

ST. JOHN'S

Regular Meeting - City Council Agenda

October 1, 2024
3:00 p.m.
4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1 Senior's Day Proclamation
 - 2.2 Disability Employment Awareness Month Proclamation
 - 2.3 Circular Economy Month Proclamation
 - 2.4 Fire Prevention Week 2024 Proclamation
 - 2.5 Foster Families Month Proclamation
 - 2.6 Green Sports Day Proclamation
3. APPROVAL OF THE AGENDA
 - 3.1 Adoption of Agenda
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17. ADJOURNMENT

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

September 17, 2024, 3:00 p.m.

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

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

Staff: Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Jackie O'Brien, Manager of Communications
Jennifer Squires, Legislative Assistant
Theresa Walsh, City Clerk

Land Acknowledgement

The following statement was read into the record:

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

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**

- 2.1 **National Tree Day 2024**

3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

SJMC-R-2024-09-17/431

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That the Agenda be adopted as presented.

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

MOTION CARRIED (7 to 0)

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - September 3, 2024**

SJMC-R-2024-09-17/432

Moved By Councillor Hickman

Seconded By Councillor Bruce

That the minutes of September 3, 2024, be adopted as presented.

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

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

- 6.1 **Proposed Redevelopment of a Non-Conforming Building – 121-125 Campbell Avenue- DEV2400113**

SJMC-R-2024-09-17/433

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the redevelopment of a Non-Conforming Building at 121-125 Campbell Avenue for an Apartment Building.

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

MOTION CARRIED (7 to 0)

6.2 Proposed Deck in the Wetland Buffer – 45 Leonard J. Cowley Street – INT2400074

SJMC-R-2024-09-17/434

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve a 19.8m² residential Deck in the Wetland Buffer at 45 Leonard J. Cowley Street.

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

MOTION CARRIED (7 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

8.1 Committee of the Whole - September 10, 2024

1. 7 Rickett's Road – MPS2400006

SJMC-R-2024-09-17/435

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council consider rezoning 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. Further, upon receiving a

satisfactory Land Use Report (LUR), that the application be advertised for public input and feedback.

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

MOTION CARRIED (7 to 0)

2. Youth Engagement Working Group - Membership

SJMC-R-2024-09-17/436

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That Council approve of the appointment of Bradley Greeley and Zeinab Salehiankia to the Youth Engagement Working Group.

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

MOTION CARRIED (7 to 0)

3. Pippy Park Commission Board – Appointment of City Council Representative

SJMC-R-2024-09-17/437

Moved By Councillor Davis

Seconded By Councillor Ellsworth

That Council appoint Councillor Sandy Hickman as City Council Representative to the Pippy Park Commission Board.

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

MOTION CARRIED (7 to 0)

4. NL Sports Centre Board – Appointment of City Council Representatives

SJMC-R-2024-09-17/438

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council appoint Councillor Tom Davis as City Council Representative and reappoint Tanya Haywood, Deputy City Manager of Community Services, as City Staff Representative to the Newfoundland and Labrador Sports Centre Board.

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

MOTION CARRIED (7 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List August 29 - September 11, 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 September 4 and September 11, 2024

SJMC-R-2024-09-17/439

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending September 4, 2024, and September 11, 2024, in the amount of \$14,723,556.37, be approved as presented.

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

MOTION CARRIED (7 to 0)**12. TENDERS/RFPS****13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****14. NEW BUSINESS****14.1 Easement over Harbour Drive**

Councillor Hickman questioned if the communication wire would be permanent or temporary. The Deputy City Manager of Planning, Engineering, & Regulatory Services responded that the wire would be a permanent fixture. Councillor Hickman stated that Harbour Drive was designed to be free of wires and asked if any alternative designs had been considered. The City Solicitor advised that the application was circulated to all City departments and no issues were identified.

SJMC-R-2024-09-17/440

Moved By Councillor Ravencroft

Seconded By Councillor Ridgeley

That Council approve an Easement over Harbour Drive, as shown on the attached diagram.

For (5): Mayor Breen, Councillor Ellsworth, Councillor Bruce, Councillor Ravencroft, and Councillor Ridgeley

Against (2): Councillor Hickman and Councillor Davis

MOTION CARRIED (5 to 2)**14.2 Team Gushue Highway Extension – Public Works and Infrastructure in Floodplain, Floodplain Buffer, Wetland, and Wetland Buffer**

Councillor Hickman noted that the City infrastructure located in the right-of-way was not included in the memo. Staff advised that the intent of the memo was to seek Council's permission to build public infrastructure within the Floodplain and Floodplain Buffers. The City is working with the Department of Transportation and Infrastructure on some issues that have been identified, but Staff could not comment on the issues at this time.

SJMC-R-2024-09-17/441

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve Public Works and Infrastructure in the Floodplain, Floodplain Buffer, Wetland, and Wetland Buffer for Team Gushue Highway Extension as per Sections 4.10(4) and (5) of the Development Regulations.

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

MOTION CARRIED (7 to 0)

14.3 Overnight Construction – Elizabeth Avenue SUP Phase 2

Members of Council agreed that the exemption to allow intermittent overnight construction was a good accommodation that would expedite necessary infrastructure work and road repairs. Councillor Ravencroft commented that although overnight construction could be disruptive, there are cases where the work could be of benefit. The work will require water shut offs which would affect businesses and residences in the area, but the overnight work would minimize the disruption for many residents. Councillor Ellsworth noted that the heavy construction and loss of water would impact The Guv'nor Inn and Pub located on Elizabeth Avenue and encouraged residents to frequent and support the business when possible.

SJMC-R-2024-09-17/442

Moved By Councillor Hickman

Seconded By Councillor Davis

That Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00 pm and 7:00 am for the Elizabeth Avenue work intermittently. This work is anticipated to take place sporadically and notifications will be provided to impacted businesses and residents and a public notification will be posted to the City's website prior to any overnight work taking place.

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

MOTION CARRIED (7 to 0)

14.4 Text Amendment – Heritage Use Definition and Conditions - Adoption

Councillor Hickman informed Council he had concerns surrounding the restrictions placed on adding extensions to Heritage Buildings. He asked if the amendment would fully preclude extensions being as large or larger than the existing building. The Chief Municipal Planner advised that the amendment clarifies the size parameters for an extension of a designated Heritage Building while still respecting the heritage of the original building. He further noted that the amendment provides direction on the permitted size of the extension. A horizontal extension on a street facing façade shall not exceed 75% of the width of the existing building façade, and vertical extensions must be horizontally recessed and may require a stepback. The intent of the amendment is to ensure that additions to a Heritage Building do not overshadow the original building.

SJMC-R-2024-09-17/443

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council adopt Envision St. John's Development Regulations Amendment Number 41, 2024, regarding Heritage Use, that will make changes to Section 2 "Definitions" and add to Section 6 "Specific Developments".

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

MOTION CARRIED (7 to 0)

14.5 St. John's Sports & Entertainment – Appointment of New Member to Board of Directors

SJMC-R-2024-09-17/444

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the appointment of Michael Duah to the St. John's Sports and Entertainment Board of Directors.

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

MOTION CARRIED (7 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:34 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Request for Parking Relief for Seniors Apartment Building – 45 East White Hills Road – DEV18000217

Date Prepared: September 24, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required: Request to approve parking relief for nine (9) parking spaces to accommodate the development of a 101-unit Seniors Apartment Building at 45 East White Hills Road.

Discussion – Background and Current Status: An application was submitted by P.A.I Holdings Limited for an eight (8) storey, 101-unit Seniors Apartment Building at 45 East White Hills Road. The property is zoned Institutional and in December 2019, Council gave Approval-in-Principal for the proposed development subject to a Land Use Assessment Report. The applicant has been working through the design process since that approval and the proposed development is being reviewed under the 1994 Development Regulations.

As per Section 9.1.1 of the 1994 Development Regulations, 101 parking spaces are required for the proposed. There are 92 parking spaces proposed on site, therefore parking relief for nine (9) spaces is requested. For a Seniors Apartment Building Under Section 9.1.1, “Council may consider waiving up to 50% of the required parking provided that the applicant is able to show that, because of a particular characteristic, the actual parking requirements within the foreseeable future are expected to be lower”. The applicant has designed the site to include a Metro Bus shelter directly in front of the building, bike racks have been added to the design, carpooling is encouraged to reduce the occupants need for a vehicle and due to its central location ride sharing will be a viable option to the occupants.

Key Considerations/Implications:

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

ST. JOHN'S

4. Alignment with Strategic Directions:

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

Choose an item.

5. Alignment with Adopted Plans: St. John's Development Regulations 1994.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: St. John's Development Regulations 1994 Section 9.1.1 "General Parking Requirements", Section 9.1.2.1 "Parking Relief" and Section 10.32 "Institutional (INST) Zone".

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council approve parking relief for nine (9) parking spaces to accommodate the proposed Seniors Apartment Building Use at 45 East White Hills Road.

Prepared by:

Ashley Murray 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

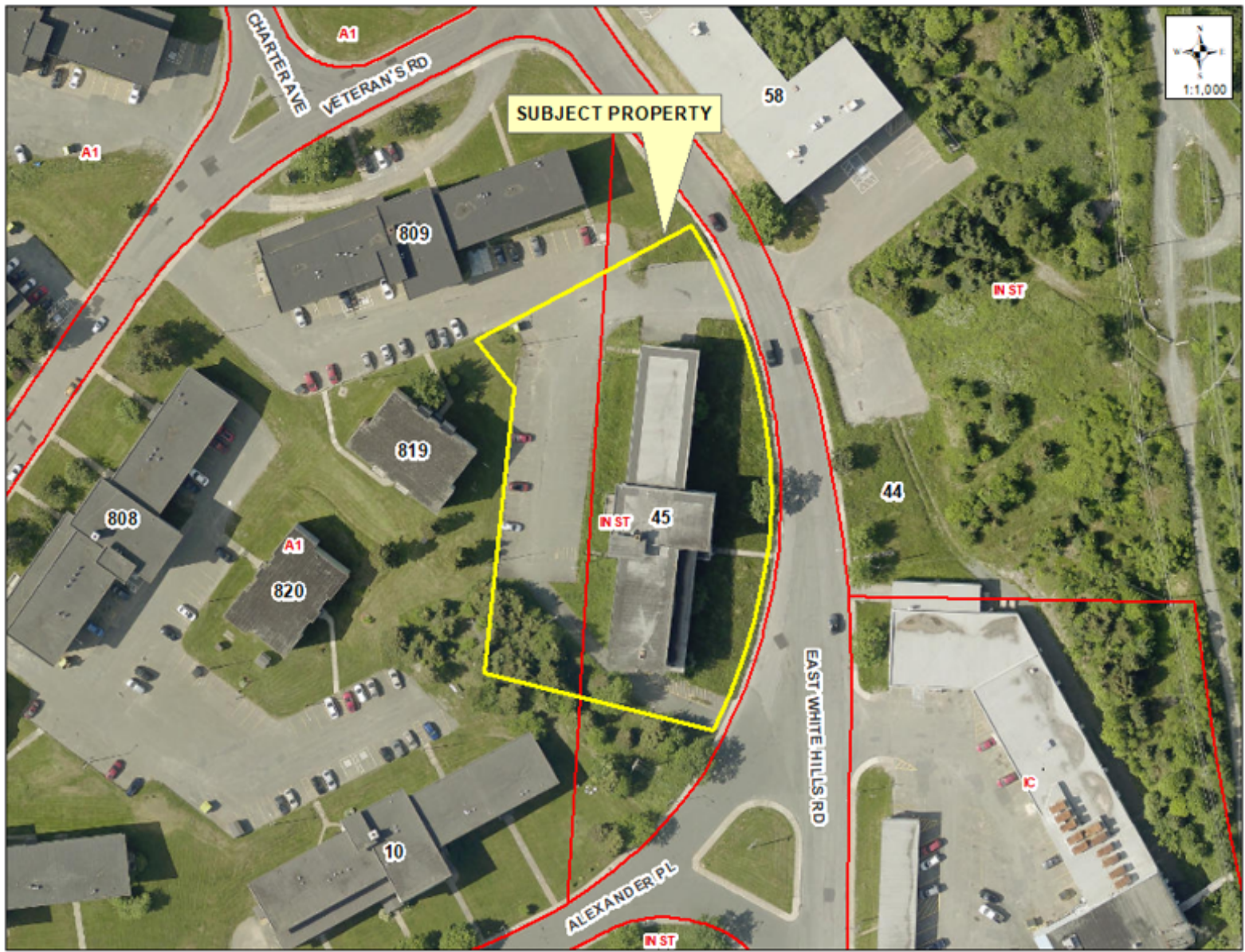
Report Approval Details

Document Title:	Development Committe- Request for Parking Relief at 45 East White Hills Road - DEV1800217.docx
Attachments:	- 45EastWhiteHillsRd.png
Final Approval Date:	Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 11:21 AM

Jason Sinyard - Sep 25, 2024 - 3:22 PM



DECISION/DIRECTION NOTE

Title: Accessory Building in the Watershed (Town of Portugal Cove – St. Philip's) – 62-92 King's Hill Road – INT2400076

Date Prepared: September 25, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required:

Request to develop an Accessory building in the Watershed at 62-92 King's Hill Road, Town of Portugal Cove-St. Philip's.

Discussion – Background and Current Status:

The Town of Portugal Cove-St. Philip's referred an application to construct an Accessory Building at 62-92 King's Hill Road, which is approximately 44.5 square metres in area and a height of 4 metres. The property is within the Broad Cove Watershed.

Section 104 (4)(a) of the **City of St. John's Act** states that Council may permit an Accessory Building to an existing private family dwelling. This size requirement as outlined within the St. John's - Paradise Watershed Agreement states that only one (1) Accessory Building for a residential use to a maximum size of 45 square metres and a maximum height of four (4) metres be considered within the Watershed. This policy is applied to all adjacent municipalities for equity purposes.

There is currently one other existing Accessory Building on the property, which appears to be a shipping container. Only one Accessory Building is allowed on a property within the Watershed. The applicant will need to remove the shipping container (existing Accessory Building), following construction of the new Accessory Building.

Key Considerations/Implications:

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

ST. JOHN'S

4. Alignment with Strategic Directions:

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

5. Alignment with Adopted Plans: Not applicable.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **City of St. John's Act Section 104.**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council approve an Accessory Building with an area of 44.5 square metres and a height of 4 metres in the Watershed at 62-92 King's Hill Road, Town of Portugal Cove-St. Philip's with the condition that the existing Accessory Building (shipping container) is removed following construction of the new Accessory Building within 30 days.

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 - Accessory Building in the Watershed
(Town of PCSP) – 62-92 King's Hill Rd– INT2400076.docx

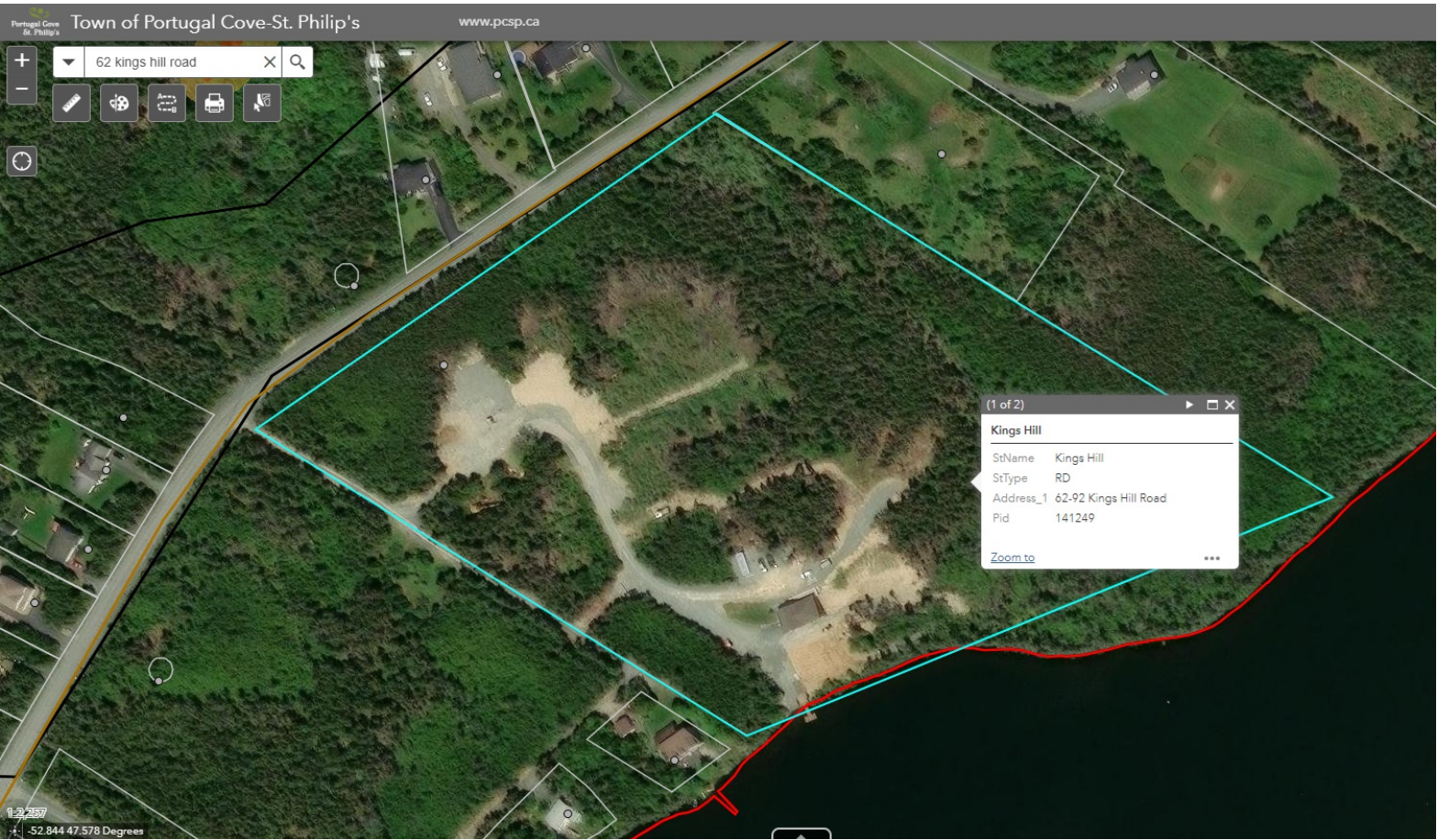
Attachments: - LocationMap.jpg

Final Approval Date: Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 1:13 PM

Jason Sinyard - Sep 25, 2024 - 3:21 PM



DECISION/DIRECTION NOTE

Title: Proposed Fence in the Wetland Buffer – 49 Leonard J. Cowley Street – INT2400079

Date Prepared: September 25, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a fence in the Wetland Buffer at 49 Leonard J. Cowley Street.

Discussion – Background and Current Status:

An application was submitted to construct a fence in the rear yard at 49 Leonard J. Cowley Street, a portion of which will be located within the Wetland Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John's Development Regulations**, Council may permit the development of a fence within a Wetland Buffer. As per **Section 4.10 (6)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required for a residential fence.

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: **Envision 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 the construction of a fence in the Wetland Buffer at 49 Leonard J. Cowley Street.

Prepared by:

Andrea Roberts P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

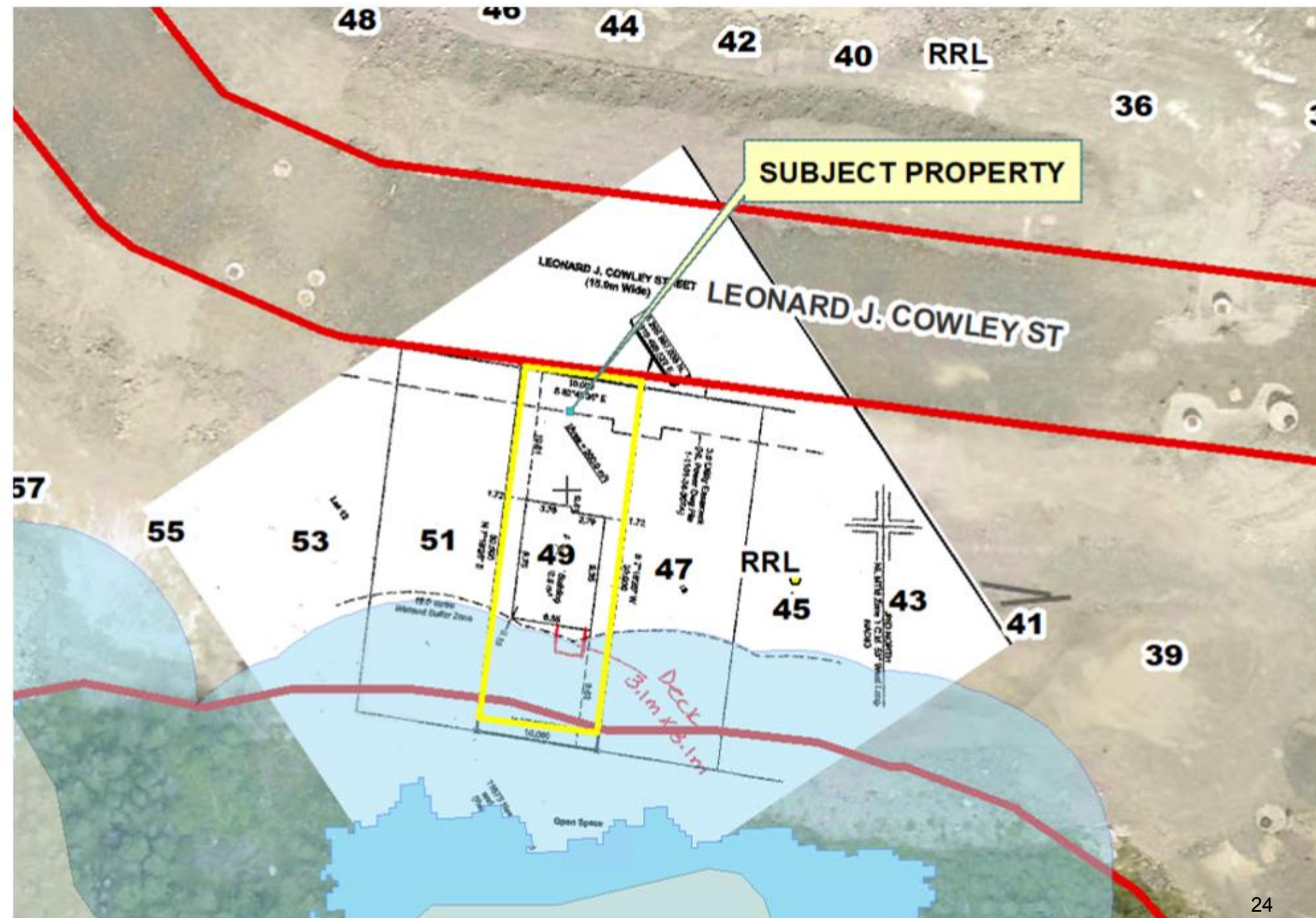
Document Title:	Development Committee - Proposed Fence in the Wetland Buffer – 49 Leonard J. Cowley Street – INT2400079.docx
Attachments:	- Location Map 49 55 57.pdf
Final Approval Date:	Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 12:54 PM

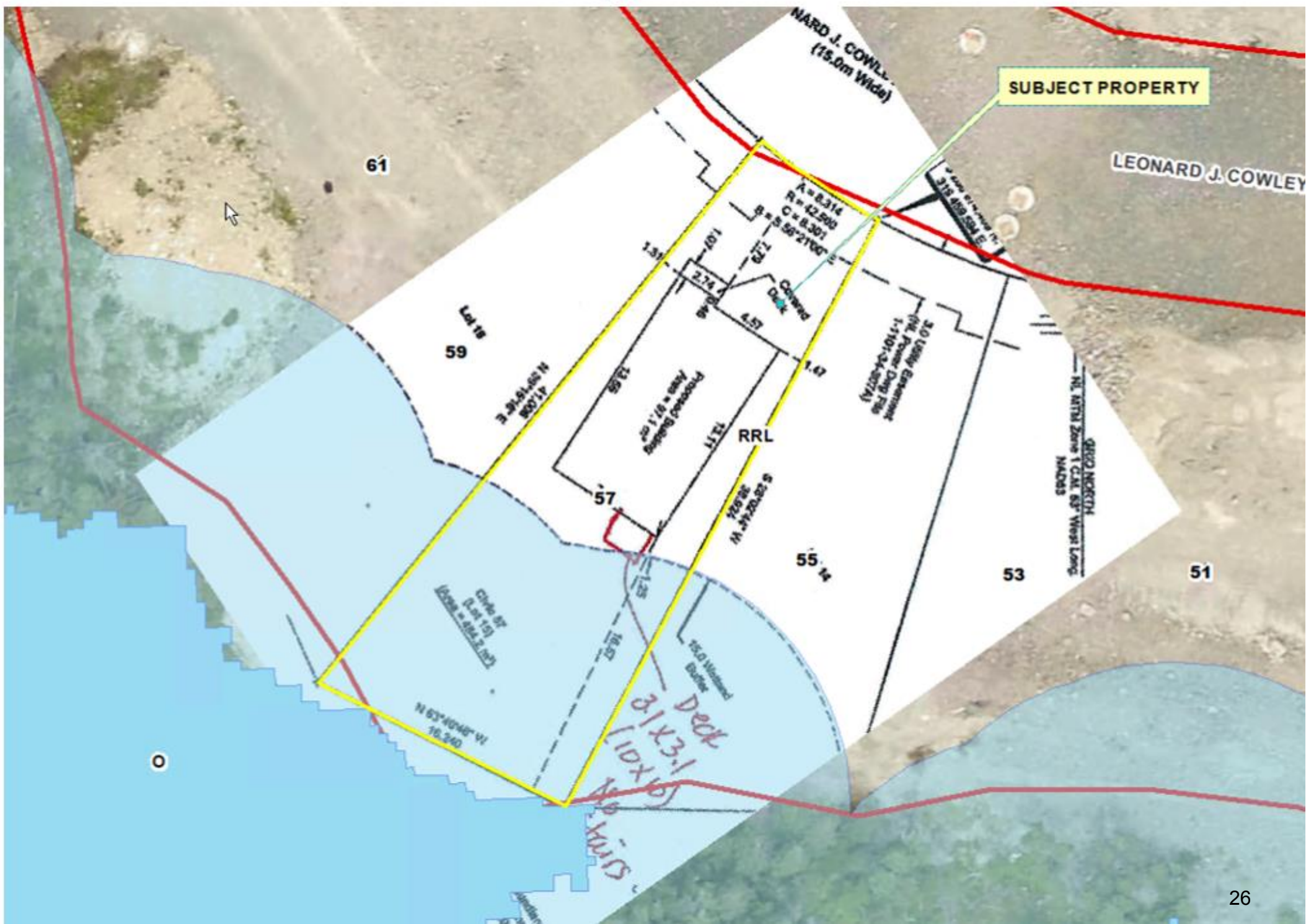
Jason Sinyard - Sep 25, 2024 - 3:21 PM

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



[illegible]

57 Leonard J. Cowley St – Deck in Wetland Buffer



DECISION/DIRECTION NOTE

Title: Notices Published – 415 Fowler’s Road - DEV2200073

Date Prepared: September 24, 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 415 Fowlers Road by Atlantic Storage Inc.

Discussion – Background and Current Status:

An application has been submitted for Heavy Equipment Storage and Vehicle Storage Yard at 415 Fowlers Road. The proposed Use includes a new storage building with an area of approximately 335m², along with two new outdoor, open storage areas in the rear yard and the existing Accessory Building. The proposed application site is zoned Rural (RUR).

The property falls within the building control lines for a Protected Road (Peacekeepers Way). All development located within the established building control line (measured perpendicular 100 metres from the centerline of the roadway) must in accordance with the Protected Road Zoning Requirements and requires final approval from the Government Services Centre (Department of Digital Government and Service NL) prior to development.

No submissions were received.

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.

ST. JOHN'S

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 6.20 "Heavy Equipment and Vehicle Storage," Section 6.31 "Provincial Road," Section 10.19 "Discretionary Use" and Section 10 "Rural (RUR) 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 for Heavy Equipment Storage and Vehicle Storage Yard at 415 Fowlers Road.

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 - 415 Fowler's Road.docx
Attachments:	- DEV2200073-415 FOWLER'S ROAD.pdf
Final Approval Date:	Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 24, 2024 - 2:58 PM

Jason Sinyard - Sep 25, 2024 - 3:18 PM



SUBJECT PROPERTY

CONCEPTION BAY SOUTH BYPASS

FOWLER'S RD

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CITY OF ST. JOHN'S

ST. JOHN'S

Committee of the Whole Report - City Council

Council Chambers, 4th Floor, City Hall

September 24, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Ophelia Ravencroft
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce

Staff: Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Edmundo Fausto, Manager, Sustainability
Jackie O'Brien, Manager of Communications
Stacey Baird, Legislative Assistant
Theresa Walsh, City Clerk

1. Public Electric Vehicle Charging Network Update and Funding

Deputy Mayor O'Leary reviewed the Decision Note recommending that Council approve staff to pursue the Natural Resource Canada Zero

Emission Vehicle Infrastructure Proposal to support expansion of the City Owned Public Electric Vehicle Charging Network.

Councillor Burton inquired about the possibility of moving some of the 2026 installations to 2025, noting that she has received feedback concerning insufficient number of charging stations in the downtown area.

The Manager of Sustainability responded that the current timeline is a draft. Staff are developing a proposal for the installation of charging stations in the downtown area, as it presents unique challenges.

Recommendation

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ellsworth

That Council directs staff to pursue the Natural Resource Canada Zero Emission Vehicle Infrastructure Proposal to support expansion of the City Owned Public Electric Vehicle Charging Network

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

MOTION CARRIED (7 to 0)

DECISION/DIRECTION NOTE

Title: Public Electric Vehicle Charging Network Update and Funding

Date Prepared: August 30, 2024

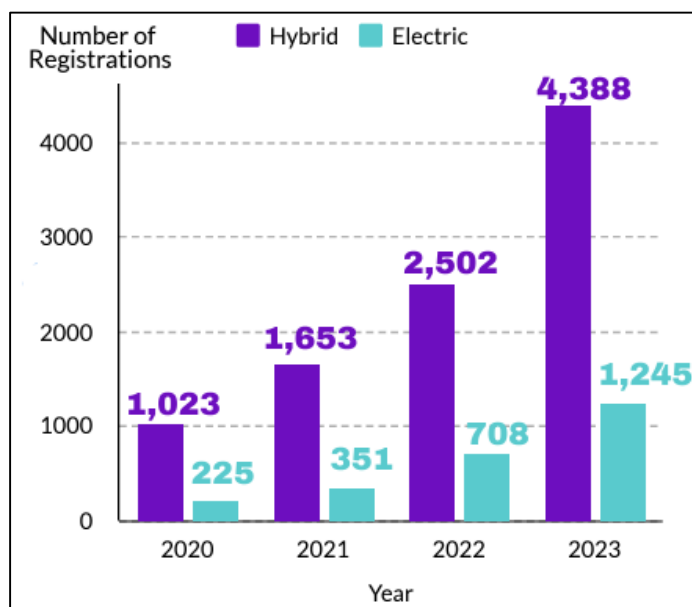
Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Sustainability

Ward: N/A

Decision/Direction Required: To update Council on the status of the City-owned Public Electric Vehicle (EV) Charging Stations Program.

Discussion – Background and Current Status:



The Government of Canada has set ambitious federal targets for these vehicles reaching 10% of light-duty vehicle sales by 2025, 30% by 2030 and 100% by 2040. They are also investing over \$600 million to help make EVs more affordable and charging infrastructure more accessible.

Newfoundland and Labrador's active passenger vehicles show fast growth in registrations of Battery Electric Vehicles (BEV) and Hybrid vehicles since 2018. From 2018 to 2022 BEV registrations increased by 533% while hybrid vehicle registrations increased by 225%. In 2023, registrations for both types of Electric Vehicle (EV) nearly doubled, and this upward trend is expected to continue.

Although shifting to active and public transportation is a preferred approach to reduce our community's energy use and greenhouse gas emissions, the electrification of personal vehicles presents a significant opportunity to reduce emissions and noise.

The St. John's Energy and Greenhouse Gas Inventory (2018) identified that 41% of the energy used in our community comes from gasoline and diesel, therefore, 59% of the greenhouse gas emissions from our community come from transportation. Installing EV charging stations will make owning an EV a more viable option for residents of St. John's.

The City of St. John's completed the installation of two Level 2 (EV) Charging Stations for public use at each of these locations:

ST. JOHN'S

- City Hall Parking Garage, Level 1, 10 New Gower Street
- Farmers Market, 245 Freshwater Road
- Paul Reynolds Community Centre, 35 Carrick Drive
- Southlands Community Centre, 40 Teakwood Drive
- Downtown, 172 Duckworth Street
- Churchill Square, 10 Rowan Street

Pricing and Bylaws:

A nominal hourly fee of \$1.50 is charged for EV Charger use to support the operation and maintenance of this new infrastructure and program. The Charger fee is applied in addition to parking fees (where applicable). This is automatically applied through the City's existing paid parking system, PayByPhone. These EV Charger fees help the City support the program and they will be reviewed annually to ensure maintenance and charging costs are covered.

City Paid Parking Regulations and the Ticketing By-law were modified prior to the program launch to ensure that EV Charging Stations are available for EVs to park for up to a maximum of 3 hours. Any vehicle parked in an EV Charging Space that is not physically connected to the charger or has not paid to use the space will be in violation of the City's Ticketing Amendment By-Law. Violations of City bylaws have been enforced accordingly.

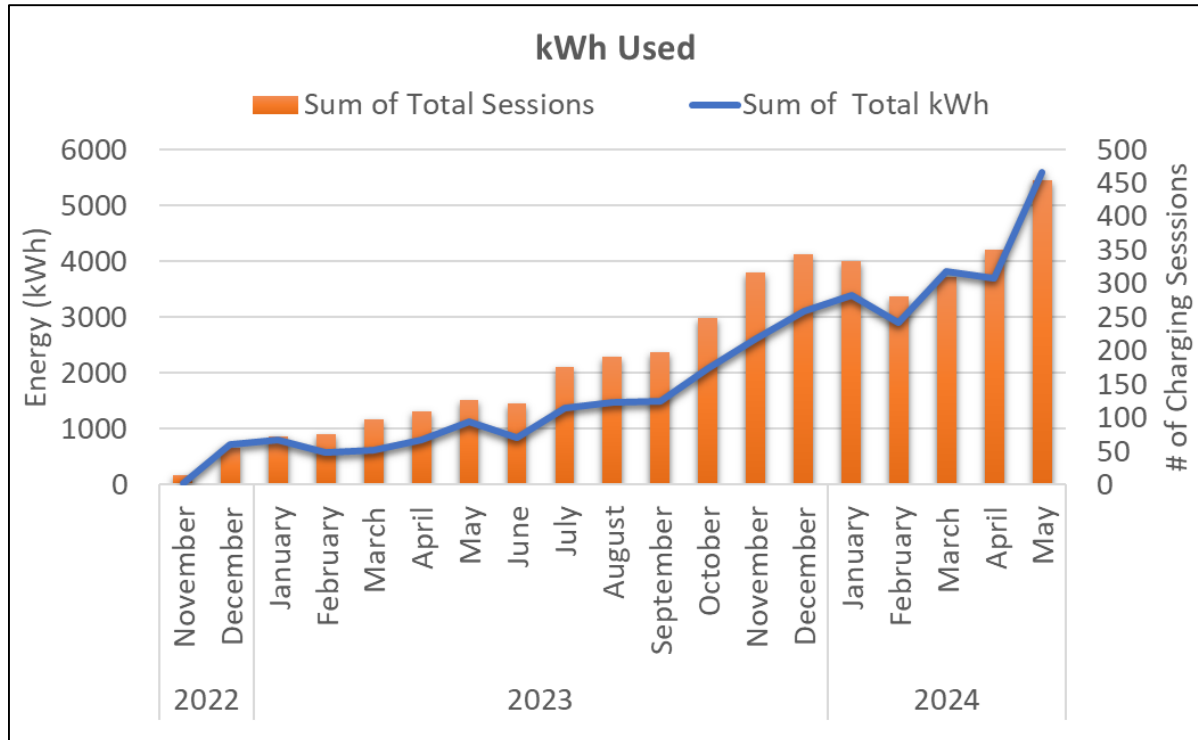
Maintenance and Operations:

To support operations, staff purchased a test adapter and developed internal procedures for testing whether a charger is malfunctioning or there is a user error. This will help staff diagnose issues promptly, distinguishing between problems that may be resolved easily and those that may require manufacturer warranty claims and result in downtime. After exchanging a few dead-on-arrival chargers under warranty, the network has experienced no downtime.

Update on Use:

The chargers were implemented at four sites on November 1, 2022, the remainder were implemented by September 2023.

Since the program began it has seen consistent growth in number of charging sessions, and energy supplied to vehicles per month.



Since the program began it has supplied 38,988 kWh to EV users, which is approximately 194,940 KMs driven by an EV (with an efficiency of 5 km per kWh).

Location	Station Count	Total Charging Sessions	Total kWh
245 Freshwater Road	2	811	6,100
Paul Reynolds Community Centre	2	1,172	12,303
Southlands Community Centre	2	131	1,155
Duckworth Street On-Street Charging	2	834	8,278
City Hall 1st Floor	2	483	4,412
Churchill Square	2	725	6,101
City Depot D Block	2	60	639
Grand Total	14	4,216	38,988

Summary Program Financials:

-\$5,068	Electricity cost
\$ 0	EV Chargers Remote Monitoring System (\$0 for first 2 yrs)
\$ 7,422	EV Charger Fees collected (net of service fees & tax)
\$ 1,289	Estimated value of tickets issued (after processing fees)
\$ 3,643	Program Net Revenue to a Reserve

Notes: Each new charger location was provided a grace period during implementation, prior to issuing tickets. Educational notices were delivered to any vehicle parked in the space in violation of the City's regulations.

Scenarios of revenue from usage that were presented to council in 2021:

- **Low Use:** 6hrs/day of charging across all locations would generate approximately \$667 per year (assuming electricity costs of \$0.147/kWh).
- **Heavy Use:** 72hrs/day of charging across all locations would generate approximately \$8,010 per year (assuming electricity rate of \$0.147/kWh).

To date the program's revenue to reserves is exceeding the "Low Use" estimate that was presented to Council by 3x (\$2,300 per year), and trending upward quickly.

Next Steps and Funding:

Natural Resources Canada's (NRCAN) Zero Emission Vehicle Infrastructure Program (ZEVIP) is offering grants for publicly available EV chargers (50% of Total Project cost up to \$5,000 per Level 2 connector). Staff have compiled a list of publicly available locations with public parking for Council to consider as a proposal to NRCAN's ZEVIP program (Deadline: September 19, 2024).

The sites recommended would install Level 2 EV Chargers (19.2 kW/hr) in:

- the remaining City owned Community Centres.
- all four Municipal Parks and Quidi Vidi Lake.
- expand on the successful pilot in downtown on-street parking.

This is an improvement on the initial 18 EV chargers installed, which supplied up to 7.2 kW per hour. The new Level 2 Chargers will make available a significant amount of range to a vehicle while visiting the City's facilities (approximately 90-100 km in 1 hour, and 280-300 km in the 3 hours maximum).

The installation Schedule proposed is:

Location	No. of Chargers	2025	2026	2027
Bowring Park	4	X		
Kenmount Terrace CC	2	X		
Shea Heights CC	2	X		
Newtown RD Tennis Club	4	X		
Cavendish Square	4		X	
Bannerman Park	2		X	
Quidi Vidi Lake	2		X	
Victoria Park	2			X
Rotary Park	2			X
St. John's Convention Centre	2			X
	26			

The City's contribution to upgrading the sites to accommodate EV chargers could be up to \$340,000. The request is for \$300,000 over three years, allocated as follows:

Location	No. of Chargers	Total Cost	ZEVIP Grant	City Contribution
Bowring Park	4	\$ 60,000	\$ 20,000	\$ 40,000
Kenmount Terrace CC	2	\$ 40,000	\$ 10,000	\$ 30,000
Shea Heights CC	2	\$ 40,000	\$ 10,000	\$ 30,000
Newtown RD Tennis Club	4	\$ 60,000	\$ 20,000	\$ 40,000
Cavendish Square	4	\$ 70,000	\$ 20,000	\$ 50,000
Bannerman Park	2	\$ 40,000	\$ 10,000	\$ 30,000
Quidi Vidi Lake	2	\$ 40,000	\$ 10,000	\$ 30,000
Victoria Park	2	\$ 40,000	\$ 10,000	\$ 30,000
Rotary Park	2	\$ 40,000	\$ 10,000	\$ 30,000
St. John's Convention Centre	2	\$ 40,000	\$ 10,000	\$ 30,000
	26	\$ 470,000	\$ 130,000	\$ 340,000

Year	City Contribution
2024	\$40,000 (form existing capital budget)
2025	\$100,000
2026	\$110,000
2027	\$90,000

A review on rate for EV Charger Use will be completed following the installation of these chargers to ensure the fees continue to support the operation and maintenance of the infrastructure.

Key Considerations/Implications:

1. Budget/Financial Implications: City council will be presented with a capital ask as part of the City's budgeting process to expand the network.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

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

A Sustainable City: Be financially responsible and accountable.
4. Alignment with Adopted Plans: Resilient St. John's Community Climate Plan
5. Accessibility and Inclusion: The City's Public Charging Network is supported by parking application and infrastructure (PayByPhone) and 311 staff to improve accessibility and inclusion.

6. Legal or Policy Implications: City Paid Parking Regulations and the Ticketing By-law were modified prior to the program.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council directs staff to pursue the Natural Resource Canada Zero Emission Vehicle Infrastructure Proposal to support expansion of the City Owned Public Electric Vehicle Charging Network

Prepared by:

Edmundo Fausto, Manager Sustainability
Ali Husnain, Sustainability Coordinator

Approved by:

Report Approval Details

Document Title:	Public Electric Vehicle Charging Network Update and Funding.docx
Attachments:	
Final Approval Date:	Sep 6, 2024

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

David Crowe - Aug 30, 2024 - 1:52 PM

Lynnann Winsor - Sep 6, 2024 - 2:58 PM

Development Permits List For September 12 to September 25, 2024

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Cherry Lane Construction	Lot Consolidation for a Four-Plex	35-37 Cedar Hill Place	5	Approved	24-09-17
RES	Cherry Lane Construction	Lot Consolidation for a Four-Plex	39-41 Cedar Hill Place	5	Approved	24-09-17
RES		Subdivide to create 2 additional Building Lots	250 Old Pennywell Road	4	Approved	24-09-18
INST	Lat-49 Architecture Inc.	Parking Lot expansion	230 Waterford Bridge Road	3	Approved	24-09-24
RES	Fairview Investments Limited	22 Lot subdivision, Southlands Area 11, Stage 1A	210 – 230, 219-231, 235 – 241 Cheeseman Drive	5	Approved	24-09-24

*** 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 October 1, 2024, Regular Meeting

Permits Issued: 2024/09/12 to 2024/09/25

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
102 Grenfell Ave	Deck	Patio Deck
11 Angel Pl	Renovations	Townhousing
11 Cedar Hill Pl Unit 101	Renovations	Apartment Building
11 Pepperwood Dr	Site Work	Retaining Walls
113 Old Pennywell Rd	Accessory Building	Accessory Building
12 Dragonfly Pl	New Construction	Single Detached Dwelling
12 Eastmeadows Cres	Extension	Single Detached Dwelling
120 Newtown Rd	Deck	Patio Deck
14 Lambert Pl	Renovations	Single Detached Dwelling
14 Thompson Pl	Accessory Building	Accessory Building
140 Pearltown Rd	Fence	Fence
148 Pearltown Rd	Fence	Fence
15 Mount Cashel Rd	Site Work	Driveway
16 York St	Renovations	Townhousing
162 Old Petty Harbour Rd	Deck	Patio Deck
17 Balmoral Pl	Deck	Patio Deck
172 Airport Heights Dr	Accessory Building	Accessory Building
190 Cheeseman Dr	Accessory Building	Accessory Building
2 Gilbert St	Renovations	Single Detached w/ apt.
2 Lilac Cres	Accessory Building	Accessory Building
21 Branscombe St	Site Work	Driveway
21 Sir Wilfred Grenfell Pl	Accessory Building	Accessory Building
22 Devine Pl	Fence	Fence
22b Shaw St	Fence	Fence
241 Main Rd	Fence	Fence
25 Carson Ave	Deck	Patio Deck
25 Kieley Dr	Fence	Fence
26 Ladysmith Dr	Change of Occupancy/Renovations	Single Detached Dwelling

26 Mullock St	Renovations	Townhousing
26 Peppertree Pl	Accessory Building	Accessory Building
27 Kieley Dr	Accessory Building	Accessory Building
29 Albany St	Renovations	Single Detached w/ apt.
29 Pepperwood Dr	Fence	Fence
29 Pepperwood Dr	Renovations	Single Detached Dwelling
29 Shriners Rd	Accessory Building	Accessory Building
29 Young St	Renovations	Townhousing
3 Waterview Pl	Fence	Fence
3 York St	Renovations	Townhousing
30 Burry Port St	Deck	Patio Deck
30 London Rd	Deck	Patio Deck
30 Thomas St	Deck	Patio Deck
32 Howley Ave Exten	Site Work	Driveway
35-37 Cedar Hill Pl	New Construction	Apartment Building
35-37 Cedar Hill Pl	New Construction	Apartment Building
36 Leonard J. Cowley St	Accessory Building	Accessory Building
36 Liverpool Ave	Change of Occupancy/Renovations	Home Occupation
39-41 Cedar Hill Pl	New Construction	Apartment Building
39-41 Cedar Hill Pl	New Construction	Apartment Building
3B Alder Pl	Accessory Building	Accessory Building
4 Tunis Crt	Deck	Patio Deck
410 Empire Ave	Renovations	Single Detached Dwelling
44 Macdonald Dr	Change of Occupancy/Renovations	Single Detached Dwelling
45 Leonard J. Cowley St	Deck	Patio Deck
463 Newfoundland Dr	Fence	Fence
47 Smith Ave	Change of Occupancy	Mixed Use
49 Tigress St	New Construction	Single Detached w/ apt.
5 Bawnmoor St	Fence	Fence
5 Miranda St	Deck	Patio Deck
50 Airport Rd	Change of Occupancy/Renovations	Single Detached w/ apt.
58 Petite Forte Dr	Deck	Patio Deck
58 Petite Forte Dr	Accessory Building	Accessory Building
59 Wabush Pl	Accessory Building	Accessory Building

63 Forbes St	Change of Occupancy/Renovations	Single Detached Dwelling
64 Larkhall St	Renovations	Single Detached w/ apt.
66 Francis St	Accessory Building	Accessory Building
67 Cottonwood Cres	Deck	Patio Deck
69 Wabush Pl	Site Work	Single Detached w/ apt.
69 Wabush Pl	Renovations	Single Detached w/ apt.
7 Duke St	Accessory Building	Accessory Building
72 Aldershot St	Deck	Patio Deck
74 Beaumont St	New Construction	Townhousing
74 Diamond Marsh Dr	Fence	Fence
76 Beaumont St	New Construction	Townhousing
76 Edinburgh St	Renovations	Townhousing
77 Ladysmith Dr	Change of Occupancy	Home Office
84 Topsail Rd	Deck	Patio Deck
88 Ennis Ave	Change of Occupancy	Single Detached w/ apt.
9 Albany Pl	Accessory Building	Accessory Building
9 Cheyne Dr	Renovations	Single Detached Dwelling
9 Serpentine St	Accessory Building	Accessory Building
96 Diamond Marsh Dr	Fence	Fence

This Week: \$2,205,494.71

Commercial

Location	Permit Type	Structure Type
141 Duckworth St	Sign	Retail Store
152 Water St	Change of Occupancy	Other
23 Beaumont Hamel Way	Sign	Clinic
23 Beaumont Hamel Way	Sign	Office
24 Airport Rd	Sign	Other
25-39 Hallett Cres	Renovations	Mixed Use
260 Blackmarsh Rd	Renovations	Retail Store
27 Duffy Pl	Renovations	Office
270 Water St	Change of Occupancy/Renovations	Tavern
277-281 Water St	Renovations	Retail Store
390 Torbay Rd	Renovations	Service Station
45 Danny Dr Bldg C8	Change of Occupancy/Renovations	Service Shop

53 Bond St	Renovations	Office
55 Kelsey Dr	Sign	Retail Store
655 Topsail Rd	Sign	Restaurant
79 Blackmarsh Rd	Sign	Light Industrial Use
80-82 Elizabeth Ave	Renovations	Office

This Week: \$1,226,027.00

Government/Institutional

Location	Permit Type	Structure Type
120 Mundy Pond Rd	Renovations	Church
716 Water St	Sign	Apartments Or Mixed Use

This Week: \$18,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
204 Empire Ave	Demolition	Townhousing
206 Empire Ave	Demolition	Townhousing
208 Empire Ave	Demolition	Townhousing
210 Empire Ave	Demolition	Townhousing

This Week: \$75,750.00

This Week's Total: \$3,525,271.71

REPAIR PERMITS ISSUED:

\$1,500.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
October 1, 2024			
TYPE	2023	2024	% Variance (+/-)
Residential	\$67,831,829.03	\$91,631,067.73	35
Commercial	\$80,762,975.33	\$93,850,701.95	16
Government/Institutional	\$6,568,336.46	\$40,113,071.00	511
Industrial	\$190,000.00	\$5,000,000.00	2532
Repairs	\$1,230,910.98	\$889,406.11	-28
TOTAL	\$156,584,051.80	\$231,484,246.79	48
Housing Units (1 & 2 Family Dwelling)	158	163	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Weeks Ending September 18 and September 25, 2024

Payroll

Public Works (Week 1)	\$ 510,308.61
Bi-Weekly Casual (Week 1)	\$ 31,139.87
Public Works (Week 2)	\$ 507,997.14
Bi-Weekly Administration (Week 2)	\$ 926,627.59
Bi-Weekly Management	\$ 996,812.98
Bi-Weekly Fire Department	\$ 952,262.11
Accounts Payable	\$10,370,066.72

(A detailed breakdown [here](#))

Total: \$ 14,295,215.02

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DECISION/DIRECTION NOTE

Title: Lease – City land on Williams Lane

Date Prepared: September 19, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ophelia Ravencroft

Ward: Ward 2

Decision/Direction Required:

To approve the lease of City land on Williams Lane, as shown in green on the attached diagram, for the installation of propane tanks for the benefit of 320 Water Street, subject to acquisition of the required approvals and permits.

Discussion – Background and Current Status:

The tenant and owner of 320 Water Street approached the City to enter into a lease for land on Williams Lane for the installation of two propane tanks. This request was circulated amongst the required City departments with no objections to the lease noted.

It is worth noting that the lines for the propane tanks will run through 13 George Street into the rear of 320 Water Street. These properties currently have common ownership. However, Legal will require that an easement between the two properties be executed to secure the rights to the propane lines should either property be sold.

This would be a year-to-year lease with an annual rental rate of \$75.00 + HST plus administrative fees.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive annual rental rate of \$75.00 and administrative fee of \$300.00.
2. Partners or Other Stakeholders: owners of 13 George Street and 320 Water 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.)

ST. JOHN'S

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

4. Legal or Policy Implications: A lease will be prepared.

5. Privacy Implications: N/A

6. Engagement and Communications Considerations: N/A

7. Human Resource Implications: N/A

8. Procurement Implications: N/A

9. Information Technology Implications: N/A

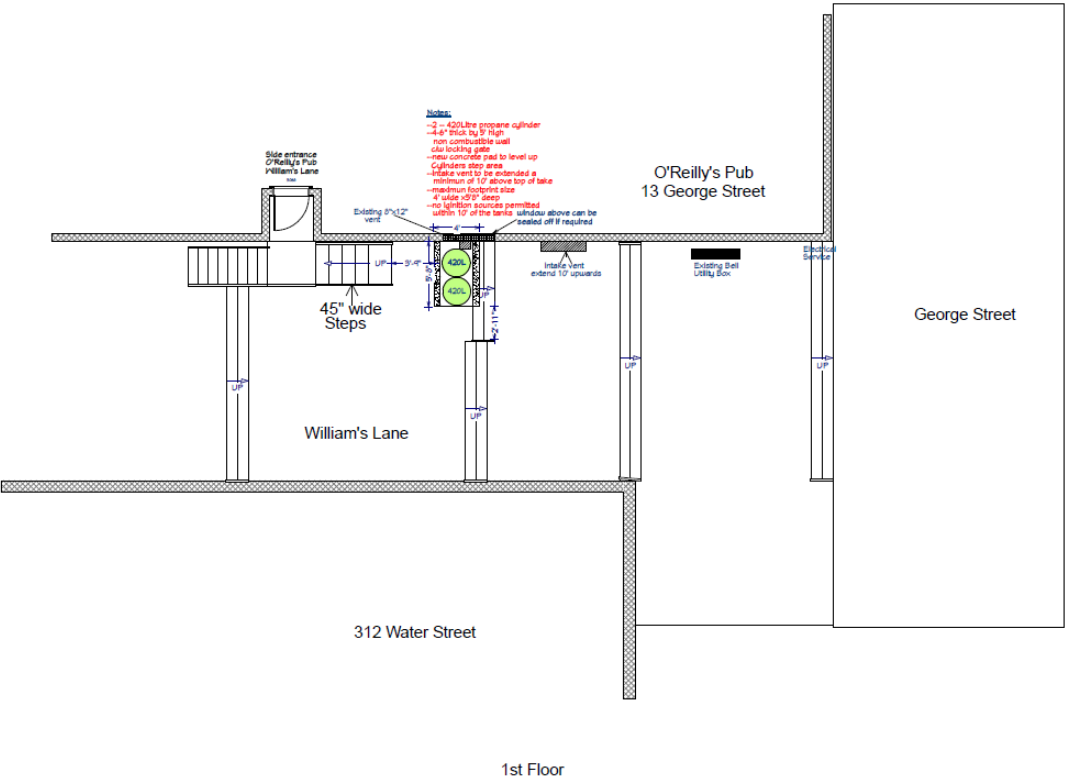
10. Other Implications: N/A

Recommendation:

That Council approve the lease of City land on Williams Lane, as shown in green on the attached diagram, for the installation of propane tanks for the benefit of 320 Water Street, subject to acquisition of the required approvals and permits.

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

Approved by: Cheryl Mullett, City Solicitor



PROJECT DESCRIPTION: William's Lane 2 New Propane Tanks Saltwater restaurant	
SHEET TITLE: Site planb	
DRAWINGS PROVIDED BY: [Signature]	
DATE: July 23-2024	
SCALE:	
SHEET: A-1	

Report Approval Details

Document Title:	Williams Lane - Propane Tank Lease.docx
Attachments:	
Final Approval Date:	Sep 19, 2024

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

Cheryl Mullett - Sep 19, 2024 - 11:59 AM

DECISION/DIRECTION NOTE

Title: 231 Main Road – REZ2300017 – Adoption

Date Prepared: September 23, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 42, 2024, to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to allow townhouses.

Discussion – Background and Current Status:

The City has received an application to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to accommodate four (4) townhouses. The subject property is a corner lot, at the corner of Fourth Pond Road, with an area of approximately 951 metres squared. The property is within the Residential District of the Envision St. John's Municipal Plan and is zoned R1. Townhouses are not permitted in the R1 Zone and therefore a rezoning is required to enable the use. A Municipal Plan amendment is not needed.

As per Section 4.9 of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, where the scale or circumstances of a proposed development does not merit a full report, Council may accept a staff report instead. Given that this development is proposing four (4) townhouses on a corner lot on an existing street, staff recommend accepting this staff report in lieu of a LUR.

Staff recommend rezoning 231 Main Road to the R3 Zone as this is an appropriate zone for the site and the proposed development meets the policies of the Municipal Plan. An analysis of the proposed rezoning can be found in the attached amendment.

Public Consultation

At its July 9, 2024, regular meeting, Council voted to consider the amendment and advertise it for public review and comment. The proposed amendment was advertised in *The Telegram* on three occasions, mailed to property owners within 150 metres of the site, and posted on the City's website and Planning Engage Page. Submissions received and an Engage Page report are attached for Council's review.

Next Steps

Should Council decide to adopt the attached amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration.

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; St. John's Affordable Housing Strategy 2019-2028.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with the Development Regulations.
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 adopt Envision St. John's Development Regulations Amendment Number 42, 2024 to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	231 Main Road - REZ2300017 - Adoption.docx
Attachments:	- 231 MAIN ROAD_Location_Map.pdf - DR Amendment No. 42, 2024 - 231 Main Road - MAP (ff).pdf
Final Approval Date:	Sep 24, 2024

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

Ken O'Brien - Sep 23, 2024 - 5:01 PM

Jason Sinyard - Sep 24, 2024 - 9:26 AM



SUBJECT PROPERTY



231

R1

MAIN RD

FOURTH POND RD

CHESLEY DR

244

252

256

260

264A

262

264C

264

223

229

7

13

17

235

8

237

10

239

11

241

9

14

16

20

12

55

RRI

RRI

RUR

R1

R1

R1

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 42, 2024

Residential 1 (R1) Land Use Zone to Residential 3 (R3) Land Use Zone for Townhouse Development

October 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 42, 2024

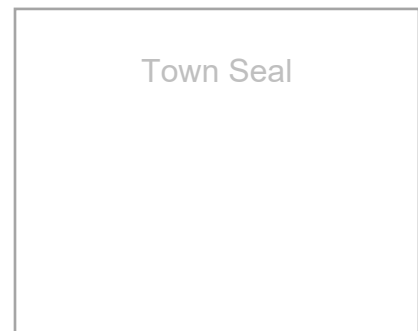
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 42, 2024.

Adopted by the City Council of St. John's on the 1st day of October, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

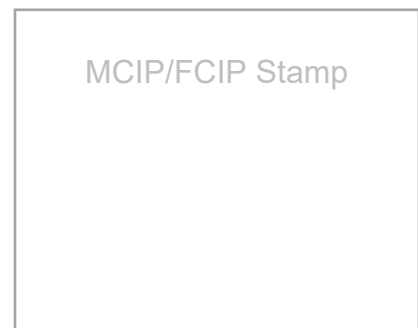


Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 42, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 42, 2024

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow a Townhouse development at 231 Main Road. The proposed development will consist of four (4) Townhouses. The subject property is approximately 951 metres squared and is currently vacant. Townhouses are not a Permitted Use within the existing R1 Zone and therefore rezoning is required. The property is within the Residential District, so a Municipal Plan amendment is not required.

ANALYSIS

Policy 4.1.2 of the Envision St. John's Municipal Plan encourages the City to enable a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures. Policy 4.1.1 of the Municipal Plan encourages the City to support the implementation of the City of St. John's Affordable Housing Strategy 2019-2028. The Municipal Plan also promotes higher density development in and around key corridors to support increased access to housing and transportation options and to reduce service and infrastructure costs.

As per Policy 8.4.1 of the St. John's Municipal Plan, within the Residential Land Use District Council shall establish low, medium, and high-density residential land use zones that consider a variety of residential forms. Policies 8.4.9 and 9.4.11 of the Municipal Plan encourage increased density in residential areas where appropriate and the development of infill, rehabilitation and redevelopment projects that use existing infrastructure. The proposed rezoning meets these Municipal Plan policies. The subject property is serviced by a Metrobus Route that runs along Main Road. The addition of Townhouses on a corner lot in an area that consists primarily of Single Detached Dwellings introduces a new housing form to the area and gently increases density in the neighbourhood. The proposed development also aligns with the City's Affordable Housing Strategy 2019-2028 as it contributes to a diverse and inclusive housing stock.

PUBLIC CONSULTATION

The proposed rezoning was advertised on three occasions in The Telegram newspaper on August 30, September 6, and September 13, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment was available on the Engage St. John's project page. Submissions received can be found in the October 1, 2024, Regular Council Meeting agenda package.

The City received two submissions opposing the project and one comment supporting the project. Concerns were raised about the availability of parking in the area and

potential impacts of introducing a new housing form in an area that consists primarily of Single Detached Dwellings.

While staff acknowledge these concerns, the proposed development does meet the policies in the St. John's Municipal Plan to increase density and allow for a variety of housing types in neighbourhoods.

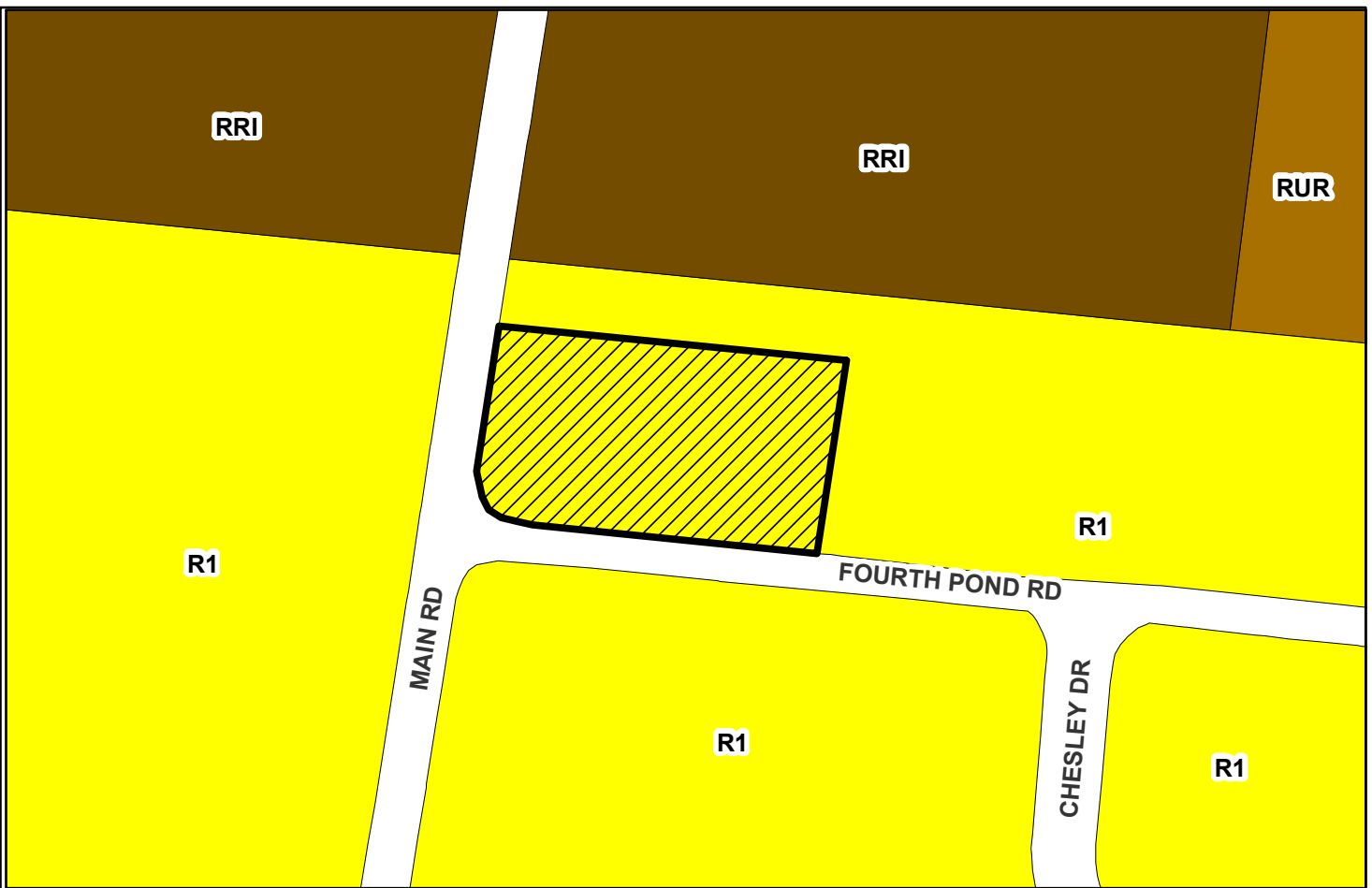
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential 3 (R3) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 42, 2024

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

Rezoning land at 231 Main Road [Parcel ID# 9291] from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone as shown on City of St. John's Zoning Map attached.

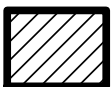


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 42, 2024

[City of St. John's Zoning Map]

2024 09 06 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL 1 (R1) LAND USE ZONE TO
RESIDENTIAL 3 (R3) LAND USE ZONE

**231 MAIN ROAD
Parcel ID 9291**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

From: [REDACTED]
To: [CityClerk](#)
Subject: 231 main rd Goulds
Date: Friday, September 13, 2024 4:12:49 PM

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

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

I am not in favour of this application going forward
Thanks
Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: 231 Main Road
Date: Sunday, September 15, 2024 8:58:29 AM

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

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

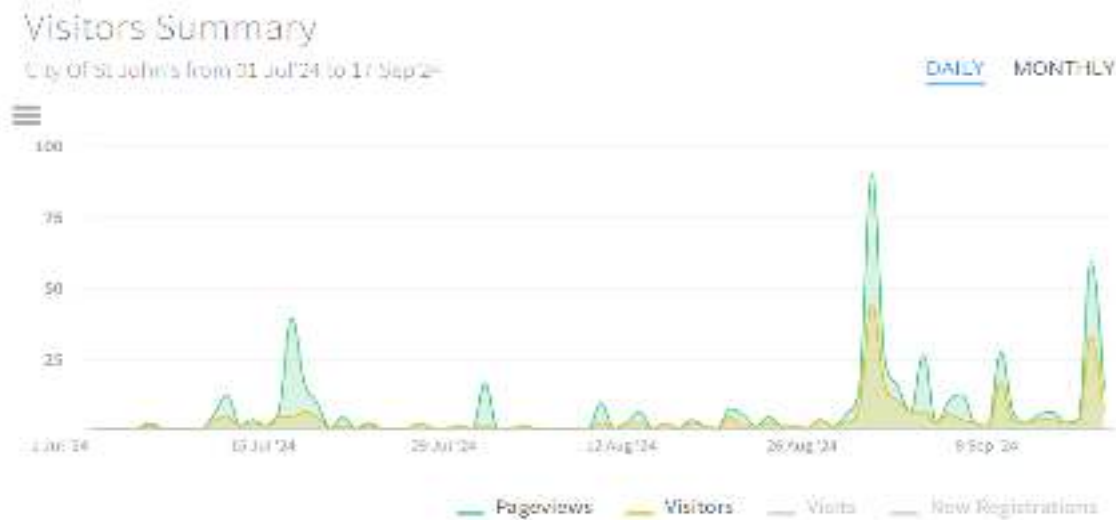
I am voicing my objection to the rezoning of 231 Main Road to allow 4 residential units in the form of townhouses. My concerns are based on the fact that the entire neighborhood is currently single family dwelling and the affect this development will have on property values. Also, parking is limited [REDACTED]. Already there are vehicles regularly parked on [REDACTED] from visitors to homes on Fourth Pond Road.



Sent from my iPhone



Planning St. John's
EngageStJohns.ca Report
231 Main Road



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
263	44	1
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
3	47	193

September 2024

1

Types of visitors:

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

Comments (verbatim)	What is your overall feedback of this application?
I support this proposal.	Support

Public Q&A Question (verbatim)	Public Response
Will this be private rentals or public low income housing	Thank you for your question. This proposal is for a private development. The applicant has not indicated whether these townhouses will be rented or sold.
How big are the units (sq footage) How many bedrooms ? Are they a Bungalow or 2 storey design	Thank you for your question. The number of bedrooms and square footage of each unit is unknown at this

	time. The applicant is proposing a one storey (approx. 3m) building height.
--	-----------------------------------------------------------------------------

DECISION/DIRECTION NOTE

Title: Sustainable and Active Mobility Advisory Committee - Memberships

Date Prepared: September 17, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Sustainable and Active Mobility Advisory Committee

Ward: N/A

Decision/Direction Required:

Seeking Council's approval of the recommended candidates to fill the current vacancies on the Sustainable and Active Mobility Advisory Committee (SAMAC).

Discussion – Background and Current Status:

The Sustainable and Active Mobility Advisory Committee provides information and advice to the Committee of the Whole on matters concerning active and sustainable mobility, including cycling/biking, walking, public transit, and accessibility.

In August 2024, a Call for Member was publicly circulated to fill four vacancies: one parent or guardian who runs, walks, or cycles; two individuals who cycle (beginner or avid); and one person with a disability that impacts mobility.

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:

ST. JOHN'S

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

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: The Sustainable and Active Mobility Advisory Committee is always cognizant of accessibility and inclusion in all aspects of their deliberations.

4. Legal or Policy Implications: N/A

5. Privacy Implications: N/A

6. Engagement and Communications Considerations: N/A

7. Human Resource Implications: N/A

8. Procurement Implications: N/A

9. Information Technology Implications: N/A

10. Other Implications: N/A

Recommendation:

That Council approve the following recommended candidates for the Sustainable and Active Mobility Advisory Committee:

Parent/Guardian who walks, runs, or cycles: Sarah Bassler

Individuals who cycle (beginner or avid): Ginette Currie & Andrew Lockhart

Persons with a disability impacting mobility: Andrea Hann

Prepared by:

Stacey Baird, Legislative Assistant, Office of the City Clerk

Approved by:

Theresa Walsh, City Clerk

Report Approval Details

Document Title:	Sustainable and Active Mobility Advisory Committee - Membership.docx
Attachments:	
Final Approval Date:	Sep 19, 2024

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

Theresa Walsh - Sep 19, 2024 - 12:39 PM

DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road – Approval – MPA2200006

Date Prepared: September 23, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

Following the commissioner's public hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 12, 2024, and Envision St. John's Development Regulations Amendment Number 33, 2024, regarding an Apartment Building at 214 Waterford Bridge Road.

Discussion – Background and Current Status:

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

The applicant proposes to subdivide the subject land from the overall parcel. The new property will have frontage on Columbus Drive and will use the existing access off Columbus Drive. The subdivision application is being processed concurrently with the rezoning application. An access agreement is required to allow the new lot to use the adjacent property's access. Additional information on the proposed development is contained in the attached amendment.

Commissioner's Report

The commissioner, Clifford Johnston, MCIP, notes that the proposed development is in keeping with good municipal planning practices and specific housing policies in the Envision St. John's Municipal Plan. The following recommendations are from the commissioner:

1. *... an appropriate public notification process for the public hearing held on August 14, 2024, f,,, has been carried out by the City ...*
2. *The proposed new Municipal Plan designation of "Residential Land Use District" and "Apartment 2 (A2) Land Use Zone" for t... 214 Waterford Bridge Road, are, in my determination ... appropriate for the site and would be compatible with the current zoning of adjacent and nearby properties.*
3. *It is recommended that the St. John's Municipal Plan Amendment Number 12, 2024 ... be approved by Council.*

ST. JOHN'S

4. *It is recommended that the St. John's Development Regulations Amendment Number 33, 2024 ... be approved by Council.*
5. *It is recommended that the proponent/developer of the proposed apartment building, Jendore Ltd. work with the City's Municipal Arborist/applicable City staff to maintain as much of the existing tree stock as feasible on the development site and to look at measures such as new tree planting if determined by City staff to be appropriate to do so.*

Staff agree with the commissioner's recommendations. Should the amendment proceed, a more detailed landscape plan will be required at the development approval stage and the applicant will have to meet the City's landscape development policy.

Traffic and Parking Relief

The applicant was required to prepare a traffic study as part of the Land Use Report (LUR). The study indicates that a low volume of traffic is forecasted to be generated by the site during the weekday a.m. and p.m. peak hours, and with its dispersion between the two adjacent arterial roads (Columbus Drive and Waterford Bridge Road), impacts to the nearby road intersections are expected to be minor, and we do not anticipate any required road changes. Transportation Engineering staff agree and have raised no concerns about traffic.

The proposed development needs 96 parking spaces, and the applicant has asked to provide only 86 spaces. In Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of spaces than required, Council shall require a Parking Report to examine such things as parking generation rates for the development, available parking in the area (private/public, on-street, parking lots and garages), and effects on traffic and local parking. A parking section in the applicant's land use report meets this requirement.

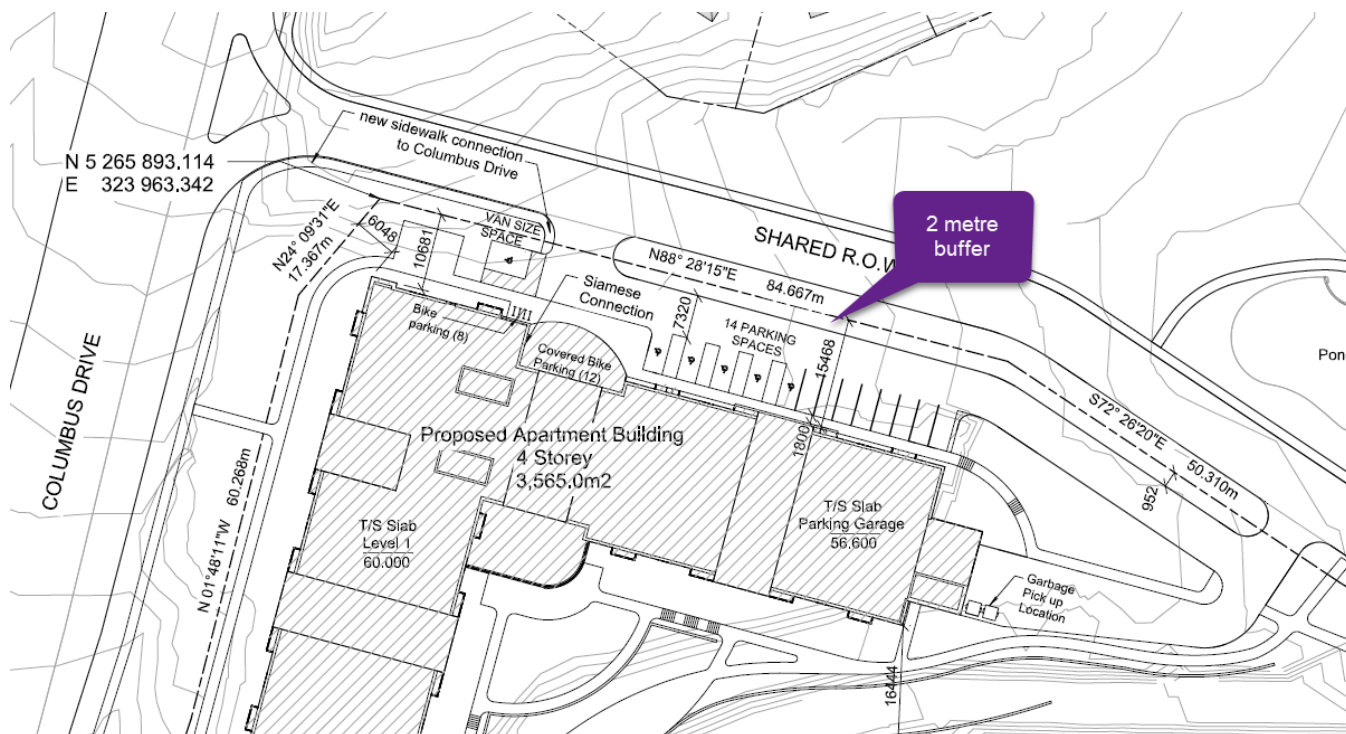
The applicant notes that the development can to utilize public transit effectively, with bus routes about 200 metres from the building. However, 200 metres is the maximum limit that the City considers an area being served by transit, and given the steep grade of the route to the bus stop, Transportation Engineering staff did not agree that this was enough rationale for parking relief. The applicants have supplemented this transit option by confirming in the LUR that an existing on-demand shuttle services offered to the adjacent Residence at Littledale building will be shared with 214 Waterford Bridge Road. While the details of the shuttle service are pending, the existing service is free to building residents and operates several times a week or as requested by residents.

With respect to parking, the lot is a private lot, so the City does not have any record of complaints. There is no parking allowed on Columbus Drive or Waterford Bridge Road nearby. The City does not anticipate parking spillover to be a concern for neighbours. Given this, as well as the applicant's commitment to a shuttle service, staff recommend that Council approve parking relief of 10 parking spaces.

Buffer

Section 8.8 of the Development Regulations requires that parking lots outside the Downtown Parking Area have a 3-metre buffer from any lot line. The new proposed lot will have a side

yard adjacent to the access driveway for the Residence at Littledale building. The intent of Section 8.8. is to ensure a buffer between parking lots and adjacent properties. In this case, the adjacent parcel also has a buffer and parking lot, so City staff recommend that Council accept the applicant's request to reduce the buffer from 3 metres to 2 metres.



Land Use Report

The land use report is attached for Council's review. Staff recommend that Council approve the LUR. The report will form part of the applicant's development approval. Should the proposal change during development approval, details will be brought back to Council for review.

Key Considerations/Implications:

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

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be evaluated at the development and building permit stages.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations (redesignation and rezoning) are required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with the Development Regulations.
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:

- 1) approve the attached resolutions for St. John's Municipal Plan Amendment Number 12, 2024 and St. John's Development Regulations Amendment Number 33, 2024, as adopted, regarding an Apartment Building at 214 Waterford Bridge Road.
- 2) approve parking relief of 10 parking spaces.
- 3) accept a 2-metre parking lot buffer from the side lot line, as per Section 8.8(1)(b) of the Development Regulations.
- 4) adopt the attached Land Use Report (LUR) for 214 Waterford Bridge Road, dated September 2024.

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

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

Report Approval Details

Document Title:	214 Waterford Bridge Road - Approval - MPA2200006.docx
Attachments:	<ul style="list-style-type: none">- 214 Waterford Bridge Road - Aerial.pdf- 214 Waterford Bridge Road - Commissioner's Report.pdf- MP Amend No. 12 and DR No. 33, 2024 - 214 Waterford Bridge Road - MAP (amc).pdf- FINAL - Cahill Building LUAR_Sept 12 2024 - For Online - reduced.pdf
Final Approval Date:	Sep 25, 2024

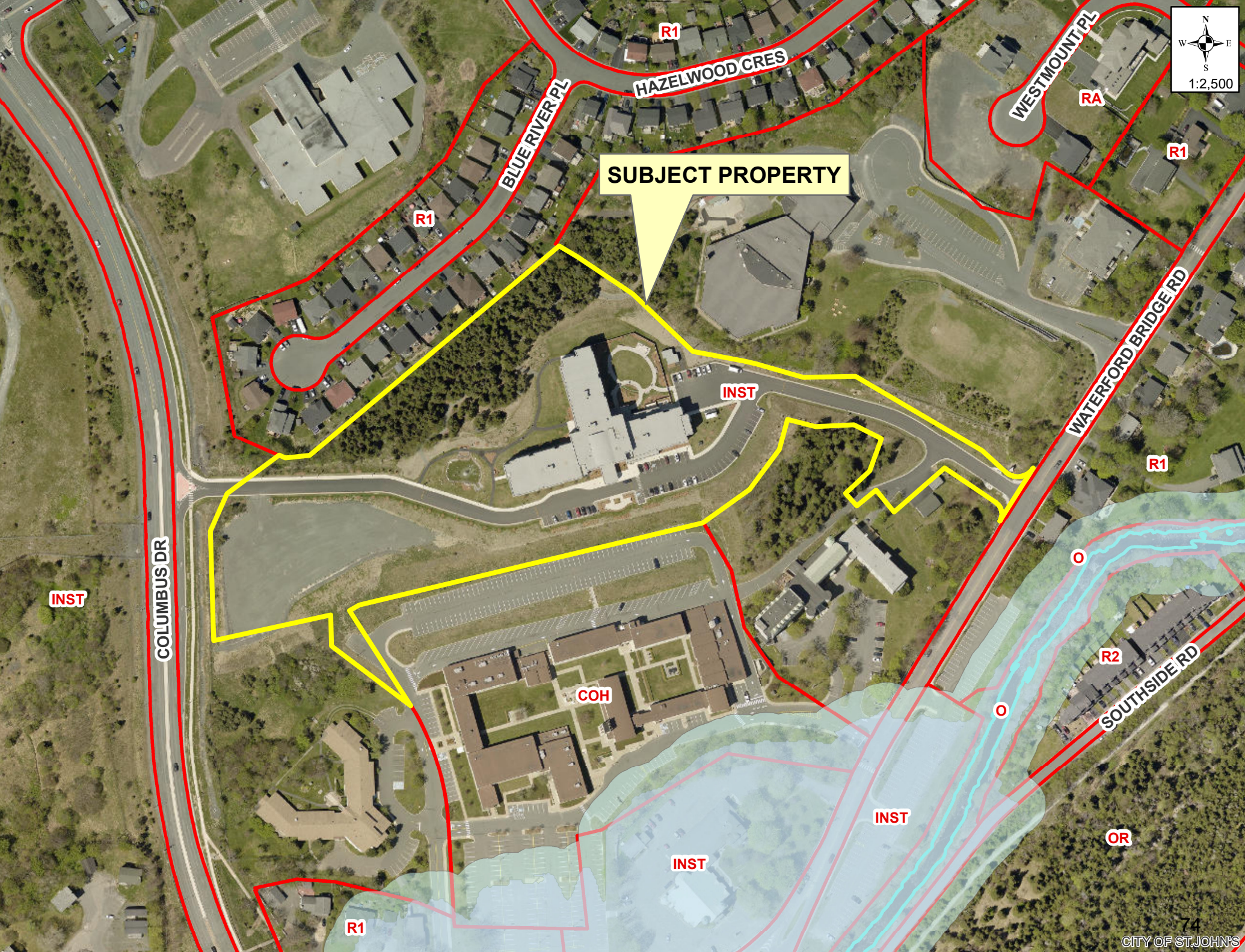
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Sep 25, 2024 - 2:59 PM

Jason Sinyard - Sep 25, 2024 - 3:20 PM



SUBJECT PROPERTY



COMMISSIONER'S REPORT REGARDING:

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 12, 2024 &
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO 33, 2024**

**AMENDMENTS PERTAINING TO PROPERTY LOCATED AT
CIVIC NUMBER 214 WATERFORD BRIDGE ROAD, ST. JOHN'S**

**CLIFFORD JOHNSTON
COMMISSIONER
SEPTEMBER 9, 2024**

INTRODUCTION

I, Clifford Johnston, was appointed by the St. John's Municipal Council as an independent Commissioner to chair a public hearing and prepare a report with recommendations for Council with respect to proposed map amendments to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations which were adopted by Council on July 9, 2024. The intent of these proposed amendments is as follows:

Municipal Plan Amendment Number 12, 2024

Redesignate land located at Civic No. 214 Waterford Bridge Road, St. John's, from the Institutional Land Use District to the Residential Land Use District.

There are no text amendments proposed to the Municipal Plan as part of this amendment package.

A copy of the proposed Municipal Plan Amendment Number 12, 2024 is attached to this Commissioner's Report as Appendix A.

Development Regulations Amendment Number 33, 2024

Rezone land located at Civic No. 214 Waterford Bridge Road, St. John's, from the Institutional (INST) Land Use Zone to the Apartment 2 (A2) Land Use Zone.

There are no text amendments proposed to the Development Regulations as part of this amendment package.

A copy of the proposed Development Regulations Amendment Number 33, 2024 is attached to this Commissioner's Report as Appendix B.

These proposed map amendment to the St. John's Municipal Plan and the St. John's Development Regulations are in response to a formal application submitted to the City by Jendore Ltd. to rezone property at Civic No. 214 Waterford Bridge Road, to accommodate the construction of a four (4) storey apartment building with a total of eighty-five (85) dwelling units. A Municipal Plan amendment and a rezoning are required to allow the development of the proposed apartment building as the current Institutional District designation and the current Institutional (INST) zoning of the property do not allow private apartment buildings.

Jendore Ltd. proposes to subdivide the subject land from the overall parcel. In the initial application, the new apartment building and lot would use the existing access from Columbus Drive. If the parcels are at some point to be subdivided, an access agreement would be required as the City would not permit a parcel of land to be landlocked with no access to the street. The subject property is outlined in the aipphoto attached to this Commissioner's report as Appendix C.

PROCESS

My appointment as an independent Commissioner by the St. John's Municipal Council was made under the authority of Section 19 of the Urban and Rural Planning Act, 2000 with the accompanying duties established in Sections 21(2) and 22(1) of the Act. These sections of the Act provide that the appointed Commissioner is to hear objections and representations orally or in writing and subsequently to submit a written report with recommendations on the proposed planning amendments to Council for its consideration and decision on the amendments.

The City of St. John's determined that the public hearing would take place at St. John's City Hall on the evening of August 14, 2024. The public hearing was scheduled and organized as a hybrid hearing-interested persons had the option to either attend the hearing in person or to attend virtually on-line.

Printed notice of Council's decision of July 9, 2024, to adopt the subject planning amendments and the scheduling of the August 14, 2024 public hearing to provide an opportunity for public comment on the amendments, was placed on the City's website and printed on four occasions in The Telegram Newspaper- July 13th, 20th, 27th and August 3rd, 2024. In addition, notices of the public hearing were mailed by the City to property owners listed on the City's Assessment Role as being located with a minimum radius of 150 metres from the boundaries of the subject property. City staff have provided the Commissioner with copies of the applicable public notices.

THE PUBLIC HEARING-AUGUST 14, 2024

The public hearing was held on the evening of August 14, 2024, at St. John's City Hall. The hearing commenced at 7pm and concluded at approximately 7:30 pm.

In attendance at the hearing was the appointed Commissioner, along with City staff members- Ken O'Brien, MCIP, the City's Chief Municipal Planner, Anne-Marie Cashin, MCIP, Planner III and Faith Ford, MCIP, Planner III.

Two representatives from Jendore Ltd. were in attendance to speak to the proposed apartment building development: David Cahill, Senior Vice President Operations with The Cahill Group and Jeremy Bryant, Architect with LAT 49 Architecture Inc.

Approximately half a dozen members of the public attended in person and three (3) persons had registered to participate virtually.

There was no recording made of the public hearing and the Commissioner's written notes serve as the record of the hearing.

In my role as the appointed Commissioner, I made introductions at the beginning of the hearing and explained the purpose and format of the hearing. I advised those in attendance that in writing my report for Council on the proposed planning amendments, that in accordance with current City privacy protection measures, that my report would not reference the names and addresses and contact information of those private individuals who chose to make either a written and/or a verbal submission. I further advised that any written public submissions received by the City Clerk's Office on the amendments would be attached in my report to Council along with names, addresses and contact information redacted.

I advised those in attendance at the public hearing that as the appointed Commissioner and in accordance with the provisions of the Urban and Rural Planning Act, 2000, that my report would contain recommendations only with respect to the potential approval of the proposed planning amendments. The St. John's Municipal Council has the authority to accept, reject or accept in part my recommendations as the appointed Commissioner.

As the Commissioner, I advised those in attendance that I would agree to accept written public submissions on the amendments provided these were submitted to the City Clerk's Office by the end of the business day on August 16, 2024. Two (2) written public submissions were received by the City Clerk's Office after the hearing.

At the request of the Commissioner, and for the benefit of those attending the public hearing, Ms. Cashin, through a power point presentation, outlined the background and purpose of the proposed planning amendments and gave an overview of the proposed apartment development. As part of her presentation, Ms. Cashin provided a chronology of the City's processing of Jendore's rezoning application for the site and the next steps in the processing of this application.

After Ms. Cashin's presentation, the two representatives for Jendore Ltd., Mr. Cahill and Mr. Bryant, gave a brief overview of the proposed apartment development.

An opportunity was provided by the Commissioner from those members of the public in attendance to ask questions of both Ms. Cashin and the representatives for Jendore Ltd.

PUBLIC REPRESENTATIONS/SUBMISSIONS ON THE PROPOSED PLANNING AMENDMENTS/ APARTMENT BUILDING DEVELOPMENT

The following is a synopsis of the written and verbal public representations which have been made on the proposed planning amendments/proposed apartment building development. Please note that the synopsis deals with all representations:(a) those received by the City Clerk's Office in regards to the City's initial public notification of the proposed rezoning of the property which process took place in February, 2024 before Council made its subsequent decision of July 9, 2024 to adopt the planning amendments; (b) those written representations received by the City Clerk's Office in response to the advertising of the August 14, 2024 Commissioner's public hearing and received prior to this public hearing ; (c) verbal representations received by the Commissioner at the August 14, 2024 public hearing; and (d) the two (2) written representations received by the City Clerk's Office subsequent to the August 14, 2024 public hearing.

A copy of all written representations received by the City Clerk's Office on the proposed planning amendments/proposed apartment building is attached to this report as Appendix D.

-A total of fourteen (14) written public representations were received by the City Clerk's Office. ***Please note that some individuals may have submitted more than one written representation.*

-Five (5) of the written representations were in support of the proposed planning amendments/development of the proposed apartment building.

--Letters of support noted the need to provide/construct additional housing in the city - and that the subject property is an appropriate site for a higher density development.

-Written and verbal representations in opposition to the proposed planning amendments/proposed apartment building expressed a series of concerns. Among these were the possibility of increased traffic in the area, particularly along Waterford Bridge Road; the possible deterioration of pedestrian movement in the area; the inability of Waterford Bridge Road to handle additional traffic.

-Other public concerns relate to the possible negative impacts on the scenic integrity of the Waterford Bridge Road/Littledale area; possible loss of tree cover with the construction of the apartment building; potential negative impacts on the views of existing homes in the area; potential for devaluation of property values of existing homes in the area; concerns about dust and noise during the construction of the apartment building; potential for noise from the HVAC system of the apartment building.

-One individual at the August 14, 2024, public hearing verbally noted that the applicant for the proposed apartment building has requested parking relief from the City of ten (10) parking spaces for the apartment building. He noted that there is an ongoing trend for parking relief in the city for developments and wondered if this was a trend the City of St. John's need be concerned about.

ANALYSIS OF THE PROPOSED PLANNING AMENDMENTS AND THE PUBLIC REPRESENTATIONS

In preparation for my role as the St. John's Municipal Council's appointed Commissioner to consider the proposed map amendments in question to the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations for the subject property, I have received and reviewed the applicable written background materials provided to me by City staff along with a copy of all written and verbal public representations on the proposed amendments received prior to, at, and subsequent to the August 14, 2024 public hearing. The written materials from the City included the Land Use Report that Jendore Ltd. was required by the City to prepare on the proposed apartment building development at its expense under terms of reference issued by the City. The completed Land Use Report was submitted by Jendore Ltd. to the City in May of 2024. I have also received and reviewed the applicable City staff reports on the proposed planning amendments. I have also visited and walked the subject property.

In reviewing the objectives and policies of the Envision St. John's Municipal Plan, I do note that the proposed re-designation of the subject property to the Residential Land Use District and the Apartment 2 (A2) Land Use Zone to allow the proposed apartment building is in keeping with both good municipal planning practices and certain specific housing policies of the Municipal Plan. Specifically:

1. Section 2.2 of the Municipal Plan ("Growth and Development Strategy") notes that one of the keys for balanced growth in the city will be ...
"Identification of undeveloped areas that are able to accommodate future well-planned growth, an emphasis on encouraging intensification, and a greater mix of uses through investment in infrastructure that supports higher density development along major corridors and centres where there are opportunities for development."

The proposed residential apartment development would utilize an existing large, currently vacant property with municipal water and sewer services in the urban core of the city which can be accessed via Columbus Drive which is a major arterial road in the city.

2. Section 4.1 of the Municipal Plan ("Housing-Strategic Objectives) advises that among the City's strategic objectives for housing will be to encourage a range of housing options that contribute to community health, sustainable growth and economic activity. As another strategic objective, this section of the Municipal Plan indicates that the City of St. John's will promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

As noted above, the proposed location of the apartment building is proposed to be located close to Columbus Drive-a key piece of road transportation infrastructure in the city.

3. Policy 4.1.4 of the Municipal Plan recommends partnering with developers, other levels of government and non-governmental agencies to achieve construction of affordable, “age-friendly” Housing.

The proponent of the new apartment building, Jendore Ltd. has advised in their application that their target tenant for the apartment building is “55-plus” or retirement lifestyle, looking to downsize from a single-family home.

4. Section 4.1 of the Municipal Plan further indicates that the City will enable a range of housing to increase 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.

5. Policy 8.4.8 of the Municipal Plan supports a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socio-economic group

Jendore Ltd. is proposing the construction of the four (4) storey, eight-five (85) unit apartment building, including one level underground parking for the current vacant/undeveloped lot at Civic Number 214 Waterford Bridge Road. The property which is the subject of the proposed planning amendments is approximately 11, 355 square metres in size. The new building will be located between the existing “Residence at Littledale” retirement facility, which is a multi-storey residential building and Columbus Drive, just south of Blue River Place. Blue River Place is a cul-de-sac featuring single-detached homes.

Jendore Ltd. advises in through their Land Use Report, that the target tenant for the new building is 55-plus or retirement lifestyle, looking to downsize from a single-family home.

The proponent’s Land Use Report notes that the primary roof of the building sits 14.8 metres above ground level with an additional 1.2 metres to the top of the parapet. The building is intended to fit within the Tower Corporate Campus and in conjunction with “The Residence at Littledale”.

Vehicular access to the proposed development is proposed to be provided through two driveways located off the existing two-lane private roadway which stretches between Columbus Drive and Waterford Bridge Road and services the existing “The Residence at Littledale” retirement home, Sisters of Mercy building and the Tower Corporate Campus. The driveways will be located approximately 55 metres and 145 metres east of Columbus Drive.

The development will be serviced by municipal water, sanitary sewer and storm sewer services.

The applicants have included trails along the property to Columbus Drive in their design plans.

The subject property is surrounded by residential land uses to the north and the south of the site, Columbus Drive to the west and institutional and office land uses to the east.

I note that some of the public representations with regards to the proposed planning amendments/apartment development, pertain to potential for increase vehicular traffic in the area and questionable ability of Waterford Bridge Road to handle the extra traffic. I note that the City's development engineering and transportation engineering staff have reviewed the proposed apartment building development and are of the opinion that it can be constructed as proposed for its design by Jendore Ltd. City staff have not expressed concerns respecting the additional vehicular traffic that will be generated by the development. I understand the new development should not have any traffic impacts on the existing homes on Blue River Place since the two areas are not linked for vehicular access.

I note some of the public concern deals with the new apartment building deals with the potential impacts of the new apartment building on private views from existing homes in the area and the loss of tree cover between Blue River Place and the subject property during the construction phase. I note that the Land Use Report prepared by Jendore Ltd. does not anticipate shadowing effects from the new apartment building on the existing buildings or residents in the area. A City staff report to Council notes that as the application site is located at a lower elevation than Blue River Place, this factor should help minimize the impact of the apartment building on the existing residential neighbourhood. I am inclined to agree with this assessment from my walking tour of the site.

The loss of existing tree cover/buffer between the existing homes on Blue River Place and the application property is a concern of some existing area residents and I understand and appreciate this concern. I would suggest that representatives from Jendore Ltd. work with the City's Municipal Arborist/applicable City staff to investigate measures to limit the loss of tree cover and/or the planting of new trees as part of the construction of the apartment building.

I note that the subject property is currently designated as Institutional Land Use District under the Municipal Plan and currently zoned as Institutional (INST) under the Development Regulations. These current planning designations imply to me that the City already sees the property as being appropriate for development other than low-density residential development. The Institutional (INST) Zone itself can allow a range of higher density density types of lands uses such as a long-term care facility, a residential care facility and institutional uses. The INST Zone allows a maximum building height of 23 metres which is less than the height of the proposed apartment building.

COMMISSIONER'S CONCLUSIONS REGARDING THE PROPOSED PLANNING AMENDMENTS

In my opinion as the appointed Commissioner, the proposed planning amendments to redesignate the subject property to the Residential Land Use District and the Apartment 2 (A2) Land Use Zone to allow the construction of the proposed apartment building, are appropriate planning designations for the property and would be in keeping with a number of specific planning objectives and planning policies which are endorsed in the Envision St. John's Municipal Plan. The proposed planning designations appear to me, to be compatible with the current Municipal Plan and zoning designations and present land use of adjacent and nearby properties. Further, it is my view as the appointed Commissioner, that the subject property is an appropriate location for a new residential apartment building development such as the project that Jendore Ltd. is proposing to construct.

The proposed apartment building project itself would offer the option of a form of multi-unit residential housing for interested individuals which would make good use of an existing property in the urban core of the city with access to the existing municipal road structure, municipal water and sewer services, Metrobus service and pedestrian access, access to commercial services and to several walking trails and nearby Bowring Park. The proposed apartment building location and design, in my view, has the potential to be well-integrated within the area of the city that abuts it.

COMMISSIONER'S DETERMINATIONS AND RECOMMENDATIONS

1. It is my determination as the appointed Commissioner, that an appropriate public notification process for the public hearing held on August 14, 2024, for this package of proposed planning amendments, has been carried out by the City of St. John's and that the City's public notification process satisfies the applicable requirements of the Urban and Rural Planning Act, 2000 and the Provincial Department of Municipal and Provincial Affairs.
2. The proposed new Municipal Plan designation of "Residential Land Use District" and "Apartment 2 (A2) Land Use Zone" for the subject property at Civic No. 214 Waterford Bridge Road, are, in my determination as the appointed Commissioner, appropriate for the site and would be compatible with the current zoning of adjacent and nearby properties.
3. It is recommended that the St. John's Municipal Plan Amendment Number 12, 2024 in its present form as adopted by the St. John's Municipal Council on July 9, 2024, now be approved by Council.
4. It is recommended that the St. John's Development Regulations Amendment Number 33, 2024 in its present form as adopted by the St. John's Municipal Council on July 9, 2024, now be approved by Council.
5. It is recommended that the proponent/developer of the proposed apartment building, Jendore Ltd. work with the City's Municipal Arborist /applicable City staff to maintain as of much of the existing tree stock as feasible on the development site and to look at measures such as new tree planting if determined by City staff to be appropriate to do so.

Respectfully submitted,



Clifford Johnston,
Commissioner

Attachments

APPENDIX A: COPY OF ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 12, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 12, 2024

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

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

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

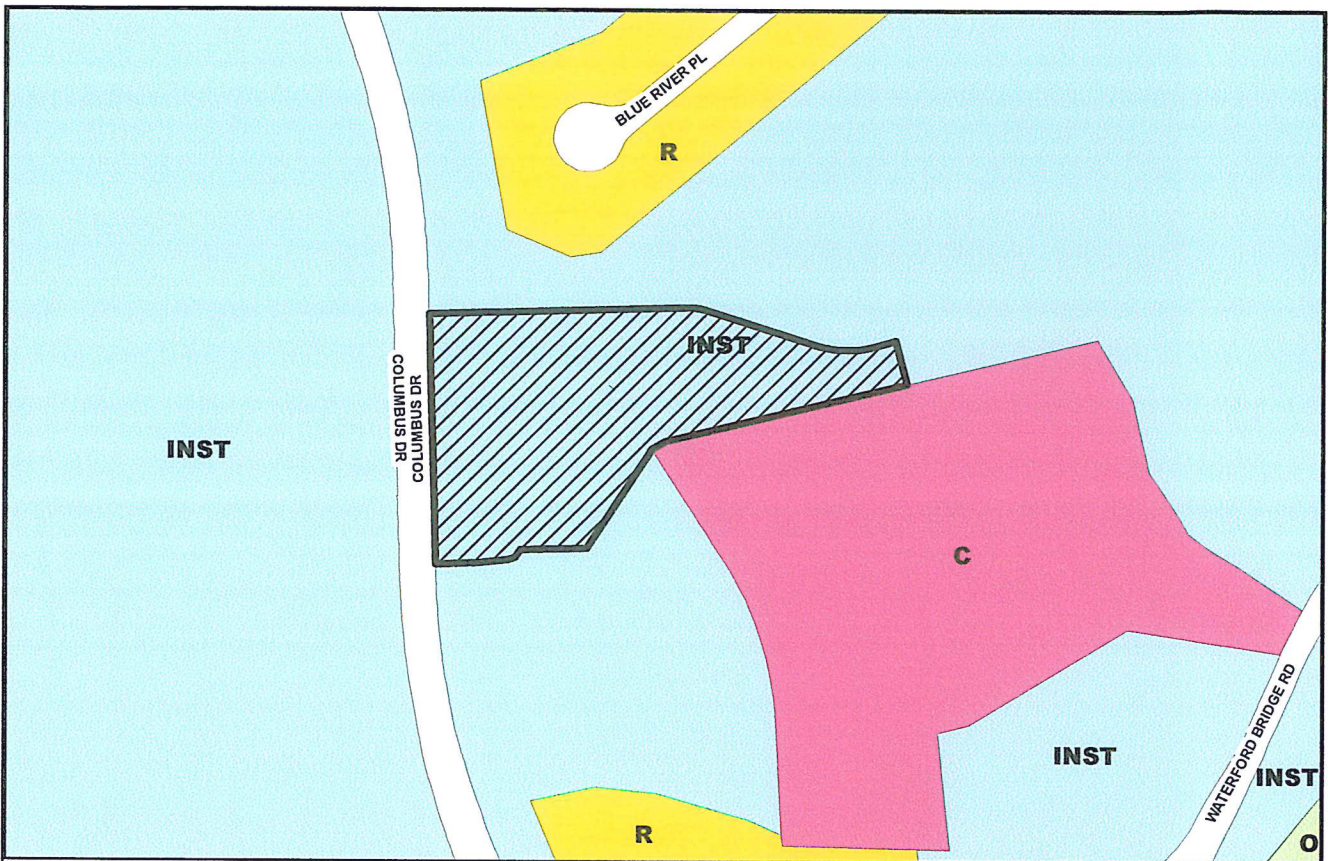
Town Seal

Canadian Institute of Planners Certification

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

MCIP/FCIP: _____

MCIP/FCIP Stamp



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

Future Land Use Map P-1

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

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



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

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

142

APPENDIX B: COPY OF ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 33, 2024

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

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

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

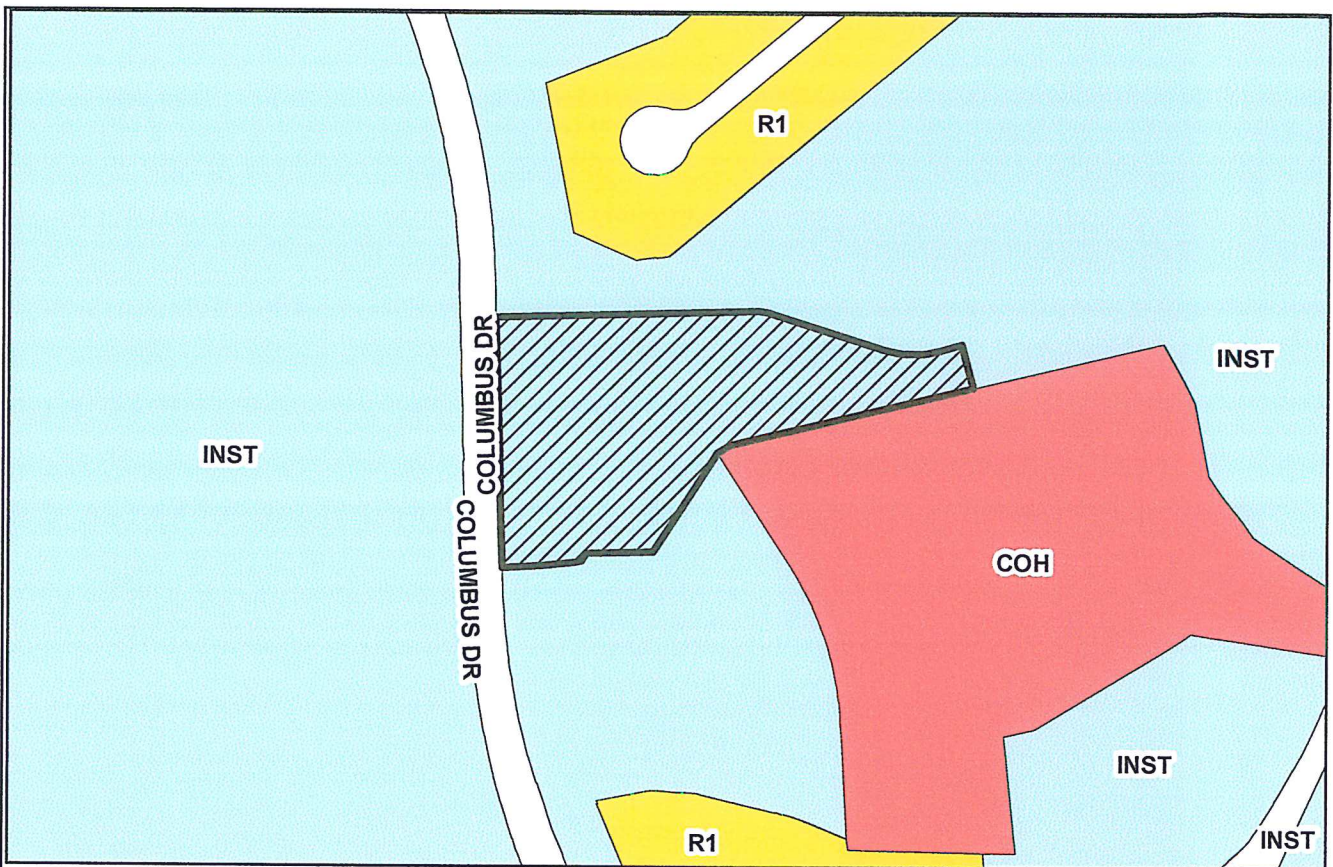
Town Seal

Canadian Institute of Planners Certification

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

MCIP/FCIP: _____

MCIP/FCIP Stamp



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 33, 2024**

[City of St. John's Zoning Map]

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

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



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

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

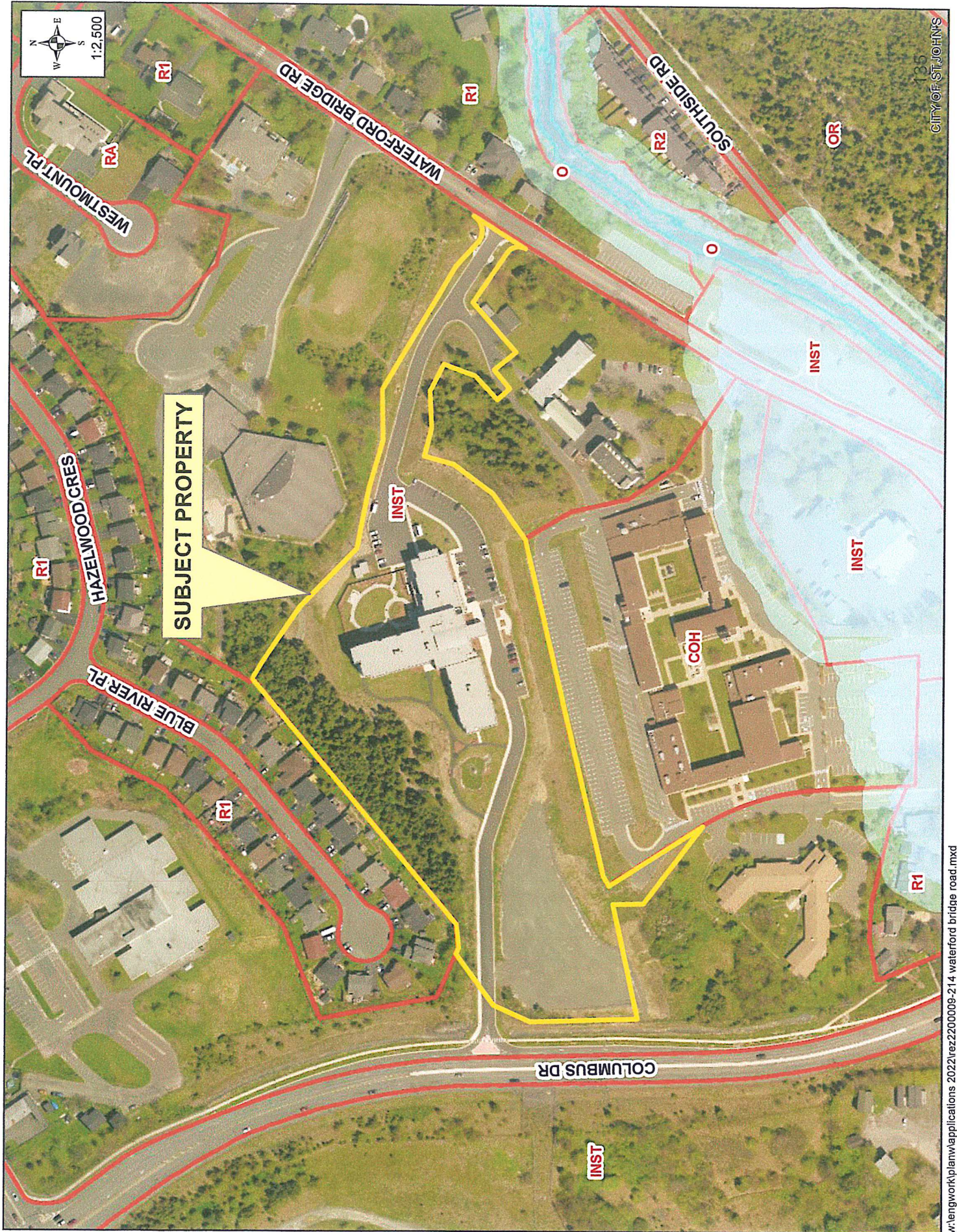
Date _____

Signature _____

Provincial Registration

148

**APPENDIX C: COPY OF AIRPHOTO SHOWING THE PROPERTY
AT CIVIC NO. 214 WATERFORD BRIDGE ROAD WHICH
IS THE SUBJECT OF THE PROPOSED PLANNING AMENDMENTS/
PROPOSED NEW APARTMENT BUILDING PROJECT**



**APPENDIX D: COPIES OF ALL WRITTEN PUBLIC SUBMISSIONS RECEIVED BY
THE CITY CLERK'S OFFICE WITH RESPECT TO THE PROPOSED PLANNING
AMENDMENTS/PROPOSED APARTMENT BUILDING AT
CIVIC NO. 214 WATERFORD BRIDGE ROAD**

Karen Chafe

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

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

[REDACTED]

Good day,

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

[REDACTED]

Karen Chafe

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

Hi Karen,

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

Thank you,
Ann-Marie

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

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

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

Hello:

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

I appreciate your response.
Best,

[REDACTED]

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

Karen Chafe

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

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

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

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

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



Karen Chafe

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

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

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



To the Office of the City Clerk,

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

Sincerely,

Karen Chafe

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

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

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

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

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

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

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

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

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

[REDACTED]
[REDACTED]

Karen Chafe

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

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

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

Good afternoon.

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

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

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

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

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

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

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

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

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

Best regards,

[REDACTED]

[REDACTED]

Karen Chafe

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

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

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Hello,

To whom it may concern, please see questions below:

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

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

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

Good afternoon [REDACTED]

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

Thank you,
Ann-Maire

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

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 10:12 AM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>
Subject: RE: 214 Waterford Bridge Road

Good Day:

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

Regards,

Karen Chafe

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

Good afternoon [REDACTED]

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

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

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

Thank you,
Ann-Marie

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, March 5, 2024 9:40 AM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>; Justin Tucker <jtucker@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Church <lchurch@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>
Subject: RE: Comments Relating to 214 Waterford Bridge Road by Jendore Limited

Good Day:

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

Regards,

Karen Chafe

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 3:22 PM
To: CityClerk
Subject: 214 Waterford Bridge Rd

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

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I support the proposed 4 apartment building at 214 Waterford Bridge Rd. This city needs more apartments.



Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 3:30 PM
To: CityClerk
Subject: Regarding the rezoning of 214 Waterford Bridge

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

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

Hello,

I'm a city resident [REDACTED] and am struggling with the current housing market to find a place to live within close distance to offer my support.

The west end currently is alack of medium to high density options, making rents in the lower density units much higher [REDACTED] It would be greatly appreciated if you took my comment into consideration for this proposal, as i believe the development is a good start to improving the current situation in the city.

Have a good day,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2024 2:56 PM
To: CityClerk
Subject: Application - 214 Waterford Bridge Road, July 2024

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

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

Hello,

I am expressing my support for this rezoning and proposed development. [REDACTED] the area would benefit from a development like this.

Best,

Karen Chafe

From: [REDACTED]
Sent: Monday, July 15, 2024 11:46 PM
To: CityClerk
Subject: 214 Waterford Bridge Road

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

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

Hello,

I hope this message finds you well. I'm writing to express my strong opposition to the proposed apartment building on 214 Waterford Bridge Road. This historic area holds significant cultural value, and increasing traffic here would compromise its charm and safety for residents.

Rather than altering this unique neighborhood, I believe there are more suitable locations for apartment buildings, such as the east end of town. Additionally, the proposed building's height is excessive for our area and would disrupt the existing visual harmony including the green space.

Please reconsider this proposal and explore alternative locations that align better with the city's development goals while preserving the historical integrity of Waterford Bridge Road.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

Sent from my iPhone

From: [Ann-Marie Cashin](#)
To: [CityClerk](#)
Subject: FW: Public Hearing - 214 Waterford Bridge Road
Date: Friday, August 16, 2024 11:43:28 AM

Good morning,

Could you redact this email and include it with the submissions received for the 214 Waterford Bridge Road public hearing please? During the meeting we advised that we could accept submissions until Friday, so there may be a couple more come in today.

Thank you,
Ann-Marie

From: Ann-Marie Cashin
Sent: Friday, August 16, 2024 11:39 AM

[REDACTED]
Subject: RE: Public Hearing - 214 Waterford Bridge Road

[REDACTED]

Thank you for your comments. These will be passed along to the Commissioner preparing a report on the proposed amendments, and to Council prior to making a decision. If you have any further questions or comments, please let me know.

Thank you,
Ann-Marie

Sent: Friday, August 16, 2024 11:03 AM
To: Ann-Marie Cashin <acashin@stjohns.ca>

[REDACTED]
Subject: Re: Public Hearing - 214 Waterford Bridge Road

[REDACTED]

Hi Ann-Marie

I have a couple of comments on the process. I read the article this morning in the Telegram and was not surprised to see that only 2 people attended. Holding a hearing on a large development like this in the middle of the summer seriously curtailed involvement as many residents are away.

I don't know how many tried to join on Zoom, and I appreciate your offer to have a call, but as [REDACTED] commented that due to the misinformation on the Zoom call time the hearing should be rescheduled. I would also like to suggest that St. John's invest in a professional sound system, e.g. an OWL system that will provide clear sound as it was very difficult to hear anything.

My major concern is the exacerbation of the already worsening problem of excess traffic on Waterford Bridge Road. This summer's disruption due to the work on Pitt's Memorial drive was a serious hazard and made life untenable for residents. The city assured us that a traffic study would be undertaken before any further development on the road would be permitted. I sincerely hope that this will be accomplished before approval of this project to proceed.

Regards

[REDACTED]

[REDACTED]

Good morning,

I am reaching out to you regarding the Zoom registration for the 214 Waterford Bridge RoadT Public Hearing. The meeting was set and advertised for 7pm, however the zoom meeting invite said the meeting started 7:30pm. I apologize for the mix up. The hearing was short a was concluding around 7:30pm.

If you have any questions or concerns about the development, I can give you a call to discuss if you like. We have also extended the written submission deadline to this Friday, August 16 if you would like to make a submission. Again, I apologize for the mix up and inconvenience.

Thank you,
Ann-Marie

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

Hi Ann-Marie,

I was wondering what was going on with the meeting as I was sitting in the waiting room for the zoom meeting for awhile before giving up.

Hopefully, this isn't too late. My main reason for wanting to attend the meeting was to express my support for the project. There is a severe shortage of apartments in this city and I think that this proposed complex would really contribute to addressing the shortage of apartments. I've read some of the comments on the project page for this development, and while I realize that the neighbours have some legitimate concerns about privacy with the apartment overlooking their yards and potential noise, I'm not sure that it's an argument for rejecting this project. I'll note that I'm living in a three story townhouse in the [REDACTED] area and I can easily see into several of my neighbours yards from the 2nd and 3rd floors of my house. This is a common occurrence in the urban environment. I used to live in the [REDACTED] apartments, which I believe were built in [REDACTED], well after the neighbouring houses and so I would suggest there's a precedent for building large apartment buildings adjacent to single family homes. Similar to my townhouse, the backyards of several homes were visible from the apartments at [REDACTED], so it would seem the city has found this to be an acceptable outcome in the past. I also saw some concerns about the potential noise from the HVAC system of the apartment, and again, this is a common noise in an urban environment. Many people in the city are installing a/c units or heat pumps, and so I'd suggest this is a common element in the city.

Thanks,

[REDACTED]

City of St. John's Municipal Plan, 2021

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

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

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 12, 2024

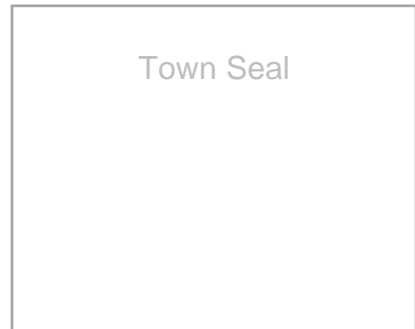
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 12, 2024.

Adopted by the City Council of St. John's on the 9th day of July, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

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

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 12, 2024

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

1. Adopted the St. John's Municipal Plan Amendment Number 12, 2024 on the 9th day of July, 2024;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 12, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of July, 2024, on the 20th day of July, 2024, the 27th day of July, 2024, and on the 3rd day of August, 2024; and
3. Set the 14th day of August, 2024 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 12, 2024 on the 1st day of October, 2024 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

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

MCIP/FCIP: _____

MCIP/FCIP Stamp

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 12, 2024

BACKGROUND AND ANALYSIS

Background

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

Land Use Report

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



Analysis

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

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

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

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

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

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

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

PUBLIC CONSULTATION

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

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

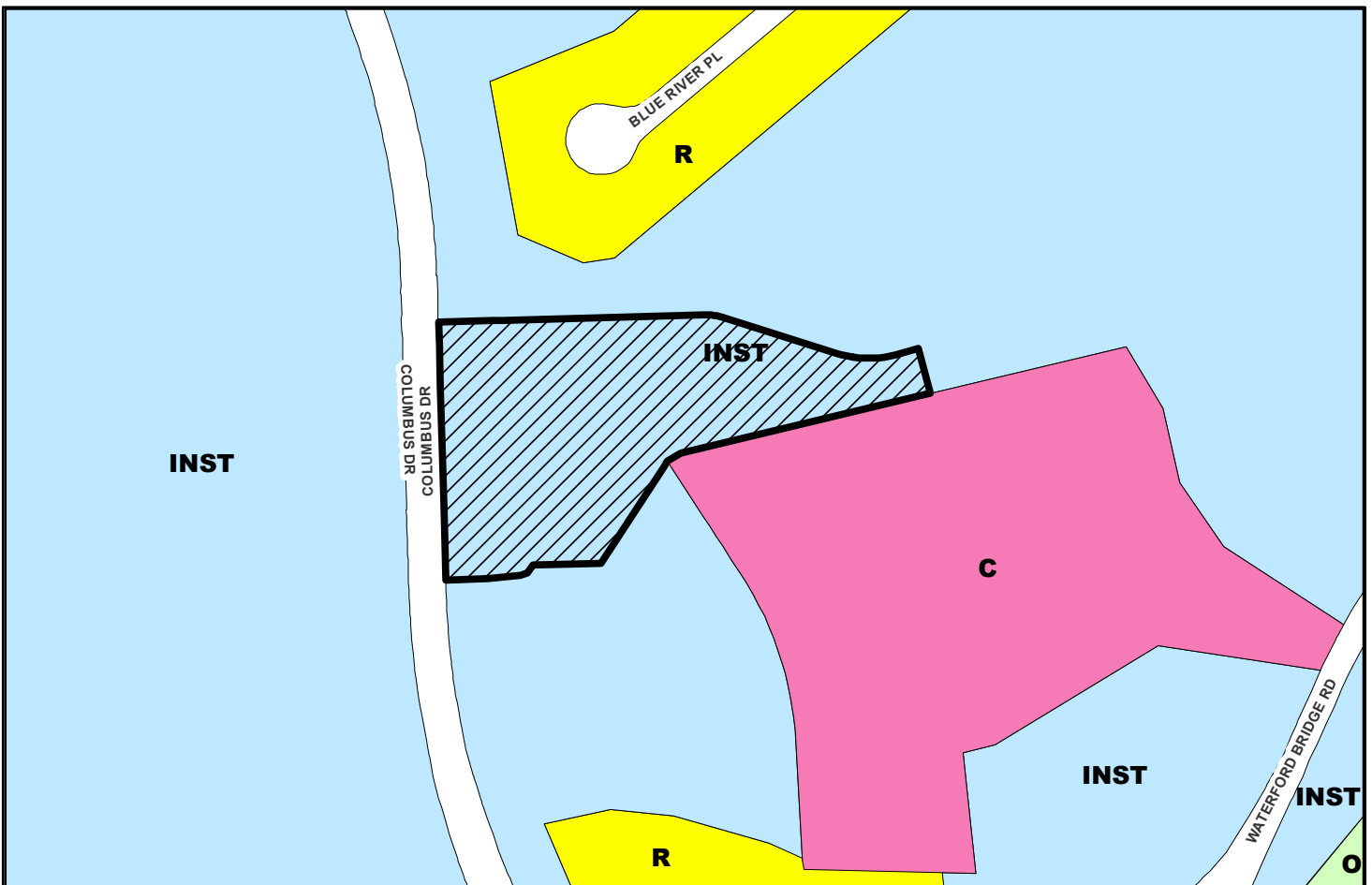
ST. JOHN'S URBAN REGION REGIONAL PLAN

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

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

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

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

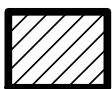


CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 12, 2024

Future Land Use Map P-1

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

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



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

**214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

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

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

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 33, 2024

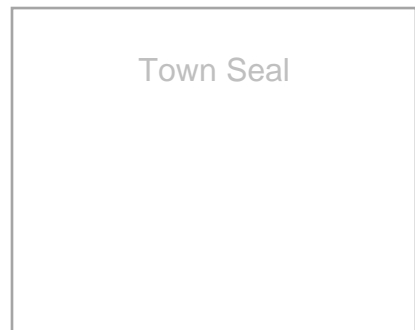
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 33, 2024.

Adopted by the City Council of St. John's on the 9th day of July, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

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

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 33, 2024

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

1. Adopted the St. John's Development Regulations Amendment Number 33, 2024 on the 9th day of July, 2024;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 33, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of July, 2024, on the 20th day of July, 2024, the 27th day of July, 2024, and on the 3rd day of August, 2024; and
3. Set the 14th day of August, 2024 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 33, 2024 on the 1st day of October, 2024 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

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

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 33, 2024

BACKGROUND

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

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

PUBLIC CONSULTATION

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

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

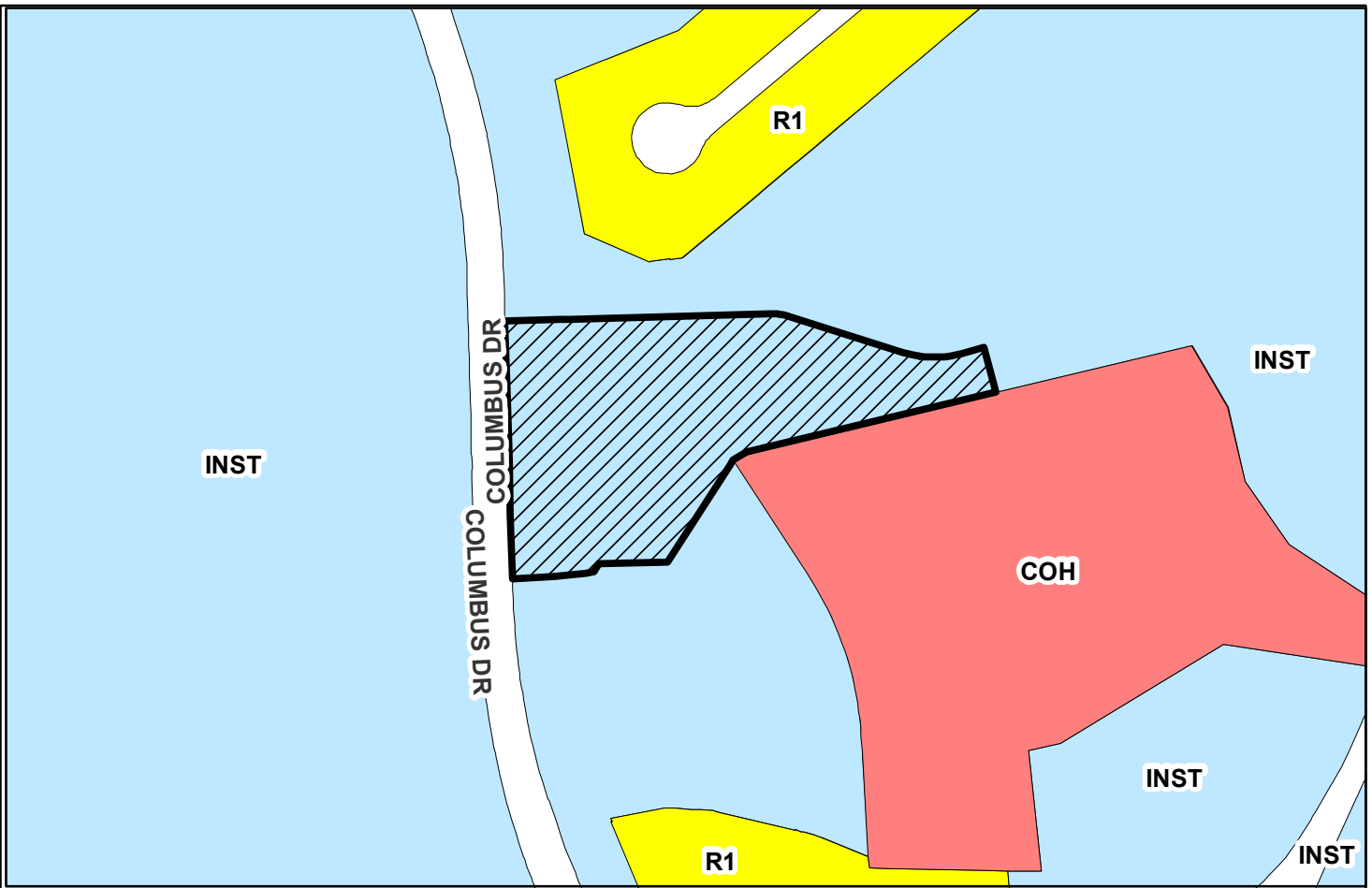
ST. JOHN'S URBAN REGION REGIONAL PLAN

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

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

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

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

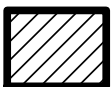


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 33, 2024

[City of St. John's Zoning Map]

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

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



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

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

LAND USE ASSESSMENT REPORT

APPLICATION TO REZONE
214 WATERFORD BRIDGE ROAD

RESUBMITTED SEPTEMBER 2024

Jendore Limited
1000-240 Waterford Bridge Road
St. John's, NL
A1E 1E2
t: 709-747-4209

CONSULTANTS:

Architecture



683 Water Street, 2nd Floor
St. John's, NL
A1E 1B5
t: 709-753-7132
f: 709-753-6469
e: info@lat49.ca

M&E



57 Pippy Place
St. John's, NL
A1B 4H*
t: 709-722-8613

Civil



74 O'Leary Avenue
St. John's, NL
A1B 2C7
t: 709-722-0024

Structural



3825 Joseph Howe Drive
Suite 201
Halifax, NS
B3L 4R6
t: 902-420-9800

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Introduction

Jendore Ltd. is proposing a new development for the current empty lot located at 214 Waterford Bridge Road. This new apartment building development will be located between the existing Residence at Littledale facility and Columbus Drive, just south of Blue River Place.

The existing lot for the proposed development is currently zoned for Institutional (INST). It is being requested that this site be re-designated to an Apartment Medium Density (A2) zone.

This Land Use Assessment Report is submitted by Lat49 Architecture Inc. on behalf of Jendore Ltd. for the development of 214 Waterford Bridge Road with a 4-storey apartment building that includes a parking sub-level.

A | BUILDING USE

The new building proposed for this site is a 4-storey, 85 unit apartment building including one level of underground parking. The target tenant is 55 plus or retirement lifestyle, looking to downsize from a single family home.

The area of the lot to be re-zoned is approximately as follows:

Total Area of Property: 11,355 m² (122,224 ft²)

(See Appendix 11 for the survey report that illustrates property boundaries.)

Please reference the table below for Floor Area and Gross Floor Area (GFA) of the building. Also, note that the GFA was calculated by removing the area of the underground parking and balconies. However, common areas have been included in this calculation.

Floor Area Level 1	Total Floor Area	Floor Area Ratio	Lot Coverage %	Number of Units
3,290 m ²	13,915m ²	1.225	28.97%	85

Underground Parking

The level of below grade parking will service the building tenants and has a total of 63 parking spaces. The below grade parking level has a total area of 3,355 m², of which 2,915 m² is the parking area itself. The remainder of the area consists of mechanical/electrical/utility space and other service spaces.

Seniors Apartment Complex

The 4 storey building includes 85 different units that primarily consists of a 2 bed, 2 bath layout. There are 8 units with a 1 bed, 1 bath layout.

Reference the below table for a breakdown of area:

	Rooms/Units	Circulation	Service Area	Stairs/Elevator	Gross Total
Parking	-	-	194 m ²	170m ²	3355 m ²
Level 1	2058 m ²	211 m ²	420 m ²	125 m ²	3290 m ²
Level 2	2394 m ²	440 m ²	37 m ²	125 m ²	3155 m ²
Level 3	2431 m ²	437 m ²	37 m ²	125 m ²	3155 m ²
Level 4	2397 m ²	437 m ²	37 m ²	125m ²	3155 m ²
Total	9280 m ²	1525 m ²	725 m ²	670 m ²	16110m ²

B | ELEVATION & BUILDING MATERIALS

The primary roof of the building sits 14.8m above ground level with an additional 1.2m to the top of the parapet. The overall highest elevation of the building is the roof above the gridline "E" at 19.4m. Typical floor to floor heights are 3.6m besides the main floor which is 4m. The ground floor rests 61.16m above sea level. The parking garage is 3.4m deep below this elevation.

The building is mainly clad in contrasting colour and texture GFRC (Glassfiber Reinforced Concrete) panels. A neutral colour palette will be utilized, along with textured panels that include a grooved pattern. The facade also features clay brick elements with a dark coal appearance. The concrete structural frame of the building is made up of its foundation, columns, floor slabs, and shear walls in the elevator shaft and stairwells. A metal stud system is to be used for the partitions.

The building is intended to fit within the Tower Corporate Campus and in conjunction with the Residence at Littledale. The proposed buildings inclusion will augment the overall materiality of the existing structures in the area. The main pedestrian entrance is near the Columbus Drive turn-off. The east side of the building rests on a lower elevation that allows easy car access into the parking garage underneath the building. This same elevation change allows south-east views toward the former Corpus Christi Church, and draws focus to the planned pedestrian trail network that links with existing trails in the area. The level 1 common space, as well as the upper and lower terrace lookouts atop the stepping site to capitalize on this south-east area.

C | BUILDING HEIGHT & LOCATION

The proposed development is located off of Columbus Drive between Topsail Road and Bay Bulls Road. The property neighbors the Residence at Littledale on a "Shared Right-of-Way" between Columbus and Waterford Bridge. The 4-storey building fits in with the other low-rise structures in the area as well as the residential community beyond on the upper elevation. The land that makes up 2.806 acre site is subdivided from 214 & 250 Waterford Bride Road.

The site is designed to be integrated within the community that abuts it. The south-west area of the lot serves as a junction point for the surrounding trail network. This will provide scenic pedestrian access to the Village Mall, Hazelwood Elementary, Beaconsfield Junior High, Waterford Valley High, and Bowring Park. Due to the grade of the site, this trail junction will be mitigated with retaining walls that also offer lookout points. The steepest grade on the southern area of the site will include stairs, rendering this location traversable which it currently is not. Many of the existing trees will remain in this area and provide shelter to pedestrians and mitigate wind at this elevation. Therefore, the development intends to augment and integrate with the community that surrounds it.

As the shadow study in Appendix 6 shows, there is no impact on existing buildings or residents by the shadows cast throughout the year. The area primarily affected by shadows is the exterior parking lot outside the main entrance of the proposed building. The furthest reaching shadows occur during the winter solstice. At this time, the shadows cast by the proposed building will reach the tree line to the north of the property. These effects should be minimal as the tree-line area will already have been somewhat shaded from its own effects.

See Appendix 11 for property lines, survey data See
Appendix 11 for Shared Right-of Way Agreement

D | EXTERIOR EQUIPMENT & LIGHTING

The proposed building will have lighting mounted or integrated into the facade of the building and will have lighting leading to the entrance of the building. The lighting that will be mounted to the exterior of the building can illuminate architectural features and walkways leading to and from the entrances/exits to ensure a high degree of safety whilst not imposing excess light pollution or impact surrounding properties. Pole lighting will be used for the exterior parking lot and the access road. Bollard trail lights will be placed throughout the pathways as necessary to increase visibility and safety.

The lighting for the site will be carefully selected to appropriately light the given area but also be robust enough to last in our local weather conditions. In addition, the lighting of the site is also meant to create a safe environment at the exterior of the building. Given the pedestrian pathways that are to surround the building, proper illumination is necessary to ensure the safety of the public whilst traversing the property in the evening. The selected lighting solutions will be durable enough for the elements, provide a safe quantity of luminosity, and aesthetically highlight the following landscaping plan. The current fixtures will attempt to match the lighting currently install throughout the site and on the Residence at Littledale structure. See Appendix 13 Building and Site lighting fixtures.

E | LANDSCAPING & BUFFERING

The landscape design will ensure the overall development fits within the context of the existing built form (such as the Tower Corporate Campus and the Residence at Littledale) as well as within the natural beauty of the Waterford Valley. Current Landscaping design accounts for 54% of the overall site development.

Terracing

There is an existing grade change of +/- 18-metres between the existing gravel pad and the Tower Corporate Campus parking area below. Through a series of retaining walls and landforming, several terraces have been created that will break up the slope, allowing for programming and amenity spaces to be created. These will include sitting areas, social spaces, walking trails, and lookouts that take in the comfortable southern exposure and Waterford Valley views. The extent of retaining and landforming has been reduced in order to save as many mature trees as possible on the existing slope. While detailed engineering is not yet completed, it is envisioned that the retaining walls will not exceed 3.0-metres in height and slopes will not exceed 2H:1V. Guards will be introduced as needed.

Community Connections

The plan introduces several new trail segments that will become important links between key features in the area.

Connection to the Residence at Littledale: A pedestrian connection is aligned with the existing trail adjacent to the Residence at Littledale, allowing residents to safely cross the driveway and enjoy features such as the fountain pond.

Connection to Bowring Park: A connection to Bowring Park is also provided via a set of stairs that meanders down the existing slope at the back of the proposed building, which is broken up into several smaller sections and includes two rest areas. This trail will pass through a new opening in the existing chain link fencing to tie into the existing Grand Concourse trail (the Mundy Pond to Bowring Park Link) that runs adjacent to the Bowring Park overpass.

Connection to the sidewalk on Columbus Drive: An accessible connection is envisioned along the western property boundary via a small pedestrian bridge over an existing drainage swale adjacent to the sidewalk on Columbus Drive. The location for this pedestrian bridge was selected to avoid existing Newfoundland Power poles and to reduce site disturbance.

Exterior Lighting

The exterior lighting to be utilized for the proposed development includes a mix of two types of light fixtures: mid-scale fixtures as required to illuminate parking areas and driveways, and bollard style lighting to provide soft pathway lighting and ambience in key pedestrian garden spaces. The type of fixtures selected will complement those used at the adjacent Residence at Littledale and Tower Corporate Campus to ensure consistency and cohesion between properties.

Note: We are requesting a 1m variance of section 8.8 of the Develop Regulations to allow a 2m buffer from the edge of parking to the lot line at the share right of way (ROW).

See Appendix 4 for the landscaping plan.

See Appendix 13 for building and site lighting

F | SNOWCLEARING / SNOW STORAGE

The proposed development will introduce surface parking with 23 parking spaces. The parking area spans the entire face of the north side of the building and then wraps around the corner for access to the parking garage on the eastern side. Void space between this lot and Littledale Lane will allow for snow clearing on the lane, and potentially the lot as well. An area at the north-east corner of the building allows for a snow storage stockpile. Please see Appendix 3 & Appendix 4 to see this area highlighted in red. Pedestrian pathways have ample adjacent space for snow clearing.

G | MUNICIPAL SERVICES

All servicing will be designed in accordance with the City of St. John's Standards and Specifications. Services need to be readily accessible if any maintenance is required, therefore no municipal services and related infrastructure for this development will be ran under buildings on the site, regardless of whether they are existing or are to be newly constructed. Existing municipal distribution servicing located in the development is limited to a 200mm DR18 watermain which will be rerouted around the new building.

Water Service

Water will be supplied to the building by means of connection to the rerouted 200mm PVC DR18 watermain at the northern side of the building. The development will comply with the City of St. John's Water Metering and Premise Isolation policies.

Onsite piping will have the ability using valves to isolate the water service for pressure testing and maintenance purposes. Watermains will be spaced at least 6-meters apart from adjacent piping where possible to mitigate potential impacts to the system during future maintenance. The new exterior piping system will have fully restrained joints as the site has been largely mass filled and as such standard trench excavation into native soil is not applicable. All joints and fittings will be protected against corrosion using a petrolatum system (Denso). Hydrants will be spaced at maximum 90m intervals and be of sufficient quantity to ensure flow requirements as outlined in the Fire Underwriters Survey are met. Hydrants will be fed from the building's mechanical and electrical room in compliance with the City of St. John's premise isolation policy for backflow prevention.

Sanitary Sewer Services

Determination of sanitary flows from the new development will be based upon requirements as outlined in the City of St. John's Department of Planning, Development & Engineering "Development Design Manual". Hydraulic capacity of the sanitary building service will be determined using Manning's formula with a Roughness Coefficient of 0.015 and hydraulic slope of 2%.

Sanitary systems for the site will include a service connection to the building to service the Basement Floor Elevation at approximately 57.46m, a new manhole, and connection into an existing private sanitary manhole near the western side of the existing "Residence at Littledale".

Storm Water Management

Various stormwater management strategies will be used to ensure safe and effective collection and conveyance of stormwater to the receiving system. Strategies used for this site include:

- Locating inlets in low points away from the building.
- Limiting standing water depths to 150mm or less using the City of St. John's inlet capacity rating curves.
- Adequately sizing pipes to avoid surcharging.
- Providing onsite stormwater detention primarily by way of a lined open bottom chamber system, and secondly utilizing a new wet pond feature adjacent to the existing McAuley Convent building to the south. Each method of detention will be equipped with orifice controls to limit flow rates leaving the site to an acceptable level in accordance with the City's net zero stormwater runoff policy.
- Grading designed to allow for controlled emergency overland flow routes while ensuring that neighboring properties are protected from flooding and nuisance runoff issues because of the site development.

The onsite storm sewer system will be modelled using the XPSWMM software following Division 8 of the City of St. John's Development Design Manual.

This review of Municipal Services to the site was provided by RVA. For a site servicing plan, see Appendix 3.

H | OFF-STREET PARKING AND ACCESS

The proposed development will consist of a new 85-unit senior apartment complex. For Residential Developments, Parking Standard for apartment buildings is based on the Apartment classification from Table 8.3 of the Envision Development Regulations. This requirement provides parking minimums per type of dwelling unit, whether studio, one-, two-, or three-bedroom or greater, and accommodation for visitor parking.

The parking requirement calculations for 214 Waterford Bridge Road are shown in Table 1. In total, this development will require a minimum of 96 parking spaces, of which 6% must be accessible. ***Note: we are requesting parking relief based on the current drawings and counts provided. Given the target demographic of the building, it anticipated that some residents wont have vehicles. In addition, the intent of the facility is that residents can avail of wrap around services provided by the Residence at Littledale, in particular the on site shuttle service in addition to public transit.***

The proponent intends to facilitate a shuttle service, for residents of the development, to curb requirements for personal vehicles. The details of the shuttle service are to be developed as the project is further refined and as tenants are onboarded. The intent is to provide a pay for service shuttle to major local transit hubs and public venues. Frequency and occupant loading may be determined based on tenant demand.

Table 1: Parking Requirements

Land Use	Parking Requirement	Units	Minimum Parking	Maximum Parking
Apartments Medium Density	Table 8.3: Envision Development Regulations 2022	85 units	96	126
Total Parking Spaces Required: 96 - 126				
Total Parking Spaces Provided: 86				
Overall Lot Area 11,355.0 m²				

Beyond the parking provided for this development it is also located near many major transit routes and can be easily reached via Metrobus, or simply by walking. Given that the Village Mall is well within walking distance, there is ample opportunity for residents to utilize public transit to access the majority of areas in the city. The main entry plaza may act as a sufficient drop-off area. Given the layout of the front parking lot, buses need not reverse to exit the lot. The underground parking garage may be utilized for some instances of loading.

According to Table 8.14 of the development regulations, there must be 1 bicycle parking space for every 2 units. Given that the proposed development will have 85 units, there must be 43 bicycle spots. Thirty Five (35) of these can be found in the underground parking area and twenty (20) are exterior.

I | TRAFFIC

The proposed 4-storey apartment development will consist of a total of 85 residential units. Vehicular access to the site will be provided through two proposed driveways located off the existing two-lane private roadway which stretches between Columbus Drive and Waterford Bridge Road and services the existing The Residence at Littledale retirement home, Sisters of Mercy building and The Tower Corporate Campus. The driveways will be located approximately 55 metres and 145 metres east of Columbus Drive. The private access roadway has a posted speed limit of 30 km/hr.

Based on Land use Code 221 Multifamily Housing (mid-rise) found in the Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed development is forecast to generate a total of 26 two-way trips (6 inbound and 20 outbound) during the weekday a.m. peak hour. For the weekday p.m. peak hour, the development is forecast to generate a total of 33 two-way trips (20 inbound and 13 outbound). It is anticipated that site generated traffic destined to areas north of the site will utilize Columbus Drive via the existing unsignalized right-in right-out intersection with the private roadway which provides access to the development. Site traffic coming from the north/south via Columbus Drive will be required to access the site through the Bay Bulls Road signalized intersection through to Waterford Bridge Road then to the unsignalized full movement intersection with the private roadway. Site generated traffic destined to and from areas east and west of the site will utilize Waterford Bridge Road.

Given the low volume of traffic forecast to be generated by the site during the weekday a.m. and p.m. peak hours and its dispersion between the two adjacent arterial roadways (i.e. Columbus Drive and Waterford Bridge Road), impacts to overall operations at the adjacent roadway intersections are expected to be minor in nature and requirements for geometric improvements are not anticipated.

See Appendix 9 Traffic Study

J | PUBLIC TRANSIT

The proposed development has much opportunity to utilize public transit effectively. The Route 6 Metrobus stop on Waterford Bridge Road #280 is about 200m from the apartment building. The Village Mall is within walking distance of the proposed development, but can also be accessed by route 6. With easy access to the Village Mall Metrobus junction, individuals will have direct access to routes 1, 2, 3, 6, 12, 13, 18, 19, 20, 21, and 22. This essentially gives an individual access to all corners of the city via public transit.

A shuttle service will be provided for residents. See Appendix 14.

K | CONSTRUCTION TIMEFRAME

The construction timeframe for this project is anticipated to be approximately 24 months in length following the design, engineering, and approvals (a process which is currently an estimated 10 months).

Tentative workers parking and laydown areas are illustrated in Appendix 8.

L | PUBLIC CONSULTATION

Public Consultation Narrative

As part of the LUAR process a Public Consultation Meeting was held at former Corpus Christi Parish Hall on October 12th from 6:00-8:00pm. The Cahill Group hand delivered a notification of public consultation to twelve adjacent neighbours, who live on south side Blue River Place. See Appendix 12 for Public Consultation Meeting Notification.

Public Consultant

At October 12th Public Consultation meeting two representatives from LAT49 Architecture and two representatives from Cahill Group were present to answer questions and record any public comments/questions. On display at the public meeting were 7-display boards consisting of 5-renderings, 1-architectural site plan and 1- Landscape Plan. See Appendix 12 for Public Consultation Presentation Boards.

Three neighbours from Blue River Place attended the Public Consultation. The neighbours only had general questions regarding construction start dates and completion dates.

There were no comments received from the public regarding proposed rezoning or the proposed 85-unit apartment building.

M | MECHANICAL EQUIPMENT

Each apartment will be serviced by an individual unit based HRV system for fresh air . Air conditioning, if implemented is to be determined and will either be an exterior balcony based Mini-split system or a central Variable Refrigerant Flow (VRF) system with internal unit based heat pumps. As we move through the design process the system efficiency and economics will determine which system will be implemented. Either system would be a standard unit that meets CSA and the city noise requirements. It will also be submitted for acceptance by the building inspection department once we apply for building permit. A central based system will be located toward the centre of the roof to mitigate visual connection from the street.

APPENDIX 1 | CONTEXT PLAN



CONTEXT PLAN
N.T.S.

APPENDIX 2 | SITE PLAN

Stamp:

Mechanical & Electrical:

Structural:

Civil:

Landscape:

Kitchen:

Interior Design:

Revisions:

G	LUAR Revision	Sept 16 2024
F	LUAR Revision	May 02 2024
E	LUAR Revision	Jan 23 2024
D	LUAR Revision	Dec 05 2023
C	LUAR Revision	Dec 01 2023
B	LUAR Revision	Oct 23 2023
A	Issued for Permit	Nov 17 2022
No.	Description	Date

Client:

Jendore

Project:

Apartments at Littledale

Location:

Waterford Valley

Site Plan

Scale:

As Indicated

Date:

June 2023

Drawn By:

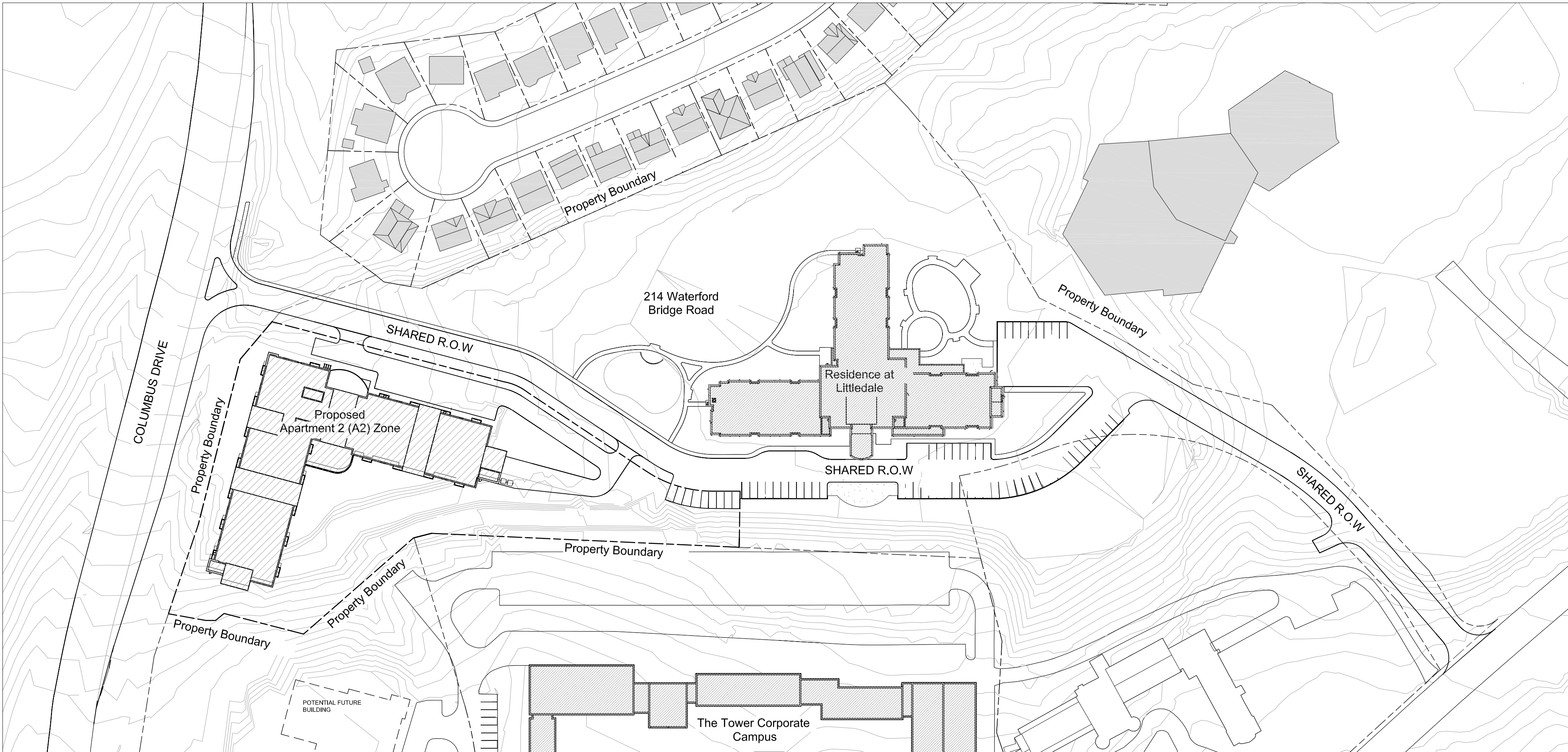
A.Winter

Checked By:

J.Bryant

Job Number:

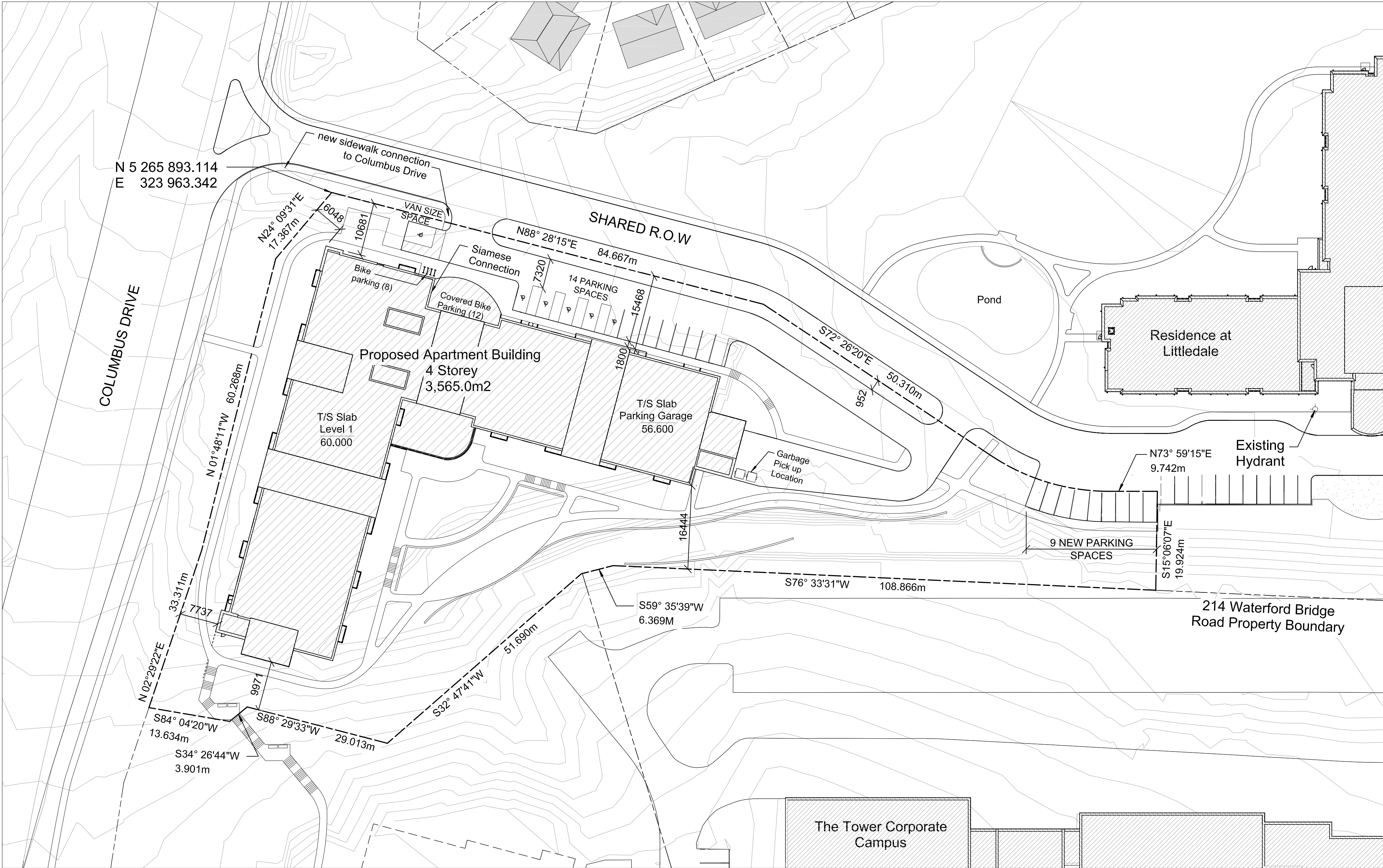
21-1668



1 Overall Site Plan - 214 Waterford Bridge Rd (Residence at Littledale)
1 : 1000

SITE STATISTICS		
LOT AREA:	11,355.0m2	
BLDG AREA:	3,565.0m2	
APARTMENT 2 (A2) ZONE STANDARDS		
	REQUIRED	PROVIDED
LOT AREA (min)	650.0m ²	11,355m ²
LOT FRONTAGE (min)	20m	109m
BUILDING LINE (min)	6m	6m
BUILDING HEIGHT (max)	24m	19.4m
SIDE YARD (min)	1m per 4m bldg height	9.9m
REAR YARD (min)	6m	16.4m
LOT COVERAGE (max)	40%	28.97%
LANDSCAPING (min)	30%	54%
PARKING SPACES (min)	96 spaces	86 spaces

Parking Standards - Apartment 2 (A2)			
Required Minimum		Required Maximum	
<u>Dwelling Size</u>		<u>Dwelling Size</u>	
Studio	0.8	Studio	1.2
1 Bedroom Dwelling	0.9	1 Bedroom Dwelling	1.2
2 Bedroom Dwelling	1.0	2 Bedroom Dwelling	1.5
3 Bedroom Dwelling	1.2	3 Bedroom Dwelling	2.0
or Greater		or Greater	
Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter		Maximums are cumulative for building and inclusive of visitor parking	
<u>NEW APARTMENT BUILDING: 85 Units</u>			
1 Bedroom Dwellings: 8		x 0.9 Spaces/Dwelling = 7.0 Spaces	
2 Bedroom Dwellings: 77		x 1.0 Spaces/Dwelling = 77.0 Spaces	
Visitor Parking Requirements		= 11.0 Spaces	
		95.2 Spaces	
REQUIRED PARKING - 96 Spaces			
PROVIDED PARKING - 86 Spaces (63 Underground + 23 Surface)			



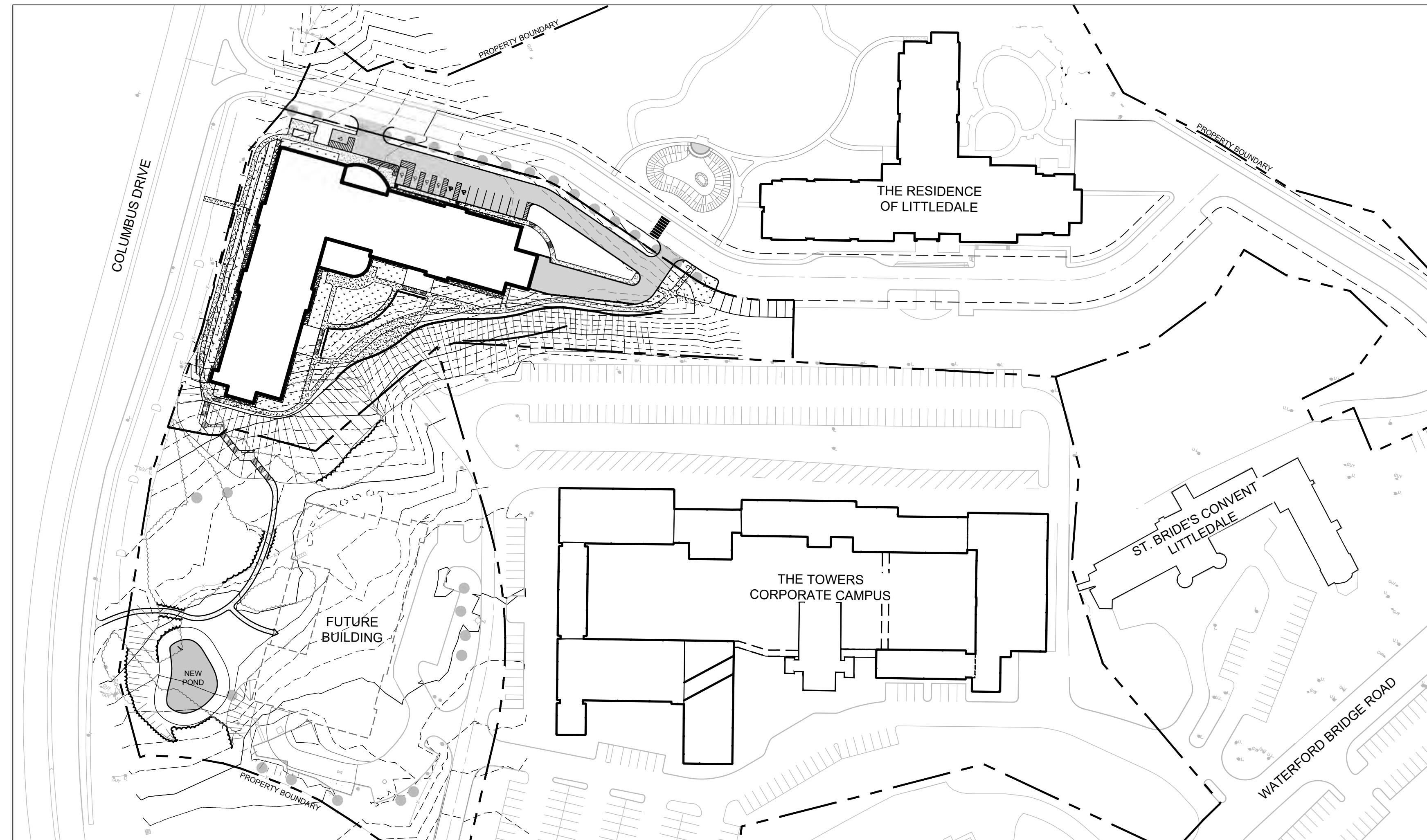
2 Partial Site Plan
1 : 500

APPENDIX 3 | SITE SERVICING PLAN

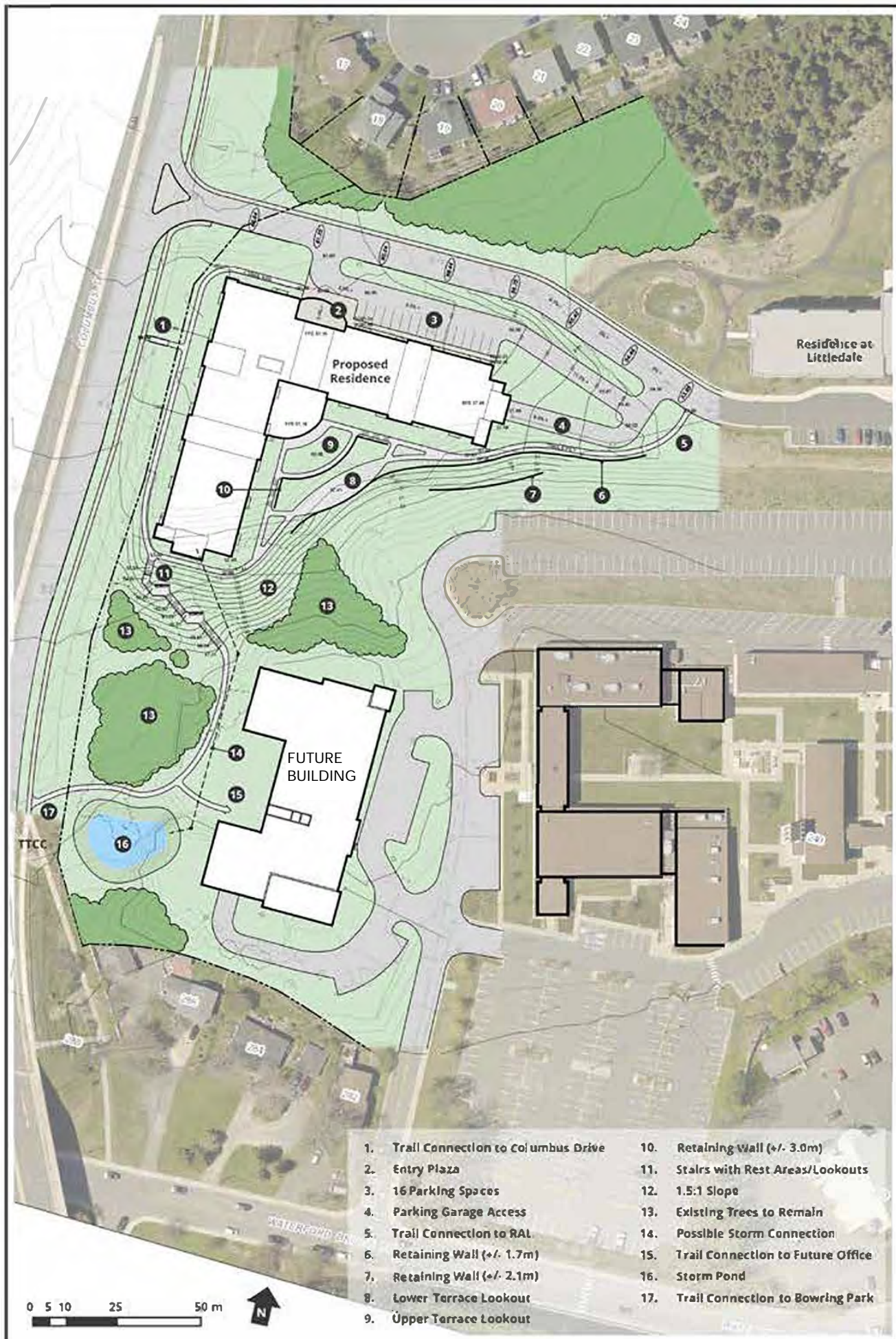
JENDORE LIMITED

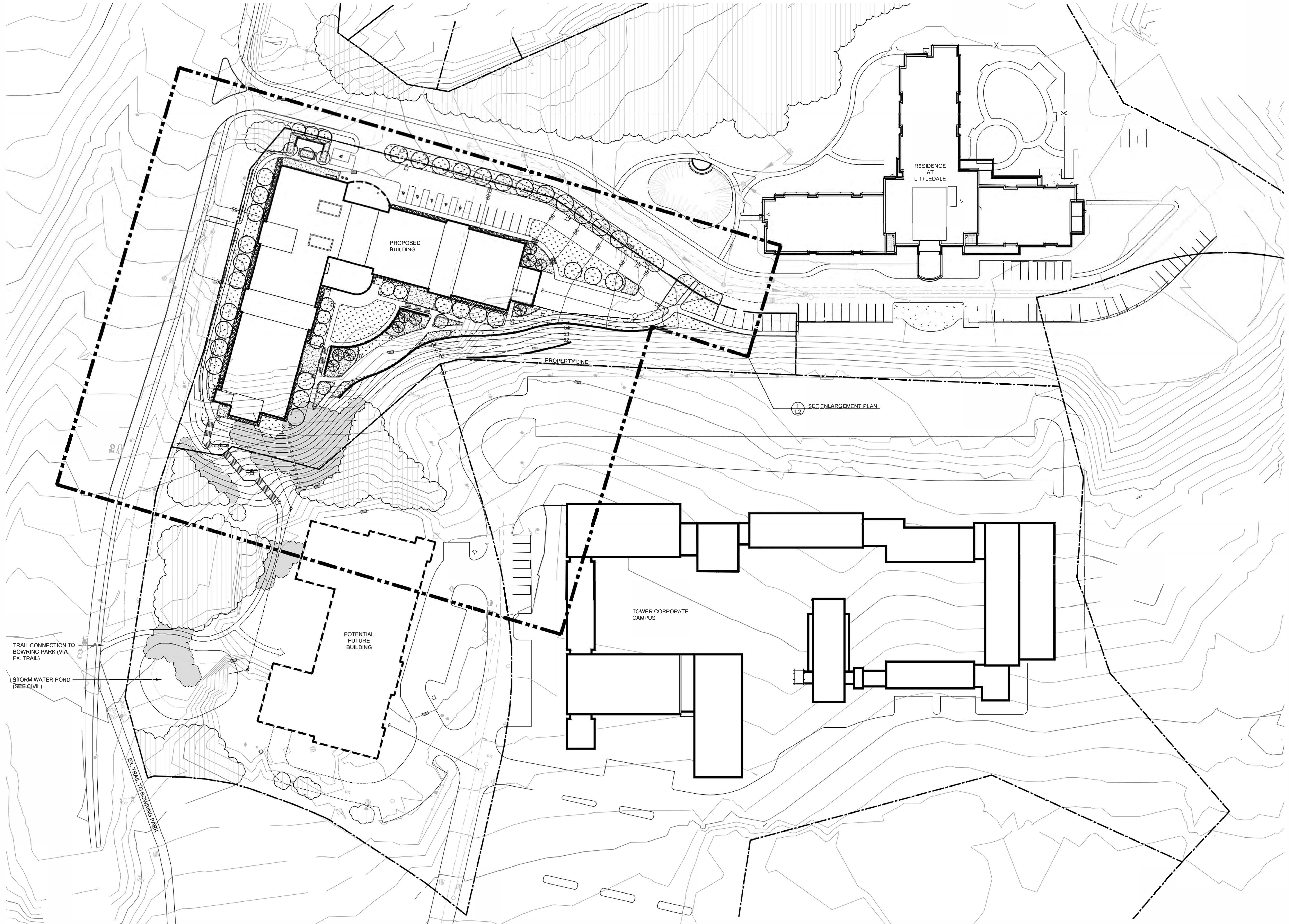
APARTMENTS AT LITTLEDALE

CONTRACT No.



APPENDIX 4 | LANDSCAPE PLAN





LAT49

Lot49 Architecture
888 Water Street, 2nd
Floor
WLE
T85
709.753.7132
709.753.6469
info@lat49.ca
lat49.ca

Do not scale from this drawing. The
contractor shall verify all dimensions on site
prior to proceeding with this
work.

Stamp:

Mechanical & Electrical:

Structural:

Civil:

Landscape:
MILLS & WRIGHT
LANDSCAPE ARCHITECTURE
95 LeMarchant Road
Suite 202
St. John's, NL A1C 2H1
(709) 770-6035
(709) 770-6381
millsandwright.ca

Kitchen:

Interior Design:

Revisions:

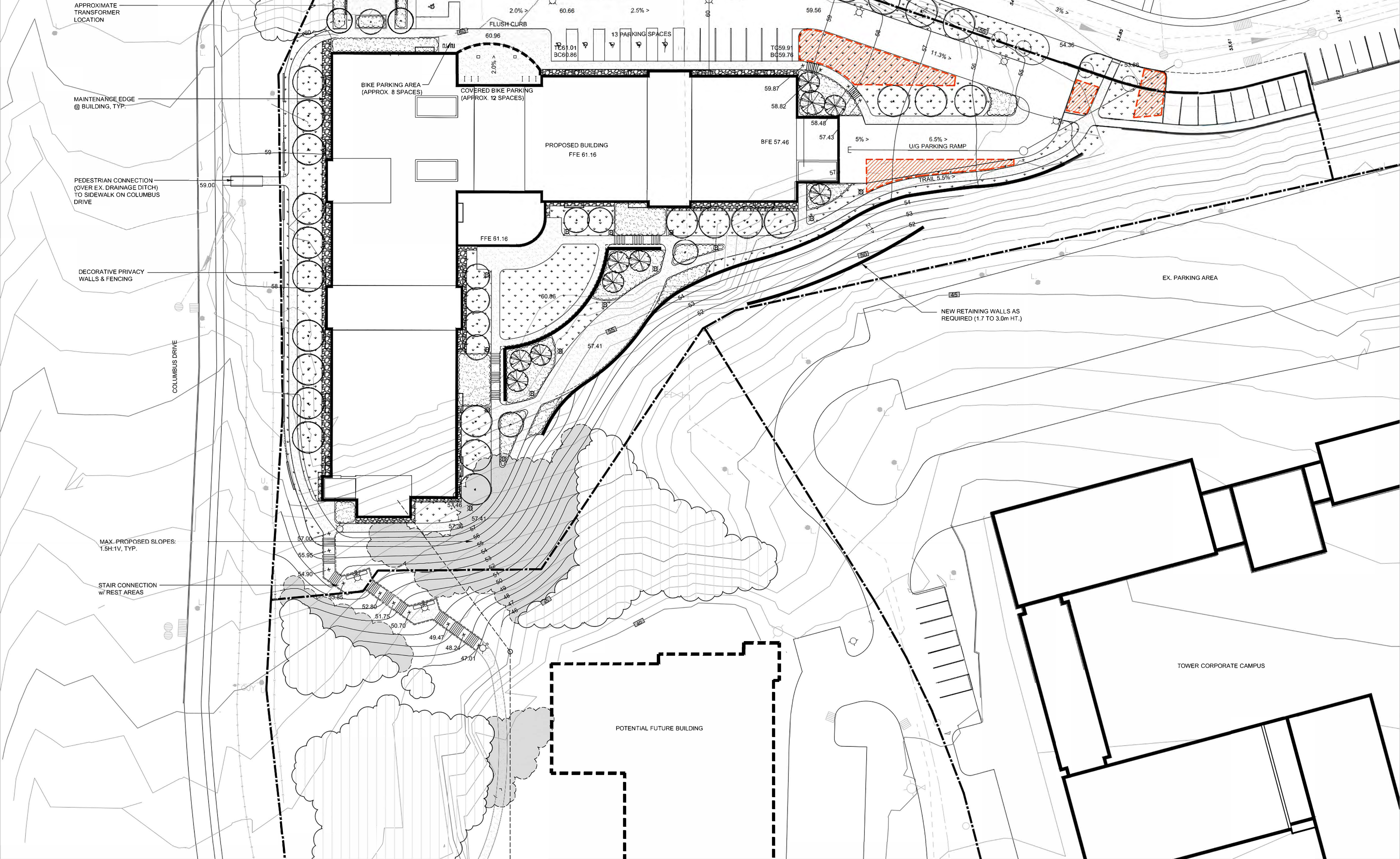
B	LUAR Revision	Dec 5 2023
A	LUAR Revision	Dec 1 2023
No.	Description	Date

Client:
Jendore Ltd.

Project:
**85 Unit
Apartment
Building**
Location: Waterford Valley

**Overall Landscape
Plan**
Scale: 1 : 500
Date: March 2023
Drawn By: J.Waddleton
Checked By: M.Mills
Job Number: 21-1668

- LEGEND
- LIGHT STANDARD
 - BOLLARD LIGHT
 - EXISTING TREES TO REMAIN
 - PROPOSED TREE
 - PROPOSED PLANTING BED
 - GRASSED AREA
 - PROPOSED CONCRETE WALKWAY
 - EXISTING VEGETATION TO BE REMOVED
 - EXISTING VEGETATION TO REMAIN
 - SNOW STORAGE
 - PROPERTY LINE



LAT 49 Lot49 Architecture
882 Water Street, 2nd
Floor
WIL
T55
P09.753.7132
W09.753.6469
Wfo@lat49.ca
lat49.ca

Do not scale from this drawing. The
Go to the drawing all dimensions on site
proceeding with this
work.

Stamp:

Mechanical & Electrical:

Structural:

Civil:

Landscape:

MILLS & WRIGHT
LANDSCAPE ARCHITECTURE
95 Lakeshore Road
Suite 200
St. John's, NL, A1C 2H1
(709) 775-5255
(709) 775-5381
millsandwright.ca

Kitchen:

Interior Design:

Revisions:

B	LUAR Revision	Dec 5 2023
A	LUAR Revision	Dec 1 2023
No.	Description	Date

Client:

Jendore Ltd.

Project:

85 Unit
Apartment
Building

Location: Waterford Valley

Enlargement
Plan

Scale: 1 : 300
Date: March 2023
Drawn By: J.Waddleton
Checked By: M.Mills
Job Number: 21-1668

L2

APPENDIX 5 | DESIGN DRAWINGS

Stamp:

Mechanical & Electrical:

Structural:

Civil:

Landscape:

Kitchen:

Interior Design:

Revisions:

No.	Description	Date
-----	-------------	------

Client:

Fred Cahill

Project:

New Residence

Location: Waterford Valley

Elevations North & West

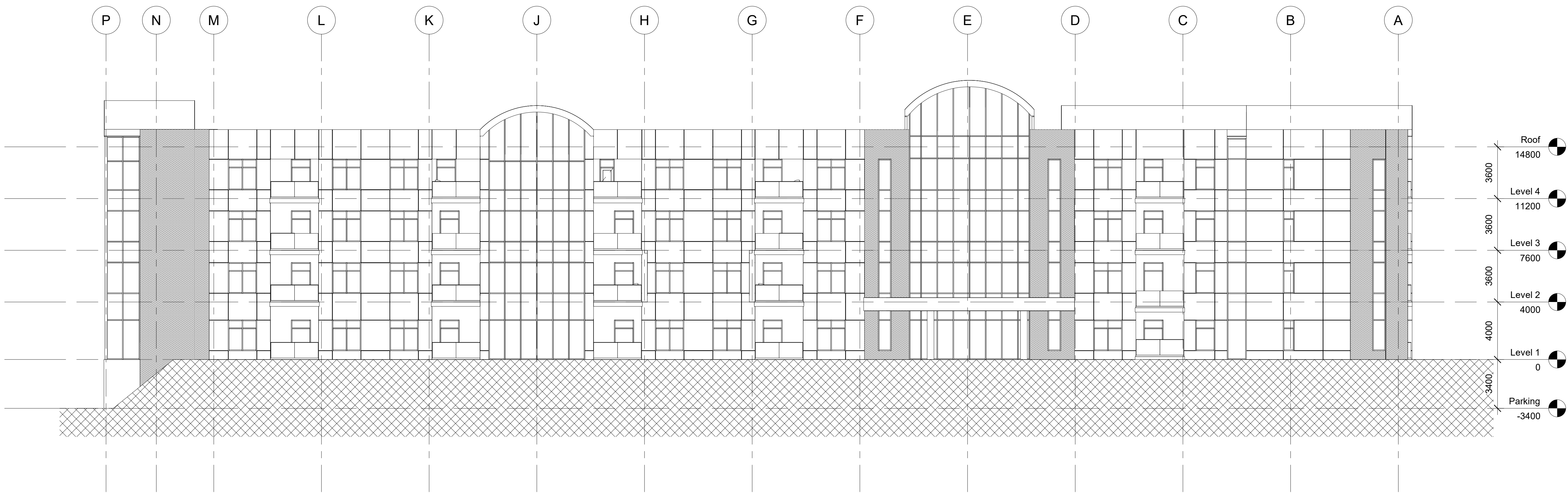
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Date: June 2022

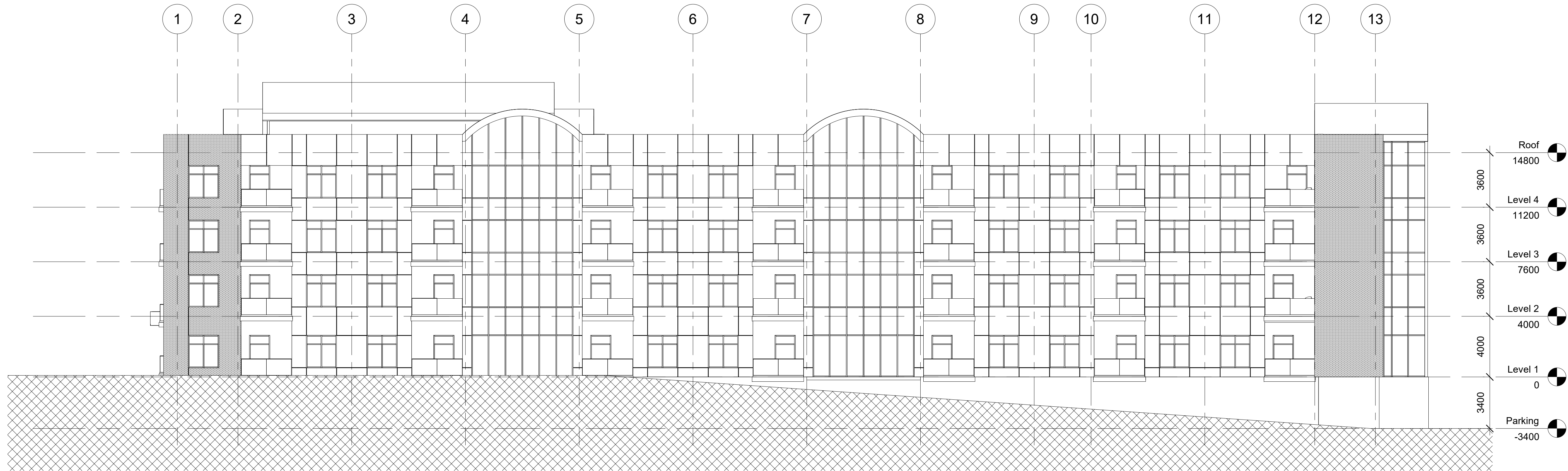
Drawn By: Author

Checked By: Checker

Job Number: 21-1668



1 Elevation - North
1 : 150



2 Elevation - West
1 : 150

Stamp:

Mechanical & Electrical:

Structural:

Civil:

Landscape:

Kitchen:

Interior Design:

Revisions:

No.	Description	Date
-----	-------------	------

Client:

Fred Cahill

Project:

New Residence

Location: Waterford Valley

Elevations South & East

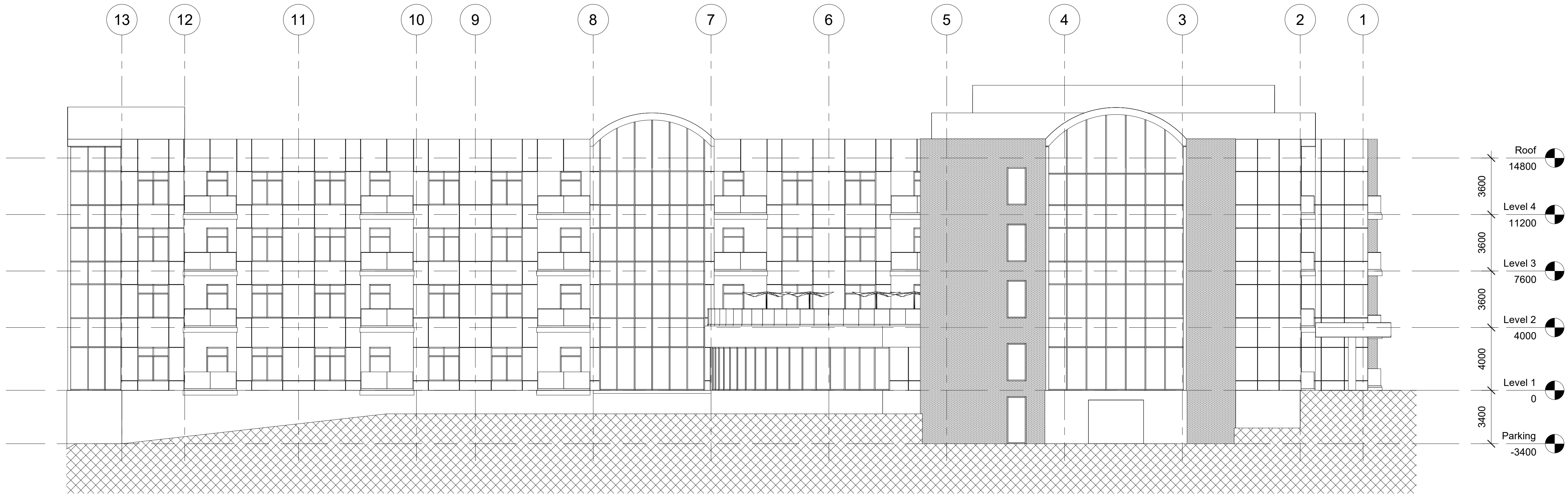
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Date: June 2022

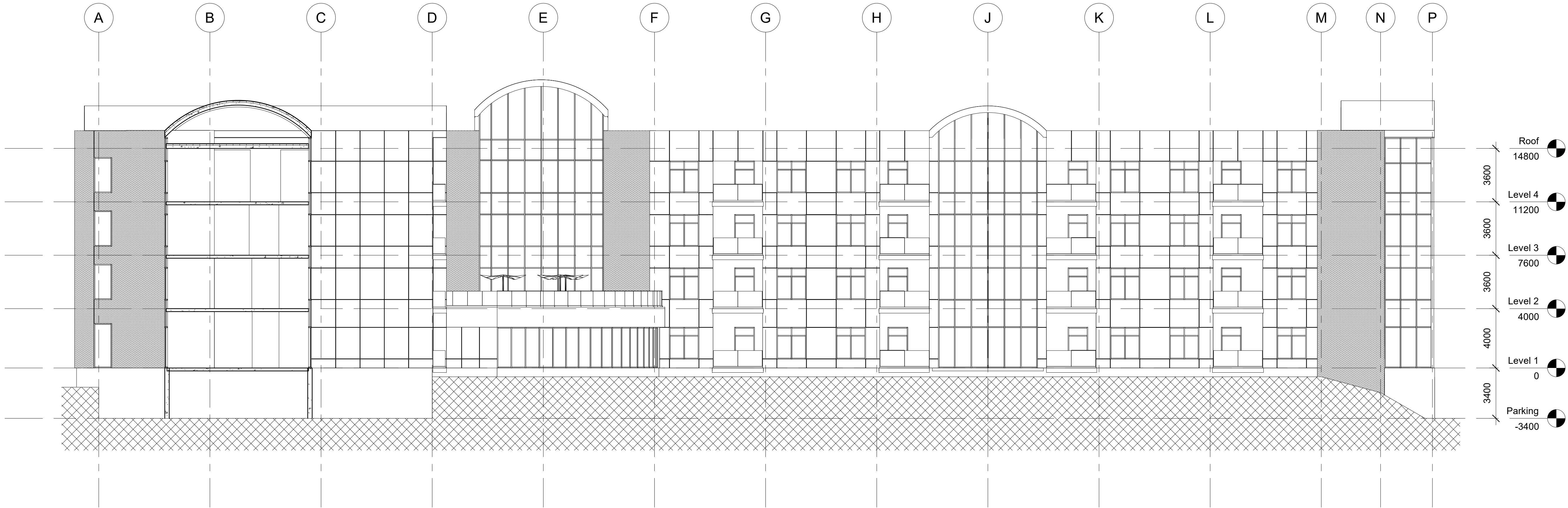
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Checked By: Checker

Job Number: 21-1668



1 Elevation - East
1 : 150

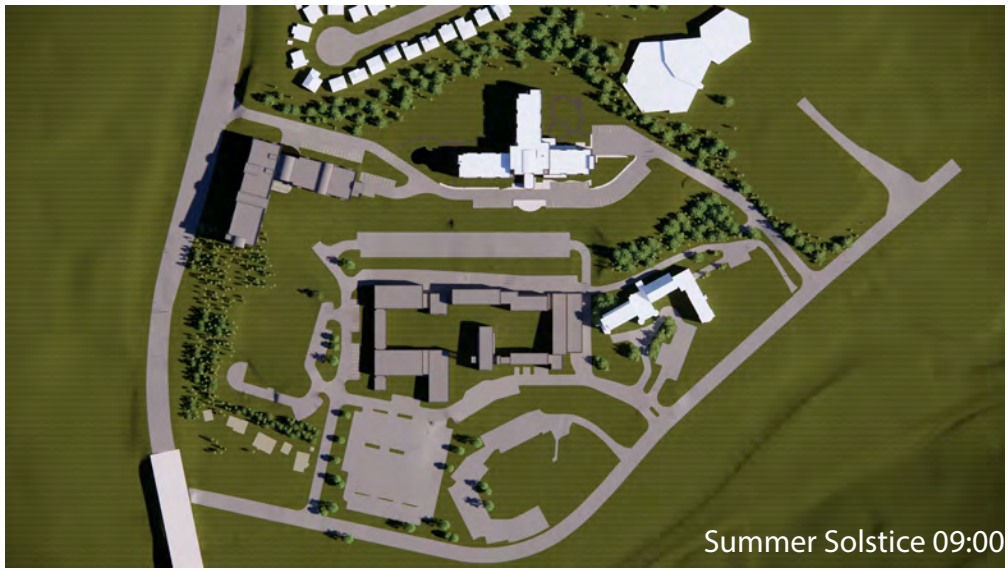


2 Elevation - South
1 : 150

APPENDIX 6 | SHADOW STUDY









APPENDIX 7 | TRANSIT



CREDIT: METROBUS®

APPENDIX 8 | CONSTRUCTION PARKING PLAN



APPENDIX 9 | TRAFFIC STUDY

TECHNICAL MEMORANDUM

To: Ben Collingwood, R.V. Anderson **RVA:** 173452
From: Nick Palomba, P.Eng. R.V. Anderson
Date: May 30, 2023
Subject: New Proposed Development at 214 Waterford Bridge Road – Traffic Impact Memo

The following memo has been prepared to address comments received from the City of St. John's in regarding traffic information provided as part of the Land Use Report (LUR) for the proposed development located at 214 Waterford Bridge Road in St. John's Newfoundland and Labrador.

1.0 Proposed Development

The development is proposed to consist of a 4-storey apartment development containing 85 units. Vehicular access to the site will be provided through two proposed driveways located off the existing two-lane private internal roadway which stretches between Columbus Drive and Waterford Bridge Road and services the existing The Residence at Littledale retirement home, Sisters of Mercy building and The Tower Corporate Campus. The driveways will be located approximately 55 metres and 145 metres east of Columbus Drive. The private access roadway has a posted speed limit of 30 km/hr.

2.0 Trip Generation & Assignment

Based on Land use Code 221 Multifamily Housing (mid-rise) found in the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition, the proposed development is forecast to generate a total of 26 two-way trips (6 inbound and 20 outbound) during the weekday a.m. peak hour. For the weekday p.m. peak hour, the development is forecast to generate a total of 33 two-way trips (20 inbound and 13 outbound).

Roadway access to the proposed development will utilize two key intersections with the internal private roadway. The first being the unsignalized right-in right-out intersection of the with Columbus Drive, and the second being the full movement unsignalized intersection of Waterford Bridge Road.

It is anticipated that site generated traffic leaving the development and destined to areas north of the site will utilize the Columbus Drive intersection easily utilizing the channelized right turn movement to head north. However, site traffic coming to the site from areas north of the development will be required to travel southbound along Columbus Drive to the signalized intersection of Bay Bulls Road where they can then reach Waterford Bridge Road and subsequently the unsignalized intersection with the private internal roadway.

For site generated traffic travelling both to and from areas south of the development, they will also be required to utilize the route via Columbus Drive – Bay Bulls Road - Waterford Bridge Road – Private Internal Roadway.

Finally, site generated traffic which is destined to and from areas both east and west of the site can travel via Waterford Bridge Road and the unsignalized intersection with the private internal roadway.

The overall site traffic generated by the proposed development is minor in nature and will be distributed over these various inbound and outbound routes choices. The resulting volumes would not adversely impact traffic operations as they represent increases which are less than the daily fluctuations experienced on these classes of roadways.

3.0 Conclusion

In summary, given the low volume of traffic forecast to be generated by the site during the weekday a.m. and p.m. peak hours and its dispersion between the two adjacent arterial roadways (i.e. Columbus Drive and Waterford Bridge Road), impacts to overall operations at the adjacent roadway intersections are expected to be minor in nature and requirements for geometric improvements are not anticipated.

Yours very truly,



Nick Palomba, P.Eng.
Vice President, Transportation

APPENDIX 10 | EXTERIOR PERSPECTIVES







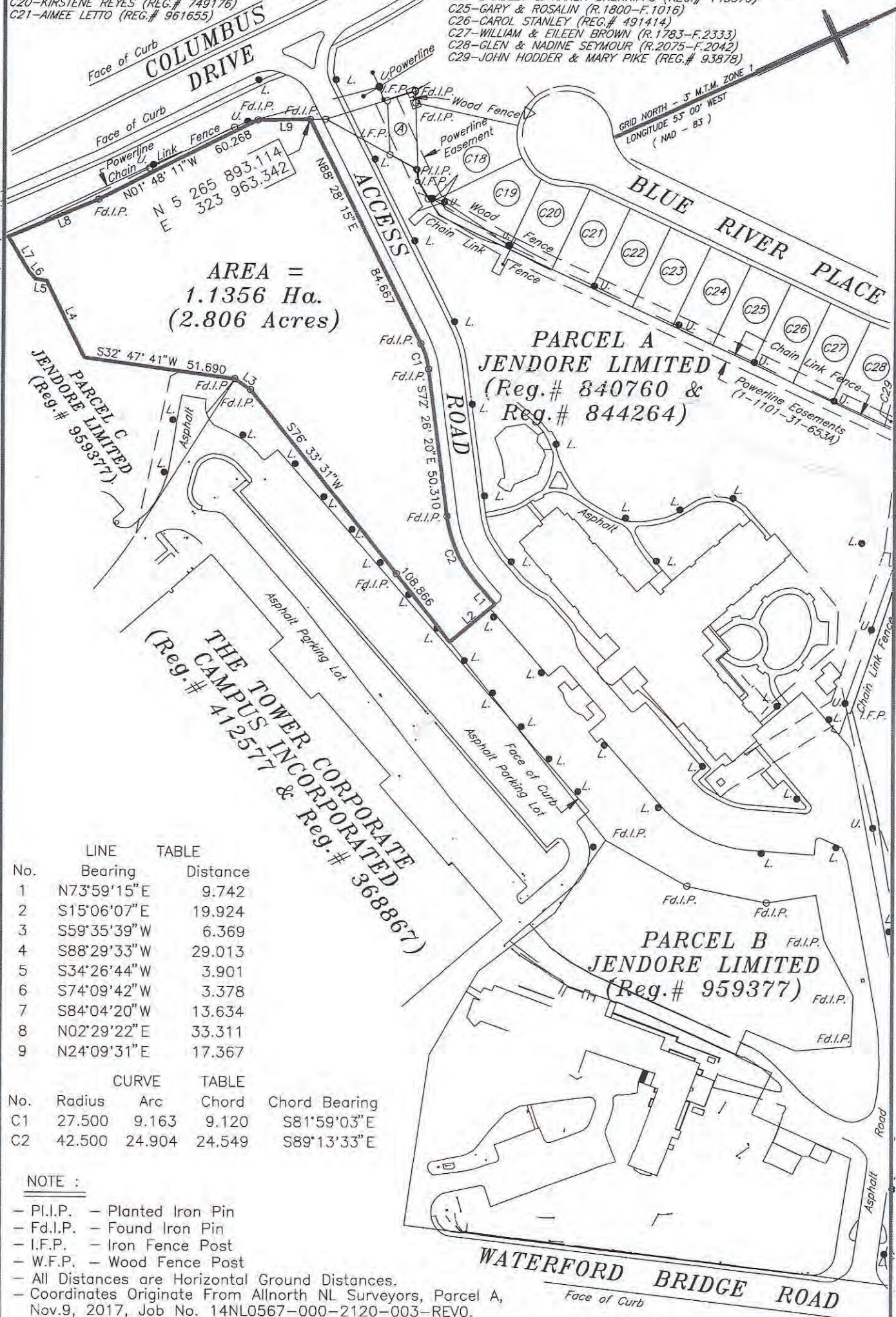


APPENDIX 11 | SURVEY AND RIGHT OF WAY AGREEMENT

A-CATHERINE NASH (REG.# 1028526)
 C18-IGNATIUS & CATHERINE NASH (R.1785-F1330)
 C19-EDWARD & SHARON COADY (REG.# 162505)
 C20-KIRSTENE REYES (REG.# 749176)
 C21-AIMEE LETTO (REG.# 961655)

C22-STEPHEN & RENEE FARRELL (REG.# 982025)
 C23-PATRICK DEMPSEY & JENNIFER HAWLEY (REG.# 962728)
 C24-BRADLEY & KAREN SHERRIFFS (REG.# 143379)
 C25-GARY & ROSALIN (R.1800-F.1016)
 C26-CAROL STANLEY (REG.# 491414)
 C27-WILLIAM & EILEEN BROWN (R.1783-F.2333)
 C28-GLEN & NADINE SEYMOUR (R.2075-F.2042)
 C29-JOHN HODDER & MARY PIKE (REG.# 93878)

GRID NORTH - 3' M.T.M. ZONE 1
 LONGITUDE 53° 00' WEST
 (NAD - 83)



AREA =
 1.1356 Ha.
 (2.806 Acres)

PARCEL A
 JENDORE LIMITED
 (Reg.# 840760 &
 Reg.# 844264)

PARCEL B
 JENDORE LIMITED
 (Reg.# 959377)

THE TOWER CORPORATE
 CAMPUS INCORPORATED
 (Reg.# 412577 & Reg.# 368867)

No.	LINE	Bearing	Distance
1	N73°59'15"E	9.742	
2	S15°06'07"E	19.924	
3	S59°35'39"W	6.369	
4	S88°29'33"W	29.013	
5	S34°26'44"W	3.901	
6	S74°09'42"W	3.378	
7	S84°04'20"W	13.634	
8	N02°29'22"E	33.311	
9	N24°09'31"E	17.367	

	CURVE		TABLE	
No.	Radius	Arc	Chord	Chord Bearing
C1	27.500	9.163	9.120	S81°59'03"E
C2	42.500	24.904	24.549	S89°13'33"E

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post
- All Distances are Horizontal Ground Distances.
- Coordinates Originate From Allnorth NL Surveyors, Parcel A, Nov.9, 2017, Job No. 14NL0567-000-2120-003-REV0.
- Coordinates by GPS from Reference Monument : 026037 - N 5 265 622.149
E 324 260.032
- Scale factor at starting point - 0.999899

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M. R. DUFFETT & ASSOCIATES LIMITED
 Newfoundland Land Surveyors
 St. John's, Newfoundland

Bus : (709) 739-5555

Fax : (709) 739-5575



PROPERTY SURVEY - PARCEL 1
 THE APARTMENTS AT LITLEDAL
 WATERFORD BRIDGE ROAD/COLUMBUS DRIVE ST. JOHN'S, NL.

SCALE : 1 : 1700

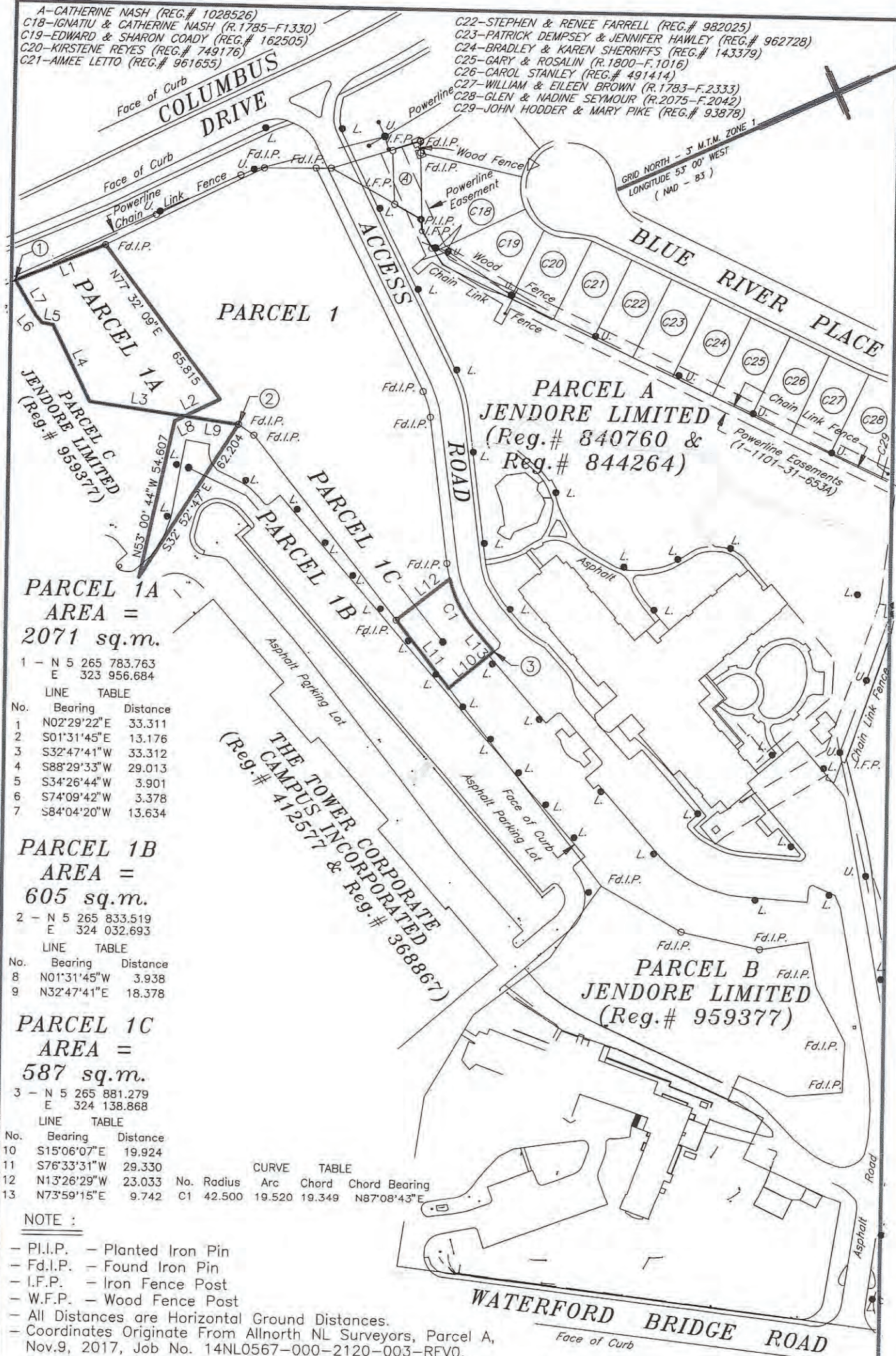
JOB No. : 10225-1

DATE : June 1, 2023

SURVEY : M.D.

A-CATHERINE NASH (REG.# 1028526)
 C18-IGNATIUS & CATHERINE NASH (R.1785-F1330)
 C19-EDWARD & SHARON COADY (REG.# 162505)
 C20-KIRSTENE REYES (REG.# 749176)
 C21-AIMEE LETTO (REG.# 961655)

C22-STEPHEN & RENEE FARRELL (REG.# 982025)
 C23-PATRICK DEMPSEY & JENNIFER HAWLEY (REG.# 962728)
 C24-BRADLEY & KAREN SHERRIFFS (REG.# 143379)
 C25-GARY & ROSALIN (R.1800-F.1016)
 C26-CAROL STANLEY (REG.# 491414)
 C27-WILLIAM & EILEEN BROWN (R.1783-F.2333)
 C28-GLEN & NADINE SEYMOUR (R.2075-F.2042)
 C29-JOHN HODDER & MARY PIKE (REG.# 93878)



PARCEL 1A
 AREA =
 2071 sq.m.

1 - N 5 265 783.763
 E 323 956.684

No.	Bearing	Distance
1	N02°29'22"E	33.311
2	S01°31'45"E	13.176
3	S32°47'41"W	33.312
4	S88°29'33"W	29.013
5	S34°26'44"W	3.901
6	S74°09'42"W	3.378
7	S84°04'20"W	13.634

PARCEL 1B
 AREA =
 605 sq.m.

2 - N 5 265 833.519
 E 324 032.693

No.	Bearing	Distance
8	N01°31'45"W	3.938
9	N32°47'41"E	18.378

PARCEL 1C
 AREA =
 587 sq.m.

3 - N 5 265 881.279
 E 324 138.868

No.	Bearing	Distance	No.	Radius	Arc	Chord	Chord Bearing
10	S15°06'07"E	19.924	C1	42.500	19.520	19.349	N87°08'43"E
11	S76°33'31"W	29.330					
12	N13°26'29"W	23.033					
13	N73°59'15"E	9.742					

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post
- All Distances are Horizontal Ground Distances.
- Coordinates Originate From Allnorth NL Surveyors, Parcel A, Nov.9, 2017, Job No. 14NL0567-000-2120-003-REV0.
- Coordinates by GPS from Reference Monument : 026037

- Scale factor at starting point - 0.999899

N 5 265 622.149
 E 324 260.032

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M. R. DUFFETT & ASSOCIATES LIMITED
 Newfoundland Land Surveyors
 St. John's, Newfoundland

Bus : (709) 739-5555

Fax : (709) 739-5575



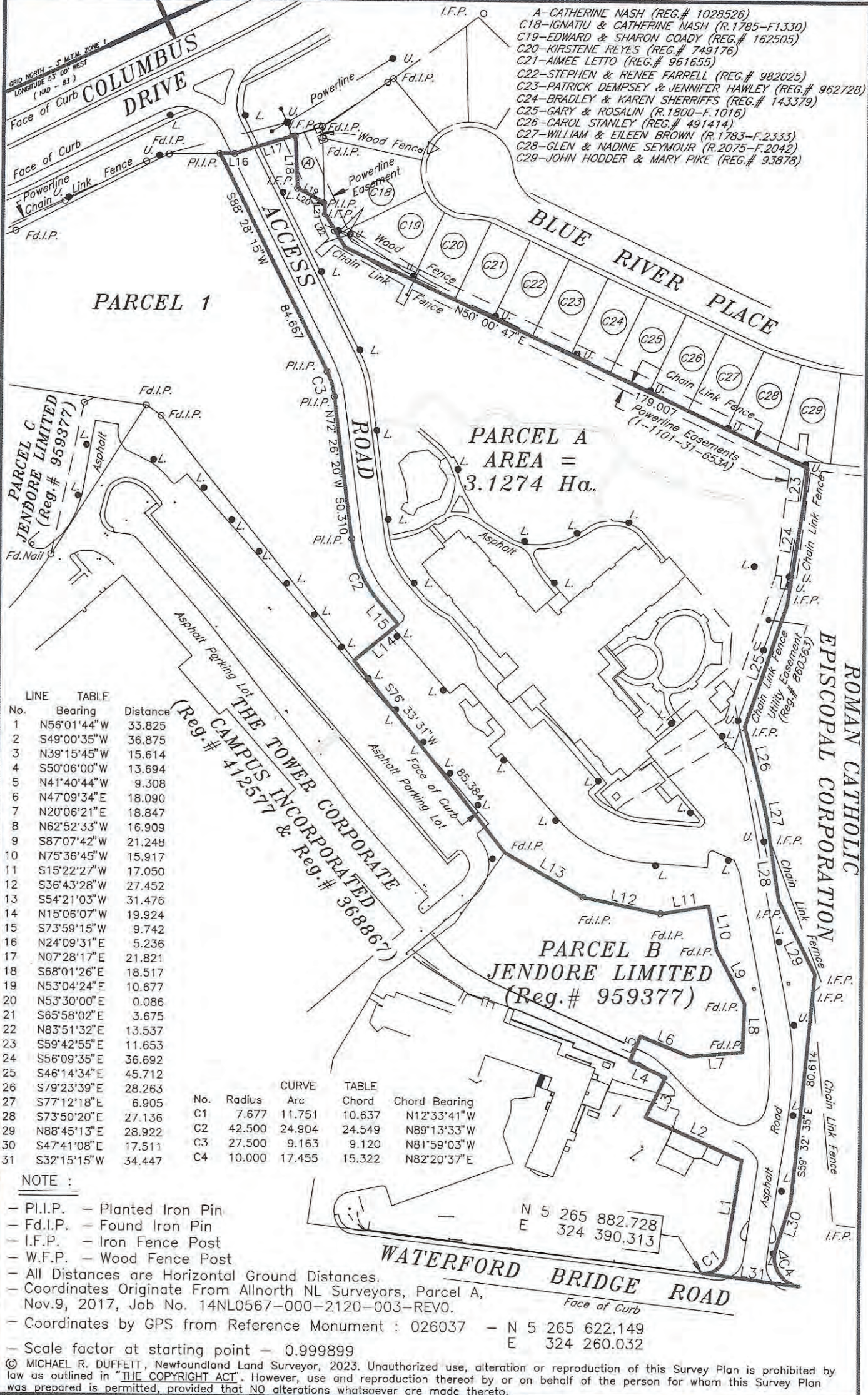
PROPERTY SURVEYS - PARCEL 1A, PARCEL 1B & PARCEL 1C
THE APARTMENTS AT LITLEDAL
WATERFORD BRIDGE ROAD/COLUMBUS DRIVE ST. JOHN'S, NL.

SCALE : 1 : 1700

JOB No. : 10225-2

DATE : June 1, 2023

SURVEY : M.D.




LINE No.	TABLE Bearing	Distance
1	N56°01'44"W	33.825
2	S49°00'35"W	36.875
3	N39°15'45"W	15.614
4	S50°06'00"W	13.694
5	N41°40'44"W	9.308
6	N47°09'34"E	18.090
7	N20°06'21"E	18.847
8	N62°52'33"W	16.909
9	S87°07'42"W	21.248
10	N75°36'45"W	15.917
11	S15°22'27"W	17.050
12	S36°43'28"W	27.452
13	S54°21'03"W	31.476
14	N15°06'07"W	19.924
15	S73°59'15"W	9.742
16	N24°09'31"E	5.236
17	N07°28'17"E	21.821
18	S68°01'26"E	18.517
19	N53°04'24"E	10.677
20	N53°30'00"E	0.086
21	S65°58'02"E	3.675
22	N83°51'32"E	13.537
23	S59°42'55"E	11.653
24	S56°09'35"E	36.692
25	S46°14'34"E	45.712
26	S79°23'39"E	28.263
27	S77°12'18"E	6.905
28	S73°50'20"E	27.136
29	N88°45'13"E	28.922
30	S47°41'08"E	17.511
31	S32°15'15"W	34.447

No.	Radius	CURVE		TABLE	
		Arc	Chord	Chord	Bearing
C1	7.677	11.751	10.637	N12°33'41"W	
C2	42.500	24.904	24.549	N89°13'33"W	
C3	27.500	9.163	9.120	N81°59'03"W	
C4	10.000	17.455	15.322	N82°20'37"E	

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post
- All Distances are Horizontal Ground Distances.
- Coordinates Originate From Allnorth NL Surveyors, Parcel A, Nov.9, 2017, Job No. 14NL0567-000-2120-003-REVO.
- Coordinates by GPS from Reference Monument : 026037 - N 5 265 622.149 E 324 260.032
- Scale factor at starting point - 0.999899


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M. R. DUFFETT & ASSOCIATES LIMITED

Newfoundland Land Surveyors

St. John's , Newfoundland



Bus : (709) 739-5555

Fax : (709) 739-5575

PROPERTY SURVEY - PARCEL A

THE RESIDENCE AT LITLEDALE

Civic No. 214 WATERFORD BRIDGE ROAD ST. JOHN'S, NL.

SCALE : 1 : 1700

JOB No. : 10225 -4

DATE : June 1, 2023

SURVEY : M.D.

C282-THE TOWER CORPORATE CAMPUS INCORPORATED
(REG.# 987733 & REG.#1045803)

C284-THE CONGREGATION OF THE SISTERS OF
MERCY OF NEWFOUNDLAND
(REG.# 459968)

GRID NORTH - 3' M.T.M. ZONE 1
LONGITUDE 53° 00' WEST
(NAD - 83)

COLUMBUS
DRIVE

PARCEL 1
JENDORE LIMITED
THE APARTMENTS
AT LITTLEDALE

PARCEL C
AREA =
1.4838 Ha.

WATERFORD
BRIDGE ROAD

THE TOWER CORPORATE
CAMPUS INCORPORATED
(Reg.# 412577 & Reg.# 368867)

THE TOWER CORPORATE
CAMPUS INCORPORATED
(Reg.# 1059918)

LINE No.	Bearing	TABLE Distance
1	N73°26'33"W	15.935
2	N03°52'01"W	32.918
3	N70°42'38"W	1.869
4	N72°24'17"W	23.860
5	N73°59'45"W	11.960
6	N82°01'54"W	9.036
7	N86°07'17"W	18.020
8	S89°43'30"W	5.930
9	S83°34'00"W	8.965
10	S79°03'17"W	5.870
11	S75°58'36"W	10.493
12	S56°44'37"W	2.175
13	N31°37'28"W	27.174
14	N02°29'22"E	15.808
15	N84°04'20"E	13.634
16	N74°09'42"E	3.378
17	N34°26'44"E	3.901
18	N88°29'33"E	29.013
19	S03°23'10"E	26.408

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post

- All Distances are Horizontal Ground Distances.
- Coordinates Originate From Allnorth NL Surveyors, Parcel A, Nov.9, 2017, Job No. 14NL0567-000-2120-003-REV0.

- Coordinates by GPS from Reference Monument : 026037 - N 5 265 622.149
E 324 260.032
- Scale factor at starting point - 0.999899

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M. R. DUFFETT & ASSOCIATES LIMITED
Newfoundland Land Surveyors
St. John's, Newfoundland

Bus : (709) 739-5555

Fax : (709) 739-5575

PARCEL C
JENDORE LIMITED
Civic No. 250 WATERFORD BRIDGE ROAD ST. JOHN'S, NL.

SCALE : 1 : 1700

JOB No. : 10225-3

DATE : June 1, 2023

SURVEY : M.D.

THIS GRANT OF RIGHT-OF-WAY made this ____ day of September, 2023,

BETWEEN:

THE RESIDENCE AT LITTLEDALE INC., a body corporate, duly organized and existing under the laws of the Province of Newfoundland and Labrador,

(the “**Grantor**”)

OF THE ONE PART

AND:

THE RESIDENCE AT LITTLEDALE INC., a body corporate, duly organized and existing under the laws of the Province of Newfoundland and Labrador,

(the “**Grantee**”)

OF THE OTHER PART

WHEREAS the Grantor is the owner of ALL THAT piece or parcel of land being on the west side of Waterford Bridge Road, in the City of St. John’s, in the Province of Newfoundland and Labrador, and being more particularly described in Schedule “A” hereto annexed (which Schedule “A” forms part and parcel of these presents) and which said piece or parcel of land is referred to herein as “**Parcel A**”;

AND WHEREAS the Grantee is the owner of ALL THAT piece or parcel of land being on the east side of Columbus Drive, in the City of St. John’s, in the Province of Newfoundland and Labrador, and being more particularly described in Schedule “B” hereto annexed (which Schedule “B” forms part and parcel of these presents) and which said piece or parcel of land is referred to herein as “**Parcel 1**”;

AND WHEREAS the Grantor has agreed to grant unto the Grantee a right-of-way over the access road located on Parcel A as more particularly described herein;

NOW THEREFORE THIS INDENTURE WITNESSETH that for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration paid by the Grantee to the Grantor on or before the execution of these presents (the receipt and sufficiency of which is hereby acknowledged) the Grantor does hereby agree as follows:

1. The Grantor does hereby grant unto the Grantee, its successors and assigns, a free and uninterrupted right-of-way for all purposes for use by the Grantee, its servants, agents, workmen, customers, clients and others, by foot or with cars, trucks or other vehicles, over the access road located upon Parcel A running from Columbus Drive at the western boundary of Parcel A and continuing generally in a easterly direction over that area of Parcel A more particularly outlined on the diagram attached hereto as Schedule "C" (which Schedule "C" forms part and parcel of these presents) and continuing to the eastern boundary of Parcel A adjacent to Waterford Bridge Road (the "**Right-of-Way**").
2. It is a condition of the granting of the Right-of-Way that the Grantee agrees, and the Grantee does hereby covenant and agree, to indemnify and save harmless the Grantor from and against all claims, costs, losses, damages and expenses arising from damage to the Right-of-Way or injury, including death, to any person caused by the use by the Grantee, its servants, agents, workmen, customers, clients and assigns of the Right-of-Way hereby granted.
3. The Right-of-Way shall run with and bind Parcel A and shall be for the benefit of and run with Parcel 1 and may be registered at the Registry of Deeds.
4. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective successors and assigns, including successors in title.

[Remainder of page intentionally blank. Signature page follows]

IN WITNESS WHEREOF the parties hereto have executed this Grant of Right-of-Way as of the date first written above.

EXECUTED by the Grantor in the presence of:

THE RESIDENCE AT LITTLEDALE INC.

Commissioner for Oaths (NL) (affix seal or stamp)

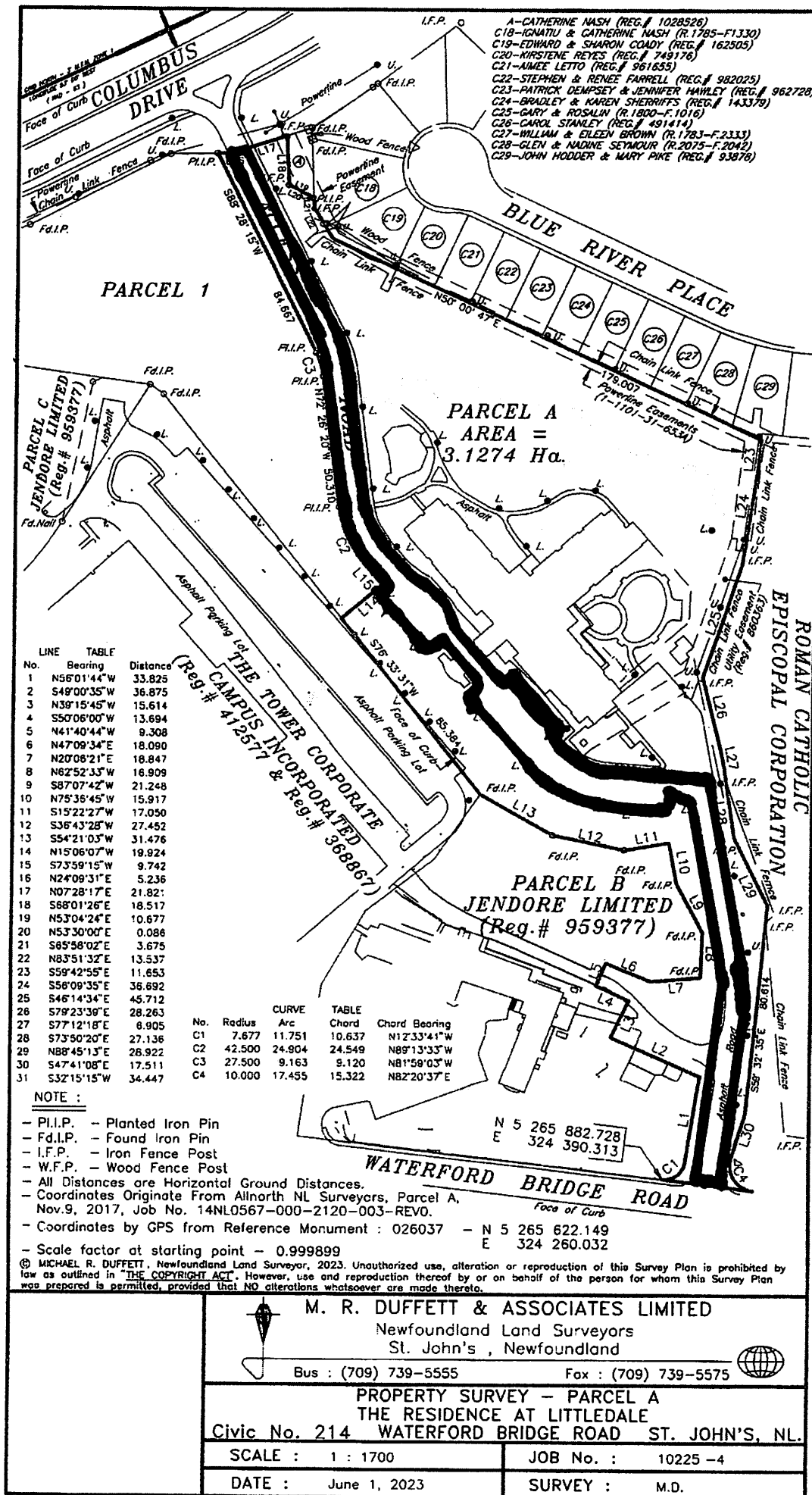
Per:

EXECUTED by the Grantee in the presence of:

THE RESIDENCE AT LITTLEDALE INC.

Commissioner for Oaths (NL) (affix seal or stamp)

Per:



APPENDIX 12 PUBLIC CONSULTANT MEETING



Public Consultation

Proposed 85 Unit Apartment Building

214 Waterford Bridge Road

You are invited to attend a public consultation session.

The purpose of this public consultation session is to share information and site plans for this proposed project and gather feedback from adjacent property owners.

Date: Thursday, October 12th

Time: 6:00 - 8:00 PM

Location: Former Corpus Christi Parish Hall

We value your feedback. If you are unable to attend the public consultation session but you have any comments or concerns please feel free to contact:

edelaney@cahill.ca



Jendore Limited
240 Waterford Bridge Road, PO Box 1674 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

OCT/2023





Jendore Limited

240 Waterford Bridge Road, PO Box 1674 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

OCT/2023



Lat49 Architecture Inc.

683 Water Street, 2nd Floor St. John's, NL A1E 1B5
T: 709.753.7132 F: 709.753.6469
M: info@lat49.ca W: lat49.ca

Do not scale from this drawing. The Contractor
is to verify all dimensions on site before
proceeding with this work.



Jendore Limited

240 Waterford Bridge Road, PO Box 1674 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

OCT/2023



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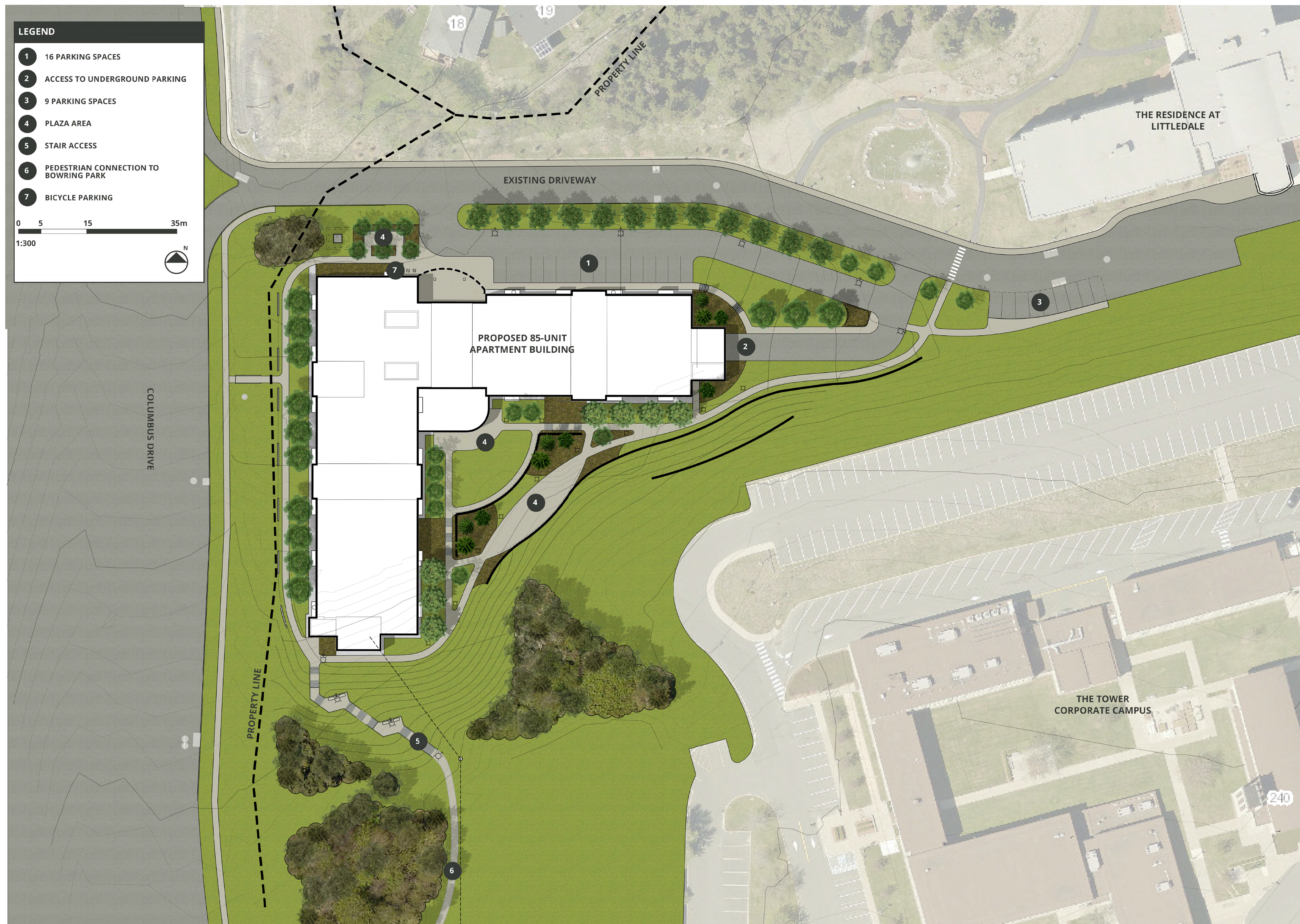
Jendore Limited
240 Waterford Bridge Road, PO Box 1674 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

OCT/2023

LAT 
Lat49 Architecture Inc.
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T: 709.753.7132 F: 709.753.6469
M: info@lat49.ca W: lat49.ca
Do not scale from this drawing. The Contractor
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proceeding with this work.



Jendore Limited
240 Waterford Bridge Road, PO Box 1074 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

MILLS & WRIGHT
LANDSCAPE ARCHITECTURE
95 LeMarchant Road
Suite 202
St. John's, NL A1C 2H1
(709) 770-5035 (709) 770-8381
millsandwright.ca

LAT
Lat49 Architecture Inc.
683 Water Street, 2nd Floor St. John's, NL A1E 1B5
T: 709.753.7152 F: 709.753.6469
M: info@lat49.ca W: lat49.ca
Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

OCT/2023

Stamp

Mechanical & Electrical:

Structural:

Civil:

Landscape:

Kitchen

Interior Design:

Revisions:

F	LUAR Revision	May 02 2024
E	LUAR Revision	Jan 23 2024
D	LUAR Revision	Dec 05 2023
C	LUAR Revision	Dec 01 2023
B	LUAR Revision	Oct 23 2023
A	Issued for Permit	Nov 17 2022
No.	Description	Date

Client:

Jendore

Project:

Apartments at Littledale

Location: Waterford Valley

Site Plan

Scale: As indicated

Date: May 2024

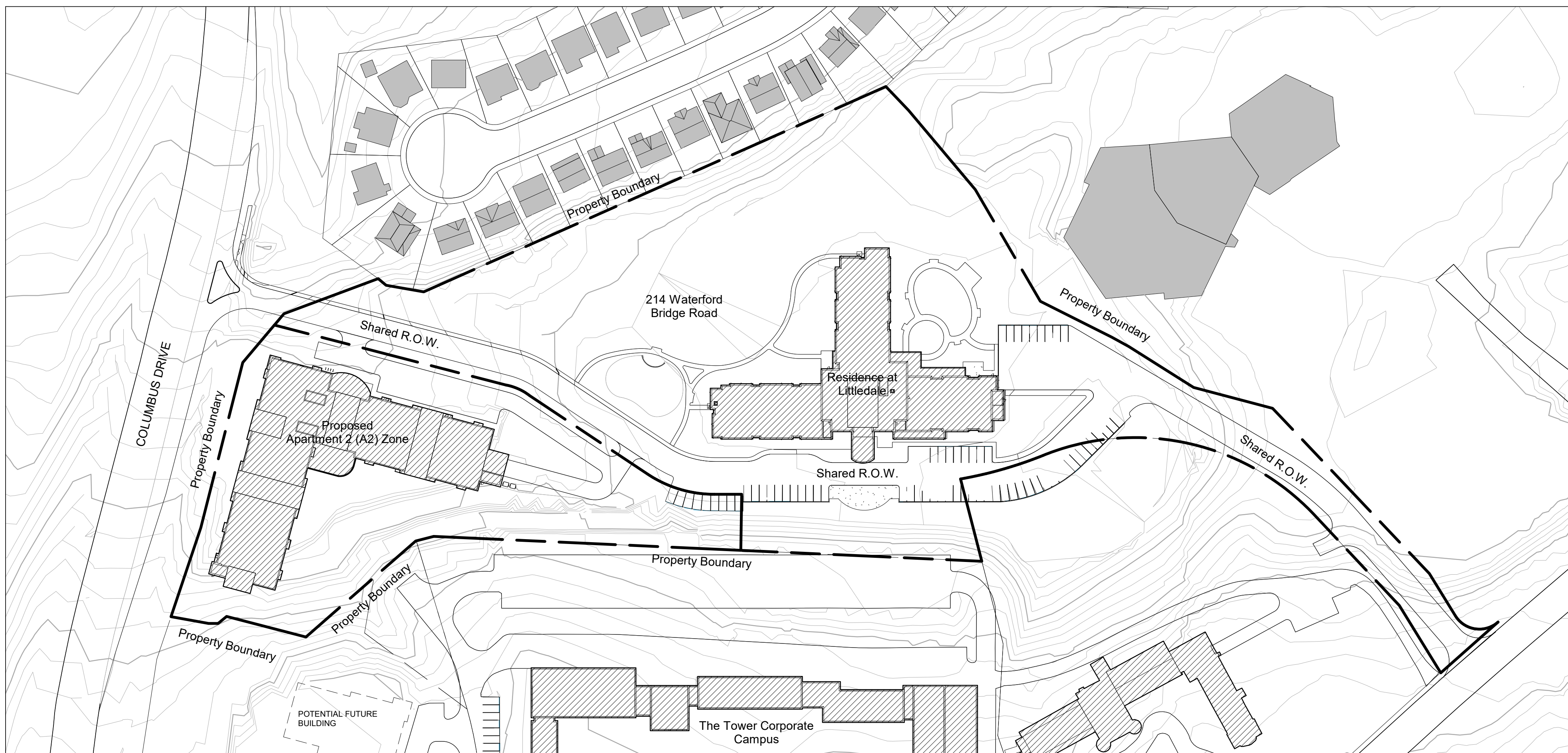
Drawn By: A.Winte

Checked By: J. Bryant

Job Number: 21-1668

A-001

RF
192



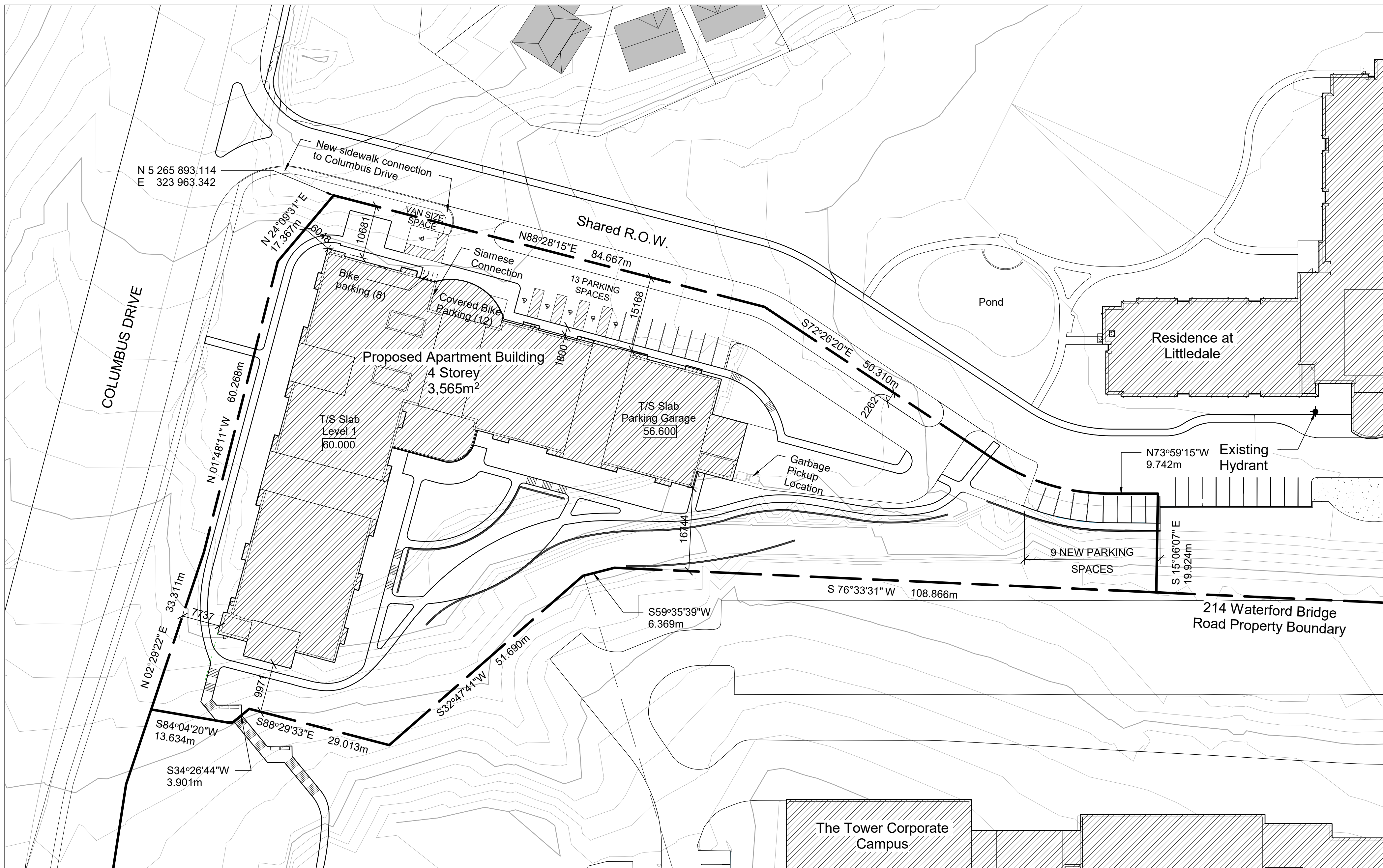
Overall Site Plan - 214 Waterford Bridge Rd (Residence at Littledale)

1 1 : 1000

SITE STATISTICS		
LOT AREA:	11,336m ²	
BLDG AREA:	3,565m ²	
APARTMENT 2 (A2) ZONE STANDARDS		
	REQUIRED	PROVIDED
LOT AREA (min)	650.0m ²	11,355m ²
LOT FRONTAGE (min)	20m	88m
BUILDING LINE (min)	6m	6m
BUILDING HEIGHT (max)	24m	19.4m
SIDE YARD (min)	1m per 4m bldg height	7.7m
REAR YARD (min)	6m	9.9m
LOT COVERAGE (max)	40%	28.97%
LANDSCAPING (min)	30%	54%
PARKING SPACES (min)	96 spaces	86 spaces

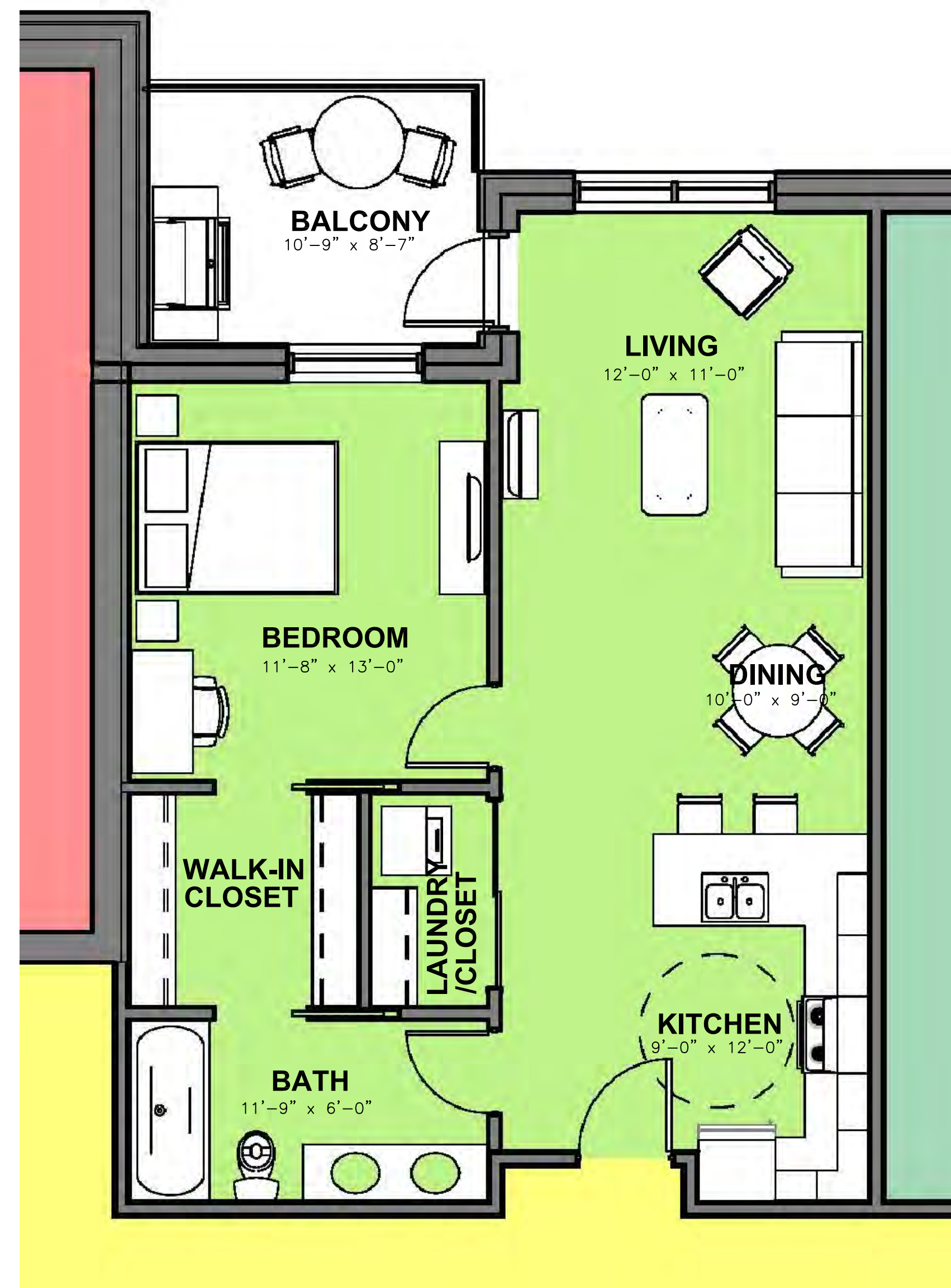
Parking Standards - Apartment 2 (A2)	
Required Minimum	Required Maximum
<u>Dwelling Size</u>	<u>Dwelling Size</u>
Studio 0.8	Studio 1.2
1 Bedroom Dwelling 0.9	1 Bedroom Dwelling 1.2
2 Bedroom Dwelling 1.0	2 Bedroom Dwelling 1.5
3 Bedroom Dwelling 1.2	3 Bedroom Dwelling 2.0
or Greater	or Greater
<p>Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter</p>	<p>Maximums are cumulative for building and inclusive of visitor parking</p>

<u>NEW APARTMENT BUILDING: 85 Units</u>	
1 Bedroom Dwellings: 8	x 0.9 Spaces/Dwelling = 7.2 Spaces
2 Bedroom Dwellings: 77	x 1.0 Spaces/Dwelling = 77.0 Spaces
Visitor Parking Requirements	= <u>11.0 Spaces</u> 95.2 Spaces
REQUIRED PARKING - 96 Spaces	
PROVIDED PARKING - 86 Spaces (63 Underground + 23 Surface)	



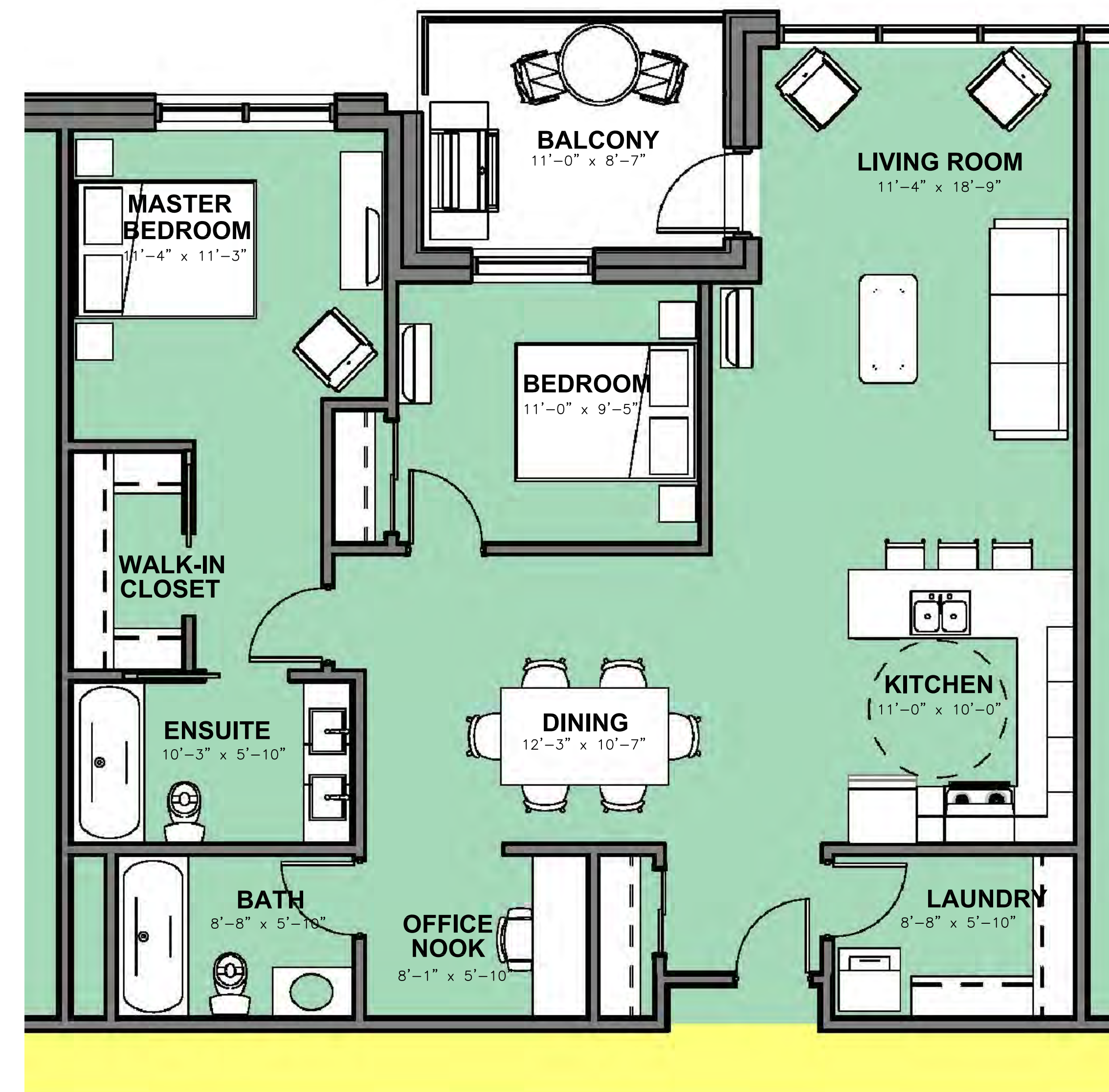
Partial Site Plan

2 — 1 : 500



1-BEDROOM SUITE

AREA: 70.0 m2 (753.0 sqft)



2-BEDROOM SUITE

AREA: 114.0 m2 (1227.0 sqft)

Jendore Limited
240 Waterford Bridge Road, PO Box 1674 St John's A1C 5P5 NL



PROPOSED 85 UNIT APARTMENT BUILDING ST JOHN'S - NL

OCT/2023

LAT
Lat49 Architecture Inc.
683 Water Street, 2nd Floor St. John's, NL A1E 1B5
T: 709.753.7132 F: 709.753.6409
M: Info@lat49.ca W: lat49.ca
Do not scale from this drawing. The Contractor
is to verify all dimensions on site before
proceeding with this work.

APPENDIX 13 | BUILDING AND SITE LIGHTING FIXTURES

PROPOSED BUILDING LIGHT FIXTURE
AND POLE LIGHT FIXTURE AT NIGHT.



PROPOSED POLE LIGHT FIXTURE





Date
Quote #
Project Name
Type



2SRBK - Wall Mount

Description:

2SRBK is a surface mounted cylinder available with a wide beam or narrow beam distribution pattern. 2SRBK has an up/down light. Various sizes available.

Name	Engine	Lumens	CCT	Electrical	Mounting	Lens	Pattern	Options	Finish

Name	Light Engine	Source Lumens _{(LED)(5000K)}	Color Temp	Electrical
2SRBK-6-15	6X15 18W LED/Side	4756	30K 3000K	UNV 120-277V
2SRBK-8-15	8X15 29W LED/Side	6470	35K 3500K	HLV 347-480V
2SRBK-8-18	8X18 40W LED/Side	11500	40K 4000K	
			50K 5000K	

Contact for custom

Contact for custom

Contact for custom

Mounting	Lens	Light Pattern	Options	Finishes
WM Wall mount	CG Clear glass lens	NB Narrow beam	DM 0-10V dimming	Standard
				BL Black
	PR Prismatic lens (K12)	MB Medium beam	WL Wet location	WH White
		WB Wide beam	PC Button photocell	SG Silver Grey
			TP Tamperproof hardware	BZ Bronze
			TS Tamperproof screws	Custom
			RGBW Programmable color changing LEDs	CC Custom Color
			AEL Quartz restrrike (relay)	See website for custom colors. Contact factory for physical samples.
			MEL Quartz restrrike (no relay)	CH Chrome
				ANO Anodized aluminum

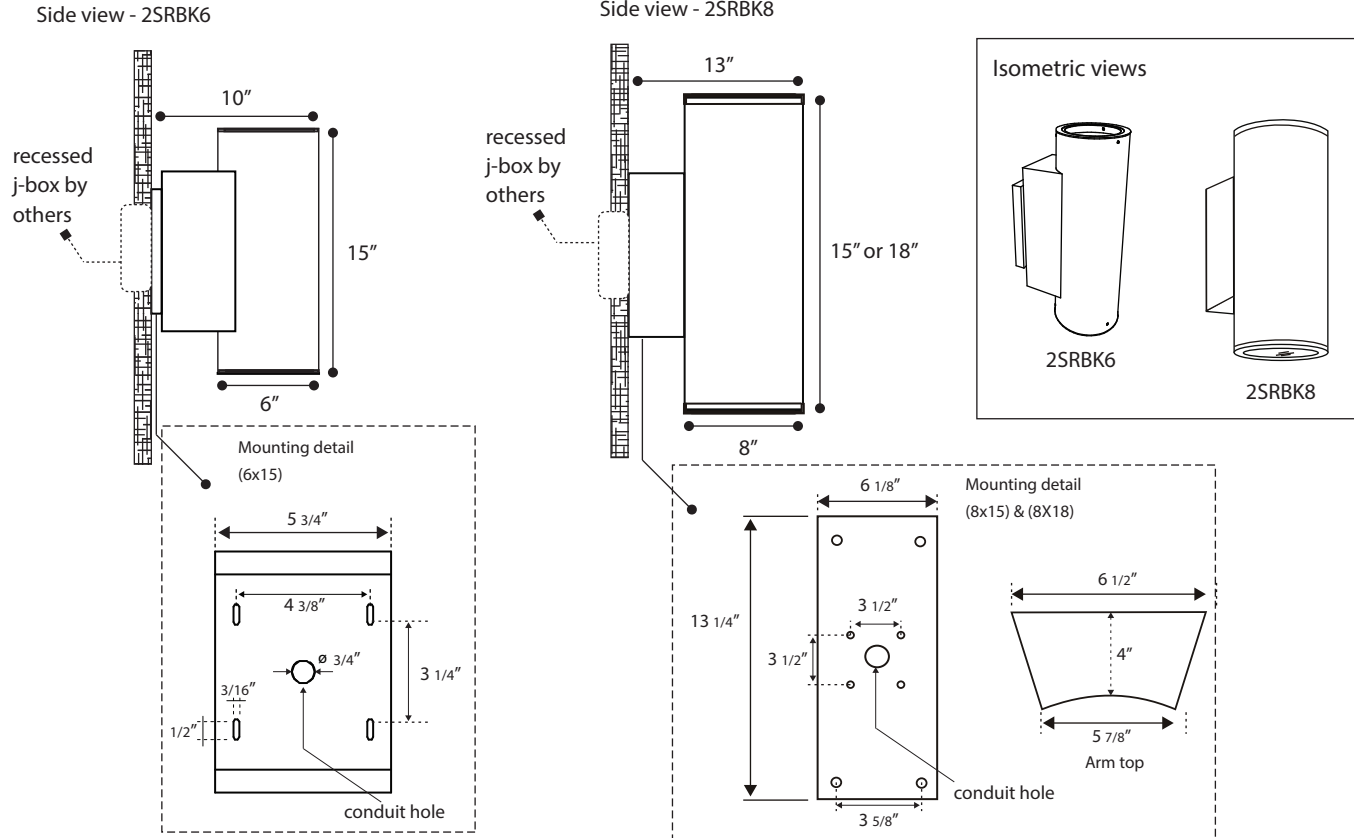
- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std - Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.

Date Modified: 06-15-2023

Dimensions & Mounting:

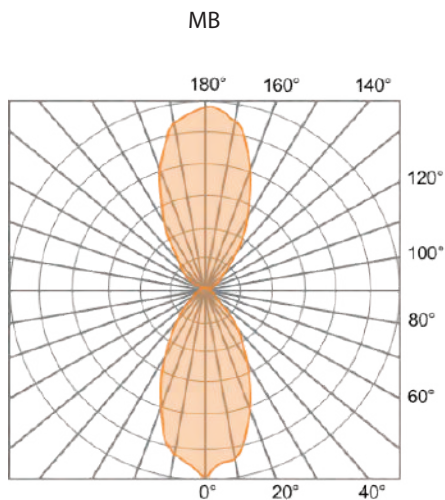
Please note that drawings are not to scale.



Listing:

Complies to CSA and UL standards.

Polar Graph:



DESCRIPTION

The classic lines and sophisticated construction of Vision Site LED luminaire makes it an ideal complement to site design. Offering LED technology across the VXS and VXM, the Vision Site luminaire provides true family scaling in both physical form and lumen capability for architectural site lighting applications. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-wall one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Housing features a partition wall that isolates driver components for cooler operation. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR:** One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on two catch hinges. **GASKET:** Continuous gasket provided to seal housing to optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Tool-less release door latch is stainless steel/aluminum construction, painted to match housing and allows access to internal housing and electrical components.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is

designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

ARM: One-piece extruded aluminum arm available in standard 5" lengths (VXS) and 6" and 10" (VXM). Internal bolts guides allow easy positioning of fixture during installation to pole or wall surface. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with dedicated accessory arms (order separately). Invue poles

Catalog #	Type
Project	
Comments	Date
Prepared by	

are provided pre-drilled when structural mount option drill pattern is specified. See Invue poles section for complete selection. Additional mounting accessories available.

Finish

Housing is finished in five-stage super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection. Options to meet Buy American Act requirements

Warranty

Five-year warranty.



VXS/VXM VISION SITE LED

1 - 6 LightBARs

Solid State LED

ARCHITECTURAL
AREA/SITE LUMINAIRE

**CERTIFICATION DATA**

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
1.5G Vibration Tested
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

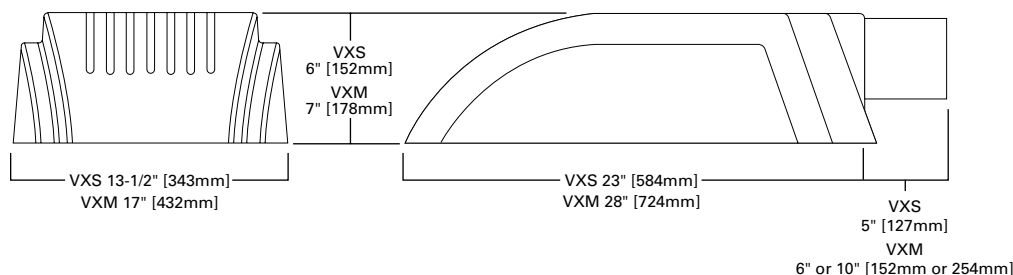
EPA

Effective Projected Area: (Sq. Ft.)
VXS Single: 1.18 w/Arm
VXS Single Structural: 1.27 w/Arm
VXM Single: 1.89 w/Arm
VXM Single Structural: 2.09 w/Arm

SHIPPING DATA

Approximate Net Weight:
VXS: 35 lbs. (15.91 kgs.)
VXM: 51 lbs. (23.18 kgs.)

DIMENSIONS



ORDERING INFORMATION

Sample Number: VXS-E04-LED-E-T3-GM

Product Family ^{1,2,3}	Number of LightBARs ^{4,5}	Lamp Type	Voltage	Distribution	Color ⁸
VXS =Vision Site Small VXM =Vision Site Medium BAA-VXS =Vision Site Small Buy American Act Compliant ³¹ BAA-VXM = Vision Site Medium Buy American Act Compliant ³¹	E01 =(1) 21 LED LightBAR E02 =(2) 21 LED LightBARs E03 =(3) 21 LED LightBARs E04 =(4) 21 LED LightBARs E05 =(5) 21 LED LightBARs ⁶ E06 =(6) 21 LED LightBARs ⁶ F01 =(1) 7 LED LightBAR F02 =(2) 7 LED LightBARs F03 =(3) 7 LED LightBARs F04 =(4) 7 LED LightBARs F05 =(5) 7 LED LightBARs ⁶ F06 =(6) 7 LED LightBARs ⁶	LED =Solid State Light Emitting Diode	E1 =Universal (120-277V) 347 =347V 480 =480V ⁷	T2 =Type II T3 =Type III T4 =Type IV 5MQ =Type V Square Medium 5WQ =Type V Square Wide 5XQ =Type V Square Extra Wide RW =Rectangular Wide SL2 =Type II with Spill Control SL3 =Type III with Spill Control SL4 =Type IV with Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALxx =Custom Color
Structural Options ^{3,9}		Options (Add as Suffix)			
Pole Mount PRCPS =Strut Rod and Clevis Set for Square Pole (Painted to match fixture. Does not include arm) ¹⁰ PRCCS =Stainless Strut Rod and Clevis Set for Square Pole (Clevis painted to match fixture. Does not include arm) ¹⁰ PRCPR =Strut Rod and Clevis Set for Round Pole (Painted to match fixture. Does not include arm) ¹¹ PRCCR =Stainless Strut Rod and Clevis Set for Round Pole (Clevis painted to match fixture. Does not include arm) ¹¹ Wall Mount WRCP =Strut Rod and Clevis Set (Painted to match fixture. Does not include arm) ¹² WRCS =Stainless Steel Strut Rod and Clevis Set (Clevis painted to match fixture. Does not include arm) ¹²		PC =Button Type Photocontrol (Specify Voltage) R =NEMA Twistlock Photocontrol Receptacle PER7 =NEMA 7-Pin Twistlock Photocontrol Receptacle 2L =Two Circuits ¹³ LCF =LightBAR Cover Plate Matches Housing Finish 7030 =70 CRI / 3000K CCT ¹⁴ 7050 =70 CRI / 5000K CCT ¹⁴ 8030 =80 CRI / 3000K CCT ¹⁴ L90 =Optics Rotated Left 90° R90 =Optics Rotated Right 90° ICB =Integral Cold Weather Battery Pack (Specify 120 or 277V) ¹⁵ LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹⁶ LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹⁶ HSS =Factory Installed House Side Shield ¹⁷ MS/DIM-L08 =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{18, 19, 20, 21, 22} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{18, 19, 20, 21, 23} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{18, 19, 20, 21, 24}			
Accessories (Order Separately) ³²					
OA/RA1016 =NEMA Photocontrol - Multi-Tap OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V MA1253 =10kV Circuit Module Replacement LB/HSS =Field Installed House Side Shield ²⁶ VXS Mounting Accessories (Order Separately) MA1071-XX =5" Arm for Square Pole MA1073-XX =Direct Mount for Square Pole MA1074-XX =5" Arm for Round Pole MA1076-XX =Direct Mount for Round Pole MA1077-XX =Wall Bracket with 5" Arm MA1200-XX =Direct Wall Mount Kit MA1101-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1102-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1103-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1104-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1105-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1106-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1107-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon		MA1108-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1109-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1110-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1111-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1112-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1113-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1114-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon VXM Mounting Accessories (Order Separately) MA1050-XX =6" Arm for Square Pole MA1051-XX =10" Arm for Square Pole ²⁷ MA1052-XX =6" Arm for Round Pole MA1053-XX =10" Arm for Round Pole ²⁷ MA1054-XX =Wall Bracket with 6" Arm ²⁸ MA1056-XX =Direct Mount for Square Pole MA1057-XX =Direct Mount for Round Pole MA1201-XX =Direct Wall Mount Kit ²⁸ MA1231-XX =Structural Mount Wall Mount Arm ²⁹		MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1115-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1116-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon WOLC-7P-10A =WaveLinx Outdoor Control Module (7-pin) ³⁰	

NOTES:

- Customer is responsible for engineering pole analysis to confirm pole and fixture compatibility for all applications. Refer to our pole white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Arm not included. Order separately.
- Standard 4000K CCT and greater than 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Available with VXM only.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your customer service representative for more information.
- Add as suffix in the order shown.
- Compatible with 5" MA1071 arm only (VXS). Compatible with 10" MA1051 arm only (VXM).
- Compatible with 5" MA1074 arm only (VXS). Compatible with 10" MA1053 arm only (VXM).
- Wall mount structural options do not include arm assembly (See accessories). Compatible with 5" MA1071 arm only (VXS). Compatible with MA2131 arm only (VXM).
- Low-level output varies by bar count. Consult factory. Requires two or more light bars.
- Extended lead times apply. See website for IES files.
- Available with E01-E02 and F01-F02 configurations only (VXS). Available with E01-E04 and F01-F04 configurations only (VXM). Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one light bar for 90-minutes. Not available in all configurations, consult factory. Rated for use in 25°C ambient.
- LumaWatt wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See www.cooperlighting.com/lighting for LumaWatt application information.
- Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace XX with color designation.
- One required for each LightBAR. Not available with L90 or R90 options.
- Use when mounting fixture head at 90° increments.
- For use in downlighting applications only.
- Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Downlighting applications only.
- Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.
- Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

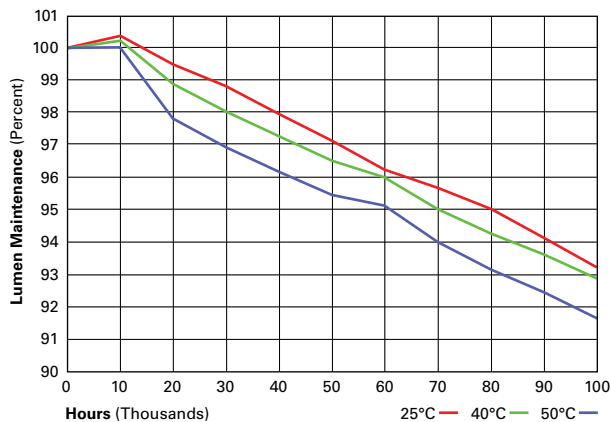
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

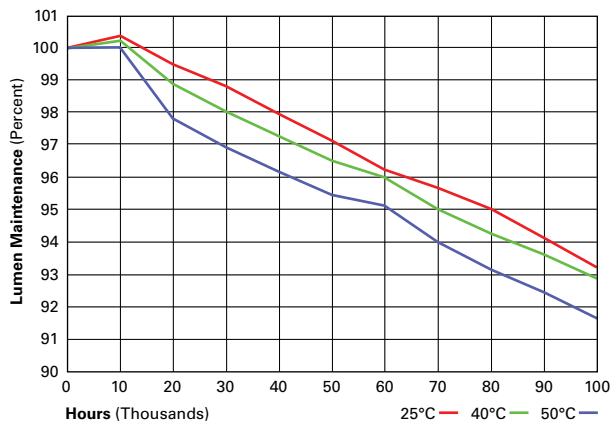
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

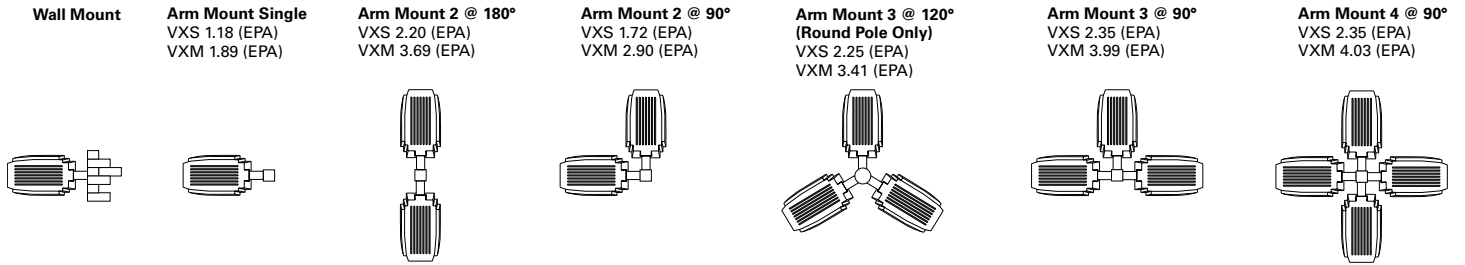
* Per IESNA TM-21 data.

LUMEN MULTIPLIER

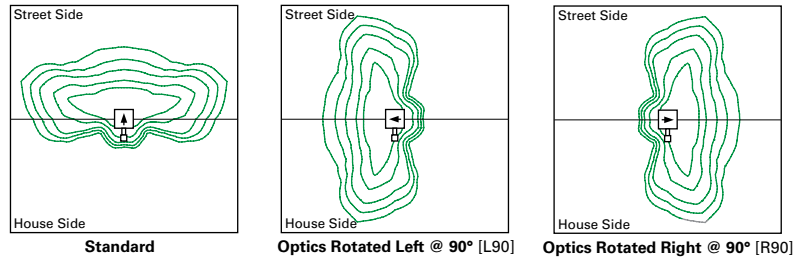
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



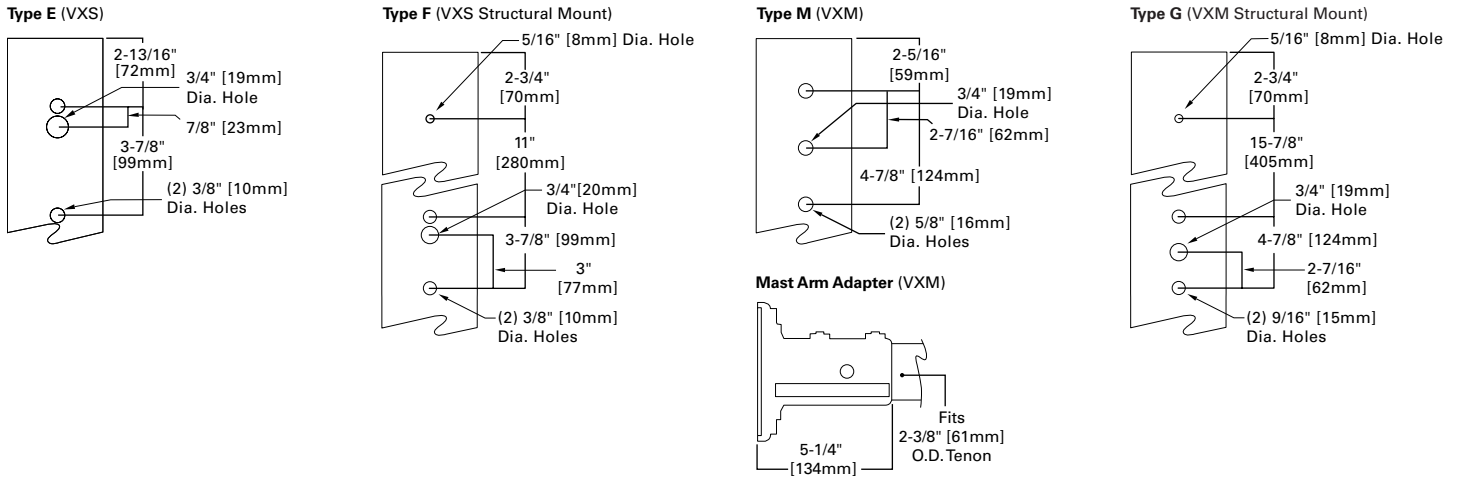
MOUNTING VARIATIONS AND EPAS



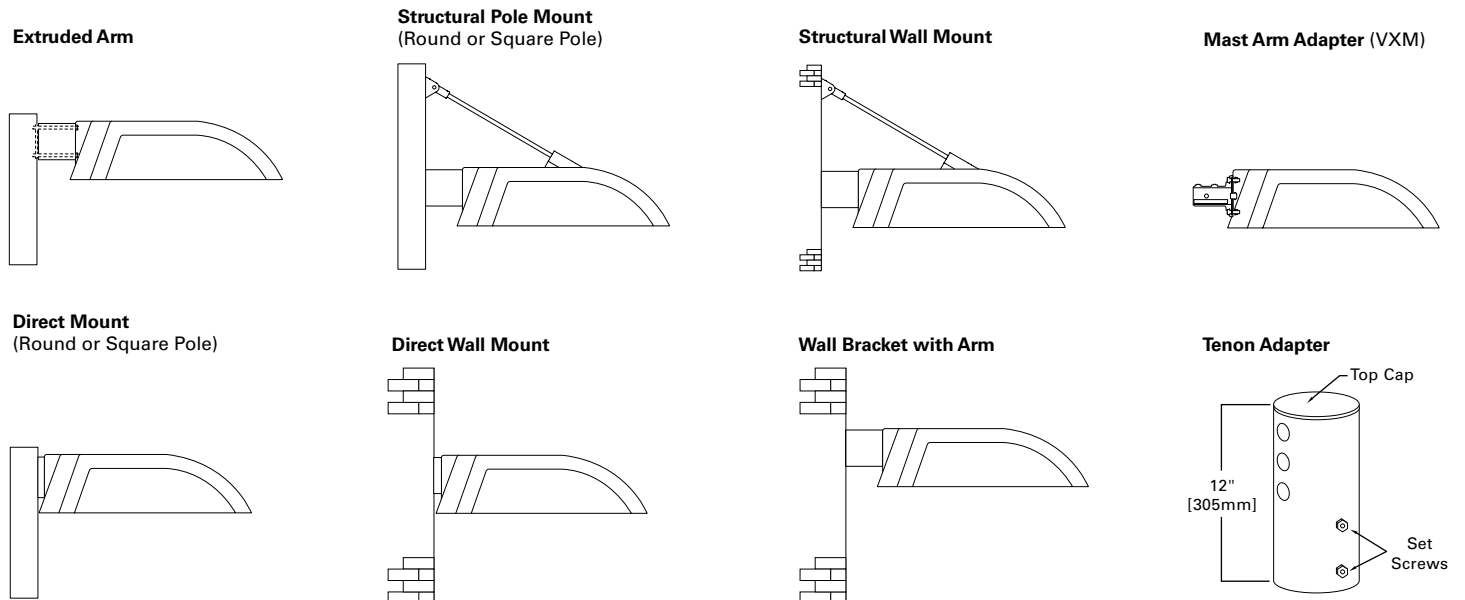
OPTIC ORIENTATION



POLE DRILLING PATTERNS AND MOUNTING OPTIONS



MOUNTING OPTIONS AND ACCESSORIES



CONTROL OPTIONS

0-10V (DIM)

The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

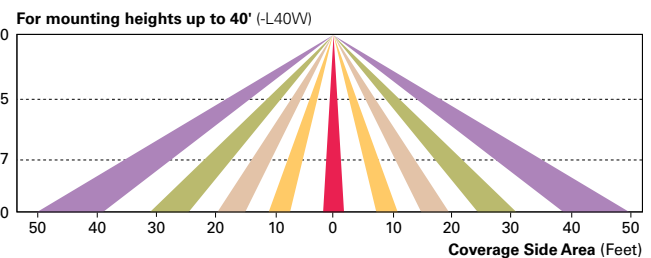
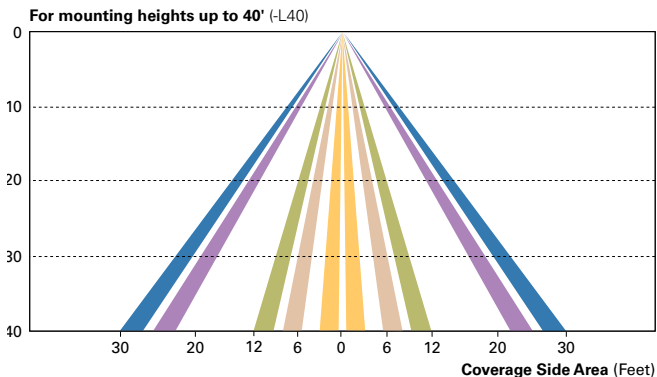
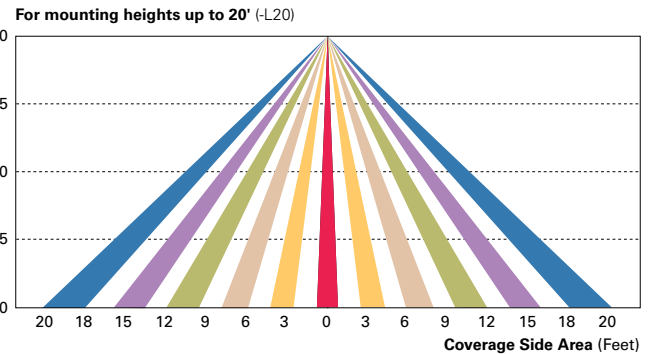
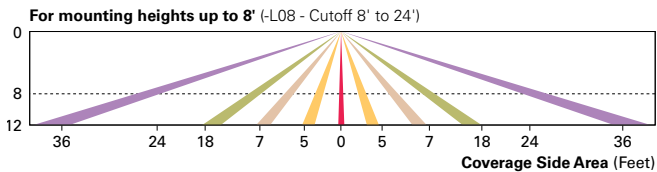
Photocontrol (PC, R and PER7)

Optional button-type photocontrol (PC) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX)

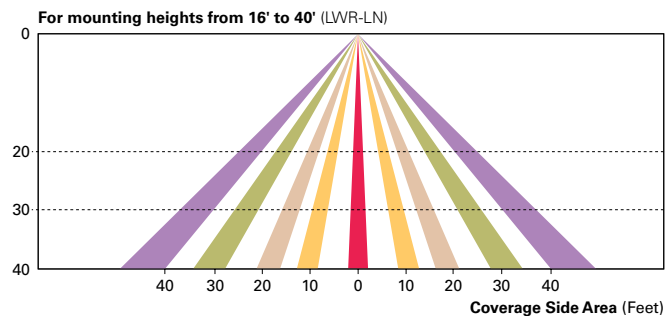
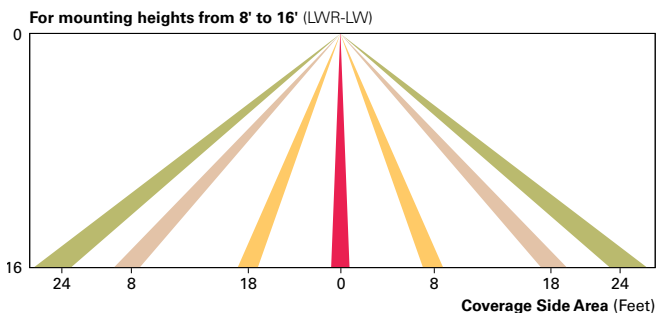
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Date
Quote #
Project Name
Type

SRB6D & SRB8D- Bollard

Description:

Cast aluminum bollard with several head assemblies.
HBD (cast aluminum louvers) is standard. Other head assemblies include:

- DCR - Double cone reflector
- ILO - Internal louvers
- PRF - Prismatic refractor

Specify CONC for concrete shaft.



HBD Assembly

Name	Engine	Lumens	CCT	Electrical	Mounting	Lens	Pattern	Options	Finish
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Name	Light Engine	Source Lumens _{(LED)(5000K)}	Color Temp	Electrical
SRB6D	6D 36 LED (Max) 70 MH	4672	3000K	UNV 120-277V
SRB8D	42PLT		3500K	HLV 347-480V
	8D 48 LED (Max) 100 MH	6240	4000K	TT Tri-Tap (HID)
	42PLT 30 LPS		5000K	MT Multi-Tap (HID)

Contact for custom

Contact for custom

Contact for custom

Mounting	Lens	Light Pattern	Options	Finishes
ABT Anchor, bolts & template	Type of lens varies according to head assembly.	TY5 Type V (Std)	MS Motion sensor	BL Black
	HBD head assembly comes with CPL (clear polycarbonate lens)	TY3 Type III (certain head assemblies)	SD Step dimming	WH White
	DCR, ILO & PRF head assemblies come with CG (clear glass lens)	180 180 degree (certain head assemblies)	TP Tamperproof hardware	SG Silver Grey
	For better illustration of head assemblies see {page 2}		TS Tamperproof screws	BZ Bronze
			PC Button photocell	CONC Concrete (shaft only)
			SF Single fuse	CC Custom Color
			GFR Ground fault receptacle	See website for custom colors. Contact factory for physical samples.

• Lumens are based on max wattage & 5000K CCT

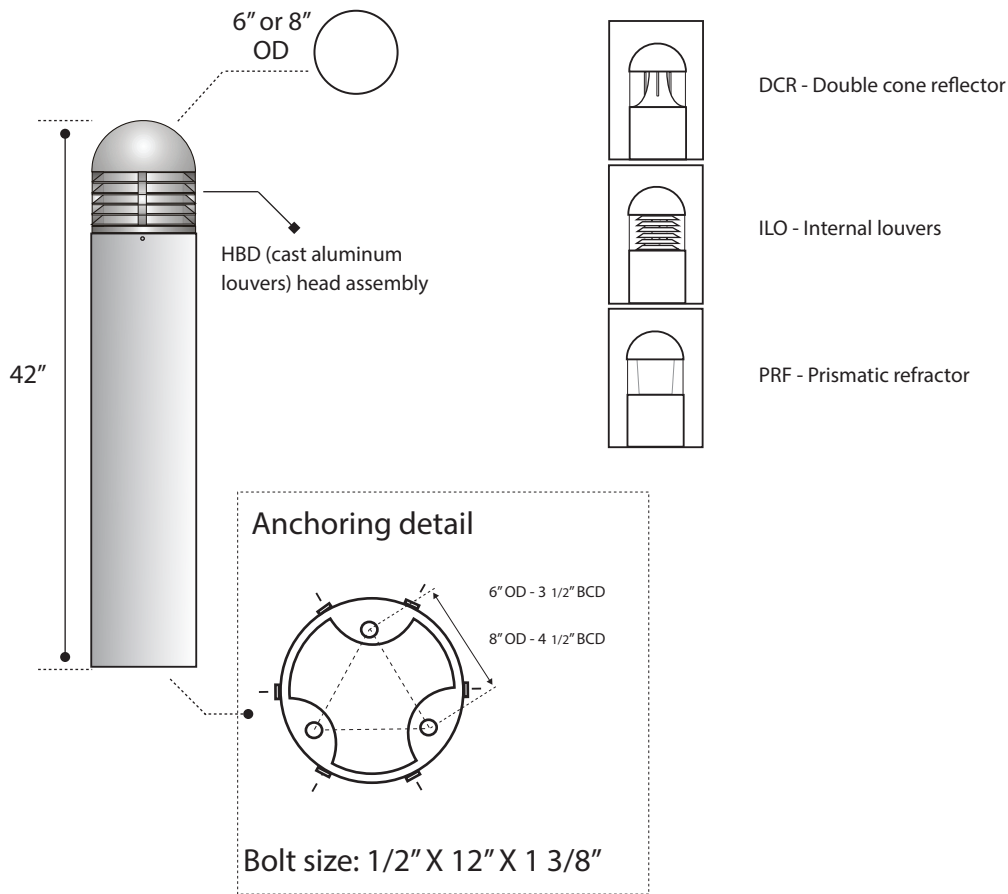
• IES files available upon request

• Std - Standard Offering



Dimensions & Mounting:

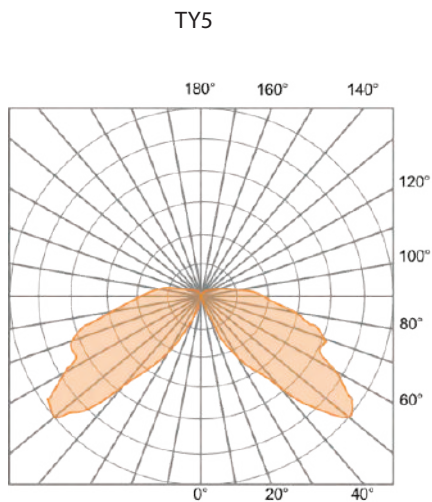
Please note that drawings are not to scale.



Listing:

Complies to CSA and UL standards.

Polar Graph:



APPENDIX 14 | SHUTTLE SERVICE



Jendore Limited

P.O. Box 7194
St. John's, NL A1E 3Y4
Canada

Tel 709 747-4209
Fax 709 368-3502

May 1, 2024

City of St. John's - Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor.
PO Box 908
St. John's, NL
A1C 5M2

Attention: Ann-Marie Cashin, MCIP

Re: On-Demand Paid Shuttle Service for 214 Waterford Bridge Road and the Residence at Littledale

Dear Ann-Marie Cashin,

In the recent review of the Land Use Report (LUR) for 214 Waterford Bridge Road that is in progress, there was clarity required around transit and shuttle service. Jendore confirms that there is a plan to have an on demand paid shuttle service for residents that will be shared between the 214 Waterford Bridge Road property and the Residence at Littledale that is adjacent to it.

Kind Regards,

David Cahill, P. Eng, MBA

DECISION/DIRECTION NOTE

Title: SERC – 2024 Fall Events 2

Date Prepared: September 25, 2024

Report To: Regular Meeting of Council

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

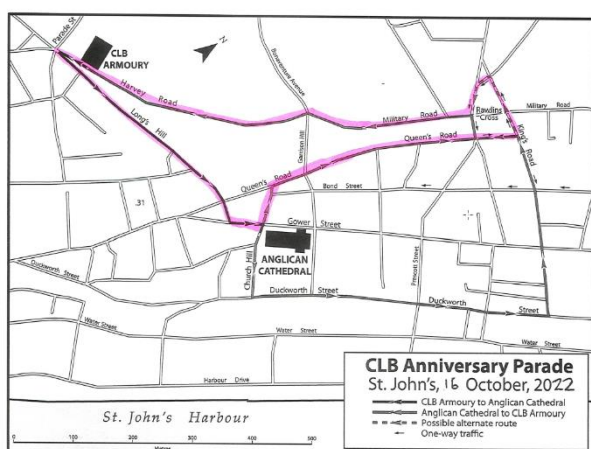
Ward: N/A

Decision/Direction Required: Seeking Council approval of road closures and noise by-law extensions for the following events: CLB Anniversary Parade on October 20, Cape to Cabot road race on October 20, and George Street Mardi Gras on October 26.

Discussion – Background and Current Status:

CLB Anniversary Parade

- Scheduled to take place on Sunday October 20.
- The Parade will leave the CLB Armory on Harvey Rd at 1:30pm, proceed down Long's Hill, turn left onto Queen's Rd, right onto Church Hill to enter the Anglican Cathedral.
- Following the Church Service, the parade will reform in Veteran's Sq (Queen's Rd at Church Hill) proceed north on Church Hill to Queen's Rd, east on Queen's Rd to Rawlins Cross.
- The unit will turn left onto Military Rd, to Harvey Rd returning to the CLB Armory.
- The Royal Newfoundland Constabulary will be present to implement rolling road closures.



Cape to Cabot Road Race

- Scheduled to take place on Sunday October 20 from 8:00am to 11:00am.

ST. JOHN'S

- The Royal Newfoundland Constabulary for has been secured for this event, along with volunteer road marshals.
- The full route, along with road closures, are listed below.

Blackhead Road – Warford Road to Cape Spear

Closed Both Directions

7:45am – 10:00am

Blackhead Road – Warford Road to Linegar Avenue (lower intersection)

Northbound Lane (downhill) Closed

8:30am – 10:00am

Southside Road – Leslie Street to 245 Southside Rd

Single Lane Traffic

Running Lanes on both sides marked with cones

Traffic controlled by marshals at both ends, with radios

8:45am – 10:15am

Water Street West – Leslie Street to Harbour Drive

Curb Lane Eastbound Closed

Marked with Cones

8:45am – 10:30am

Exit Ramp – Pitts Memorial to Water Street West

Closed

8:45am – 10:30am

Harbour Drive – Water Street to Prescott Street

Eastbound Lane Closed

9:00am – 10:45am

Water Street East – Prescott Street to Hill O'Chips

Eastbound Lane Closed

9:00am – 10:45am

Water Street East – Hill O'Chips to Temperance Street

Eastbound Lane Closed

9:00am – 11:00am

Duckworth Street – Plymouth Road to Temperance Street

Eastbound Lane Closed (except to local residents of Duckworth St)

9:00am – 11:00am

Temperance Street

Both Directions Closed

9:00am – 11:00am

Signal Hill Road – Battery Road to Cabot Avenue

Eastbound Lane (Uphill) Closed

Westbound Lane (Downhill) Closed from St. Joseph's Ln to Battery Rd

9:00am – 11:00am

Access to Battery and Signal Hill Area

Local residents may access/leave Battery Rd via Quidi Vidi Rd

Resident below St. Joseph's Lane on Signal Hill Rd may access Quidi Vidi Rd by descending Signal Hill Rd, all other descending traffic to exit via St. Joseph's Lane.

Local resident access to area controlled at Plymouth Rd and Quidi Vidi Rd.

9:00am – 11:00am

George Street Mardi Gras

- Scheduled to take place on Saturday October 26.
- This is a 19+ event that consists of an on-street costume party and DJ on George Street Stage.
- George Street Association are requesting a noise by-law extension until 12:00am.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Royal Newfoundland Constabulary, George Street Association.
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 the road closures and noise by-law extensions for the following events: CLB Anniversary Parade on October 20, Cape to Cabot road race on October 20, and George Street Mardi Gras on October 26.

Prepared by: Christa Norman, Special Projects Coordinator

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

Report Approval Details

Document Title:	SERC - 2024 Fall Events 2.docx
Attachments:	
Final Approval Date:	Sep 25, 2024

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

Erin Skinner - Sep 25, 2024 - 12:50 PM

Tanya Haywood - Sep 25, 2024 - 1:11 PM