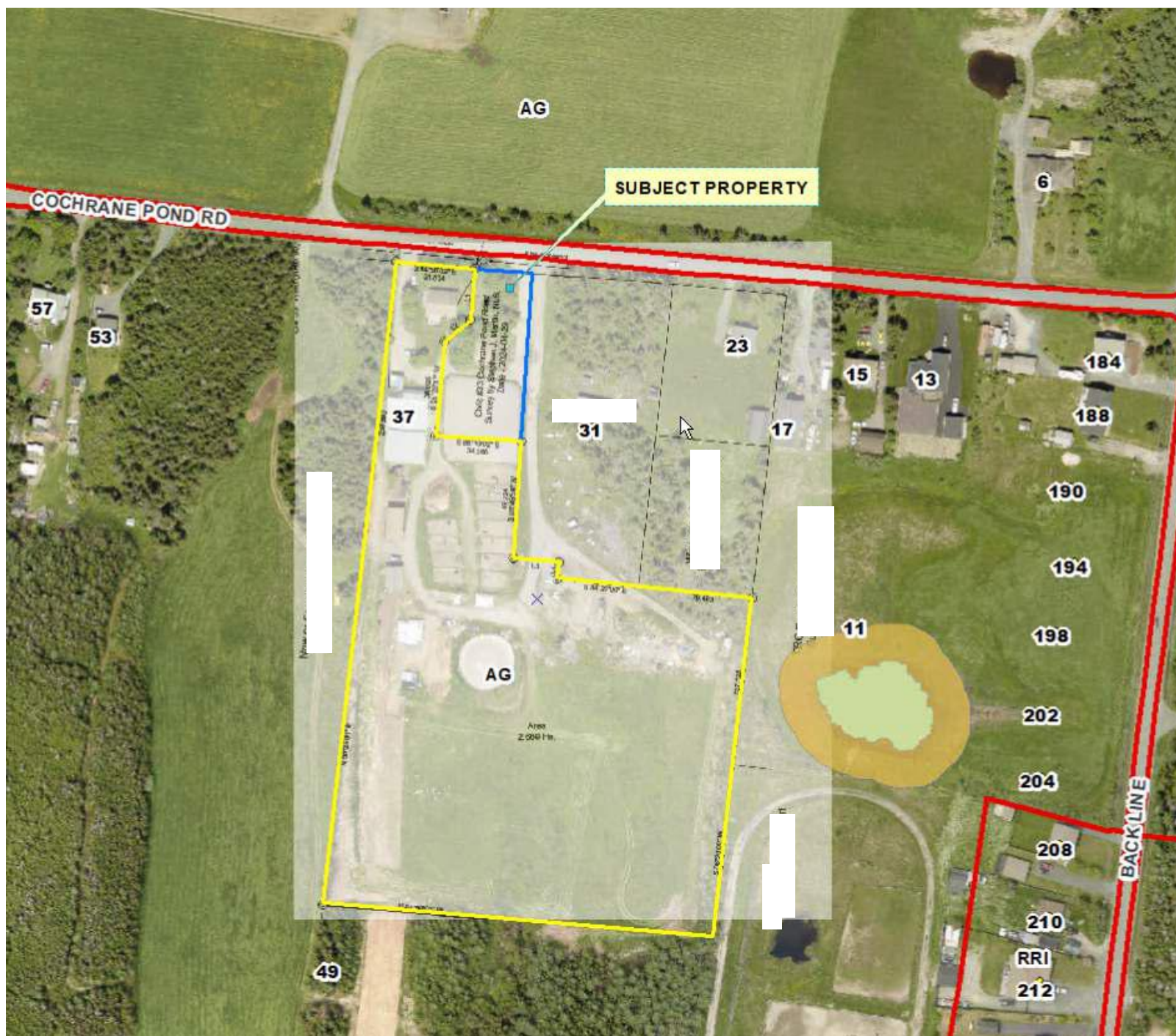
Document Title:	Notices Published - 33 Cochrane Pond Road.docx
Attachments:	- Site Plan.pdf - Cochrane Pond Road Proposal.pdf
Final Approval Date:	Jul 3, 2024

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

Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:20 AM

Jason Sinyard - Jul 3, 2024 - 10:44 AM

33-37 Cochrane Pond Road

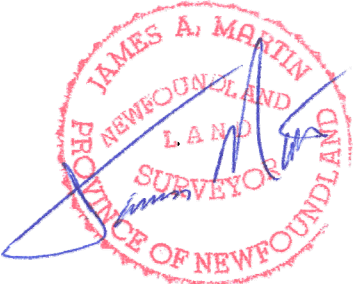


Schedule "B"

Grid North - Zone 1
CM 53° West (NAD 83)



- Legend
- Found Iron Pin
 - Placed Iron Pin
 - Nail
 - Fence Post
 - Pole
 - Guy Wire
 - Fence Line
 - Power Line
 - Easements



James A. Martin, NLS.

Martin Surveys
& Land Services Inc.
P.O. Box 1068
Torbay, NL, A1K 1K7
709-437-6593
www.martinsurveys.com

Unauthorized use or alteration is prohibited by law as outlined in THE COPYRIGHT ACT This plan certifies the information shown as of April 15, 2024 and only as of that date.

Cochrane Pond Road - St. John's - NL

Date 2024-04-15	Job Number 3329-08	Revision Number 00
Scale 1:500	Field / Plan KP / CM	Checked By JM
Control Used 97G7224		Scale Factor 0.999882

DECISION/DIRECTION NOTE

Title: Proposed Single Detached Dwelling in the Watershed – 66 King’s Hill Road (Town of Portugal Cove – St. Phillip’s) – INT2400044

Date Prepared: July 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: That Council reject the proposed Single Detached Dwelling in the Watershed at 66 King’s Hill Road, Town of Portugal Cove - St. Phillip’s.

Discussion – Background and Current Status: The Town of Portugal Cove – St. Phillip’s has referred an application for the development of a Single Detached Dwelling at 66 King’s Hill Road. The applicant is proposing a second dwelling on the property based on purported historic records that showed two residential buildings previously occupied the property. A previous development approval was issued for this property, permitting one Dwelling on the Lot. This approval also stipulated that the applicant was to fence the site to prevent encroachment and was required to replant that portion of the Lot cleared without approval.

The subject property is within the Broad Cove Watershed. Development of lands within the Watershed and situated within the legal municipal boundary of the Town is subject to **Section 104(4)** of the **City of St. John’s Act**, which does not allow the construction of a new Dwelling on vacant land within the Watershed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. 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

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

Recommendation:

That Council reject the proposed development for a Single Detached Dwelling at 66 King's Hill Road, Town of Portugal Cove St. Phillips, as the Lot is located within the Broad Cove Watershed and a new Dwelling is not permitted on the Lot as per Section 104(4) of the City of St. John's Act.

Prepared by:

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

Approved by:

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

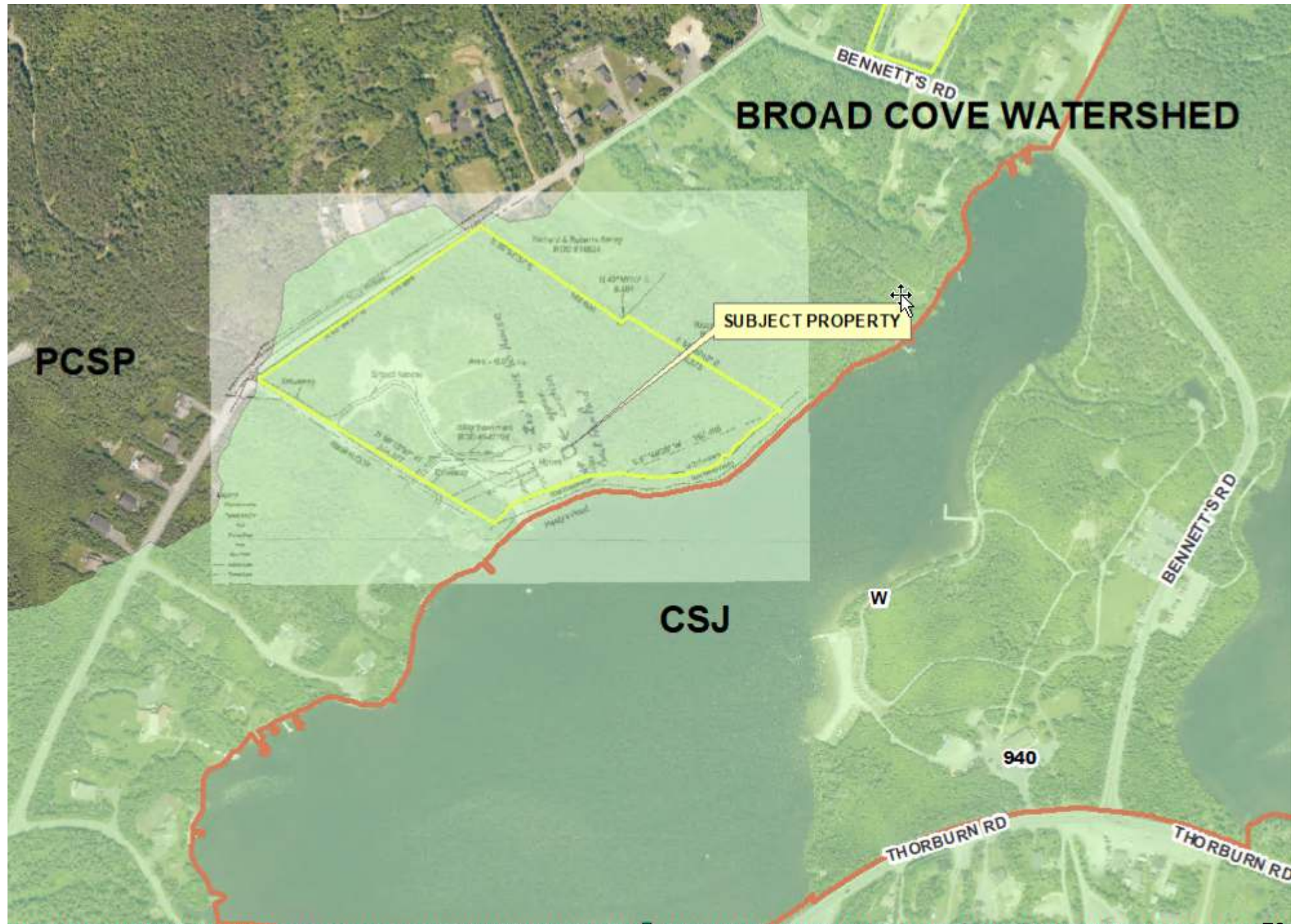
Report Approval Details

Document Title:	Development Committee - Proposed Single Detached Dwelling in the Watershed - 66 King's Hill Road (PCSP)- INT2400044.docx
Attachments:	- Site Plan.pdf
Final Approval Date:	Jul 3, 2024

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

Jason Sinyard - Jul 3, 2024 - 11:18 AM

66 King's Hill Road (Town of PCSP) - New Dwelling In the Watershed -
INT2400044



DECISION/DIRECTION NOTE

Title: Proposed Redevelopment of a Non-Conforming Dwelling – 4A Middle Battery Road– DEV2400079

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to redevelop a Non-Conforming Dwelling and set the Building Line for 4A Middle Battery Road.

Discussion – Background and Current Status:

An application was submitted to redevelop a Single Detached Dwelling at 4A Middle Battery Road. The site was previously developed, and a portion of the old foundation still exists on the property. The minimum Building Line in the Residential Battery (RB) Zone is 4.5 metres. The applicant is proposing a Building Line at 1.07 metres, which is in line with setbacks in the area. As per **Section 7.2.1** of the **Envision St. John's Development Regulations**, Council shall have the power to establish or re-establish the Building Line for any Street, or for any Lot that Council deems appropriate.

The RB Zone requires a Rear Yard setback of 4.5metres; the Dwelling is proposed to be reconstructed at the existing non-conforming setback of 1.07 metres, where the original foundation is located. Under **Section 7.5 “Non-Conforming”** development shall not be externally varied without Council approval; the proposed rebuild would be located at the original setback and will not increase the degree of non-conformity.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

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

ST. JOHN'S

Choose an item.

5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not Applicable.
7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 7.2.1 "Building Line-Yards," Section 7.5. "Non-Conforming" and Section 10 "Residential Battery (RB) Zone".**
8. Privacy Implications: Not Applicable.
9. Engagement and Communications Considerations: Not Applicable
10. Human Resource Implications: Not Applicable.
11. Procurement Implications: Not Applicable.
12. Information Technology Implications: Not Applicable.
13. Other Implications: Not Applicable.

Recommendation:

That Council approve a Building Line at 1.07 metres and the existing Non-Conforming Rear Yard setback at 1.07 metres to allow the redevelopment of a Single Detached Dwelling at 4A Middle Battery 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

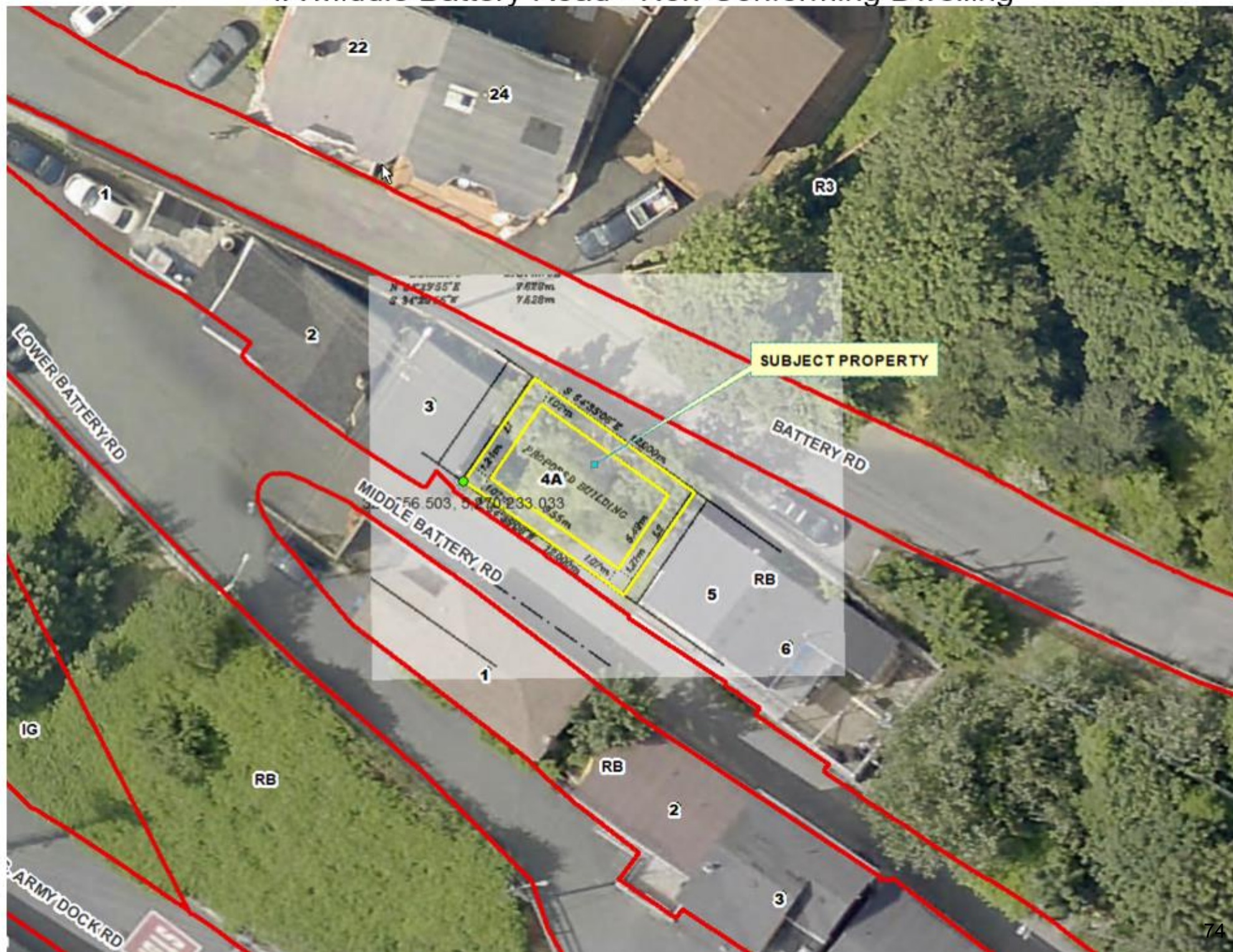
Document Title:	Development Committee - Proposed Reconstruction of Non-Conforming Dwelling – 4A Middle Battery Road– DEV2400079.docx
Attachments:	- Map and House Location.pdf
Final Approval Date:	Jul 4, 2024

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

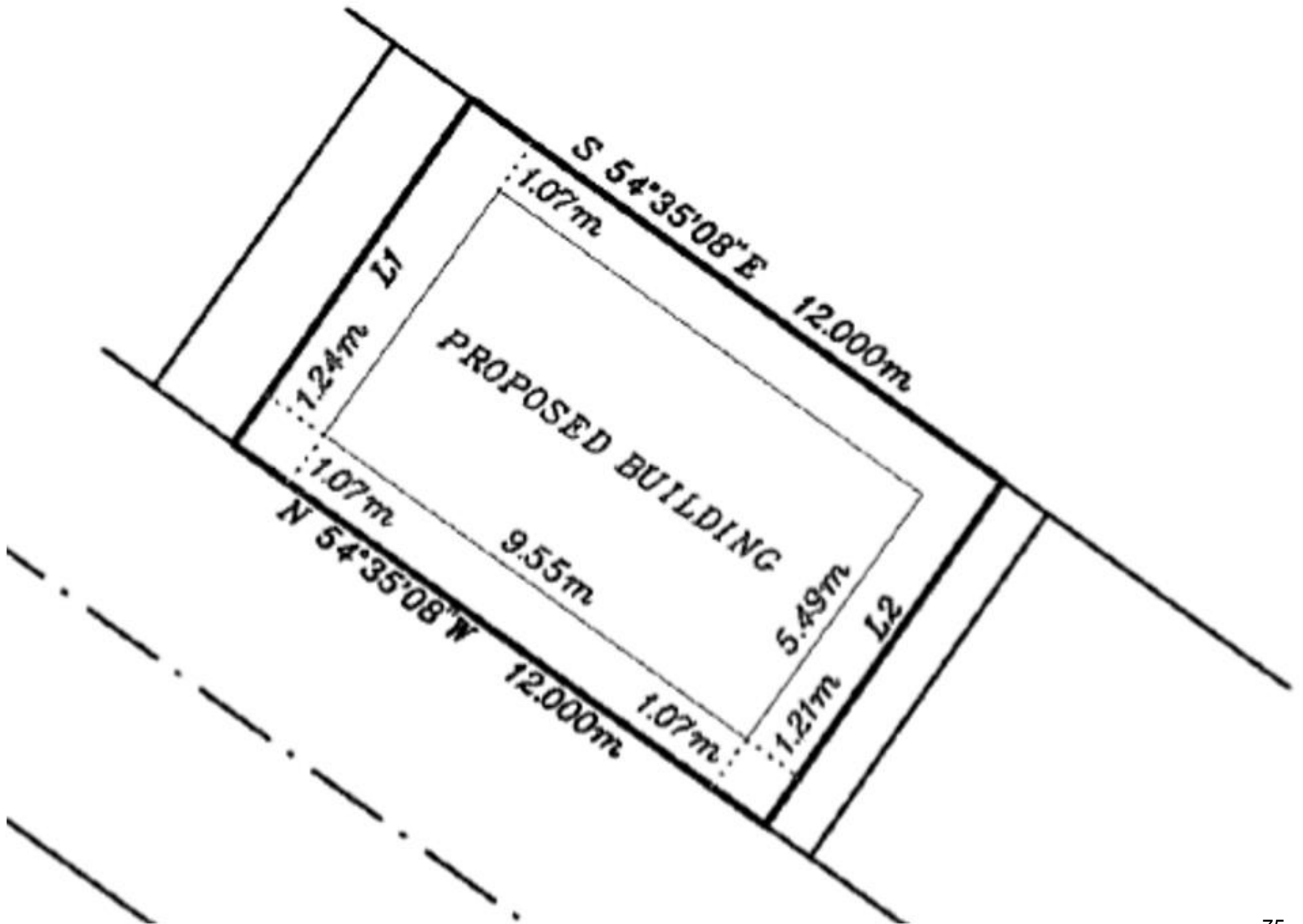
Lindsay Lyghtle Brushett - Jul 3, 2024 - 3:41 PM

Jason Sinyard - Jul 4, 2024 - 10:09 AM

4A Middle Battery Road - Non-Conforming Dwelling



4A Middle Battery Road - Non-Conforming Dwelling



DECISION/DIRECTION NOTE

Title: Request for Parking Relief for Health and Wellness Centre – 22 O’Leary Avenue – INT2400051

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve fourteen (14) parking spaces to accommodate a proposed change of occupancy for a Health and Wellness Centre at 22 O’Leary Avenue.

Discussion – Background and Current Status:

An application was submitted by MagicStorm Events Inc. to add a Health and Wellness Centre (Yoga classes) to the building at 22 O’Leary Avenue. The current uses in the building range from a Restaurant, Laundry, Storage, Clinic and Bakery.

As per **Section 8.3** of the **St. John’s Development Regulations**, 36 parking spaces are required for the existing uses and 26 parking spaces are required for the proposed Health and Wellness Centre Use for a total of 62 parking spaces. There are 48 parking spaces available on site, therefore relief for fourteen (14) parking spaces is requested.

The rationale for relieving parking is based on the fact that it is near the Avalon Mall and is located on a bus route. As per **Section 8.12** of the **St. John’s Development Regulations**, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Is this a New Plan or Strategy: No

ST. JOHN’S

4. 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.

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

6. Accessibility and Inclusion: Not Applicable.

7. Legal or Policy Implications: **Envision St. John's Development Regulations Sections 8.3 "Parking Standards" and 8.12 "Parking Report."**

8. Privacy Implications: Not Applicable.

9. Engagement and Communications Considerations: Not Applicable.

10. Human Resource Implications: Not Applicable.

11. Procurement Implications: Not Applicable.

12. Information Technology Implications: Not Applicable.

13. Other Implications: Not Applicable.

Recommendation:

That Council approve relief for 14 parking spaces to accommodate the proposed Health and Wellness Use at 22 O'Leary Avenue.

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

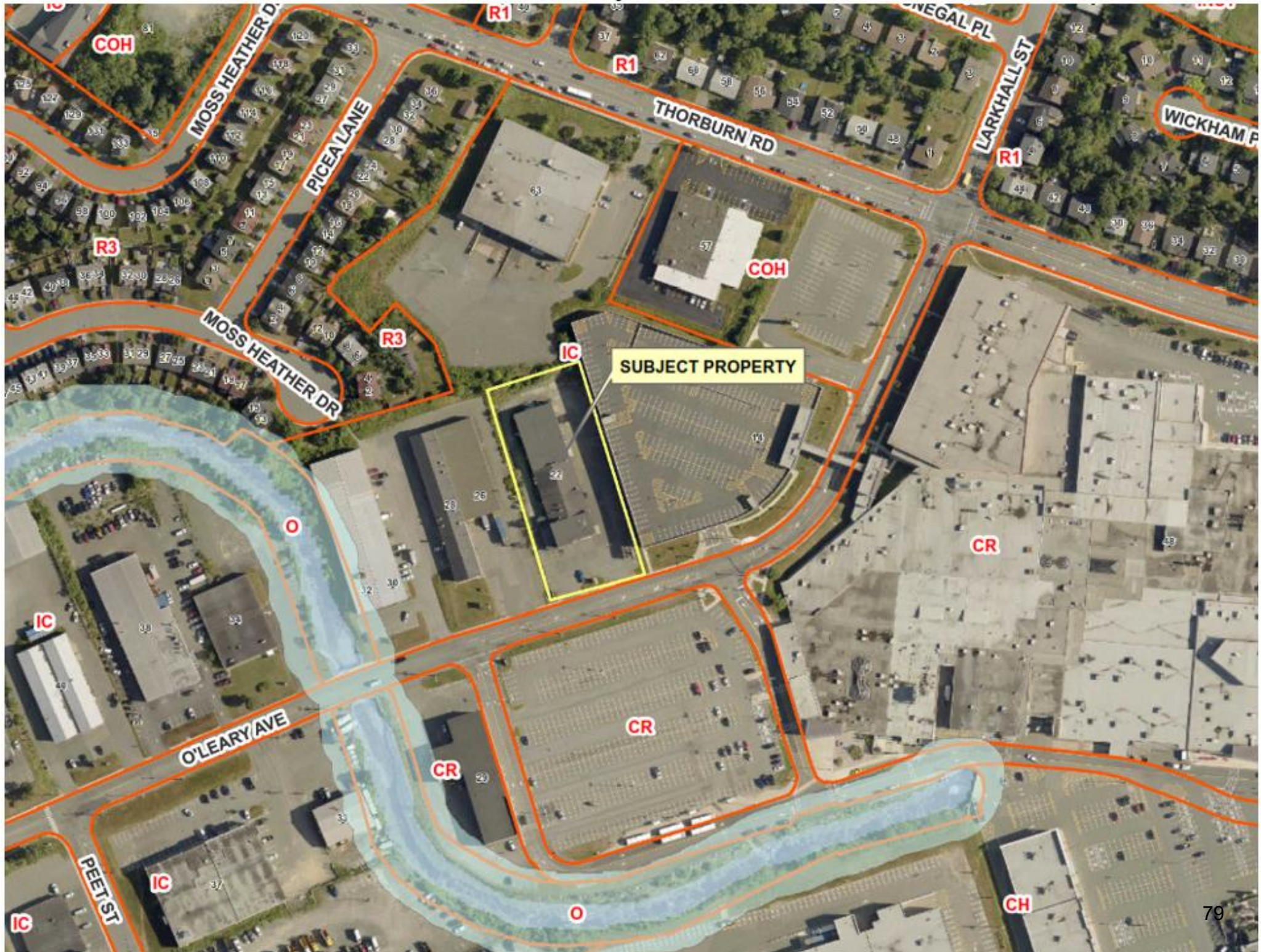
Document Title:	Development Committee - Request for Parking Relief for Health and Wellness Centre – 22 O'Leary Avenue – INT2400051.docx
Attachments:	- Location Map.pdf
Final Approval Date:	Jul 4, 2024

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

Lindsay Lyghtle Brushett - Jul 3, 2024 - 3:49 PM

Jason Sinyard - Jul 4, 2024 - 10:09 AM

22 O'Leary Avenue



DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2024104 - Video Telematics
Date Prepared: Friday, July 5, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Public Works
Quotes Obtained By: Leanne Bastow
Budget Code: 3111-52134
Source of Funding: Operating
Purpose:
Replacement contract for vehicle telematics and dash cameras.

Proposals Submitted By:

Vendor Name
Air Automotive Tracking Inc. - Disqualified
HiTech Communications - Disqualified
Samsara Inc.

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

Contract Duration: Three (3) years, plus the possibility of three (3) one (1) year extensions

Recommendation:
THAT Council approve for award open call 2024104 - Video Telematics to the top ranked proponent as determined by the City’s evaluation team, Samsara Inc., for \$255,894.64 (HST included) as per the Public Procurement Act. Please note, this was previously approved by ePoll on July 2nd 2024.

Attachments:



Development Permits List For June 20 to July 3, 2024

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Consolidation Only of Land	69 Field Street	2	Approved	2024-07-02
RES	79322 Newfoundland and Labrador Limited	Development of Vacant Residential Lot	190 Airport Heights Drive	1	Approved	2024-07-02

*** 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 July 9, 2024, Regular Meeting

Permits Issued: 2024/06/20 to 2024/07/03

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
1 Spitfire Dr	Accessory Building	Accessory Building
10 Jacaranda Pl	Site Work	Swimming Pool/Hot Tub
10 Withers Pl	Fence	Fence
106 Airport Heights Dr	Renovations	Single Detached Dwelling
11 Cheyne Dr	Renovations	Single Detached Dwelling
110 Old Petty Harbour Rd	Site Work	Swimming Pool/Hot Tub
116 Gower St	Renovations	Townhousing
12 Ann Harvey Pl	Fence	Fence
12 Ashbourne Dr	Deck	Patio Deck
12 Densmore's Lane	Accessory Building	Accessory Building
14 Adventure Ave	Accessory Building	Accessory Building
14 Stanford Pl	Accessory Building	Accessory Building
15 Bowring Pl	Deck	Patio Deck
15 Cheyne Dr	Renovations	Single Detached Dwelling
153 Castle Bridge Dr	Fence	Fence
168 Mundy Pond Rd	Renovations	Single Detached Dwelling
17 Corporal Jamie Murphy St	Renovations	Single Detached Dwelling
17 Perlin St	Fence	Fence
17 Templeman St	Deck	Patio Deck
181 Pennywell Rd	Renovations	Semi Detached Dwelling
2 Fairwood St	Fence	Fence
20 Brennan Field	Renovations	Single Detached Dwelling
21 Cheyne Dr	Renovations	Single Detached Dwelling
22 Terry Lane	New Construction	Single Detached Dwelling
230 Hamilton Ave	Fence	Fence
240 Pennywell Rd	Change of Occupancy/Renovations	Subsidiary Apartment
27 Cedar Hill Pl	Fence	Fence

27 Dragonfly Pl	New Construction	Single Detached Dwelling
28 Murphy's Ave	Deck	Patio Deck
3 Cairo St	Accessory Building	Accessory Building
3 Macpherson Ave	Deck	Patio Deck
31 Leonard J. Cowley St	New Construction	Single Detached Dwelling
32 Slattery Rd	Deck	Patio Deck
349 Blackmarsh Rd	Renovations	Single Detached Dwelling
38 Brad Gushue Cres	Site Work	Driveway
4 Chuckley Pear Pl	Deck	Patio Deck
4 Chuckley Pear Pl	Extension	Single Detached Dwelling
4 Gregg Pl	Change of Occupancy	Single Detached Dwelling
41 Empire Ave	Fence	Fence
42 Smith Ave	Site Work	Driveway
43 Gallipoli St	New Construction	Single Detached Dwelling
45 Spencer St	Site Work	Driveway
47 Dragonfly Pl	New Construction	Single Detached Dwelling
47 Orlando Pl	Renovations	Single Detached Dwelling
48 Julieann Pl	Renovations	Single Detached Dwelling
48 Monkstown Rd	Deck	Patio Deck
49 Leonard J. Cowley St	New Construction	Single Detached Dwelling
5 Currie Pl	Accessory Building	Accessory Building
5 Dragonfly Pl	Accessory Building	Accessory Building
51 Leonard J. Cowley St	New Construction	Single Detached Dwelling
52 Airport Heights Dr	Deck	Patio Deck
54 Carrick Dr	Site Work	Landscaping
57 Leonard J. Cowley St	New Construction	Single Detached Dwelling
58 Old Bay Bulls Rd	Fence	Fence
59 Cedar Hill Pl	New Construction	Semi Detached Dwelling
59 Pepperwood Dr	Fence	Fence
6 Dunfield St	Site Work	Single Detached Dwelling
6 Faulkner St	Renovations	Duplex Dwelling
6 Parliament Pl	Change of Occupancy	Single Detached w/ apt.
6 Thetis Pl	Change of Occupancy	Home Office
60 Willenhall Pl	Accessory Building	Accessory Building
61 Cedar Hill Pl	New Construction	Semi Detached Dwelling
61 Old Bay Bulls Rd	Accessory Building	Accessory Building
62 Dunkerry Cres	Fence	Fence

63 Diamond Marsh Dr	Accessory Building	Accessory Building
63 Diamond Marsh Dr	Deck	Patio Deck
63 Wabush Pl	Fence	Fence
64 Cedar Hill Pl	New Construction	Duplex Dwelling
68 Beaumont St	Site Work	Landscaping
69 Aldershot St	Extension	Single Detached Dwelling
7 Dyer Pl	New Construction	Single Detached Dwelling
7 Mark Nichols Pl	Accessory Building	Accessory Building
70 Cedar Hill Pl	New Construction	Semi Detached Dwelling
72 Cedar Hill Pl	New Construction	Semi Detached Dwelling
72 Leslie St	Fence	Fence
72 Smithville Cres	Site Work	Retaining Walls
73 Parsonage Dr	New Construction	Single Detached Dwelling
756-758 Main Rd	Deck	Patio Deck
79 Bay Bulls Rd	Fence	Fence
8 Bally Haly Pl	Change of Occupancy	Single Detached Dwelling
8 Cherry Hill Rd	Accessory Building	Accessory Building
82 Greenspond Dr	Deck	Patio Deck
89-91 Casey St	Renovations	Townhousing
90 Kenai Cres	Fence	Fence

This Week: \$6,514,471.00

Commercial

Location	Permit Type	Structure Type
10 Escasoni Pl	Change of Occupancy/Renovations	Residential Board & Care
11 Elizabeth Ave	Sign	Retail Store
141 Torbay Rd	Change of Occupancy/Renovations	Restaurant
15 Hebron Way Unit 202	Change of Occupancy/Renovations	Clinic
156 Water St	Change of Occupancy	Patio Deck
196 Water St	Renovations	Office
201 Water St	Sign	Tavern
22 O'leary Ave	Change of Occupancy	Mixed Use
25 Anderson Ave	Sign	Clinic
28 Symonds Ave	Change of Occupancy	Mixed Use
31 Peet St	Change of	Service Shop

	Occupancy/Renovations	
319 Hamilton Ave	Change of Occupancy	Semi Detached Dwelling
348 Paddy's Pond Rd	Renovations	Other
384 Elizabeth Ave	Renovations	Bank
391 Duckworth St	Change of Occupancy	Patio Deck
464 Topsail Rd	Sign	Eating Establishment
48 Kenmount Rd	Sign	Service Shop
48 Kenmount Rd	Change of Occupancy/Renovations	Service Shop
48 Kenmount Rd	Sign	Retail Store
5 Springdale St	Renovations	Office
55-59 Rowan St	Change of Occupancy	Patio Deck
56 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
801 Water St	Sign	Office
83 Thorburn Rd	Sign	Clinic
9 George St	Deck	Patio Deck
9 George St	Change of Occupancy	Restaurant
9-11 Waldegrave St	Change of Occupancy	Restaurant
Cor Anderson & Elizabeth Ave	Renovations	Mixed Use

This Week: \$12,107,770.33

Government/Institutional

Location	Permit Type	Structure Type
15 Carnell Dr	Accessory Building	Accessory Building

This Week: \$50,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

This Week's Total: \$18,672,241.33

REPAIR PERMITS ISSUED:

\$23,800.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
July 9, 2024			
TYPE	2023	2024	% Variance (+/-)
Residential	\$39,684,676.34	\$66,790,175.91	68
Commercial	\$48,838,168.92	\$79,987,956.16	64
Government/Institutional	\$4,417,341.29	\$39,195,500.00	787
Industrial	\$190,000.00	\$2,500,000.00	1216
Repairs	\$682,157.94	\$774,616.11	14
TOTAL	\$93,812,344.49	\$189,248,248.18	102
Housing Units (1 & 2 Family Dwelling)	86	114	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending June 26 and July 3, 2024

Payroll

Public Works (Week 1)	\$ 482,657.60
Bi-Weekly Casual (Week 1)	\$ 66,340.12
Public Works (Week 2)	\$ 485,473.22
Bi-Weekly Administration (Week 2)	\$ 946,293.01
Bi-Weekly Management	\$ 998,220.07
Bi-Weekly Fire Department	\$ 959,629.92
Accounts Payable	\$4,061,833.78

(A detailed breakdown [here](#))

Total: \$ 8,000,447.72

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 #: 2024132 Supply and Deliver Medium Duty Dump Trucks
Date Prepared: Friday, July 5, 2024
Report To: Regular Meeting
Councillor and Role: Councillor Jamie Korab, Public Works
Ward: N/A

Department: Fleet
Quotes Obtained By: Leanne Bastow/Destiny Thompson
Budget Code: PWP-2024-182
Source of Funding: Operating

Purpose:
The purpose of this open call is to purchase two (2) medium duty dump trucks to replace existing fleet vehicles. Delivery of both trucks is required within twenty-two (22) weeks of Purchase Order date.

Proposals Submitted By:

Vendor Name
Cabot Ford Lincoln Sales Limited (Disqualified)
Avalon Ford Sales
Hickman Chrysler - 61050 Newfoundland & Labrador Inc. (Disqualified)

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

Contract Duration: Twenty-two (22) weeks

Recommendation:
That Council approve for award this open call to the highest ranked proponent as determined by the City’s evaluation team, Avalon Ford Sales, for \$221,464.00 total (HST not included), as per the Public Procurement Act.

Attachments:



DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: Building Codes Energy Performance Tiers Pathways
Date Prepared: Tuesday, July 9, 2024
Report To: Regular Meeting
Councillor and Role: Deputy Mayor Sheilagh O'Leary, Sustainability
Ward: N/A

Department: Public Works
Quotes Obtained By: Edmundo Fausto
Budget Code: PWP-2024-186
Source of Funding: Capital

Purpose:
The City of St. John's requires a proponent to detail a pathway that addresses the local direct and indirect financial implications of the adoption of energy performance tiers of the National Building Code of Canada 2020 (NBC 2020) and National Energy Code for Buildings 2020 (NECB 2020) over time. The pathway must be informed by technical and lifecycle cost modeling for up to ten (10) residential archetypes for this use; as well as best practices information for commercial/industrial/institutional uses. The proponent must develop this pathway thru an evidence based and collaborative approach with the City, including engagement and consultation of an external advisory committee established by the City.

Proposals Submitted By:

Vendor Name
SSG
Fundamental People Inc.
Delphi

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

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

Recommendation:
THAT Council approve for award this limited call to the top ranked proponent, as determined by the City's evaluation team, SSG, for \$167,576.00 (HST not Incl.) as per the Public Procurement Act. Please note that the City previously did an open call (2024080) for the same and received no bids, therefore as stated in the Public Procurement Act, a limited call was issued.



Attachments:

Report Approval Details

Document Title:	Building Codes Energy Performance Tiers Pathways.docx
Attachments:	
Final Approval Date:	Jul 9, 2024

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

David Crowe - Jul 9, 2024 - 12:38 PM

Lynnann Winsor - Jul 9, 2024 - 12:43 PM

DECISION/DIRECTION NOTE

Title: 231 Main Road – REZ2300017

Date Prepared: June 20, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider rezoning 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to allow Townhouses.

Discussion – Background and Current Status:

The City has received an application to rezone 231 Main Road from the R1 Zone to the R3 Zone to allow four (4) residential units in the form of Townhouses.

The subject property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. Townhouses are not permitted in the R1 Zone and therefore rezoning is required.

The preliminary site plan is attached. Some revisions are needed to meet the Envision St. John's Development Regulations. Should Council decide to consider the amendment, public consultation will occur after an acceptable site plan is received.

Alignment with Municipal Plan Policies

The Municipal Plan encourages a range of housing types which contributes to a healthy community, sustainable growth and economic security. Policy 4.1.2 promotes a range of housing types to create a mix of housing forms within a neighbourhood. The proposed project is in line with this policy since it proposes to add Townhouses on a corner property in an area that consists mainly of Single-Detached Dwellings.

Alignment with the City's Affordable Housing Strategy 2019-2028

Increasing the variety of housing also increases the affordability of housing by offering different options than what is currently available. Adding four (4) Townhouses on the subject property is a way to gently increase density in this neighbourhood.

Alignment with the Envision St. John's Development Regulations

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu of one. Given

ST. JOHN'S

this is four (4) Townhouses on a corner lot on an existing street, staff recommend accepting a staff report. This would be completed following public consultation.

If Council decides to consider this amendment, public notification (not a public meeting) is recommended, as the proposed development is in line with the Affordable Housing Strategy and Municipal Plan Policy 4.1.2. However, please note, since a Municipal Plan amendment is not required, there would be no commissioner's public hearing. Therefore, public notification would be the only opportunity for public review.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:
 - A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
 - A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan; St. John's Affordable Housing Strategy 2019-2028.
6. Accessibility and Inclusion: Not applicable.
4. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations. The application will also have a project page on the Engage St. John's website.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone.

Further, upon receiving a satisfactory site plan, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

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

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

Report Approval Details

Document Title:	231 Main Road - REZ2300017.docx
Attachments:	- 231 MAIN ROAD_Location_Map.pdf - 231 Main Road - Proposed Site Plan.pdf
Final Approval Date:	Jul 3, 2024

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

Ken O'Brien - Jul 3, 2024 - 10:44 AM

Jason Sinyard - Jul 3, 2024 - 10:46 AM



SUBJECT PROPERTY



231

R1

MAIN RD

FOURTH POND RD

CHESLEY DR

244

252

256

260

264A

262

264C

264

223

229

7

13

17

235

8

237

10

239

11

241

9

14

16

20

12

96

RRI

RRI

RUR

R1

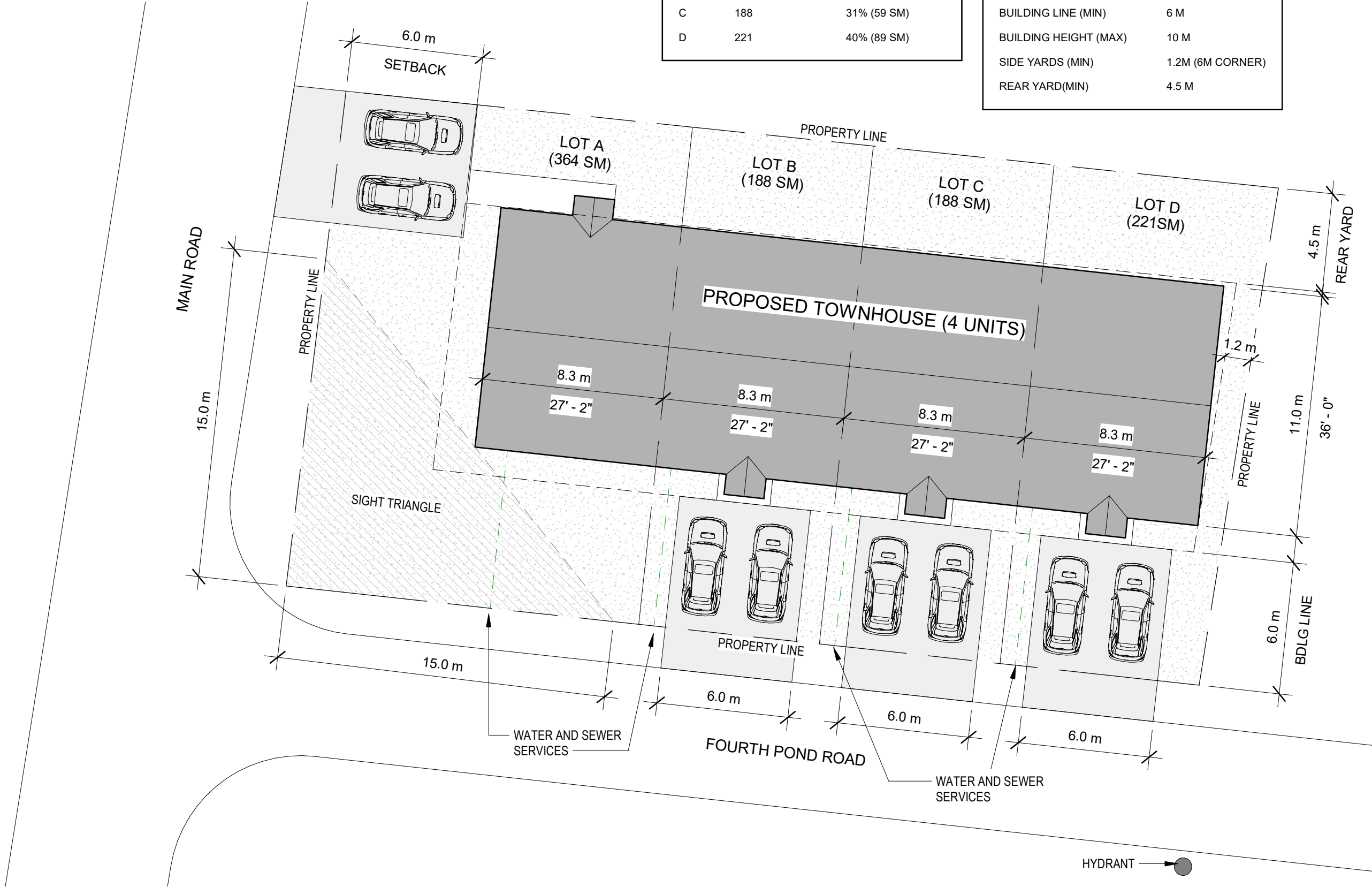
R1

R1

231 MAIN ROAD - 4 UNIT TOWNHOUSE
SCHEMATIC SITE PLAN
2024 05 09

LANDSCAPING		
LOT	AREA (S.M)	% LANDSCAPING:
A	364	62% (225 SM)
B	188	31% (59 SM)
C	188	31% (59 SM)
D	221	40% (89 SM)

R3 ZONE REQUIREMENTS	
TOWNHOUSE:	
LOT AREA (MIN)	90 SM
LOT FRONTAGE (MIN)	5.5 M
BUILDING LINE (MIN)	6 M
BUILDING HEIGHT (MAX)	10 M
SIDE YARDS (MIN)	1.2M (6M CORNER)
REAR YARD(MIN)	4.5 M



DECISION/DIRECTION NOTE

Title: 26 Alexander Street – REZ2400002

Date Prepared: June 17, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone to allow an Apartment Building.

Discussion – Background and Current Status:

The City has received an application from Power Brothers Inc. to rezone 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone. There is an existing commercial building on site, formerly Power's Salvage and before that, Mammy's Bakery. Connections for Seniors is proposing to redevelop the building into affordable seniors' housing. A total of 60 rental units are planned. Connections for Seniors have received funding from the Canada Mortgage and Housing Corporation and the Newfoundland and Labrador Housing Corporation.

The subject property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. Apartment Building is not listed in the CL Zone and therefore rezoning is required. The subject property is also located in Heritage Area 3.

The preliminary site plan is attached. Staff have concerns about the lack of off-street parking, as 55 spaces are required under the Development Regulations but only 4 spaces are proposed on site. The applicant is asking for parking relief of 51 spaces. Staff are aware of the current lack of available on-street parking on Alexander Street and have provided options to the applicant to help them meet City standards and bolster their request for parking relief. Should Council decide to consider the amendment, public consultation will occur once an acceptable site plan and building elevations are received.

Alignment with Municipal Plan Policies

The vision of the Municipal Plan is to create and foster healthy neighbourhoods by increasing the supply of affordable housing. Policy 4.1.3 promotes a "range of housing choices for all ages, income groups and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households." The proposed project is in line with this policy as an accessible building for low-income seniors.

ST. JOHN'S

Alignment with City's Affordable Housing Strategy 2019-2028

According to the Housing Strategy, a range of housing options suitable for seniors and those ageing in place are needed. Additionally, one- and two-person apartments are required. The proposed project includes 60 single-occupancy units, which is line with the need outlined in the Housing Strategy.

Alignment with the Envision St. John's Development Regulations

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu of one. Given this is a redevelopment of an existing building on an existing street, staff recommend accepting a staff report. This would be completed following public consultation.

If Council decides to consider this amendment, staff recommend a public meeting chaired by an independent facilitator.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan; St. John's Affordable Housing Strategy, 2019-2028.
6. Accessibility and Inclusion: Universal and barrier-free accessible design is proposed throughout the building. The accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
4. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public consultation (a public meeting) will be carried out as per section 4.8 of the Envision St. John's Development

Regulations and a project page will be created on the Engage St. John's website. A Public Meeting is recommended.

7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone.

Further, upon receiving a satisfactory site plan and building elevations, that Council refer the application to a public meeting chaired by an independent facilitator.

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:	26 Alexander Street - REZ2400002.docx
Attachments:	- 26 ALEXANDER STREET_Location Map.pdf - Site Plan.pdf
Final Approval Date:	Jul 3, 2024

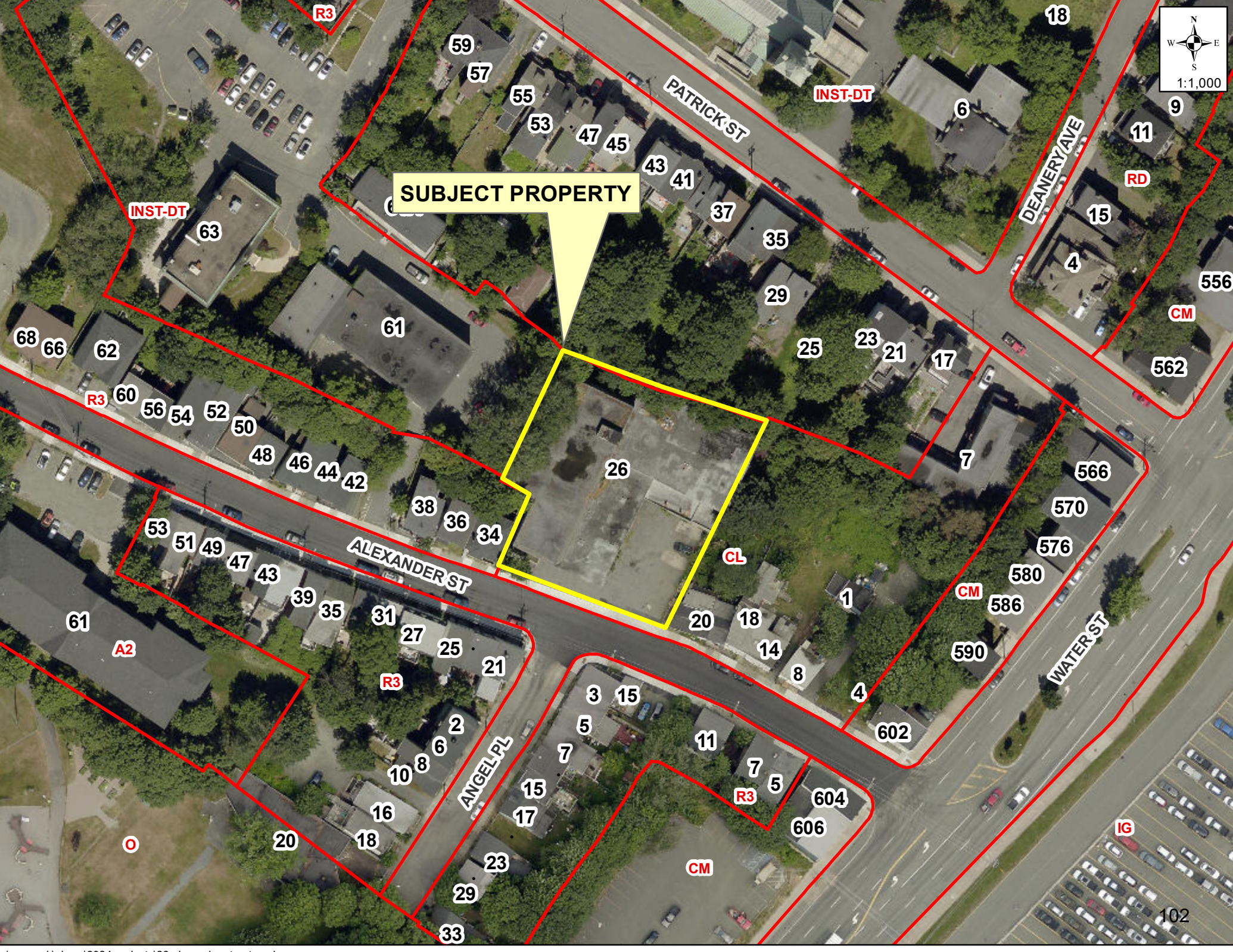
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jul 3, 2024 - 10:59 AM

Jason Sinyard - Jul 3, 2024 - 11:01 AM



SUBJECT PROPERTY





PROJECT NORTH



245 Duckworth Street - Suite 203
St. John's, NL, Canada
1.709.552.ARCH
info@unarch.ltd

NOTE

REQUIRED PARKING EXEMPTION :

REQUIRED PARKING SPACES:
STUDIO: 46 UNITS x 0.8 = 36
1 BEDROOM: 12 UNITS x 0.9 = 10
VISITOR PARKING: 58 UNITS / 7 = 8
TOTAL: 55 SPACES

PROPOSED PARKING SPACES: 3 PARKING SPACES

JUSTIFICATION FOR REDUCED PARKING:

GIVEN THE INTENDED PROGRAM OF THE BUILDING AS AN AFFORDABLE SENIOR'S HOUSING COMPLEX, THE RESIDENTS ARE NOT EXPECTED TO OWN THEIR OWN VEHICLES. THE PARKING LOT DESIGN PRIORITIZES ALTERNATIVE AND PUBLIC MEANS OF TRANSPORTATION BASED ON THE INTENDED USER GROUP'S NEEDS. IN ADDITION TO THE BUILDINGS CLOSE PROXIMITY TO PUBLIC BUS ROUTES, THE DESIGN PROVIDES PICK UP AND DROP OFF, FAMILY FRIENDS AND LOCAL SHUTTLE SERVICES TO PARK DIRECTLY OUTSIDE THE FRONT ENTRANCE. THE AISLE OFFERS SAFE AND DIRECT ACCESS TO SUCH SERVICES FOR TENANTS WITH LIMITED MOBILITY, AND ALLOWS THE CONTINUOUS AND UNOBSTRUCTED MOVEMENT OF TRAFFIC THROUGH THE PARKING LOT. IN ADDITION TO BOTH PROVIDED AND STREET PARKING, BIKE RACKS HAVE BEEN INCLUDED FOR VISITOR AND TENANT USE.

ZONING INFORMATION

ZONING INFORMATION
NOTE: EXISTING PROPERTY LINE, FOOTPRINT AND
HEIGHT OF BUILDING TO REMAIN UNCHANGED

LOT AREA : 2240 SQM

LOT FRONTAGE: 39.6m

BUILDING LINE: 4.89m

BUILDING HEIGHT: 14.5m (SEE 2/A501)

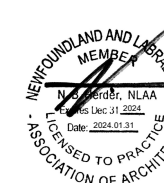
SIDE YARD:

NORTH: 1.42m
SOUTH: 0.66m

REAR YARD: 2.62m

LOT COVERAGE: 1428 SQM 64%

LANDSCAPING: 45%
PARKING: 580 SQM - 25%
GREEN ROOF: 460 SQM - 20%



NOT FOR CONSTRUCTION DRAFT FOR REVIEW ONLY
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE
FIELD. ALL DIMENSIONS PROVIDED IN
MILLIMETRES (mm) UNLESS NOTED OTHERWISE.

J ISSUED FOR REVIEW 240503

ISSUED FOR REVIEW 240320

No.		YYMMDD
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26 Alexander Street, St. John's,
Newfoundland & Labrador

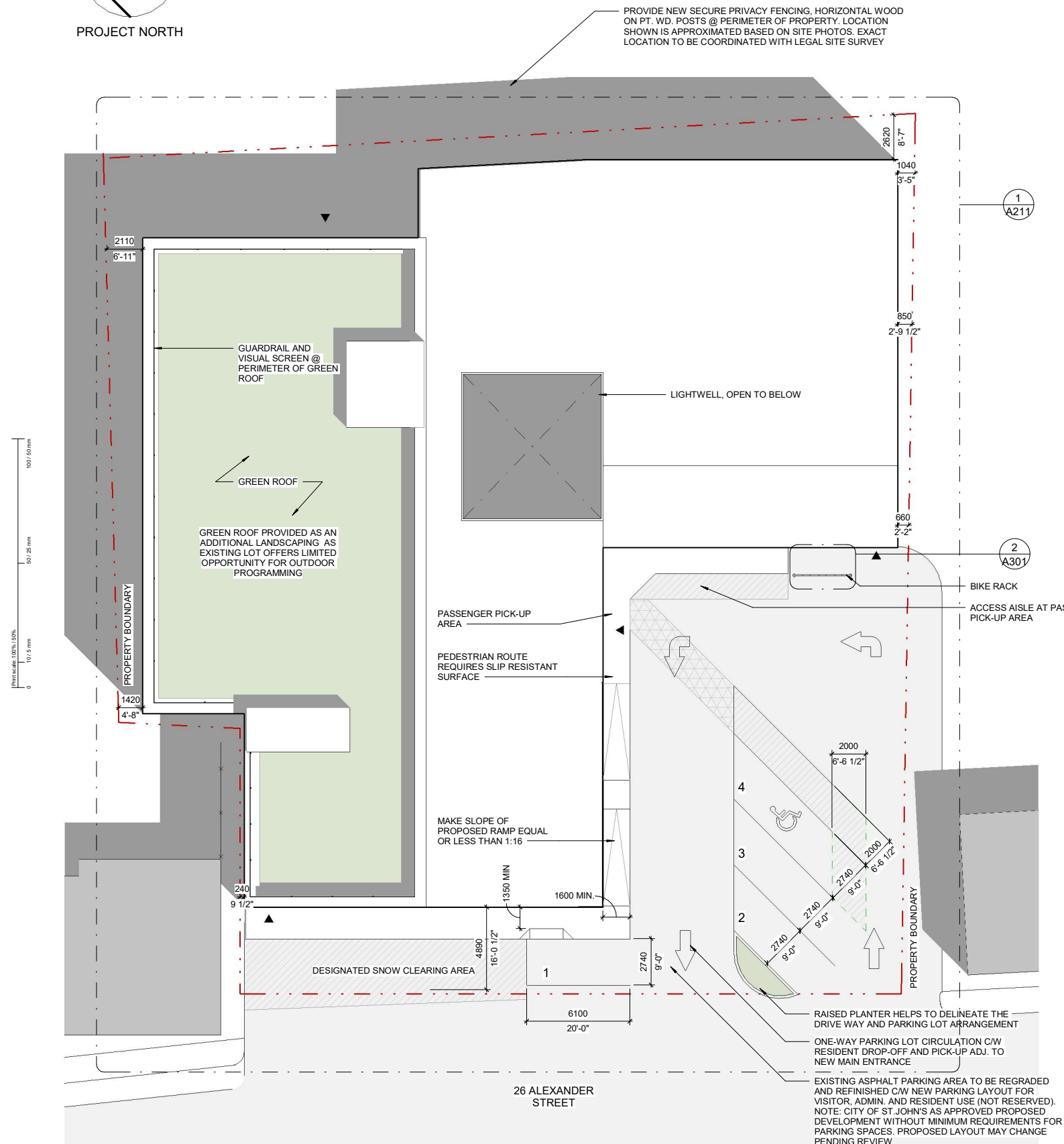
26 ALEXANDER STREET
AFFORDABLE SENIORS
HOUSING

SITE PLAN

SCALE (ANSI-D / TABLOID)	PROJECT NUMBER
As indicated	2111

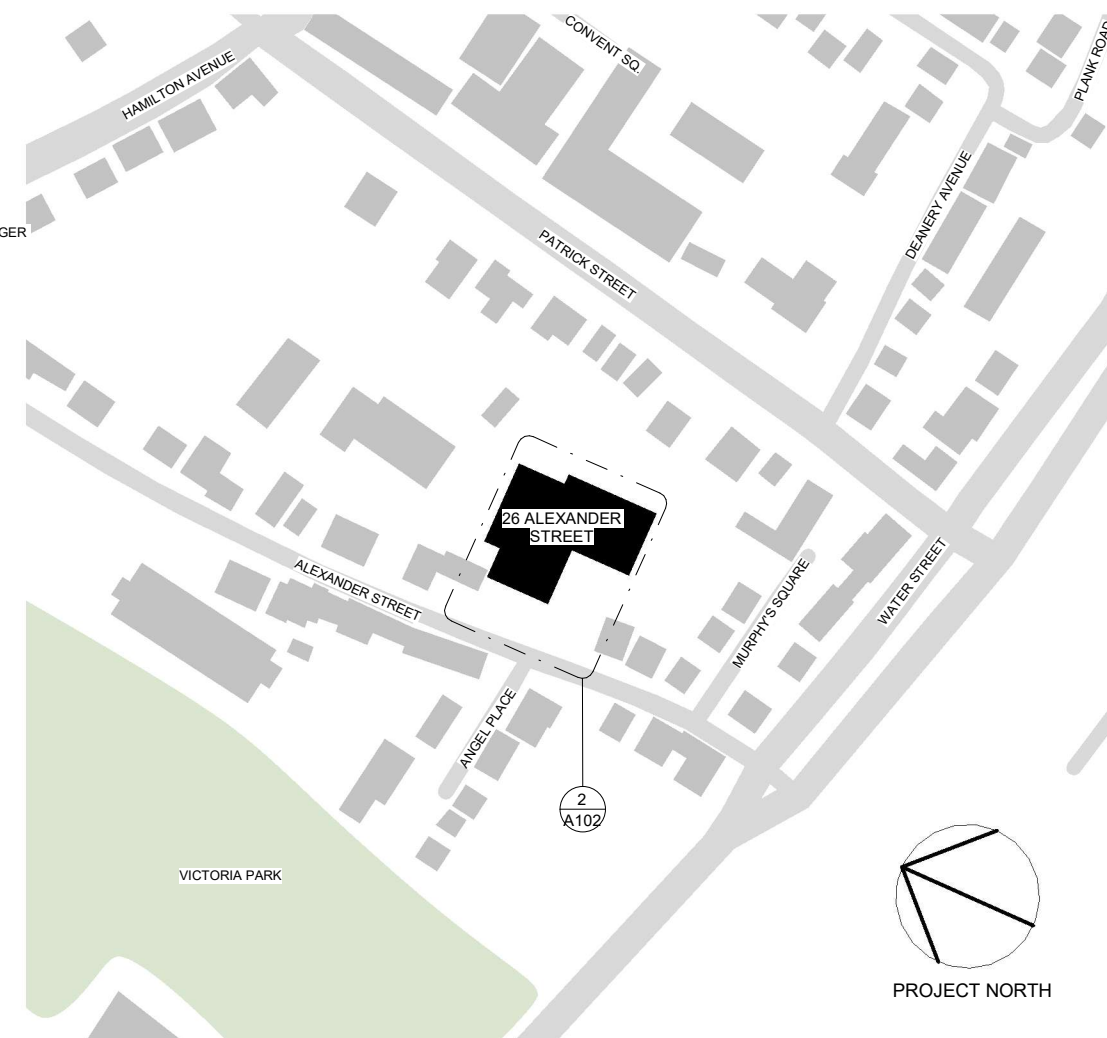
DRAWING NUMBER

A 102



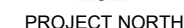
2 SITE PLAN - PROPOSED.

1 : 150 / 1 : 300



1 LOCATION - REF. PLAN Copy 1

NTS



DECISION/DIRECTION NOTE

Title: 55 Groves Road – MPA2300004

Date Prepared: June 25, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone to allow twenty (20) Single-Detached Dwellings. A Municipal Plan amendment would be required.

Discussion – Background and Current Status:

The City received an application to rezone 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone to enable the development of twenty (20) Single-Detached Dwellings. To rezone, a Municipal Plan amendment is required to redesignate the property from the Rural District to the Residential District. There are two parcels of land proposed for development, both owned by the City. The property shown in blue was sold to the City in the past by the applicant, who signed an agreement with the City for the right to first refusal for reacquiring the land.



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Years ago, the applicants developed the residential neighbourhood immediately south, along Seaborn Street. There was interest in developing along Groves Road but some neighbours there opposed serviced residential development, wishing to remain more rural on large unserviced lots. The applicants then turned over the remaining land to the City with the right of first refusal to reacquire it. They now propose to extend municipal water and sewage services to the site and upgrade this section of Groves Road.

The land shown in orange is additional City-owned land which the applicant has requested to purchase to enable the proposed development.



Council has approved the sale of both properties, subject to development approval. The first step in that would be rezoning.

In section 4.9(2)(a) of the Envision St. John's Development Regulations, Council requires a land use report (LUR) for applications to amend the Municipal Plan and Development Regulations. As per section 4.9(3), where the scale or circumstances of the proposed development do not merit a land use report, Council may accept a staff report instead. Given that this is a simple application for Single-Detached Dwellings on an existing road, staff recommend accepting a staff report. This would be completed following public consultation.

Staff have reviewed the draft site plan; revisions are required. Should Council consider rezoning, and knowing that a commissioner's public hearing would be required later, staff recommend public notification (not a public meeting) once an acceptable site plan is received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.

3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

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

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

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

6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: Map amendments are required to the Envision St. John's Municipal Plan (redesignation) and Development Regulations (rezoning).

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public consultation, as per the Development Regulations, will be required once an acceptable site plan is received. Staff recommend public notification. A commissioner's public hearing would come later.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council consider redesignating 55 Groves Road from the Rural District to the Residential District, and consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone.

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

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:	55 Groves Road - MPA2300004.docx
Attachments:	- 55 GROVES ROAD_Location Map.pdf - Site Plan Proposed.pdf
Final Approval Date:	Jul 3, 2024

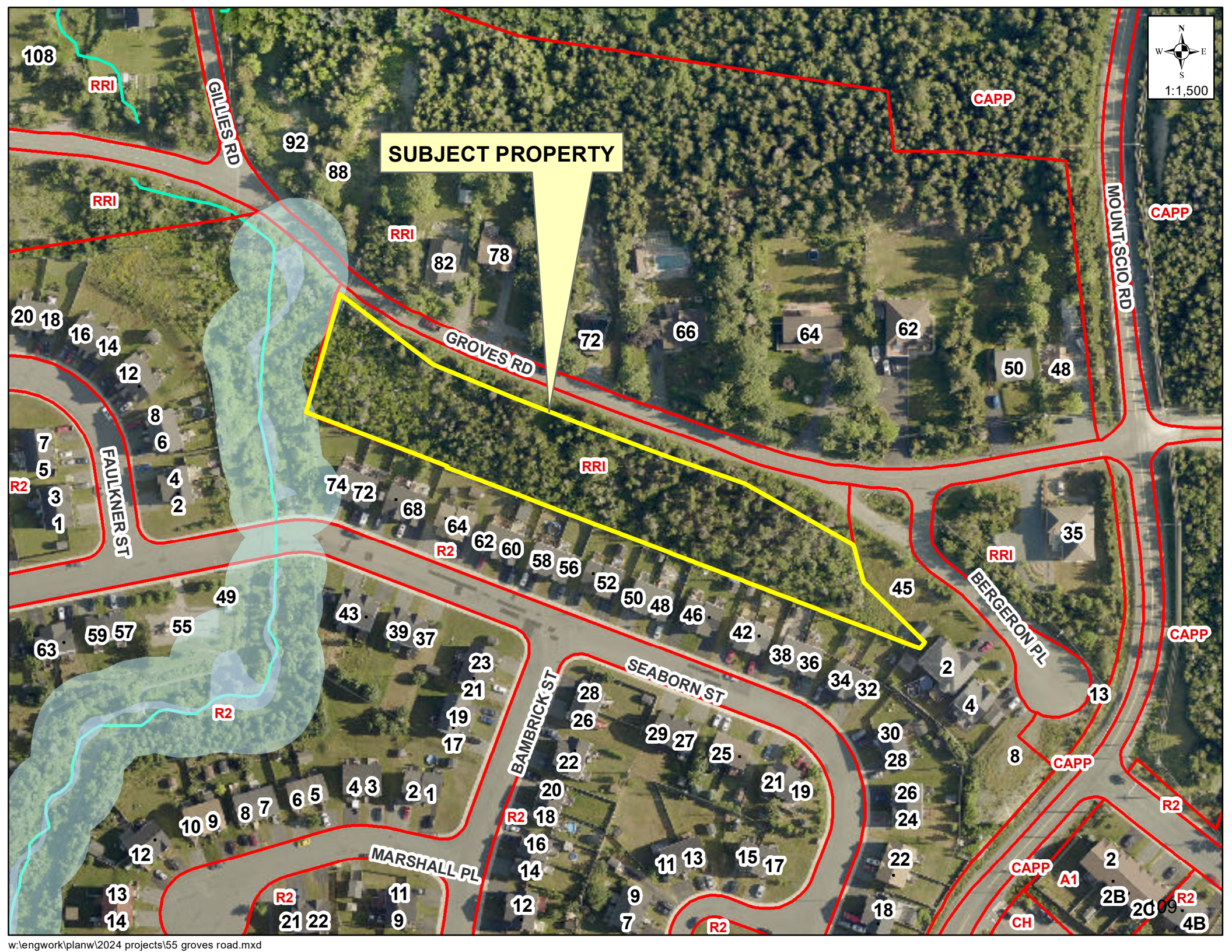
This report and all of its attachments were approved and signed as outlined below:

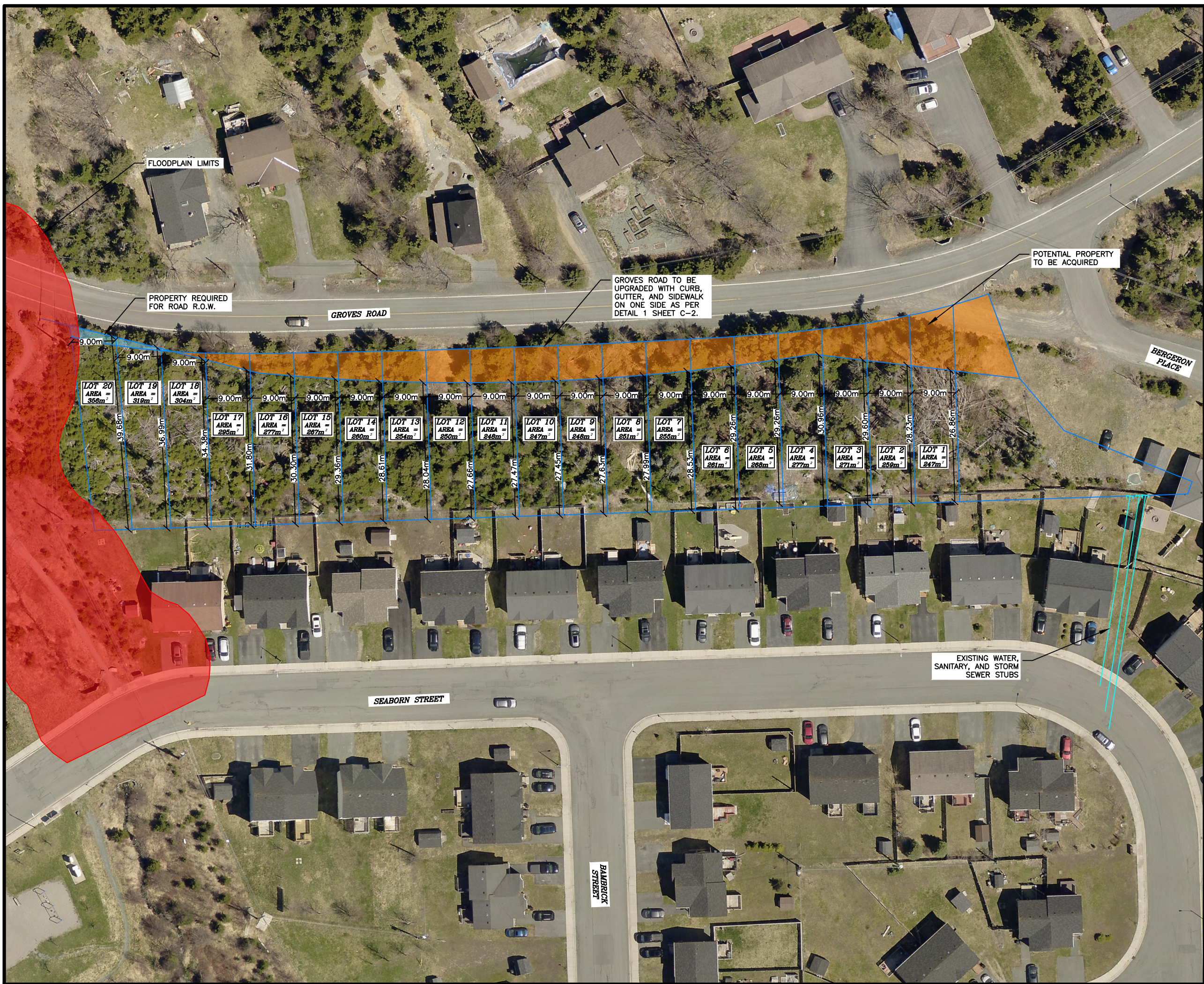
Ken O'Brien - Jul 3, 2024 - 11:20 AM

Jason Sinyard - Jul 3, 2024 - 11:26 AM



SUBJECT PROPERTY







NOTES


01	ISSUED FOR CITY APPROVAL	DMB	25/05/23
No.	DESCRIPTION	BY	D/M/Y

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR			
 ENGINEERING PERMIT F0249			
MAE DESIGN LIMITED			
MIRC NO: 02778			
Signature or Member Number (Member-In-Responsible Charge)			



PRIME CONSULTANT



TEL (709) 834-1554 FAX (709) 834-1558

DRAWN BY: J.B.	DATE: MAY/23
CHECKED BY: R.S.	DATE: MAY/23
APPROVED BY:	DATE: MAY/23
SCALE: 1:500	

A
B
C

DETAIL NO.
DRAWING NO.
WHERE DETAIL REQUIRED
DRAWING NO.
WHERE DETAILED

PROJECT

GROVES ROAD DEVELOPMENT

GROVES ROAD

CITY OF ST. JOHN'S, NL

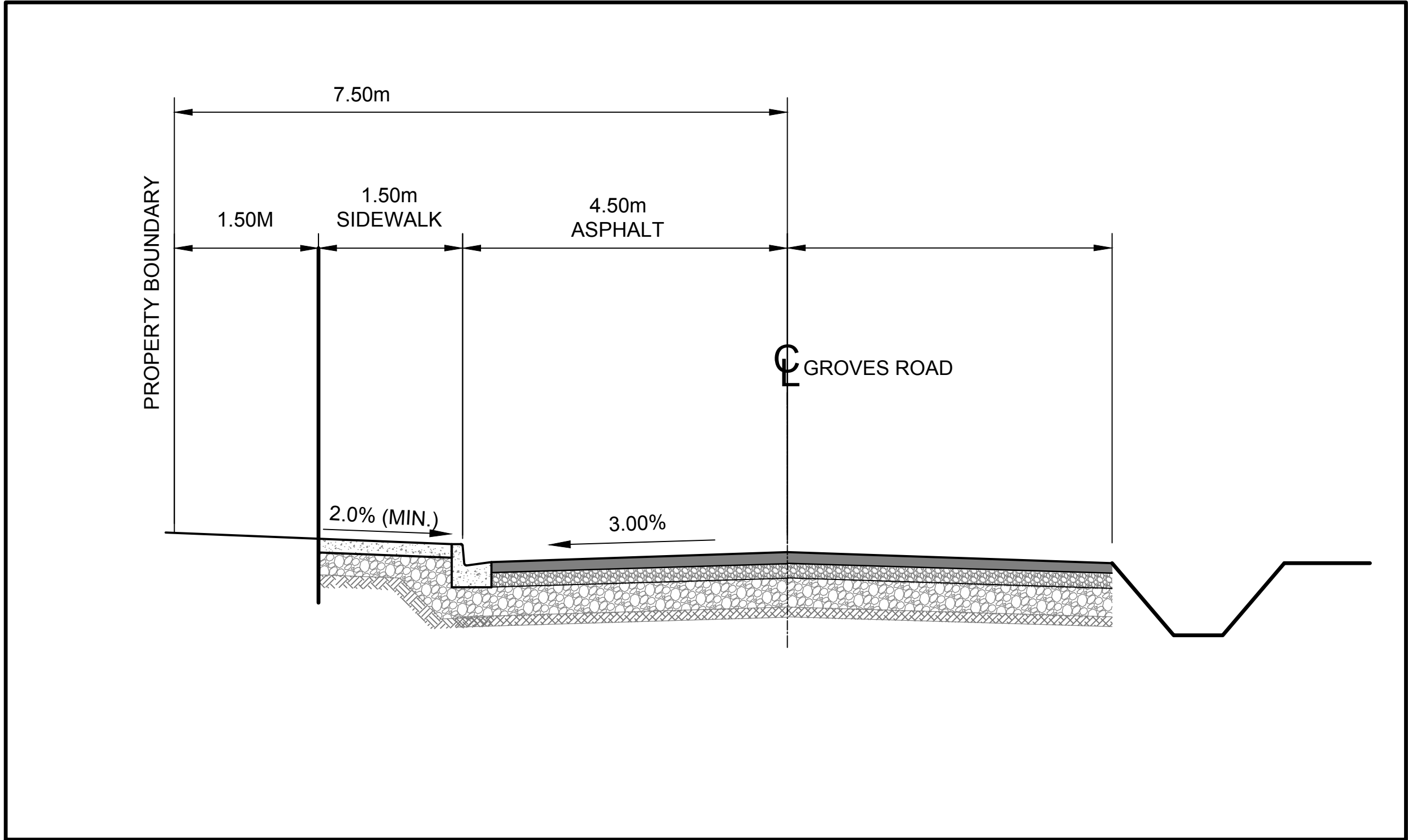
DRAWING TITLE

PRELIMINARY APPROVAL CONCEPT PLAN

PROJECT No.
2023.0046

DRAWING No.
C-1
SHEET 1 OF 2

10



PROPOSED GROVES ROAD - STREET CROSS SECTION
SCALE = N.T.S.

C-2

NOTES

No.	DESCRIPTION	BY	D/M/Y
01	ISSUED FOR CITY APPROVAL	DMB	25/05/23

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR

ENGINEERING
PERMIT F0249

MAE DESIGN LIMITED

MIRC NO: 02778

Signature or Member Number
(Member-In-Responsible Charge)



PRIME CONSULTANT



TEL (709) 834-1554 FAX (709) 834-1558

DRAWN BY: J.B. DATE: MAY/23

CHECKED BY: R.S. DATE: MAY/23

APPROVED BY DATE: MAY/23

SCALE: 1:NTS



DETAIL NO.
DRAWING NO.
WHERE DETAIL REQUIRED
DRAWING NO.
WHERE DETAILED

PROJECT

GROVES ROAD
DEVELOPMENT

GROVES ROAD

CITY OF ST. JOHN'S, NL

DRAWING TITLE

PRELIMINARY APPROVAL
CONCEPT PLAN

PROJECT No.

2023.0046

DRAWING No.

C-2

SHEET 2 OF 2

DECISION/DIRECTION NOTE

Title: 40 Quidi Vidi – DEV2300183

Date Prepared: July 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

That Council approve the revised cladding material proposed for 40 Quidi Vidi Road.

Discussion – Background and Current Status:

The City received a request to change the brick cladding on the existing building to a fibre-cement panel system.

Council previously approved the redesign of 40 Quidi Vidi Road as part of the rezoning completed in 2023. The design was exempt from the City's heritage design standards because the applicant, First Light St. John's Friendship Centre Inc., is a registered charitable organization. The design is part of the land use report approved by Council on Nov. 28, 2023.

Interior demolition has started, which has allowed the applicant to assess the condition of the existing wall assembly. The existing brick has structural issues. The brick wall does not have a rainscreen and was attached directly to concrete block walls. There is water damage to the structure's steel columns. To prevent this in the future, a self-adhered air barrier is proposed to cover the brick. A rain screen wall with a fibre-cement panel system laid out in a shingle-style pattern is proposed to cover the bricks. The previously approved wood cladding will still be installed. See attached drawings dated June 20, 2024.

Should Council approve the fibre-cement panel system, the revised drawings dated June 20, 2024 will be attached to the approved land use report from 2023.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No

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4. Alignment with Strategic Directions:

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.

6. Accessibility and Inclusion: Not applicable.

4. Legal or Policy Implications: Exempt from the heritage design standards of the St. John's Heritage By-Law.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Not applicable.

7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed fibre-cement panel system instead of brick for 40 Quidi Vidi Road, as proposed on the June 20, 2024 drawings.

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:	40 Quidi Vidi - DEV2300183.docx
Attachments:	- WA_Caledonia Place_Revised Cladding_June 20, 2024.pdf - Renderings from 2023 Land Use Report.pdf
Final Approval Date:	Jul 3, 2024

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

Ken O'Brien - Jul 3, 2024 - 11:40 AM

Jason Sinyard - Jul 3, 2024 - 11:45 AM

Caledonia Place

REVISED CLADDING

June 20, 2024

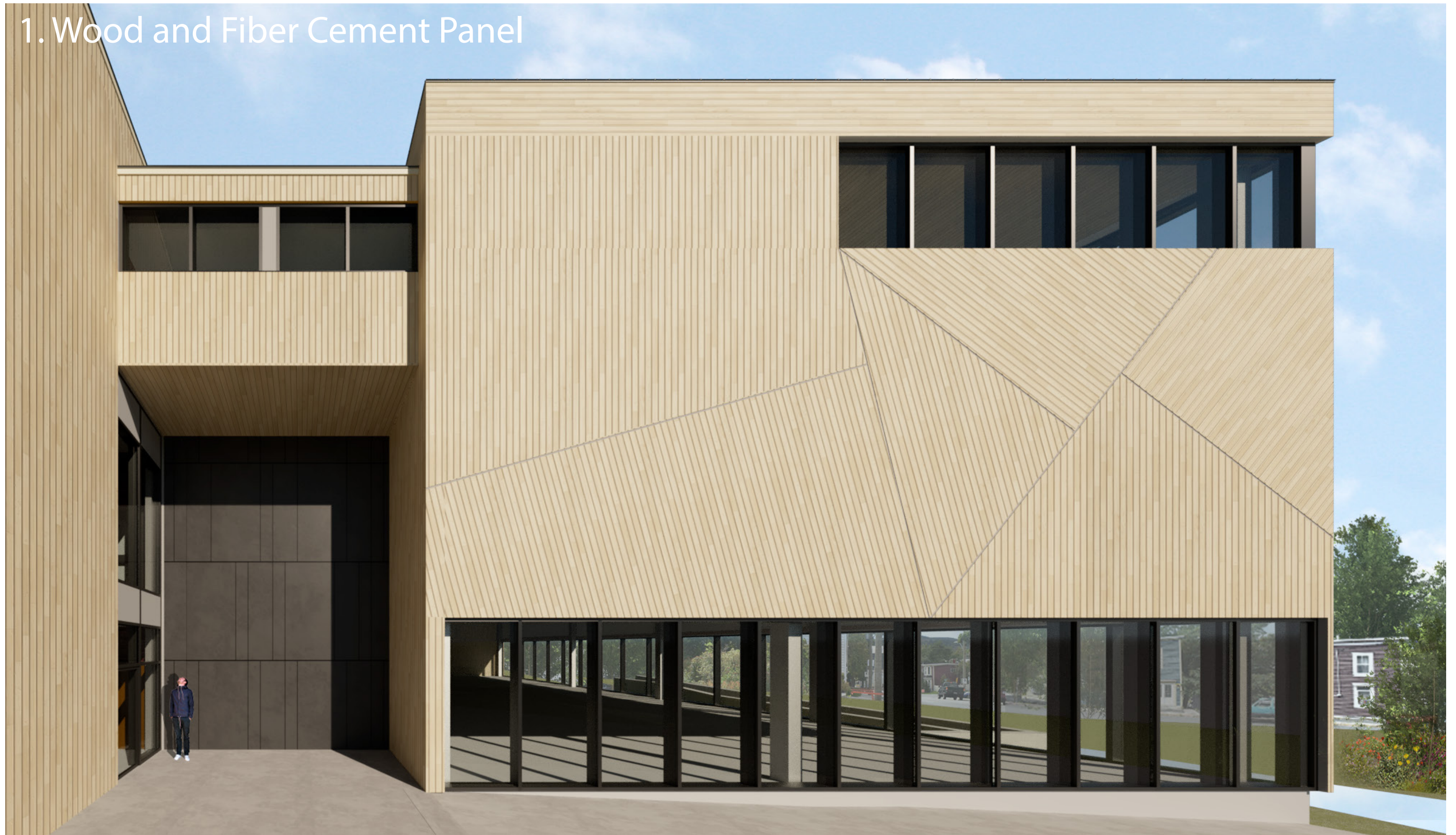
WOODFORD

a r c h i t e c t u r e

11 Rowan Street
St. John's, NL A1B 2X2

(709) 753-7917
info@woodfordarchitecture.ca

1. Wood and Fiber Cement Panel



Wood + Cement Panels
Entry View

1. Wood and Fibre Cement Panel



Wood + Cement Panels
Front View

1. Wood and Fibre Cement Panel

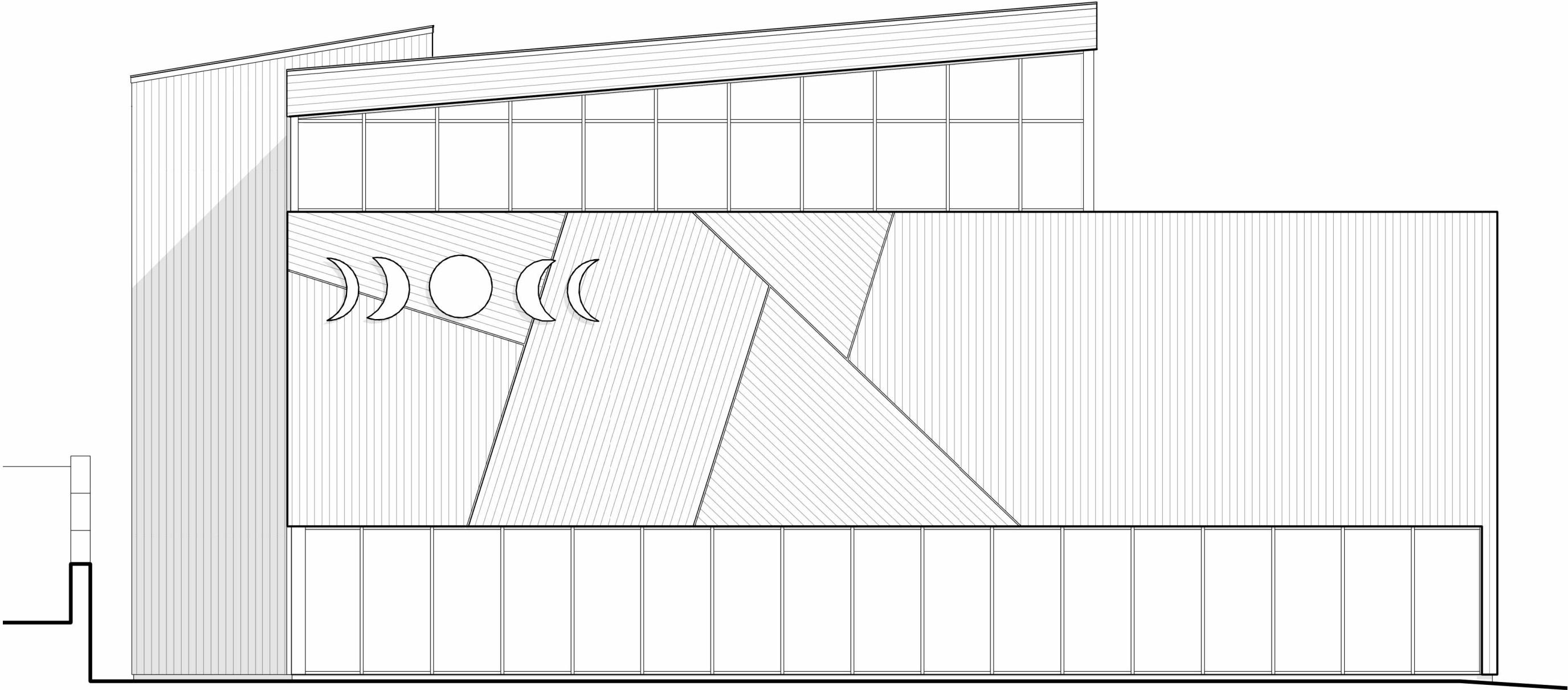


Wood + Cement Panels
Rear View

1. Wood and Fibre Cement
Panel

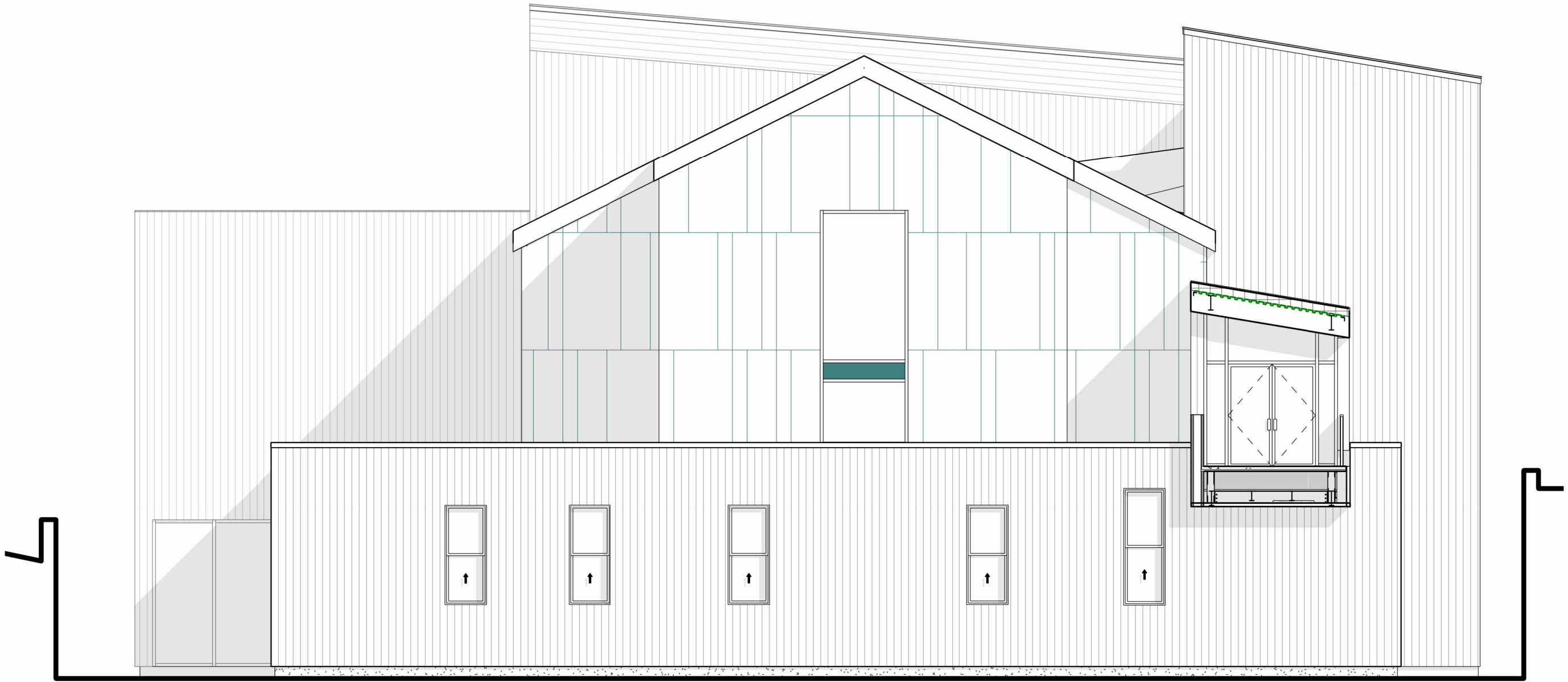


Front Elevation



Wood + Cement Panels

Rear Elevation

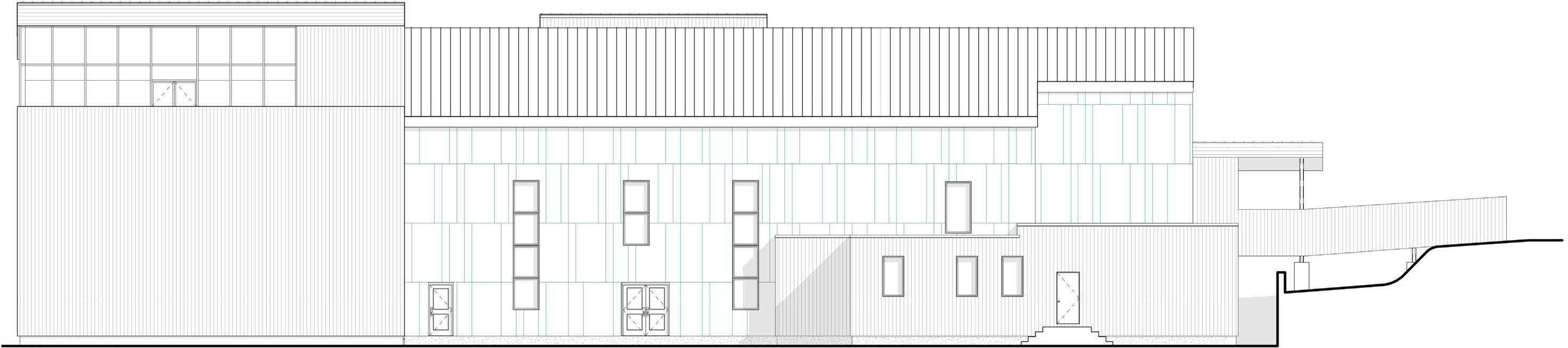


Wood + Cement Panels

Left Elevation



Right Elevation



APPENDIX 6 -
EXTERIOR RENDERED VIEWS



Above: Street view of building facade from Quidi Vidi Road.
Rendering of the design will be updated at the development approval stage.



Above: Street view of building facade from Quidi Vidi Road.
Rendering of the design will be updated at the development approval stage.



Above: View of North facade and pedestrian bridge from parking lot.
Rendering of the design will be updated at the development approval stage.



Above: Street view of building North and West facades from Quidi Vidi Road highlighting the entrance.
Rendering of the design will be updated at the development approval stage.



Above: View of accessible pedestrian entry bridge and East facade.
Rendering of the design will be updated at the development approval stage.



Above and Right: Renderings showing Memory Garden.
 Renderings of the design will be updated at the development approval stage.





Above: Rendering showing Memory Garden.
 Right: View entering Memory Garden from path behind building.
 Renderings of the design will be updated at the development approval stage.



DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road – Adoption – MPA2200006

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton

Ward: Ward 3

Decision/Direction Required:

Following provincial release of the proposed amendments for 214 Waterford Bridge Road, Council may now adopt Envision St. John's Municipal Plan Amendment Number 12, 2024 and Envision St. John's Development Regulations Amendment Number 33, 2024, and proceed to a Commissioner's Public Hearing.

Discussion – Background and Current Status:

The City has received an application from Jendore Ltd. for a four-storey Apartment Building at 214 Waterford Bridge Road, with a total of eighty-five (85) dwelling units. The subject property is within the Institutional District and Zone. The applicant is requesting to rezone the land to Apartment 2 (A2) to accommodate the development. Within the A2 Zone, Apartment Building is a Permitted Use. A Municipal Plan amendment is also required to designate the property to the Residential District.

The applicant proposes to subdivide the subject land from the overall parcel. The new property will have frontage on Columbus Drive and will use the existing access off Columbus Drive. An access agreement is required to use the adjacent property's access. Additional information on the proposed development is contained in the attached amendment. The applicant is also seeking parking relief. The proposed development will require 96 parking spaces, and the applicant has requested to provide 86 spaces.

At its Regular Council Meeting on March 21, 2023, Council voted to proceed with the proposed amendments and set the terms of reference for a Land Use Report (LUR). The proposed amendment was advertised on two occasions in the Telegram, on the City's website and a project page was created on the Planning Engage Page. Submissions received are included for Council's review.

The NL Department of Municipal and Provincial Affairs has reviewed and released the amendments. The next step is to adopt the amendments. Should Council decide to adopt the amendments, a Public Hearing is required. The tentative date for the hearing is Wednesday, August 14, 2024, at 7 p.m. at City Hall. This will be a hybrid Public Hearing, so attendees will also have the option to attend via Zoom. If no submissions are received by two days prior to

ST. JOHN'S

the hearing, Council may cancel it. The Commissioner is still to be confirmed and will be brought forward to Council at a later date.

Following the hearing, the amendments will be brought back to Council with the Commissioner's Report for consideration of approval. The Land Use Report and request for parking relief will also be brought forward for approval at that time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be further reviewed at the development approval and building permit stages.
4. Legal or Policy Implications: An amendment to the St. John's Municipal Plan and Development Regulations is required to consider the amendment.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Consultation was carried out in accordance with the Development Regulations.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 12, 2024 and Envision St. John's Development Regulations Amendment Number 33, 2024, related to an Apartment Building at 214 Waterford Bridge Road. The proposed Public Hearing date is Wednesday, August 14, 2024, at 7 p.m. at St. John's City Hall.

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

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

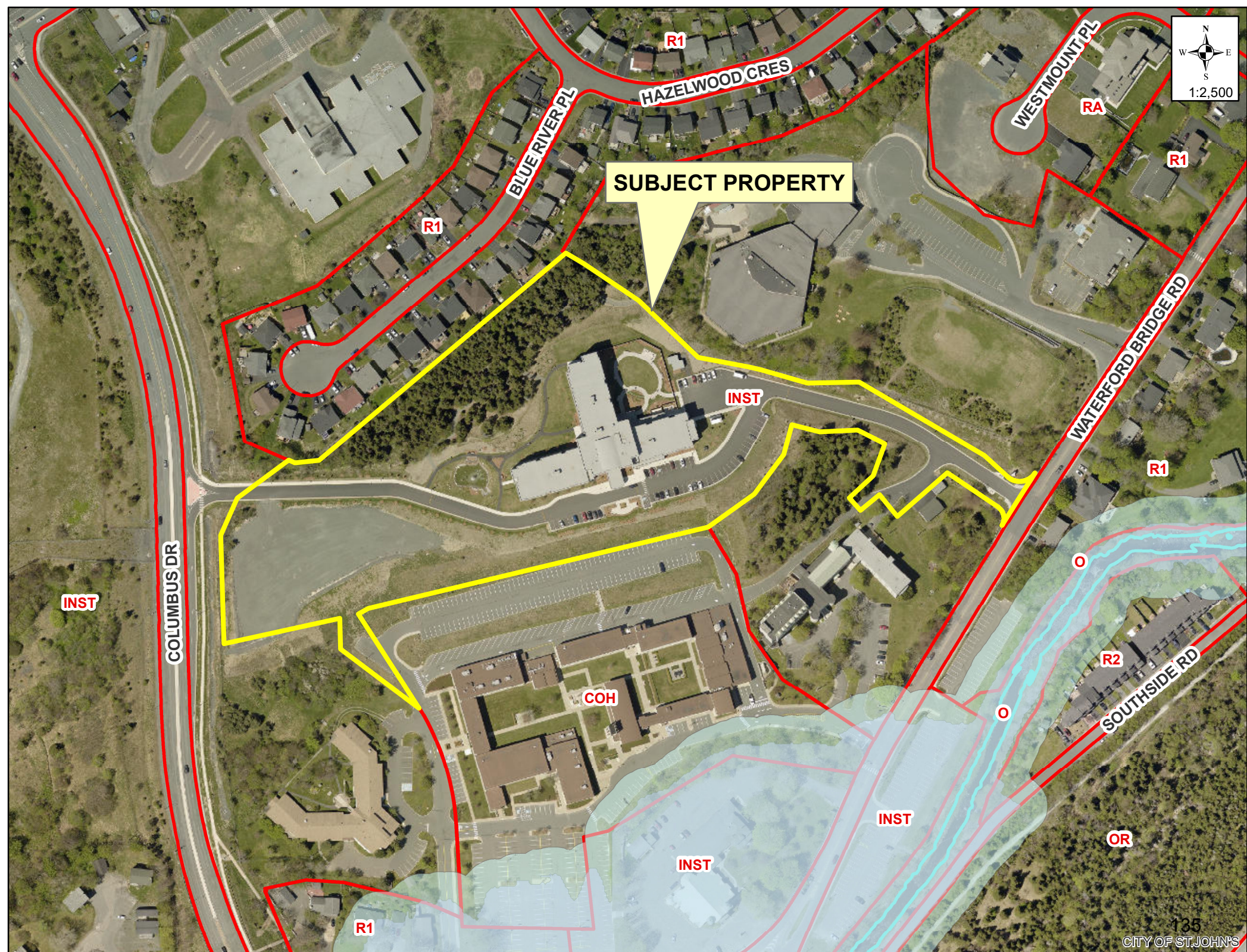
Document Title:	214 Waterford Bridge Road - Adoption - MPA2200006.docx
Attachments:	- 214 Waterford Bridge Road - Aerial.pdf - MP Amend No. 12 and DR No. 33, 2023 - 214 Waterford Bridge Road - MAP (amc).pdf - Engage Report - 214 Waterford Bridge Road.pdf
Final Approval Date:	Jul 4, 2024

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Jul 3, 2024 - 3:54 PM

Jason Sinyard - Jul 4, 2024 - 9:59 AM



SUBJECT PROPERTY



City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 12, 2024

**Institutional Land Use District to
Residential Land Use District
214 Waterford Bridge Road**

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 12, 2024

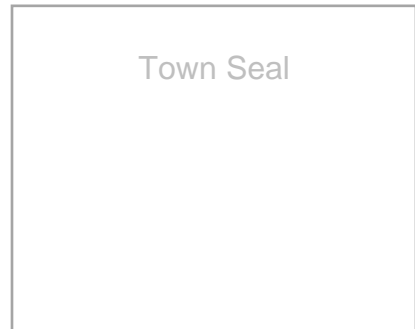
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 12, 2024.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 12, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 12, 2024

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 12, 2024 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 12, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 12, 2024 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 12, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 12, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from Jendore Ltd. to rezone a portion of land at 214 Waterford Bridge Road to develop a four-storey, eighty-five (85) unit Apartment Building. The subject property is currently within the Institutional District and Zone. A Municipal Plan amendment is required to redesignate the property to the Residential District and rezone to the Apartment 2 (A2) Zone. Apartment Building is a Permitted Use within the A2 Zone.

Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for the rezoning. The applicant has prepared a LUR as per Council's terms of reference. A copy of the report is available at engagestjohns.ca.



Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments that increase density within existing neighbourhoods, are designed to encourage active transportation. Such policies include:

Policy 4.1.2 - Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 4.4.1 - 1. Ensure that the review of development proposals considers how new development may affect abutting properties and uses.

Policy 4.6.8 - Require, where appropriate, that sidewalks, paths and lanes provide access to and from bus stops, schools, places of worship, shopping areas, and places of employment.

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The subject property is surrounded by residential uses to the north and south, Columbus Drive to the east, and institutional and office uses to the west. It is an appropriate location for an Apartment Building and is within proximity to amenities, places of employment and commercial areas along Topsail Road. The site is located at a lower elevation than Blue River Place which helps minimize the impact of the proposed development on the existing residential neighbourhood. Should the development proceed, there will be a new lot created between the subject property and the residential area along Waterford Bridge Road, minimizing impacts on those dwellings. The applicants have included trails along the property to Columbus Drive increase pedestrian connectivity. The proposed development is in line with the St. John's Municipal Plan.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on February 17 and February 24, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project, and feel housing is needed and the project should be expedited. Others have concerns that the proposal is too large and dense for the area and will create too much traffic and congestion. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised.

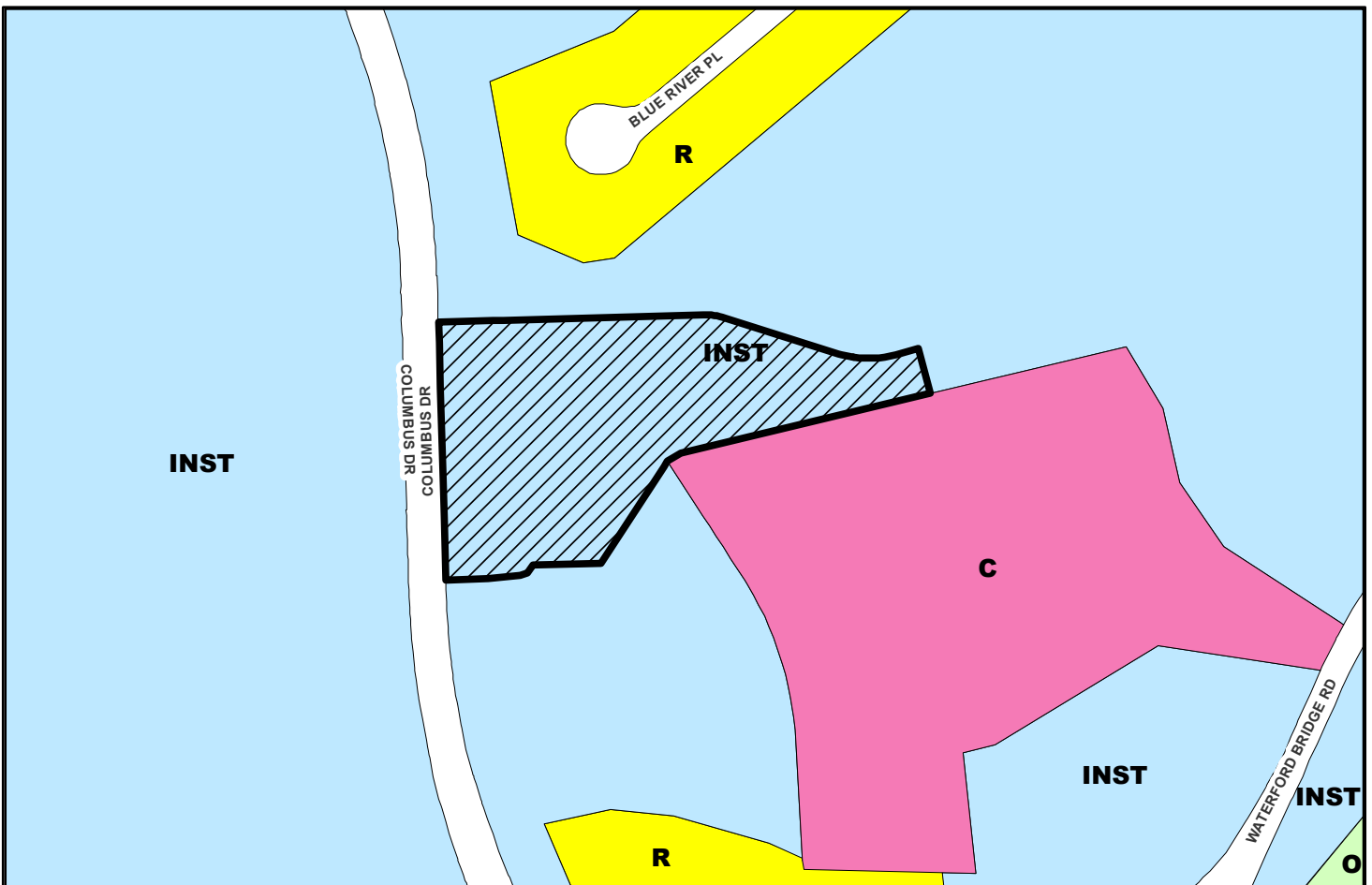
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 12, 2024

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 214 Waterford Bridge Road [Parcel ID# 14329, 45859] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

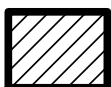


CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 12, 2024

Future Land Use Map P-1

2024 02 19 Scale: 1:3000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 33, 2024

**Institutional (INST) Zone to Apartment 2 (A2) Zone
214 Waterford Bridge Road**

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 33, 2024

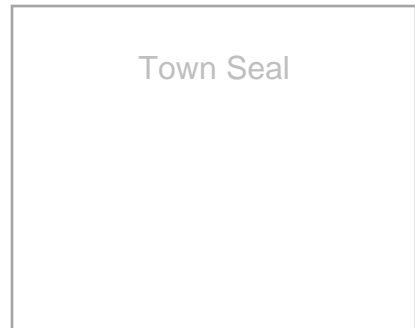
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 33, 2024.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

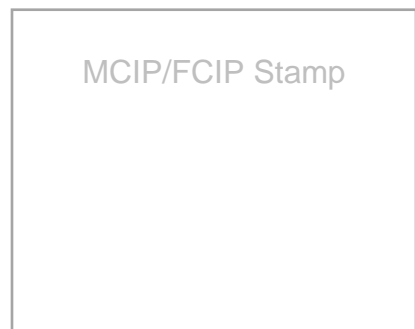
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 33, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 33, 2024

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

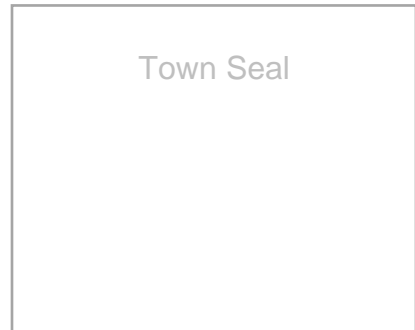
1. Adopted the St. John's Development Regulations Amendment Number 33, 2024 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 33, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date. , the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 33, 2024 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 33, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 33, 2024

BACKGROUND

The City of St. John's wishes to allow an Apartment Building, with a total of eighty-five (85) dwelling units at 214 Waterford Bridge Road. The subject property is currently within the Institutional District and Zone and therefore an amendment is required to rezone the property to the Apartment 2 (A2) Zone. Within the A2 Zone, Apartment Building is a Permitted Use.

This amendment implements St. John's Municipal Plan Amendment 12, 2024, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on February 17 and February 24, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment was available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project, and feel housing is needed and the project should be expedited. Others have concerns that the proposal is too large and dense for the area and will create too much traffic and congestion. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised.

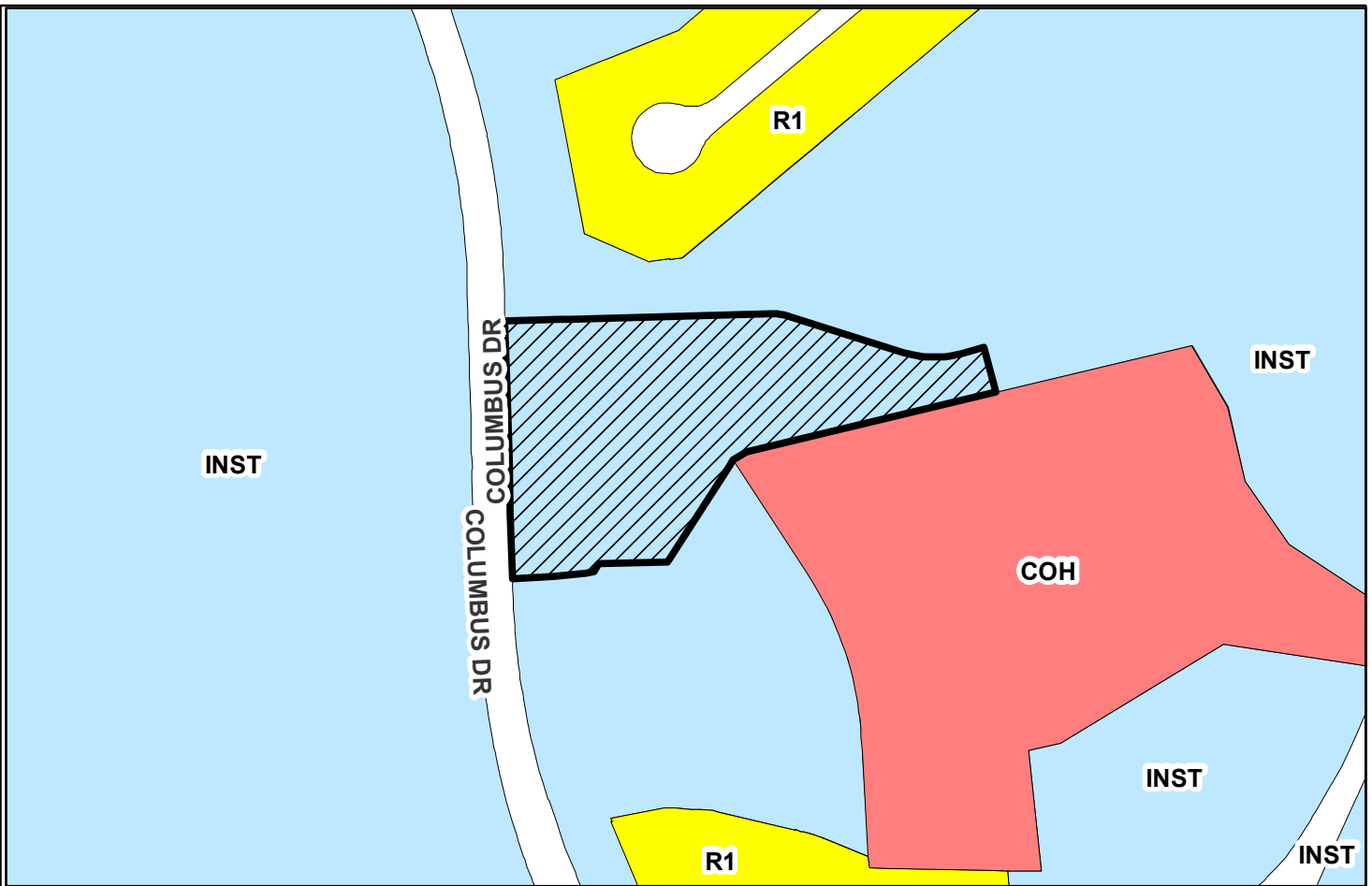
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 33, 2024

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

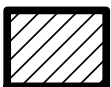
- 1. Rezoning land at 214 Waterford Bridge Road [Parcel ID# 14329, 45859] from the Institutional (INST) Zone to the Apartment 2 (A2) Zone as shown on City of St. John's Zoning Map attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 33, 2024**
[City of St. John's Zoning Map]

2024 02 19 Scale: 1:3000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 2 (A2) LAND USE ZONE

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration



Planning St. John's

[EngageStJohns.ca](https://engagestjohns.ca) Report

214 Waterford Bridge Road

TRAFFIC

Visitors Summary

City Of St. John's from 01 Dec'23 to 09 Mar'24

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
764	187	1
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
9	203	653

Types of visitors:

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

Comments (verbatim)	What is your overall feedback of this application?
I hope City Hall will accelerate this project so the developer can get started on it shortly.	Support
Practically anything that adds to the housing stock right now is a good idea because of the outlandish costs. Having said that, I see this development is to be condominiums. The city desperately needs more rental accommodations so developers need to be encouraged & incentivized to build rental buildings in the city.	Mixed
The project document says there will be 85 units, based on the connection to Littledale I assume they will be higher priced apartments, targeting an upper middle class independent seniors. The table regarding parking indicates that they will provide 85 of the required 96-126 parking spaces. Looking at the document I	Mixed

can only see 63 underground spots and 16 surface spots which is only 79 spots, it's not clear where the other 6 spots are.	
--	--

Karen Chafe

From: [REDACTED]
Sent: Wednesday, February 28, 2024 10:54 AM
To: CityClerk; Planning
Subject: 214 Waterford Bridge Road Rezone Application Notification

Some people who received this message 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.

[REDACTED]

Good day,

I received the notification of the rezone application for 214 Waterford Bridge Road from NST to A2. I strongly disagree with this application. This neighbourhood has seen traffic volumes and speeds increase steadily over the years with no intervention, despite repeated formal requests to do something about the situation. I have written to this council several times to do something to implement traffic calming in the area, specifically for the Beaconsfield Junior High School/Iris Kirby House area, along with the area following East of the St. Mary's School zone where the street has its most narrow passage. Nothing has changed. Now we receive this proposal, likely a forgone conclusion, making a bad situation worse. By building 85 apartment units, you will significantly increase traffic volumes 24/7, which in turn will decrease safety in the area for the residents, school and shelter. I would be more supportive using this land for single home dwellings as has been done at Westmount Place, but certainly not what is being proposed here.

[REDACTED]

Karen Chafe

From: Ann-Marie Cashin
Sent: Monday, February 19, 2024 3:11 PM
To: CityClerk
Subject: FW: 214 Waterford Bridge Rd

Hi Karen,

Could you include this with the submissions for 214 Waterford Bridge Road please?

Thank you,
Ann-Marie

From: [REDACTED]
Sent: Monday, February 19, 2024 3:09 PM
To: Ann-Marie Cashin <acashin@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>
Subject: 214 Waterford Bridge Rd

Some people who received this message 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 would like to express my concern about this proposed development [REDACTED]
[REDACTED] Particularly, traffic volume and speed is a major issue in this area, and I believe this proposed development will contribute to the ongoing deterioration of pedestrian conditions.

I appreciate your response.
Best,

The information contained in this e-mail may contain confidential information intended for a specific individual and purpose. The

Karen Chafe

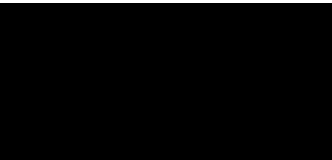
From: [REDACTED]
Sent: Saturday, February 17, 2024 8:57 PM
To: CityClerk
Subject: Waterford Bridge apartments

[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.

Why not those areas that were just cleared out on Kenmount road! So much land there! There's already too much congestion down in the Waterford Bridge road area. Even out back of Kenmount Terrace or up around Danny Land. So much land there.

Why jam a small apartment in there when you can get a bigger location, build a bigger facility and house more people?



Karen Chafe

From: [REDACTED]
Sent: Sunday, February 18, 2024 7:34 AM
To: CityClerk
Subject: 214 Waterford Bridge Road

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

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



To the Office of the City Clerk,

I am writing to inform you of my complete support for the proposed rezoning of the land at 214 Waterford Bridge Road from the Institutional (INST) Zone to the Apartment 2 (A2). As people experience a housing shortage in this city, higher density low rise apartments are an excellent use of land and should be highly encouraged except where it is obviously unreasonable.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, March 4, 2024 5:45 PM
To: CityClerk
Subject: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

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.

The comments listed below are in relation to the proposed development at 214 Waterford Bridge Road by Jendore Limited. As per correspondence from the City of St. John's, my comments are due for submission to the city by: **9:30 a.m. Tuesday, March 5, 2024.** Today is Monday, March 4, 2024 at 5:44 p.m.

I have a number of questions that I would like to address with regards to the proposed apartment development on 214 Waterford Bridge Road by Jendore Ltd.

- 1) I would like to know how far the building will extend from Columbus drive towards Residence at Littledale? [REDACTED]
[REDACTED] When the Residence at Littledale was being built I was told at the time that the tree line [REDACTED] would not be impacted [REDACTED]. This was not the case and the trees were removed leaving the space [REDACTED] wide open. Are there any plans in place to plant rows of trees [REDACTED] especially with a new building being constructed. [REDACTED]
[REDACTED] We purchased our property due to the fact that it was a very quiet and peaceful neighbourhood. I would like a commitment if possible to plant trees [REDACTED]
[REDACTED] To add to this, the proposal states it will be a four storey building. Are there any plans to change the height and add more floors.?
- 2) What type of lightning is going to be used on the building, the type of light surrounding the building and the lightning on the parking lot. The lightning is a concern [REDACTED]
- 3) I am concerned about the noise that will be generated from the proposed building and increase in traffic. Right now, noise from (I assume the fans on the top of the building) Residence at Littledale can be heard especially at night and particularly in the summer [REDACTED]. What is the proposal to minimize the noise generated by the air conditioning, the exhaust fans, etc.
- 4) I am very concerned that this proposed apartment building will decrease the resale value of my home and property.
- 5) With regards to clientele, it states that the apartment is for seniors and 55+. Is this guaranteed or is there a possibility it may change to accommodate other clientele, ie: families or people with dogs?

I want it to be known that it was very noisy and stressful when the Residence at Littledale was being built. Work started early in the morning and at times went until later in the evening. The worksite generated a lot of dust. [REDACTED]

[REDACTED] It was very disturbing at times, [REDACTED]
[REDACTED]. [REDACTED]

I appreciate all of my concerns being taken into consideration and await your response to my questions and concerns. Thank you.

[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, March 4, 2024 6:47 PM
To: CityClerk
Subject: 214 Waterford Bridge Road

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

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

Good afternoon.

I am writing to voice my objection to the application to rezone land at 214 Waterford Bridge Road to allow for an apartment building with 85 units.

I do understand there is a shortage of housing in St. John's, but common sense must be applied to applications like this one. I respect the developer for having improved the condition of the heritage house on that property, and would suggest that allowing that house to accommodate a small number of units would make sense. But to consider having 85 units on that lot, on this street, is not in the best interests of the City.

The logic of math aside and what that lot could physically fit, the site in question is not suitable for such a large structure because of the reality of the Road infrastructure.

A complex of 85 units would bring well over 100 vehicles to that immediate area, which is at the juncture of an already busy intersection. Beyond the residents' vehicles, it will result in far more vehicles, e.g. friends, family, service, deliveries, etc.

Waterford Bridge Road is already extremely busy. It is a Road built at a time in history when even the current traffic was not contemplated. The twists and turns, the unusually close proximity of many houses to the Road, not to mention some areas of sidewalk that actually jut out into the Road (quite the surprise to tourists and newcomers let me tell you from first-hand experience), already make it difficult to navigate, as is evidenced by the 30 km speed zone. It would be a danger to the schools in the area – parents picking up their children, children walking home – drivers in general – to increase the traffic further.

The bottom line is that Waterford Bridge Road was simply not built with that kind of congestion in mind, and obviously cannot be altered to accommodate it. Or – is the City contemplating upgrading Waterford Bridge Road to make it safe for this proposed large complex? I would think not.

Please do what's right. Please allow residents of St. John's to add second or third units to their homes, by offering incentives and streamlining the process around it. That will support the goal of intensifying density.

For large complexes as this one, please consider only those areas where there is appropriate road infrastructure.

Intensifying density is part of the solution to the housing problem in St. John's – but allowing this 85-unit complex on this already challenging old Road is not part of that solution.

Best regards,

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, March 5, 2024 7:59 AM
To: CityClerk
Subject: Fwd: 214 Waterford Bridge Road

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

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

Hello,

To whom it may concern, please see questions below:

1. Will the AHU be roof mounted or near an external wall on the ground level? Will there be sound proofing methods installed to reduce the vibration and noise?
2. Will the external lighting be mounted on an angle?

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: Ann-Marie Cashin
Sent: Friday, March 22, 2024 3:02 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Jason Sinyard; Jennifer Squires; Justin Tucker; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Subject: RE: 214 Waterford Bridge Road

Good afternoon [REDACTED]

Thank you for your questions. The external lighting can be found on page 4 and Appendix 13 of the Land Use Report: <https://www.engagestjohns.ca/36047/widgets/148482/documents/123924> . We will get the applicant to include more information on any exhausts or fans and how they propose to minimize the impacts. Should the amendment proceed, an updated Land Use Report with that additional information will be available prior to the public hearing. If you have any further questions, please let us know .

Thank you,
Ann-Maire

Ann-Marie Cashin, MCIP - Planner III
City of St. John's - Planning, Engineering and Regulatory Services
Phone: 709-570-2041 Fax: 709-576-2340
Email: acashin@stjohns.ca
John J. Murphy Building (City Hall Annex), 4th floor
Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 10:12 AM
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: 214 Waterford Bridge Road

Good Day:

Thank you for your email. Via this response, I am forwarding your comments to the City's planning and development staff for their review/consideration or response. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to referral to a future Regular Meeting of Council. You may also wish to check out the City's Engage Page which has further information on [214 Waterford Bridge Road](#).

Regards,

Karen Chafe

From: Ann-Marie Cashin
Sent: Friday, March 22, 2024 2:46 PM
To: CityClerk [REDACTED]
Cc: Andrea Roberts; Jason Sinyard; Jennifer Squires; Justin Tucker; Ken O'Brien; Lindsay Church; Lindsay Lyghtle Brushett; Planning; Stacey Baird; Tracy-Lynn Goosney
Subject: RE: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

Good afternoon [REDACTED]

Thank you for your comments. With respect to your questions:

- The building is proposed to be 7.7m from their property boundary along Columbus Drive. The landscape plan can be found in Appendix 4 of the Land Use Report. This will show where trees are proposed. <https://www.engagestjohns.ca/36047/widgets/148482/documents/123924>
- The proposal is for a four storey (19.4m) building. They have not indicated that they would like to increase the height. The maximum building height in the proposed A2 Zone is 24m.
- The proposed lighting can be found on Page 4 and Appendix 13 of the Land Use Report
- We will request that the applicant add more detail on the proposed exterior HVAC equipment and how they will minimize impacts. Should the amendment proceed, this will be provided in an updated Land Use Report.
- The City does not regulate the users of a building or whether pets would be permitted. This would be at the discretion of the property owner.

If you have any further questions, please do not hesitate to ask.

Thank you,
Ann-Marie

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 9:40 AM
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: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

Good Day:

Thank you for your email. Via this response, I am forwarding your comments to the City's planning and development staff for their review/consideration or response. All submissions sent to the Office of the City Clerk will be redacted of personal information prior to referral to a future Regular Meeting of Council. You may also wish to check out the City's Engage Page which has further information on [214 Waterford Bridge Road](#).

Regards,

Karen Chafe

DECISION/DIRECTION NOTE

Title: SERC - 2024 Summer Events 4

Date Prepared: July 4, 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 for the following events: Drag on George on July 19, Shea Heights Folk Festival from July 19 - 21, and the Exeter Avenue Block Party on July 20.

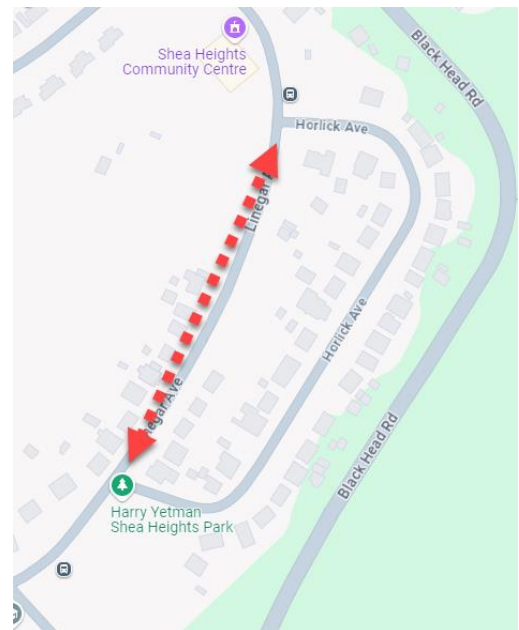
Discussion – Background and Current Status:

Drag on George:

- Friday July 19, 7pm – 11pm.
- Event is a family friendly drag lip-sync battle on the George Street Stage.
- George Street Association are requesting a noise-by law extension until 12:00am as a precaution in case the event runs late.

Shea Heights Folk Festival:

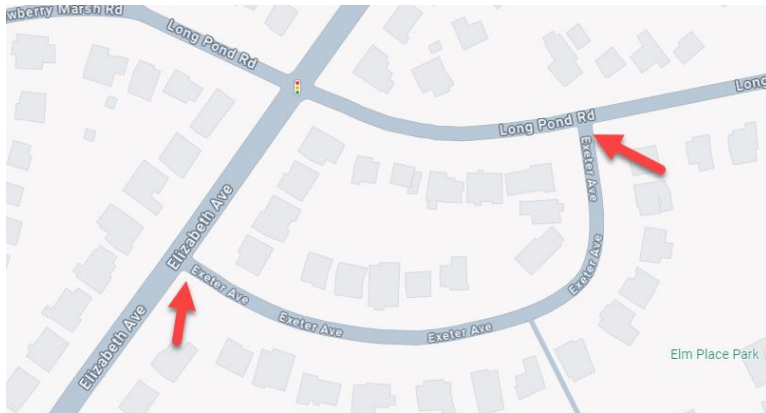
- Friday July 19 – Sunday July 21.
- On Saturday July 20 from 11:00am – 5:00pm, organizers are requesting a temporary road closure on Lingear Avenue between Horlick Avenue.
- Traffic will be diverted on to Horlick Avenue, and local traffic and emergency vehicles will be permitted.
- Volunteers will be stationed on barricades.



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Exeter Avenue Block Party:

- Residents of Exeter Avenue are hosting a block party in the area of 4 Exeter Avenue on July 20.
- Road closure request from 3:00pm – 7:00pm.
- Volunteers will be stationed at each barricade.
- Local vehicle and emergency access will be granted.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: George Street Association, Shea Heights Community Board.
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 Connected City: Increase and improve opportunities for residents to connect with each other and the City.

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 following events: Drag on George on July 19, Shea Heights Folk Festival from July 19 - 21, and the Exeter Avenue Block Party on July 20.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	SERC - 2024 Summer Events 4.docx
Attachments:	
Final Approval Date:	Jul 4, 2024

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

Erin Skinner - Jul 4, 2024 - 12:22 PM

Tanya Haywood - Jul 4, 2024 - 1:45 PM

DECISION/DIRECTION NOTE

Title: Overnight Construction – Columbus Drive (2023 Street Rehab Contract 1)

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

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

Ward: Ward 4

Decision/Direction Required:

To allow overnight construction activities on Columbus Drive (on the Kenmount Road overpass) during the hours of 8:00 pm and 7:00 am.

Discussion – Background and Current Status:

It has typically been the opinion of City Council and staff that overnight construction activities are not desirable in the City due to the noise caused by construction activities and the effect this would have on nearby residents as well as increased costs typically associated with overnight work.

For the current project we are seeking approval for the Contractor to conduct overnight work work for one night from 8:00 pm to 7:00 am. The work to be completed overnight generally includes the installation of pipe across Columbus Drive. This activity traditionally causes traffic congestion due to the amount of equipment required to complete the work coupled with the volume of traffic on Columbus Drive.

The overnight work is anticipated to take place over one night. City Staff are seeking permission from Council to grant an exemption to the City's noise bylaw for the Columbus Drive work, between July 11 and July 31, 2024. Specific dates for the overnight work are not known at this time and will rely on weather conditions and the Contractor's schedule.

Key Considerations/Implications:

1. Budget/Financial Implications:

There are no budget implications associated with this decision.

2. Partners or Other Stakeholders:

Area businesses and residents.

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

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

5. Alignment with Adopted Plans:

6. Accessibility and Inclusion:

4. Legal or Policy Implications:

There are no Legal or Policy Implications associated with this decision.

5. Privacy Implications:

There are no privacy implications associated with this decision.

6. Engagement and Communications Considerations:

Public notices will be posted on City website prior to any planned overnight work.

7. Human Resource Implications:

Not applicable

8. Procurement Implications:

Not applicable

9. Information Technology Implications:

Not applicable

10. Other Implications:

Recommendation:

That Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 8:00 pm and 7:00 am for the Columbus Drive work. This work is anticipated to take one night and public notifications will be provided through the City's website prior to any overnight work taking place.

Prepared by: Melissa Gale, P. Eng., Project Engineer

Approved by:

Report Approval Details

Document Title:	Columbus Drive Overnight Work.docx
Attachments:	
Final Approval Date:	Jul 4, 2024

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

Scott Winsor - Jul 3, 2024 - 3:33 PM

Jason Sinyard - Jul 4, 2024 - 10:11 AM

DECISION/DIRECTION NOTE

Title: Grant Program for Subsidiary Dwelling Units, Backyard Suites & Tiny Home Dwellings (Housing Accelerator Fund Action Plan Initiative)

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ron Ellsworth

Ward: N/A

Decision/Direction Required: Approval of a grant program for Subsidiary Dwelling Units (SDU) and Tiny Home Dwellings.

Discussion – Background and Current Status:

The City of St. John's entered a Housing Accelerator Fund (HAF) Agreement with Canada Mortgage Housing Corporation on February 7, 2024 with a commitment to provide grants to encourage the development of Subsidiary Dwelling Units, Backyard Suites (SDU) and Tiny Home Dwellings.

The Departments of Housing and Planning, Engineering and Regulatory Services (PERS) have approved this grant program. The following outlines the program eligibility, application process, and key considerations.

Proposed Grant Program for Subsidiary Dwelling Units, Backyard Suites and Tiny Home Dwellings:

The proposed grant program will apply to the development of **Subsidiary Dwelling Units, Backyard Suites and Tiny Home Dwellings** defined as:

Subsidiary Dwelling Unit (SDU): A separate Dwelling Unit that is located within the structure of the main Building and which is subordinate to the main Dwelling Unit.

Backyard Suites: A Dwelling Unit in the backyard of a residential lot.

Tiny Home Dwelling: A Single Detached Dwelling on a permanent foundation, with a ground floor area of less than 46 meters square (500 square feet).

Successful applicants will be eligible for the following fee exemptions in relation to their successful grant application.

- Building, Renovation, and Repair Permit Fees

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- Plumbing, Electrical, and Building Permit Fees
- Development Application and Development Fees

Eligible applicants:

- Are current homeowners who reside at the subject property as their primary residence and can provide proof of residency, except for Tiny Home Dwelling applicants who will make the Tiny Home their primary residence.

Eligible property:

- Projects must comply with all applicable federal, provincial and municipal legislation, including the Development Regulations, the City of St. John's Municipal Taxation Act and all applicable by-laws and regulations
- Must not be used for short-term rentals.
- All units will be self-contained

Eligible Costs for Funding:

- Architectural and design fees
- Structural modification
- Construction predevelopment costs related to Tiny Home Dwelling development (e.g., land assessments)
- Fixtures
- Appliances
- Building materials (e.g., lumber, plumbing materials, electrical materials, hardware)
- Private contractor labour (i.e., not including work done by applicant and/or member of the household)
- HST

Non-Eligible Costs:

- Repair of existing rental units

Grant Amount:

- One time grant to a maximum of \$20,000.

Accessibility Top-Up:

Applicants who install accessibility features in their dwelling may be eligible for an additional grant.

Application Process and Responsibilities:

General oversight of the Grant Program for Subsidiary Dwelling Units and Tiny Home Dwellings, including reporting to the Canada Mortgage and Housing Corporation.

Eligible projects must have received a building permit from the City of St. John's not prior to February 7, 2024. All approved projects must be completed by December 31, 2027.

Grants are eligible for projects approved between February 7, 2024 and December 2026.

The timeframe for this initiative is aligned with federal government's HAF program.

Key Considerations/Implications:

1. Budget/Financial Implications: This initiative is made possible through HAF funding.
2. Partners or Other Stakeholders: This initiative derives from an action plan that makes up an agreement between the City and the Canada Mortgage and Housing Corporation. Other stakeholders would include private homeowners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:
5. Alignment with Adopted Plans: City of St. John's 10-Year Affordable Housing Strategy, Housing Accelerator Fund Action Plan, Healthy City Strategy, Accessibility Plan
6. Accessibility and Inclusion: Healthy City and Inclusion Staff have been consulted and will continue to be consulted as necessary.
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: The Housing Division will work with Communications to promote this initiative widely and with key stakeholders.
10. Human Resource Implications: Using HAF funding, the City has hired a HAF coordinator who will be responsible for monitoring and reporting on this initiative.
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

Recommendation:

That Council approve the Grant Program for Subsidiary Dwelling Units, Backyard Suites and Tiny Home Dwellings.

Prepared by:
Approved by:

DECISION/DIRECTION NOTE

**Title: Incentives for Multi-Unit Purpose-Built Rental Development
(Housing Accelerator Fund Action Plan Initiative)**

Date Prepared: July 3, 2024,

Report To:

Councillor and Role: Councillor Ron Ellsworth

Ward: N/A

Decision/Direction Required: Approval of an incentive program for multi-unit purpose-built rental units.

Discussion – Background and Current Status:

The City of St. John's entered a Housing Accelerator Fund (HAF) Agreement with Canada Mortgage Housing Corporation on February 7, 2024, with a commitment to provide incentives to encourage the development of or conversion to Multi-Unit Purpose-Built Rental housing projects (PBR).

The Departments of Housing and Planning, Engineering and Regulatory Services have approved this program. The following outlines the program eligibility, application process, and key considerations.

Proposed PBR Incentive Program

The proposed program will apply to the development of **Multi-Unit Purpose-Built Rental (PBR)** projects, defined as:

“Attached multi-unit housing of at least four (4) private dwelling units (with private kitchen, bathroom, and living area[s]) built specifically for long-term rental tenure.”

Eligible applicants/projects would include:

- Corporations that are registered to carry out business in the Province of Newfoundland and Labrador and individuals.
- At least 75% of the dwelling units in an eligible project will be designated for long-term residential rental accommodation. This will provide some flexibility of tenure to project owners/operators.

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Eligible property:

- Projects must comply with all applicable federal, provincial and municipal legislation, including the Development Regulations, the City of St. John's Municipal Taxation Act and all applicable by-laws and regulations
- Must not be used for short-term rentals.

Fee exemptions considered for this initiative would include applicable:

- Building, Renovation, and Repair Permit Fees
- Plumbing, Electrical, and Building Permit Fees.
- Development Application and Development Fees

Development Agreement and Appeal Fees are not subject to exemption. Eligible fee exemptions apply only to projects approved between February 7, 2024, and December 31, 2026, and must be completed by 2027.

Application Process and Responsibilities

General oversight of the Multi-Unit Purpose Built Rental Incentive Program, including reporting to the Canada Mortgage and Housing Corporation, will take place within the Housing Division.

Applicants would be expected to acknowledge any exempted fees as an in-kind contribution from the City of St. John's in any related documents (for example, applications for funding), news releases, or other communications that acknowledge funding received for the project.

Key Considerations/Implications:

1. Budget/Financial Implications: This initiative is made possible through HAF funding, which allows the City to recover exempted municipal fees.
2. Partners or Other Stakeholders: This initiative derives from an action plan that makes up an agreement between the City and the Canada Mortgage and Housing Corporation. Other stakeholders would include private and non-profit housing developers.
3. Alignment with Strategic Directions/Adopted Plans: 10-Year Affordable Housing Strategy, Housing Accelerator Fund Action Plan
4. Legal or Policy Implications: N/A
5. Accessibility and Inclusion: Departments of Healthy City and Inclusion and City of St. John's Accessibility Plan have been consulted.
6. Privacy Implications: N/A

7. Engagement and Communications Considerations: The Housing Division will work with Communications to promote this initiative widely and with key stakeholders.
8. Human Resource Implications: Using HAF funding, the City has hired a HAF coordinator who will be responsible for monitoring and reporting on this initiative.
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation: That Council approve the incentive program for multi-unit purpose-built rental projects.

Prepared by/Date:
Reviewed by/Date:
Approved by/Date:

Attachments:

DECISION/DIRECTION NOTE

Title: SERC – 2024 Pride Parade

Date Prepared: July 9, 2024

Report To: Regular Meeting of Council

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

Ward: Ward 2

Decision/Direction Required: Seeking Council approval for road closures and parks by-law exemption associated with the 2024 Pride Parade and Pride in the Park event on July 21, inclement weather date of July 28.

Discussion – Background and Current Status: St. John's Pride will be hosting their annual parade and family event in Bannerman Park on Sunday July 21 (inclement weather date of Sunday July 28).

- Parade will begin at 12:00pm at City Hall, and finish at approximately 1:30pm at Bannerman Park.
- In order to accommodate the staging of parade participants and to maintain a clear parade route, road closures for this event will begin at 7:00am and will re-open at 1:30pm:
 - Local traffic will be permitted, however on-street parking will be unavailable.
 - New Gower Street, all lanes from Waldegrave Street to Barter's Hill.
 - Duckworth Street from New Gower Street to Cavendish Square.
 - Cavendish Square, to Military Road, to Bannerman Road.
- A traffic control company has been secured to implement all road closures for this event.
- City of St. John's Parking Enforcement will be used to implement no-parking along the parade route.
- Organizers are seeking Council approval of an exemption to the parks by-law and allow the sale of goods and food in the park for this event.

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Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: St. John's Pride.
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 Connected City: Increase and improve opportunities for residents to connect with each other and the City.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
4. Legal or Policy Implications: Exemption to the parks by-law required for the exchange of funds in Bannerman Park.
5. Privacy Implications: N/A

6. Engagement and Communications Considerations: Residents will be notified of road closures through a public advisory.
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 closures and parks by-law exemption associated with the 2024 Pride Parade and Pride in the Park event on July 21, inclement weather date of July 28.

Prepared by: Christa Norman, Special Projects Coordinator

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