

# ST. JOHN'S

## Regular Meeting - City Council Agenda

January 28, 2025

3:00 p.m.

4th Floor City Hall

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1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1 Firefighter Cancer Awareness Month
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## 17. ADJOURNMENT

# **ST. JOHN'S**

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## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**January 14, 2025, 3:00 p.m.**

**Present:** Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Jill Bruce  
Councillor Greg Noseworthy  
Councillor Tom Davis  
Councillor Carl Ridgeley

**Regrets:** Councillor Debbie Hanlon  
Councillor Ophelia Ravencroft

**Staff:** Derek Coffey, Acting City Manager  
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  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Jennifer Squires, Legislative Assistant

### **Land Acknowledgement**

**The following statement was read into the record:**

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

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

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

3.1 **Adoption of Agenda**

SJMC-R-2025-01-14/01

**Moved By** Councillor Bruce

**Seconded By** Councillor Noseworthy

That the Agenda be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes of December 10, 2024**

SJMC-R-2025-01-14/02

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Davis

That the Minutes of December 10, 2024, be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

**6. 51 Hazelwood Crescent – MPA2400012**

Mayor Breen requested that the rezoning at 51 Hazelwood Crescent be moved from the Committee of the Whole Report to accommodate Councillor Noseworthy's schedule.

Councillor Noseworthy informed Council that he had spoken with residents about their concerns on the proposed rezoning to the Apartment 1 (A1) Zone. Residents noted that traffic safety was a concern with the current design and that there have been several accidents in the area. As a result, he would no longer support the proposal. Members of Council advised that the current approval would require the developer to submit a Land Use Report (LUR) and engage with the neighbourhood, hear resident concerns, and consider changes to the proposal to address such concerns. The Commissioners Hearing would provide an additional opportunity for residents to engage with both the City and the developer on the proposed development. It was acknowledged that traffic safety was an issue, and that these concerns could be addressed by the developer or considered separately from the current application if required. Density is needed in the City, and the location is close to amenities and a school which would be a draw for those looking for a home.

SJMC-R-2025-01-14/03

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider rezoning 51 Hazelwood Crescent from the Institutional (INST) Zone to the Apartment 1 (A1) Zone.

Further, upon receiving a satisfactory LUR, that the application be advertised for public input and feedback.

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

Against (1): Councillor Noseworthy

**MOTION CARRIED (8 to 1)**

**7. 45-53 Blackmarsh Road – REZ2400022**

Mayor Breen requested that the rezoning at 45, 47, and 53 Blackmarsh Road be moved from the Committee of the Whole Report to accommodate Councillor Noseworthy's schedule.

SJMC-R-2025-01-14/04

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

That Council consider rezoning 45, 47, and 53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone.

Further, upon receiving a satisfactory site plan, that the application be advertised for public review and input.

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

**MOTION CARRIED (9 to 0)**

**8. DEVELOPMENT APPLICATIONS****8.1 Proposed Accessory Building and Landscaping in the Floodplain Buffer – 16 Kensington Drive – INT2400091**

Deputy Mayor O'Leary inquired if the Environment and Sustainability Experts Panel's recommendation to conserve the trees near the floodplain and relocate the sports court and retaining wall were communicated to the property owner by Staff. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that he did not know if the recommendation had been communicated to the owner and advised that a number of trees on the property would be conserved, and new trees would be planted. As such, Staff did not see a significant impact on the number of trees on the property.

Councillor Davis asked if the Accessory Building would still be permitted in the Floodplain Buffer if it was a Secondary Suite. The Deputy City Manager replied that currently, Secondary Suites are considered the same as Accessory Buildings, and the Regulations have not been amended to address the issue of Secondary Suites in the Floodplain Buffer. If the

proposed building met the lot requirements, it would be permitted. The issue has not yet been encountered, and the Regulations can be updated to address the issue.

SJMC-R-2025-01-14/05

**Moved By** Councillor Ridgeley

**Seconded By** Deputy Mayor O'Leary

That Council approve the residential Accessory Building and Landscaping in the Floodplain Buffer at 16 Kensington Drive, subject to meeting other applicable conditions of the St. John's Development Regulations.

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

**MOTION CARRIED (9 to 0)**

## **8.2    Notices Published - 330 Lemarchant Road – DEV2400140**

Councillor Ellsworth asked if the hours of operation for the drive through for 7 a.m. to 10 p.m. daily were set by the City or the applicant. The Deputy City Manager of Planning, Engineering, and Regulatory Services was uncertain as to who set the hours. He further advised that the hours will be set in the agreement between the City and the applicant and as such the outcome would remain the same. As the current proposal would not use an external speaker/intercom system, a noise attenuation barrier/acoustic barrier/noise wall would not be required. Councillor Ellsworth requested information on the process should the applicant choose to add an intercom or speaker to the site. The Deputy City Manager responded that should the applicant wish to add an intercom or speaker, it would require an amendment to the current Development Application. The amendment would include details on noise attenuation. Councillor Ellsworth requested that this information be shared with the applicant to ensure they understand the process should they wish to move in a different direction.

SJMC-R-2025-01-14/06

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Discretionary Use for a drive through at 330 Lemarchant Road and not require the applicant to provide a noise attenuation barrier as no outdoor speaker(s) are proposed.

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

**MOTION CARRIED (9 to 0)**

**8.3 Notices Published – 710 Torbay Road – DEV2400132**

SJMC-R-2025-01-14/07

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That Council approve the Discretionary Use for a Place of Assembly at 710 Torbay Road which will allow the existing greenhouse to be used for a rental event space.

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

**MOTION CARRIED (9 to 0)**

**8.4 Set Zone Standards for Proposed Single Detached Dwelling – 661 Thorburn Road – DEV2200102**

SJMC-R-2025-01-14/08

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council approve the proposed Zone Standards in the Watershed Zone to allow the rebuild of a Single Detached Dwelling at 661 Thorburn Road as follows:

- Building Line – 38.95m;
- Side Yard – West: 3.18m; and
- Side Yard - East: 4.23m.

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

**MOTION CARRIED (9 to 0)**

**8.5 Request for Parking Relief – 35 Gilbert Street – SUB2400064**

SJMC-R-2025-01-14/09

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve parking relief for five (5) parking spaces at 35 Gilbert Street to accommodate the proposed seven (7) Townhouse Lots.

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

**MOTION CARRIED (9 to 0)**

**8.6 Notices Published - Pasture Land Road – DEV2400150, CRW2400002 and CRW2400009**

Deputy Mayor O'Leary noted her appreciation for remediation work on the site, which will include the spreading of preserved topsoil/mineral soil and organic layer/grubbing over the cleared area to allow natural revegetation/tree growth to occur. She asked if consideration could be given to the reintroduction of trees in a timely manner as a part of the remediation plan when considering quarry applications. The Deputy City Manager of Planning, Engineering, and Regulatory Services advised that a discussion with the Mineral Lands Division of the Province could be had concerning remediation.

SJMC-R-2025-01-14/10

**Moved By** Councillor Ridgeley

**Seconded By** Deputy Mayor O'Leary

That Council approve the Discretionary Use application for the expansion of a Mineral Working Use (quarry) in the Forestry Zone and remediation of



land in the Watershed Zone, and approve the related Mineral Lands Division referral for a 2.7 hectare new quarry permit (expansion), and Crown Lands License to Occupy an area of land approximately 2,400 square metres for the realignment of the existing quarry access, which is located on Pasture Land Road.

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

**MOTION CARRIED (9 to 0)**

**8.7 Request for Variance on Lot Frontage – 79 Old Petty Harbour Road**

SJMC-R-2025-01-14/11

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve a 7.33% Variance on Lot Frontage at 79 Old Petty Harbour Road to allow the subdivision and development of a Single Detached Dwelling.

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

**MOTION CARRIED (9 to 0)**

**9. RATIFICATION OF EPOLLS**

**10. COMMITTEE REPORTS**

**10.1 Committee of the Whole Report - December 17, 2024**

**1. Funding for Fleet Renewal – Waste Collection**

Please note that this item was approved by Council via e-poll on December 17th.

SJMC-R-2025-01-14/12

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

That Council approve the use of \$2.5M of surplus previously allocated to lower future borrowing for the 2025 waste collection vehicle funding deficit.

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

**MOTION CARRIED (9 to 0)**

**2. SJTC – Appointment Recommendation**

SJMC-R-2025-01-14/13

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That Council approve the recommendation of the Selection Committee to appoint Paul Canning to the St. John's Transportation Commission.

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

**MOTION CARRIED (9 to 0)**

**3. 19 King's Bridge Road - REZ2400024**

SJMC-R-2025-01-14/14

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council consider rezoning 19 King's Bridge Road from the Commercial Neighbourhood (CN) Zone to the Residential Mixed (RM Zone) and consider adding Health and Wellness Centre as a permitted use to the Residential Mixed (RM) Zone.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

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

**MOTION CARRIED (9 to 0)**

**4. 364 Groves Road – REZ2400025**

SJMC-R-2025-01-14/15

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

That Council reject the application to rezone land at 364 Groves Road from the Rural (RUR) and C.A. Pippy Park (CAPP) Zones to the Rural Residential Infill (RRI) Zone as it is beyond the limits of servicing and conflicts with Municipal Plan policies for unserviced development.

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

**MOTION CARRIED (9 to 0)**

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

**11.1 Development Permits List December 5, 2024 to January 8, 2025**

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

**12.1 Building Permits List**

**13. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**13.1 Weekly Payment Vouchers for the Weeks Ending December 11 and December 18, 2024**

SJMC-R-2025-01-14/16

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That the weekly payment vouchers for the weeks ending December 11 and December 18, 2024, in the amount of \$18,709,037.19 be approved as presented.

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

**MOTION CARRIED (9 to 0)**

**13.2 Weekly Payment Vouchers for the Weeks Ending December 25, 2024, January 2, 2025, and January 8, 2025**

SJMC-R-2025-01-14/17

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

That the weekly payment vouchers for the weeks ending December 25, 2024, January 2, 2025, and January 8, 2025, in the amount of \$25,496,692.11, be approved as presented.

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

**MOTION CARRIED (9 to 0)**

**14. TENDERS/RFPS**

**14.1 Contracts Awarded - December 4, 2024 - January 8, 2025**

**15. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

**15.1 Petition - 5 and 7 Little Street**

Councillor Davis presented a petition on behalf of residents of the Little Street area concerning the size of a proposed development at 5 and 7 Little Street. They are requesting that the size of the building be reconsidered to ensure there is adequate parking.

**16. NEW BUSINESS**

**16.1 The Shea Heights Community Centre Board of Directors – Terms of Reference**

As he is a volunteer member of the Shea Heights Community Centre Board of Directors, Councillor Ellsworth declared a conflict of interest on the matter and refrained from speaking or voting on the Terms of Reference.

SJMC-R-2025-01-14/18

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council review and approve the Terms of Reference as presented.

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

Abstain (1): Councillor Ellsworth

**MOTION CARRIED (8 to 0)**

**16.2 Travel Authorization – Mayor Danny Breen – Big City Mayor's Caucus Meeting (BCMC) – Ottawa – February 2025**

SJMC-R-2025-01-14/19

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ridgeley

That Council approve the travel costs associated with Mayor Danny Breen attending BCMC in Ottawa in February 2025.

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

**MOTION CARRIED (9 to 0)**

**16.3 Travel Authorization – Mayor Danny Breen – CERAWEEK – Houston Texas - March 10-14, 2025**

SJMC-R-2025-01-14/20

**Moved By** Councillor Bruce

**Seconded By** Councillor Burton

That Council approve the travel cost for Mayor Danny Breen to attend the CERA Week Conference in Houston Texas in March of 2025.

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

**MOTION CARRIED (9 to 0)**

**16.4 34 New Cove Road – MPA2300005 - Adoption**

Members of Council voiced their support for the amendments concerning a proposed apartment building at 34 New Cove Road. Resident concerns on traffic, shadowing, and looming were acknowledged, but Council agreed that moving forward to a Commissioner's Hearing would be of benefit to allow residents to engage with the developer and discuss their concerns. The engagement will provide Council with a better understanding of resident concerns and the impacts of the proposal.

SJMC-R-2025-01-14/21

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 16, 2024 and Envision St. John's Development Regulations Amendment Number 48, 2024, related to a proposed Apartment Building at 34 New Cove Road, and appoint Cliff Johnston as commissioner for a public hearing on the amendments. The proposed hearing date is Wednesday, February 12, at 7 p.m. at St. John's City Hall.

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

**MOTION CARRIED (9 to 0)**

**17. OTHER BUSINESS**

**18. ACTION ITEMS RAISED BY COUNCIL**

**18.1 Municipal World's Women of Influence in Local Government**

Mayor Breen recognized Deputy Mayor O'Leary as the recipient of Municipal World's Women of Influence in Local Government award. The award celebrates women who have demonstrated leadership, strength, and determination in local politics.

**19. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:06 p.m.

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 60 O’Leary Avenue - DEV2400162

**Date Prepared:** January 21, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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**Decision/Direction Required:**

A Discretionary Use application has been submitted by Baker Flooring at 60 O’Leary Avenue.

**Discussion – Background and Current Status:**

The proposed application is for a Retail Use and will occupy a floor area of 200m<sup>2</sup>. Hours of operations will be Monday to Friday 9 a.m. to 5 p.m. On-site parking is provided. The proposed application site is zoned Industrial Commercial (IC).

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.

5. Alignment with Adopted Plans: **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 10.5 “Discretionary Uses,” and Section 10 “Industrial Commercial (IC) Zone”.**

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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 at 60 O'Leary Avenue for Retail Use.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

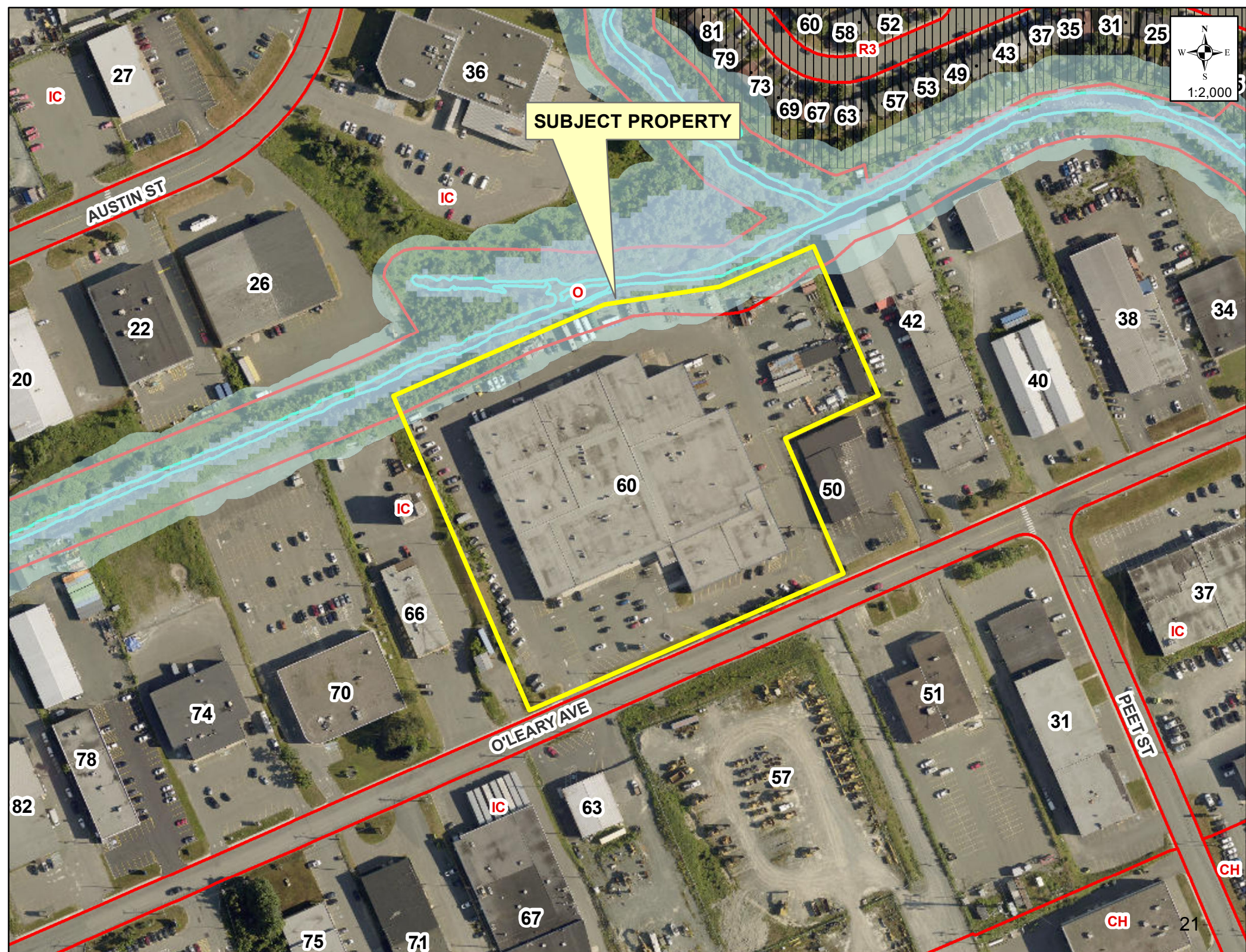
Document Title:	Notices Published -60 O'Leary Avenue.docx
Attachments:	- 60 O'LEARY AVENUE - DEV2400162.pdf
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghtle Brushett - Jan 21, 2025 - 3:12 PM**

**Jason Sinyard - Jan 22, 2025 - 11:44 AM**







# DECISION/DIRECTION NOTE

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**Title:** Notices Published – Incinerator Road - DEV2400165 & CRW2400018

**Date Prepared:** January 21, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

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**Decision/Direction Required:**

A Discretionary Use application and Crown Land Grant have been submitted for Clarke's Trucking and Excavating Limited on Incinerator Road.

**Discussion – Background and Current Status:**

The proposed Discretionary Use application is for an extension to an existing quarry (Mineral Working Use), which is located on Incinerator Road. The proposed quarry extension covers an area of approximately 6.39 hectares and is for the stockpile and laydown yard of existing infrastructure and materials on-site. No buildings are proposed. The proposed application site is in the Industrial General (IG) Zone.

The Discretionary Use application was requested following a referral from the Provincial Department of Fisheries, Forestry and Agriculture, for a Crown Land Grant for the 6.39 hectares. If the Crown Land Grant is awarded, a subsequent development plan must be submitted and no development, placement of fill or regrading within any floodplain or wetland or the associated buffers located on the property is permitted.

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.
5. Alignment with Adopted Plans: **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 10.5 "Discretionary Uses," and Section 10 "Industrial General (IG) 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 extension to an existing quarry (Mineral Working Use) in the Industrial General (IG) Zone and approve the related Crown Land Grant for approximately 6.39 hectares, which is located on Incinerator 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 - Incinerator Road.docx
Attachments:	- CLARKE'S TRUCKING INCINERATOR ROAD.pdf
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghle Brushett - Jan 21, 2025 - 3:09 PM**

**Jason Sinyard - Jan 22, 2025 - 11:45 AM**





RUR

MW

SUBJECT PROPERTY

IG

IG

RUR

RUR

INCINERATOR RD

TRANS CANADA HWY



# DECISION/DIRECTION NOTE

**Title:** Request for Variance on Backyard Suite Area - 125 Penney Crescent - DEV2400170

**Date Prepared:** January 21, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 1

---

## Decision/Direction Required:

To seek approval for a 0.5% Variance on Backyard Suite Area at 125 Penney Crescent.

## Discussion – Background and Current Status:

An application was submitted at 125 Penney Crescent to construct a Backyard Suite under the Housing Accelerator Fund (HAF). The Backyard Suite is a permitted use and the maximum area for the proposed Backyard Suite is 59.9m<sup>2</sup>, which is the lesser of 10% of the Lot Area or 75% of the Residential Building footprint. **Section 7.4** of the **St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement to be considered. To accommodate the proposed development, a Variance of 0.5% is required, which will result in a Backyard Suite having an Area of 60.2m<sup>2</sup>.

Notices were issued to all adjacent properties. One submission was received in opposition to the proposed development who had concerns that the location would reduce privacy, and the increased density would cause traffic, noise, and reduce enjoyment of a low-density neighbourhood.

## Key Considerations/Implications:

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

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

Choose an item.

# ST. JOHN'S

5. Alignment with Adopted Plans: **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 7.4 "Variance" and Section 6.7.2 "Backyard Suite Area."**
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 Variance of 0.5% on Backyard Suite Area, which will result in a Backyard Suite having an Area of 60.2m<sup>2</sup> at 125 Penney Crescent.

**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 Committee- Request for Variance on Backyard Suite Area - 125 Penney Crescent - DEV2400170.docx
Attachments:	- 125PenneyCres.jpg
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghtle Brushett - Jan 22, 2025 - 11:49 AM**

**Jason Sinyard - Jan 22, 2025 - 11:51 AM**



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

Hi Ashley

I am writing to submit my concerns regarding the Request for Variance on Backyard Suite Area submitted by 125 Penney Crescent, Ward 1.

First, I received this letter on January 20, 2025. It was postmarked on January 16, 2025. The response deadline is today, January 21, 2025. It concerns me that I was not given an appropriate amount of time to respond (3 business days) and a very real possibility that the [REDACTED] [REDACTED] may have not received the notice of this application.

At the time of purchase [REDACTED], I was assured there would be no new builds [REDACTED] [REDACTED] as this is a mature neighborhood. Part of the appeal of [REDACTED]

A backyard suite is essentially an extra home on a property that requires a "Request for Variance", indicating that the **space is already being stretched thin**. The windows would look directly [REDACTED] [REDACTED]. **The home at 125 Penney Crescent is already a two bedroom home with the basement unit operating as an AirBnB.** While I understand that the city cannot control the use of a backyard suite, there is strong reason to believe that this suite would not be used to help combat the current housing crisis. I do not believe that squeezing in an extra structure on this lot is within the **spirit of the additional housing units** to be built. Adding a third unit would be over congested and completely unnecessary. Further to this, in a mature subdivision with a majority of two apartment homes, approving this variance and a backyard suite would set a precedent and potentially lead to an over congested and overpopulated subdivision. With this comes further concerns of **increased traffic, vehicles, noise levels, pollution, and interruption of peace and enjoyability** to the current homeowners.

What about [REDACTED] resale value? Currently [REDACTED] [REDACTED] subjected to this high density living, and certainly the lack of privacy would not be appealing to a buyer.

[REDACTED] the low density mature neighborhood, the privacy of the back yard and the inability to build new structures. Adding a backyard suite to where the current shed is located at 125 Penney completely changes the amount of privacy, peace and enjoyment [REDACTED]

Adding a third unit to an already two unit home at this property would **destroy the character of the neighborhood** and would **stick out like a sore thumb**. I believe it was Coun. Maggie Burton that highlighted the importance of avoiding just that in 2024. This is disruptive to the neighborhood,



unnecessary and not the intention of the backyard suite initiative. **I implore the council to reject this application and to ensure the integrity of this neighborhood is maintained.**

I believe that this request is **out of order** due to not providing proper notice to residents (see photo below with postmark of January 16, 2025).

**I object to this application wholeheartedly** and with support from homeowners in the area. Please confirm receipt of this email. I have also cc'd Ward 1 Councillor Bruce on this matter.

Sincerely



# DECISION/DIRECTION NOTE

**Title:** Request for Lot Area Variance – 50 Shoal Bay Road – INT2500004

**Date Prepared:** January 21, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

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**Decision/Direction Required:** To seek approval for a Variance on Lot Area of 6.12% at 50 Shoal Bay Road.

**Discussion – Background and Current Status:**

In 2022, civic 46 and 50 Shoal Bay Road were reconfigured and civic 46 was granted a variance on Lot Area. The applicant subsequently identified a defect in his title and in 2023 the city received a Crown Land Grant referral for these lots to perfect title to the property. At that time, City Staff requested that the Crown reserve a strip of land along Mill Road, which would be granted to the City for potential future public infrastructure. The land along Mill Road reduces the area of 50 Shoal Bay Road to 1899.2m<sup>2</sup>, which requires a 6.12% Variance on Lot Area. The area is zoned Rural Residential Infill (RRI), and the minimum Lot Area requirement is 2023m<sup>2</sup>. Subject to St. John's Development Regulations, Section 7.4 allows for Council to consider granting a Variance from the applicable Lot Requirements to a maximum of 10%.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Notification of abutting property owners was not required there are no adjacent property owners except the current owner and the City.
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: **St. John's Municipal Plan and Development Regulations.**

# ST. JOHN'S

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Rural Residential Infill (RRI) Zone."**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council approve a Variance of 6.12% on Lot Area for 50 Shoal Bay 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



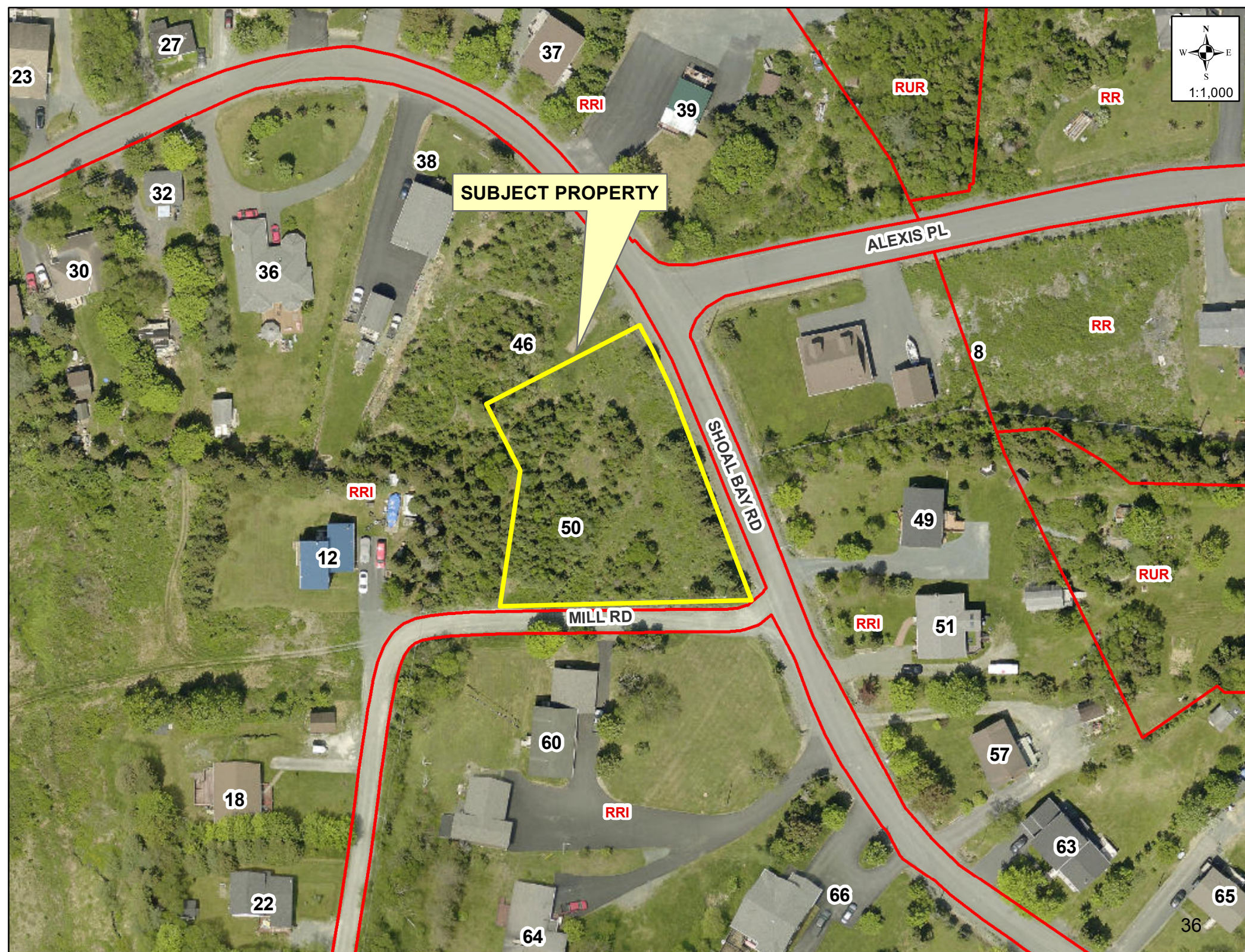
**Report Approval Details**

Document Title:	Development Committee - Variance Request - 50 Shoal Bay Road - INT2500004.docx
Attachments:	- 50 SHOAL BAY ROAD.pdf
Final Approval Date:	Jan 22, 2025

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

**Jason Sinyard - Jan 22, 2025 - 11:40 AM**







# DECISION/DIRECTION NOTE

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**Title:** Change to Non-Conforming Building – 117 Newtown Road – DEV2400007

**Date Prepared:** January 22, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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**Decision/Direction Required:**

Request for Council to approve interior changes to an existing Non-Conforming Building to allow a Four-Plex at 117 Newtown Road.

**Discussion – Background and Current Status:**

An application was submitted to add 2 additional residential dwelling units to the existing dwelling at 117 Newtown Road, to create a Four-Plex. The building is considered as existing non-conforming, as it does not meet the minimum Rear Yard or Side Yard setbacks for the Residential 2 (R2) Zone; existing Rear Yard is 1.22 metres and the side yard on the flanking street is 3.59 metres.

As per **Section 7.5.3(a)** “a Non-Conforming Building, structure or Development shall not be internally or externally varied, extended or expanded without Council approval.” The new use does not make the building more non-conforming, and the only change will be to the internal structure of the dwelling to create the additional dwelling units.

**Key Considerations/Implications:**

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

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

Choose an item.

# ST. JOHN'S

5. Alignment with Adopted Plans: **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 7.5 "Non-Conforming" and Section 10 "Residential 2 (R2) 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 the interior changes to the existing non-conforming building to allow a Four-Plex at 117 Newtown Road.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Set Zone Requirements on Non-Conforming Lot – 117 Newtown Road – DEV2400007.docx
Attachments:	- Aerial Map.pdf - House Location.pdf
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghtle Brushett - Jan 22, 2025 - 9:11 AM**

**Jason Sinyard - Jan 22, 2025 - 11:42 AM**





SUBJECT PROPERTY

NEWTOWN RD

HOYLES AVE

120

R1

O

R1

121

119

117

4

6

R2

8

115

113

R2

1

3

GRID NORTH  
NAD 83

NEWTOWN ROAD

FACE OF CURB

SIDEWALK

OHW

①

FCIP

MHO

FACE OF CURB

HOYLES AVENUE

SIDEWALK

CITY OF ST. JOHN'S  
KELLY'S BROOK PARK

N22°39'33"E

N85°22'38"E

N77°52'27"W

PVMT.

W/S

CONC.

W/S

2 - STOREY  
CONC.  
FOUND.

3.75

13.045

5.94

0.61

FCIP

0.19

0.15

1.22

3.40

6.78

3.39

6.21

4.97

6.09

7.72

17.30

3.59

32.735

FCIP

4.80

C1

30.480

6.20

IC/S

1.87

1.94

CIVIC NO. 4  
HOYLES AVENUE  
EDWARD COOKE & MARK BISHOP  
REG. NO. 853731

LEGEND

● - POLE



# DECISION/DIRECTION NOTE

<b>Title:</b>	Proposed Variance and Request to Establish the Building Line – 130 Diamond Marsh Drive – SUB2400069
<b>Date Prepared:</b>	January 22, 2025
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Carl Ridgeley, Development
<b>Ward:</b>	Ward 5

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## **Decision/Direction Required:**

To seek approval for an 10% Variance on the Rear Yard setback and to Establish the Building Line for a Single Detached Dwelling at 130 Diamond Marsh Drive.

## **Discussion – Background and Current Status:**

An application was submitted to subdivide land for a Single Detached Dwelling at 130 Diamond Marsh Drive (land adjacent 23 Diamond Marsh Drive). The property is zoned Residential 1 (R1), and the minimum Rear Yard setback for a Single Detached Dwelling is 6m as per the **Development Regulations**. To accommodate the proposed development a variance of 10% is required, resulting in a Rear Yard setback of 5.4m. **Section 7.4** of the **St. John's Development Regulations** provides that up to a 10% variance from any applicable requirement may be considered. Abutting property owners have been notified and no concerns were received.

A request was also submitted to reduce the building line to 5.12 metres due to the narrow depth of the lot. Based on the size of the Lot, the proposed footprint of the home is the smallest that is practical to be built. The minimum Building Line in the Residential 1 (R1) Zone is 6 metres. As per **Section 7.2.1 (a)** of the **St. John's Development Regulations**, Council shall have the power to establish or re-establish the Building Line for any Street, or for any Lot situate thereon, at any point or place that Council deems appropriate.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
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 Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variances," Section 7.2.1(a) "Building Lines-Yards" and Section 10 "Residential 1 (R1) Zone".**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Written notices were sent to all persons whose land abuts the Development that is subject of the Variance.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

**Recommendation:**

That Council approve a 10% Variance to allow a Rear Yard setback of 5.4 metres and establish the Building Line at 5.12m for 130 Diamond Marsh Drive to allow a Single Detached Dwelling.

**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 Variance and Request to Re-Establish Building Line – 130 Diamond Marsh Drive – SUB2400069.docx
Attachments:	- 23 DIAMOND MARSH DRIVE.pdf
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghtle Brushett - Jan 22, 2025 - 3:23 PM**

**Jason Sinyard - Jan 22, 2025 - 4:35 PM**





SUBJECT PROPERTY

BULRUSH AVE

GISBORNE PL

DIAMOND MARSH DR





# DECISION/DIRECTION NOTE

**Title:** Notices Published – 5-7 Little Street – DEV2300074

**Date Prepared:** January 22, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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**Decision/Direction Required:** Request for approval of the revised Land Use Report, Approval-in-Principle and parking relief for a proposed Apartment Building at 5-7 Little Street.

**Discussion – Background and Current Status:** In 2021, 5 & 7 Little Street was rezoned from Residential 2 (R2) to Apartment 2 (A2) Zone for a Personal Care Home. The applicant is now proposing an Apartment Building, which is a Permitted Use in the A2 Zone. In November 2023, Council directed staff to require a revised Land Use Report and undertake public engagement; where an Apartment Building is a permitted use in the Zone, public notification through mailout was determined to be suitable. The terms of reference were not as detailed as the original LUR, and only asked for key elements such as building design, location, height, landscaping, and parking, to show how the proposed development would impact adjacent properties.

The revised Land Use Report was referred to Council in December 2024, following public notification. At that time six submissions were received, which identified concerns regarding capacity of the local sewer system, loss of sun/privacy and green space, increase in traffic, parking congestion in the neighborhood, on-site environmental conditions and height of building. These areas of concern were addressed in the previous memo to Council. The application was deferred for staff to review on-site parking and parking relief.

The applicant has provided a revised application: they removed 4 units, added an additional 4 parking spaces and reconfigured the type of units in the building. Originally all units were 1-bedroom, now the applicant is proposing a mixed of units: 30 micro (not exceeding 42m<sup>2</sup>), 56 1-bedroom and 10 2-bedroom. The parking calculation for this mix of units requires 72 parking spaces under the Development Regulations and 56 parking spaces have been provided. Parking relief is requested for 16 parking spaces (22%). The request for parking relief is lower than the previous submission even though there are only 4 less units, as micro units do not require on-site parking.

Previous	Revised
100 units (1 bedroom)	96 units (mixed)
52 parking spaces provided	56 parking spaces provided
48 units without parking (48%)	40 units without parking (42%)*

# ST. JOHN'S

The developer has asked for relief on parking to support affordable rate units, which will not include parking in the rent price; all resident parking is paid, reserved parking. They believe this will benefit university students who may not own a car and can use alternative transportation methods due to the site's proximity to Memorial University. Additional measures to support the reduction of on-site parking include bicycle parking, along with several bus routes near the site. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report; parking and alternative methods of transportation were addressed in the Land Use Report and through a Traffic Impact Statement.

A petition from area residents was submitted requesting that the size of the building be reduced to accommodate parking because of the following concerns: increased traffic and congestion, parking problems and access to on-street parking, and problems with snow clearing and garbage collection.

An Apartment Building is a permitted use in the A2 Zone; this typically means that the City would not be required to advertise a proposed development application. However, given that the neighbourhood was consulted on the rezoning for the Personal Care Home, Council wanted to let people know about the change in Use. So long as the application meets the Development Regulations and design requirements, the City is not able to turn down a permitted use. As the proposed development does not meet the required parking standards, parking relief is requested. If parking relief were to be rejected the applicant would need to propose a revised design that meets parking standards, which could include reducing the size/height of the building or the number of units or the configuration of units.

The Transportation Engineering division has no concerns related to traffic generated from this development. As an alternate form of transportation, the development will provide 50 secure spaces for interior bicycle storage and an exterior rack, and there are also several bus routes within walking distance. These alternative transportation options along with the geographic location of the building support the consideration of parking relief.

Parking Services reviewed the adjacent streets surrounding the development and noted that there are limited parking options. There are no large private off-street lots or garages to accommodate any increase in parking demand. This is not a residential permit area, however, there are other parking restrictions in the vicinity. The surrounding areas of Graves Street, Hoyles Avenue, and Empire Avenue have "No Parking (Anytime)" on one side. Little Street itself does not have a daytime restriction, but this street and those nearby fall within the Winter Parking Ban, and parking is restricted from 12:30 AM to 7:30 AM during the ban on this street. These local parking restrictions should limit congestion within the area, should any overflow occur from the site.

The applicant is requesting approval in principle for the proposal subject to detailed design prior to final approval.

**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.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 4.5.3 "Approval-in-Principle", Section 4.9 "Land Use Report," Section 8.3 "Parking Standards" 8.12 "Parking Report" and Section 10 "Apartment 2 (A2) 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 revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building, parking relief for 16 parking spaces and grant Approval-in-Principle subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. Meet all requirements of the Development Design Manual; and
3. Detailed site and servicing plans submitted and approved.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Approval in Principle - 5-7 Little Street - DEV2300074.docx
Attachments:	- 5-7 LITTLE STREET - DEV2300074.pdf - LUR for Apartment Building at 5-7 Little Street (R3 Jan 7, 2025).pdf
Final Approval Date:	Jan 23, 2025

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

**Jason Sinyard - Jan 23, 2025 - 2:52 PM**





SUBJECT PROPERTY

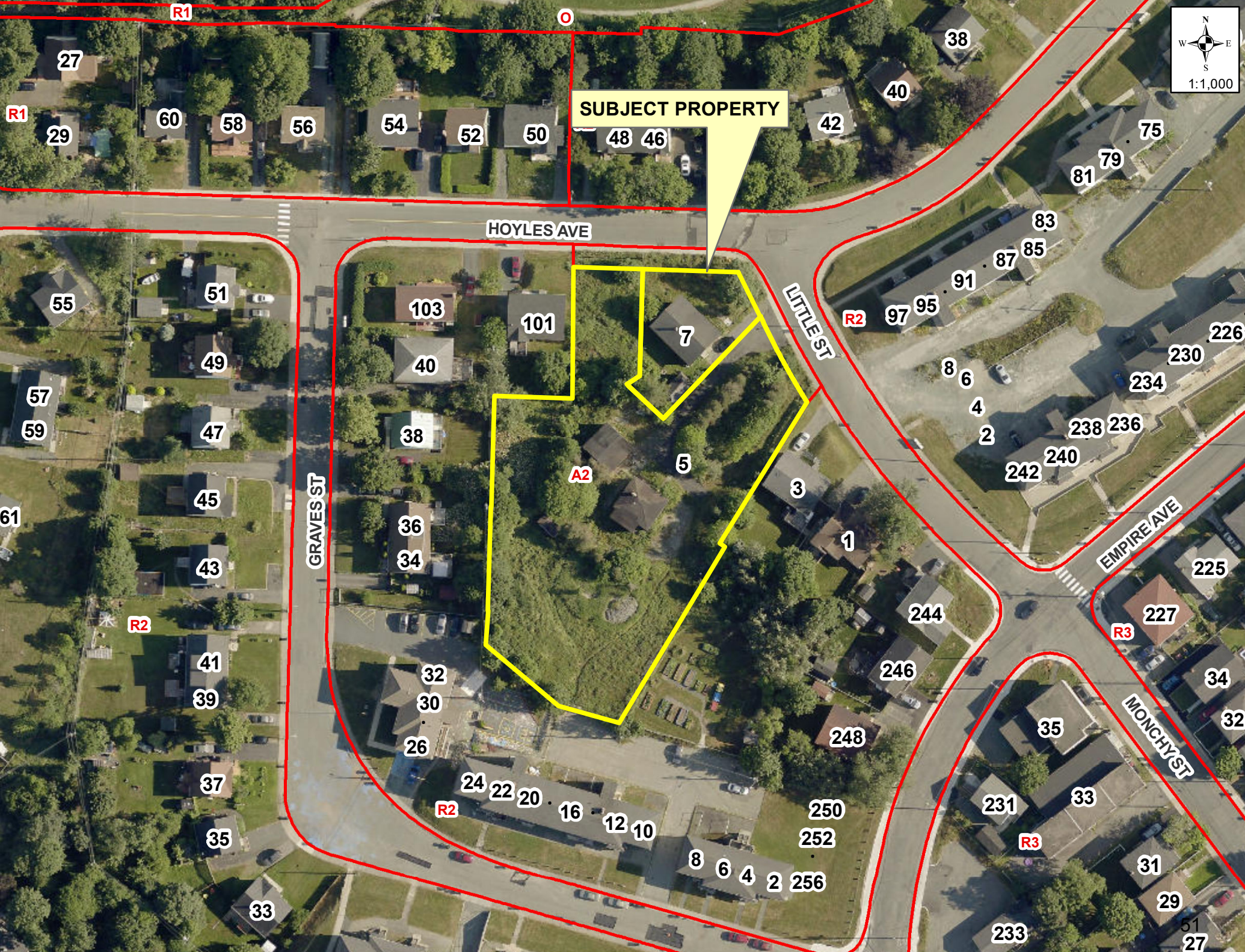
HOYLES AVE

LITTLE ST

EMPIRE AVE

MONCHYST

GRAVES ST





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# LAND USE REPORT

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APPLICATION FOR AN APARTMENT BUILDING  
5-7 LITTLE STREET

R3 January 7, 2024

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### DEVELOPER:

#### **Nevada Properties Inc.**

15 Douglas Street  
St. John's, NL  
A1H 0J8  
roy@nevada.net

### CONSULTANTS:

#### **Architectural**



683 Water Street, 2nd Floor  
St. John's, NL  
A1E 1B5  
709-753-7132  
r.symonds@lat49.ca

#### **Civil Engineering**



37 Hallett Cres.  
St. John's, NL  
A1B 4C4  
709-753-2260  
sbarbour@ncinl.ca

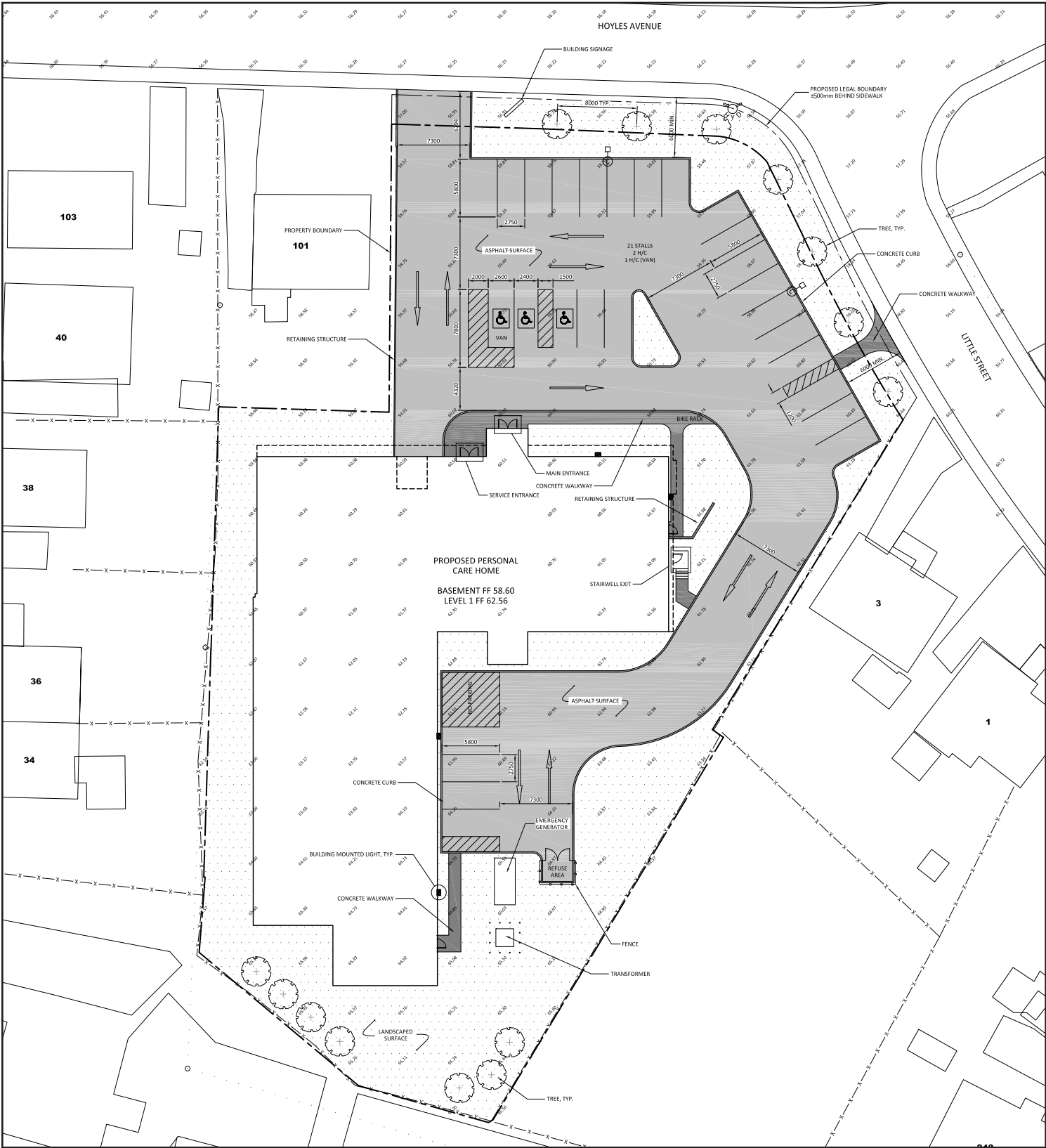
## INTRODUCTION

The property located at 5-7 Little Street was rezoned in January of 2022 to the Apartment 2 (A2) Zone to allow the development of a personal care home.

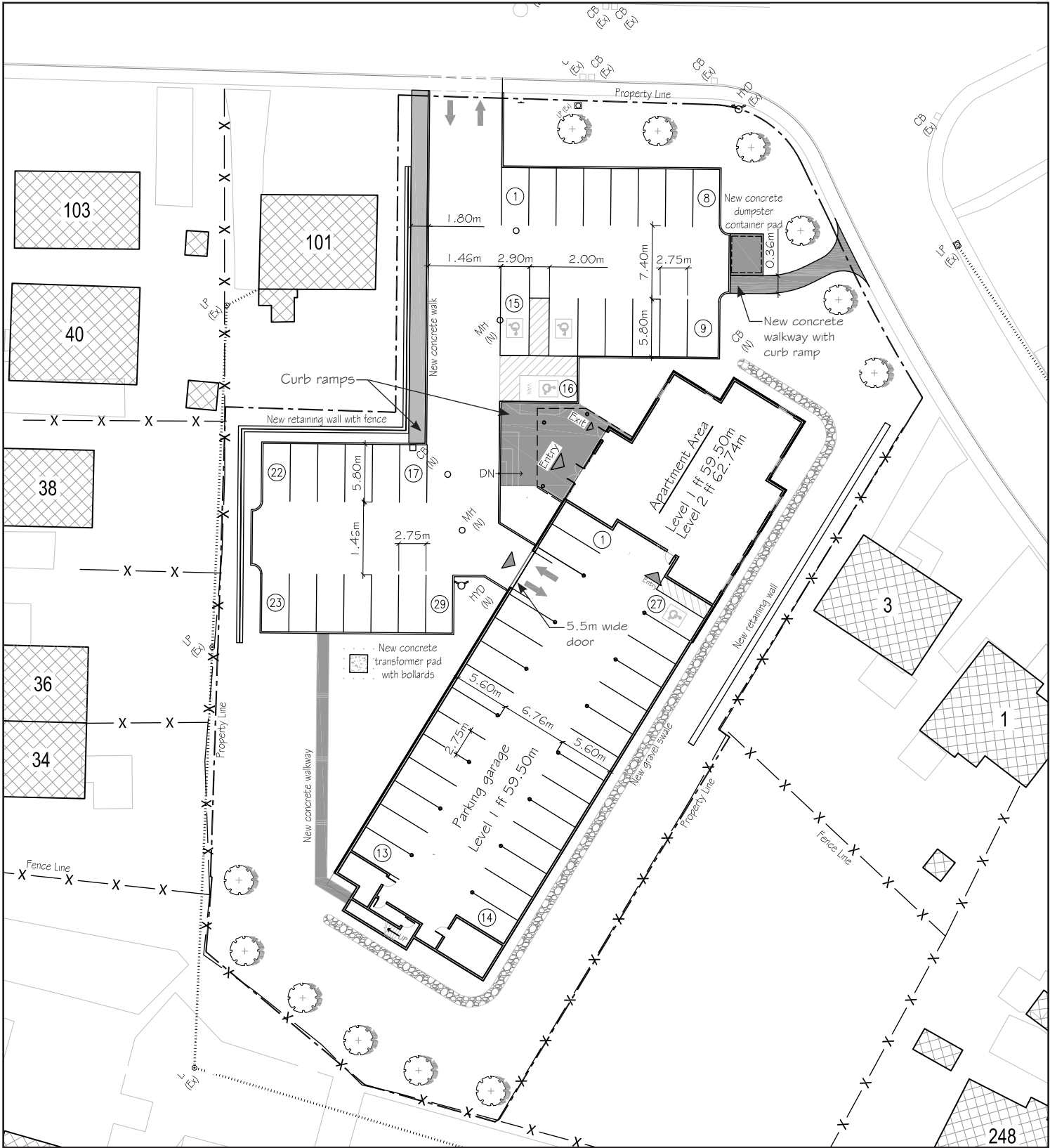
The current owner, Nevada Properties Ltd., is proposing to develop an apartment building, with up to 96 dwelling units, in lieu of the permitted personal care home use.

This Land Use Report (LUR) is submitted by LAT49 Architecture Inc. on behalf of Nevada Properties Ltd. for the development of 5-7 Little Street.

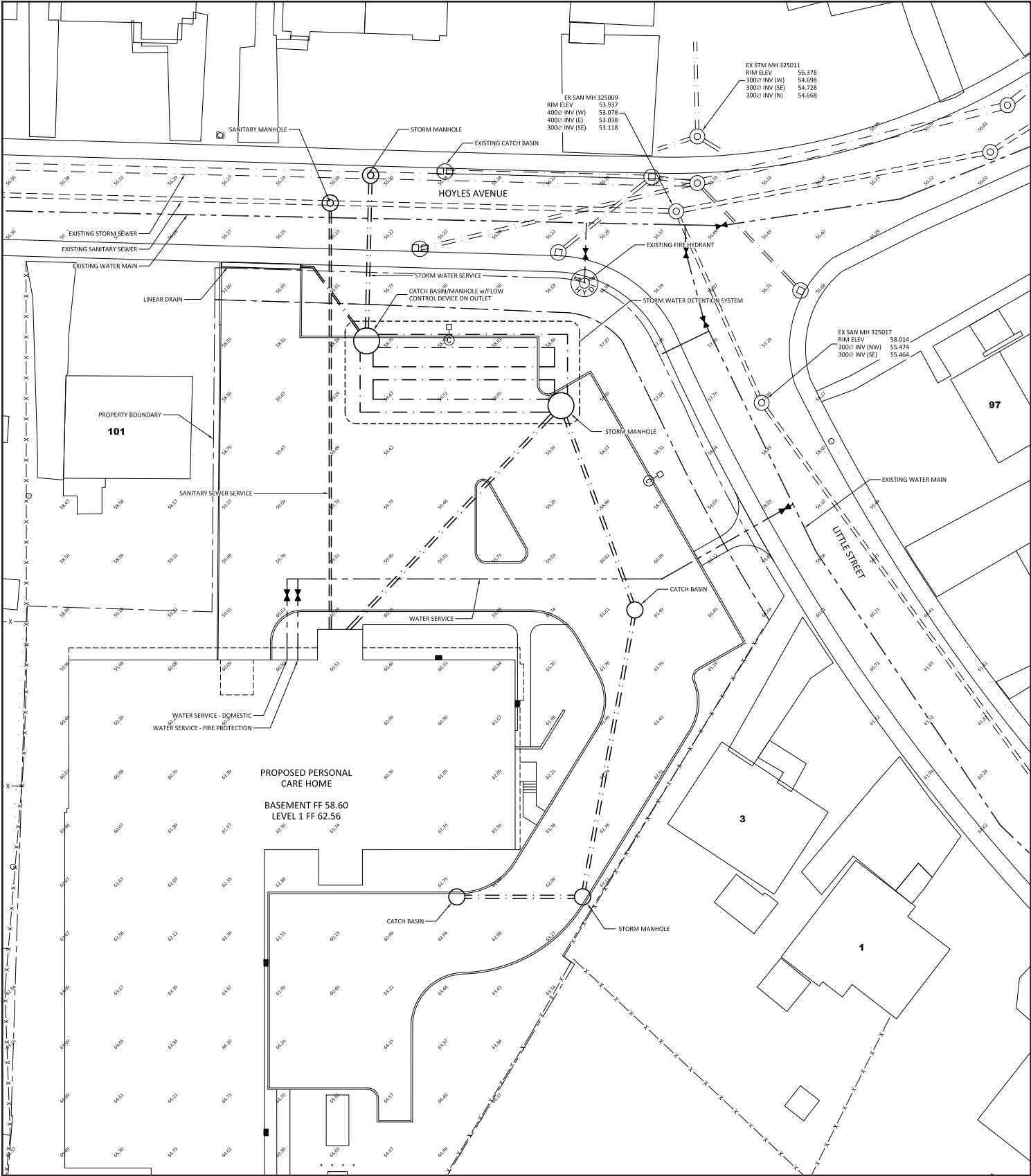
A | PREVIOUS VS. CURRENT PROPOSAL



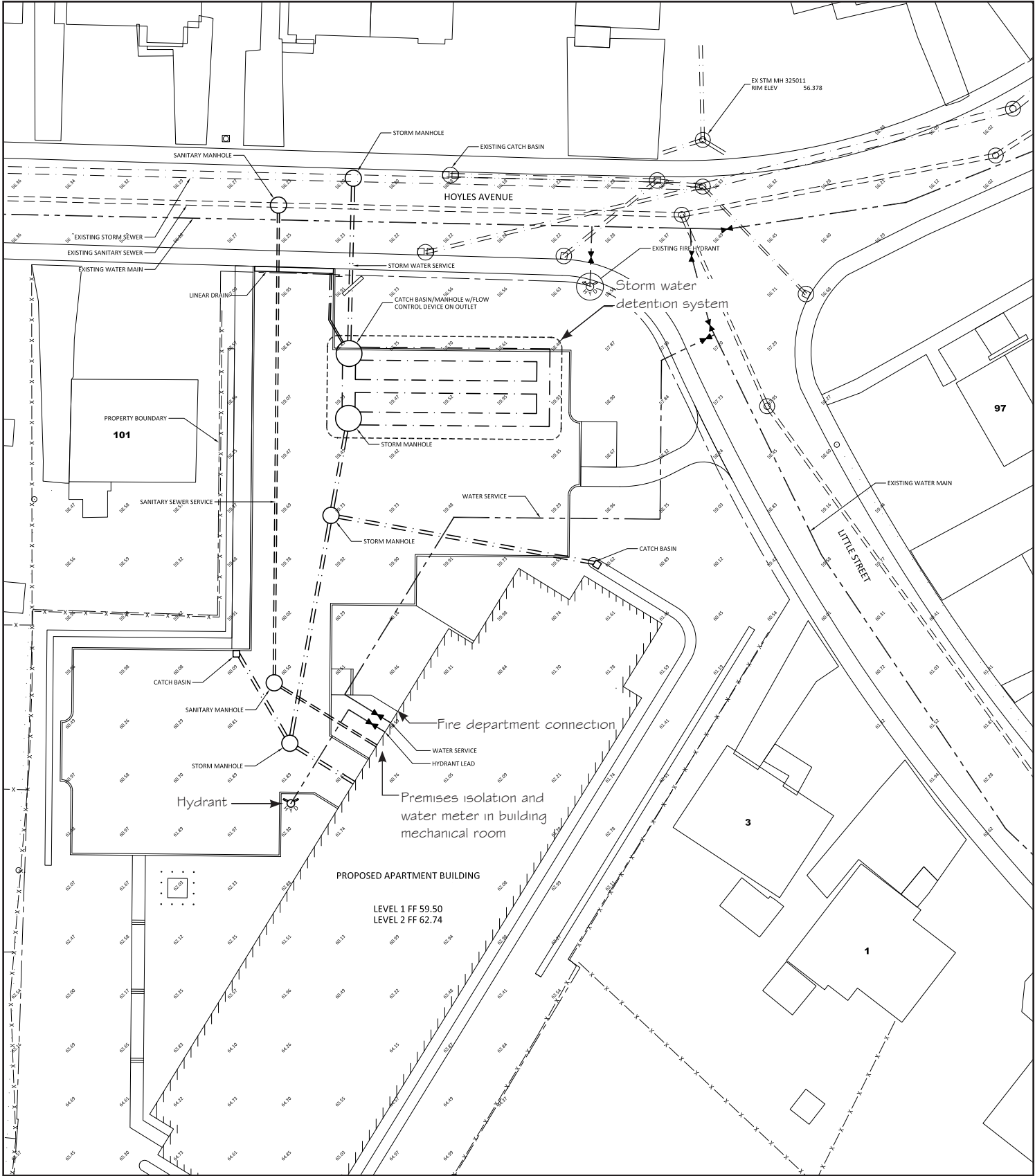
Previous Site Plan (Personal Care Home)



Proposed New Site Plan (Apartment Building)



Previous Site Servicing Plan (Personal Care Home)



Proposed New Site Servicing Plan (Apartment Building)

B | BUILDING USE

The apartment building proposed for 5-7 Little Street and will be a maximum of six storeys, including a main level parking garage, which is predominantly below grade. Due to the substantial grade change on this property, the first storey will be at grade for the elevation facing Hoyles Avenue and the parking lot only, and will be the main point of entry to the building.

The total proposed gross area per storey (including all area bounded by the exterior walls):

Storey	Area
Level 1	1,150 m²
Level 2	1,150 m²
Level 3	1,157 m²
Level 4	1,112 m²
Level 5	971 m²
Level 6	971 m²
TOTAL BUILDING	6,511 m²

The first storey has three apartments, indoor parking for 27 vehicles (766 m²), secure bicycle storage for 40 bicycles (35 m²) and building service space. The second to the sixth storey contain only apartments, circulation space and common laundry areas. There are no public amenities located in the building.

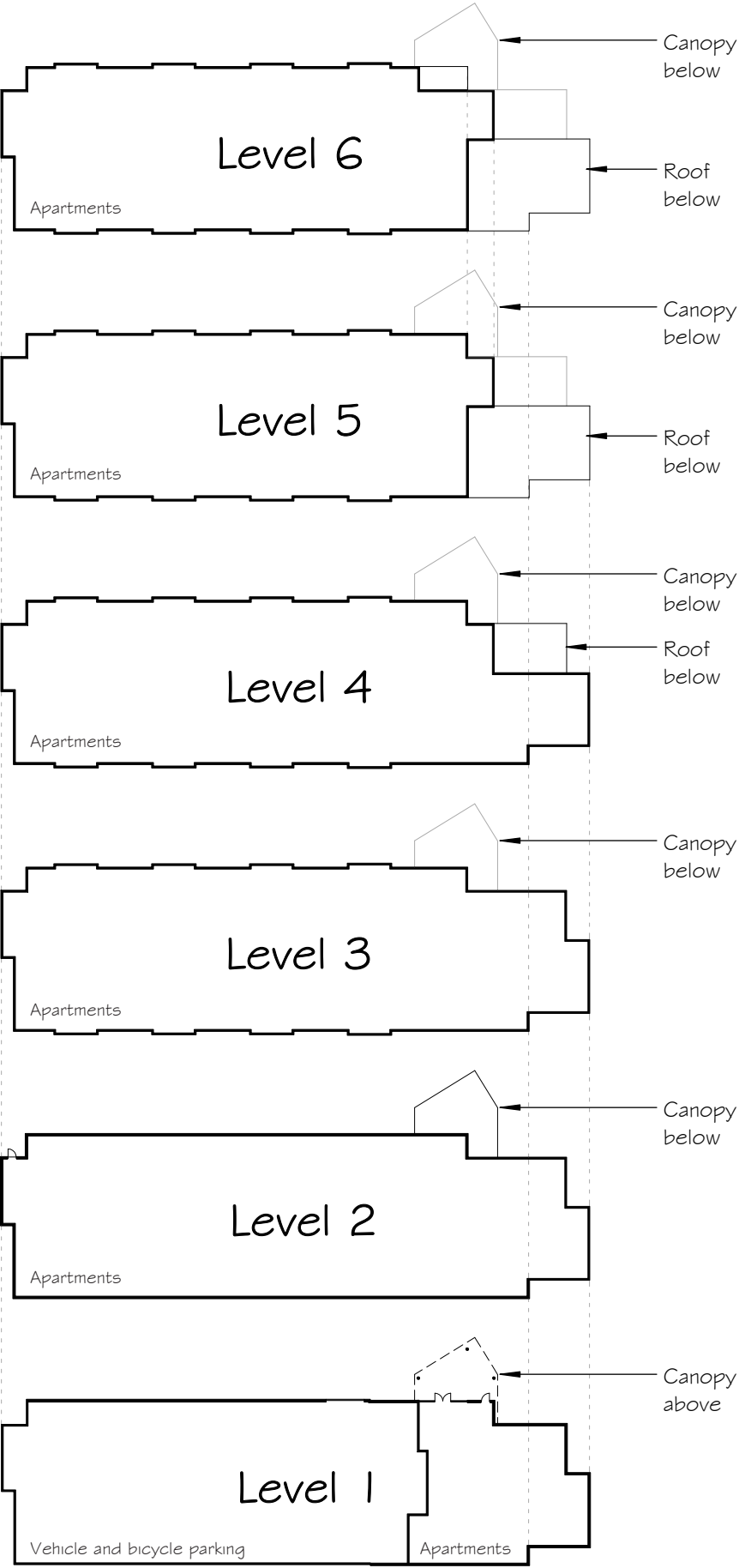
In all, there will be a maximum of 10 two-bedroom, 56 one-bedroom, and 30 micro (studio-style) apartments. Ten of these apartments will be barrier-free.

LOT COVERAGE

Lot coverage is defined in the Envision Development Regulations as "the combined area of all Buildings on a Lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the Lot."

The site area of the property at 5-7 Little Street is approximately 4,747 square meters and the building footprint is 1,150 m², thus the lot coverage is 24.2 per cent (1,150 m² ÷ 4,747 m²).

This is well within the maximum of 40 per cent permitted in the Apartment 2 Zone.





## C | BUILDING HEIGHT AND LOCATION

### LOCATION AND SETBACKS

The proposed apartment building is rectangular in plan and aligned with the southeast property boundary. The required setback on this side is five meters, although the building is actually further setback at 6.89 meters from the boundary. This is the closest that the building is to any boundary. It is setback 8.2 meters from the nearest point on Little Street, 26.8 meters from the Hoyles Avenue boundary, and is more than 12 meters from any property lines on Graves Street.

The closest neighbouring building is number 3 Little Street, which is 8.6 meters from the southeast elevation of the apartment building. Number 101 Hoyles Avenue is 27 meters away and the closest building on Graves Street is number 34, at 26 meters from the southwest corner.

### LIGHTING

There will be a light standard installed in each parking lot, to provide the minimum level of illumination for safety and security. The proposed locations are shown on the plan opposite.

There will also be a limited number of light fixtures mounted on the building near entrances and exits. The locations are noted on the elevations, on the next page.

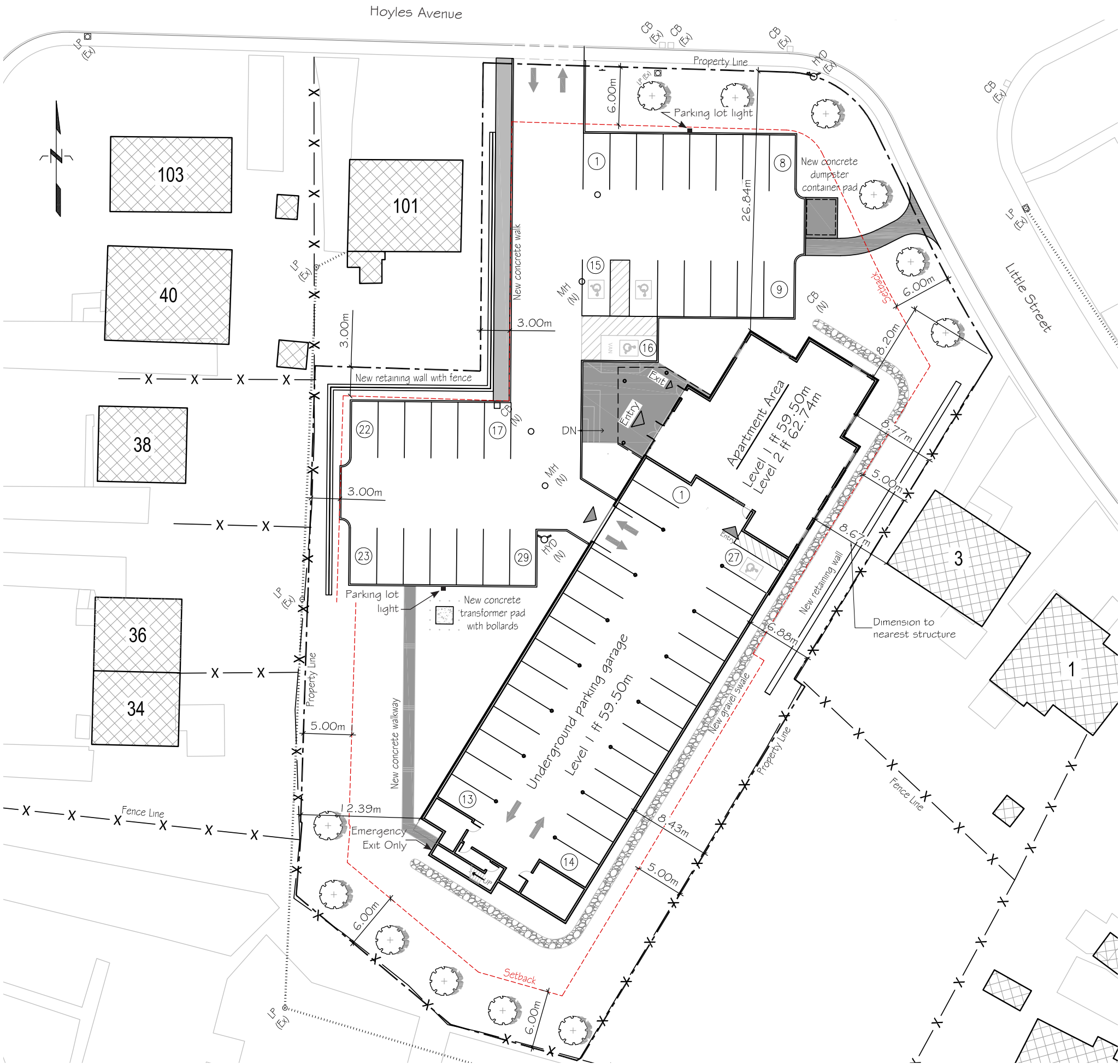
All fixtures will be the full cut-off type and installed at the lowest possible elevation to avoid light-spill from the apartment building site onto neighbouring properties.

### MECHANICAL EQUIPMENT

At this stage of the design process the mechanical systems are not finalized, but the intention is to provide electric heating with a limited amount of roof-top HRV units to meet ventilation requirements.

Typically these units are approximately 1.2 meters tall x 1.8 to 2.0 meters square in plan. It is anticipated that two units would be required for this building.

These units are not generally considered to be obtrusive, but an added benefit to the roof-top location is that they will be well above the closest adjacent housing and thus any sound emitted will have much less impact than if they were mounted closer to the ground.





**BUILDING ELEVATIONS**

The Apartment 2 Zone permits a maximum building height of 24 meters. The proposed apartment building is under 20 meters high when measured at its highest point relative to the finished grade, which is on the north end of the building, closest to Hoyles Avenue. Although not required by the City's development regulations, the building steps back from Hoyles as it get higher, starting at the fifth storey. This step-back will reduce the visual impact compared to neighbouring buildings on Hoyles Avenue and Little Street.





STREET SCAPE VIEWS

View looking north on Little Street



View looking south from Hoyles Avenue (at site entrance)





**AERIAL VIEW**

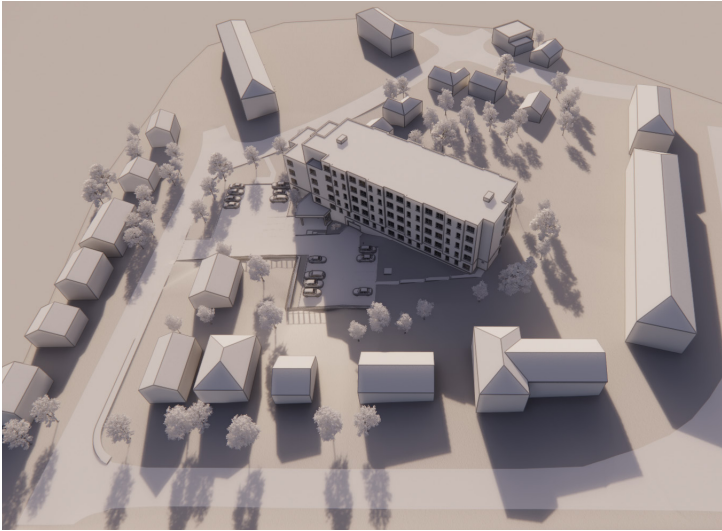
This combination of a rendering and aerial photograph shows the proposed apartment building development in the context of the surrounding neighbourhood. The existing adjacent buildings are a mix of single-family homes and apartment buildings, which are predominantly owned by the Newfoundland and Labrador Housing Corporation.



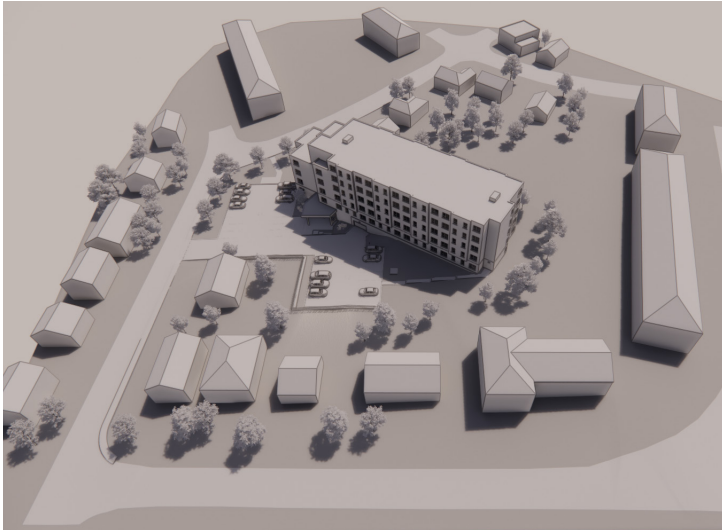


**SHADOW STUDY**

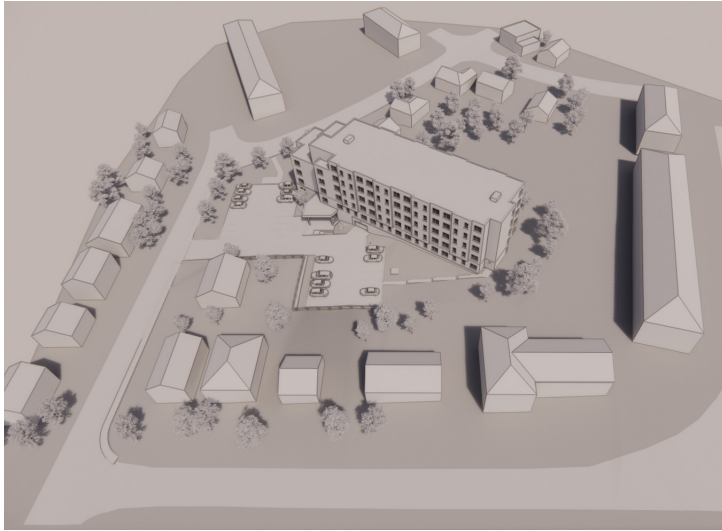
The renderings below show the extent of shadows during the winter solstice (the worst-case), summer solstice and the spring or fall equinox (which are the same).



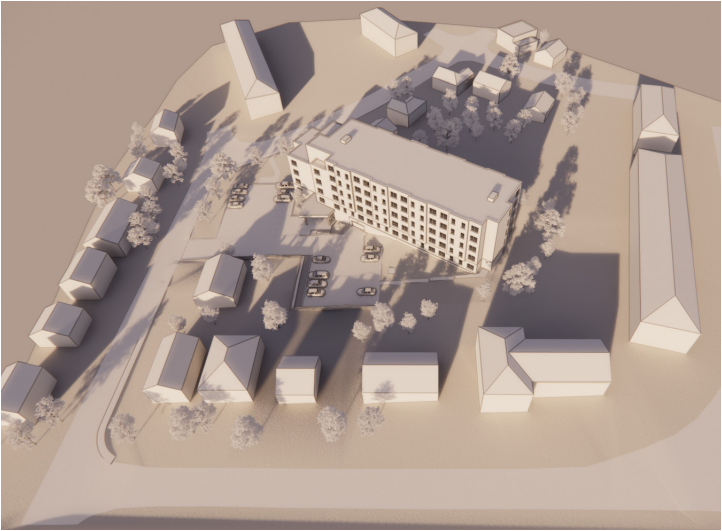
Summer Solstice 8:00am



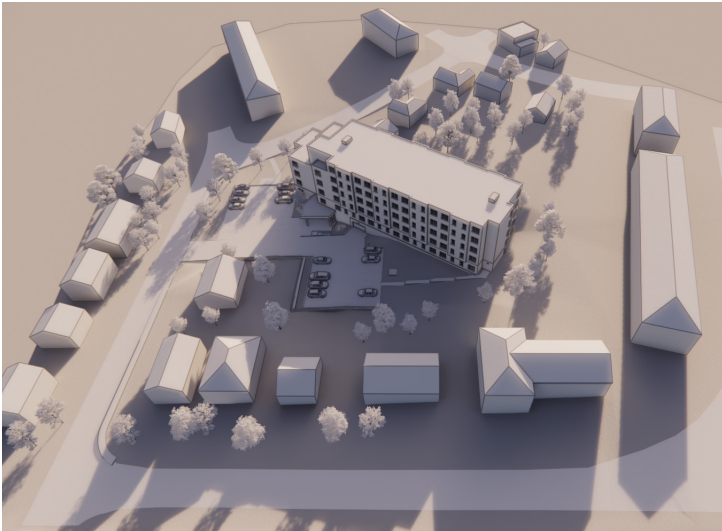
Summer Solstice 12:00pm



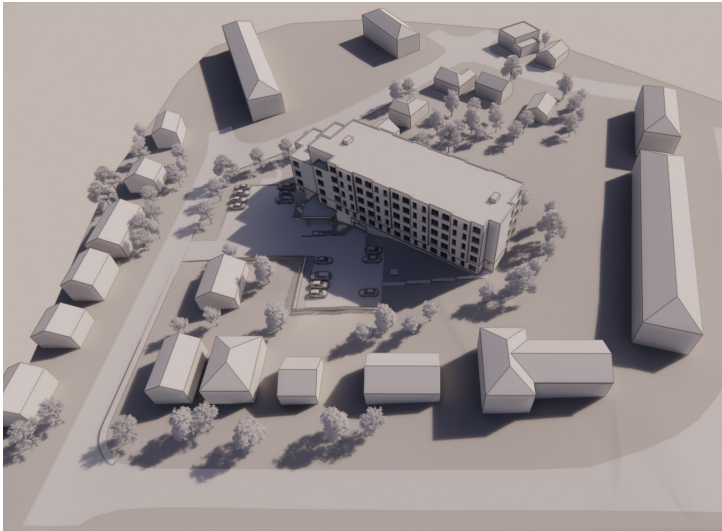
Summer Solstice 4:00pm



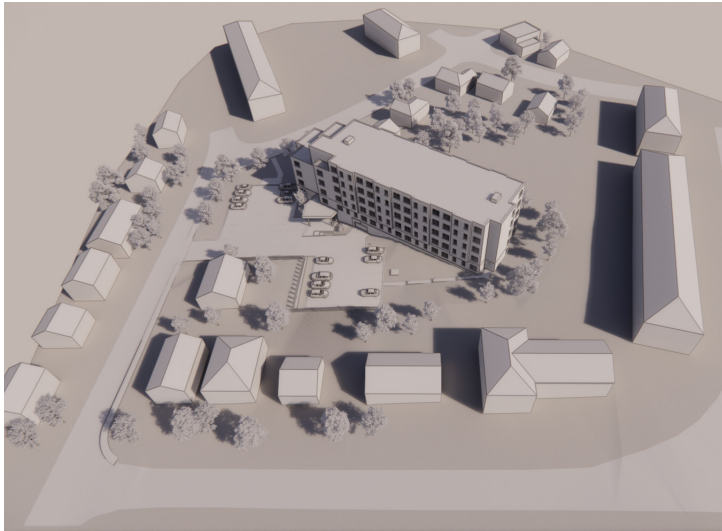
Summer Solstice 8:00pm



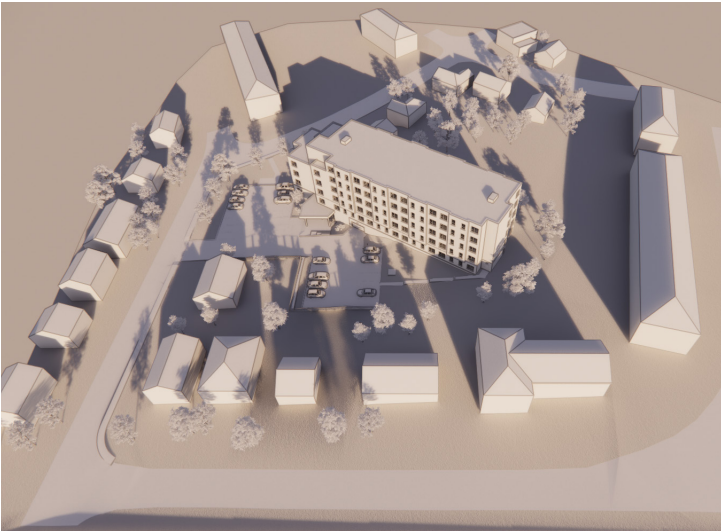
Equinox 9:00am



Equinox 12:00pm



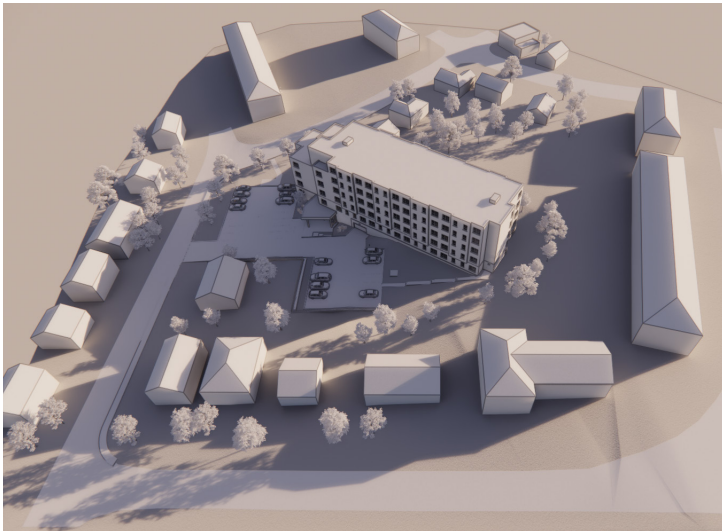
Equinox 3:00pm



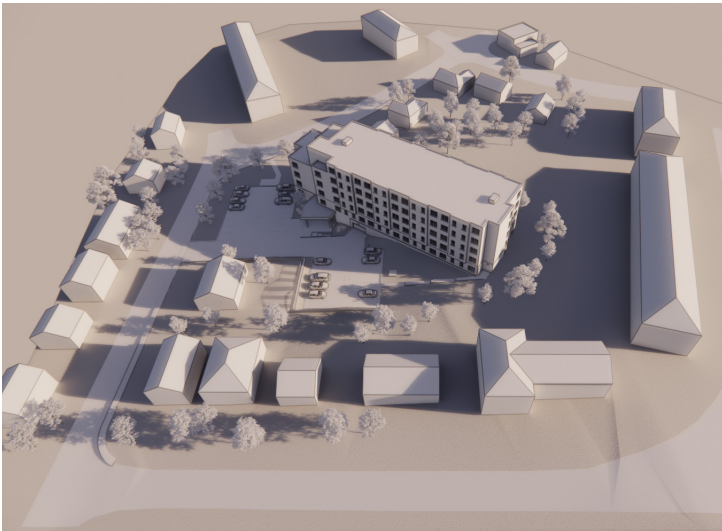
Equinox 6:00pm



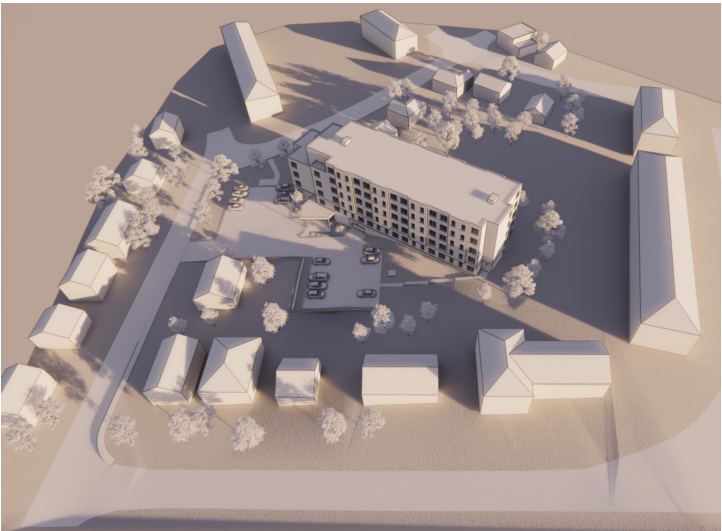
Winter Solstice 10:00am



Winter Solstice 12:00pm



Winter Solstice 2:00pm



Winter Solstice 4:00pm



D | LANDSCAPE AND BUFFERING

The plan below highlights both soft (green) and hard (grey) landscape features of the proposed site.

TRANSFORMER LOCATION

There is, of course, a requirement for an electrical service to the building. There is an existing NF Power line running along the rear boundary of properties on Graves Street. The apartment building will be serviced from that line with a pad-mounted transformer located immediately south of the uppermost parking area, over 26 meters from the nearest neighbouring building. The transformer will be located in a landscaped area and can be shielded from view by shrubs.

REFUSE CONTAINER

A refuse container will be located on the site at the east end of the lower parking area. The refuse bin will be covered, secured and located in a fenced enclosure to hide it from public view. The bin is located over 27 meters from the nearest adjacent residence.

SNOW CLEARING AND STORAGE

There is at least a six meter buffer between the back of the sidewalks on Little and Hoyles and the parking lot curb for city snow storage. For snow clearing on site, the developer would hire a snow clearing service to push the snow to the various landscaped areas across the site and will have it removed as necessary.

Due to the grade changes and overall shape of the property, there is not an abundance of space for snow storage on site and removal is expected to be required after a large snowfall.





## E | OFF-STREET PARKING AND SITE ACCESS

## VEHICLE PARKING

The minimum off-street parking requirement for an apartment building in the current development regulations (8.3 Parking Standards, Envision St. John's Development Regulations, July 2024) is 1.0 parking stalls for every two-bedroom unit and 0.9 parking stalls for every one-bedroom unit. Micro-units do not require parking. Also required is one visitor space for every seven apartments above the first seven.

The following table is a breakdown of the minimum number of parking stalls required, based on the current number of apartments:

Apartment Type	Apartment Quantity	Calculation Factor	Parking Stalls Required	Parking Stalls Proposed
2-Bedroom	10	1.0 per apartment	10	9
1-Bedroom	56	0.9 per apartment	50	40
Micro-Unit	30	Not required	0	0
Visitor Parking	96	1 per 7, except first 7	12	7
Total			72	56

As illustrated on the site plan opposite, we are proposing to provide 29 parking stalls in two exterior lots and 27 stalls in the parking garage, for a total of 56 stalls. Four of these stalls will be barrier-free. Seven stalls, including one barrier-free, will be reserved for visitors. The remaining 49 stalls will be paid-parking for individual residents, thus apartments without dedicated parking will be offered at a reduced rent from those including parking.

The proposed number of parking stalls is approximately 78 per cent of the required number and Nevada Properties Ltd. is requesting a reduction in the required number from the City of St. John's. Refer to the attached Traffic Impact Statement for further rationale on the proposed parking reduction.

## **BICYCLE PARKING**

The development regulations also require one bicycle storage space for every two residential units in an apartment building. For this proposed development that equals 48 secure spaces for bicycle storage. There will be two rooms totaling 35 m<sup>2</sup> that can be accessed from the parking garage for the purpose of storing 40 bicycles on vertical wall racks. An exterior rack will also be provided near the main entrance, under a canopy, for eight additional bicycles.

Indoor bicycle parking will be reserved and offered free of charge to residents on a first come, first served basis, with priority given to those apartments without vehicle parking.

## SITE ACCESS

Vehicle access to and from the property is off Hoyles Avenue on the north boundary of the site. There will be a 1.8 meter wide sidewalk extension at this location for pedestrian traffic. There will also be a secondary 1.8 meter wide pedestrian entrance to the site off Little Street.





F | PUBLIC TRANSIT

LAT49 Architecture contacted Keith Woodfine, Transit Planner at Metrobus, to inquire about any public transit infrastructure requirements for this development. The correspondence is included below:

From:

Keith Woodfine

To:

Richard Symonds

Subject:

RE: [EXTERNAL EMAIL] Metrobus Requirements for Development on Little Street

Date:

Tuesday, March 19, 2024 9:48:41 AM

Good day Richard

Even though this proposed 100-unit apartment complex will have an increase in service to the current infrastructure, we won’t require any upgrades. The current transit infrastructure is already equipped with shelters and cut-ins. Ideally this is a great location for additional housing. We do not have bus routes on these streets but the surrounding area has several bus routes that are within walking distance.

From:

Richard Symonds <r.symonds@lat49.ca>

Sent:

Monday, March 18, 2024 11:11 AM

To:

keith.woodfine@metrobus.com

Subject:

[EXTERNAL EMAIL] Metrobus Requirements for Development on Little Street

Hello Keith,

Our office is working on an updated Land Use Report for a revised development on the corner of Little Street and Holyes Avenue. We had previously contacted you in November of 2020, when the plan was to build a personal care home on this lot. The owner has since decided that he would rather build an apartment building, so we are submitting an updated LUR to the City for review. They have asked us to reach out to Metrobus and confirm that there will be no special requirements for this proposed development.

I have attached our previous correspondence (between yourself and Jess Stanford), and plan of the newly proposed site and building. The previous proposal was for a 100-bed personal care home, and the new proposal is for an apartment building with up to 100 one-bedroom units.

Please let me know if you need any further information,

Thanks.

RICHARD SYMONDS | ARCHITECT

BFA, M.Arch, MRAIC, NLAA, NSAA, AANB

LAT49 Architecture Inc.

t. (709) 753-7132 c. (709) 727-6764

Appendix A | LUR TERMS OF REFERENCE

TERMS OF REFERENCE

LAND USE REPORT (LUR) APPLICATION FOR AN APARTMENT BUILDING

5 AND 7 LITTLE STREET

PROPONENT: LAT 49 AND NEVIDA PROPERTIES INC.

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

A. Previous vs Current Proposal

- Provide the site plan for the previously proposed Personal Care Home in comparison to the current proposal for an Apartment Building.

B. Building Use

- Identify the size of the proposed building by Gross Floor Area.
- Identify all proposed uses/occupancies within the building by their respective floor area.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
  - Building elevations and identify height of the proposed building;
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks;
  - Identify any stepbacks of higher storeys from lower storeys (if applicable);
  - Information on the proposed construction of patios/balconies (if applicable);
  - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
  - Identify any rooftop structures.
- Provide street scape views/renderings of the proposed building from the following locations:
  - Along the property frontage at Hoyles Avenue;
  - Along the property frontage at Little Street.
- Identify the location and type of exterior lighting. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

D. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations.

E. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure lot, including circulation details.
- Identify the location of all access and egress points, including pedestrian access.

F. Public Transit

- Consult with St. John’s Metrobus (St. John’s Transportation Commission) transit infrastructure requirements.

LAND USE REPORT 68

## Appendix B | TRAFFIC IMPACT STATEMENT

Suite 301, Terrace on the Square, 8 Rowan Street  
P.O. Box 23169, RPO Churchill Square  
St. John's, NL, A1B 4J9  
T: +1 709 579 6435

# MEMO

**Date:** 2025-Jan-23 **File No.:** 242069  
**To:** Richard Symonds, BFA, M.Arch, MRAIC, NLAA, NSAA, AANB **From:** Mark Stuckless, P. Eng.  
**Address:** LAT49 Architecture Inc.  
683 Water Street  
St. John's, NL A1E 1B5  
T: 709 753 7132  
  
**Subject:** 5-7 Little Street – Traffic Impact Statement

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## 1. INTRODUCTION

Harbourside Transportation Consultants has completed a traffic impact statement, as per City of St. John's requirements, relating to the development application for a proposed residential development on Little Street in St. John's, NL.

## 2. SITE CONTEXT

The proposed development is located at Civic No. 5-7 Little Street. There are currently two buildings on the site; a house and a detached garage, which will both be demolished. The site context is shown in Figure 1.

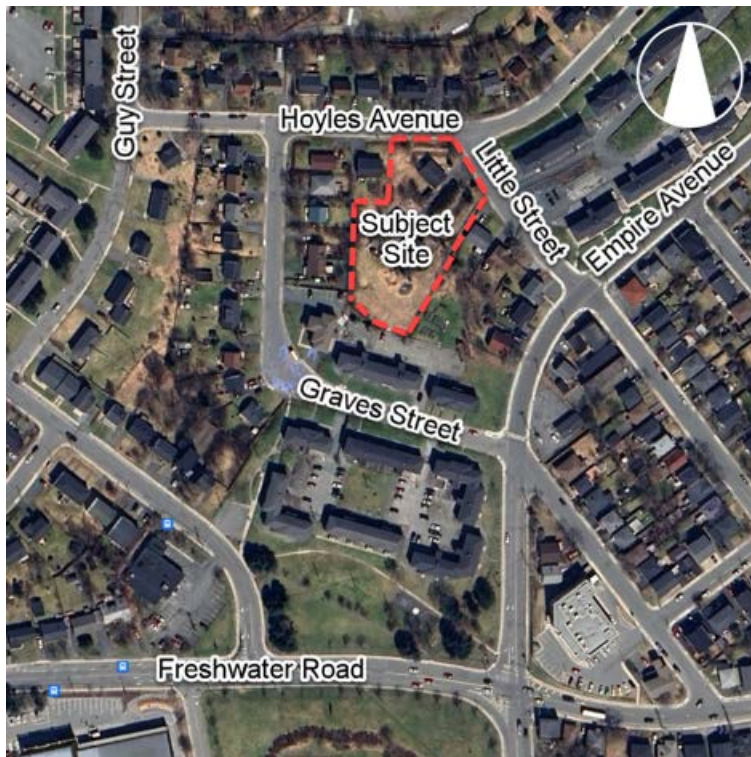


Figure 1: Development Site Context

### 3. ROADWAY DESCRIPTIONS

Little Street is a local road that connects to Empire Avenue and Hoyles Avenue. It has one lane in each direction, with a posted speed limit of 50km/h. There are sidewalks on both sides of the street.

Empire Avenue is a collector street that runs east-west between Columbus Drive and Plymouth Road on the east side of downtown St. John's. Empire Road has one travel lane in each direction with one left or right turning lane at major intersections. There are sidewalks on both sides of the road. Empire Road has a posted speed limit of 50 km/h.

Hoyles Avenue is a local street that runs north-south between Guy Street and Newtown Road. It has one travel lane in each direction and a posted speed limit of 50 km/h. Hoyles Avenue is the most direct route between Little Street and Memorial University. It has sidewalks on both sides of the road.

### 4. WALKING AND CYCLING

Sidewalks are provided on both sides of Little Street. There are crosswalks 70 meters and 160 meters away from 5 Little Street on Empire Avenue. Additionally, there is a crosswalk 120 meters away from 7 Little Street, which leads to Riverdale-To-Mundy Pond Active Transportation Corridor. Riverdale-To-Mundy Pond Active Transportation Corridor is an unpaved path that runs from Bonaventure Avenue south-west to Crosby Road.



The City of St. John's Bike St. John's Master Plan<sup>1</sup> includes future cycling facilities on Anderson Avenue, Elizabeth Avenue, Paton Street and Prince Philip Drive. The plan also includes multi-modal hubs, spots where users can easily switch between walking, cycling, and taking transit. These hubs include structures with long-term bike parking and transit and cycling network information. The proposed multi-modal hub that will be located at the intersection of Freshwater Road and Anderson Avenue will be within a 1-minute cycling distance of the subject site. Figure 2 illustrates the future cycling network in the study area.

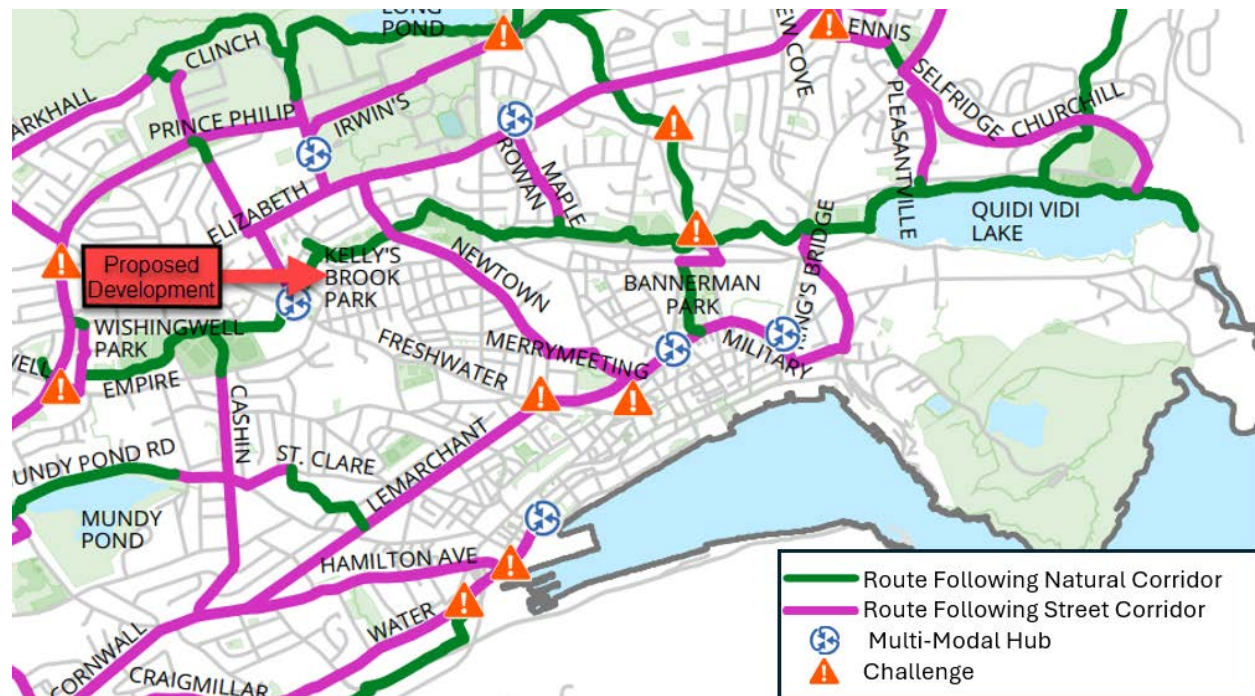


Figure 2: Proposed Bicycle Network

## 5. TRANSIT

The area within a 8 minute walking distance of the subject site is serviced by Metrobus routes 2-ZIP Avalon | Virginia Park | Village, 10-ZIP Downtown | MUN | Avalon, and 12 Village | Avalon.

Bus stops for Route 12 and 10 on Freshwater Road are located within a 500 meter walking distance to the subject site. Bus stops for Route 2 on Elizabeth Avenue are located within a 450 meter walking distance to the subject site. Figure 3 shows the routes and bus stops.

<sup>1</sup> Bike St. John's Master Plan, City of St. John's, June 2019.



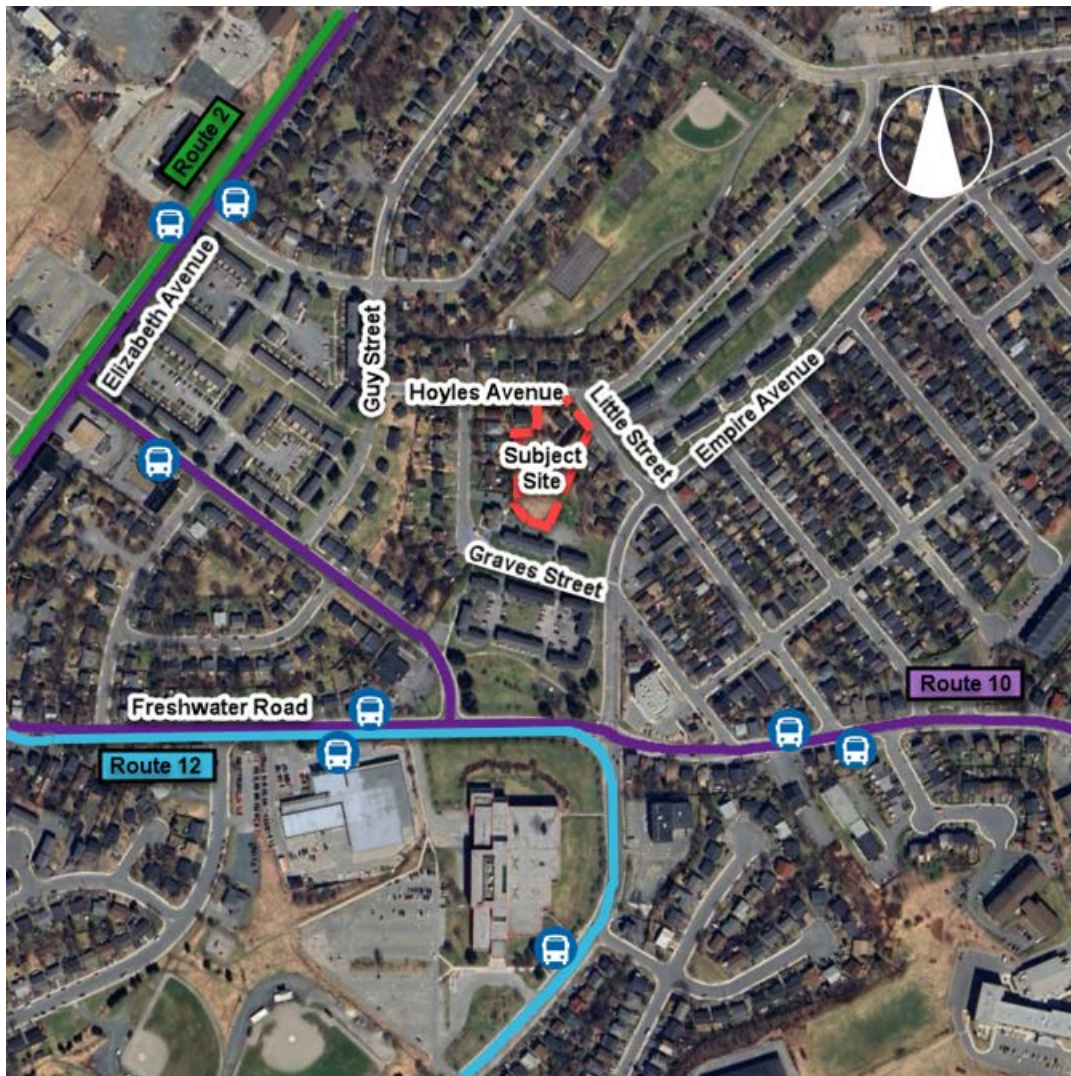


Figure 3: Transit Route and Bus Stop Map

## 6. PROPOSED DEVELOPMENT

The proposed development plan consists of a midrise residential building with 10 2-bedroom apartments, 56 one-bedroom apartments and 30 micro-unit apartments for a total of 96 units. The development site will have 56 car spaces and 50 bicycle parking spaces, both of which will mostly be provided within an indoor garage. Vehicle access to the mid-rise building will be provided with one driveway, 7.3 meters in width, off Hoyles Avenue. There is also a concrete walkway that connects to the sidewalk on Little Street. The proposed site development plan is shown in Figure 4.

## 7. PARKING

HarboursideEngineering.ca

*Table 1: City of St. John's Parking Requirements*

Type of Building	Minimum	Maximum
Apartment Building and/or Dwelling Units in a Commercial or Institutional Zone	0.0 spaces for every micro unit (not exceeding 42 m <sup>2</sup> /450 ft <sup>2</sup> ) 0.8 spaces for every studio unit 0.9 spaces for every 1-bedroom unit 1.0 space for every 2-bedroom unit 1.2 spaces for every 3-bedroom unit or greater  0 visitor spaces for the first 7 units; 1 visitor space per 7 units thereafter	1.0 spaces for every 4 micro units (not exceeding 42 m <sup>2</sup> /450 ft <sup>2</sup> ) 1.2 spaces for every studio unit 1.2 spaces for every 1-bedroom unit 1.5 spaces for every 2-bedroom unit 2.0 spaces for every 3-bedroom unit or greater  Maximums are cumulative for building and inclusive of visitor parking
Residential Use, except Apartment Building, Dwelling Units in a Commercial or Institutional Zone, Micro Unit Dwelling and Tiny Home Dwelling	1 space for every dwelling unit	Not applicable

Table 2 summarizes the calculation of the site parking requirements. The minimum parking requirement for the 96-unit building is 72 parking spaces.

*Table 2: Calculation of Required Parking Spaces*

Dwelling Size	Number of Units	Minimum	Maximum
Micro unit	30	0	7
1 Bedroom	56	50	67
2 Bedroom	10	10	12
Visitor	-	12	12
Total Parking Spaces		72	98

The on-site parking supply of 56 parking spaces is comprised of 49 spaces for residents and seven (7) spaces for visitors. This does not meet the City's minimum parking requirements. The developer has asked for a relief on parking to support 47 affordable rate units which will not include parking in the rent price. This will benefit university students who may not own a car and can use alternative transportation methods with ease due to the site's proximity to Memorial University. Additional measures to support the reduction of on-site parking requirements are also discussed in the following section.

In addition to vehicle parking, the Development Regulations prescribes a minimum of one bicycle parking space for every two residential units. A minimum of 50 bicycle parking spaces are required. Those 50 bicycle parking spaces will be provided at both interior and exterior locations on the site.

## 8. TRANSPORTATION DEMAND MANAGEMENT

The developer is proposing Transportation Demand Management (TDM) measures to help encourage the use of alternative modes of transportation and reduce reliance on single occupant vehicles. The proposed TDM measures include:

- ▶ Walking:
  - Sidewalk connections from building entrances to the external sidewalk network along Little Street and Hoyles Avenue.
- ▶ Cycling:
  - The subject site is well positioned to be integrated with the future cycling network
  - Interior and exterior on-site bicycle parking is provided
- ▶ Transit:
  - The subject site is well positioned to be integrated with the existing transit network. The area is served by several transit routes.
  - Sidewalks and crosswalks are provided along pedestrian routes between the subject site and bus stops on Freshwater Road, Anderson Avenue and Elizabeth Avenue;
- ▶ Parking:
  - The price of parking will be separated from the rent price, rewarding/attracting residents who do not own a vehicle or who wish to forgo their vehicle and providing an incentive for residents who wish to reduce the number of vehicles in their household.
  - The site's proximity to transit and future cycling connections and its proposed accommodation of pedestrians and cyclist on-site will provide adequate accessibility to sustainable transportation modes for residents who do not own a vehicle.

## 9. SITE TRIP GENERATION

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*<sup>3</sup> was used to estimate the vehicle trip generation for the site. Land use code 221 Multifamily Housing (Mid-Rise), General Urban/Suburban were used for the proposed development. Table 3 summarizes the trip generation rates for the land use code.

<sup>3</sup> *Trip Generation Manual*, 11<sup>th</sup> Edition, Institute of Transportation Engineers, September 2021.



Table 3: Trip Generation Rates

Land Use	AM Peak Hour			PM Peak Hour		
	Rate	Entering	Exiting	Rate	Entering	Exiting
221 Multifamily Housing (Mid-Rise)	$T = 0.44(X) - 11.61$	23%	77%	$T = 0.39(X) + 0.34$	61%	39%
Note: Units are in dwelling unit for residential uses.						

The weekday morning (AM) and afternoon (PM) peak hour trip generation estimates for the site are summarized in Table 4. On a typical weekday, the site is estimated to generate 31 vehicle trips in the morning peak hour (7 trips entering and 24 trips exiting) and 38 vehicle trips in the afternoon peak hour (23 trips entering and 15 trips exiting).

Table 4: Trip Generation Estimates

Land Use	Qty	AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting
221 Multifamily Housing (Mid-Rise)	96	31	7	24	38	23	15
Note: Units are in dwelling unit for residential uses.							

It is anticipated that the new vehicle trips associated with the proposed development can be accommodated along Little Street, Hoyles Avenue and Empire Avenue with a negligible impact on traffic operations.

## 10. ACCESS SIGHT DISTANCE REVIEW

A sight distance review was completed for the site access point and Hoyles Avenue to confirm that the sight lines meet the minimum stopping and decision sight distance requirements of the Transportation Association of Canada's (TAC) *Geometric Design Guide for Canadian Roads*<sup>4</sup>.

The minimum stopping and decision sight distance requirements for a two-lane roadway with a design speed of 50 km/h are:

- Minimum stopping sight distance = 65 metres;
- Minimum turning sight distance – left-turn from stop = 105 metres; and
- Minimum turning sight distance – right-turn from stop = 95 metres.

The sight line east of the access (looking to the right) is shown in Figure 5. The sight line extends to the horizontal curve of Hoyles Avenue, indicating there is approximately 82 metres of sight distance available. The minimum turning sight distance for a left-turn does not meet the minimum 105 meters required. However, vehicles are likely to slow down along the horizontal curve. With vehicle traveling 39 km/h or less on Hoyles Avenue, the turning sight distance for a

<sup>4</sup> *Geometric Design Guide for Canadian Roads*, Transportation Association of Canada, June 2017.



left-turn will be met. Moreover, the minimum stopping sight distance for a left-turn are met east of the access. Vehicles parallel parked along Hoyles Avenue may block the sight line.

The sight line west of the access (looking to the left) is shown in Figure 6. The sight line extends to the intersection of Hoyles Avenue and Guy Street, indicating there is approximately 132 metres of sight distance available. The requirements for minimum stopping sight distance and turning sight distance for a right turn are met west of the access. Vehicles parallel parked along Hoyles Avenue may block the sight line.



Figure 5: Site Access, Sight Line East of Access (Looking to the Right)





Figure 6: Site Access, Sight Line West of Access (Looking to the Left)

## 11. CONCLUSIONS AND RECOMMENDATIONS

Harbourside Transportation Consultants has completed a traffic impact statement relating to the development application for a proposed residential development at 5-7 Little Street Place in St. John's, NL.

The proposed development will include a mid-rise residential building with 96 units. The development will be accessed by a new driveway on Hoyles Avenue. The following conclusions were gathered from the investigations carried out:

- The proposed development is expected to generate 31 vehicle trips in the AM peak hour (7 trips in/24 trips out) and 38 vehicle trips in the PM peak hour (23 trips in/15 trips out).
- It is anticipated that the new vehicle trips associated with the proposed development can be accommodated along Little Street, Hoyles Avenue and Empire Avenue with a negligible impact on traffic operations.
- The minimum on-site parking requirement is 72 vehicle parking spaces (60 resident, 12 visitor) and 50 bicycle parking spaces. The site's proposed bicycle parking supply of 50 spaces meets this minimum requirement. The site's proposed vehicle parking supply is 56 vehicle parking spaces, which does not meet the minimum requirements. The developer has asked for relief on parking to support 47 affordable rate units which will not include parking in the rent price.
- The site plan includes TDM measures that can assist in reducing the site transportation impacts and parking needs.
- Sight lines at the proposed site access meet the minimum stopping and turning sight distance requirements, except for the minimum turning sight distance for a left-turn. However, due to the horizontal curve along the sightline, vehicles will likely slow down, reducing the turning sight distance required for left turns.

If you have any questions or require and additional information regarding the above, please don't hesitate to contact me at your convenience.

Best Regards,



Mark Stuckless, P. Eng.  
Senior Transportation Engineer  
Tel: 709-697-8568  
Email: mstuckless@harboursideengineering.ca



# NEVIDA MUST REDUCE THE SIZE OF ITS BUILDING TO ACCOMMODATE PARKING FOR ITS TENANTS!

## Our reasons:

- Increased traffic
- congestion & en route to hospitals
- hazards for pedestrians, runners, bicycles, e-bikes, scooters, and children
- parking problems
- inconvenience for residents with mobility issues needing access to on-street parking
- problems with snow clearing, street cleaning and garbage collection.

	Name
1	Regina Hawco
2	Mason White
3	A. Capellan
4	Shantel Cahill
5	Cherie Cahill
6	Gina Layte
7	Wong Evans
8	Christy Young
9	Melissa Keen
10	Kelly Cartwell
11	C. Clyward
12	R. Crane
13	V. Dineen
14	Christie Quinn
15	Barbara Baker
16	Kerry Lynn Kirby
17	Chris Steppard
18	Emerit Beemul
19	Felix Vinesha
20	Marie Hall

150 names

# NEVIDA MUST REDUCE THE SIZE OF ITS BUILDING TO ACCOMMODATE PARKING FOR ITS TENANTS!

## Our reasons:

- Increased traffic
- congestion & en route to hospitals
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- parking problems
- inconvenience for residents with mobility issues needing access to on-street parking
- problems with snow clearing, street cleaning and garbage collection.

	Name	Address	Signature
1	Hubert Hall		
2	David Hillier		
3	Ricky Kennedy		
4	Alayia Osmak		
5	Debbie Fourn		
6	Steve Fourn		
7	Joy Pallard		
8	Pam Angel		
9	Hannah St		
10	Karen Spr		
11	Benjamin Smith		
12	Christina Hall		
13	Paul Lee		
14	Elizabeth Crosby		
15	Patricia Osborne		
16	GERALD PARESON		
17	Natalie Jones		
18	Asad Mehmood		
19	Sarah Rogers		
20	Keith Rogers		



# NEVIDA MUST REDUCE THE SIZE OF ITS BUILDING TO ACCOMMODATE PARKING FOR ITS TENANTS!

## Our reasons:

- Increased traffic
- congestion & en route to hospitals
- hazards for pedestrians, runners, bicycles, e-bikes, scooters, and children
- parking problems
- inconvenience for residents with mobility issues needing access to on-street parking
- problems with snow clearing, street cleaning and garbage collection.

	Name	Address	Signature
1	GREG & MARY WHITE		
2	" "		
3	Mike Beed		
4	Caroline Beed		
5	John Durant		
6	Kati Szego		
7	STEFAN W		
8	Diane Smith		
9	Judy Casey		
10	K. Pulchan		
11	D. Mackay		
12	Scott K. De		
13	Yeroslav A. Gerasimov		
14	Kaylen Kline		
15	SAMARA BUTLER		
16	DANA B BUTLER		
17	CAROL HANSON		
18	Margaret Drake		
19	MARY ZAGIMAN		
20	Kyle Ryan		

5 + 7 Little St.

4/6

# NEVIDA MUST REDUCE THE SIZE OF ITS BUILDING TO ACCOMMODATE PARKING FOR ITS TENANTS!

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100 units- 49 parking spaces

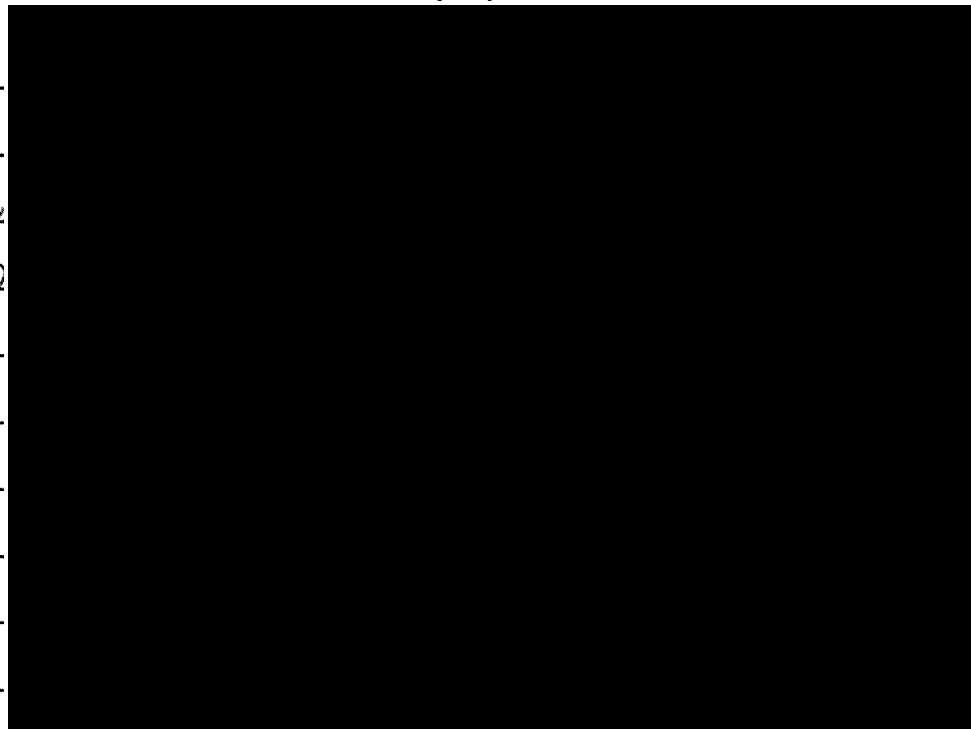
	Name	Address	Signature
1	Philomena Walsh		
2	Merie Wall		
3	Patty Fowler		
4	Kim Kelly		
5	Rose Barnett		
6	Arlene Transue		
7	DAVID HUGHES		
8	Tom Fowler		
9	Jacinta Graham		
10	Heelin O'Leary		
11	Syed Anas Mintaj Kazmi		
12	Russell Brewer		
13	JoAnne Cooley		
14	Ellen Herditch		
15	Ngamul Bijen		
16	Wuice Padden		
17	Melissa Cornall		
18	Marlene Pann		
19	Charlene Murphy		
20	PARULA Clark		

We the undersign request that the city councilors denies Nevada Properties Inc. the parking relief required in the proposal of the 6 story, 100-1 bedroom unit at 5-7 Little Street. We also urge the necessary revision in the size that aligns with all residents in our community.

**Our Reasons Being**

- \* Increased traffic, being you already approved parking relief for the 205 unit currently being built in our neighborhood.
- \* Congestion in and out to our main roadways en route to hospital.
- \* Hazards for pedestrians, runners, bicycles and children.
- \* Overflow parking from visitors, family and friends from tenants of building. Causing inconvenience for residents with mobility issues.
- \* Problems with snow clearing, street cleaning and garbage collection.

NAME	ADDRESS	SIGNATURE
1. Paula Coughlan		
2. Rita Union		
3. Dorothy Fitzgerald		
4. Arthur Harold		
5. Deanna Cronin		
6. J. Postiver		
7. B. Larkin		
8. B. FITZGERALD		
9. Wayne King		
10. Sean McCann		

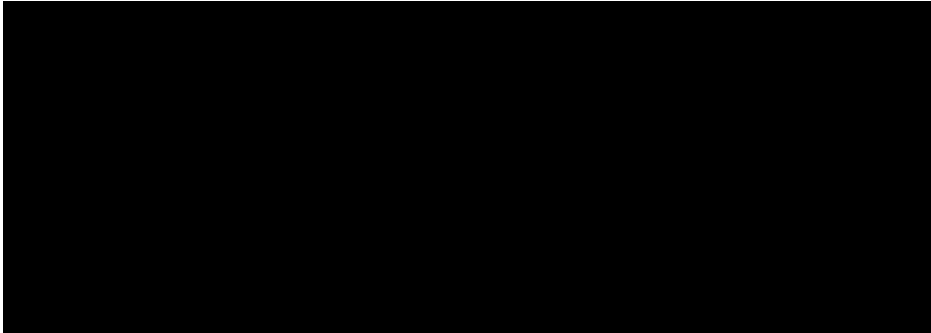
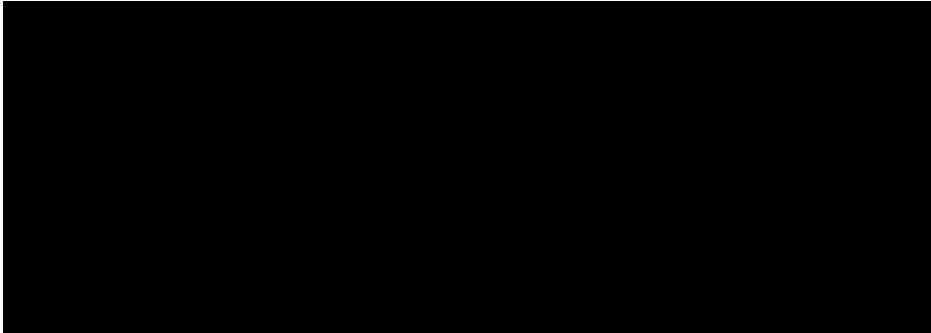




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	NAME	ADDRESS	SIGNATURE
1.	<i>Paul [Signature]</i>		
2.	<i>Bob O'DONNELL</i>		
3.	<i>Gay Skanes</i>		
4.			
5.			
6.			
7.			
8.			
9.			
10.			

# NEVIDA MUST REDUCE THE SIZE OF ITS BUILDING TO ACCOMMODATE PARKING FOR ITS TENANTS!

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- congestion & en route to hospitals
- hazards for pedestrians, runners, bicycles, e-bikes, scooters, and children
- parking problems
- inconvenience for residents with mobility issues needing access to on-street parking
- problems with snow clearing, street cleaning and garbage collection.

	Name	Address	Signature
1	Kelly Fitzgerald		
2	Wanda Davis		
3	Mark Faldut		
4	DAVE Power		
5	STEWART Costello		
6	Jeff Tilley		
7	Thyke Foster		
8	Thom [Signature]		
9	MAX Beilon		
10	Chris LeDrew		
11	T. MURRAY		
12	Scott EVANS		
13	Diamond Fleming		
14	Andrew [Signature]		
15	Joshua Ellis		
16	Remy Mihal		
17	Blair Pittman		
18	Leni Corbett		
19	Alicia Glover		
20	Lauree Saunders		

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	NAME	ADDRESS	SIGNATURE
1.	Elaine Jones		
2.	Dora Bux		
3.	[Signature]		
4.	Teresa O'Neil		
5.	Forth Warren		
6.	Lindsay Tompkins		
7.	Robert Smith		
8.	Dorothy Griffin		
9.	Dorothy Jones		
10.	Elizabeth De		



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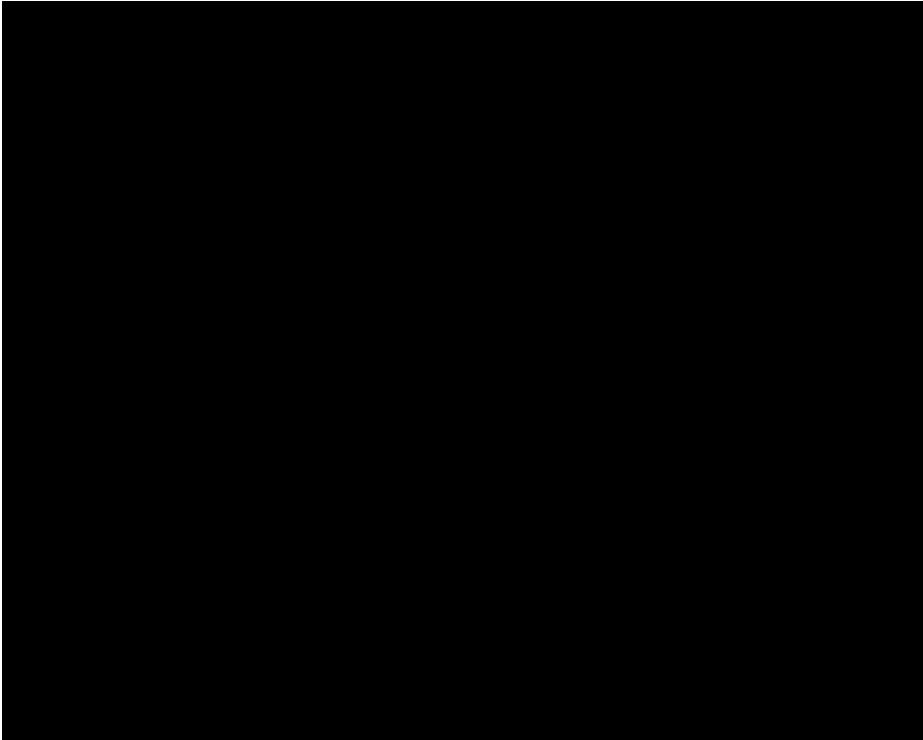
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- \* Problems with snow clearing, street cleaning and garbage collection.

	NAME	ADDRESS	SIGNATURE
1.	Benedikt Sawatzki		
2.	Backman D		
3.	Pete Huntz		
4.	Katherine Crumme		
5.	Cody Say		
6.	Sadie Mees		
7.	Charlotte Rice		
8.	Ben Lambert		
9.	Ed Kavanagh		
10.	Suzanne Ritz		

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- \* Problems with snow clearing, street cleaning and garbage collection.

NAME	ADDRESS	SIGNATURE
1. <u>Tamara Keiter</u>		
2. <u>Anne Walsh</u>		
3. <u>Johanna Anderson</u>		
4. <u>Phil Miller</u>		
5. <u>Wayne Rockwood</u>		
6. <u>Mark Gray</u>		
7. <u>Mary O'Keefe</u>		
8. <u>Cynthia Snow</u>		
9. <u>Cady Newquest</u>		
10. <u>Peter Whitte</u>		
11. _____		
12. _____		
13. _____		
14. _____		

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NAME	ADDRESS	SIGNATURE
1. <u>R Ann Fairman</u>		
2. <u>Ann Boland</u>		
3. <u>Emma Boland</u>		
4. <u>HAROLD</u>		
5. <u>Cam Jones</u>		
6. <u>Dana Smith</u>		
7. <u>Morgan Jones</u>		
8. _____		
9. _____		
10. _____		

# ST. JOHN'S

## **Committee of the Whole Report**

**Council Chambers, 4th Floor, City Hall**

**January 21, 2025, 3:00 p.m.**

**Present:**

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Jill Bruce
- Councillor Ophelia Ravencroft
- Councillor Greg Noseworthy
- Councillor Tom Davis
- Councillor Carl Ridgeley

**Regrets:** Councillor Debbie Hanlon

**Staff:**

- Derek Coffey, Acting City Manager
- 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
- Jackie O'Brien, Manager of Corporate Communications
- Stacey Baird, Legislative Assistant
- Theresa Walsh, City Clerk

- 
- 1. 2025 Capital out of Revenue and Parks & Open Spaces Reserve Project Approval**



Councillor Ellsworth presented the 2025 Capital out of Revenue and Parks & Open Spaces Reserve Projects for approval.

Discussion covered the following points:

- The budget for First Light Collaboration will go towards hiring staff resources to advance initiatives recommended by the Joint Coordinating Committee on Indigenous Rights.
- A grant application has been submitted for the Urban Forest Management Master Plan. If the application is not successful staff will look at what funding is available internally and come back to council at that time.
- Disappointment was expressed that outdoor pickleball courts have not been included in the budget.

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ridgeley

That Council approve the recommended 2025 Capital out of Revenue listing and the Parks & Open Spaces reserve projects.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**2. Canada Games 2025 Employee Volunteer Policy**

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Burton

That Council approve the Canada Games 2025 Volunteerism Policy

For (10): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

### 3. **424 Kenmount Road – MPA2400013**

Discussion took place and concerns were raised about how the development will affect the proposed Shared Use Path that was planned for the area.

#### Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider rezoning land at 424 Kenmount Road from the Commercial Neighbourhood (CN) and Residential 1 (R1) Zones to the Apartment 2 (A2) Zone and approve the attached terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory LUR, that the application be advertised for public input and feedback.

For (9): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

### 4. **46 Hazelwood Crescent – REZ2400026**

Discussion took place and the following concerns were raised:

- Traffic issues in the area
- As two projects are being proposed across the road from each other, it was advised that staff will go back and speak to both the city's traffic engineers and the proponents to ensure that they consider the impacts that both developments will have on each other and the area.

#### Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council consider rezoning property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings, and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a public meeting chaired by an independent facilitator.

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

Against (1): Councillor Noseworthy

**MOTION CARRIED (9 to 1)**

**5. 21A Angel Place – DEV2400112 – New Dwelling**

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

That Council accept this staff report on 21A Angel Place as the Heritage Report for a proposed Townhouse in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

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Mayor

# DECISION/DIRECTION NOTE

**Title:** 2025 Capital out of Revenue and Parks & Open Spaces Reserve Project Approval

**Date Prepared:** January 7, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ron Ellsworth, Finance & Administration

**Ward:** N/A

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## Decision/Direction Required:

Council to approve 2025 Capital out of Revenue listing and Parks & Open Spaces Reserve projects.

## Discussion – Background and Current Status:

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

Total capital funding available for the 2025 is \$26,860,056. Of this amount \$13,196,954 is previously committed for various purposes, while \$13,663,102 is uncommitted and available for use for the 2025 COR program.

**TABLE 1: 2025 CAPITAL FUNDING**

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### Committed Funds

Reserved for Fleet Acquisition	\$	7,469,960
Water Tax Funded Projects (Reserved for Water System Projects)		3,230,000
Canada Community-Building Fund (Formerly the Gas Tax Program)		2,496,994
<b>Total - Committed Funds</b>		<b>13,196,954</b>

### Uncommitted Funds (Available for 2025 COR Program)

Direct Allocation from 2025 Operating Budget	10,870,775
Provincial Gas Tax	831,153
Carried Forward - Net Funds From Previously Completed Projects & Uncommitted from Prior Year	1,961,174
<b>Total - Uncommitted Funds (Available for 2025 COR Program)</b>	<b>13,663,102</b>

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<b>Grand Total - 2025 Capital Funding</b>	<b>\$</b>	<b>26,860,056</b>
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# ST. JOHN'S



**Committed Funds:**

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

1. **Reserved for Fleet Acquisition:** These funds are committed to the replacement of the City's fleet of vehicles and equipment. To ensure efficient delivery of services with minimal equipment downtime and annual maintenance costs, it is critical that the City replace its fleet in a timely manner.
2. **Water Tax Funded Projects:** These funds are committed to projects that are funded through the water tax and focus exclusively on work related to the water system.
3. **Canada Community-Building Fund (Formerly the Gas Tax Program):** The previous agreement of this Federal funding was fully allocated to the Mews Replacement by Council directive. The 2024-2034 program will be allocated in early 2025 through Council directive.

**Uncommitted Funds (Available for 2025 COR Program):**

An explanation of the sources of uncommitted funds is provided below. These funds are available to be allocated to various projects under the 2025 COR Program.

1. **Direct Allocation from 2025 Operating Budget:** A \$10.9 million allocation to the COR program, contributed directly from the City's 2025 operating budget and funded primarily by residential and commercial realty taxes.
2. **Provincial Gas Tax:** The Provincial Gas Tax amount of \$831,153 was first awarded in the 2015 Provincial budget. This amount is unrestricted and as such can be included as funding for the 2025 COR program.
3. **Carried Forward – Net Funds from Previously Completed Projects & Uncommitted from Prior Year:** Funding that was previously awarded to projects that are now completed. The net balance of project surpluses and deficits is \$1,866,784 which is taken in aggregate and reallocated back into the 2025 COR program. In addition, \$94,390 was uncommitted in the 2024 COR program and is available for the 2025 COR program.

## 2025 Capital out of Revenue Projects

The table below lists the approved projects for the 2025 COR program. These projects were selected following numerous discussions amongst staff and are prioritized taking into consideration numerous City strategic directions. Of the total \$13,663,102 available, \$193,102 remains unallocated for future use.

<b>TABLE 2: 2025 Recommended Capital Projects</b>	<b>Budget</b>
Grind and Patch Asphalt Rehabilitation	\$ 1,800,000
2025 Sidewalk Snow Clearing Enhancements	1,560,000
George Street Revitalization Design	750,000
Quidi Vidi Slipway Replacement	750,000
Conway Glen Park Washroom	680,000
Sidewalk/Curb/Gutter Repair	650,000
City Building Repair and Maintenance	600,000
Airport Heights Drive Culvert Replacement at Virginia River	500,000
Capital Grants Community Groups	500,000
Sewer Main Condition Assessment	500,000
Depot Fleet Garage Cooling	450,000
Main Road Paved Shoulder Installation (North Side - Doolings Line to Bidgoods)	450,000
NPH Charter Ave Repairs	450,000
Annual Infill Sidewalk Program	400,000
Annual Traffic Calming Program	400,000
Large Diameter Culvert Replacement	400,000
Anna Templeton Centre Building Envelope Upgrade	300,000
Green and Inclusive Community Buildings Program Proposal	300,000
Rehabilitation of One Duck Pond Bridge at Bowring Park	255,000
IT Project Capital Budget	250,000
Annual Intersection Safety Program	200,000
Bleacher Replacement Program	200,000
City Hall Front Entrance Security Upgrade	200,000
Road Safety Improvements	200,000
Data Collection for Asset Management	150,000
EV Chargers	100,000
First Light Collaboration	100,000
Playground Replacement Program	100,000
Railway Coastal Museum - Diorama Repair	100,000
Tech NL Sponsorship	100,000
Accessible Pedestrian Signal Program	50,000
Residential Tree Planting Initiative	25,000
<b>Sub Total - 2025 Recommended Capital Projects</b>	<b>13,470,000</b>
2025 Unallocated Balance (Uncommitted)	193,102
<b>Grand Total - 2025 Capital out of Revenue</b>	<b>\$ 13,663,102</b>

## 2025 Parks & Open Spaces Reserve Projects

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

**TABLE 3: 2025 Recommended Parks & Open Spaces Reserve Projects**

<b>Opening Balance - Parks &amp; Open Spaces Reserve (Estimate Pending Year End)</b>	<b>\$</b>	<b>939,230</b>
<b>Projects:</b>		
Bowring Park Playground		400,000
Galway Park Phase 1 Overage		243,000
<b>Total Projects</b>		<b>643,000</b>
<b>Closing Balance - Parks &amp; Open Spaces Reserve</b>	<b>\$</b>	<b>296,230</b>

### Key Considerations/Implications:

#### 1. Budget/Financial Implications:

Budget/Financial Implications: Funding for the 2025 Capital out of Revenue program was approved as part of 2025 budget process. The Parks & Open Spaces reserve is funded from development fees.

#### 2. Partners or Other Stakeholders:

#### 3. Is this a New Plan or Strategy: No

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

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

#### 4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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

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

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

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

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

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

**Recommendation:**

That Council approve the recommended 2025 Capital out of Revenue listing and the Parks & Open Spaces reserve projects.

**Prepared by:** Melanie Shea

**Approved by:** Kris Connors, Manager, Budget & Treasury/Derek Coffey, City Manager (Acting)



**Report Approval Details**

Document Title:	2025 Capital Out of Revenue Project Approval.docx
Attachments:	
Final Approval Date:	Jan 7, 2025

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

**Kris Connors - Jan 7, 2025 - 11:52 AM**

**Derek Coffey - Jan 7, 2025 - 12:56 PM**

**Report Approval Details**

Document Title:	2025 Capital Out of Revenue Project Approval.docx
Attachments:	
Final Approval Date:	Jan 9, 2025

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

**Kris Connors - Jan 9, 2025 - 4:34 PM**

**Derek Coffey - Jan 9, 2025 - 4:38 PM**

# DECISION/DIRECTION NOTE

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**Title:** Canada Games 2025 Employee Volunteerism Policy

**Date Prepared:** January 16, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ron Ellsworth, Finance & Administration

**Ward:** Choose an item.

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## Decision/Direction Required:

Approval from council for Canada Games 2025 Employee Volunteerism Policy

## Discussion – Background and Current Status:

The 2025 Canada Games will take place from August 8<sup>th</sup> – August 24<sup>th</sup>, 2025. There will be several challenges associated with the coordination of the Games, one of which will be the recruitment of approximately 5000 games time volunteers. This policy is to assist in volunteer recruitment efforts and to provide Department Managers with the necessary guidelines to assist in the provision of leave and special leave to City Employees volunteering for the Games.

Employees will be required to commit to a minimum of thirty-two (32) hours of volunteer time as per the 2025 Host Society requirements to be an official volunteer. Employees who volunteer a minimum of (16) hours per week of their own regular worktime in a games-time volunteer position or as a Minor Official will be granted special leave with pay for a maximum of eight (8) hours per week.

## Key Considerations/Implications:

1. Budget/Financial Implications: Payroll implications as cited above
2. Partners or Other Stakeholders: Canada Games host committee
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: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

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: N/A

## 7. Legal or Policy Implications: Yes new policy

## 8. Privacy Implications: N/A

## 9. Engagement and Communications Considerations: a communication plan to advise Employees of this policy will be developed.

## 10. Human Resource Implications: Yes

## 11. Procurement Implications: N/A

## 12. Information Technology Implications: N/A

## 13. Other Implications: N/A

**Recommendation:**

That Council approve the Canada Games 2025 Volunteerism Policy

**Prepared by: Leanne Piccott, Manager, Advisory Services**

**Approved by: Tanya Haywood, DCM Community Services**



**Report Approval Details**

Document Title:	Canada Games 2025 Employee Volunteerism Policy.docx
Attachments:	- Canada Games volunteer.docx
Final Approval Date:	Jan 16, 2025

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

**No Signature - Task assigned to Sarah Hayward was completed by workflow administrator Theresa Walsh**

**Sarah Hayward - Jan 16, 2025 - 4:41 PM**

**No Signature - Task assigned to Derek Coffey was completed by workflow administrator Theresa Walsh**

**Derek Coffey - Jan 16, 2025 - 4:42 PM**

## City of St. John's Corporate and Operational Policy Manual

<b>Policy Title:</b> Canada Games 2025 Employee Volunteerism Policy		<b>Policy #:</b>
<b>Last Revision Date:</b>	<b>Policy Section:</b>	
<b>Policy Sponsor: Leanne Piccott/Tanya Haywood</b>		

### 1. Policy Statement

The 2025 Canada Games will take place from August 8<sup>th</sup> – August 24<sup>th</sup>, 2025. There will be several challenges associated with the coordination of the Games, one of which will be the recruitment of approximately 5000 games time volunteers. This policy is to assist in volunteer recruitment efforts and to provide Department Managers with the necessary guidelines to assist in the provision of leave and special leave to City Employees volunteering for the Games.

### 2. Definitions

a) **“Minor Officials”** described as volunteers who are on the field of play during competition.

b) **“Games-time Volunteers”** City Employees who participate in support functions required to stage the Games.

### 3. Policy Requirements

**All permanent Employees of the City of St. John's who:**

Receive an official confirmation from the 2025 Canada Games Host Society to serve as an official or volunteer.

## **5. Responsibilities**

### **Leave for Games-time Volunteers and Minor Officials:**

Employees will be required to commit to a minimum of thirty-two (32) hours of volunteer time as per the 2025 Host Society requirements to be an official volunteer. Employees will be eligible for the special leave with pay benefit for a maximum of 16 hours during the official Games time period.

Employees who volunteer a minimum of (16) hours per week of their own regular worktime in a games-time volunteer position or as a Minor Official will be granted special leave with pay for a maximum of eight (8) hours per week. For clarity, sixteen (16) hours is the maximum time an Employee will be granted special leave with pay for this type of volunteering over the two-week period of the 2025 Games.

### **Conditions for Special Leave:**

An Employee who wishes to request this special leave must submit an application using the attached form to their Department Manager following the annual leave submission deadlines and applicable collective agreement requirements. Late submissions will be reviewed on a case-by-case basis.

The City of St. John's may grant special leave with pay to Employees subject to operational requirements.

## **7. Approval**

- Position Title of Policy Sponsor:
- Position Title of Policy Writer:
- Date of Approval from
  - Corporate Policy Committee:
  - Senior Executive Committee:
  - Committee of the Whole:
- Date of Approval from Council:

# DECISION/DIRECTION NOTE

**Title:** 424 Kenmount Road – MPA2400013

**Date Prepared:** January 9, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 4

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## **Decision/Direction Required:**

To consider rezoning land at 424 Kenmount Road from the Commercial Neighbourhood (CN) and Residential 1 (R1) Zones to the Apartment 2 (A2) Zone to allow a Cluster Development of seven (7) Apartment Buildings.

## **Discussion – Background and Current Status:**

The City has received an application from Bristol Development Inc. to rezone a portion of land at 424 Kenmount Road from the Commercial Neighbourhood (CN) and Residential 1 (R1) Zones to the Apartment 2 (A2) Zone to enable a Cluster Development. The subject site is partially located within the Commercial District of the Envision St. John's Municipal Plan, and a Municipal Plan amendment is required to re-designate that portion to the Residential District.

The applicant is proposing to develop seven (7) Apartment Buildings, with a total of 112 dwelling units. The applicant has asked to rezone the property to the A2 Zone, which allows Cluster Development uses. Should rezoning be approved, any uses allowed in the A2 Zone could be developed on the site. The proposed buildings are 3.5 storeys, or approximately 12.2 metres in height. The maximum height for a Cluster Development in the A2 Zone is 24 metres.

The subject site is vacant land with an approximate area of 1.71 hectares (4.2 acres) and is part of a much larger piece of land that is left over from the development of Bristolwood subdivision in Kenmount Terrace (see attached map). That large piece of land will be subdivided, and the area of land to be rezoned will become its own parcel. The subject site is adjacent to Ken Brook, which runs alongside Kenmount Road. While there was previously a wetland designated near this property, the area was field assessed as part of the City's Wetland Study Phase 2A and determined not to be a protected wetland.

## Alignment with Envision St. John's Municipal Plan

The proposed development aligns with a number of Municipal Plan policies. Policy 4.1.2 of the Municipal Plan enables a range of housing types to create diverse neighbourhoods, including single, semi-detached, townhousing, and medium and higher density residential developments. The proposed development will introduce a new type of housing to the neighbourhood and add to the range of housing options available.

# ST. JOHN'S



The Municipal Plan encourages higher density developments along main transportation corridors and promotes infill developments that use existing infrastructure and services. Municipal Plan policies 8.4.3 and 8.4.9 support residential infill that is sensitive to existing development and encourage increased density in residential areas where appropriate. The subject site is adjacent to Kenmount Road, is on a Metrobus transit route, and there is a future shared-use path proposed by the City to run through the property. These factors, combined with nearby stores, make the subject site appropriate for higher-density development.

A portion of the subject site is currently designated for commercial use. Policy 5.1.6 of the Municipal Plan encourages the retention of commercially-zoned land and restricts the conversion of commercial land to non-commercial uses, except where there is a demonstrated need for the conversion, sufficient infrastructure in place to support the development, and the lands are not be required over the long-term for commercial uses. The subject site is well-suited for high-density residential development and the proposed development aligns with the policies of the plan. Should the land be rezoned, there are commercial lands nearby along Kiwanis Street and Kenmount Road that can accommodate future commercial demand.

#### Land Use Report

Section 4.9(2)(a) of the Envision St. John's Development Regulations requires a Land Use Report (LUR) for rezonings. While the applicant has provided detailed information in the first submission, additional information is required. A planned shared-use path connection runs along the property, and this will need to be shown on the site plan. Draft LUR terms of reference are attached for Council's consideration.

#### Public Consultation

Should Council decide to consider this amendment and approve the terms of reference for the LUR, the applicant will be required to consult the neighbouring residents and property owners before submitting the report. The City will carry out public notification once the applicant submits a satisfactory report. As this application involves a Municipal Plan amendment, a commissioner's public hearing will be required later in the process.

#### **Key Considerations/Implications:**

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

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations will be required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public engagement will be carried out as per Section 4.8 of the Development Regulations. Staff recommend public notification, not a public meeting. A commissioner's public hearing would come later.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning land at 424 Kenmount Road from the Commercial Neighbourhood (CN) and Residential 1 (R1) Zones to the Apartment 2 (A2) Zone and approve the attached terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory LUR, that the application be advertised for public input and feedback.

**Prepared by: Faith Ford, MCIP, Planner III**

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

**Report Approval Details**

Document Title:	424 Kenmount Road - MPA 2400013.docx
Attachments:	<ul style="list-style-type: none"><li>- LADYSMITH DRIVE SITE_2.pdf</li><li>- Site plan.pdf</li><li>- aerial.jpg</li><li>- TOR - 424 Kenmount Road January 6, 2025.pdf</li><li>- A2Zone_Development Regulations.pdf</li></ul>
Final Approval Date:	Jan 9, 2025

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

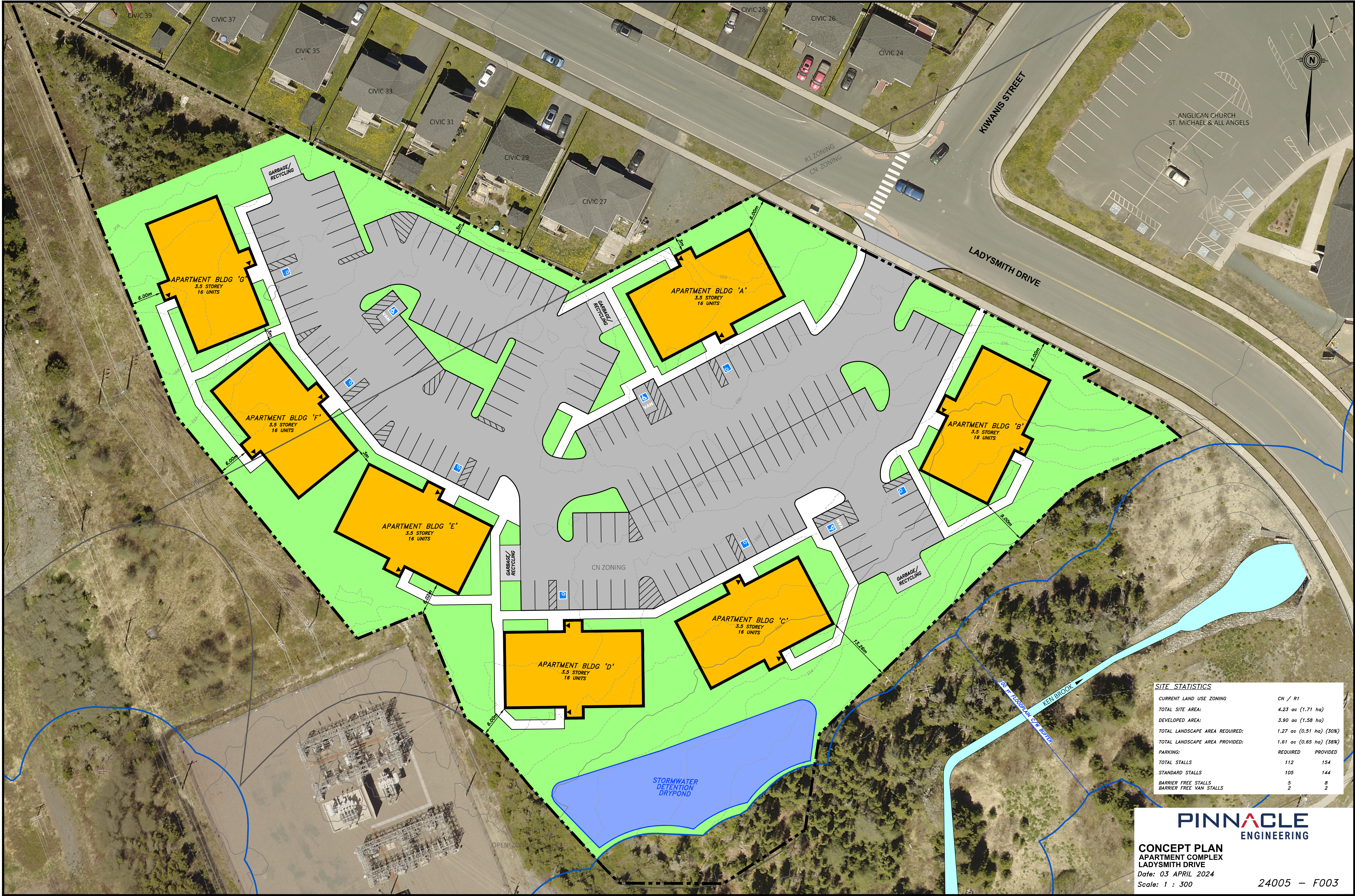
**Ken O'Brien - Jan 9, 2025 - 3:57 PM**

**Jason Sinyard - Jan 9, 2025 - 4:31 PM**










SITE STATISTICS		
CURRENT LAND USE ZONING	CN / R1	
TOTAL SITE AREA:	4.23 ac (1.71 ha)	
DEVELOPED AREA:	3.90 ac (1.58 ha)	
TOTAL LANDSCAPE AREA REQUIRED:	1.27 ac (0.51 ha) (30%)	
TOTAL LANDSCAPE AREA PROVIDED:	1.61 ac (0.65 ha) (38%)	
PARKING:	REQUIRED	PROVIDED
TOTAL STALLS	112	154
STANDARD STALLS	105	144
BARRIER FREE STALLS	5	8
BARRIER FREE VAN STALLS	2	2



**CONCEPT PLAN**  
APARTMENT COMPLEX  
LADYSMITH DRIVE  
Date: 03 APRIL 2024  
Scale: 1 : 300

24005 – F003





**TERMS OF REFERENCE  
LAND USE REPORT (LUR)  
APPLICATION FOR CLUSTER DEVELOPMENT CONSISTING OF  
SEVEN APARTMENT BUILDINGS AT  
424 KENMOUNT ROAD  
January 6, 2025**

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

**A. Public Consultation**

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

**B. Building Use**

- Identify the size of the proposed buildings by Gross Floor Area.
- Indicate dwelling size (number of bedrooms) of each unit.
- If Micro Units are proposed (unit with floor area less than 42m<sup>2</sup>), indicate the floor area of each unit.
- If there are any proposed commercial uses within the Apartment Buildings, the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).

**C. Site Location and Lot Layout**

- Identify graphically the exact location with a dimensioned civil site plan:
  - Lot area, lot coverage, and frontage;
  - Required 1.2 m buffer from Floodplain Buffer
  - Location of the proposed buildings in relation to neighbouring buildings;
  - Proximity of the buildings to property lines and identify setbacks;
  - Illustrate any building setbacks of higher storeys from lower storeys or building overhangs (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify building entrances and if applicable, door swing over pedestrian connections;
  - Information on the proposed construction of patios/balconies (if applicable); and
  - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Identify any existing or proposed easements.

- Provide streetscape views/renderings of the proposed buildings from Ladysmith Drive, looking northwards toward the dwellings on Ladysmith Drive. Include immediately adjacent buildings and spaces to inform scale/massing/context.

**D. Elevation and Building Height**

- Provide elevations of the proposed buildings.
- Identify the height of the buildings in metres, as per the definition of Building Height from the Development Regulations.

**E. Exterior Equipment and Lighting**

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

**F. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify if the buildings will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development.
- Provide the proposed sanitary and storm sewer generation rates along with the sanitary and storm sewer drainage area plans.

**G. Landscaping, Buffering and Snow Clearing/Snow Storage**

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
  - Proposed placement of trees or other plant material;
  - Show areas of hard and soft landscaping;
  - A calculation of the total landscaped area;
  - Proposed snow storage area;
  - Buffering and screening.
- Indicate which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and waste containers to be used at the site.
- Identify the required usable green space for the Cluster Development as per Section 6.9 of the Development Regulations.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Provide information on any snow clearing/snow removal operations.



#### **H. Transportation, Off-street Parking, and Site Access**

- Provide trip generation information for the development including the area of the development, the number of trips generated (ITE trip generation manual) for weekday and weekend by peak periods (AM and PM).
- Provide a dimensioned parking plan, including circulation details and parking lot buffers.
  - Provide design vehicle turning movements for garbage truck and firetrucks demonstrating feasibility of site circulation. Design vehicle profiles must be shown for each design vehicle.
- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
  - Where an applicant wishes to provide a different number of parking spaces than required in the Development Regulations, a detailed Parking Report is required.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how exterior bins will be accessed. If residents are to carry their garbage to the bins, the bins must be connected to the side walk. Outside waste containers must be located minimum 7.6 metres from structures.
- Identify the location of the planned shared-use path (SUP) route through the site.

#### **I. Public Transit**

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

#### **J. Construction Timeframe**

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

**APARTMENT 2 (A2) ZONE****A2****(1) PERMITTED USES**

Accessory Building	Four-Plex
Apartment Building	Home Office
Backyard Suite <b>(2024-07-19)</b>	Park
Child Care Centre <b>(2024-03-15)</b>	Personal Care Home
Cluster Development <b>(2024-07-19)</b>	Townhouse Cluster <b>(2024-07-19)</b>
Community Garden	Triplex <b>(2024-07-19)</b>
Family Child Care Service <b>(2024-03-15)</b>	

**(2) DISCRETIONARY USES**

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

**(3) ZONE STANDARDS FOR APARTMENT BUILDING**

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret's Place (PID #46352)	16 metres

(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

#### (4) **ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)**

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	24 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	40%
(h)	Landscaping (minimum)	30%



**(5) ZONE STANDARDS FOR TOWNHOUSE**

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres <b>(2024-07-19)</b>
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

**(6) ZONE STANDARDS FOR TRIPLEX (2024-07-19)**

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30% of Front Yard

**(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)**

(a) Lot Area (minimum)	140 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Minimum Distance Between Townhouse Clusters	1.2 metres
(e) Side Yard (minimum)	6 metres
(f) Rear Yard (minimum)	6 metres
(g) Building Height (maximum)	10 metres
(h) Landscaping (minimum)	30%

**(8) ZONE STANDARDS FOR PERSONAL CARE HOME**

(a) Lot Area (minimum)	650 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	24 metres
(e) Side Yard (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height
(f) Side Yard on Flanking Road (minimum)	6 metres
(g) Rear Yard (minimum)	6 metres
(h) Lot Coverage (maximum)	40%
(i) Landscaping (minimum)	30%

**(9) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)**

(a) Lot Area (minimum)	324 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Landscaping (minimum)	30% of Front Yard

**(10) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)****(11) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)****(12) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**



# DECISION/DIRECTION NOTE

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**Title:** 46 Hazelwood Crescent – REZ2400026

**Date Prepared:** January 15, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 3

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## **Decision/Direction Required:**

To consider rezoning 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings.

## **Discussion – Background and Current Status:**

The City has received an application to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone. The applicant is proposing to develop a new three-storey Apartment Building on the property. There is an existing Apartment Building on the property, which will remain, resulting in two Apartment Buildings on the same property.

Under the Envision St. John's Development Regulations, two or more Apartment Buildings on one lot is classified as a Cluster Development. The addition of a new Apartment Building on this site with the existing building makes it a Cluster Development, which is not a permitted or discretionary use in the R1 Zone. A rezoning is required to enable the proposed development. The subject property is within the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

A previous application to rezone to the A1 Zone went to Council in March 2024. That rezoning was rejected by Council, and the developer has now brought a new application. The proposed development will provide 21 dwelling units of affordable housing in the new building. These are in addition to 7 units in the existing Apartment Building. The existing building is a non-conforming use in the R1 Zone, meaning it does not comply with current zoning but existed prior to it. The proposed rezoning would bring the existing building into conformance.

## Alignment with Envision St. John's Municipal Plan

The Municipal Plan's policies enable a range of housing types and increased density in existing neighbourhoods. They encourage higher density developments in and around key transportation corridors. The subject property is located at the corner of Topsail Road and Hazelwood Crescent which is serviced by several Metrobus routes. The property is near services and amenities including schools and the Village Shopping Centre.

The proposed development aligns with the policies of the Municipal Plan, including

# ST. JOHN'S

Policy 4.1.2 which enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, medium and higher density developments, and Policy 4.1.3 which promotes a housing choices for all ages, income groups, and family types by supporting affordable, appropriate and accessible housing.

Section 8.4 of the Municipal Plan has the policies for the Residential District. The proposed development meets several of them, including:

1. 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.
2. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
3. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.
4. Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure

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

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. This strategy encourages a diverse and inclusive housing stock and the development of affordable housing. The proposed development will provide affordable housing and add to the housing options available in the area.

#### Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for rezoning applications. The applicant has submitted an initial site plan, though additional information is needed for staff to fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's review

#### Public Consultation

Public consultation will be held after the applicant submits a satisfactory LUR. Should Council decide to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. As well, the applicant is required to consult neighbouring residents and property owners to identify any concerns and mitigate issues prior to submitting the LUR.

#### **Key Considerations/Implications:**

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

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

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Affordable Housing Strategy 2019-2028.
5. Accessibility and Inclusion: Accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
7. Privacy Implications: Not applicable.
4. Engagement and Communications Considerations: Public consultation, as per Section 4.8 of the Envision St. John's Development Regulations, will be required after an acceptable Land Use Report is submitted. A public meeting is recommended. A project page will also be created on the City's Engage Page.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings, and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a public meeting chaired by an independent facilitator.

**Prepared by: Faith Ford, MCIP, Planner III**

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



**Report Approval Details**

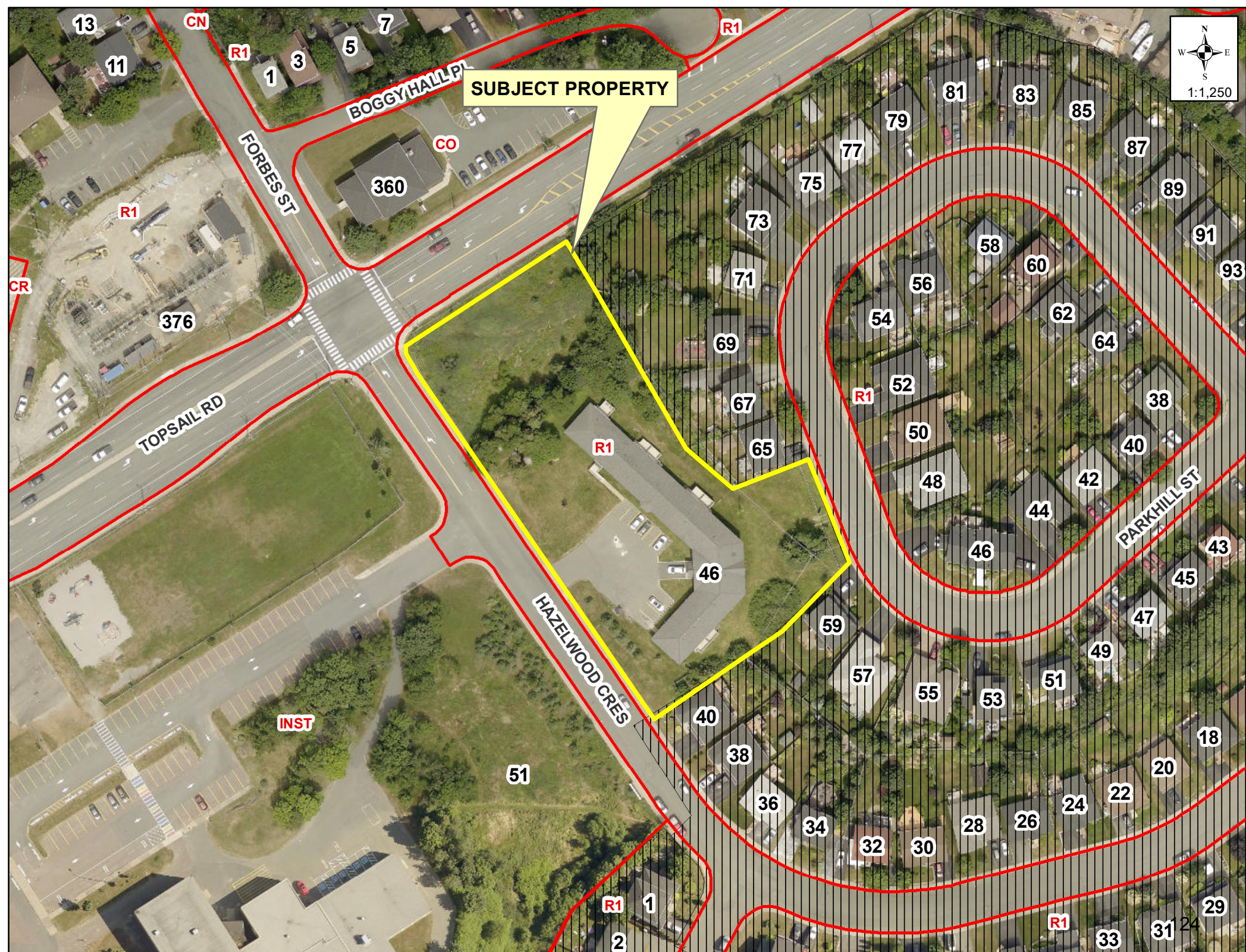
Document Title:	46 Hazelwood Crescent - REZ2400026.docx
Attachments:	<ul style="list-style-type: none"><li>- 46 HAZELWOOD CRESCENT.pdf</li><li>- 46Hazelwood-SitePlan1.pdf</li><li>- TOR - 46 Hazelwood Crescent - January 15, 2025.pdf</li><li>- A1-Zone-Development Regulations.pdf</li></ul>
Final Approval Date:	Jan 16, 2025

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

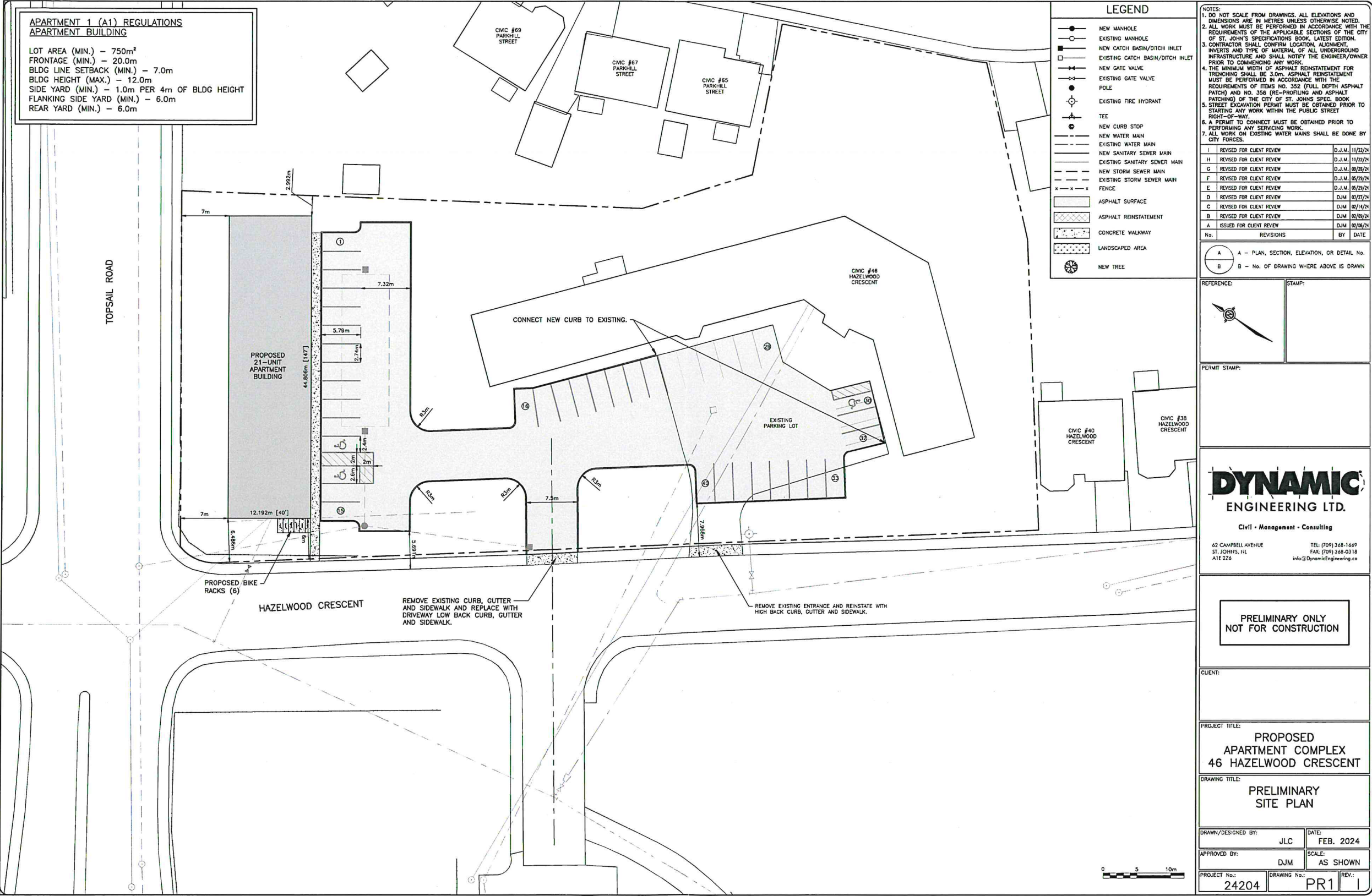
**Ken O'Brien - Jan 15, 2025 - 4:13 PM**

**Jason Sinyard - Jan 16, 2025 - 9:58 AM**











**TERMS OF REFERENCE  
LAND USE REPORT  
APPLICATION FOR CLUSTER DEVELOPMENT AT  
46 HAZELWOOD CRESCENT  
JANUARY 15, 2025**

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

**A. Public Consultation**

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

**B. Building Use**

- Identify the size of the proposed building by:
  - Number of units in the building;
  - Dwelling size (number of bedrooms) of each dwelling unit; and
  - Lot Coverage
- If Micro Units are proposed (unit with floor area less than 42m<sup>2</sup>), indicate the floor area of each unit.
- Indicate number of units and dwelling size of each dwelling unit within the existing Apartment Building.

**C. Building Height and Location**

- Identify graphically the exact location with a dimensioned civil site plan:
  - Lot area, lot coverage, and frontage;
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks;
  - Identify any stepbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify the height of the building in metres;
  - Information on proposed patios/balconies (if applicable); and
  - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Provide elevations of the proposed building.
- Provide streetscape views/renderings of the proposed building from Hazelwood Crescent. Include immediately adjacent buildings to inform scale/massing/context.

**D. Exterior Equipment and Lighting**

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

**E. Landscaping, Buffering and Snow Clearing/Snow Storage**

- Identify with a landscaping plan where hard and soft landscaping is proposed.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Indicate the useable green space for the Cluster Development as per Section 6.9 of the Development Regulations.

**F. Off-street Parking and Site Access**

- Provide a dimensioned parking plan, including circulation details and drive aisle dimensions. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
  - The St. John's Development Regulations sets out the number of required parking spaces. If the number of parking spaces is deficient, then a detailed rationale for parking relief is required.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

**G. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Stormwater detention is required for this development. The proposed development must comply with the City's stormwater detention policy.

**H. Public Transit**

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

**I. Construction Timeframe**

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



**APARTMENT 1 (A1) ZONE****A1****(1) PERMITTED USES**

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite <b>(2024-07-19)</b>	Personal Care Home
Child Care Centre <b>(2024-03-15)</b>	Semi-Detached Dwelling <b>(2024-07-19)</b>
Cluster Development <b>(2024-07-19)</b>	Townhouse
Community Garden	Townhouse Cluster <b>(2024-07-19)</b>
Family Child Care Service <b>(2024-03-15)</b>	Triplex <b>(2024-07-19)</b>
Four-Plex <b>(2024-07-19)</b>	

**(2) DISCRETIONARY USES**

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

**(3) ZONE STANDARDS FOR APARTMENT BUILDING**

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres <b>(2024-07-19)</b>
(d)	Building Height (maximum)	14 metres <b>(2024-07-19)</b>
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

**(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)**

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	14 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

**(5) ZONE STANDARDS FOR TOWNHOUSE**

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres <b>(2024-07-19)</b>
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

**(6) ZONE STANDARDS FOR TRIPLEX (2024-07-19)**

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30% of Front Yard



**(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)**

(a) Lot Area (minimum)	180 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Minimum Distance Between Townhouse Clusters	1.2 metres
(e) Side Yard (minimum)	6 metres
(f) Rear Yard (minimum)	6 metres
(g) Building Height (maximum)	10 metres
(h) Landscaping (minimum)	35%

**(8) ZONE STANDARDS FOR PERSONAL CARE HOME**

(a) Lot Area (minimum)	750 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres <b>(2024-07-19)</b>
(d) Building Height (maximum)	14 metres <b>(2024-07-19)</b>
(e) Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Lot Coverage (maximum)	35%
(h) Landscaping (minimum)	35%

**(9) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)**

(a) Lot Area (minimum)	324 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Landscaping (minimum)	30% of Front Yard

**(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING**

(a) Lot Area (minimum)	270 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	18 metres; 9 metres per Dwelling Unit
(c) Building Line (minimum)	0 metres
(d) Building Height (maximum)	10 metres <b>(2024-07-19)</b>
(e) Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

**(11) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)**

- (12) **ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)**
- (13) **ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**



# DECISION/DIRECTION NOTE

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**Title:** 21A Angel Place – DEV2400112 – New Dwelling

**Date Prepared:** January 10, 2025

**Report To:** Committee of the Whole

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

**Ward:** Ward 2

---

## **Decision/Direction Required:**

To approve the design of a new dwelling in Heritage Area 3 at 21A Angel Place.

## **Discussion – Background and Current Status:**

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, is zoned Residential 3 (R3), and is in Heritage Area 3. A location map is attached.

The proposed elevations of the house are attached and meet the City's Heritage Design Standards for Heritage Area 3. Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

According to section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area shall require a Heritage Report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommends that Council accept this staff report in lieu of a Heritage Report.

The application is in development review, so some changes may be required. However, given that the proposed Townhouse is a permitted use in the zone and meets the Heritage Design Standards, any minor changes to the design would not require a full Heritage Report.

## **Key Considerations/Implications:**

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

4. Alignment with Strategic Directions:

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

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

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

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Meets the Heritage Design Standards of the St. John's Heritage By-Law.

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 accept this staff report on 21A Angel Place as the Heritage Report for a proposed Townhouse in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law.

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

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

**Report Approval Details**

Document Title:	21A Angel Place - DEV2400112 - New Dwelling.docx
Attachments:	- 21A ANGEL PLACE - LOCATION MAP.pdf - 21A Angel Place - 2024-12-23 -Elevations_redacted.pdf
Final Approval Date:	Jan 16, 2025

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

**Ken O'Brien - Jan 16, 2025 - 2:42 PM**

**Jason Sinyard - Jan 16, 2025 - 2:50 PM**





ALEXANDER ST

ANGEL PL

WATER ST

SUBJECT PROPERTY

21A

A2

R3

CL

R3

CM

O

138 IG



# **NEW INFILL RESIDENCE**

# **21A ANGEL PLACE**

**ST. JOHN'S,** **NL**

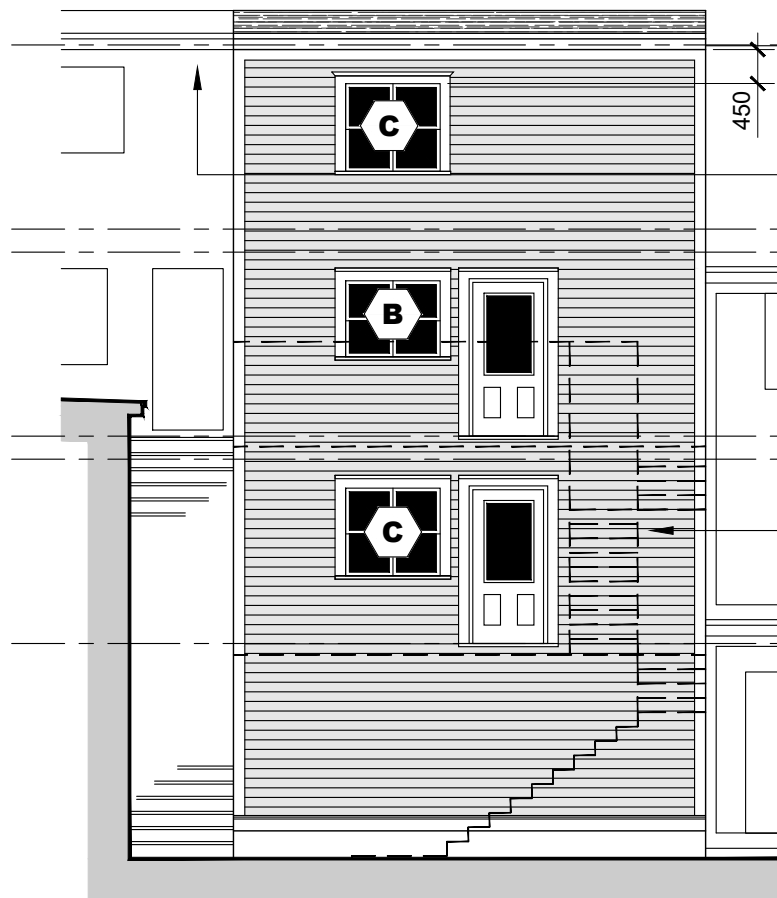
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**CITY of ST. JOHN'S COMMENTS INCORPORATED**  
**RE-ISSUED for CONSTRUCTION**

**December 23, 2024**

DESIGN / DRAFTING CONSULTANT

 **SPS**  
**Consulting**  
**Incorporated**  
*Project Planning Consultants*  
St. John's, NL, Canada Telephone (709) 687-3171



## REAR ELEVATION

SCALE 1 : 100

4

401

### ASSEMBLY TYPES

#### ROOF ASSEMBLY R1

- 2 PLY MODIFIED ROOFING
- 2 LAYERS PROTECTION BOARD
- 16mm PLYWOOD SHEATHING
- 38 X 89 SLEEPERS @ 400 O.C. FOR ROOF SLOPE AND VENTING. SEE NOTE BELOW
- PRE-ENG I-JOIST RAFTERS
- RSI 8.75 (R50) INSULATION
- 6mil POLY VAPOUR BARRIER
- 19 X 64 STRAPPING @ 400 O.C.
- 13mm GYPSUM BOARD

NOTE: MAX. SPAN ON 38 X 89 SLEEPERS TO BE 2000mm. ADD BLOCKS UNDER SLEEPERS TO SUIT 1% MINIMUM SLOPE

#### ROOF ASSEMBLY R2

- ASPHALT SHINGLES
- ICE & WATER SHIELD
- 16mm PLYWOOD SHEATHING
- 38 THICK RAFTERS @ 400 O.C.

#### WALL ASSEMBLY W1

- HORIZONTAL SIDING
- TYVEK BUILDING WRAP
- 11mm OSB SHEATHING
- 38 X 140 STUDS @ 400 O.C.
- RSI 4.2 (R24) BATT INSULATION
- 6mil POLY VAPOUR BARRIER
- 13mm GYPSUM BOARD

#### FLOOR ASSEMBLY F1

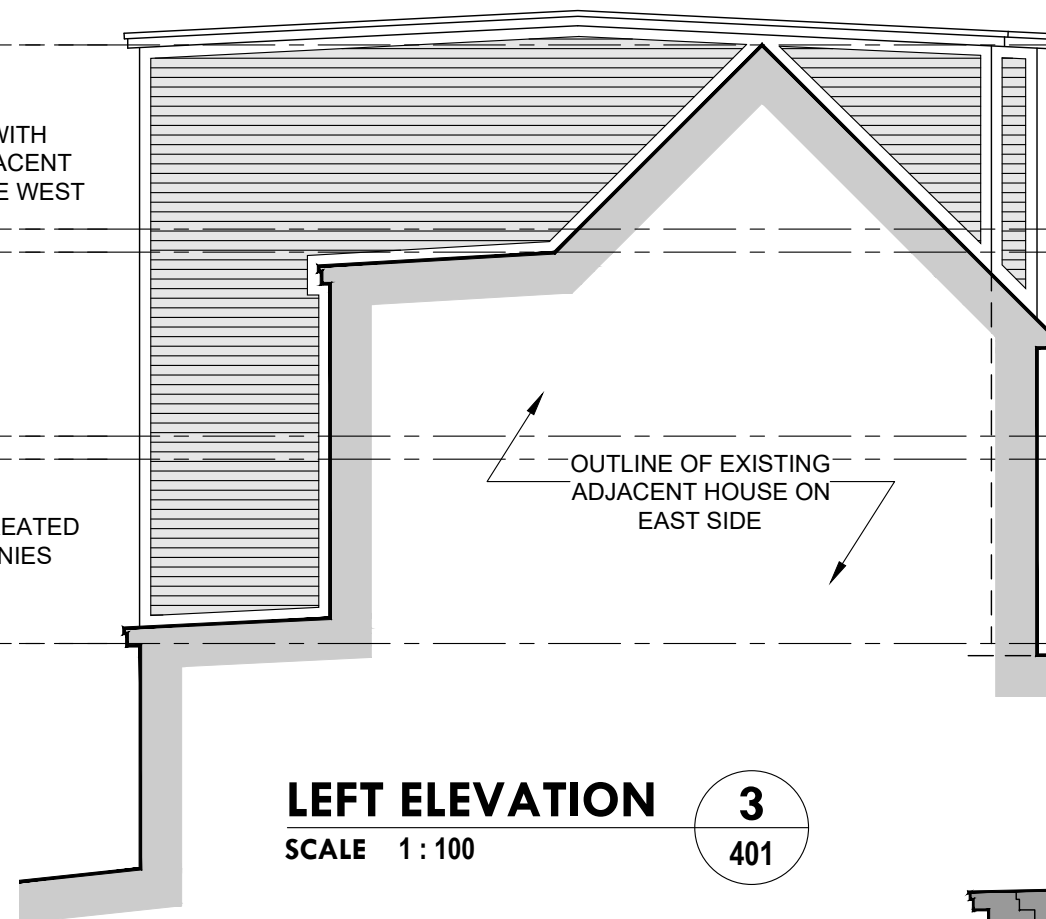
- 100mm CONCRETE SLAB
- 150mm CRUSHED STONE
- 10mil POLY GROUND COVER
- COMPACTED SUBGRADE

#### FLOOR ASSEMBLY F2

- FINISH FLOORING
- 19mm SUBFLOOR
- PRE-ENG I-JOISTS
- 19 X 64 STRAPPING @ 400 O.C.
- 13mm GYPSUM BOARD

#### FLOOR ASSEMBLY F2A

- SAME AS F1 BUT USE 16mm TYPE 'X' GYPSUM BOARD ON GARAGE SIDE



## LEFT ELEVATION

SCALE 1 : 100

3

401

### WINDOW TYPES

#### TYPE A

700 / 1220 SINGLE OPERABLE

#### TYPE B

1220 / 1000 SINGLE HUNG EGRESS WINDOW

#### TYPE C

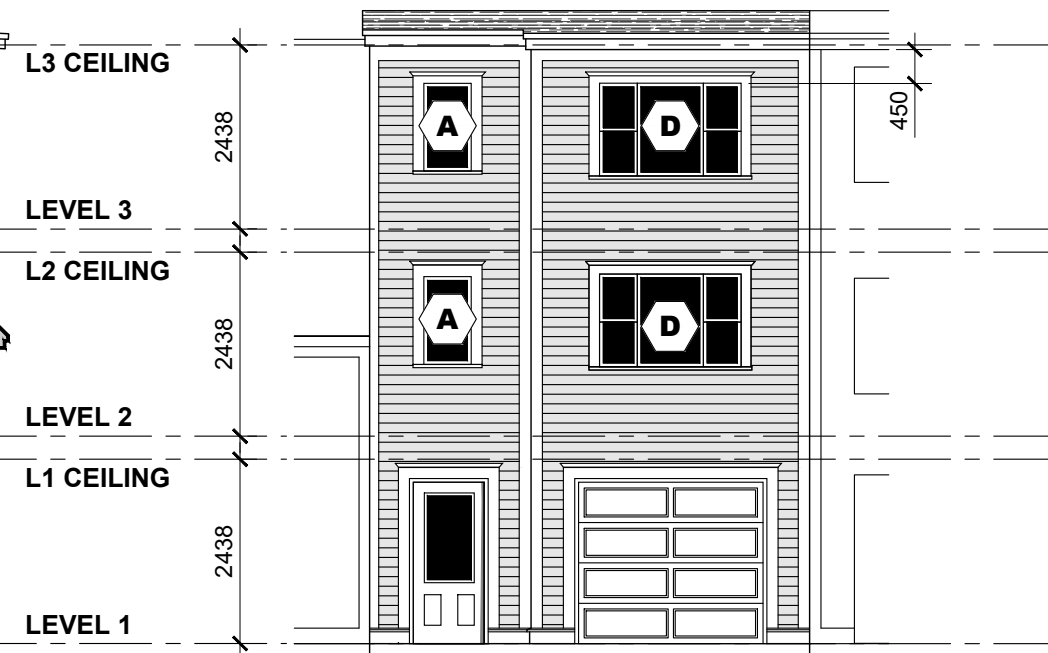
1220 / 1220 SINGLE HUNG (EGRESS WINDOW IN BEDROOM)

#### TYPE D

1220 / 1220 SINGLE HUNG / DOUBLE FIXED COMBINATION. (EGRESS WINDOW IN BEDROOM)

#### NOTES

1. FOUNDATION WALL AT FRONT OF HOUSE (ANGEL PLACE SIDE) TO BE DESIGNED AS A RETAINING WALL BY A PROFESSIONAL ENGINEER.
2. ALL WINDOWS TO MEET CITY OF ST. JOHN'S HERITAGE REQUIREMENTS.
3. ALL TRIMS EXCEPT FOR BASE TRIM, INCLUDING WINDOW TRIMS TO BE 100mm (4") WIDE. BASE TRIM TO CONSIST OF 150mm (6") BASEBOARD AND 50 X 50mm (2" X 2") TAPERED WATERTABLE TRIM.

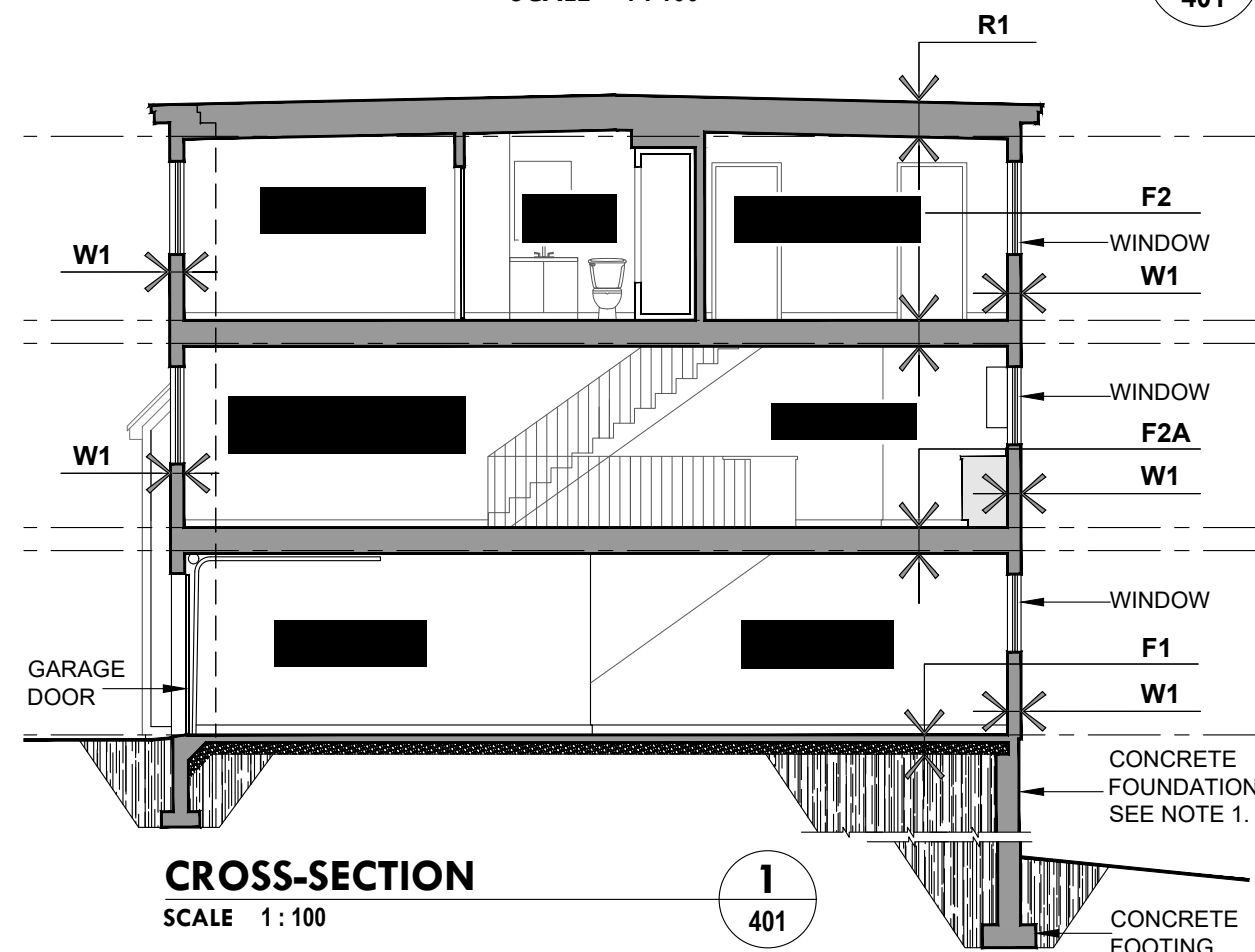


## FRONT ELEVATION

SCALE 1 : 100

2

401



## CROSS-SECTION

SCALE 1 : 100

1

401

No.	REVISION	DATE
2	RE-ISSUED FOR CONSTRUCTION	2024-12-23
1	RE-ISSUED FOR CONSTRUCTION	2024-08-23
0	ISSUED FOR CONSTRUCTION	2024-05-25

DESIGN / DRAFTING CONSULTANT

**SPS**  
Consulting  
Incorporated

Project Planning Consultants

St. John's, NL, Canada Telephone (709) 687-3171

PROJECT

**NEW INFILL RESIDENCE**

21A ANGEL PLACE, ST. JOHN'S, NL

DRAWING TITLE

**ELEVATIONS & CROSS-SECTION**

DESIGNED & DRAWN BY	SCALE	DATE
JackS	As Noted	Dec. 23, 2024
DRAWING NUMBER		
<b>202413 - 401</b>		

140

## Development Permits List For January 9 to January 22, 2025

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Jack Axes Inc.	Discretionary Use – Place of Amusement	187 Water Streer	2	Approved	2025-01-10
RES		Demo/Rebuild & Subdivide for 1 additional Lot	421 & 425 Blackhead Road	4	Approved	2025-01-13
COM	Bristol Development Inc.	Subdivide & Clearing & Grubbing	84 Messenger Drive	4	Approved	2025-01-13
RES		Subdivision and Development of Single Detached Dwelling	172 & 174 Pearltown Road & 223 Brookfield Road	5	Approved	2025-01-14
RES	GFI Composites Ltd.	Subdivision and Development Approval for Two Single Detached Dwellings	378, 380 & 384 Old Pennywell Road	4	Approved	2025-01-16
COM	Easter Seals Newfoundland and Labrador	New Storage Building and Site Work	206 Mount Scio Road	4	Approved	2025-01-16
RES	79322 Newfoundland & Labrador Limited	Single Detached Dwelling	13 Lady Anderson Street	4	Approved	2025-01-22
RES	79322 Newfoundland & Labrador Limited	Single Detached Dwelling	15 Lady Anderson Street	4	Approved	2025-01-22

**\* 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 January 28, 2025 Regular Meeting**

Permits Issued: 2025/01/16 to 2025/01/22

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Dumbarton Pl	Fence	Fence
100 Maurice Putt Cres	Change of Occupancy/Renovations	Single Detached w/ apt.
131 Groves Rd	Change of Occupancy	Single Detached Dwelling
22 Tobin Cres	Renovations	Single Detached w/ apt.
29 Myrick Pl	Site Work	Driveway
31 Dundas St	Change of Occupancy	Single Detached w/ apt.
36 Paddy Dobbin Dr	Renovations	Single Detached Dwelling
6 Huntsman Pl	New Construction	Single Detached w/ apt.
60 Rutledge Cres	Deck	Patio Deck
60 Rutledge Cres	Renovations	Single Detached Dwelling
8 Ginger St	Renovations	Single Detached Dwelling
8 Sugar Pine Cres	Change of Occupancy/Renovations	Single Detached w/ apt.
8 Tobin Cres	Change of Occupancy/Renovations	Single Detached w/ apt.

This Week: \$449,600.00

**Commercial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
120 East White Hills Rd	New Construction	Other
166 Water St	Change of Occupancy/Renovations	Mixed Use
167 Bay Bulls Rd	Change of Occupancy	Take Out Food Service
187 Water St	Change of Occupancy/Renovations	Place Of Amusement
199 Water St	Change of Occupancy	Service Shop
336 Freshwater Rd	Sign	Service Shop
40 Quidi Vidi Rd	Renovations	Office
42 Danny Dr	Sign	Retail Store
42 Ropewalk Lane	Change of	Retail Store

50 Pippy Pl	Occupancy/Renovations	Mixed Use	
65 White Rose Dr	Change of Occupancy	Veterinary Hospital	
	Sign		This Week: \$12,813,064.65

**Government/Institutional**

Location	Permit Type	Structure Type	
			This Week: \$0.00

**Industrial**

Location	Permit Type	Structure Type	
218 Danny Dr	Sign	Petroleum Use	
			This Week: \$8,000.00

**Demolition**

Location	Permit Type	Structure Type	
			This Week: \$0.00
			<b>This Week's Total: \$13,270,664.65</b>

**REPAIR PERMITS ISSUED:** **\$37,869.00**

**NO REJECTIONS**

YEAR TO DATE COMPARISONS			
January 28, 2025			
TYPE	2024	2025	% Variance (+/-)
Residential	\$2,312,309.24	\$2,956,722.50	28
Commercial	\$808,459.25	\$14,030,211.41	1635
Government/Institutional	\$0.00	\$0.00	0
Industrial	\$0.00	\$8,000.00	0
Repairs	\$89,500.00	\$43,869.00	-51
<b>TOTAL</b>	<b>\$3,210,268.49</b>	<b>\$17,038,802.91</b>	431
Housing Units (1 & 2 Family Dwelling)	7	6	

Respectfully Submitted,

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



# MEMORANDUM

## **Weekly Payment Vouchers For The Weeks Ending January 15 and January 22, 2025**

### **Payroll**

<b>Public Works (Week 1)</b>	<b>\$ 600,675.65</b>
<b>Bi-Weekly Administration (Week 1)</b>	<b>\$ 943,100.44</b>
<b>Bi-Weekly Management</b>	<b>\$ 1,100,404.19</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 1,431,974.74</b>
<b>Bi-Weekly Casual (Week 2)</b>	<b>\$ 37,700.88</b>
<b>Public Works (Week 2)</b>	<b>\$ 610,540.31</b>
<b>Accounts Payable</b>	<b>\$ 9,401,646.70</b>

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

**Total: \$14,126,042.91**

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

## RESOLUTION TITLE

Provincial Support for Political Literacy Programs in schools

## RESOLUTION

WHEREAS, literacy is a basic building block of personal, family, and community well-being; and

WHEREAS, Health Accord NL and Well-Being NL are informed by a framework that depends upon engaged, collaborative governance to foster improved well-being outcomes for residents,

WHEREAS, early education on political literacy empowers people in understanding our democratic systems and in better understanding the various orders of governments, systems, and resources.

WHEREAS, the Newfoundland and Labrador Education Accord, announced on January 25, 2024, is mandated to improve educational outcomes, and improve curriculum, and the Minister of Education stated that “The current education system needs to evolve to ensure we are best preparing our students and our province for success. The Education Accord will contribute to improved educational outcomes and support the well-being of Newfoundlanders and Labradorians now and into the future.”

WHEREAS, the Government of Newfoundland and Labrador is currently updating secondary school curricula.

WHEREAS, voter turnout in Newfoundland and Labrador is low;

WHEREAS, it is increasingly difficult to encourage candidates to run for political office, particularly those of diverse backgrounds.

WHEREAS, municipalities in Newfoundland and Labrador have identified the challenges in political literacy in community and Municipalities Newfoundland and Labrador has identified curriculum change and civic engagement as necessary to successful governance.

BE IT RESOLVED, that the City of St. John’s call upon on the Provincial Department of Education to include political literacy education in secondary school curriculum, especially curriculum specific to Newfoundland and Labrador.

# DECISION/DIRECTION NOTE

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**Title:** Sale of City land at the rear of 15 Tonbridge Place

**Date Prepared:** January 7, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ophelia Ravencroft

**Ward:** Ward 2

---

## Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 15 Tonbridge Place, as outlined in blue on the attached diagram.

## Discussion – Background and Current Status:

The owners of 15 Tonbridge Place have approached the City requesting to purchase the parcel of land at the rear of their property. This parcel is located within the floodplain buffer. The area that the City is willing to sell would be subject to a Newfoundland Power Easement.

The purchase price has been established at \$10.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned R1 and is located within the floodplain buffer. The purchasers will complete a survey of the area which is approximately 305 square feet, resulting in a purchase price of approximately \$3,050.00 plus HST. The property owners will also be required to consolidate this land with their existing property.

## Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$3,050.00 for the sale of land plus administrative fees.
2. Partners or Other Stakeholders: Owners of 15 Tonbridge Place
3. Is this a New Plan or Strategy: No

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

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

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

# ST. JOHN'S

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

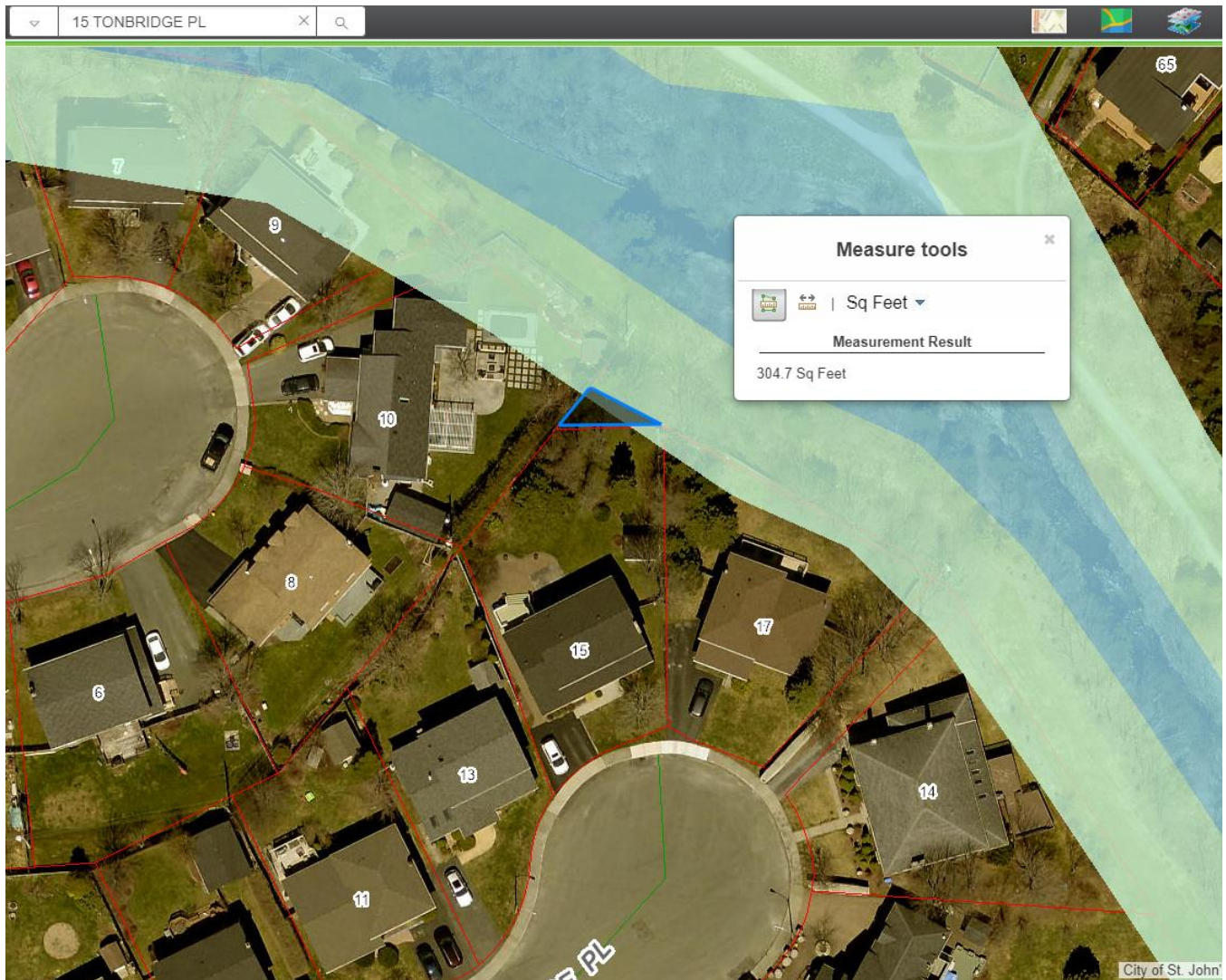
- 5. Alignment with Adopted Plans: N/A
- 6. Accessibility and Inclusion: N/A
- 7. Legal or Policy Implications: A Deed of Conveyance will be prepared.
- 8. Privacy Implications: N/A
- 9. Engagement and Communications Considerations: N/A
- 10. Human Resource Implications: N/A
- 11. Procurement Implications: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

**Recommendation:**

That Council approve the sale of City land at the rear of 15 Tonbridge Place, as outline in blue on the attached diagram.

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





**Report Approval Details**

Document Title:	Sale of City land at the rear of 15 Tonbridge Place.docx
Attachments:	
Final Approval Date:	Jan 15, 2025

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

**Cheryl Mullett - Jan 15, 2025 - 4:42 PM**

# DECISION/DIRECTION NOTE

---

**Title:** Sale of City land at the rear of 9 Collins Place

**Date Prepared:** December 17, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Greg Noseworthy

**Ward:** Ward 3

---

## Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 9 Collins Place, as outlined in red on the attached diagram.

## Discussion – Background and Current Status:

The owners of 9 Collins Place have approached the City requesting to purchase the parcel of land at the rear of their property. The parcel they seek to purchase is a portion of a large piece of land upon which they have admittedly been encroaching upon without approval, permits or permission for a number of years. This request was circulated amongst the required City departments with no objections noted. The area that the City is willing to sell would be subject to a Newfoundland Power Easement.

The purchase price has been established at \$12.60 per square foot plus HST and administrative fees. This takes into account that the property is zoned R1 and that the area contains a Newfoundland Power Easement. The purchasers will complete a survey of the area which is approximately 100 square feet, resulting in a purchase price of approximately \$1,260.00 plus HST. The property owners will also be required to consolidate this land with their existing property. The property owners will also be required to vacate the additional land that they are currently encroaching upon, but have not requested to purchase.

## Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$1,260.00 for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: owner of 9 Collins Place
3. Is this a New Plan or Strategy: No

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

# ST. JOHN'S

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

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

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

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: N/A

**Recommendation:**

That Council approve the sale of City land at the rear of 9 Collins Place, as outline in red on the attached diagram.

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

**Approved by:** Cheryl Mullett, City Solicitor





**Report Approval Details**

Document Title:	Sale of City land at the rear of 9 Collins Place.docx
Attachments:	
Final Approval Date:	Jan 15, 2025

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

**Cheryl Mullett - Jan 15, 2025 - 4:45 PM**