

ST. JOHN'S

Regular Meeting - City Council Agenda

August 20, 2024
3:00 p.m.
4th Floor City Hall

Pages

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ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

August 6, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Councillor Maggie Burton
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
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Communications
David Crowe, Manager - Roads, Public Works
Jennifer Squires, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

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

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

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-08-06/377

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ravencroft

That the Agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**
- 4.1 **Adoption of Minutes - July 23, 2024**

SJMC-R-2024-08-06/378

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That the minutes of July 23, 2024, be adopted as presented.

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

MOTION CARRIED (8 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**
6. **DEVELOPMENT APPLICATIONS**

6.1 Proposed Accessory Building in the Floodplain Buffer – 37 Gairlock Street – INT240057

SJMC-R-2024-08-06/379

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve a residential Accessory Building in the Floodplain Buffer at 37 Gairlock Street subject to the Accessory Building requirements of the St. John's Development Regulations.

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

MOTION CARRIED (8 to 0)

6.2 Proposal to Re-establish the Building Line Setback – 209 and 211 Hamilton Avenue – INT240052

SJMC-R-2024-08-06/380

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approved a re-established Building Line as follows:

209 Hamilton Avenue – 2.65metres

211 Hamilton Avenue – 3.68metres

Additionally, that Council approve the purchase of the property and acquire an easement to capture the needs of the City regarding the wall going forward.

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

MOTION CARRIED (8 to 0)

6.3 Proposed Demolition and Rebuild of a Single Detached Dwelling and Accessory Building in the Watershed – 846A Thorburn Road (Town of Portugal Cove – St. Phillip’s) – INT2400042

As the dwelling would be located in the Town of Portugal Cove-St. Philips, Councillor Ellsworth questioned who would ensure the requirements of the City of St. John's Act and other applicable regulations were met. City Staff will work with the Town to ensure compliance with City standards.

SJMC-R-2024-08-06/381

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the proposed demolition and redevelopment at 846A Thorburn Road, Town of Portugal Cove St. Phillips, to allow a Single Detached Dwelling 98.6m² and an Accessory Building with an area of 44.5m² and a maximum height of 4m, as the proposed development meets the requirements as per Section 104(4) of the City of St. John's Act.

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

MOTION CARRIED (8 to 0)

6.4 Approval in Principle for Child Care Centre – 7 Ricketts Road – DEV2400100

SJMC-R-2024-08-06/382

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council grant Approval in Principle for the proposed Child Care Centre Use at 7 Ricketts Road, 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 Institutional (INST) 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.

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

MOTION CARRIED (8 to 0)

6.5 Proposed Fence in the Floodplain Buffer – 91 Doyle Street – INT2400061

SJMC-R-2024-08-06/383

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve a residential Fence in the Floodplain Buffer at 91 Doyle Street.

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

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 2024117 - 2024 Retaining Wall Rehabilitation - Contract #1

SJMC-R-2024-08-06/384

Moved By Councillor Ravencroft

Seconded By Councillor Davis

That Council approve for award this open call to the lowest bidder meeting specifications, Talon Energy Services Inc, for \$544,824.22 (HST Incl.) as per the Public Procurement Act. Additionally, that Council approve for award two (2) provisional locations; Harvey Road from “The Kirk” to rear of Civic 21 Garrison Hill, and Riverhead Tower Section A, for \$499,690.87 (HST incl). This would have a total contract value of \$1,044,515.09 (HST incl).

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

MOTION CARRIED (8 to 0)

7.2 SERC – Fireworks By-Law Exemption

SJMC-R-2024-08-06/385

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That Council approve the request for the 2025 Canada Games fireworks By-Law exemption and associated road closures on Monday, August 5, 2024.

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

MOTION CARRIED (8 to 0)

7.3 Limited Call for Supply and Installation of Fully Functional Artesian Well Water Supply System

SJMC-R-2024-08-06/386

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve for award this limited call for bids to the lowest, and only bidder, Prime Drilling Inc., for \$167,555.00 (HST included) as per the Public Procurement Act. The limited call was also sent to Martin B. Hammond, and Squires Well Drilling, but they did not provide a quote. This was previously approved by ePoll on July 30th, 2024.

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

MOTION CARRIED (8 to 0)

7.4 2024126 - Storm Sewer Upgrades - University Avenue

SJMC-R-2024-08-06/387

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve for award this open call to the lowest bidder meeting specifications, Weirs Construction Limited, for \$1,239,944.95 (HST incl.) as per the Public Procurement Act. This was previously approved by ePoll on Friday July 26th.

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

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List July 18 - 31, 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 Weeks Ending July 24 and July 31, 2024

SJMC-R-2024-08-06/388

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That the weekly payment vouchers for the weeks ending July 21, 2024, and July 31, 2024, in the amount of \$13,430,221.79, be approved as presented.

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

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

12.1 2024128 - 2024 Asphalt Crack Seal Program

SJMC-R-2024-08-06/389

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve for award this open call to the sole bidder meeting specifications, Crown Contracting Inc, for \$326,694.30 (HST incl.) as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

12.2 Light and Medium Duty Vehicle Repair/2024111

SJMC-R-2024-08-06/390

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That Council approve for award this open call to the two lowest compliant bidders, Emergency Repair Ltd – ranked #1, and City Tire & Auto Centre Ltd. – ranked #2, for \$336,000.00 (HST excluded) for the initial term of the contract as per the Public Procurement Act. Work for this contract is allocated based on ranking starting with the lowest bidder. However, due to operational reasons as outlined in the bid documents, the City may bypass the order of ranking and contract the next ranked supplier to complete the repair.

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

MOTION CARRIED (8 to 0)

12.3 2024113 - Removal, Supply, and Installation of Chain Link Fence

SJMC-R-2024-08-06/391

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That Council approve for award open call 2024113 - Removal, Supply, and Installation of Chain Link Fence to the lowest, and only bidder, meeting specification, Provincial Fence Products Ltd. for \$189,110.00 + HST, as per the Public Procurement Act.

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

MOTION CARRIED (8 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Change to Council Approval for Procurement Awards

Councillor Ellsworth explained the new process for approval of procurement awards, which will reduce red tape and expedite the process. He advised that if bids meet the requirements of the Public Procurement Act and Provincial standards, they cannot be rejected by Council. Council approval is given at the beginning of the procurement process, and updates on awarded tenders and RFPs will be brought forward on a monthly basis to inform Council and provide transparency to the Public.

SJMC-R-2024-08-06/392

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve delegation of authority for the approval of procurements exceeding \$100,000 contract value to the City's Head of Procurement.

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

MOTION CARRIED (8 to 0)

14.2 SERC - 2024 Summer Events 6 and Film Shoot Road Closure

SJMC-R-2024-08-06/393

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve a Parks by-law exemption for SARFest on August 30-31 and road closure and noise by-law exemption associated with the filming of Son of a Critch.

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

MOTION CARRIED (8 to 0)

14.3 Federation of Canadian Municipalities Board of Directors Meeting

SJMC-R-2024-08-06/394

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve the costs associated with Deputy Mayor O'Leary's travel to the Federation of Canadian Municipalities September Board of Directors Meeting in Ottawa.

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

MOTION CARRIED (8 to 0)

14.4 Canadian Capital Cities Organization – 2024 Annual Conference

SJMC-R-2024-08-06/395

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve travel for Councillor Sandy Hickman to attend the 2024 Canadian Capital Cities Organization 2024 Annual Conference in Winnipeg, MB from September 22nd to September 25, 2024.

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

MOTION CARRIED (8 to 0)

14.5 Mid-Year Financial Report – For the quarter ended June 30, 2024

14.6 Travel to Municipalities Newfoundland and Labrador 2024 Annual Conference

SJMC-R-2024-08-06/396

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the registration and travel expenses for the following Councillors to attend the MNL Conference to be held in Gander from November 7 – 9, 2024:

- Deputy Mayor Sheilagh O'Leary
- Councillor Ophelia Ravencroft
- Councillor Tom Davis
- Councillor Sandy Hickman

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

MOTION CARRIED (8 to 0)

14.7 38 Robin Hood Bay Road – MPA2400004 – Terms of Reference

Councillor Bruce noted that although she would support the current motion to approve the terms of reference for the Land Use Report and proceed with the public consultation process, she was still not supportive of rezoning an area of the Industrial Zone for residential use.

SJMC-R-2024-08-06/397

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the attached draft terms of reference for a Land Use Report.

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting.

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

MOTION CARRIED (8 to 0)

14.8 58 Circular Road – Designated Heritage Building – REN2400252

SJMC-R-2024-08-06/398

Moved By Councillor Davis

Seconded By Councillor Ridgeley

That Council approve exterior alterations, as proposed, to 58 Circular Road, a designated Heritage Building.

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

MOTION CARRIED (8 to 0)

14.9 6 Patrick Street – Designated Heritage Building – SGN2400051

Councillor Ravencroft questioned if the sign would be facing Deanery Avenue or Patrick Street, as if it would be facing the residences on Deanery Avenue it would cause concern. It was clarified that the sign would be facing the more commercial area of Patrick Street.

SJMC-R-2024-08-06/399

Moved By Councillor Davis

Seconded By Councillor Ravencroft

That Council approved the Wall Sign for 6 Patrick Street, a designated Heritage Building, as proposed.

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

MOTION CARRIED (8 to 0)

15. OTHER BUSINESS**16. ACTION ITEMS RAISED BY COUNCIL****16.1 Fireworks**

Deputy Mayor O'Leary inquired if Staff had explored alternative lighting display possibilities instead of fireworks. The Deputy City Manager of Community Services responded that several options had been investigated, including silent fireworks and drone light shows, but no suitable alternatives had been identified.

16.2 Environment and Sustainability Experts Panel - Wetlands Study

Councillor Ridgeley asked the Deputy City Manager of Planning, Engineering, & Regulatory Services for an update on the Environment & Sustainability Experts Panel's (ESEP) review and recommendation on the Wetlands Study 2A results and Council's amendment to the minimum threshold for protection. The Deputy City Manager responded that ESEP had met twice to discuss the issue and that another meeting would be happening in the near future with a representative from Ducks Unlimited to provide additional information on wetland protection. Councillor Ridgely noted that there is a limited construction season and the recommendation

from ESEP is causing additional delay. As the City is currently facing a housing crisis, he asked if it would be appropriate for Council to set a timeline on the recommendation. He then made a motion that ESEP provide a recommendation to Council on the Wetland Study by September 6, 2024. Deputy Mayor O'Leary felt that that the timeline was unrealistic and made a friendly amendment that the recommendation be provided by September 13, 2024.

Councillor Ellsworth stated that he was in a conflict of interest on the issue and would be abstaining from voting.

SJMC-R-2024-08-06/400

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That ESEP provide a recommendation to Council on the Wetland Study by September 13, 2024.

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

Abstain (1): Councillor Ellsworth

MOTION CARRIED (7 to 0)

17. ADJOURNMENT

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

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Notices Published – 8 Adventure Avenue – DEV2400096
Date Prepared: August 13, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted for 8 Adventure Avenue.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for a hair salon. The floor area will be approximately 25m² and the hours of operation will be Tuesday to Saturday 9:00 a.m. to 5:00 p.m. On-site parking is available. The proposed application site is zoned Residential 1 (R1).

One submission was received in support of the proposed application.

Key Considerations/Implications:

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

7. Legal or Policy Implications: **St. John's Development Regulations Section 6.19 "Home Occupation," Section 10.19 "Discretionary Uses" and Section 10 "Residential 1 (R1) Zone"**.
8. Privacy Implications: Not applicable.
9. 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.
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 the Discretionary Use application at 8 Adventure Avenue for a Home Occupation to permit a hair salon.

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 - 8 Adventure Avenue.docx
Attachments:	- 8 ADVENTURE AVENUE.pdf
Final Approval Date:	Aug 13, 2024

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

Lindsay Lyghtle Brushett - Aug 13, 2024 - 11:21 AM

Jason Sinyard - Aug 13, 2024 - 11:27 AM



R1

MIRANDA ST

ADVENTURE AVE

HAMLET ST

SUBJECT PROPERTY

2

26

24

22

20

18

16

14

12

10

17

2

4

6

8

3

5

7

R1

R1

10

12

14

R1

8

20

From: [REDACTED]
To: [CityClerk](#)
Subject: 8 Adventure Avenue
Date: Friday, August 2, 2024 2:55:18 PM

[REDACTED]

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

Hello,

I am writing you this afternoon to support an application for a hair salon at 8 Adventure Ave in Kenmount Terrace.

I have lived at [REDACTED] and see no reason for this salon not to be approved. [REDACTED] are kind, tidy and respectful people and I wish them all the very best in their proposed salon.

Thankyou,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Floodplain Buffer – 154 Diamond Marsh Drive – INT2400066

Date Prepared: August 13, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required: To seek approval for an Accessory Building in the Floodplain Buffer at 154 Diamond Marsh Drive.

Discussion – Background and Current Status: An 18m² (3.7m x 4.9m) Accessory Building was proposed at 154 Diamond Marsh Drive. A portion of the rear yard of the Lot is located within the Floodplain Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John’s Development Regulations**, Council may permit the development of a residential Accessory Building within a Floodplain 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.

7. Legal or Policy Implications: **St. John’s Development Regulations Section 4.10 “Waterways, Wetlands, Ponds or Lakes” and Section 6.2 “Accessory Buildings.”**
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 Accessory Building in the Floodplain Buffer at 154 Diamond Marsh Drive subject to the Accessory Building requirements of the St. John’s Development Regulations.

Prepared by:

Andrea Roberts, PTech, 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

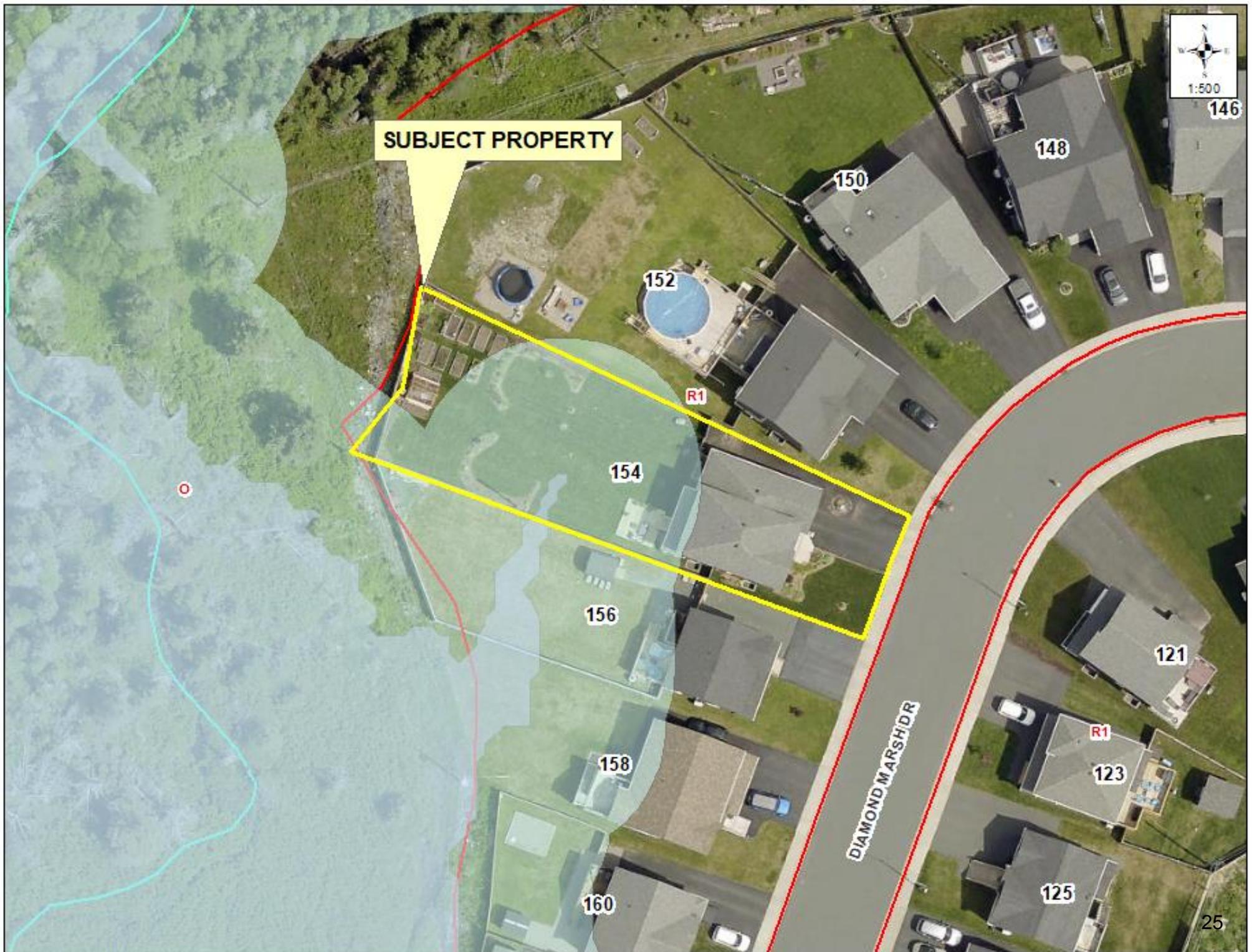
Document Title:	Development Committee - Proposed Accessory Building in the Floodplain Buffer – 154 Diamond Marsh Drive – INT2400066.docx
Attachments:	- 154 Diamond Marsh Drive.pdf
Final Approval Date:	Aug 13, 2024

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

Lindsay Lyghtle Brushett - Aug 13, 2024 - 2:56 PM

Jason Sinyard - Aug 13, 2024 - 2:59 PM

154 Diamond Marsh Drive



DECISION/DIRECTION NOTE

Title: Notices Published – 237 Brookfield Road –
DEV2400093/SUB2400031

Date Prepared: August 13, 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 237 Brookfield 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 with the condition that a residential Lot must be severed (subdivided) from the larger property. The remaining land would be used for an agricultural purpose.

No submissions were received.

To accommodate the proposed development, the land needs to be subdivided. Lot 1, as shown on the attached plan, is recognized for a future agriculture use. The Zone Standards for such uses are to be set by Council. The Lot Area will be 1.377ha (13,769m²) and the Lot Frontage 63metres as measured at a setback of 62.6 metres.

Lot 2 is proposed for the Single Detached Dwelling and meets the Zone Standards for an Unserviced Lot in the Agricultural Zone.

Key Considerations/Implications:

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

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 10.5 "Discretionary Use" and Section 10 "Agriculture (AG) Zone".**

8. Privacy Implications: Not applicable.

9. 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.

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 the Discretionary Use for a Single Detached Dwelling (Lot 2) at 237 Brookfield Road and set the Zone Standards for Lot 1 (Agriculture Use) as follows: Lot Area at 1.377ha (13,769m²) and Lot Frontage at 63metres as measured at a setback of 62.6 metres.

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 - 237 Brookfield Road.docx
Attachments:	
Final Approval Date:	Aug 13, 2024

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

Lindsay Lyghtle Brushett - Aug 13, 2024 - 2:45 PM

Jason Sinyard - Aug 13, 2024 - 3:00 PM

DECISION/DIRECTION NOTE

Title: Crown Land Grant – 1040 Main Road – CRW2400011
Date Prepared: August 14, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 5

Decision/Direction Required: To reject a Crown Land Grant for 1040 Main Road.

Discussion – Background and Current Status: The NL Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant at 1040 Main Road. The land is approximately 1860m² and is zoned Rural Residential Infill, Watershed and Rural. There is a large wetland to the rear of the property, which has not been assessed under the current study. Furthermore, Council is still deliberating on the protection of wetlands within the City and consideration of this land for development would be premature. The proposed area of land for residential development is also smaller than the required minimum Lot Area for a Lot within the Rural Residential Zone, which is 2023m².

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.
7. Legal or Policy Implications: Not applicable.

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 Crown Land Grant at 1040 Main Road as the proposal does not meet the minimum Lot Area for the RRI Zone and development is premature due to a wetland on the property.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Crown Land Grant - 1040 Main Road - CRW2400011.docx
Attachments:	- Site Plan.pdf
Final Approval Date:	Aug 15, 2024

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

Jason Sinyard - Aug 15, 2024 - 9:38 AM

1040 Main Road



DECISION/DIRECTION NOTE

Title: Proposed Fence in the Floodplain Buffer – 53 Gairlock Street – INT2400065

Date Prepared: August 13, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required: To seek approval for a Fence in the Floodplain Buffer at 53 Gairlock Street.

Discussion – Background and Current Status: A Fence is proposed at 53 Gairlock Street, where a portion of the rear yard of the Lot is located within the Floodplain Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John’s Development Regulations**, Council may permit the development of a residential Fence within a Floodplain 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 Fence in the Floodplain Buffer at 53 Gairlock 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 - Proposed Fence in the Floodplain Buffer – 53 Gairlock Street – INT2400065.docx
Attachments:	- 53 Gairlock Street.pdf
Final Approval Date:	Aug 15, 2024

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

Lindsay Lyghtle Brushett - Aug 14, 2024 - 10:56 AM

Jason Sinyard - Aug 15, 2024 - 9:39 AM

53 Gairlock Street



**Development Permits List
For August 1 to August 14, 2024**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Victory Christian Centre	Site Work for Parking Lot Expansion	10 Pearl Place	5	Approved	2024-08-09
RES		Subdivide for Single Detached Dwelling	114 Shoal Bay Road	5	Approved	2024-08-12

*** 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 August 20, 2024, Regular Meeting

Permits Issued: 2024/08/01 to 2024/08/14

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
1 Point Verde Pl	Deck	Patio Deck
105 Moss Heather Dr	Renovations	Semi Detached Dwelling
11 Dorset St	Deck	Patio Deck
11 Monkstown Rd	Renovations	Townhousing
117 Springdale St	Renovations	Semi Detached Dwelling
12 Gallipoli St	Accessory Building	Accessory Building
12 Murphy's Lane	Change of Occupancy	Single Detached Dwelling
13 Boyle St	Accessory Building	Accessory Building
13 Boyle St	Deck	Patio Deck
137 Great Eastern Ave	Accessory Building	Accessory Building
146 Hamilton Ave	Site Work	Single Detached Dwelling
168 Main Rd	Accessory Building	Accessory Building
17 Cheyne Dr	Renovations	Single Detached Dwelling
18 Goodridge St	Renovations	Single Detached Dwelling
19 Rosalind St	Accessory Building	Accessory Building
2 Pine Bud Ave	Renovations	Single Detached Dwelling
200 Topsail Rd	Renovations	Duplex Dwelling
24 Lilac Cres	Change of Occupancy	Duplex Dwelling
25 Cypress St	Change of Occupancy	Home Office
25 Ottawa St	Fence	Fence
269 Anspach St	Renovations	Single Detached Dwelling
29 Stanford Pl	Renovations	Single Detached Dwelling
29a Connors Ave	Renovations	Townhousing
29b Connors Ave	Renovations	Townhousing
3 Leonard Pl	Site Work	Driveway
30 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
34 Dragonfly Pl	Accessory Building	Accessory Building
34 Monkstown Rd	New Construction	Single Detached Dwelling

34 Oberon St	Accessory Building	Accessory Building
366 Thorburn Rd	Accessory Building	Accessory Building
37 Gairlock St	Accessory Building	Accessory Building
37 Gallipoli St	New Construction	Single Detached Dwelling
379 Southside Rd	Renovations	Single Detached Dwelling
38 Viscount St	Accessory Building	Accessory Building
39 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
395 Blackmarsh Rd	New Construction	Condominium
3B Chapman Cres	Fence	Fence
4 Tunis Crt	Accessory Building	Accessory Building
41 Empire Ave	Deck	Patio Deck
44 Meadowbrook Dr	Deck	Patio Deck
5 Gilmore St	Site Work	Driveway
52 Hennessey's Line	New Construction	Single Detached Dwelling
550 Main Rd	Deck	Patio Deck
6 Liverpool Ave	Renovations	Single Detached Dwelling
6 O'driscoll Pl	Site Work	Landscaping
6 St. Teresa's Crt	Accessory Building	Accessory Building
65 Blackhead Village Rd	New Construction	Single Detached Dwelling
67 Lime St	Extension	Townhousing
7 Cape Norman St	New Construction	Single Detached w/ apt.
7 Eastaff St	Fence	Fence
73 Paddy Dobbin Dr	Renovations	Single Detached Dwelling
73 Pepperwood Dr	Fence	Fence
79 Bay Bulls Rd	Deck	Patio Deck
8 Bonaventure Ave	Renovations	Single Detached Dwelling
8 Petite Forte Dr	Renovations	Single Detached Dwelling
8 Rowsell Pl	Extension	Single Detached Dwelling
8 Sugar Pine Cres	Change of Occupancy/Renovations	Single Detached Dwelling
80 Pepperwood Dr	Fence	Fence
82 Galway Blvd	Renovations	Single Detached Dwelling
9 Cape Norman St	New Construction	Single Detached w/ apt.
9 Cumberland Cres	Renovations	Townhousing
90 Watson Cres	Deck	Patio Deck
91 Doyle St	Fence	Fence
93 Allandale Pl Unit 16	Deck	Patio Deck

This Week: \$4,299,980.55

Commercial

Location	Permit Type	Structure Type
164 Water St	Change of Occupancy	Club
172 Military Rd	Site Work	Landscaping
242 Danny Dr	New Construction	Mixed Use
25 Aberdeen Ave	Renovations	Eating Establishment
260 Paddy's Pond Rd	Renovations	Warehouse
260-268 Water St	Change of Occupancy	Club
265 Lemarchant Rd	Renovations	Apartment Building
292 Water St	Sign	Tavern
30 Eastland Dr	Change of Occupancy	Commercial Garage
40 O'leary Ave	Renovations	Mixed Use
400 Topsail Rd	Change of Occupancy/Renovations	Day Care Centre
427 Newfoundland Dr	Change of Occupancy/Renovations	Clinic
427 Newfoundland Dr	Change of Occupancy/Renovations	Clinic
520 Topsail Rd	Renovations	Restaurant
56 Kenmount Rd	Sign	Retail Store
58 Patrick St	Renovations	Private School
655 Topsail Rd	Change of Occupancy/Renovations	Take Out Food Service
720 Water St	Change of Occupancy	Restaurant
95 Aberdeen Ave	Change of Occupancy	Retail Store

This Week: \$6,893,700.00

Government/Institutional

Location	Permit Type	Structure Type
180 Military Rd	Renovations	Apartments Or Mixed Use
6 Patrick St	Sign	Church
8 Military Rd	Renovations	Church

This Week: \$171,931.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

MEMORANDUM

Weekly Payment Vouchers For The Weeks Ending August 7 and August 14, 2024

Payroll

Public Works (Week 1)	\$ 562,566.01
Bi-Weekly Casual (Week 1)	\$ 151,434.93
Public Works (Week 2)	\$ 528,513.71
Bi-Weekly Administration (Week 2)	\$ 984,418.89
Bi-Weekly Management	\$ 1,121,951.09
Bi-Weekly Fire Department	\$ 1,008,855.86
Accounts Payable	\$ 9,480,827.35

(A detailed breakdown [here](#))

Total: \$ 13,838,567.84

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Mobile Sign Approval
Date Prepared: July 31, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Sandy Hickman, Transportation and Regulatory Services
Ward: Ward 4

Decision/Direction Required: For consideration of Council to approve a Mobile Sign to be placed on City property in a green space fronting Churchill Square.

Discussion – Background and Current Status: Sign Guru is proposing to install a Mobile Sign on City property in the green space fronting Churchill Square (see attached location). The sign will promote an existing business, Whink. The sign is intended to be in place for a minimum of six months with the option to renew.

A review of the submitted plan was conducted, and all other requirements of the Mobile Sign By-Law have been satisfied.

Section 15 of the St. John's Mobile Sign By-Law grants Council the authority to allow signs to be placed on City property.

Key Considerations/Implications:

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

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

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

ST. JOHN'S

4. Alignment with Strategic Directions:N/A

Choose an item.

Choose an item.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion:N/A

4. Legal or Policy Implications: As this is City property, Legal Division may require a lease agreement with the sign owner at a cost to be determined.

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: Although the permit will be in effect for six months there is an option to renew upon permit expiry. There are typically no limits placed on the number of renewals but as this is City property Council may want to consider limiting the amount of renewals available.

In addition, green space maintenance and snow storage may be minimally impacted with the installation of the sign.

Recommendation:

That Council approve the request and grant permission for the placement of the mobile sign as submitted with the option to renew for an additional six months.

Prepared by:

Randy Carew, CET, Manager Regulatory Services

Signature: _____

Approved by:

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

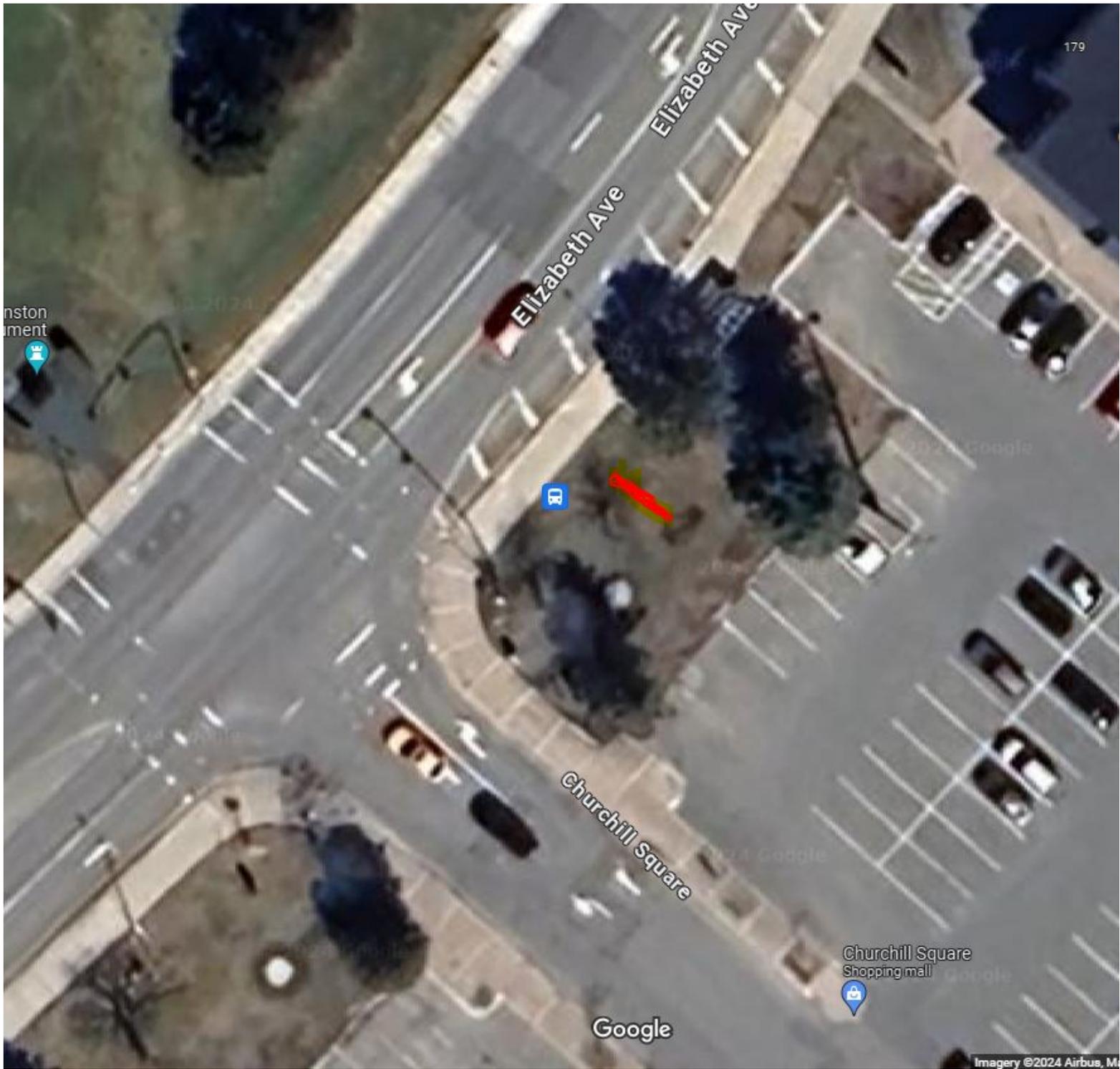
Signature: _____

Report Approval Details

Document Title:	Mobile Sign - Churchill Square.docx
Attachments:	- Churchill Square - Proposed Mobile Sign Location.JPG
Final Approval Date:	Aug 5, 2024

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

Jason Sinyard - Aug 5, 2024 - 2:12 PM



nston
ment



Churchill Square
Shopping mall



Google

Imagery ©2024 Airbus, M

INFORMATION NOTE

Title:	What We Heard- Quidi Vidi Slipway/Water Access
Date Prepared:	August 14, 2024
Report To:	Regular Council Meeting
Councillor and Role:	Councillor Ophelia Ravencroft
Ward:	N/A

Issue:

To provide Council with an overview of what was heard through the Quidi Vidi Slipway/Water Access public engagement.

Discussion – Background and Current Status:

In 2013, the City was granted the wooden slipway and surrounding land by the Government of Canada. Following an engineering assessment by DBA Consulting Engineers in 2023, the Quid Vidi slipway was closed due to significant safety concerns. Replacing the entire slipway is estimated to cost over half a million dollars, excluding the expenses for removing the existing structure. There is focus on maintaining water access while exploring cost-effective solutions.

The goals of public engagement:

- Communicate the current safety issues, cost considerations, and ensure public awareness of City's desire to maintain access to water.
- Seek feedback/alternatives from users of the slipway about how they want to maintain water access.
- Seek feedback/alternatives from those interested in using the space to determine what they would like to do there, accessibility, rest stops, angling access, etc.
- Ensure community involvement in solutions development.

Given the slipway's use and the public water access for residents and other users, collaborating on the development of alternatives to the current slipway is important.

Points of engagement included:

- Addressed mail (160 households/businesses)
- Post cards delivered to properties in Quidi Vidi
- News release issued inviting public feedback
- Project page on EngageStJohns.ca published
- 3 newsletters to registered users and followers
- City communications channels including social media, listservs, website
- Posters at QV Artisan Studio

ST. JOHN'S

Who engaged:

- On EngageStJohns.ca -Total Visits: 620
- Engaged Visitors (People who posted questions/ comments or answered surveys): 62
- Informed Visitors: 227
- Aware Visitors (Unique visitors): 514
- Community Meeting June 25, 2024: Approximately 25-30 people attended
- Email/mail: 25 email submissions, 4 letters from residents

Below are some key highlights of what we heard:

- All feedback received focused the community's desire to retain a slipway in Quidi Vidi with a preference for something wooden, similar to what is there now.
- There is a view that the slipway is a visual indicator of the fishing village and its history and an iconic landmark for tourists, visitors, photographers, and others.
- Slipway still used for fishery: tie up, launch, store, repair boats
- Public access to water is important
- People who live in Quidi Vidi feel development decisions over the years have eroded the fishing community and they are frustrated with the potential loss of the slipway.
- Improve the access overall to allow better launching options
- Concern about lack of access to the ocean if it is removed
- The area allows people to connect with nature, launch a kayak, etc. improve access for kayakers.
- Do not make this another "general public" space detracting from the needs of the residents of the area.
- People enjoy visiting the area, taking in views

Key Considerations/Implications:

1. Budget/Financial Implications:
There may be budget implications associated with some of the recommended improvements.
2. Partners or Other Stakeholders:
 - a) City Council
 - b) City Staff
 - c) Public/residents
3. Alignment with Strategic Directions
A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

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

4. Alignment with Adopted Plans: NA
5. Accessibility and Inclusion: NA
6. Legal or Policy Implications: NA
7. Privacy Implications: NA
8. Engagement and Communications Considerations: The Engage page, survey and public meetings were communicated through various channels and the What We Heard report will be shared at EngageStJohns.ca, and through City communications channels.
9. Human Resource Implications: NA
10. Procurement Implications: NA
11. Information Technology Implications: NA
12. Other Implications: NA

Conclusion/Next Steps:

Release What We Heard report and consider the findings and recommendations.

Report Approval Details

Document Title:	What We Heard- Quidi Vidi Slipway.docx
Attachments:	- WWH Slipway 2024.pdf
Final Approval Date:	Aug 14, 2024

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

Lynnann Winsor - Aug 14, 2024 - 3:52 PM

OUR CITY. OUR FUTURE.

What We Heard

Quidi Vidi Slipway/Water Access



Prepared by Organizational Performance and Strategy
July 2024

Disclaimer

- This document provides a summary of what was heard from participants during this engagement process. It is not meant to reflect the specific details of each submission word-for-word, although attempts have been made to do so when possible.
- The City produces a What We Heard document for every city-led public engagement project. This collected commentary is shared with the community to ensure we heard you correctly.
- The City protects the privacy of those who provide feedback as per Access to Information and Privacy Legislation.
- The full scope of commentary is used by city staff and Council to help inform recommendations and decisions.

Context

- The City was granted the wooden slipway and portions of the surrounding land from the Government of Canada in 2013.
- An engineering assessment of the Quid Vidi slipway was completed in 2023 and it was subsequently closed due to safety concerns. While there is signage on site saying it is closed and barricaded, people continue to use the space for angling and to store their boats.
- DBA Consulting Engineers provided a report which identified deficiencies in structure overall, not just the visible boards.
- Cost to replace the entire structure is estimated at more than half a million dollars plus costs to remove existing structure.
- Council is interested in maintaining access to the water and exploring options for how to do this cost effectively.

Background

- The wooden slipway is used by residents of Quidi Vidi to store boats and tie up during recreation fishery and winter.
- Another slipway in the area between the QV Artisan Studios and the Wharves at QV was sold by the Provincial Government in 2019. At the time, the Government of NL said public access had to be maintained. That slipway now belongs to a private owner and public access is maintained.
- This slipway is used by QV residents and non-residents to launch their boats, as vehicles can back into the space.

Public Engagement Plan

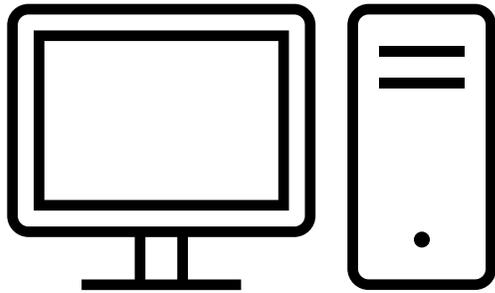
Purpose

- Communicate the current safety issues, cost considerations, and ensure public awareness of City's desire to maintain access to water.
- Seek feedback/alternatives from users of the slipway about how they want to maintain water access.
- Seek feedback/alternatives from those interested in using the space to determine what they would like to do there, accessibility, rest stops, angling access, etc.
- Ensure community involvement in solutions development.

Approach

- As the slipway is well used and public access to the water is important to the residents and other users, it is important to collaborate on the development of alternatives to the current slipway.
- It was important to notify the Quidi Vidi community and meet with them ahead of any public announcements related to the project.

Communications and Notifications



- Addressed mail (160 households/businesses) sent to property owners in Quidi Vidi June 6
- Post cards delivered to properties in Quidi Vidi week of June 10 to ensure those renting were also aware of project and community meeting.
- News release issued on June 26 inviting public feedback
- Project page on [EngageStJohns.ca](https://www.engagestjohns.ca) published on June 26
- 3 newsletters to registered users and followers (4321, 4334, 4334) of [EngageStJohns.ca](https://www.engagestjohns.ca) Posts to regular City communications channels including social media, listservs, website
- Digital signage in City buildings
- Posters at QV Artisan Studio

Who Engaged



On EngageStJohns.ca

- Total Visits: 620
- Max Visitors Per Day: 145
- New Registrations: 13
- **Engaged Visitors** (People who posted questions/ comments or answered surveys): 62
- **Informed Visitors:** 227
- **Aware Visitors** (Unique visitors): 514

Ideas tools:

- 194 contributions to ideas tool
- 62 contributors

Community Meeting June 25, 2024:

- Approximately 25-30 people attended

Email/mail:

- 25 email submissions
- 4 letters from residents

What We Heard Highlights

- All feedback received focused the community's desire to retain a slipway in Quidi Vidi with a preference for something wooden, similar to what is there now.
- There is a view that the slipway is a visual indicator of the fishing village and its history and an iconic landmark for tourists, visitors, photographers and others.
- People who live in Quidi Vidi feel development decisions over the years have eroded the fishing community and they are frustrated with the potential loss of the slipway.
- The slipway is well used for boat storage, launching, and tie up.
- Some people would like to see additional improvements to the slipway such as the ability to back in from Cadet Rd.

What We Heard at the Community Meeting

- People from Quidi Vidi feel frustrated with changes in their community, the potential loss of another amenity, and their lack of ability to influence decisions.
- People use the slipway for sitting, fishing, winter storage for boats, launch boat/pull up when coming into the gut. They noted there are limited options to tie up and that people from other areas also come in to use the slipway during recreational fishery. It is used to clean fish, for weddings, repair boats, and commercial fishers use it as well. Seals use it for sunning.
- People would like to continue to do all these things and also be able to build a shed, have a place for sailboats to tie up and launch, kayaks to launch safely, etc.

What We Heard at the Community Meeting

- There is a feeling that the history of the village as a fishing village is being eroded with every new development that happens.
- There is limited area for people to tie up a boat due to development.
- Community would like to explore options to find funding/community support to contribute to project.
- The QV village community is committed to saving their slipway and created [a facebook group](#) and submitted a petition signed by 171 individuals asking the City to reconsider the decision to remove the wooden slipway.

What We Heard through EngageStJohns.ca and via e-mail/letter

- Significant support to repair/replace the slipway
- Desire to see a slipway of this type (wooden) in the community
- Concern for the overall condition of the slipway and lack of maintenance
- Significance of fishing village and there should be a visible indicator of this; slipway provides important focal point.
- Tourism, heritage, and historic elements of slipway
- Slipway still used for fishery: tie up, launch, store, repair boats
- Public access to water is important
- Improve the access overall to allow better launching options
- Disappointed with decision to remove it/potential loss to community
- Ensure it is safe for use
- Consider making it concrete or composite (this was not a common view)

What We Heard through EngageStJohn.ca and via e-mail

- Concern about lack of access to the ocean if it is removed
- Slipway is important to the cultural streetscape/landscape of the area
- Implement a permit system for users
- Slipway is a destination for photography, tourism, events.
- The area allows people to connect with nature, launch a kayak, etc. improve access for kayakers.
- Do not make this another “general public” space detracting from the needs of the residents of the area.
- Add café/other amenities, seating, but maintain slipway and improve accessibility
- People enjoy visiting the area, taking in views
- Add a permanent exhibit about the history of village, fishery

Next Steps



Release What We
Heard



Staff to make
recommendations
to Council



Council to make
decisions regarding
slipway



To Stay Informed

Follow the project page or sign up to receive notifications at EngageStJohns.ca

DECISION/DIRECTION NOTE

Title: 39 Topsail Road – DEV2400064 – Heritage Report Terms of Reference

Date Prepared: August 6, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Heritage

Ward: Ward 3

Decision/Direction Required:

Council consider approving the terms of reference for a Heritage Report for the proposed building addition to 39 Topsail Road.

Discussion – Background and Current Status:

The City has received an application for a building addition to Leaside Manor at 39 Topsail Road, a designated Heritage Building.

As part of the review process, a Heritage Report is recommended under the St. John's Heritage By-Law. The terms of reference for the report must be approved by Council. Section 8(5) of the Heritage By-Law states:

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

The draft terms of reference for the Heritage Report are attached.

The Built Heritage Experts Panel reviewed the draft terms of reference and recommended that Council approve them. Staff agree with the Panel's recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Built Heritage Experts Panel; property owner; neighbouring residents and property owners; heritage advocates.
3. 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: Work collaboratively to create a climate-adapted and low-carbon city.

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

6. Accessibility and Inclusion: Not applicable.

4. Legal or Policy Implications: In line with the requirements of the Heritage By-Law.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Public notification, as per the Envision St. John's Development Regulations, will be required once the Heritage Report is complete.

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 terms of reference for a Heritage Report for the building addition proposed to 39 Topsail Road.

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

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

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

Report Approval Details

Document Title:	39 Topsail Road - DEV2400064 - Heritage Report Terms of Reference.docx
Attachments:	- 39 TOPSAIL ROAD - Location Map.pdf - 39 Topsail Road - Heritage Report TOR - August 2024.pdf
Final Approval Date:	Aug 15, 2024

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

Ken O'Brien - Aug 14, 2024 - 12:38 PM

Jason Sinyard - Aug 15, 2024 - 9:37 AM



SHAW ST

TOPSAIL RD

SUBJECT PROPERTY

CRAIGMILLAR AVE

WATERFORD BRIDGE RD

R1

R1

R1

GEM

R2

R1

**TERMS OF REFERENCE
HERITAGE REPORT
APPLICATION FOR AN EXTENSION
39 TOPSAIL ROAD
PROPONENT: DORION HOLDINGS INC.
AUGUST 2024**

A Heritage Report shall at a minimum evaluate and identify heritage values and resources located in the neighbourhood and on the streetscape. A Heritage Report shall address the anticipated impacts the proposed building may have on the heritage value of the neighbourhood and/or streetscape. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Heritage Report shall be provided as part of the report.

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

1. Introduction to Development Site

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

2. Background Research and Analysis

- a. A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- b. A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions, etc.
- c. An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- d. Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- e. Include a copy of the City's Statement of Significance for 39 Topsail Road.

3. Assessment of Existing Condition

- a. A description of the physical condition of the structures on the site, including their exterior and interior;
- b. Current photographs of the property including:
 - i. views of the area surrounding the property to show it in context with adjacent properties;

- ii. exterior views of each elevation of the building;
- iii. close-up views of all significant heritage features.

4. Description of the Proposed Development

- a. A description of the proposed development or site alternation.
- b. A conceptual site plan and conceptual drawings of all building elevations:
 - i. The description and conceptual drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
 - ii. Site plan to:
 - 1. include location of the proposed building in relation to neighbouring buildings;
 - 2. include proximity of the building to property lines and identify setbacks;
 - 3. identify any stepbacks of higher storeys from lower storeys; and
 - 4. identify any encroachment over property lines (if applicable);
 - iii. Building elevations to include current and proposed elevations and:
 - 1. identify the height of the building;
 - 2. identify the finish and colour of exterior building materials and why those colour(s) and materials were chosen;
 - 3. provide information on the proposed construction of patios/balconies (if applicable);
 - 4. identify any rooftop structures;
 - 5. include immediately adjacent buildings and spaces to inform scale/massing/context.
- c. A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.
- d. Provide a rendering of the proposed building extension from the following locations:
 - i. on Topsail Road looking at the front of the building with the addition visible and neighbouring building(s) visible for context;
 - ii. on Topsail Road looking at the front of the building with the addition visible looking east; and
 - iii. on Topsail Road looking at the front of the building looking west.

5. Impact of Development on Heritage Features

- a. A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building.
 - i. Negative impacts on heritage resources may include, but are not limited to:
 - 1. the destruction of any, or part of any, significant heritage feature;
 - 2. alteration that is not sympathetic to the heritage feature;
 - 3. isolation of a heritage feature from its surrounding environment, context, or significant relationship;
 - 4. direct or indirect obstruction of significant views or vistas;
 - 5. a change in land use which negates the property's cultural heritage value;

6. land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

6. Recommendation

- a. Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:
 - i. a mitigation strategy;
 - ii. a conservation scope of work;
 - iii. lighting, landscaping and signage;
 - iv. interpretation and commemoration.

DECISION/DIRECTION NOTE

Title: 50 Bennett Avenue – Adoption – MPA2300007

Date Prepared: August 15, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:

Following provincial release of the proposed amendments for 50 Bennett Avenue, Council may now adopt Envision St. John's Municipal Plan Amendment Number 13, 2024 and Envision St. John's Development Regulations Amendment Number 39, 2024, and proceed to a Commissioner's Public Hearing.

Discussion – Background and Current Status:

The City has received an application to rezone land at 50 Bennett Avenue from the Institutional (INST) Zone to the Apartment 1 (A1) Zone to accommodate a Four-Plex and three Apartment Buildings, with a total of 50 dwelling units on the site. The combination of a Four-Plex and Apartment Buildings on one lot will fall under the City's new Cluster Development use. The proposed buildings will be about 9 metres in building height at grade.

At its regular meeting on January 23, 2024, Council voted to proceed with the proposed amendments and accept a staff report in lieu of a Land Use Report (LUR). Should the amendment proceed, the staff report will be accepted at the final approval stage. The proposed amendment was advertised on three occasions in the Telegram as well as on the City's website, and a project page was created on the Planning Engage web page. Submissions received are included for Council's review. A summary of the submissions is found in the attached amendment.

The NL Department of Municipal and Provincial Affairs has reviewed and released the amendments. The next step is to adopt them. Should Council decide to adopt the amendments, a Public Hearing is required. The tentative date is Wednesday, September 11, at 7 p.m. at City Hall. This will be a hybrid Public Hearing; attendees will also have the option to attend via Zoom. It is recommended that Council appoint Marie Ryan, a member of the City's commissioner list, to conduct the Commissioner's Public Hearing. If no submissions are received by two days prior to the hearing, Council may cancel the hearing.

Following the hearing, the amendments will be brought back to Council with the Commissioner's Report for consideration of approval.

ST. JOHN'S

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. See attached amendment for aligned with Municipal Plan policies.
6. Accessibility and Inclusion: Not applicable at this stage.
4. Legal or Policy Implications: Map amendments to the Envision St. John’s Municipal Plan and Development Regulations are required to consider the proposed development.
5. Privacy Implications: No applicable.
6. Engagement and Communications Considerations: The Public Hearing will be advertised in accordance with the St. John’s 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 13, 2024 and Envision St. John’s Development Regulations Amendment Number 39, 2024, and appoint Marie Ryan as Commissioner for a Public Hearing on the amendments. The proposed date is Wednesday, September 11, 2024, at 7 p.m. at St. John’s City Hall.

Prepared by: Ann-Marie Cashin, MCIP, Planner III
Approved by: Ken O’Brien, MCIP, Chief Municipal Planner

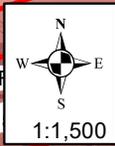
Report Approval Details

Document Title:	50 Bennett Avenue - Adoption - MPA2300007.docx
Attachments:	- 50 Bennett Avenue - Aerial.pdf - 23235-PRSet-RevE.pdf - MP Amend No. 13 and DR No. 39, 2024 - 50 Bennett Avenue - MAP (amc).pdf
Final Approval Date:	Aug 15, 2024

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

Ken O'Brien - Aug 15, 2024 - 9:04 AM

Jason Sinyard - Aug 15, 2024 - 9:34 AM



SUBJECT PROPERTY



LANDSCAPING NOTES:

1. ALL LANDSCAPE WORK SHALL MEET THE REQUIREMENTS UNDER DIVISION 5 OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK.
2. ALL TURF AREAS SHALL HAVE 150mm OF TOPSOIL PRIOR TO SODDING OR SEEDING.
3. TREES ARE TO BE NURSERY GROWN, SELECTED FROM A SPECIES HARDY TO CANADIAN PLANT HARDINESS ZONE 5B AND ARE TO BE A MINIMUM 50mm CALIPER FOR DECIDUOUS TREES, AND 125mm CALIPER FOR CONIFEROUS TREES.
4. EVERY EFFORT SHALL BE MADE TO RETAIN EXISTING TREES ON SITE. THERE SHALL BE TWO (2) NEW TREES LOCATED AS SHOWN.
5. TREES REQUIRED SHALL BE A MIXTURE OF [A] TILIA CORODATA (LITTLE-LEAF LINDEN), [B] BETULA POPYRIFERA (WHITE BIRCH).
6. ALL TREES ARE TO BE PLANTED IN GOOD QUALITY SOIL CONSISTING OF 50% LOAM, 30% DECOMPOSED ORGANIC MATTER, AND 20% SAND.
7. ALL LANDSCAPING AND TREE PLANTING SHALL BE TO THE CITY'S PARKS SERVICES DIVISION LANDSCAPE AND STREET TREE PLANTING STANDARDS; SEE DRAWING D1, DETAILS 1 AND 2.

LANDSCAPING AREA:

TOTAL DEVELOPMENT AREA	= 7665m ²
BUILDING AREA	= 1827m ²
ASPHALT/CONCRETE AREA	= 2611m ²
LANDSCAPED/TREED AREA	= 3038m ²
	= 39.6%

LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- ⊕ NEW GATE VALVE
- ⊖ EXISTING GATE VALVE
- POLE
- ⊕ TEE
- NEW WATER MAIN
- - - EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- - - EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- - - EXISTING STORM SEWER MAIN
- ⊕ FENCE
- ▨ NEW CONCRETE WALKWAY/SIDEWALK
- NEW ASPHALT SURFACE
- ▨ NEW LANDSCAPED AREA
- ⊕ NEW TREE

NOTES:

D	REVISED FOR CLIENT REVIEW	DJM	06/28/24
C	REVISED FOR CLIENT REVIEW	DJM	04/16/24
B	REVISED FOR CLIENT REVIEW	DJM	02/29/24
A	ISSUED FOR CLIENT REVIEW	DJM	02/19/24
No.	REVISIONS	BY	DATE



REFERENCE:

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
 B - No. OF DRAWING WHERE ABOVE IS DRAWN

STAMP:

PERMIT STAMP:

DYNAMIC ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE TEL: (709) 368-1669
 ST. JOHN'S, NL FAX: (709) 368-0318
 A1E 2Z6 info@DynamicEngineering.ca

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT:

JSM PROPERTIES INC.

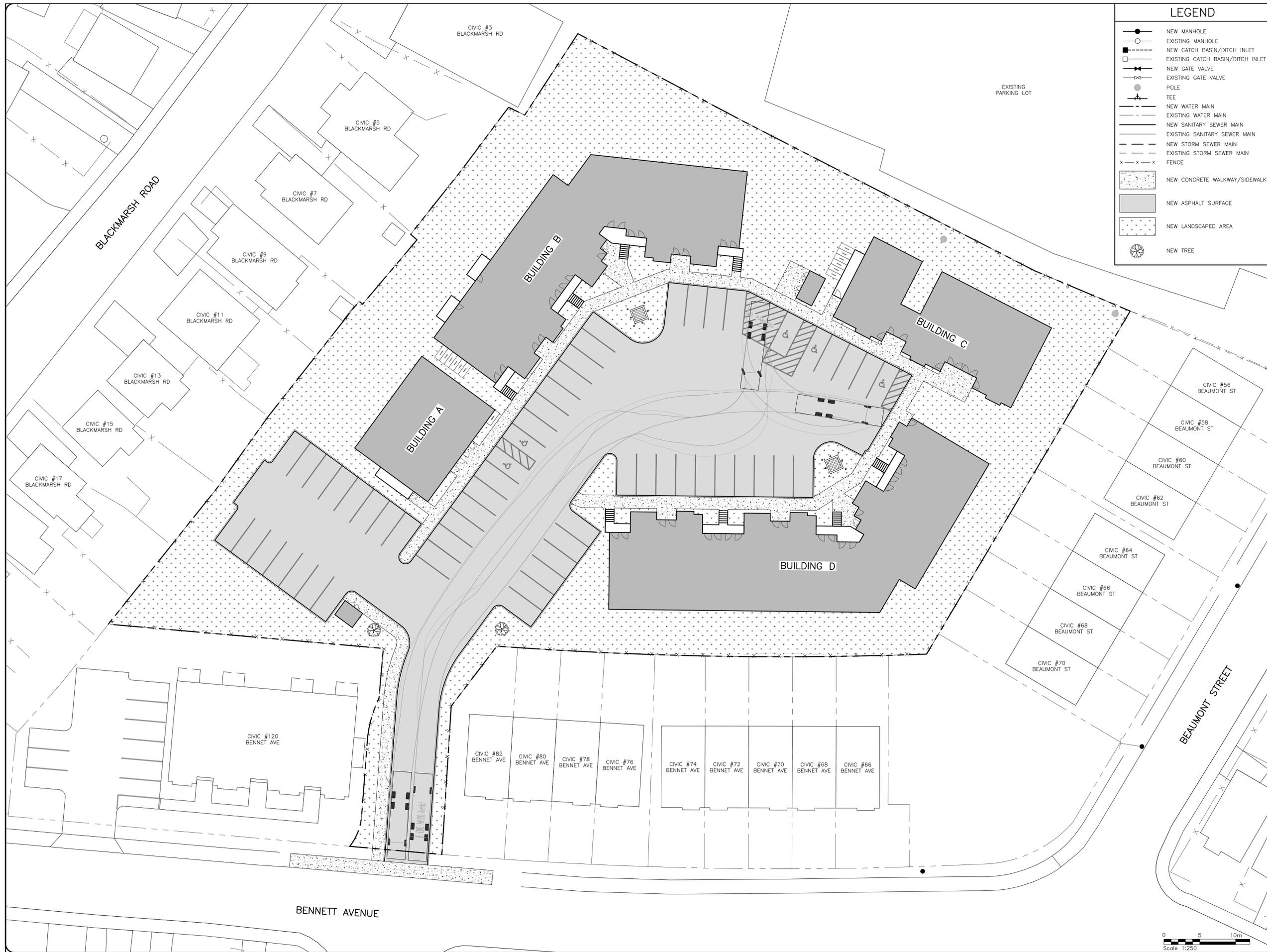
PROJECT TITLE:

50 BENNETT AVENUE

DRAWING TITLE:

LANDSCAPING PLAN

DRAWN/DESIGNED BY:	JLC	DATE:	FEB. 2024
APPROVED BY:	DJM	SCALE:	AS SHOWN
PROJECT No.:	23235	DRAWING No.:	PR2
		REV.:	D



LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- ⊗ NEW GATE VALVE
- ⊗ EXISTING GATE VALVE
- POLE
- ⊕ TEE
- NEW WATER MAIN
- - - EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- - - EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- - - EXISTING STORM SEWER MAIN
- x - x - x FENCE
- ▨ NEW CONCRETE WALKWAY/SIDEWALK
- NEW ASPHALT SURFACE
- ▨ NEW LANDSCAPED AREA
- ⊗ NEW TREE

NOTES:

A ISSUED FOR CLIENT REVIEW		DJM	06/28/24
No.	REVISIONS	BY	DATE

A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

Civil • Management • Consulting

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ST. JOHN'S, NL FAX: (709) 368-0318
A1E 2Z6 info@DynamicEngineering.ca

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT:
JSM PROPERTIES INC.

PROJECT TITLE:
50 BENNETT AVENUE

DRAWING TITLE:
**FIRE TRUCK
TURNING TEMPLATE**

DRAWN/DESIGNED BY:	JLC	DATE:	FEB. 2024
APPROVED BY:	DJM	SCALE:	AS SHOWN
PROJECT No.:	23235	DRAWING No.:	PR3
		REV.:	A

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 13, 2024

**Institutional Land Use District to
Residential Land Use District
50 Bennett Avenue**

June 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 13, 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 13, 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 13, 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 13, 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:

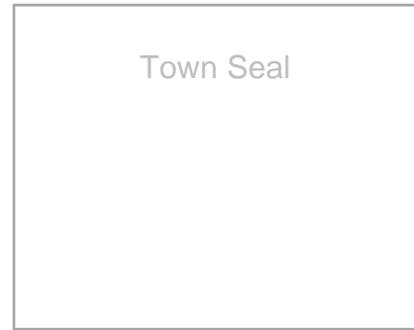
1. Adopted the St. John's Municipal Plan Amendment Number 13, 2024 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 13, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap 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 13, 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 Municipal Plan Amendment Number 13, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 13, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from JSM Properties Inc. to rezone land at 50 Bennett Avenue for three Apartment Buildings and a Four-Plex with a total of fifty (50) units. 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 1 (A1) Zone.

Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments that increase density within existing neighbourhoods. 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 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, the former I. J. Samson Junior High School (demolished), is an undeveloped site at the rear of Townhouses along Bennett Avenue and Beaumont Street. The combination of Apartment Buildings and Four-Plex on one lot will be considered a new Cluster Development use. A Cluster Development is defined as two or more Buildings, each of which is comprised of a Townhouse Cluster, Triplex, Four-Plex, or Apartment Building, or any combination thereof, on one Lot, as a condominium or common ownership.

This site is an appropriate location for a Cluster Development and is within proximity to amenities, places of employment and commercial businesses in the Ropewalk Lane area. The proposed building height, building scale and design is similar to the surrounding Townhouses and is an infill development that has taken the existing

character of the neighbourhood into consideration. 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 three occasions in The Telegram newspaper on June 8, June 15 and June 22, 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 new housing developments are needed. Some felt that the development could be a higher density while others are opposed to the development. Some of the objections and concerns raised include a worry that there will be increased traffic and illegal on-street parking, the proposed building height, and some specific concerns regarding the site plan and fencing.

The application was reviewed by the City's Transportation Division and no concerns were raised. With respect to building height, the proposed height is 9 metres, which is a similar height and building design as the surrounding townhouses.

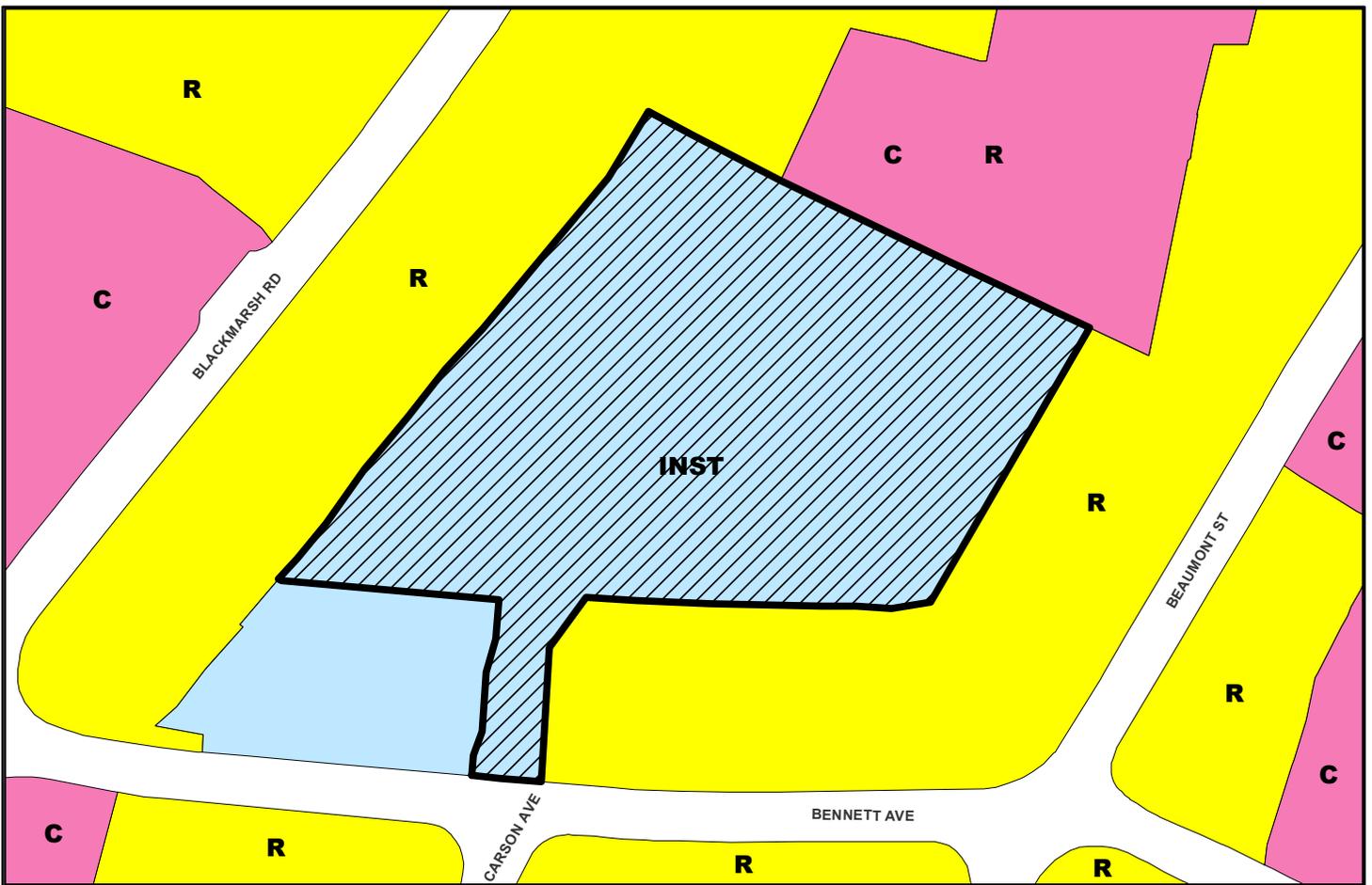
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 13, 2024

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

- 1. Redesignating land at 50 Bennett Avenue [Parcel ID# 46400] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

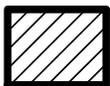


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 13, 2024**

Future Land Use Map P-1

2024 07 08 Scale: 1:1250
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

**50 BENNETT AVENUE
Parcel ID 46400**

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 39, 2024

Institutional (INST) Zone to Apartment 1 (A1) Zone
50 Bennett Avenue

July 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 39, 2024

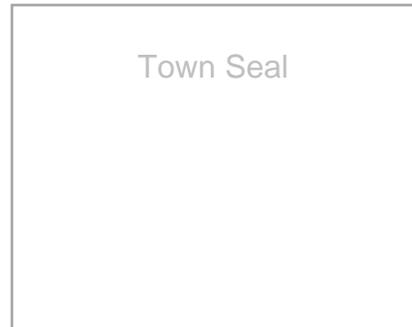
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 39, 2024.

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: _____

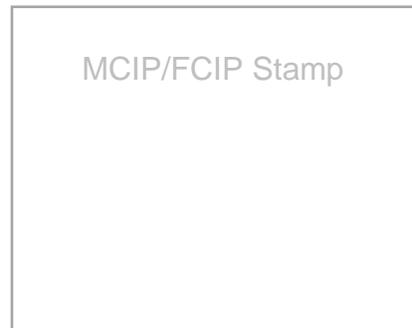
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 39, 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 39, 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:

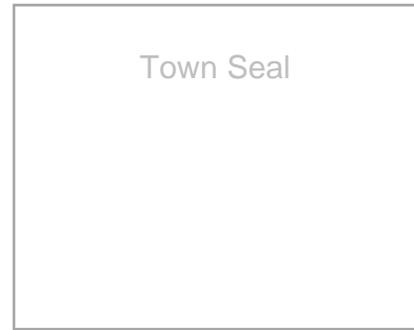
1. Adopted the St. John's Development Regulations Amendment Number 39, 2024 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 39, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day 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 39, 2024 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

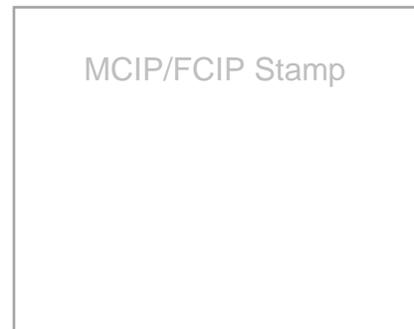
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John’s Development Regulations Amendment Number 39, 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 39, 2024

BACKGROUND

The City of St. John's wishes to allow three Apartment Buildings and a Four-Plex, with a total of fifty (50) dwelling units at 50 Bennett Avenue. The subject property is currently within the Institutional District and Zone and therefore an amendment is required to rezone the property to the Apartment 1 (A1) Zone.

This amendment implements St. John's Municipal Plan Amendment 13, 2024, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on three occasions in The Telegram newspaper on June 8, June 15 and June 22, 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 new housing developments are needed. Some felt that the development could be a higher density while others are opposed to the development. Some of the objections and concerns raised include a worry that there will be increased traffic and illegal on-street parking, the proposed building height and some specific concerns regarding the site plan and fencing.

The application was reviewed by the City's Transportation Division and no concerns were raised. With respect to building height, the proposed height is 9 metres, which is a similar height and building design as the surrounding townhouses.

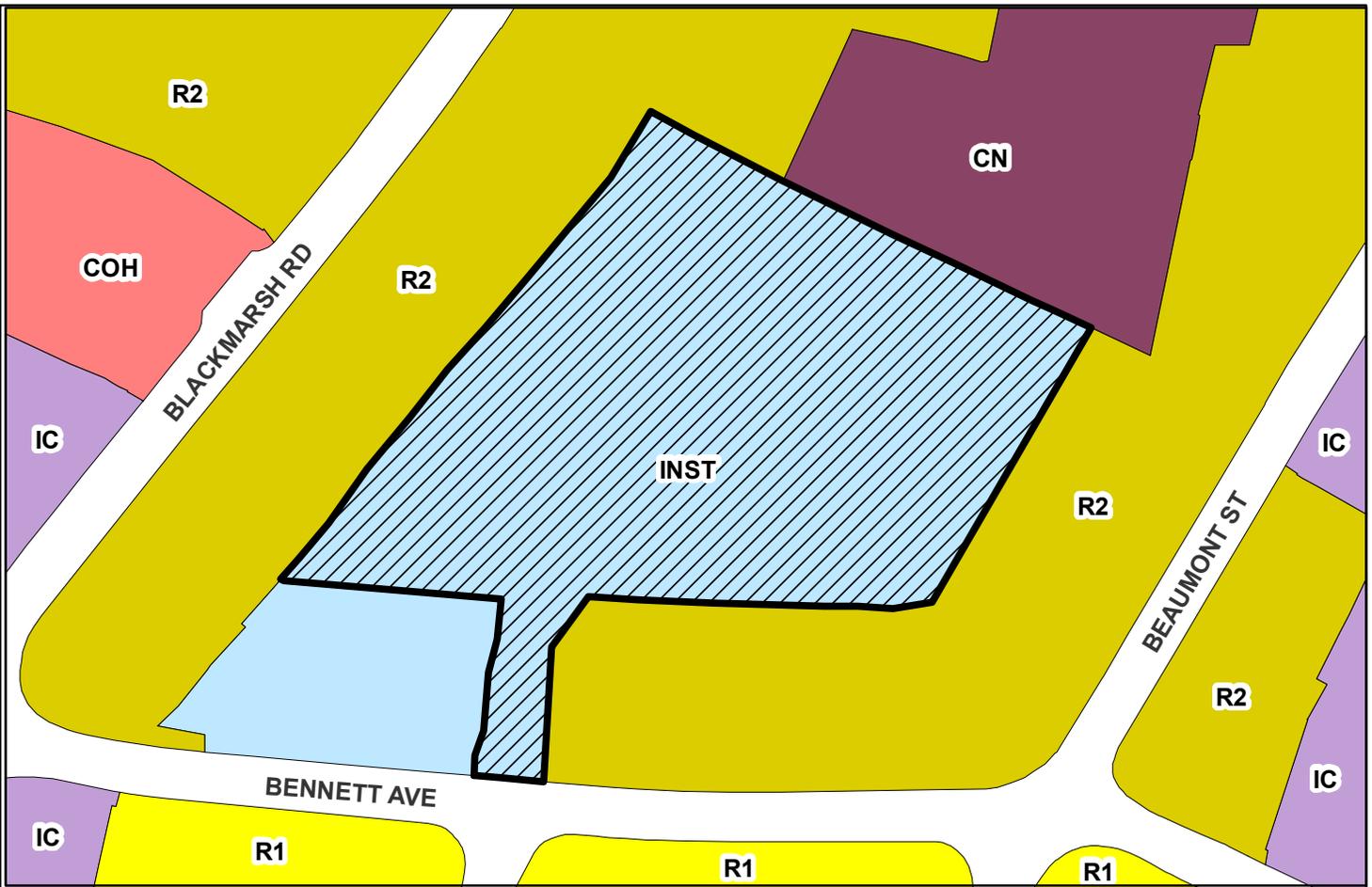
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 39, 2024

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

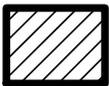
- 1. Rezoning land at 50 Bennett Avenue [Parcel ID# 46400] from the Institutional (INST) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 39, 2024**
[City of St. John's Zoning Map]

2024 07 08 Scale: 1:1250
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 1 (A1) LAND USE ZONE

50 BENNETT AVENUE
Parcel ID 46400

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration



Planning St. John's
EngageStJohns.ca Report
 50 Bennett Avenue

Visitors Summary

City Of St. John's from 15 May '24 to 27 Jun '24

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
756	315	9
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
30	176	623

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?
Happy to see some more dense housing being developed in a central location in the city! We deserve more of this and less suburban sprawl.	Support
I support the rezoning of 50 Bennett Avenue from Institutional to Apartment 1. This change will provide much-needed housing options in our community. The new Cluster Development use is a smart approach to efficiently use the land and accommodate different types of residential buildings on the same lot. This project will enhance the area and contribute to meeting the housing demand.	Support
Increasing the density and supply of housing will benefit the community greatly. It would be even more beneficial if this land was developed to have a courtyard or shared green space with structures for those living in the four-plex to use.	Support

<p>As someone who works [REDACTED], I see firsthand the critical need for more housing in our city. The proposed development at 50 Bennett Avenue is a timely and much-needed initiative that could significantly benefit our community. It would address housing shortages, provide diverse housing options, and utilize underdeveloped land. It's a no brainer!</p>	<p>Support</p>
<p>Emphatic support for this application. The site has been derelict for many years and there is no need to retain the INST zoning. It is in a neighbourhood that is close to many amenities, including a hospital, and it is currently being revitalized with proximity to downtown and Brookfield. Additional housing and housing density is a positive development for this area. [REDACTED] [REDACTED] [REDACTED]</p>	<p>Support</p>
<p>I support this because the city needs more densely populated areas to accommodate the need for housing.</p>	<p>Support</p>
<p>It is unfortunate that so much space needs to be taken up with parking. To improve walkability, it would be nice if there was more than the single street access point. A right of way through south east end, to Beaumont Street would help with this.</p>	<p>Support</p>
<p>Great to see this type of density - even better to see this kind of redevelopment of a brownfield site.</p>	<p>Support</p>

<p>This appears to be good use of the land. Two comments: Access to 50 dwelling units is via a single (50'?) laneway. Is that sufficient for 50 residences considering both domestic traffic (50+ vehicles) and fire/safety concerns? As the original plan for the area indicated that the interior portion (Civic 50) was to be for seniors housing, can we assume that the resulting development will be of moderately priced units?</p>	<p>Support</p>
<p>I think this is a welcome addition to the neighbourhood and is the type of rental housing project we need to see more of in the city.</p>	<p>Support</p>
<p>The city is desperately in need of more medium to high density housing options. This location is close to amenities and if built should offer relief on the market.</p>	<p>Support</p>
<p>The city needs housing that is attractive to single seniors with 3-4 bedroom homes. Most don't need a 900 sq ft apt. I am sure most will get along with 4-500 sq ft and build them in groups of 8-10, 2 story. Cheaper and faster to build and opens up the big houses to families.</p>	<p>Support</p>
<p>This could be good for people who would use Metrobus, too. The Route 2 goes up and down LeMarchant Road all day everyday (to and from the Avalon Mall/Pleasantville/The Village).</p>	<p>Support</p>
	<p>Support</p>

<p>Design looks solid, good use of this space which is currently wasted. Please approve the rezoning.</p>	<p>Support</p>
<p>I am strongly in favour of increase density in this area. I think more apartment buildings are very much needed in this city. My concern with this development would be if the apartments are priced beyond the reach of the average citizen of St John's. An example where this happened was the high cost of the "executive" apartments recently completed in Churchill square. This city does not need more expensive units, it needs housing that is affordable to the average person, particularly an individual or family with a single income.</p>	<p>Support</p>
<p>Only 15 minute walk from Sobey's Ropewalk Lane and on two Zip bus routes - why not remove some parking spaces and build more units? 58 spaces for 50 apartments seems excessive, especially if they will be sold to seniors as in the original plan.</p>	<p>Mixed</p>
<p>The city itself needs affordable housing. This area is perfectly suited for this! Given the property values for the recently developed townhouses on Bennett I'm highly suspect this is not what the proposed development will be used for sadly. This area of town is in desperate need of services that suit the populations needs. The west end of water street and hamilton avenue areas are in desperate need of services, most importantly a grocery store within walking distance. The hamilton convenience store did over 1 million in revenue before it was sold and there</p>	<p>Mixed</p>

<p>would be lineups constantly at the cash for people wanting to get bread and bologna.</p> <p>If you increase housing in the area this need for a grocery store within walking distance will only worsen. People without cars are at a huge disadvantage in this city and that area of town needs some revitalization and to be made more walkable. The only place to walk to get groceries is the shoppers (which is horribly expensive) and the mundy pond sobeys (very far away for some houses in the area I'm mentioning). I hope this comment can be taken into consideration when considering other proposed developments such that a grocery store be allowed to open in the area.</p>	
<p>As part of a high needs neighbourhood, safe and clean housing needs to be a priority. Will there be measures in place to ensure these units are accessible to the average St. John's family? Building more units that will be priced out of the range of those of us living and working in this community may only further exacerbate the housing crisis.</p> <p>I would also support a mixed proposal which could include commercial spaces, including a coffee shop, corner store, etc., which would be a huge asset to this neighbourhood.</p>	Mixed
<p>Traffic in that area is bad now and with only a couple of ways to access it things will only get more congested. Existing infrastructure will not be able to handle this increase in traffic so</p>	Opposed

<p>that will lead to more cost to taxpayers. There are plenty of areas in Pleasantville that could accommodate that type of build.</p>	
<p>As a [REDACTED] I am very concerned with the development of three apartment buildings and one four-plex. What kind of impact this is going to have on value of [REDACTED] homes in the area. I am also concerned about the traffic in the area on Bennett Ave.</p>	<p>Opposed</p>
<p>While I feel housing is needed in the city, I do not support this project at this time. I would like to review the land use assessment for this property. The entry and exit onto Bennett Avenue is quite small not much bigger than a double car driveway, why is it not the standard 24m. There is only one exit for 50 parking spots? Can a ladder truck enter and turn around properly with a full parking lot? How do they plan on storing snow in the winter for building B, C, and D? Where will guest park, as there is no parking on Bennett Avenue? Why does it appear that this development is not subject to the same restrictions as other developments in the city?</p>	<p>Opposed</p>

Public Q&A Question (verbatim)	Public Response
Hi, can it be specified if this will be another housing area? Residential owners need to know what the future holds for this area.	Thank you for your question. Yes, the current proposal is residential and Council is considering rezoning the land to a residential Apartment 1 (A1) Zone. Four Apartment Buildings are proposed with a total of 50 units.
Why is it only a total of 50 units. This is a large site and that seems unambitious.	Thank you for your feedback.

Karen Chafe

From: [REDACTED]
Sent: Sunday, June 23, 2024 10:05 AM
To: CityClerk
Subject: 50 Bennett Avenue

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

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Hi

I just wanted to voice my opinion regarding the change in zoning for 50 Bennett ave. Carson ave is a single or 2 apartment family street. Changing the zoning on Bennett ave will increase traffic in the area. The area is rebuilding itself into a family neighborhood with children in the area after years of being a senior neighborhood. The increased traffic in the area will negatively affect that. Let's keep our neighborhood the same as it is now.

Thank you



Karen Chafe

From: [REDACTED]
Sent: Thursday, June 13, 2024 10:28 AM
To: CityClerk
Subject: 50 Bennett Ave.

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

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Att: City clerk

My name is
[REDACTED]

My concerns for the re-zoning of land at Bennett ave was done in a very sneaky way. When those new houses were built on Bennett Ave, we agreed to Small Senior Bungalow housing which would have been fine. There would not be any increase of traffic or congestion of people in the area. For years we had the school I J Sampson, with that came school buses, cars whizzing down [REDACTED] trying to make deadlines and students and lots of foot traffic (morning, lunchtime and 230 -300 o'clock. It has been pretty good now.

Having a apartment building in our area will decrease our property value, lots of traffic, more crime, and it will more than lighty be low income or welfare. We have enough low income in our area.....the last thing we need is more.

PLEASE DONT PUT THE APARTMENT BLDG ON BENNETT AVE.
THANK YOU
[REDACTED]

PS
LET ME KNOW YOU RECEIVED THIS EMAIL.

Karen Chafe

From: [REDACTED]
Sent: Monday, June 24, 2024 10:12 AM
To: CityClerk
Cc: Beaumont Gardens
Subject: 50 Bennett Avenue - Development Issues

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Dear Office of the City Clerk,

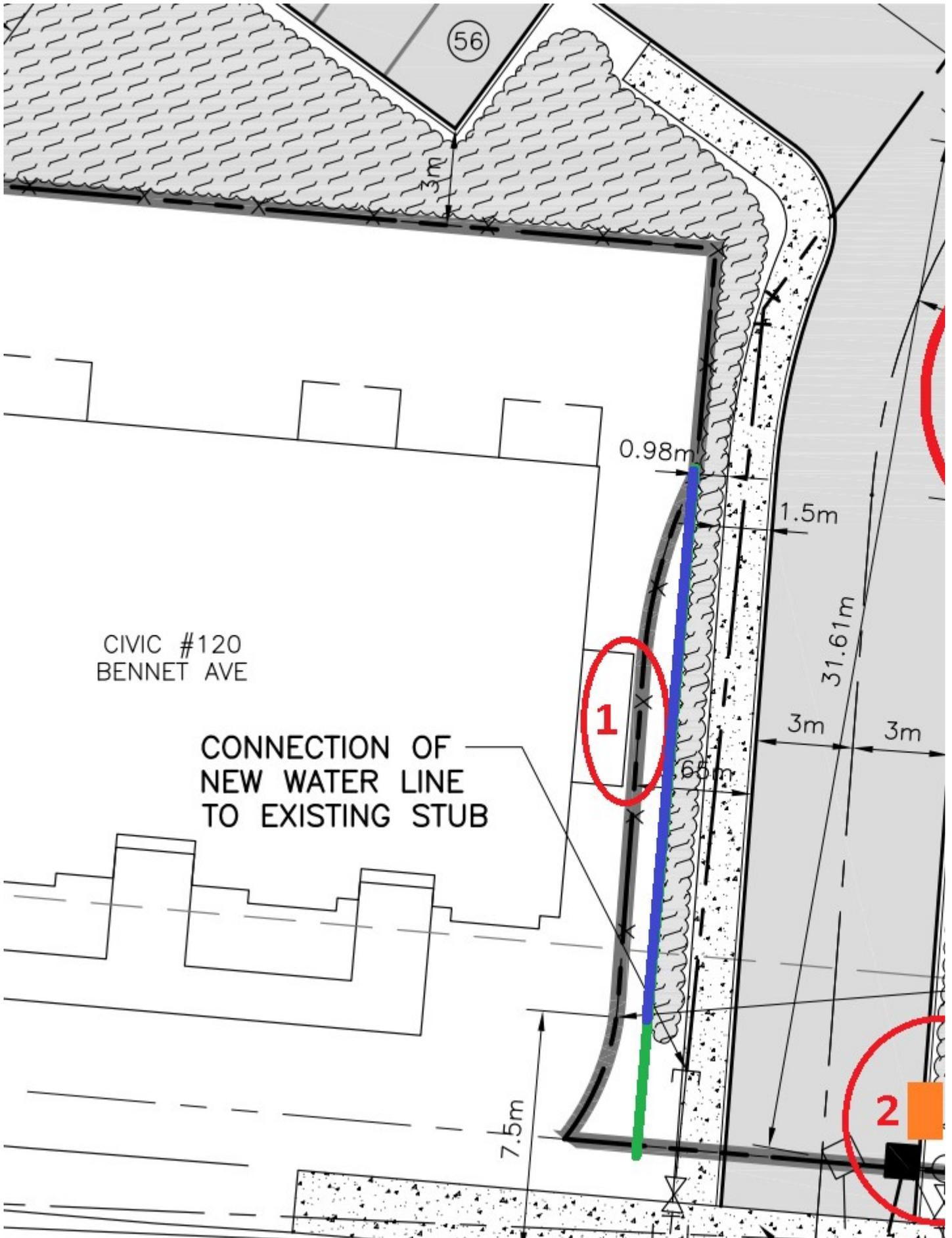
Good day. I'm writing regarding the new proposed development 50 Bennett Ave [REDACTED]
[REDACTED]

There are a couple of items that I would like to bring to your attention. I've highlighted them in a sketch below as well.

1 - The fence against 120 Bennett Ave. The proposed fence will completely block the access to the backyard from the side of the property. I believe this will pose a danger in case of emergency if there is a need to evacuate the property or access the property (fire-fighters, hydrant is on that side). Also, why did the city allow it to have such a strange property line that curves in, and not keep it straight like on the 82 Bennett ave? The condo board would like to propose the blue line noted below for the fence, so that we can have access to the backyard.

2 - There is no mention of the existing mailbox, drawn in the orange rectangle. Will this stay there? or moved elsewhere? This is used by all the new townhouses and the condo units. Also, where will the new mailboxes for the new 50 apartments be located?

3 - The fence. Will there be a new fence replacing the existing fence on [REDACTED] 50 Bennett boundary, [REDACTED] The draft shows snow piling [REDACTED] fence is not strong enough to support snow piles. Also [REDACTED] will they be extending the fence all the way to the street? That will kill the tree the developer planted and would also look odd.



I look forward to hear back from the city clerk,

kind regards,



Karen Chafe

From: [REDACTED]
Sent: Friday, June 7, 2024 1:01 PM
To: CityClerk
Subject: 50 Bennett Avenue

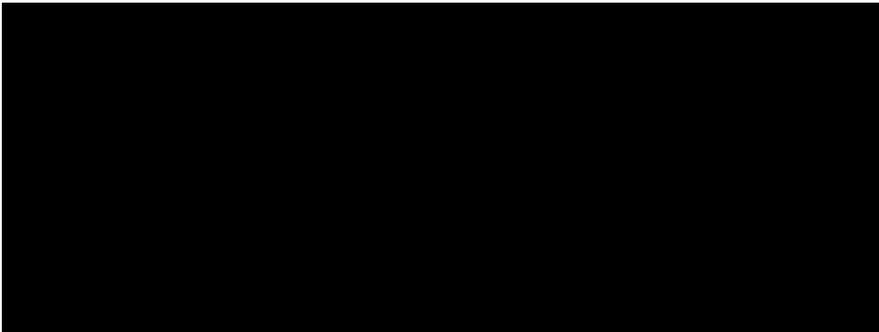
You don't often get email from [REDACTED]. [Learn why this is important](#)

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Good Afternoon,

I would like to provide a comment on the application to rezone land at 50 Bennett Avenue to create a three-apartment building for a total of 50 dwelling units on the site. I think this is an excellent idea and I support this application.

Kind regards,



Karen Chafe

From: Ken O'Brien
Sent: Sunday, June 16, 2024 9:30 AM
To: CityClerk
Subject: Housing at 50 Bennett Avenue

<https://www.stjohns.ca/en/news/application-50-bennett-avenue.aspx>

Please include in public comments, thanks.

Ken

Ken O'Brien, MCIP - Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: [REDACTED]
Sent: Friday, June 7, 2024 2:39 PM
To: Ken O'Brien <kobrien@stjohns.ca>
Subject: Re: Housing Bennett Avenue

Sure!

[REDACTED]

On Fri, 7 Jun 2024 at 14:36, Ken O'Brien <kobrien@stjohns.ca> wrote:

Thanks for your comments. Shall I pass them along to the City Clerk for the public record?

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner

City of St. John's – Planning, Engineering and Regulatory Services

John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

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

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

From: [REDACTED]

Sent: Friday, June 7, 2024 11:04 AM

To: Ken O'Brien <kobrien@stjohns.ca>

Subject: Housing Bennett Avenue

Here's my feedback

We desperately need housing as we all know but it has affordable accessible housing not just investment opportunities for development companies Etc

Thanks for the opportunity to comment

[REDACTED]

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

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

Karen Chafe

From: [REDACTED]
Sent: Friday, June 14, 2024 2:46 PM
To: CityClerk
Subject: 50 Bennett Avenue

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Good afternoon,

My name is [REDACTED]

This email is in regards to the rezoning of 50 Bennett Avenue to a cluster development with three apartment buildings and a four-plex.

As a resident [REDACTED] I do have some concerns about putting apartment buildings like this in the area, however not much information has been provided about the development. These are things to consider and some questions I think should be answered further.

1) Original Plan Deviation. [REDACTED] the proposal plan for Beaumont Gardens. This included development of condo style executive townhouses, small separate adult living units and developed greenery with trees surrounding the area. There was enough distance between individual home units that privacy would be maintained. This seemed more like a positive neighbourhood development and was a reason why I purchased a home here. I am unsure how three apartment buildings will work or be laid out in the area to provide that same facade. I believe the City should have provided a proposed development plan in the letter asking us to provide feedback. We don't have much to go by in this letter in terms of placement, size and occupants and how that impact [REDACTED] properties. It would also be good to understand why the original plan for Beaumont Gardens - Adult Condo Living and Executive Townhouses was not proceeded with. Why the change to three apartment buildings?

2) What type of housing is this for? If the city isn't aware, there is a drug and drug paraphernalia problem between Bennett Avenue and Campbell Avenue. If you walk around the apartment building at [REDACTED] Blackmarsh Road, behind the housing complexes on Cashin Avenue, and being Lighting World on Blackmarsh Road, you will find hundreds of used needles, blue rubber ties for users arms, and the spoon dishes from the pharmacy with cooked drug residue still in them. [REDACTED] and find this stuff daily. We have to avoid these areas. It is never cleaned up and is added to it daily. 50 Bennett Avenue right now is a thoroughfare from Campbell to Bennett and frequent spot for drug use and dealing. I would hate to see these apartment buildings become a repeat of what's happened around the apartment building on [REDACTED] Blackmarsh Road. I thought the development of Beaumont Gardens original plan was to change this area to a more positive, professional and up and coming neighbourhood. Multiple apartment buildings and squeezing a fourplex in the lot as well here would be going backwards on that envision in my opinion.

3) There is a rodent problem at 50 Bennett Avenue. [REDACTED] through there sometimes and in addition to the garbage and drug stuff, there is dead/live rats and mice scattered about. The contractor who built the new townhouses has rodent boxes placed everywhere around 50 Bennett Avenue. The birds often pick up the dead rodents and carry them away as I watch this from my back deck all the time. We also now have a pigeon problem since the demolition of the nearby Grace Hospital. This will become an issue during construction of the cluster development and will directly affect all of us residents who live along Bennett Ave, Blackmarsh Road and Beaumont Street, in addition to the new development.

4) Traffic. Unsure how traffic flow would work with over 50 new units in place here. A lot of parking will be required for three apartment buildings. Bennett Avenue is a fast, populated road. People speed down it regularly [REDACTED] There are people under the influence who also walk it daily going to and from Cashin Avenue, to Campbell Avenue and Ricketts Manor, and onto Shoppers on Lemarchant. Not only would an evaluation on increased traffic in the area need to be completed, but the entrance and exit to the cluster development would need to be evaluated. Additional crosswalks would be needed in the area, and potentially speed bumps to bring down the speeders so people can enter and exit the area.

5) Additional info that should be provided: the proposed development plan, how tall will the apartment buildings be, will they be for residential purchase, what population is this geared for, how this impacts adjacent residents, spacing between buildings and adjacent properties, greenery development, etc. This is not a huge lot so if I am envisioning this correctly it would basically be taking away any privacy any of the newly purchase townhouse owners on Bennett Avenue or Beaumont Street would have. It also would provide no privacy for the apartment building residents or the fourplex residents. It is highlighted in the City's Envision St. John's Municipal Plan to consider compatibility between land uses. I think the original plan Beaumont Gardens had in place was something that aligned better with the St. John's Envision Municipal Plan, had lots of privacy and green space with tree development available.

Thanks,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, June 24, 2024 11:20 PM
To: CityClerk
Subject: 50 Bennett Avenue

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Dear clerk,

Please forward this message as per community feedback for the development at 50 Bennett Avenue. Many thanks!

The proposed changes to this site should be rejected wholly for several reasons. Firstly, the original development was issued to include targeted housing for seniors, a segment of our population that is underrepresented in the area. This development was to provide for affordable housing for seniors and to continue to integrate them into the heart of our city. As a resident of the area, [REDACTED] bought into: a reinvigorated neighbourhood with many generations present. This part of the city is truly livable with nearby shopping, parks, bus routes, medical centres etc, and for seniors that need nearby facilities such as these, it is a necessity to continue to build a livable city for all generations and consider them as we have in the original plan. To ignore them will show that we do not plan with them in our minds.

To deviate from this original development is further problematic as it signals to prospective residents, businesses, and developers that any project can change at any moment without hesitation. To do so will tarnish our city's good reputation for developments. It will signal the city is not consistent with planning and does not follow through on community consultations. This is problematic and will deter future residents and businesses from choosing St. John's as it will be impossible to know what will be happening in area in the future. I for one will consider other communities outside St. John's in the future if this trend of amending developments continues.

I understand the idea of adding apartments in the area is an attractive gifts given housing concerns. However, the real issue is not the supply of housing in this city, rather it is how it is managed. Air b&bs and other short term rentals have stripped the city of numerous affordable homes from residents. Entire neighbourhoods are being lost due to short term rentals (ex: the battery, downtown core, etc). To shift planning of this development will not address the housing issues as it will not address the real issue of housing supply loss through short term rentals.

In speaking with residents of the area they have raised these concerns and I must pass these along as stated above.

In summary, the proposed changes should be rejected and the original maintained so that our city plans are actually meaningful, and not just something that changes on a whim. If council is concerned with housing, as we all are, they should look to tackle real issues such as short term rentals that are owned by people who view housing as a means to an end, with that end being profit. Please consider this letter strongly against the proposed amendments.

Yours truly,

A solid black rectangular box used to redact the signature of the sender.

Karen Chafe

From: [REDACTED]
Sent: Tuesday, June 11, 2024 1:47 PM
To: CityClerk
Subject: New development 50 Bennett Ave

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We as [REDACTED] have huge concerns about this new development at 50 Bennett Ave.

The parking in this area is already very tight and very restricted. Off street parking affects us all during the winter months as well. You are not allowed to park on one side of Bennett at any time. I cannot imagine how this huge influx of more people and more vehicles will make [REDACTED] situation better. Even with their own parking lot it wont change the fact that there is never enough. All the new homes in this already newly developed area has affected [REDACTED] parking and they all have their own parking areas. But if anyone is having company they come down [REDACTED] to park.

There are concerns as well with what kind of housing is being built. ie is it low income. We have big concerns with what this will do to the value of our property. We have already noticed in recent years alot of very unsavoury people hanging around and have been the victim of property damage and theft. Unfortunately this goes along with low income housing most times and we would not approve of this being built so close to our home.

I do know that the last person given permission to build in this area fell through with alot of his plans and have left the home owners in a bind with condo boards etc. What happens if this occurs again with this new person wanting to build in the area?

We have many concerns and questions about what is going to be built in this area. Thanks,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, June 24, 2024 2:42 PM
To: CityClerk; Ophelia Ravencroft
Subject: Comments - 50 Bennett Avenue
Attachments: Attachment 1.pdf; Attachment 2.pdf

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

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Hello,

I hope this message finds you well.

I am writing to express my concerns regarding the proposed development at 50 Bennett Avenue. As a new resident of St. John's and a [REDACTED] this development will have a significant and ongoing impact on [REDACTED] property investment, both positively and negatively.

My concerns about the proposed development are as follows:

- 1. Deviation from Original Plans:** The current development proposal deviates significantly from the plans that were presented [REDACTED]. The initial marketing materials, renderings, and documentation bearing the City of St. John's name and logos depicted a different vision (see images below and Attachment 1). While I understand that these plans might not have been finalized, a three-story apartment built at the minimum permissible distance from the lot boundaries represents a substantial departure from the original plans (image source: screenshots from video: <https://www.facebook.com/watch/?v=622245611938759>). These plans were also reported in local media: <https://www.saltwire.com/newfoundland-labrador/news/former-st-johns-school-being-demolished-154846/> (Attachment 2).
- 2. Wind and Weather Concerns:** St. John's is known for its windy conditions and the potential for violent storms. I am concerned that constructing large, flat-sided buildings in this exposed and elevated area could create wind tunnel effects, negatively impacting surrounding properties. In winter, these effects could be exacerbated by blowing snow. Given the prevailing winds, I urge the city to conduct further studies and models to assess the potential impact on existing homes, which may not have been built to withstand these conditions.
- 3. Drainage Issues:** The area already experiences drainage issues during significant rainfall, leading to water pooling. The addition of large impermeable surfaces and the existing slope of the land raise concerns about the risk of flooding and water damage to neighboring properties.
- 4. Privacy and Noise:** The current plan does not ensure the privacy of residents in both the existing and new developments. There appears to be insufficient space for trees or greenery between buildings to provide visual shielding and noise reduction.

I acknowledge and support the city's efforts to address the housing shortage by encouraging densification and the development of underutilized parcels. As a beneficiary of these policies, having [REDACTED] I believe that different zoning type with lower maximum building heights and more open space, while still allowing for the development of apartments and multiplexes would be a more suitable designation for this site. This would still allow for the much-needed construction of new housing inventory, while striking a compromise on the negative effects to neighbouring homeowners.

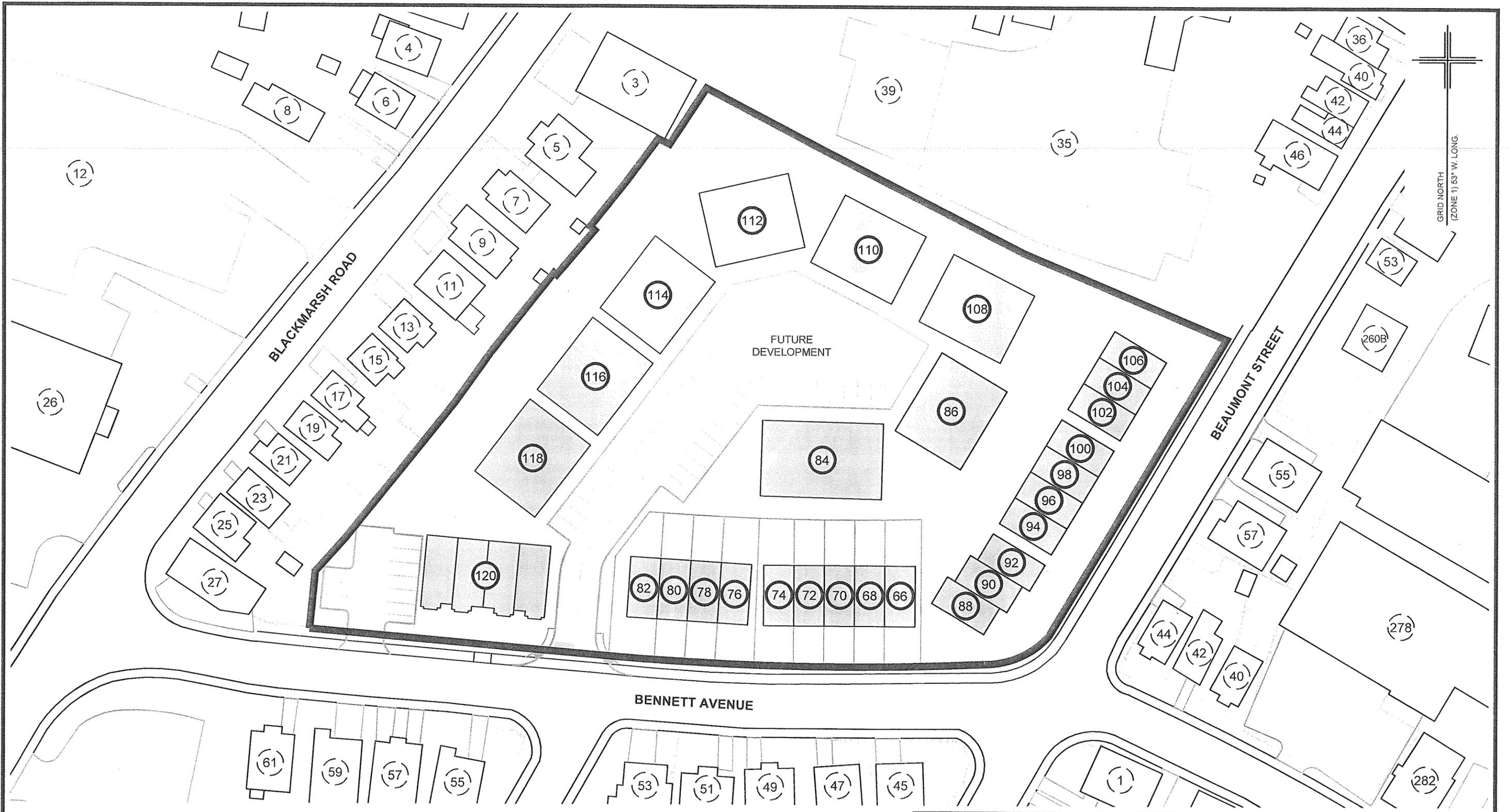
As a final request, please could you furnish me with the historical plans and any documentation that the city possesses in relation to the development of this site, dating back to the sale of the land of the former JJ Sampson school.

Thank you for considering my concerns.

Kind regards,

[REDACTED]





(XX) EXISTING CIVIC NUMBER

(XX) APPROVED CIVIC NUMBER

APPROVED _____
CORPORATE SERVICES

DATE _____

DR. BY: S.P.

CHD. BY: G.K.

DATE: JAN. 08, 2018

SCALE: 1:750

DWG. 2017 - 143 - CN
No.:

ST. JOHN'S
CORPORATE INFORMATION SERVICES

CIVIC NUMBERING PLAN
66-120 BENNETT AVENUE
& 88-106 BEAUMONT STREET
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Newfoundland & Labrador News

Former St. John's school being demolished

The property which once housed I.J. Samson school on Bennett Avenue in St. John's is being razed this weekend as the developer, Bill Clarke, gets ready to implement plans to turn the shuttered school into a housing project.

SaltWire Network - Other | Posted: Oct. 7, 2017, midnight | Updated: Oct. 12, 2017, 2:42 p.m. | 2 Min Read



Demolition workers chat about their next move as they survey the demolition site of the former I.J. Samson school on the corner of Bennett Avenue in St. John's Saturday afternoon.

STORY CONTINUES BELOW THESE SALTWIRE VIDEOS



Concept art, showing the proposed housing for the corner of Bennett Avenue and Beaumont Street. The corner is currently home to the former I.J. Samson Junior High, vacant since 2011.

The plan is put up 20 townhouses along Beaumont Street and Bennett Avenue, with remaining space off Bennett Avenue designated for 58 units in nine buildings, to be sold as apartments for seniors. The Eastern School District originally acquired the property from the Anglican church in 1969, then sold the property for a mere \$189, 000.

The former school has been vacant since 2011. It had operated for 72 years before it closed. Approximately 300 students there were sent to other schools.

Related stories

Redevelopment plans change for two major town properties in Woodstock, N.B.



City of Summerside buys derelict downtown property, plans for demolition



NexLiving sells McLaughlin property in Moncton for \$19.4 million



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[Another step for housing development at former I.J. Samson](#)

deborah.squires@thetelegram.com



A view of the demolition site of I.J. Samson school on the corner of Bennett Avenue in St. John's Saturday. The site will be the new home of a housing development.

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DECISION/DIRECTION NOTE

Title: 79 Rennie's Mill Road – REN2400069 – Designated Heritage Building

Date Prepared: August 13, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve the repair and replacement of trims at Winterholme, 79 Rennie's Mill Road, a designated Heritage Building.

Discussion – Background and Current Status:

The subject property (Winterholme) is in the Residential District of the Envision St. John's Municipal Plan and is zoned Residential Special 1 (RA1). The building is in Heritage Area 1 and is a designated Heritage Building. Winterholme is also a registered Heritage Structure with Heritage NL and is a National Historic Site. This two-and-a-half storey wooden dwelling was designated because of its aesthetic and historical values. The heritage statement of significance is attached.

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

The City received an application to repair and replace damaged and rotten building trim located around the building. Photos are attached. The applicant has indicated that trim pieces are being replicated by a local woodworker.

From the City's Heritage Design Standards:

Building Trims Style and Materials (including decoration and moulding) – Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; Heritage NL.

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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: St. John's Heritage By-Law.

6. Accessibility and Inclusion: Not applicable.

4. Legal or Policy Implications: In line with the City's Heritage Design Standards.

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 exterior alterations, as proposed, to 79 Rennie's Mill Road, a designated Heritage Building.

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

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

Report Approval Details

Document Title:	79 Rennie's Mill Road - REN2400069 - Designated Heritage Building.docx
Attachments:	- Location Map.pdf - Building Trim Repair Photos.pdf
Final Approval Date:	Aug 15, 2024

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

Ken O'Brien - Aug 14, 2024 - 12:48 PM

Jason Sinyard - Aug 15, 2024 - 9:36 AM

79 Rennie's Mill Road - Winterholme



Mar 5, 2024 at 11:43:25 AM



Mar 5, 2024 at 11:42:51 AM



Mar 5, 2024 at 11:42:53 AM



Mar 5, 2024 at 11:43:05 AM



Mar 5, 2024 at 11:43:28 AM



Mar 5, 2024 at 11:43:47 AM



Mar 5, 2024 at 11:43:51 AM



DECISION/DIRECTION NOTE

Title: Sale of City land on Welland Street
Date Prepared: August 15, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 3

Decision/Direction Required:

That Council approve the sale of City land on Welland Street, as shown on the attached diagram.

Discussion – Background and Current Status:

The Developer of 56-70 Welland Street has approached the City requesting to purchase the parcel of land in front of their development, as shown on the attached diagram. This sale would be subject to an easement for the existing sanitary sewer. The City also will retain the required amount of land for the future installation of a sidewalk. This request was circulated amongst the required City departments with no objections noted.

The purchase price has been established at \$10 per square foot plus HST and administrative fees. This takes into account that the property is zoned A2. The purchaser will complete a survey of the area, which is approximately 685 square feet, resulting in a purchase price of approximately \$6,850.00 plus HST. The property owners will also be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$6,850.00 for the sale of land plus administrative fees.
2. Partners or Other Stakeholders: Developer of 56-70 Welland Street
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:

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

Choose an item.

5. Alignment with Adopted Plans: An Effective City

6. Accessibility and Inclusion: n/a

7. Legal or Policy Implications: A Deed of Conveyance will be prepared.

8. Privacy Implications: n/a

9. Engagement and Communications Considerations: n/a

10. Human Resource Implications: n/a

11. Procurement Implications: n/a

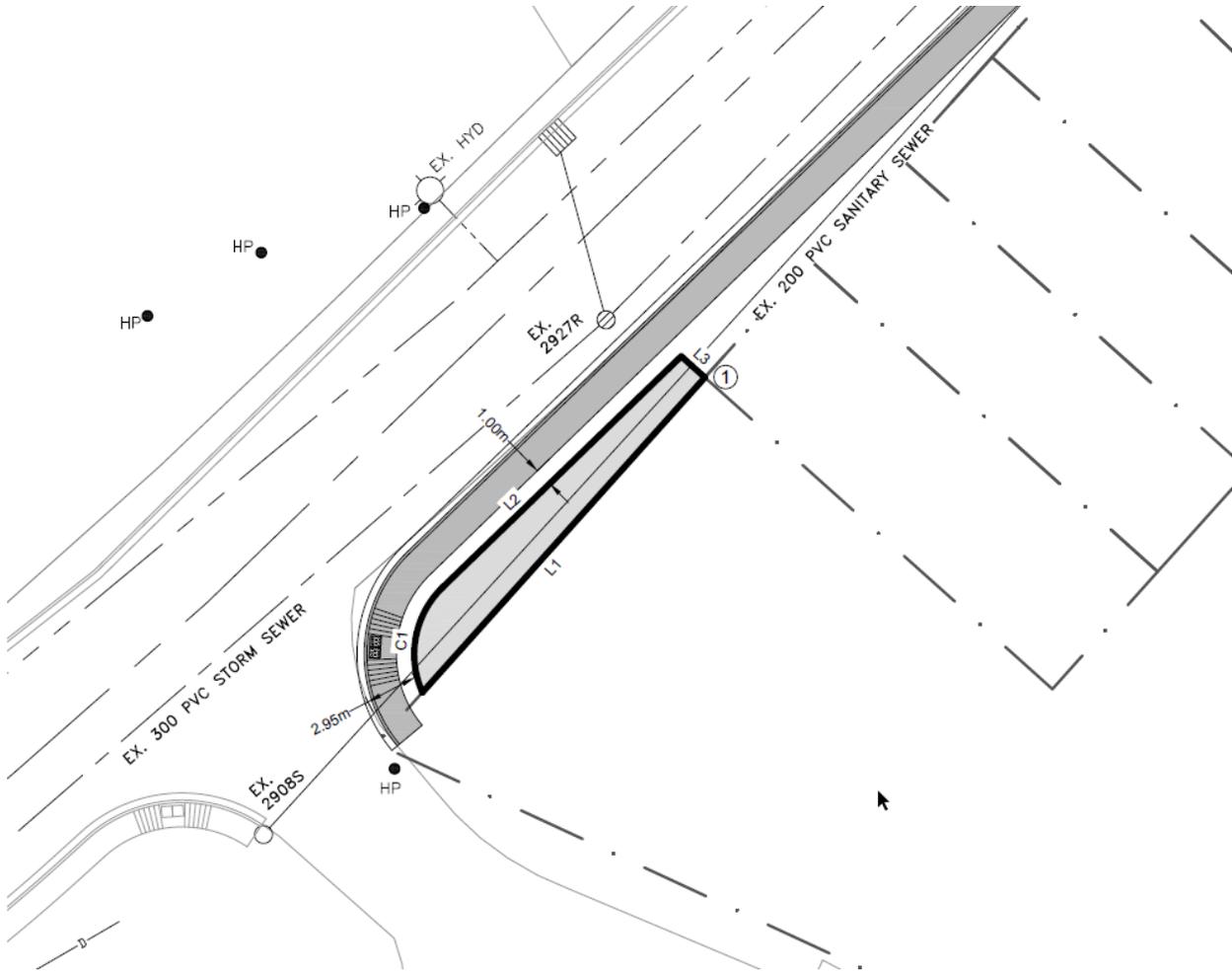
12. Information Technology Implications: n/a

13. Other Implications: n/a

Recommendation:

That Council approve the sale of City land on Welland Street, as shown on the attached diagram.

Prepared by: Andrew G. M. Woodland, Legal Counsel
Approved by: Cheryl Mullett, City Solicitor



Report Approval Details

Document Title:	Sale of City land on Welland Street.docx
Attachments:	
Final Approval Date:	Aug 15, 2024

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

Cheryl Mullett - Aug 15, 2024 - 9:46 AM

DECISION/DIRECTION NOTE

Title: 1 Cliff's – Baird's Cove – REZ2400016 – Terms of Reference

Date Prepared: August 9, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:

To consider a text amendment to the Atlantic Place Parking Garage (APG) Zone to enable 100 dwelling units at 1 Cliff's – Baird's Cove.

Discussion – Background and Current Status:

The City received an application from John Hearn Architects Inc. on behalf of the property owner, Sonco Group Inc., to demolish a small portion of the AP Parking Garage and replace it with 100 residential rental units at 1 Cliff's – Baird's Cove. The property has frontage on Cliff's – Baird's Cove and Harbour Drive, is located in the Commercial Land Use District and is zoned Atlantic Place Parking Garage (APG). The application is for a text amendment to the APG Zone to enable the proposed dwelling units. An amendment to the Envision St. John's Municipal Plan is not required, as ancillary uses are allowed in the APG Zone. The proposed elevations and some renderings are attached. These are preliminary and may change.

While the subject property is not in a Heritage Area, it sits directly adjacent to Heritage Area 1 and borders several designated Heritage Buildings on Water Street. In accordance with section 8(2)(e) of the Heritage By-Law, staff recommend a Heritage Report. Section 8(5) of the Heritage By-Law states:

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

In accordance with section 4.9(2)(a) of the Envision St. John's Development Regulations, Council shall require a Land Use Report (LUR) as part of all applications to amend the Development Regulations. The terms of reference for the Heritage and Land Use Report shall be approved by Council. The draft terms of reference for 1 Cliff's – Baird's Cove are attached.

Should Council decide to consider the text amendment, public consultation will be held after the applicant submits a satisfactory Heritage and Land Use Report. Staff recommend a public meeting. In addition, the applicant must consult neighbouring residents and property owners

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before submitting the report. This will allow the applicant to learn about any concerns from the neighbourhood and try to mitigate any issues.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; Built Heritage Experts Panel; neighbouring residents and property owners; heritage groups; business groups.
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; St. John's Heritage By-Law.
6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
4. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after an acceptable Heritage and Land Use Report is submitted. Staff recommend a public meeting.
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 a text amendment to the Atlantic Place Parking Garage (APG) Zone to enable a residential development at 1 Clift's – Baird's Cove.

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

Further, upon receiving a satisfactory Report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

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

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

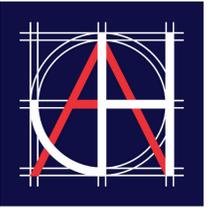
Report Approval Details

Document Title:	1 Clift's - Baird's Cove - REZ2400016 - Terms of Reference.docx
Attachments:	- 1 CLIFT'S-BAIRD'S COVE - Location Map.pdf - Updated Elevation Drawings_Park Apartments_5.06.2024.pdf - View from harbour.jpg - Drone view.jpg - TOR - 1 Clift's-Baird's Cove - August 8, 2024.pdf
Final Approval Date:	Aug 15, 2024

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

Ken O'Brien - Aug 13, 2024 - 4:20 PM

Jason Sinyard - Aug 15, 2024 - 1:53 PM



125 Kelsey Drive - Suite 201
St. John's - NL - A1B 0L2
t: 709.753.0222 - f: 709.753.0337

john hearn architect

CONCEPTUAL DRAWINGS

STAMP REFERENCE NORTH

CLIENT



BUILDER



PROJECT

PARK APARTMENTS

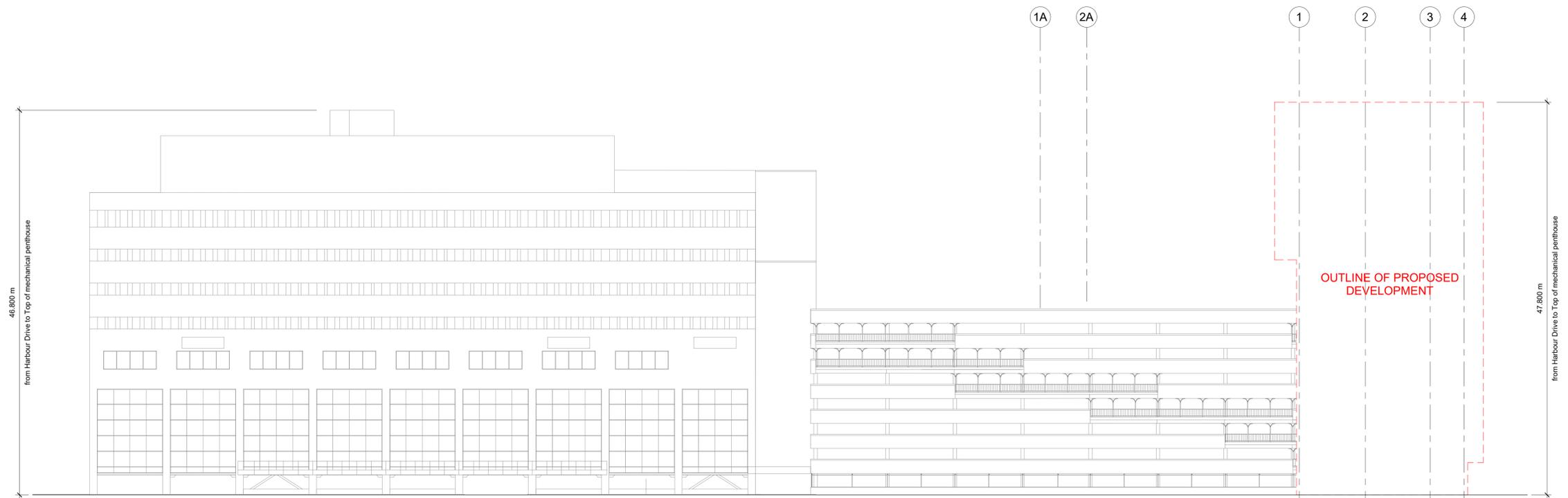
DRAWING

PROPOSED BUILDING HEIGHT

DRAWN BY: ZC CHECKED BY: JH APPROVED BY: JH

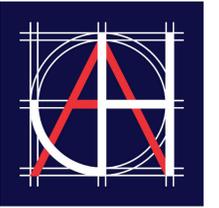
PROJECT NO. SCALE: 1 : 250 DATE: 2024-5-06

DRAWING No. **A2** REV



FACADE OF PARKING GARAGE TO BE REDESIGNED AS PART OF THE PROPOSED DEVELOPMENT

PROPOSED BUILDING HEIGHT



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john hearn architect

CONCEPTUAL DRAWINGS

STAMP REFERENCE NORTH

CLIENT



BUILDER



PROJECT

PARK APARTMENTS

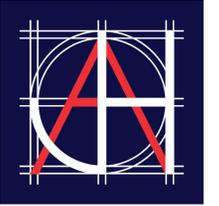
DRAWING

SOUTH ELEVATION

DRAWN BY ZC	CHECKED BY JH	APPROVED BY JH
PROJECT NO.	SCALE 1 : 125	DATE 2024-5-06
DRAWING No. A3	REV	



SOUTH ELEVATION



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t: 709.753.0222 f: 709.753.0337

john hearn architect

CONCEPTUAL DRAWINGS

STAMP	REFERENCE NORTH
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CLIENT
 **Sonco Group Inc.**

BUILDER
 **MARCO**
BUILDERS OF ATLANTIC CANADA |  **BEST MANAGED COMPANIES**

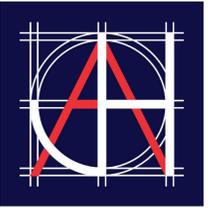
PROJECT
PARK APARTMENTS

DRAWING
EAST ELEVATION

DRAWN BY ZC	CHECKED BY JH	APPROVED BY JH
PROJECT NO.	SCALE 1 : 125	DATE 2024-5-06
DRAWING No. A4	REV	



EAST ELEVATION



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john hearn architect

**CONCEPTUAL
 DRAWINGS**

STAMP REFERENCE NORTH

CLIENT



BUILDER



PROJECT

PARK APARTMENTS

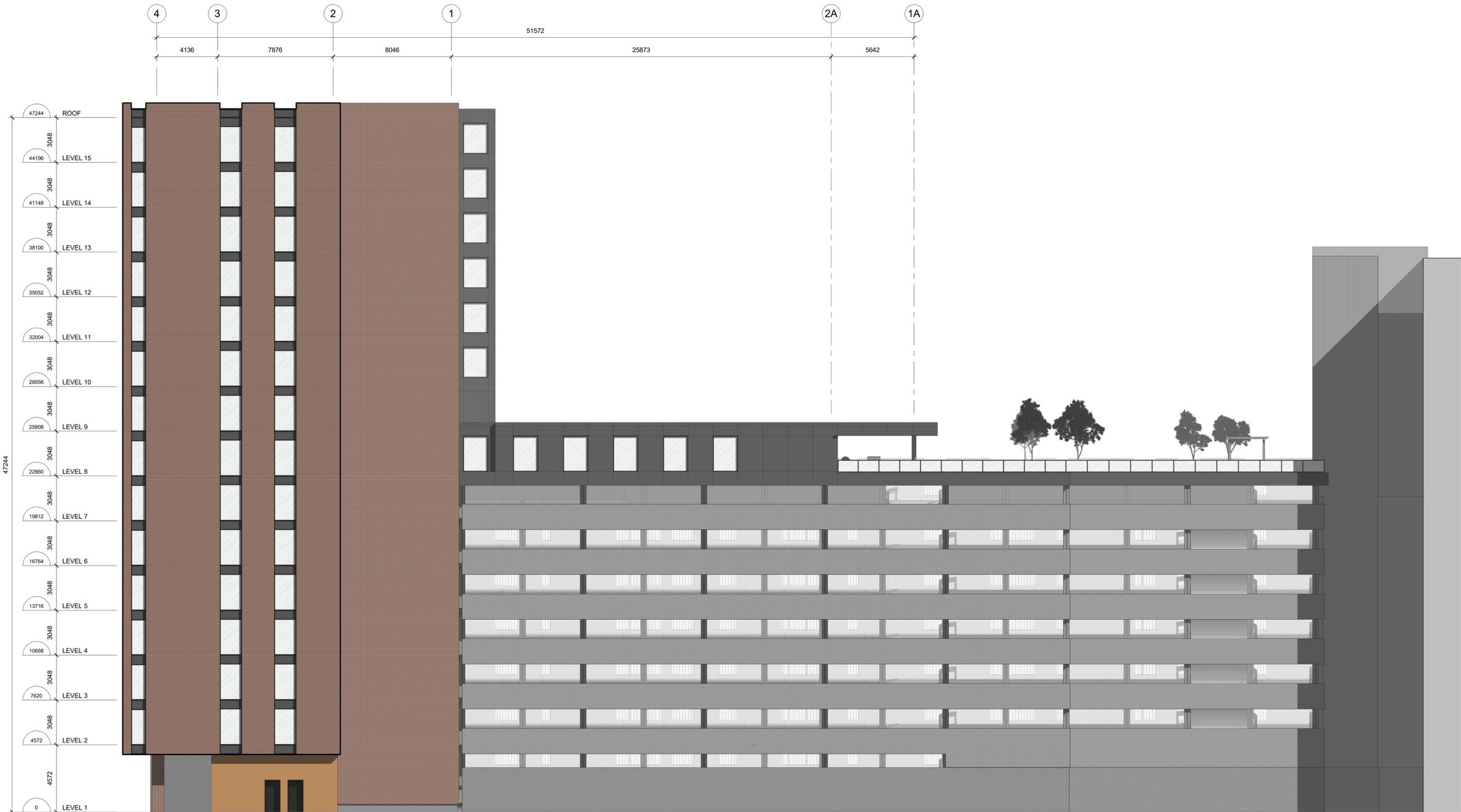
DRAWING

**NORTH
 ELEVATION**

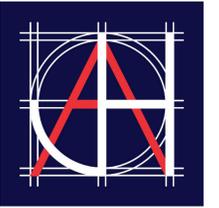
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PROJECT NO.	SCALE 1 : 125	DATE 2024-5-06
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DRAWING No.	A5	REV
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NORTH ELEVATION



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john hearn architect

**CONCEPTUAL
DRAWINGS**

STAMP REFERENCE NORTH

CLIENT



BUILDER



PROJECT

PARK APARTMENTS

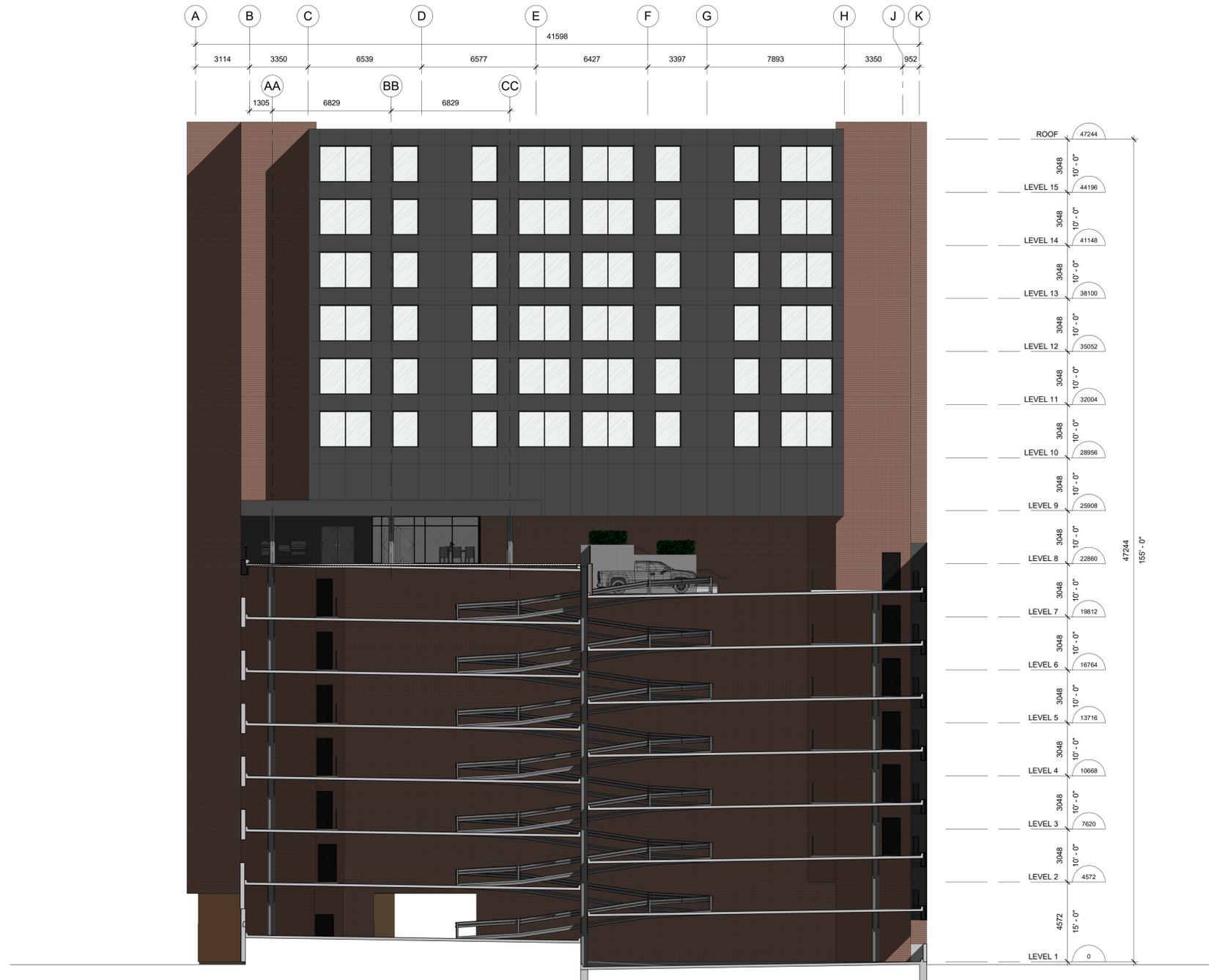
DRAWING

WEST ELEVATION

DRAWN BY ZC	CHECKED BY JH	APPROVED BY JH
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PROJECT NO.	SCALE 1 : 125	DATE 2024-5-06
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DRAWING No. A6	REV
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WEST ELEVATION



 John Hearn
architect



**TERMS OF REFERENCE
HERITAGE AND LAND USE REPORT
APPLICATION TO DEMOLISH A PORTION OF THE PARKING GARAGE AND
REPLACE IT WITH 100 DWELLING UNITS AT
1 CLIFT'S – BAIRD'S COVE
PROPONENT: SONCO GROUP INC.
August 8, 2024**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Heritage and Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

Heritage Report Component

A. Introduction to Development Site

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

B. Background Research and Analysis

- An evaluation of the heritage significance of the area with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.

C. Description of the Proposed Development or Site Alteration

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
 - Building elevations to include current and proposed elevations and:
 1. Identify the height of the building;
 2. Identify the finish and colour of exterior building materials;
 3. Provide information on the proposed construction of patios/balconies (if applicable);
 4. Identify any rooftop structures;
 5. Include immediately adjacent buildings and spaces to inform scale/massing/context.
- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;

- Provide a rendering of the proposed building from the following locations:
 - Water Street, near the bottom of the Courthouse steps (193 Water Street);
 - Duckworth Street, near the top of the Courthouse steps (309 Duckworth Street);
 - The intersection of Water Street and McBride's Hill;
 - Cliff's-Baird's Cove;
 - Harbour Drive along the port side, at the rear of 179 Water Street;
 - The Rooms, 9 Bonaventure Avenue; and
 - The St. John's Harbour.

D. Impact of Development on Heritage Features

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

E. Recommendation

- Provide clear recommendations for the most appropriate course of action for the subject property. This may include, but not limited to:
 - A mitigation strategy;
 - A conservation scope of work;
 - Lighting, landscaping and signage;
 - Interpretation and commemoration.

Land Use Report Component

A. Public Consultation

- Prior to submitting a first draft of the Heritage and Land Use Report to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.

B. Building Use

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

C. Building Location

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

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Building Wind Generation

- Identify if the increased height of the building will alter the wind conditions on adjacent streets, sidewalks and entrances to the building, and identify measures to minimize impacts at the pedestrian level.

G. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

H. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A Parking Report is required, which at a minimum must address:
 - parking generation rates for the Development including pre- and post-development;
 - parking duration (short/long term);
 - available parking in the area (private/public on-street, parking lots and garages);
 - effects on traffic and local parking;
 - traffic to and from the Development;
 - neighbourhood impact;
 - other available transit options.
- If parking relief is being requested, then a detailed rationale, acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

I. Municipal Services

- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Provide the proposed sanitary and storm sewer generation rates.

J. Traffic

- Due to changes in traffic egress, the proximity to intersections, and the expected high volume of turning movements, the developer is required to provide a Traffic Impact Assessment (TIA).

K. Public Transit

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

L. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

DECISION/DIRECTION NOTE

Title: 358-376 Portugal Cove Place – REZ2200011

Date Prepared: August 13, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone for a mixed subdivision comprising Semi-detached Dwellings, Townhouses and Cluster Development of approximately 147 units.

Discussion – Background and Current Status:

The City has received an application from GLD Homes Ltd. to rezone land at 358-376 Portugal Cove Place from the Residential (1) Zone to the Residential 2 (R2) and Apartment 1 (A1) Zone for a mixed subdivision development. The initial proposal is for a combination of Semi-detached Dwellings and Townhouses along Portugal Cove Place and a 147-unit Cluster Development at the rear of the properties. A Municipal Plan amendment is not required.

Alignment with Envision St. John's Municipal Plan

The Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life; it enables a range of housing to create diverse neighbourhoods. Section 4.1.3 supports the development of housing that is appropriate, accessible, and affordable for low- and moderate-income households. The proposed development meets these policies. Further, Section 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.

The Municipal Plan sets out policies to increase density in existing neighbourhoods and encourage a variety of housing forms. Section 4.1 of the Plan has the following policies:

1. Support the implementation of the City of St. John's Affordable Housing Strategy, 2019-2028.
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.
3. Promote a broad range of housing choice 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.

Further, within the Residential Land Use District, Policy 8.4.1 enables that Council shall establish low, medium and high-density residential land use zones that consider a variety of residential forms. Policy 8.4 also states:

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.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.

The proposed development will add a variety of housing to a neighbourhood that has mostly Single Detached Dwellings. The proposed design of lower density housing along Portugal Cove Place and Apartment Buildings toward the rear (closer to Portugal Cove Road and the Outer Ring Road) will help blend the new development within the existing neighbourhood.

Land Use Report

Section 4.9(2)(a) of the Envision Development Regulations requires a Land Use Report (LUR) for rezonings. The applicant has provided an initial site plan, however additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration. Note, should the buildings within the Cluster Development exceed 14 metres in building height, the Apartment 2 (A2) Zone may be recommended. Building height and zoning will be confirmed in the LUR prior to public consultation.

The City's regulations for Cluster Developments require 6 square metres of green space for each unit for developments of 20 or more units. This will have to be demonstrated on a site plan in the LUR. Further, the proposed density will require secondary access. The applicant has proposed a secondary access to the Outer Ring Road off-ramp and is seeking permission from the Province to allow this connection. If permitted, any legal agreements or requirements will be included in the LUR. Otherwise, the secondary access will have to be relocated to a different location on the site plan, which may change the layout of the development. This will be confirmed prior to public consultation.

Public Consultation

Should Council consider this amendment and approve the terms of reference for an LUR, the applicant will have to consult with the neighbourhood before submitting the report. Upon receiving an acceptable LUR, the rezoning will be advertised for 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.

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.

4. Legal or Policy Implications: A map amendment (rezoning) is required to consider the proposed development.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Following staff acceptance of a Land Use Report, a public meeting will be held, and public consultation will be 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 consider rezoning 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone for a mixed subdivision of Semi-detached Dwellings, Townhouses and Cluster Development. Further, upon receiving a satisfactory Land Use Report (LUR), that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

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

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

Report Approval Details

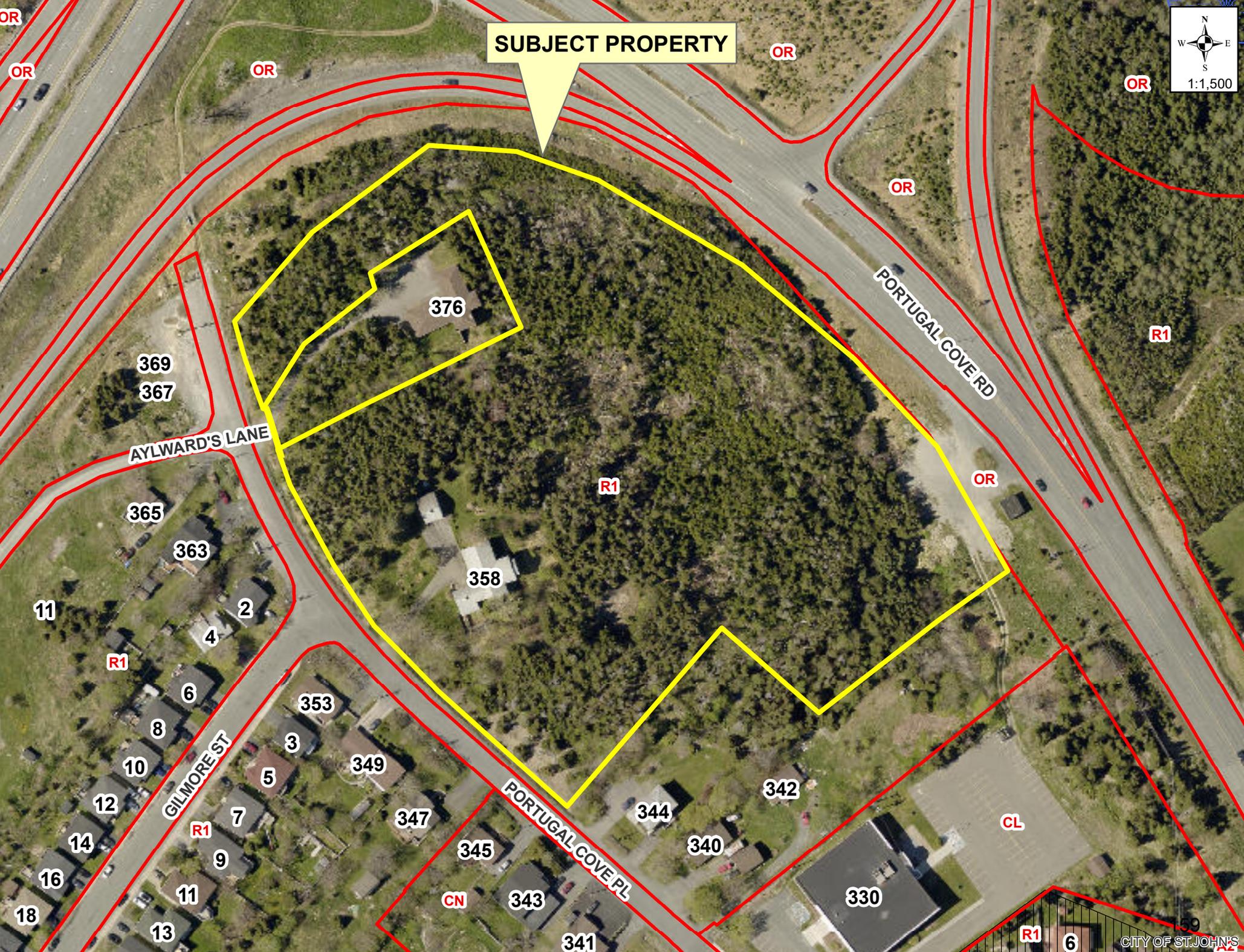
Document Title:	358-376 Portugal Cove Place - REZ2200011.docx
Attachments:	- 358-376 Portugal Cove Place - Aerial.pdf - 23034-F009.pdf - TOR - 358-376 Portugal Cove Place August 12, 2024.pdf
Final Approval Date:	Aug 15, 2024

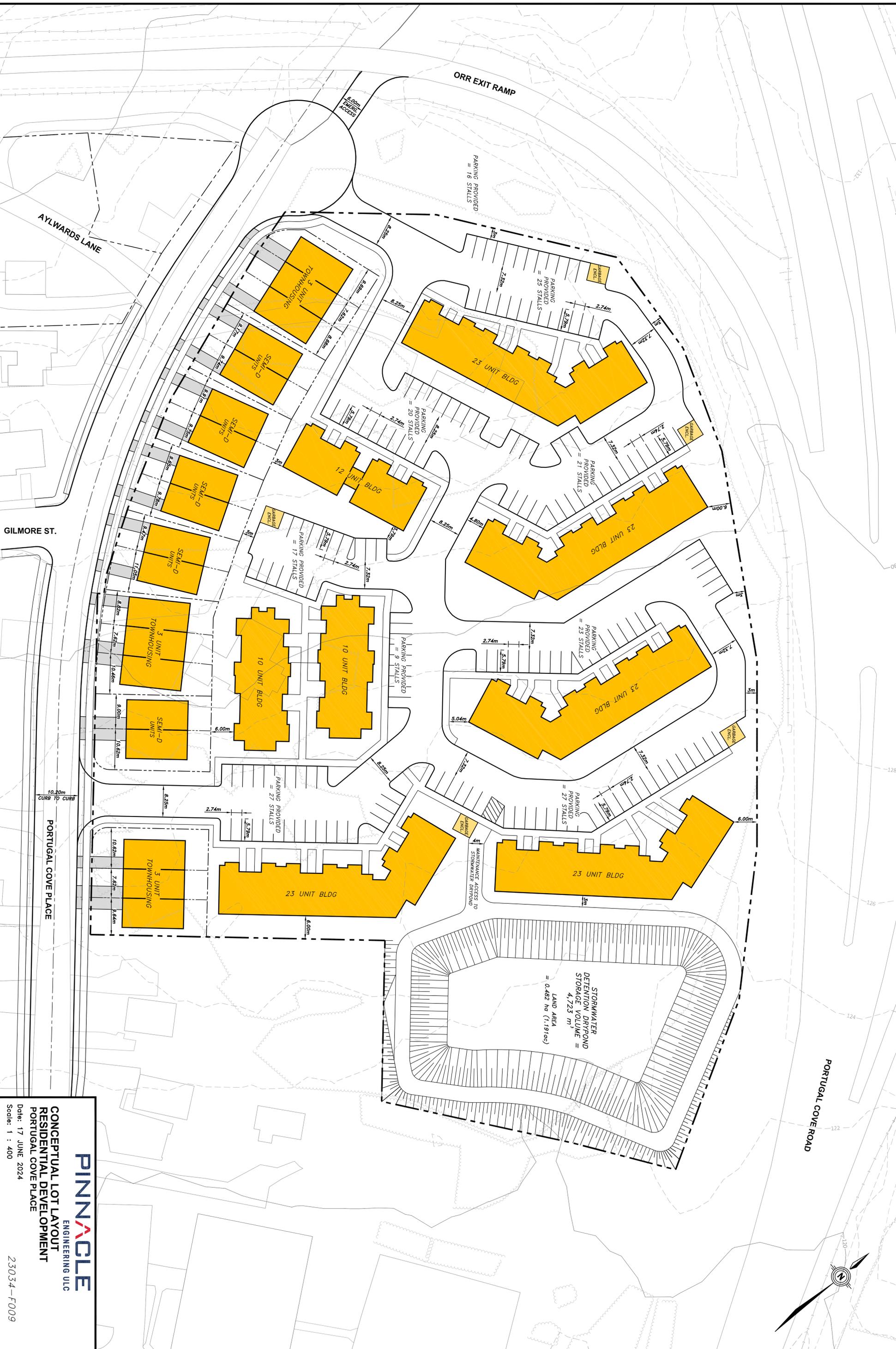
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Aug 15, 2024 - 11:26 AM

Jason Sinyard - Aug 15, 2024 - 1:56 PM

SUBJECT PROPERTY





ORR EXIT RAMP

AYLWARDS LANE

GILMORE ST.

PORTUGAL COVE PLACE

PORTUGAL COVE ROAD

PARKING PROVIDED
= 16 STALLS

PARKING PROVIDED
= 25 STALLS

PARKING PROVIDED
= 20 STALLS

PARKING PROVIDED
= 17 STALLS

PARKING PROVIDED
= 9 STALLS

PARKING PROVIDED
= 27 STALLS

PARKING PROVIDED
= 27 STALLS

STORMWATER
DETENTION DRYPOND
STORAGE VOLUME =
4,723 m³
LAND AREA
= 0.482 ha (1.191ac)

4m MAINTENANCE ACCESS TO
STORMWATER DRYPOND

3 UNIT TOWNHOUSING
SEMI-D UNITS
SEMI-D UNITS
SEMI-D UNITS
3 UNIT TOWNHOUSING
SEMI-D UNITS
3 UNIT TOWNHOUSING
SEMI-D UNITS

10 UNIT BLDG
10 UNIT BLDG

23 UNIT BLDG

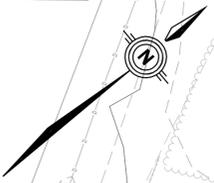
3 UNIT TOWNHOUSING
SEMI-D UNITS

PINNACLE
ENGINEERING ULC

CONCEPTUAL LOT LAYOUT
RESIDENTIAL DEVELOPMENT
PORTUGAL COVE PLACE

Date: 17 JUNE 2024
Scale: 1 : 400

23034-F009



**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR SEMI-DETACHED DWELLINGS, TOWNHOUSES AND
CLUSTER DEVELOPMENT AT
358-376 PORTUGAL COVE ROAD
AUGUST 12, 2024**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties and identify the use of each lot (i.e. dwelling type).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
- Indicate driveway locations and dimensions.
- Indicate front yard landscaping percentage for each lot.
- Indicate the required resident green space for the Cluster Development.
- Provide a dimensioned parking plan, including circulation details and parking lot buffers. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - Where an applicant wishes to provide a different number of parking spaces than required in the Development Regulations, a Parking Report is required, which at a minimum must address:
 - parking generation rates for the Development including pre- and post-development;
 - parking duration (short/long term);
 - available parking in the area (private/public on-street, parking lots and garages);
 - effects on traffic and local parking;
 - traffic to and from the Development;
 - neighbourhood impact;
 - other available transit options.
 - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
- Identify the number and location of bicycle parking spaces to be provided.

- Identify the location of all access and egress points, including pedestrian access.
- Identify any existing or proposed easements.
- Provide a Legal Survey of all properties.

C. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.
- Provide the storm and sanitary drainage area plans along with proposed generation rates for each.
 - Sanitary calculations to follow the Development Design Manual guidelines and all calculations must be provided in an Excel spreadsheet with formula.
 - Include additional information regarding population density that supports the type of development being proposed.

D. Landscaping, Buffering & Snow Clearing/Snow Storage

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
 - Proposed placement of trees or other plant material;
 - Show areas of hard and soft landscaping;
 - A calculation of the total landscaped area;
 - Proposed snow storage;
 - Buffering and screening.
- Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations.

E. Transportation System

- Applicant to provide a traffic impact assessment summarizing the anticipated peak hour and daily trips generated by the proposed development. Depending on the results of the assessment, capacity analysis of nearby intersections, including Bell's Turn at Higgins Line, may be required.
- Provide confirmation from the Province that the proposed access to the Outer Ring Road ramp is acceptable. Legal agreements will be required. The form of the agreements will depend on details of the provincial approval.

F. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

G. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

DECISION/DIRECTION NOTE

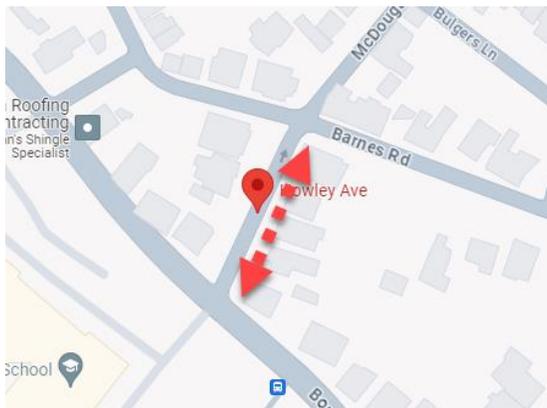
Title: SERC – Film Shoot and Block Party Road Closure
Date Prepared: August 14, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Jill Bruce, Cruise and Special Events
Ward: N/A

Decision/Direction Required: Seeking Council approval for road closures associated with the filming of Son of a Critch and a block party.

Discussion – Background and Current Status:

Son of a Critch are requesting the following road closure:

- Request permission to close Howley Avenue between Barnes Road and Bonaventure Avenue from approximately 11:00am – 4:00pm.
- Wednesday August 21.
- Safety First will be present to implement the closure
- Local traffic and emergency vehicles will be permitted
- Residents will be notified via delivered letter.

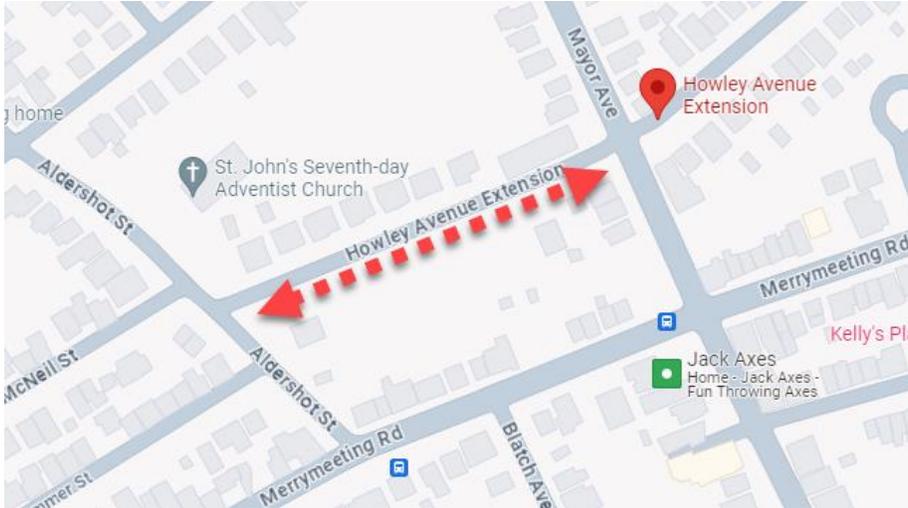


Block Party – Howley Avenue Ext. - Residents of Howley Avenue Ext. are hosting a block party on Sunday, August 25 (inclement weather date of September 1).

- Road closure request on Howley Avenue Ext between Aldershot Street and Mayor Avenue, from 7:00pm – 9:00pm.

ST. JOHN'S

- 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: N/A
3. Is this a New Plan or Strategy: No

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

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

4. Alignment with Strategic Directions:

A 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: 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 road closures associated with the filming of Son of a Critch and a block party.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	SERC - Film Shoot and Block Party Road Closure.docx
Attachments:	
Final Approval Date:	Aug 14, 2024

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

Erin Skinner - Aug 14, 2024 - 12:12 PM

Tanya Haywood - Aug 14, 2024 - 12:21 PM