

ST. JOHN'S

Regular Meeting - City Council Agenda

March 11, 2025

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1 Easter Seals Month - March 2025
3. APPROVAL OF THE AGENDA
 - 3.1 Adoption of Agenda
4. ADOPTION OF THE MINUTES
 - 4.1 Minutes of February 25, 2025 4
5. BUSINESS ARISING FROM THE MINUTES
6. DEVELOPMENT APPLICATIONS
 - 6.1 Set Agriculture Zone Standards for Single Detached Dwelling – 544 Foxtrap Access Road – DEV2400097 15
 - 6.2 Crown Land Grant – 2830 Trans-Canada Highway – CRW2500002 20
 - 6.3 Proposed Expansion of Single Detached Dwelling in the Protected Broad Cove Watershed (Town of Portugal Cove-St. Philips) – 1005 Thorburn Road— INT2500009 24
 - 6.4 Private Development in the Floodplain Buffer – 145 Aberdeen Avenue – DEV2100076 29
 - 6.5 Public Works and Infrastructure in the Floodplain and Floodplain Buffer – 275 Southside Road – INT2500007 34
 - 6.6 Request for Parking Relief - 13 Lady Anderson Street -INT2500013 38

6.7	Request for Parking Relief – 50 Torbay Road – INT2500012	42
6.8	Request for Parking Relief- 15 Lady Anderson Street- INT2500014	46
6.9	Notices Published – 10 Crambrae Street - DEV2500007	50
6.10	Notices Published – 38 Golf Avenue – DEV2500010	59
6.11	Notices Published – 58 Golf Avenue – DEV2500012	73
6.12	Notices Published – 9 Bradbury Place – DEV2500015	83
6.13	Notices Published – 31 Peet Street – DEV2500018	87
7.	RATIFICATION OF EPOLLS	
7.1	Sale of City Land – Rear of 5 Laggan Place	91
7.2	Travel Authorization - Advantage St. John's Networking Breakfast	95
8.	COMMITTEE REPORTS	
8.1	Committee of the Whole Report	97
1.	425 Blackmarsh Road (Welland Street) – REZ2500001	99
2.	9 Buchanan Street – SGN2400132 – Ground Signs	110
9.	DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)	
9.1	Development Permits List February 20 to March 5, 2025	129
10.	BUILDING PERMITS LIST (FOR INFORMATION ONLY)	
10.1	Building Permits List	130
11.	REQUISITIONS, PAYROLLS AND ACCOUNTS	
11.1	Weekly Payment Vouchers for the Weeks Ending February 26 and March 5, 2025	134
12.	TENDERS/RFPS	
12.1	Contracts Awarded - February 5, 2025 to March 5, 2025	135

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1	Canada Games Mission 2 Reception	139
14.2	SERC – 2025 Road Race	142
14.3	2025 Community Grant Allocation Approval	145
14.4	2025 Capital Grant Allocations Approval	155
14.5	NEAJC – Year End Social Sponsorship Approval	159
14.6	Travel Authorization – FCM 2025 Annual Conference and Trade Show	162

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

February 25, 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:

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Corporate Services
- Tanya Haywood, Deputy City Manager of Community 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
- Stacey Baird, 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-2025-02-25/50

Moved By Councillor Ravencroft

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

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)

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of February 11, 2025**

SJMC-R-2025-02-25/51

Moved By Councillor Ellsworth

Seconded By Councillor Noseworthy

That the minutes of February 11, 2025, be adopted as presented.

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)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS**6.1 Crown Land Grant – 870 Kenmount Road – CRW2500001**

The Chief Municipal Planner advised that the current Comprehensive Development Area 9 (CDA9) zoning is in place as servicing is not yet available. If servicing were to become available, then the city would prepare a plan for the area which would involve rezoning. An application could be considered after this process were to be completed.

SJMC-R-2025-02-25/52

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council reject the Crown Land Grant at 870 Kenmount Road for a Residential Use, as the property is zoned Comprehensive Development Area 9, where development is premature, and the parcel of land has no frontage on a public street.

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)

6.2 Notices Published – 603 Topsail Road - DEV2400130

Due to the limited amount of parking available for the proposed childcare centre, concerns were raised regarding vehicles having to back out onto the four-lane highway.

It was advised that Traffic Engineering staff have reviewed the application in depth and that the proponent has agreed to make changes to the parking lot to allow enough room for vehicles to turn around.

Councillor Noseworthy urged the Provincial Government to implement speeding cameras to help alleviate traffic concerns.

SJMC-R-2025-02-25/53

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the Discretionary Use at 603 Topsail Road for Child Care Center and relief parking for one (1) parking space.

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)

6.3 Request for Parking Relief – 10 Whitty Place – DEV2500016

SJMC-R-2025-02-25/54

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve parking relief for two (2) parking spaces at 10 Whitty Place to allow the proposed Four-Plex.

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)

6.4 Notices Published – 11 Barrow's Road - DEV2500002

Councillor Ravencroft requested that the application be deferred as she would like more time to engage with residents in the area before making a decision.

SJMC-R-2025-02-25/55

Moved By Councillor Ravencroft

Seconded By Councillor Burton

That the motion be deferred.

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

Against (4): Councillor Ellsworth, Councillor Hickman, Councillor Bruce, and Councillor Ridgeley

MOTION CARRIED (6 to 4)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - February 18, 2025

1. 2024 Municipal By-Elections Report and Recommendations

SJMC-R-2025-02-25/56

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That Council accept the 2024 Municipal By-Election Report, allowing staff to begin work on the recommendations it contains, deferring mandatory registration until legislation allows for telephone/electronic voting. Council also approves the reduction of the number of Satellite Drop-off Centers per Ward, returning to pre-pandemic practice, with one SDOC location per Ward with consideration for 2 SDOC locations in Ward 5 for the upcoming 2025 Municipal General Election in October.

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. Strategic Plan Report 2024 and Action Plan 2025

SJMC-R-2025-02-25/57

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council approve the 2025 action plan.

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)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List February 6 to February 19, 2025

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List - February 6 - 19, 2025

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for Weeks Ending February 12 and February 19, 2025

SJMC-R-2025-02-25/58

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending February 12 and February 19, in the amount of 11,582,892.50, be approved as presented.

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)

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

13.1 Notice of Motion - Response to US President Trump's Trade War

The Deputy Mayor is putting forward a Notice of Motion.

The Deputy Mayor presented a Notice of Motion in response to the President of the United State's trade war and requested that Council waive the two-week time frame to discuss.

Staff were asked to advise how the tariffs will affect the City's purchasing and if there are any penalties if current contracts affected by the tariffs are cancelled.

Mayor Breen advised that, as a municipality, our purchasing procedures fall under the Public Procurement Act, which is currently being reviewed by the Province. He also advised that the Communications Department is completing a review to find out which of the City's social media platforms are the most effective. Mayor Breen also raised concerns regarding the changes that might come to interprovincial trade barriers and how they may also impact the City.

SJMC-R-2025-02-25/59

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ravencroft

In solidarity with Team Canada and its response to US President Trump's Trade War, that St. John's City council consider directing staff to report on options and implications including the following:

- adjusting policies to avoid purchase of US goods and services.
- closing the City's X/Twitter account and considering alternate social media platforms.
- continuing the city's ongoing work of supporting local businesses to diversify and strengthen our economy.
- request that the Mayor, on behalf of Council, write to the Prime Minister and the Premier to share these actions and positions.

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)

14. NEW BUSINESS

14.1 Expropriation – Easement at 301 Back Line

Councillor Noseworthy requested staff confirm the meaning of reasonable legal fees. As the City Solicitor was unavailable, the City Manager advised that he would follow up with her to provide a response to the Councillor's inquiry.

SJMC-R-2025-02-25/60

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the expropriation of an easement over the portion of 301 Back Line, as shown on the attached plot plan.

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

Against (1): Councillor Ridgeley

MOTION CARRIED (9 to 1)

14.2 Sale of City land adjacent to 315 Waterford Bridge Road

SJMC-R-2025-02-25/61

Moved By Councillor Noseworthy

Seconded By Councillor Ravencroft

That Council approve the sale of City land adjacent to 315 Waterford Bridge Road, as outlined in blue on the attached diagram.

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)

14.3 Travel Authorization for Councillor Tom Davis to attend the upcoming Urban Municipalities Committee Meeting

SJMC-R-2025-02-25/62

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hickman

That Council approve of the travel costs to allow Councillor Davis to attend the UMC meeting in Marystown on March 28 and March 29, 2025.

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)

14.4 2025 Civic Improvement Assessment Rates

The Deputy City Manager of Finance and Corporate Services advised that Civic Improvement Assessment Rates are those billed to residents for their share of the project costs once a civic improvement project has reached completion.

SJMC-R-2025-02-25/63

Moved By Councillor Ellsworth

Seconded By Councillor Burton

That Council approve the assessment rates for 2025.

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)

14.5 CAMA Conference Travel Authorization – Mont-Tremblant, QC

SJMC-R-2025-02-25/64

Moved By Councillor Bruce

Seconded By Councillor Burton

That Council approve costs associated for the City Manager to attend the Canadian Association of Municipal Administrators (CAMA) Conference in Mont-Tremblant, QC, May 2025.

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)

14.6 City of St. John's Emergency Management Plan

SJMC-R-2025-02-25/65

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That Council approve the City of St. John's Emergency Management Plan - 2024

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)

14.7 Seniors Advisory Committee – Committee Membership Approvals

SJMC-R-2025-02-25/66

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That Council approve the following recommended candidates to fill the three vacancies on the Seniors Advisory Committee:

Shelley Goulding

Suzanne Brake

Peggy Coady

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)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:26 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Set Agriculture Zone Standards for Single Detached Dwelling – 544 Foxtrap Access Road – DEV2400097

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

Request for Council to set the zone standards for a Single Detached Dwelling associated with an existing Agricultural Use at 544 Foxtrap Access Road.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling which is associated with an existing Agricultural Use at 544 Foxtrap Access Road, which is an unserviced lot. As per the Agriculture (AG) Zone, “zone standards for all other uses shall be in the discretion of Council.” The Land Development Advisory Authority, under the Provincial Department of Fisheries, Forestry and Agriculture gave approval for the proposed development.

The proposed development will have the following Zone Standards:

- Lot Area: 2.3 hectares
- Lot Frontage: 62.13 meters
- Building Line: 75.5 meters
- Building Height: 6 meters
- Side Yards: 9.5 meters & 26 meters
- Rear Yard: 269 meters

Key Considerations/Implications:

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

4. Alignment with Strategic Directions:
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **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 "Agriculture (AG) 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 proposed Zone Standards for a Single Detached Dwelling associated with an existing Agricultural Use at 544 Foxtrap Access Road as follows:

Lot Area: 2.3 hectares

Lot Frontage: 62.13 meters

Building Line: 75.5 meters

Building Height: 6 meters

Side Yards: 9.5 meters & 26 meters

Rear Yard: 269 meters

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 - 544 Foxtrap Access Road - DEV2400097.docx
Attachments:	- Zoning.pdf - 544 Foxtrap Site Plan.pdf
Final Approval Date:	Mar 4, 2025

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

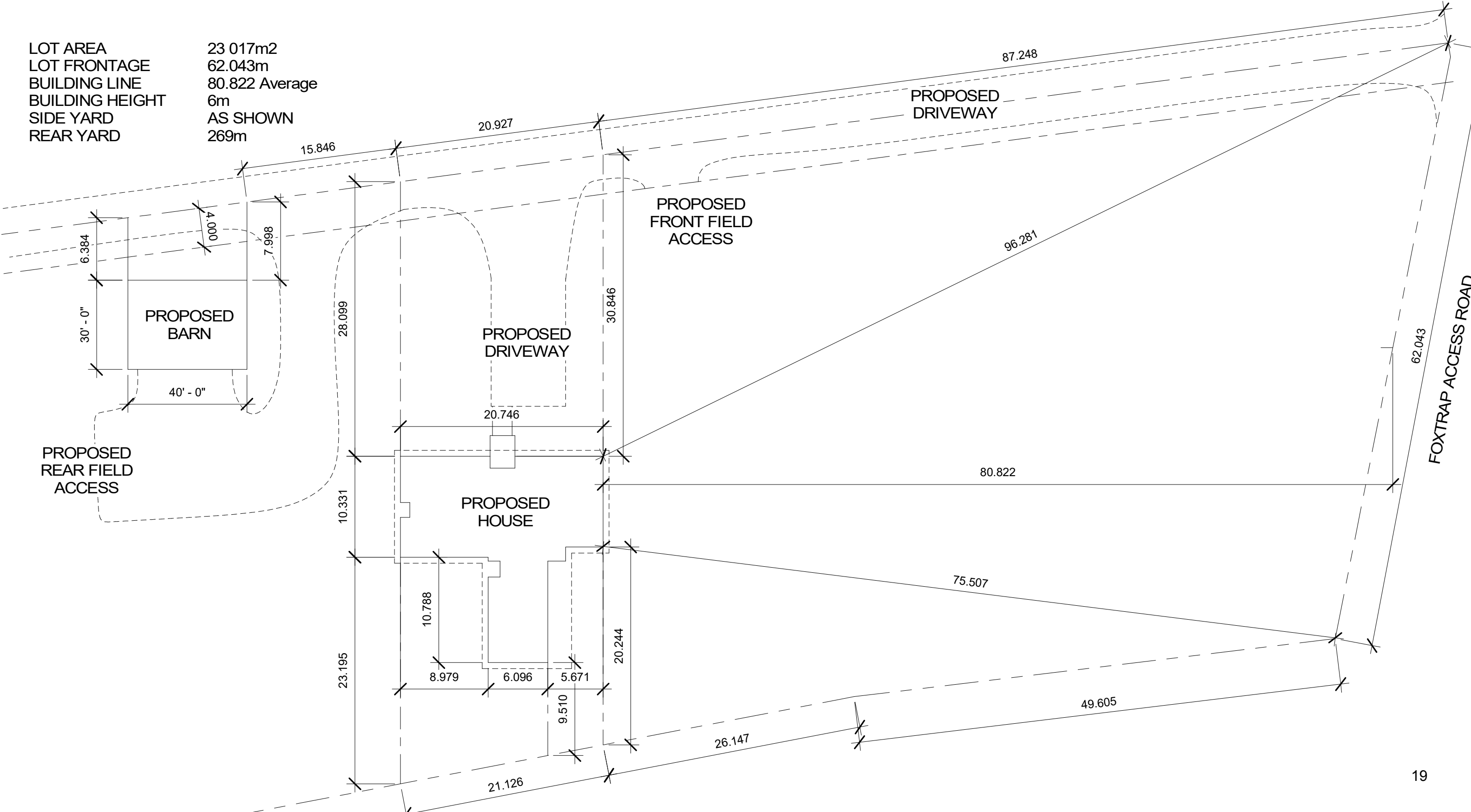
Lindsay Lyghtle Brushett - Mar 4, 2025 - 1:26 PM

Jason Sinyard - Mar 4, 2025 - 4:27 PM

544 Foxtrap Access Road



LOT AREA 23 017m²
LOT FRONTAGE 62.043m
BUILDING LINE 80.822 Average
BUILDING HEIGHT 6m
SIDE YARD AS SHOWN
REAR YARD 269m



DECISION/DIRECTION NOTE

Title: Crown Land Grant – 2830 Trans-Canada Highway – CRW2500002

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To approve a Crown Land Grant at 2830 Trans-Canada Highway.

Discussion – Background and Current Status:

The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a transfer in ownership from a Crown Land Lease to a Grant at 2830 Trans-Canada Highway. The land is approximately 4.10 hectares and is zoned Mineral Working (MW). The area is currently used for an office, garage, and storage area. Should the grant be approved, the owner will be advised consolidated of land is required.

Key Considerations/Implications:

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

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

Choose an item.

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

ST. JOHN'S

7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Mineral Working (MW) 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 Crown Land Grant for 4.10 hectares at 2830 Trans-Canada Highway.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Crown Land Grant - 2830 Trans-Canada Hwy - CRW2500002.docx
Attachments:	- E - 163714 Map 2.pdf
Final Approval Date:	Mar 4, 2025

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

Jason Sinyard - Mar 4, 2025 - 4:28 PM

Department of Fisheries, Forestry and Agriculture Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

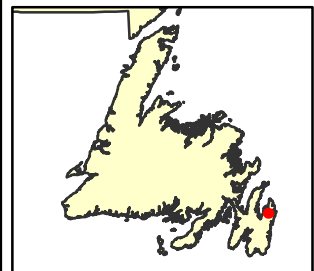
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departement/contact_land.html



0 45 90 180 270 360 Meters



Scale 1:5,000
Compiled on February 26, 2025

DECISION/DIRECTION NOTE

Title: Proposed Expansion of Single Detached Dwelling in the Protected Broad Cove Watershed (Town of Portugal Cove-St. Philips) – 1005 Thorburn Road— INT2500009

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: Request to approve a 34 square metre expansion to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 1005 Thorburn Road, Town of Portugal Cove-St. Philip's.

Discussion – Background and Current Status: The Town of Portugal Cove-St. Philip's has referred an application to extend a Single Detached Dwelling at 1005 Thoburn Road. The property is within the Broad Cove Watershed.

Section 104 (4)(b) of the City of St. John's Act states that Council may consider "an extension to an existing private family dwelling where an extension is necessary to provide adequate living quarters for members of the household living in the dwelling, provided that the extensions shall not exceed in cubic content 1/2 the cubic content of the existing private family dwelling." It is proposed to extend the existing Single Detached Dwelling by 34m², which is less than half the cubic content of the existing dwelling.

Key Considerations/Implications:

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

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

Choose an item.

ST. JOHN'S

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

Recommendation:

Council approve a 34 square metre expansion to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 1005 Thorburn Road, Town of Portugal Cove-St. Philip's.

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 - Extension in the Watershed (PCSP) - 1005 Thorburn Road - INT2500009.docx
Attachments:	- THORBURN.pdf - Thorburn RD 1005.pdf
Final Approval Date:	Mar 4, 2025

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

Jason Sinyard - Mar 4, 2025 - 4:26 PM





DECISION/DIRECTION NOTE

Title: Private Development in the Floodplain Buffer – 145 Aberdeen Avenue – DEV2100076

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To consider approval for Servicing of a Private Development within the Floodplain Buffer at 145 Aberdeen Avenue.

Discussion – Background and Current Status:

In reviewing the as-builts for Stage 1 for 145 Aberdeen Avenue, it was noted that channeling from a private stormwater headwall was done in the Floodplain Buffer. This work is considered as Servicing of a Private Development. Subject to **Section 4.10(4)** and **(5)** of the **Development Regulations**, Council may permit the Servicing of a Private Development within the Floodplain Buffer. Subject to **Section 4.10(6)**, prior to Council's consideration the application was referred to the Environment and Sustainability Experts Panel for their consideration. The panel had no concerns with the work.

Key Considerations/Implications:

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

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

Choose an item.

5. Alignment with Adopted Plans: **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 4.10 "Waterways, Wetlands, Ponds or Lakes."**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the Servicing for Private Development within the Floodplain Buffer at 145 Aberdeen Avenue.

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 - Private Development in the Floodplain Buffer - 145 Aberdeen Avenue - DEV2100076.docx
Attachments:	- Zone.png - Site work.png
Final Approval Date:	Mar 4, 2025

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

Jason Sinyard - Mar 4, 2025 - 9:57 AM





DECISION/DIRECTION NOTE

Title: Public Works and Infrastructure in the Floodplain and Floodplain Buffer – 275 Southside Road – INT2500007

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To consider approval of Public Works and Infrastructure within the Floodplain and Floodplain Buffer at 275 Southside Road.

Discussion – Background and Current Status:

An internal application was received to install new stormwater infrastructure on Southside Road. This new infrastructure will alleviate existing flooding issues by redirecting overland drainage from existing undersized sewers to new sewers, and discharge into the Waterford River. The proposed stormwater infrastructure is located in the Floodplain and Floodplain Buffer.

Subject to **Section 4.10(4)** and **(5)** of the **Development Regulations**, Council may permit Public Works and Infrastructure within the Floodplain and Floodplain Buffer. Subject to **Section 4.10(6)**, prior to Council's consideration the application was referred to the Environment and Sustainability Experts Panel for their consideration. The panel had no concerns with the proposed application.

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 4.10 "Waterways, Wetlands, Ponds or Lakes."**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the installation of new stormwater infrastructure (Public Works and Infrastructure) within the Floodplain and Floodplain Buffer at 275 Southside 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 - Public Works and Infrastructure in the Floodplain and Buffer - 275 Southside Road - INT2500007.docx
Attachments:	- Untitled1.pdf
Final Approval Date:	Mar 4, 2025

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

Jason Sinyard - Mar 4, 2025 - 9:55 AM

DECISION/DIRECTION NOTE

Title: Request for Parking Relief - 13 Lady Anderson Street -INT2500013

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 13 Lady Anderson Street.

Discussion – Background and Current Status:

An application was submitted for 13 Lady Anderson Street to develop a single detached dwelling with two subsidiary dwelling units. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The applicant is proposing two parking spaces, therefore parking relief for one (1) parking space is requested.

Rationale from the applicant for parking relief is there is an additional stacked parking space on-site, and tenants can coordinate use should it be needed. There is also a bus route within walking distance on both Great Eastern Avenue and Petite Forte Drive. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council that the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: No applicable.
2. Partners or Other Stakeholders: No 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: No applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 1 (R1) Zone."**
8. Privacy Implications: No applicable.
9. Engagement and Communications Considerations: No applicable.
10. Human Resource Implications: No applicable.
11. Procurement Implications: No applicable.
12. Information Technology Implications: No applicable.
13. Other Implications: No applicable.

Recommendation:

That Council approve parking relief for one (1) parking space at 13 Lady Anderson Street to accommodate a second subsidiary dwelling unit.

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 Parking Relief- 13 Lady Anderson Avenue - INT2500013.docx
Attachments:	- 13LadyAnderson.png
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 1:06 PM

Jason Sinyard - Mar 4, 2025 - 4:27 PM



DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 50 Torbay Road – INT2500012

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 50 Torbay Road.

Discussion – Background and Current Status:

An application was submitted to add a second subsidiary dwelling unit in the existing dwelling. As per Section 8.3 of the Development Regulations, one parking space is required for each residential Dwelling Unit. The applicant is proposing two parking spaces, therefore parking relief for one (1) parking space is requested.

Parking relief rationale from the applicant notes that an additional stacked parking space exists on-site. They feel the walkability of the property to nearby grocery stores, drug stores, convenience stores etc. will attract a tenant with no vehicle. The property is also located on a major bus route on Torbay Road. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Is this a New Plan or Strategy: No
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 Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 1 (R1) Zone."**
8. Privacy Implications: Not applicable
9. Engagement and Communications Considerations: Not applicable
10. Human Resource Implications: Not applicable
11. Procurement Implications: Not applicable
12. Information Technology Implications: Not applicable
13. Other Implications: Not applicable

Recommendation:

That Council approve parking relief for one (1) parking space at 50 Torbay Road to accommodate a second subsidiary dwelling unit.

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

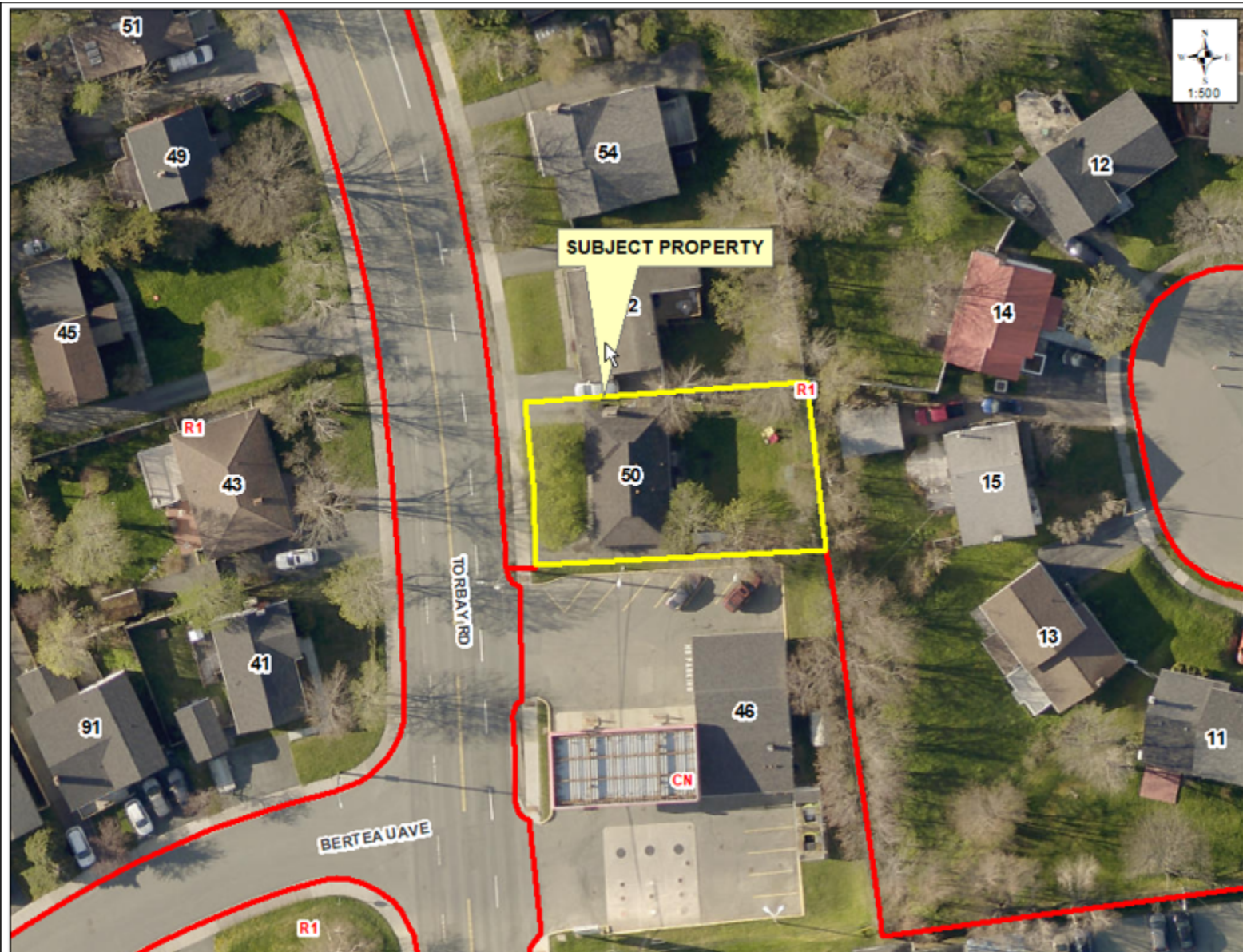
Report Approval Details

Document Title:	Development Committee - Request for Parking Relief- 50 Torbay Road - INT2500012.docx
Attachments:	- 50TorbayRd.png
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 12:59 PM

Jason Sinyard - Mar 4, 2025 - 4:28 PM



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DECISION/DIRECTION NOTE

Title: Request for Parking Relief- 15 Lady Anderson Street- INT2500014

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 15 Lady Anderson Avenue.

Discussion – Background and Current Status:

An application was submitted for 15 Lady Anderson Avenue to develop a single detached dwelling with two subsidiary dwelling units. As per Section 8.3 of the Development Regulations, one parking space is required for each residential Dwelling Unit. The applicant is proposing two parking spaces, therefore parking relief for one (1) parking space is requested.

Rationale from the applicant for parking relief is an additional stacked parking space is provided on-site, and tenants can coordinate use if needed. There is a bus route within walking distance on both Great Eastern Avenue and Petite Forte Drive. 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. Where in the opinion of Council that the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: No applicable.
2. Partners or Other Stakeholders: No 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: No applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 1 (R1) Zone."**
8. Privacy Implications: No applicable.
9. Engagement and Communications Considerations: No applicable.
10. Human Resource Implications: No applicable.
11. Procurement Implications: No applicable.
12. Information Technology Implications:
13. Other Implications: No applicable.

Recommendation:

That Council approve parking relief for one (1) parking space at 15 Lady Anderson Street to accommodate a second subsidiary dwelling unit.

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 Parking Relief- 15 Lady Anderson Avenue - INT2500014.docx
Attachments:	- 15LadyAnderson.png
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 1:09 PM

Jason Sinyard - Mar 4, 2025 - 4:27 PM



DECISION/DIRECTION NOTE

Title: Notices Published – 10 Crambrae Street - DEV2500007

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted for 10 Crambrae Street.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for a bakery. The floor area will be approximately 8.4m² and operate Tuesday to Saturday, 9:00 a.m. – 4 p.m. Orders will be placed online and delivered to customers by the business operator or a delivery service. There will be no on-site sales. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

Four submissions were received: 2 submissions were in support and 2 opposed. Concerns included the addition of another bakery in the (larger) area, the negative impact of another commercial establishment, increased rodent activity, increase in commercial traffic, and the need to maintain the residential character of the neighborhood. The existing business is located on an adjacent street and zoned Commercial Neighbourhood, while the proposed Bakery is a home occupation and is limited in size and intensity. These limitations are to help preserve the residential neighbourhood and character. No retail will occur on-site. Rodent complaints can be made to #311 and appropriate staff will follow up.

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 6.22 "Home Occupation," Section 10.5 "Discretionary Use" and Section 10 Residential 1 (R1) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations.** The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 10 Crambrae Street for a bakery.

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

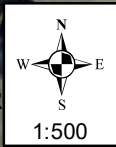
Report Approval Details

Document Title:	Notices Published - 10 Crambrae Street.docx
Attachments:	- DEV2500007-10 CRAMBRAE STREET.pdf
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 9:06 AM

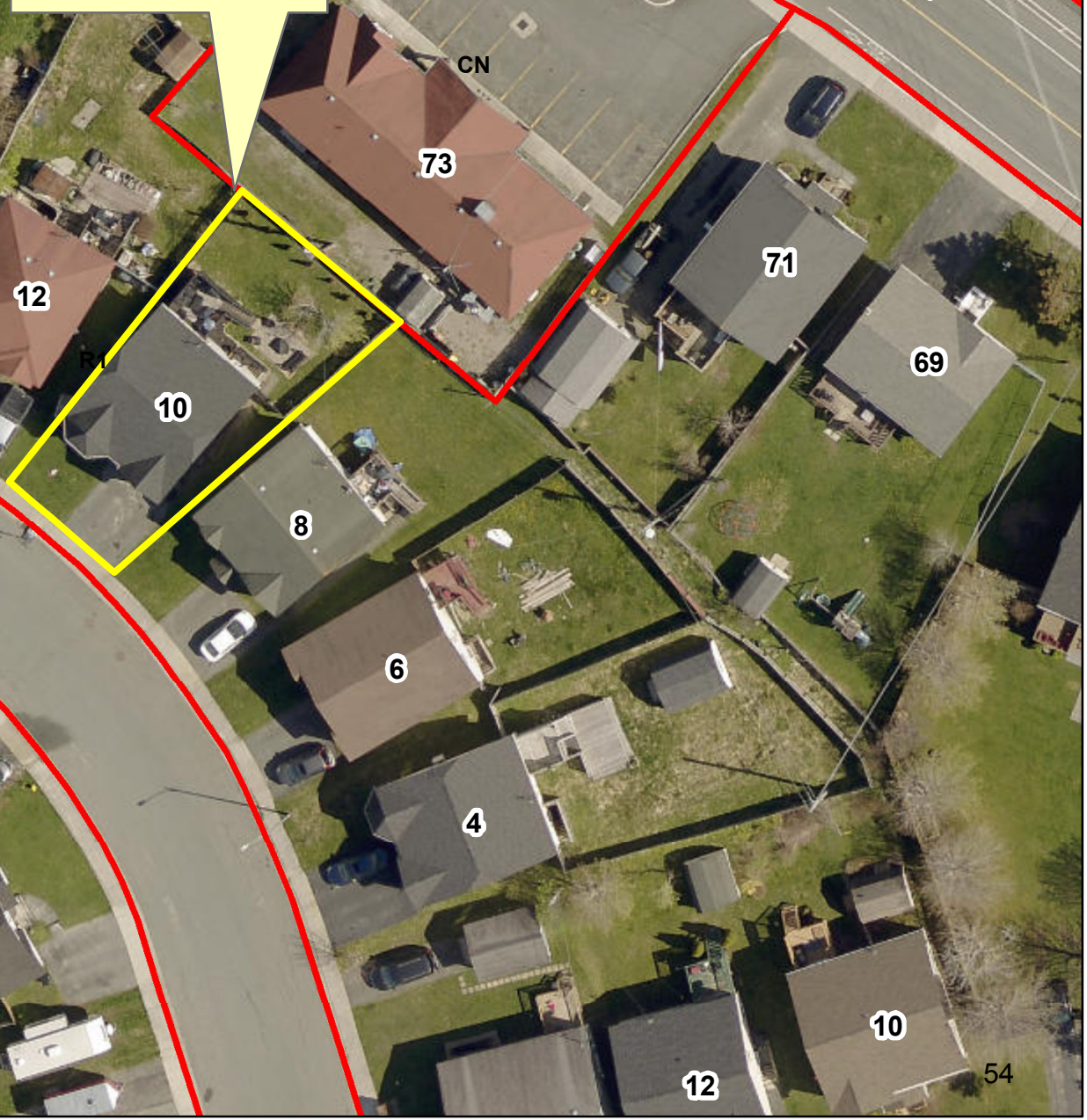
Jason Sinyard - Mar 4, 2025 - 9:49 AM



AIRPORT HEIGHTS DR

SUBJECT PROPERTY

CRAMBRAE ST



Theresa K. Walsh

From: [REDACTED]
Sent:
To: CityClerk
Subject: 10 Cambrae Street

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

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I am opposed to this application because there is no need for another bakery in our area. There is already a full bakery near by (Tilt House). It was recently purchased by a young family with the hope of continuing the services that it has long been providing . Other common baked goods are also easily available to Airport Heights residents at Marie's and the Orangestore .

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, February 12, 2025 3:52 PM
To: CityClerk
Subject: 10 Crambrae street

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

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I am totally fine with someone having their own business, especially in this economy if they can make it work.

Tell them to go for it.
Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, February 18, 2025 11:01 AM
To: CityClerk
Subject: Application - 10 Crambrae Street

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

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

Hello Ms. Walsh :

I am the owner of residential property [REDACTED]

I wish to convey my support for the discretionary use application that has been submitted for 10 Crambrae Street.

I welcome the new residents to our neighbourhood and wish them good luck with their business.

While I have yet to meet the applicant, please feel free to share my support to the applicant.

Cheers!

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, February 24, 2025 9:05 PM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Greg Noseworthy; Tom Davis; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Sandy Hickman
Subject: Opposition to Discretionary Use Application for 10 Crambrae Street, St. John's, NL

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

Dear City Clerk , Mayor and Members of the City Council

I am writing to express my strong opposition to the discretionary use application for the property located at 10 Crambrae Street, St. John's, NL. [REDACTED] have significant concerns about the negative impact another commercial establishment in this residential area would have on our community.

[REDACTED] making the proposed commercial establishment highly disruptive to my living conditions. The current food establishment [REDACTED] has already led to an increase in rodent activity, which poses health and safety risks for my family and neighbors. Introducing another commercial food operation in this residential neighborhood is unacceptable and will only exacerbate the rodent problem.

Furthermore, the adjacent streets have already seen an increase in commercial traffic, which has impacted the quiet and peaceful nature of our residential area. Allowing additional commercial establishments to operate in this location will further erode the quality of life for the residents [REDACTED]

It is crucial to maintain the residential character of our neighborhood and protect it from the encroachment of commercial activities. I urge the City Council to consider the well-being and concerns of the residents and deny the discretionary use application for 10 Crambrae Street.

Thank you for your attention to this matter. I trust that the City Council will make a decision that prioritizes the interests of the community and preserves the integrity of our residential area.

DECISION/DIRECTION NOTE

Title: Notices Published – 38 Golf Avenue – DEV2500010

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Change of Non-Conforming Use application has been submitted for 38 Golf Avenue.

Discussion – Background and Current Status:

The proposed application is for a change of Non-Conforming Use from a Convenience Store to a Bakery. The business will occupy a floor area of approximately 98m² on the main floor of the building. Hours of operation are Monday to Saturday, 8 a.m. – 7 p.m. and retail hours will be Monday and Tuesday, 2:00 p.m. - 7:00 p.m. and Wednesday to Saturday 8 a.m. – 7 p.m. The proposed application site is zoned Residential 2 (R2).

As per Section 8.3 of the Development Regulations, the parking requirement for a Bakery Use is determined by Council. There are currently three spaces provided onsite: 1 for the existing dwelling unit on the second level and two for the business. On-street parking is also available in the area.

Ten submissions were received, which all support the proposed application.

Key Considerations/Implications:

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

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

Choose an item.

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," Section 8.3. "Parking Standards" and Section 10 "Residential 2 (R2) 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 a change of Non-Conforming Use from a Convenience Store to a Bakery at 38 Golf Avenue and set parking for the Bakery Use at two parking spaces.

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 - 38 Golf Avenue.docx
Attachments:	- DEV2500010-38 GOLF AVENUE.pdf
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 8:55 AM

Jason Sinyard - Mar 4, 2025 - 9:51 AM



Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, February 6, 2025 4:34 PM
To: CityClerk
Subject: Re: 38 Golf Avenue

Follow Up Flag: Follow up
Flag Status: Completed

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

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

Hello,

I'm writing to express my overwhelming support of changing 38 Golf Avenue to a bakery. I feel strongly about the need for small businesses within residential areas, and I believe a bakery will be a great addition to our street and community! I wish the applicant success in their venture.



Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, February 23, 2025 8:29 PM
To: CityClerk
Subject: Support for Bakery Operation at 38 Golf Avenue

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

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

Dear City Clerk,

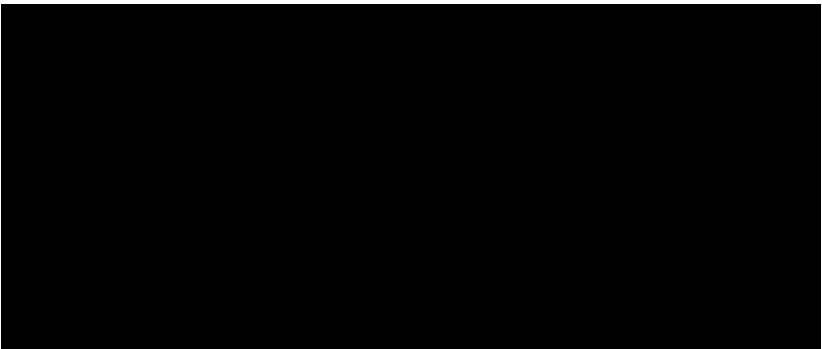
Please bring this to the attention of City Council.

We are writing to express our support for the proposed bakery on Golf Avenue. We believe this business would be a valuable asset to our community.

A local bakery would offer convenient access to fresh baked goods, improving the quality of life for nearby residents. The local neighbourhood has many fast food options and this would provide some healthier choices and balance.

In addition, local amenities like this could help to increase property values.

We urge the council to approve this proposal, recognizing the positive impact it would have on our neighborhood.



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 10:38 AM
To: CityClerk

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

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

Good Morning
Responding to notice re 38 Golf Avenue great to have a bakery in our area..
Thanks for info
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 1:11 PM
To: CityClerk
Subject: 38 Golf Avenue

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

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

We certainly need a new bakery in town. Hope this gets approved.



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 1:48 PM
To: CityClerk
Subject: Re: 38 Golf Avenue

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

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

Hi there, I'm writing to voice my strong support for the proposed bakery application at 38 Golf Avenue. I am a [REDACTED] and would love to see a local bakery [REDACTED] [REDACTED] - it would be a great addition to the neighbourhood and would bring vibrancy to the area. I hope council can support.

Best,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 3:00 PM
To: CityClerk
Subject: 38 GOLF AVENUE CHANGE OF NON-CONFORMING USE APPLICATION

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

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

Good Afternoon,

My name is [REDACTED], and the following are my comments on the application before the city regarding 38 Golf Avenue:

I fully support this application. Having a retail bakery within the St. Clare/Pennywell area will be a welcome addition to the neighborhood. Existing parking has been more than adequate in the past to serve the drop in customers of the previous convenience store and should be adequate to serve the similar customer base of a bakery. We welcome new small businesses in the area.

Regards,

Theresa K. Walsh

From: [REDACTED]
Sent: Saturday, February 8, 2025 11:14 AM
To: CityClerk
Subject: 58 Golf Avenue and 38 Golf Avenue

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

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

Good morning,

I'm a resident of [REDACTED] received two notices in the mail regarding proposed applications for both 58 Golf Avenue and 38 Golf Avenue.

I wanted to voice my support for both of these applications - having these businesses in the neighbourhood would be welcome and invited, and I look forward to availing of their services.

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, February 11, 2025 2:18 PM
To: CityClerk
Subject: 38 Golf Avenue

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

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

Members of the St John's City Council,

I am writing to express my strong support for the application to establish a bakery in my neighbourhood at 38 Golf Avenue. A local bakery would be a wonderful addition to our community, contributing to the diversity of businesses in the area, and enhancing the vibrancy of our neighbourhood.

Having more small businesses within walking distance is incredibly important for fostering a connected community. A bakery would provide fresh, locally made goods at a time when we are all trying to shop more locally and thoughtfully. It would also encourage foot traffic, creating a more walkable neighbourhood where we don't always have to rely on car culture to help us get the things we need or special occasion treats. I would love to see a place where community members can gather and spend more time in the neighbourhood. We should always be striving for neighbourhoods that support both local entrepreneurs and community engagement, and having a bakery in this neighbourhood would support these goals.

Additionally, concerns about increased traffic or congestion should be minimal. White's convenience store which was in this location previously never caused any disruption to traffic flow, nor did it lead to significant congestion. Given the nature of a bakery and the proposed hours, I have no reason to believe it would cause any issues that would set it apart from what was established with White's convenience. There is space for parking in front of the building and on street parking around it. I truly believe the majority of the customers will be in the neighbourhood and will walk.

A walkable neighbourhood with local shopping options makes our community more accessible and welcoming for all residents, including those who may not have access to a vehicle. This is something all neighbourhoods in St John's should strive for. Supporting this bakery means supporting a more livable, sustainable, and engaged neighbourhood. I encourage the City Council to approve this application and allow our community to benefit from the presence of a local bakery.

Theresa K. Walsh

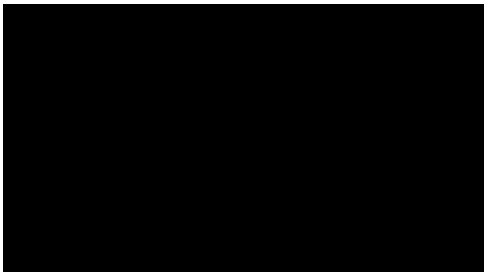
From: [REDACTED]
Sent: Thursday, February 13, 2025 10:04 AM
To: CityClerk
Subject: 38 Golf Avenue

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

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

Hello,

I am writing to offer my full support for the proposed Bakery at 38 Golf Avenue. I feel this will be a wonderful addition to our neighbourhood.



Theresa K. Walsh

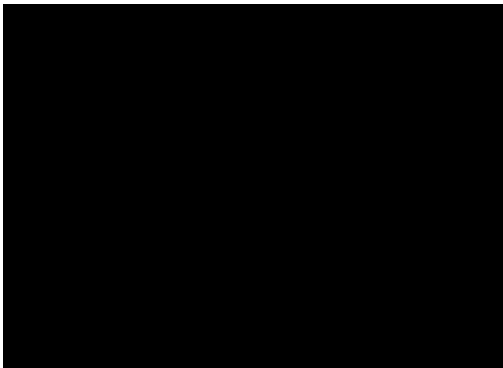
From: [REDACTED]
Sent: Friday, February 21, 2025 5:43 PM
To: CityClerk
Subject: 38 Golf Avenue

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

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

Hello,

I wish to register my complete support for the proposed bakery at 38 Golf Avenue. I think this will be a great feature of our neighbourhood.



DECISION/DIRECTION NOTE

Title: Notices Published – 58 Golf Avenue – DEV2500012

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted for 58 Golf Avenue.

Discussion – Background and Current Status:

The application is a Home Occupation for a dog grooming business. The floor area will be approximately 29m² and operate Monday, Tuesday, Thursday, and Friday, 10 a.m. - 4 p.m. Services are by appointment only and only one client at a time. Off-street parking is available. The proposed application site is zoned Residential 2 (R2).

Six submissions were received. Five submissions were in favour, while one raised concern pertaining to parking, that businesses should be located in appropriately zoned areas and that hours of operation would be increased once established. Home occupations are limited in size and intensity, so they fit appropriately within a residential neighbourhood. Should the Use be approved and the applicant wish to change their hours of operation in the future, a new application would be required along with public notification and consideration by Council. On-street parking is permitted in the area.

Key Considerations/Implications:

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

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

Choose an item.

ST. JOHN'S

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 6.22 "Home Occupation," Section 10.5 "Discretionary Use and Section 10 "Residential 2 (R2) 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 a Home Occupation at 58 Golf Avenue to allow a dog grooming business.

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

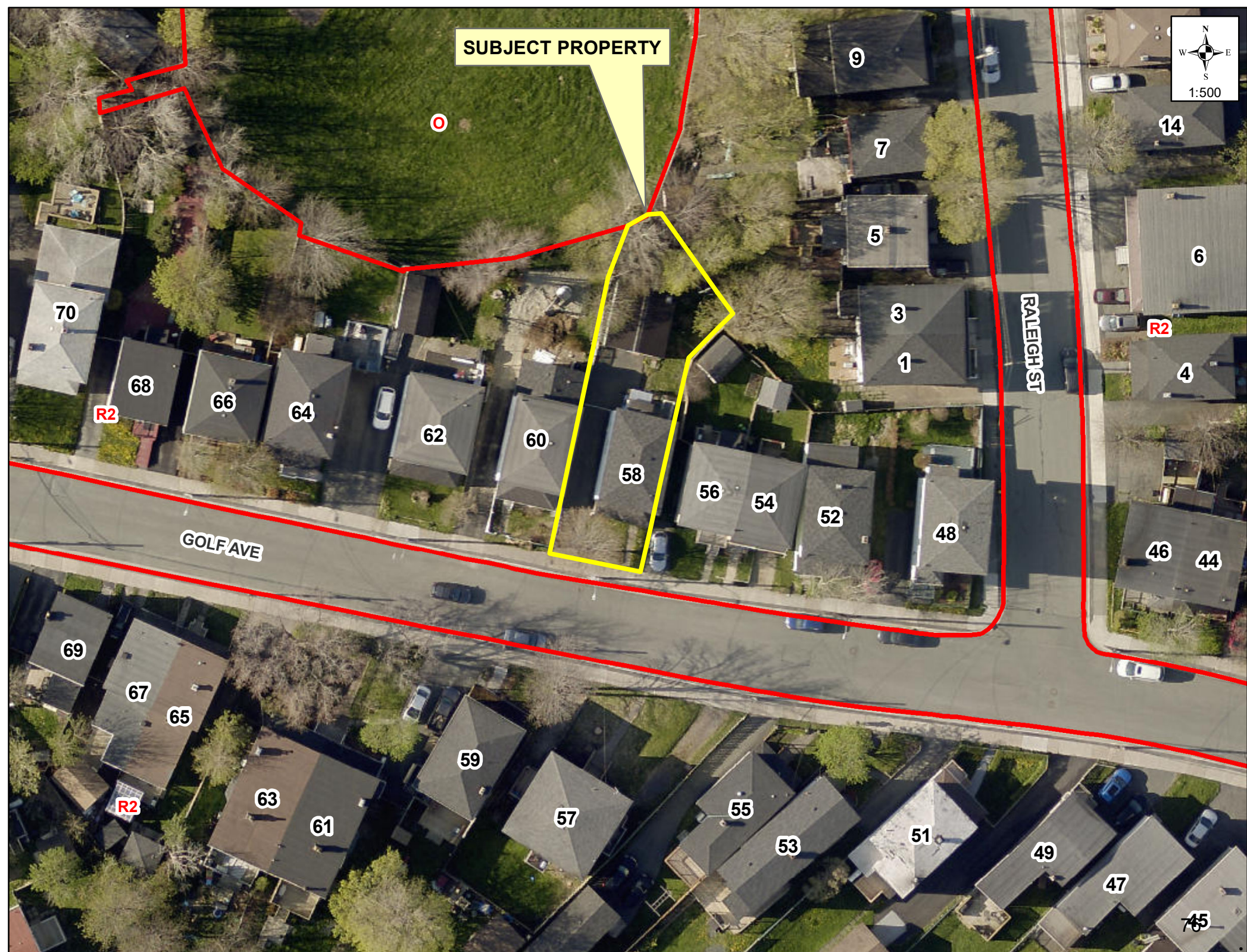
Report Approval Details

Document Title:	Notices Published - 58 Golf Avenue.docx
Attachments:	- DEV2500012-58 GOLF AVENUE.pdf
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 8:59 AM

Jason Sinyard - Mar 4, 2025 - 9:50 AM



SUBJECT PROPERTY



GOLF AVE

RALEIGH ST

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75

74

73

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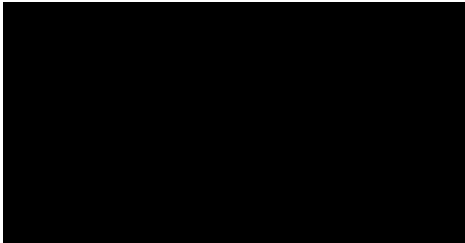
Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 7:56 AM
To: CityClerk
Subject: 58 Golf Avenue

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

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

Good luck with this new venture. Hope this is approved.



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 11:16 AM
To: CityClerk
Subject: Application re 58 Golf Ave

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

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

Good day,

I am replying to this application.. I have many reservations about this.. Parking number one as this residence has a single driveway. On street parking poses issue at time due to traffic flow, weather Snow ect.

Many neighbours overflow [REDACTED]

With halfway /rental house and wellness checks periodically on Corner Mount Royal/Golf ...ambulances and police vehicles. To note we never received information about this property in our area recent murder case pending !!! Why was an application process received here ?

Another house vancant over 2 years 54 Golf

My point ..

City should concentrate on resolving these issues instead to adding to the traffic. Business belong in such areas designated for such. Thou the hours of operation seem to be low I can see this increasing once established

I am not in favor of this application till a resolution to other unresolved issues have been sorted and addressed

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 11:57 AM
To: CityClerk

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

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

Re 58 Golf Avenue [REDACTED], great to have the service just around the corner.

[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, February 7, 2025 1:53 PM
To: CityClerk
Subject: Re: 58 Golf Avenue

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

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

Hello, I'd also like to voice my support for the proposed dog grooming business at [REDACTED] As an [REDACTED] how challenging it can be to find a groomer with availability. Adding this business close to our home [REDACTED] would mean one less trip in the car for a service [REDACTED]

I hope council supports this application.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Saturday, February 8, 2025 11:14 AM
To: CityClerk
Subject: 58 Golf Avenue and 38 Golf Avenue

You don't often get email from [REDACTED]

[REDACTED] any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good morning,

I'm a resident [REDACTED] and received two notices in the mail regarding proposed applications for both 58 Golf Avenue and 38 Golf Avenue.

I wanted to voice my support for both of these applications - having these businesses in the neighbourhood would be welcome and invited, and I look forward to availing of their services.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, February 9, 2025 11:06 AM
To: CityClerk
Subject: 58 Golf Avenue

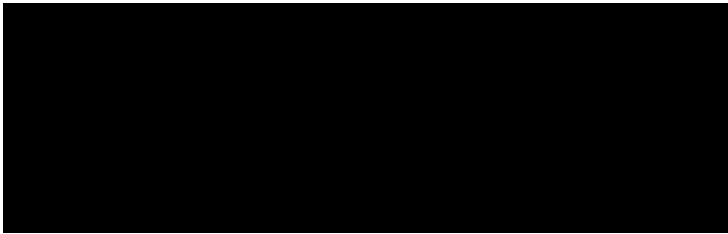
You don't often get email from [REDACTED] [learn why this is important](#)

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

Good day,

We received the notification concerning an application for a home occupation for a dog-grooming business at 58 Golf Avenue, with Monday to Friday openings and by appointment only, one client at a time.

We fully support the application as described and wish the business owner much success in their endeavour.



DECISION/DIRECTION NOTE

Title: Notices Published – 9 Bradbury Place – DEV2500015

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted for 9 Bradbury Place.

Discussion – Background and Current Status:

The application is a Service Shop for a pet grooming salon. The floor area will be approximately 139m² and operate Monday to Saturday, 9:00 a.m. – 5 p.m. Services are by appointment only and up to two pets at a time. Off-street parking is available. The proposed application site is zoned Residential 3 (R3).

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.

ST. JOHN'S

7. Legal or Policy Implications: **St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Residential 3 (R3) 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 a Discretionary Use for a Service Shop at 9 Bradbury Place to allow a pet grooming salon.

Prepared by:

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

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 9 Bradbury Place.docx
Attachments:	- 9_BRADBURY_PLACE_SUBJECT_PROPERTY_MAP.pdf
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 9:40 AM

Jason Sinyard - Mar 4, 2025 - 9:46 AM

R3

PLEASANT ST

191

189

187

185

179

181

4

6

R3

BRADBURY PL

173

171

169

167

71

69

POWER ST

R3

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61

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7

SUBJECT PROPERTY

9

11

R3

65

INST-DT

R3

86



DECISION/DIRECTION NOTE

Title: Notices Published – 31 Peet Street – DEV2500018

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Black Tulle Boutique Ltd. at 31 Peet Street.

Discussion – Background and Current Status:

The proposed application is for a Retail Use and will occupy a floor area of approximately 56m². Hours of operations will be seven days a week, 9 a.m. – 6 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.

ST. JOHN'S

7. Legal or Policy Implications: **St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Industrial Commercial (IC) 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 at 31 Peet Street for a 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 -31 Peet Street.docx
Attachments:	- 31_Peet_ST_SUBJECT_PROPERTY.pdf
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 9:23 AM

Jason Sinyard - Mar 4, 2025 - 9:44 AM



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PET ST

KENMOUNT RD

SUBJECT PROPERTY

DECISION/DIRECTION NOTE

Title: Sale of City Land – Rear of 5 Laggan Place

Date Prepared: March 5, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley

Ward: Ward 5

Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 5 Laggan Place, as outlined in blue on the attached diagram.

Discussion – Background and Current Status:

The owners of 5 Laggan Place are in the process of selling their property. Unfortunately, their shed, garage and fence encroach on City property. Legal has discussed this matter with the Parks Department and they are in agreement to sell the encroached upon property, which will also square up the boundaries of the lot. The area that the City is willing to sell would also be subject to an existing Newfoundland Power Easement.

Assessment is currently completing the valuation on this property, which is zoned R1 and which will be at fair market value for the area. The area in question is approximately 1,316.50 square feet. The property owners will be responsible for completing the required surveys and will be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive fair market value for the sale of this land, plus admin fees.
2. Partners or Other Stakeholders: Owners of 5 Laggan 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:

ST. JOHN'S

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 need to be prepared
- 8. Privacy Implications: N/A
- 9. Engagement and Communication 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 5 Laggan 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 - Rear of 5 Laggan Place.docx
Attachments:	
Final Approval Date:	Mar 6, 2025

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

Cheryl Mullett - Mar 6, 2025 - 10:51 AM

DECISION/DIRECTION NOTE

Title: Travel Authorization – City Manager – Advantage St. John’s Breakfast and Networking Event – Toronto – March 24, 2025

Date Prepared: March 5, 2025

Report To: Regular Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Seeking Council approval for costs associated for City Manager Breen to attend the Advantage St. John’s Networking Breakfast in Toronto March 24, 2025.

Discussion – Background and Current Status:

The Advantage St. John’s Networking Breakfast is an alumni event organized by Memorial University as part of the 100th anniversary celebrations. The Premier is the guest speaker and will draw a large number of expatriate Newfoundlander’s and MUN graduates living in Toronto, many of whom are very active in the national and international business and investment community.

Advantage St. John’s purchased a table and suggested that the three Municipalities be represented at the table. Paradise and CBS are attending and neither the Mayor nor the Deputy Mayor are available to attend. The City Manager sits in on Advantage St. John’s Board meetings and would be a suitable attendee. The Chair and CEO of Advantage St. John’s along with a board member who is based in Toronto are also attending.

It is an important networking event to help launch Advantage St. John’s.

Key Considerations/Implications:

1. Budget/Financial Implications: The estimated cost for this travel is \$1,200. Prior to this travel, the estimated monies remaining in the budget is \$10,500.
2. Partners or Other Stakeholders: Advantage St. John’s and the Municipalities whom are apart their of.
3. Is this a New Plan or Strategy: No

ST. JOHN’S

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

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

4. Alignment with Strategic Directions:

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

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 travel costs associated with City Manager Kevin Breen attending Advantage St. John's networking breakfast in Toronto, Ontario in March 2025.

Prepared by: Stacey Fallon, Executive Assistant to the Mayor and City Manager
Approved by: Theresa Walsh, City Clerk

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

March 4, 2025, 3:00 p.m.

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

Regrets: Councillor Ron Ellsworth
Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Corporate Services
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Theresa Walsh, City Clerk
Stacey Baird, Legislative Assistant

1. 425 Blackmarsh Road (Welland Street) – REZ2500001

Councillor Hickman inquired if there were any plans to develop the land behind 425 Blackmarsh Road. He was under the impression that the property was to

serve as an access point to the land. The Chief Municipal Planner responded that the land would likely be developed and that access to it was not an issue.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Noseworthy

That Council consider rezoning a portion of land at 425 Blackmarsh Road, between 48 and 56 Welland Street, from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot for a Single Detached Dwelling.

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 Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

2. 9 Buchanan Street – SGN2400132 – Ground Signs

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve three (3) ground signs located at 9 Buchanan Street, facing Water Street, as proposed.

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

MOTION CARRIED (9 to 0)

DECISION/DIRECTION NOTE

Title: 425 Blackmarsh Road (Welland Street) – REZ2500001

Date Prepared: February 25, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning land at 425 Blackmarsh Road from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot between 48 and 56 Welland Street for a Single Detached Dwelling.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of a large piece of land at 425 Blackmarsh Road from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to create one new lot between 48 and 56 Welland Street for a Single Detached Dwelling. The site is in the Residential District of the Envision St. John's Municipal Plan, so no plan amendment is required.

The subject site has frontage on Welland Street and is part of the much larger 425 Blackmarsh Road property. The applicant proposes to subdivide the new lot from this larger property. The proposed lot size does not meet the A2 Zone requirements (there is not enough land for an apartment building or townhouses) and therefore rezoning is requested. The applicant is proposing a Single Detached Dwelling; however, should the rezoning be approved, any uses within the R3 Zone could be developed on the site.

The subject site includes a land along the proposed front lot line at Welland Street that is owned by the City. The applicant has asked to purchase this City-owned land to enable the development. No development approval or permits can be issued until the sale of the piece of City land and consolidation of the remainder of City-owned land is completed.

Alignment with the Envision St. John's Municipal Plan

The Municipal Plan encourages a range of housing types. Policy 4.1.2 enables diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached and townhouses, plus medium and higher density and mixed-use residential developments. The proposed development aligns with this policy. The neighbourhood contains single detached houses, townhouses and fourplexes. There are two groups of 4 townhouses immediately east of the site. There is also an existing commercial building (the Canadian Home Builders Association – NL) at 48 Welland Street, immediately west of the subject site.

ST. JOHN'S

The proposed development also aligns with Policy 8.4.8 which supports a variety of residential forms that reflect existing demographics and give housing options for various socioeconomic groups, as well as Policy 8.4.11, promoting infill development that uses existing infrastructure.

Alignment with the Envision St. John's Development Regulations

The applicant has provided an initial site plan, and additional information will be required at the development stage.

Section 4.9 of the Development Regulations requires a Land Use Report (LUR) for rezonings; however, where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu. The existing A2 Zone here enables high-density development already, and the proposed rezoning to R3 would reduce the density allowed on the site. As the proposal is for only one new lot, and the applicant wishes to downzone from A2 to R3, staff recommend a staff report in lieu of an LUR.

Should Council consider the rezoning, staff recommend public notification (not a public meeting), again because this is a downzoning and involves only a single new lot. This would occur once an acceptable site plan has been received.

Key Considerations/Implications:

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

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

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.
5. Accessibility and Inclusion: Any 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 map amendment (rezoning) to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Envision St. John's Development Regulations is required. Staff recommend public notification.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning a portion of land at 425 Blackmarsh Road, between 48 and 56 Welland Street, from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot for a Single Detached Dwelling.

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

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	425 Blackmarsh Road - REZ2500001.docx
Attachments:	- 425 Blackmarsh Road (Proposed Lot) Map.pdf - R3Zone-DevelopmentRegulations.pdf
Final Approval Date:	Feb 27, 2025

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

Ken O'Brien - Feb 27, 2025 - 1:54 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Feb 27, 2025 - 2:24 PM



RESIDENTIAL 3 (R3) ZONE**R3****(1) PERMITTED USES**

Accessory Building	Lodging House
Apartment Building, maximum of 6 Dwelling Units (2024-07-19)	Park
Backyard Suite (2024-07-19)	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units (2024-07-19)	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex (2024-07-19)	Townhouse
Family Child Care Service (2024-03-15)	Townhouse Cluster, maximum of 6 Dwelling Units (2024-07-19)
Four-Plex	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Personal Care Home
Child Care Centre (2024-03-15)	Pocket Neighbourhood (2024-07-19)
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop
Parking Lot	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	300 metres square
(b)	Lot Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	9 metres (2024-07-19)
(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)	4.5 metres

(4) ZONE STANDARDS FOR DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(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)	4.5 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	188 metres square
(b)	Lot Frontage (minimum)	7.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	4.5 metres

(6) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	90 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
(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 end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	4.5 metres

(7) ZONE STANDARDS FOR TRIPLEX (2024-07-19)

(a)	Lot Area (minimum)	203 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 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

(8) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(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)	4.5 metres
(g)	Landscaping (minimum)	30% (2024-07-19)

(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 116 metres square |
| (b) | Lot Frontage (minimum) | 5.5 metres |
| (c) | Building Line (minimum) | 4.5 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corn Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |

(10) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 288 metres square |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 4.5 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) | 4.5 metres |
| (g) | Landscaping (minimum) | 30% of Front Yard |

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

- | | | |
|-----|---|------------------------------------|
| (a) | Lot Area (minimum) | 90 metres square per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 14 metres |
| (c) | Building Line (minimum) | 4.5 metres |
| (d) | Minimum Distance Between Townhouse Clusters | 1.2 metres |
| (e) | Side Yard (minimum) | 4.5 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |
| (g) | Building Height (maximum) | 10 metres |
| (h) | Landscaping (minimum) | 30% |

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 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)	4.5 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1 metre

(14) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(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)	4.5 metres
(g)	Landscaping (minimum)	30%

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

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

DECISION/DIRECTION NOTE

Title: 9 Buchanan Street – SGN2400132 – Ground Signs

Date Prepared: February 25, 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 three (3) Ground Signs at 9 Buchanan Street, the JAG Hotel extension, facing Water Street.

Discussion – Background and Current Status:

The City received an application to install three (3) illuminated ground signs outside of 9 Buchanan Street (the JAG Hotel extension), in Heritage Area 3. The signs are proposed in a public landscaped area on the Water Street side of the building. This is not a designated Heritage Building. The new building, including a new concert hall, overhangs the public space, which remains owned by the City.

The St. John's Sign By-Law, section 2(j), defines a ground sign as “a sign affixed to or supported by the ground and not attached to a building”.

Section 56(1) of the Sign By-Law states that “[o]ne ground sign may be erected on each side of a building fronting on a street.” The applicant is applying for three (3) ground signs on the side of the building facing Water Street. Each sign conforms to the maximum size requirements in sections 56(2) and (3) of the Sign By-Law. Since the applicant is apply for more than one ground sign, the signs are considered non-conforming.

In accordance with section 59 of the Sign By-Law, the Built Heritage Experts Panel (BHEP) may recommend to Council the acceptance of non-conforming signs whose design or situation merits such consideration. Council may accept or reject the recommendation.

The proposed ground signs are heritage panels, each having a historical photograph from the City Archives, all showing the general neighbourhood. The three (3) signs are:

- Sign 1 shows a horse and streetcar in 1925 on Water Street West, near the intersection of Topsail Road and Waterford Bridge Road.
- Sign 2 is a winter scene from 1904, at the intersection of Water Street West and Springdale Street (the current site).
- Sign 3 shows the T. Fitzgibbon building from 1899, at the intersection of Water Street West and Buchanan Street (the current site).

ST. JOHN'S

The BHEP reviewed the application on February 5, 2025 and recommends accepting the non-conforming signs, subject to the following:

- Include tactile characters on the signage;
- Locate the signs on a barrier-free path of travel in a public space and meet the requirements of CSA-B651 “Accessible Design for the Built Environment”; and
- Provide additional contextual information on the photographs.

The BHEP comments were sent to the applicant for consideration. The applicant revised the proposed signs to add contextual information on the photographs, as shown on the attachment. However, because the construction of the landscaped area is well underway, it would be difficult to relocate the signs. Electrical conduit is already installed underground and the paved walkways are in place. Since the signs are located in garden beds, tactile characters were not added to the signs because no one could easily reach them.

The ground signs proposed for 9 Buchanan Street (attached for review) are proposed by the applicant as a complement to the public space and for the enjoyment of people staying at the hotel, attending concerts in the hall, or passing by on Water Street. The proposed ground signs are recommended for approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and property owners in the heritage area; heritage groups.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

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

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

5. Alignment with Adopted Plans: St. John’s Sign By-Law
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Not applicable.
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 three (3) ground signs located at 9 Buchanan Street, facing Water Street, as proposed.

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

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

Report Approval Details

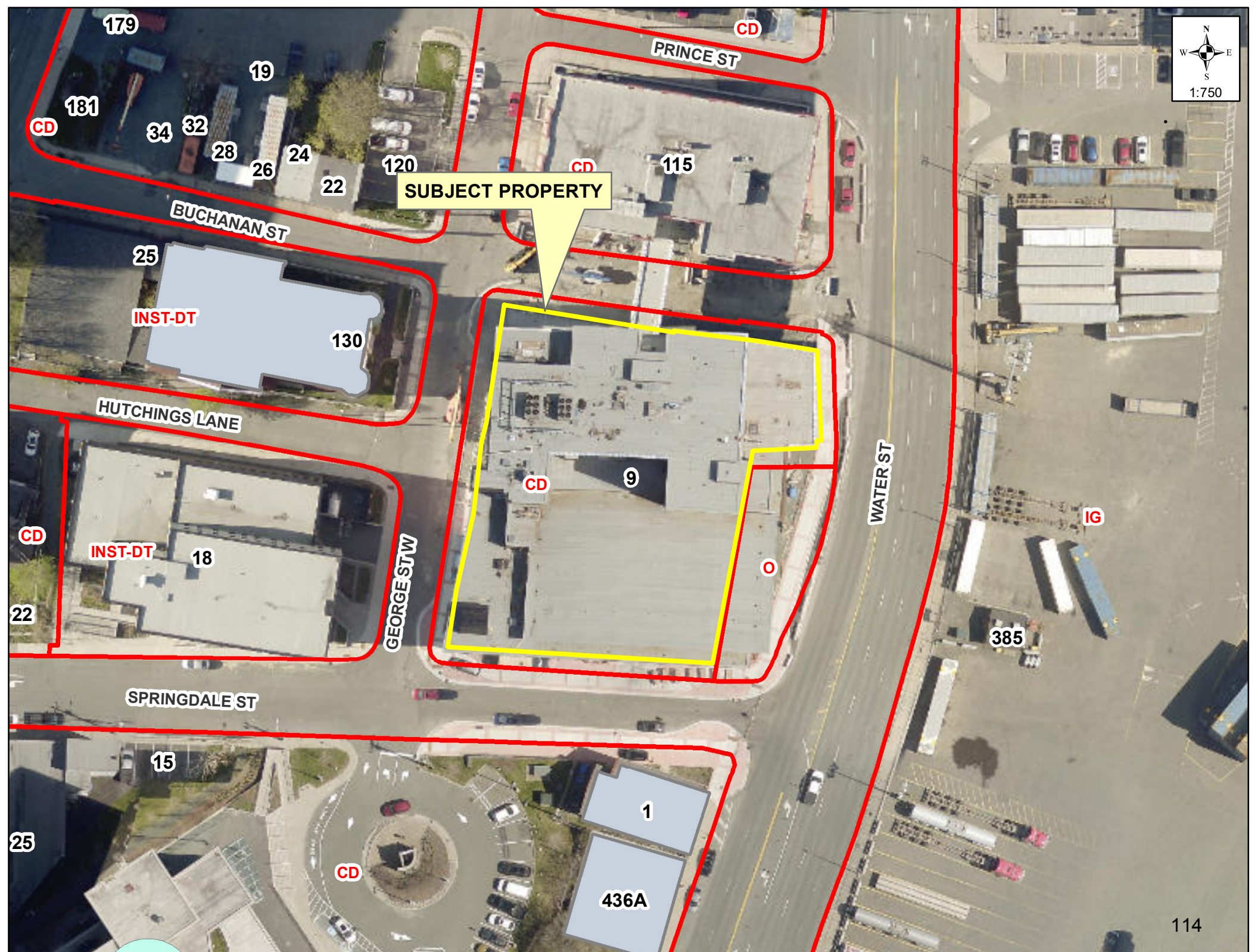
Document Title:	9 Buchanan Street - SGN2400132 - Ground Signs.docx
Attachments:	- 9 BUCHANAN STREET.pdf - JAG Hotel - 022425 - Illuminated Heritage Panel - Ground Signs.pdf - Landscaped Area.pdf
Final Approval Date:	Feb 27, 2025

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

Ken O'Brien - Feb 27, 2025 - 2:44 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Feb 27, 2025 - 2:44 PM



SUBJECT PROPERTY

179
19
181
CD
34
32
28
26
24
22
120
115
CD
PRINCE ST
BUCHANAN ST
25
INST-DT
130
25
18
INST-DT
CD
22
HUTCHINGS LANE
GEORGE ST
9
CD
O
WATER ST
IG
385
SPRINGDALE ST
15
1
436A
CD
114



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

Notes:

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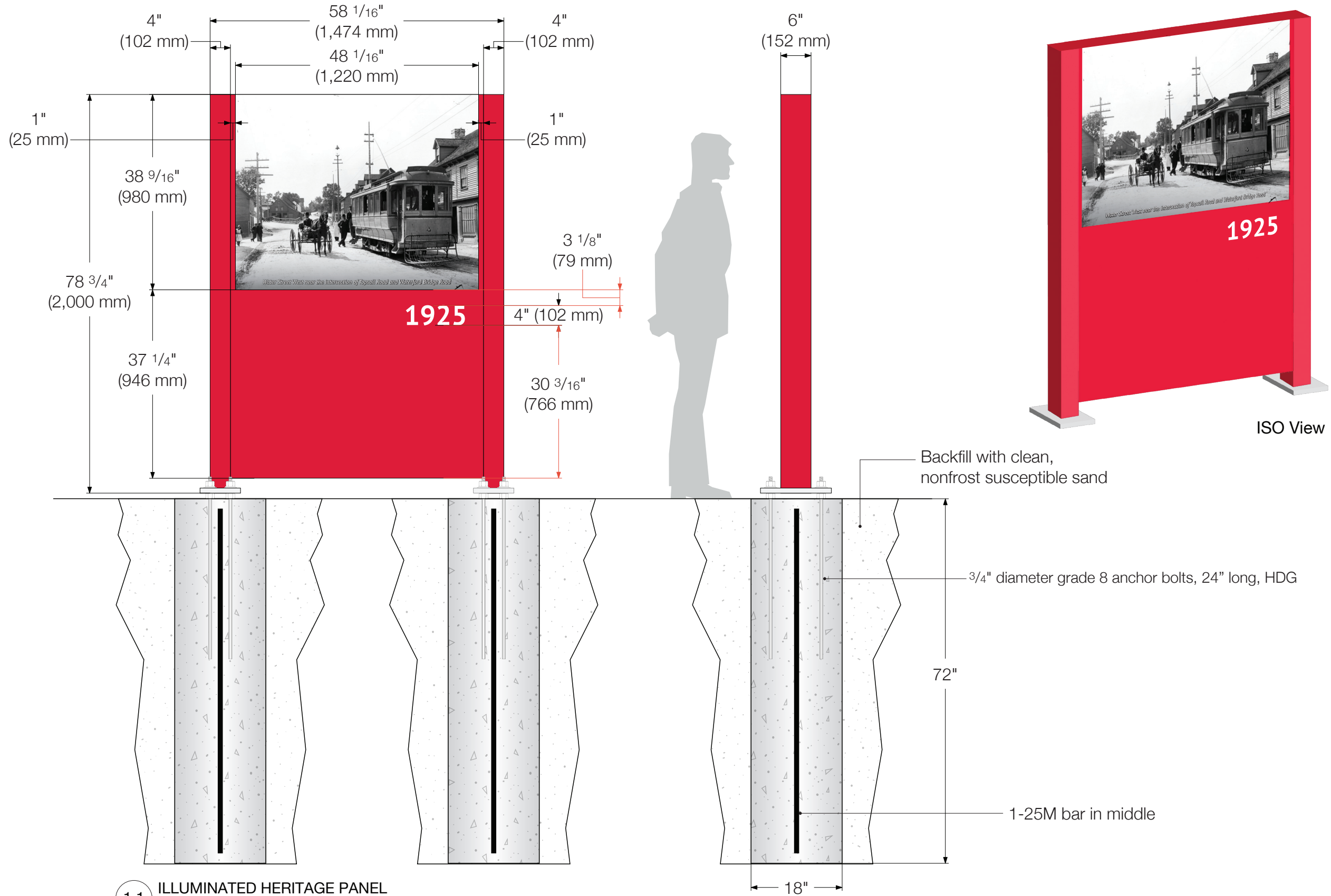
Approval:

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Client Signature: 115

Date: _____



1.1 ILLUMINATED HERITAGE PANEL
SCALE 1:20 QTY: 3

HERITAGE PANEL: 1/8" Aluminum fastened to aluminum framing structure (*Aluminum painted to colour match; TBD*) with 4"x6" HSS posts and 8"x14"x1" Steel base plate with 3/4" x 24" HDG grade 8 anchor bolts and decorative stainless steel cap nuts. White vinyl text applied to face.

LED CABINET: Double-sided led cabinet with backlit photo image on both sides.
(*Historic photo file to be provided by owner's representative*)

CONCRETE BASE: 18" Round sonotubes, 6' deep with 1-25 m Bar in middle.
25Mpa Concrete double wrapped with 6mm poly to aid against adfreeze uplift.

15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
K														
J														
I														
H														
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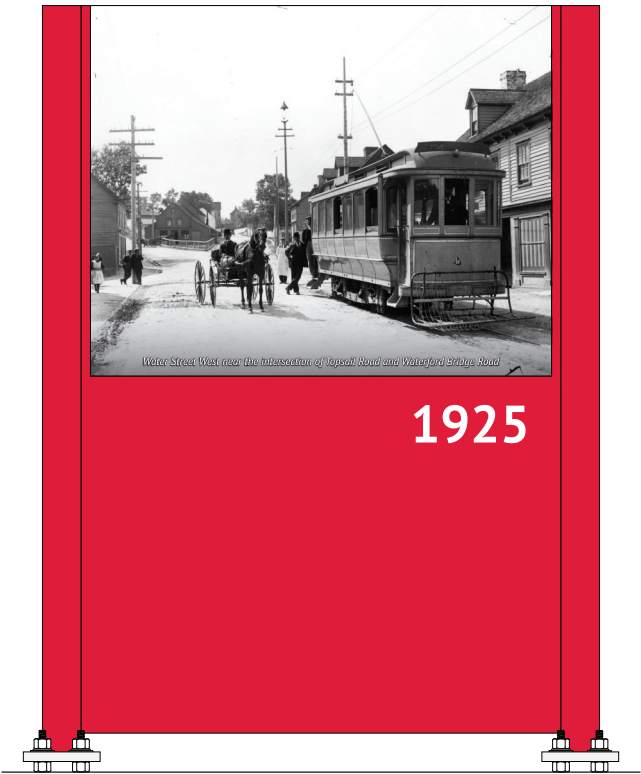


Photo 1 - 3" Square
Scale 1:1
220ppi*



Original Photo Resolution: 1200dpi

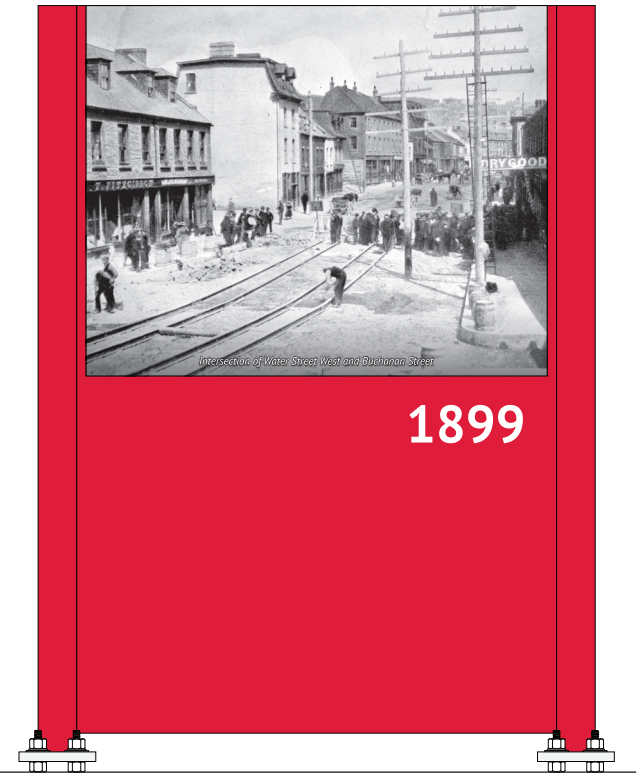


Photo 3 - 3" Square
Scale 1:1
222ppi*



Original Photo Resolution: 1200dpi

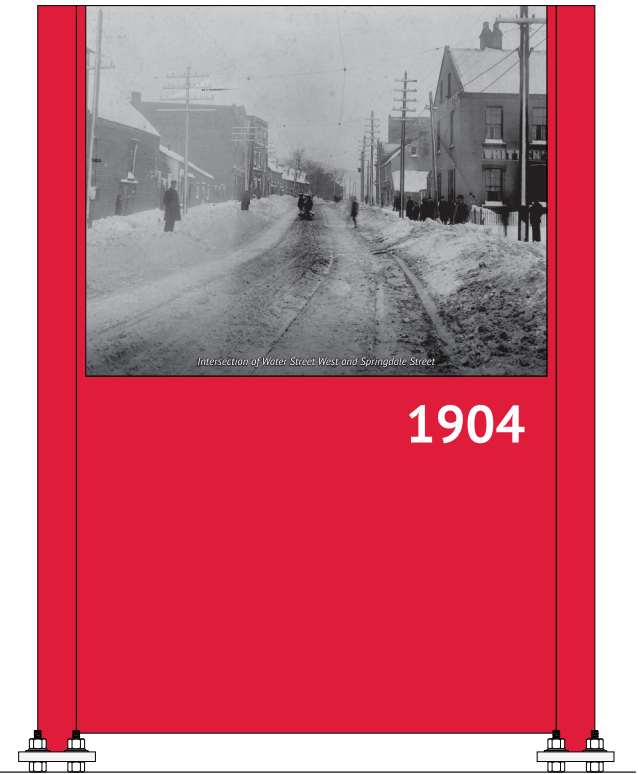
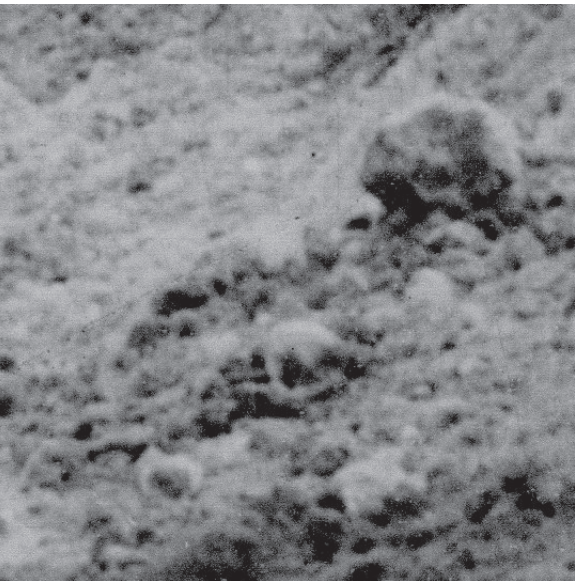


Photo 2 - 3" Square
Scale 1:1
180ppi*



Original Photo Resolution: 1200dpi



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

Notes:

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Approval:

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Client Signature: 116

Date: _____



Water Street West near the intersection of Topsail Road and Waterford Bridge Road

1.1 ILLUMINATED HERITAGE PANEL - 1925



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
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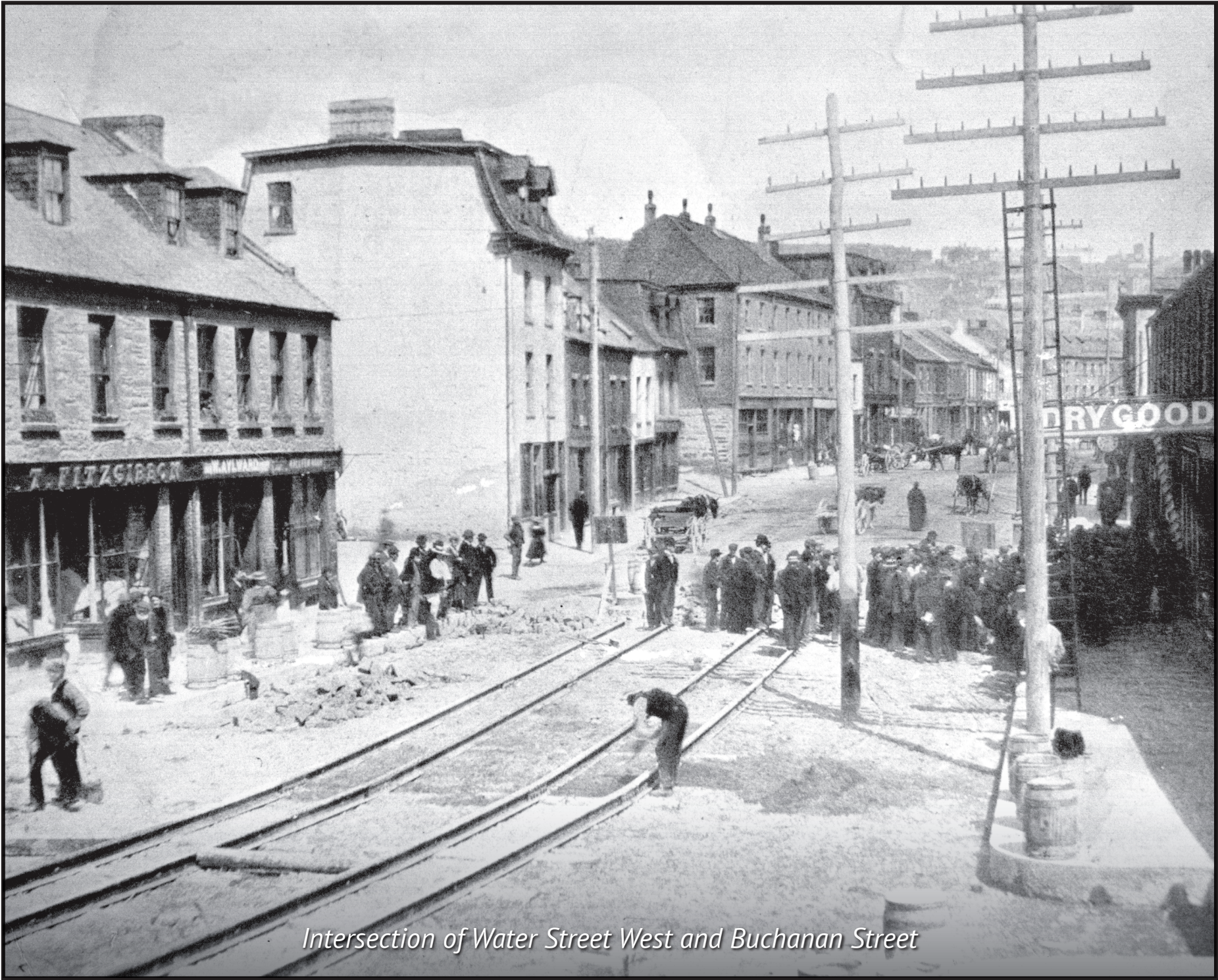
Approval:

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Client Signature: 117

Date: _____



Intersection of Water Street West and Buchanan Street

1.1 ILLUMINATED HERITAGE PANEL - 1899



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

Notes:

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Approval:

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Client Signature: 118

Date: _____



Intersection of Water Street West and Springdale Street

1.1 ILLUMINATED HERITAGE PANEL - 1904



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

Notes:

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Approval:

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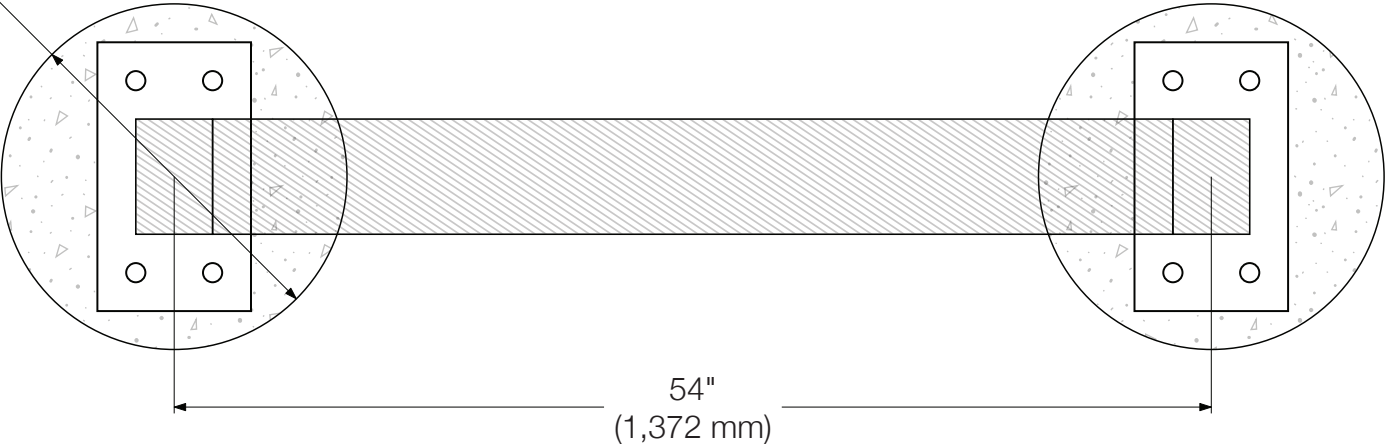
Proof approval indicates client's responsibility for all spelling, sizing, colours, and materials indicated within this proof document. Costs associated with any changes after production has commenced will be the sole responsibility of the approving party.

Client Signature: 119

Date: _____

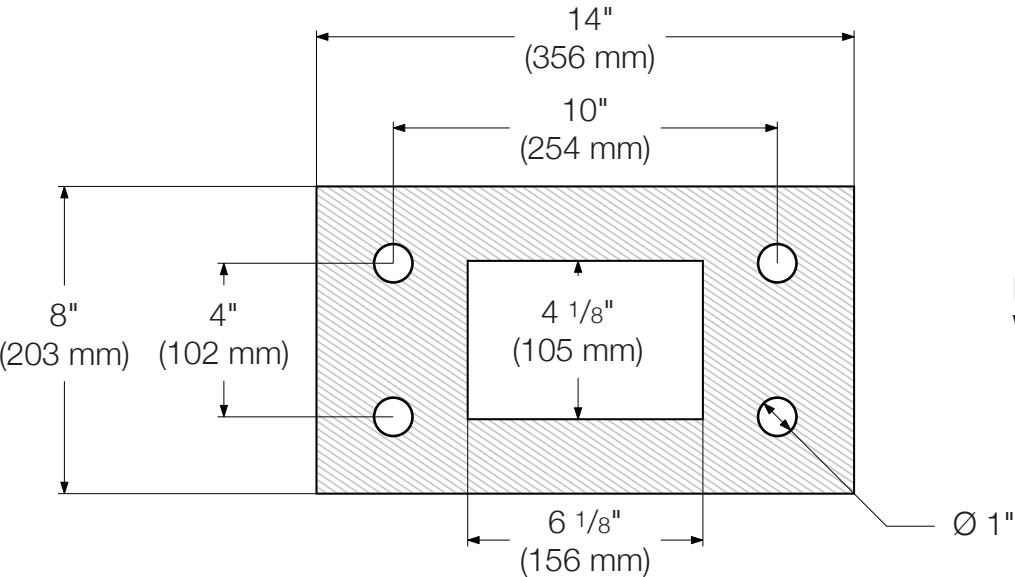


Ø 18"
(457 mm)



CONCRETE BASE: 18" Round sonotubes, 6' deep with 1-25 m Bar in middle.
25Mpa Concrete double wrapped with 6mm poly to aid against adfreeze uplift.

A
1.2 ILLUMINATED HERITAGE PANEL - TOP
SCALE 1:10 QTY: 3



BASE PLATES: 8"x14"x1" Steel base plate with anchor bolts and decorative stainless steel cap nuts.
White vinyl text applied to face.

A
1.3 ILLUMINATED HERITAGE PANEL - PLATE
SCALE 1:5 QTY: 6



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

Notes:
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Client Signature: _____ 120

Date: _____



February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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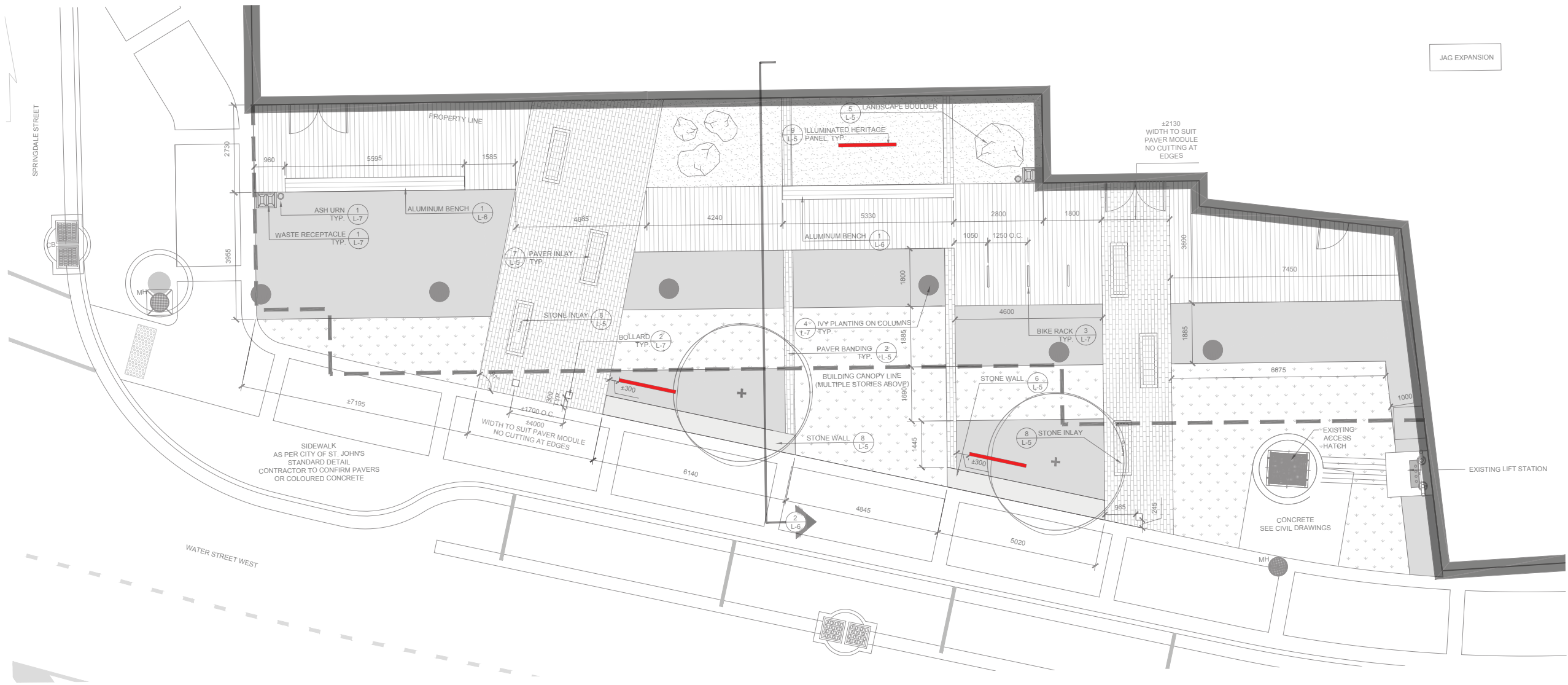
Approval:

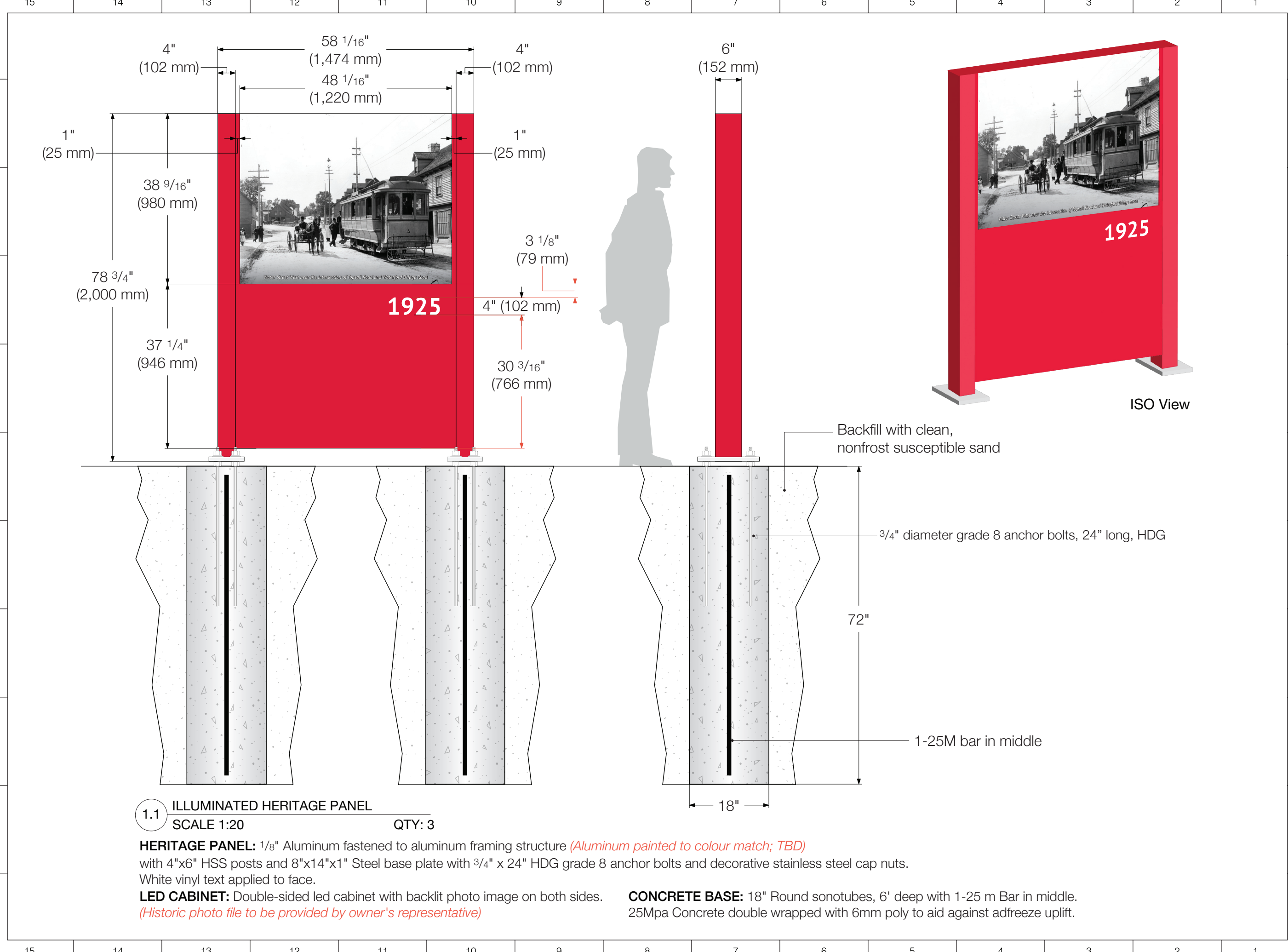
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Client Signature: _____ 121

Date: _____





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St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

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Client Signature: 122

Date: _____

15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
K														
J														
I														
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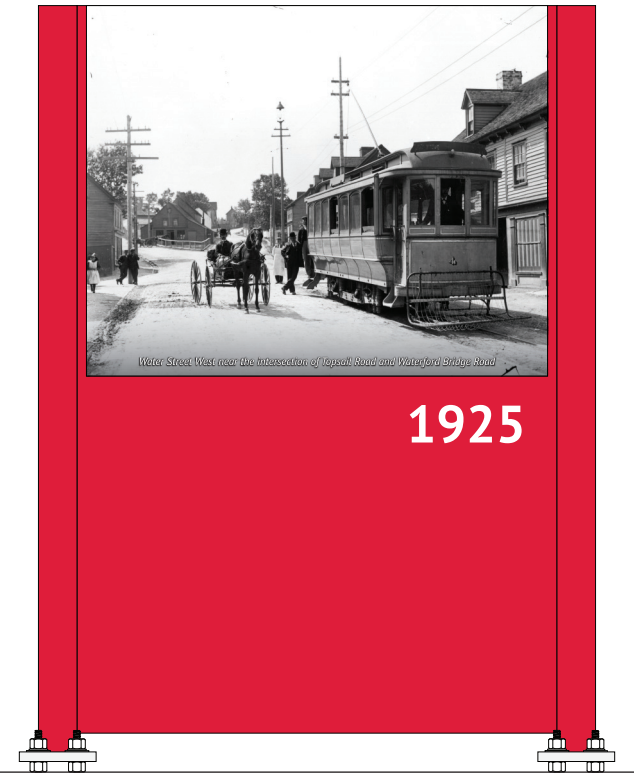


Photo 1 - 3" Square
Scale 1:1
220ppi*



Original Photo Resolution: 1200dpi

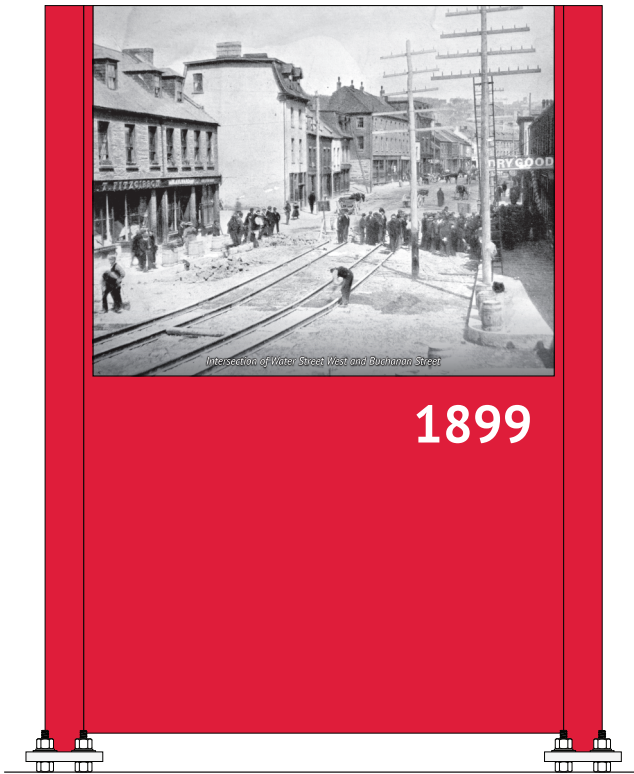


Photo 3 - 3" Square
Scale 1:1
222ppi*



Original Photo Resolution: 1200dpi

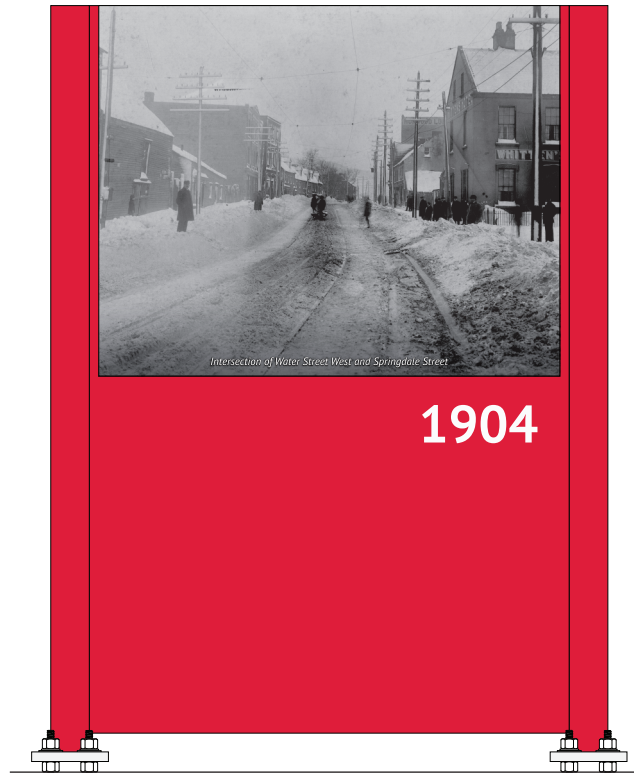
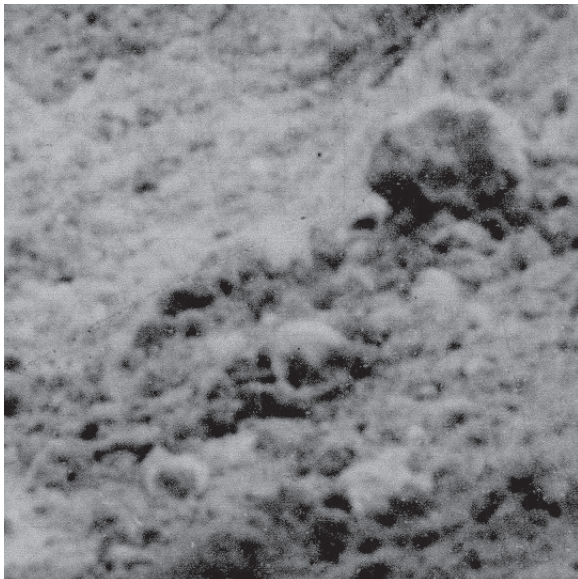


Photo 2 - 3" Square
Scale 1:1
180ppi*



Original Photo Resolution: 1200dpi



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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Client Signature: 123

Date: _____



1.1 ILLUMINATED HERITAGE PANEL - 1925



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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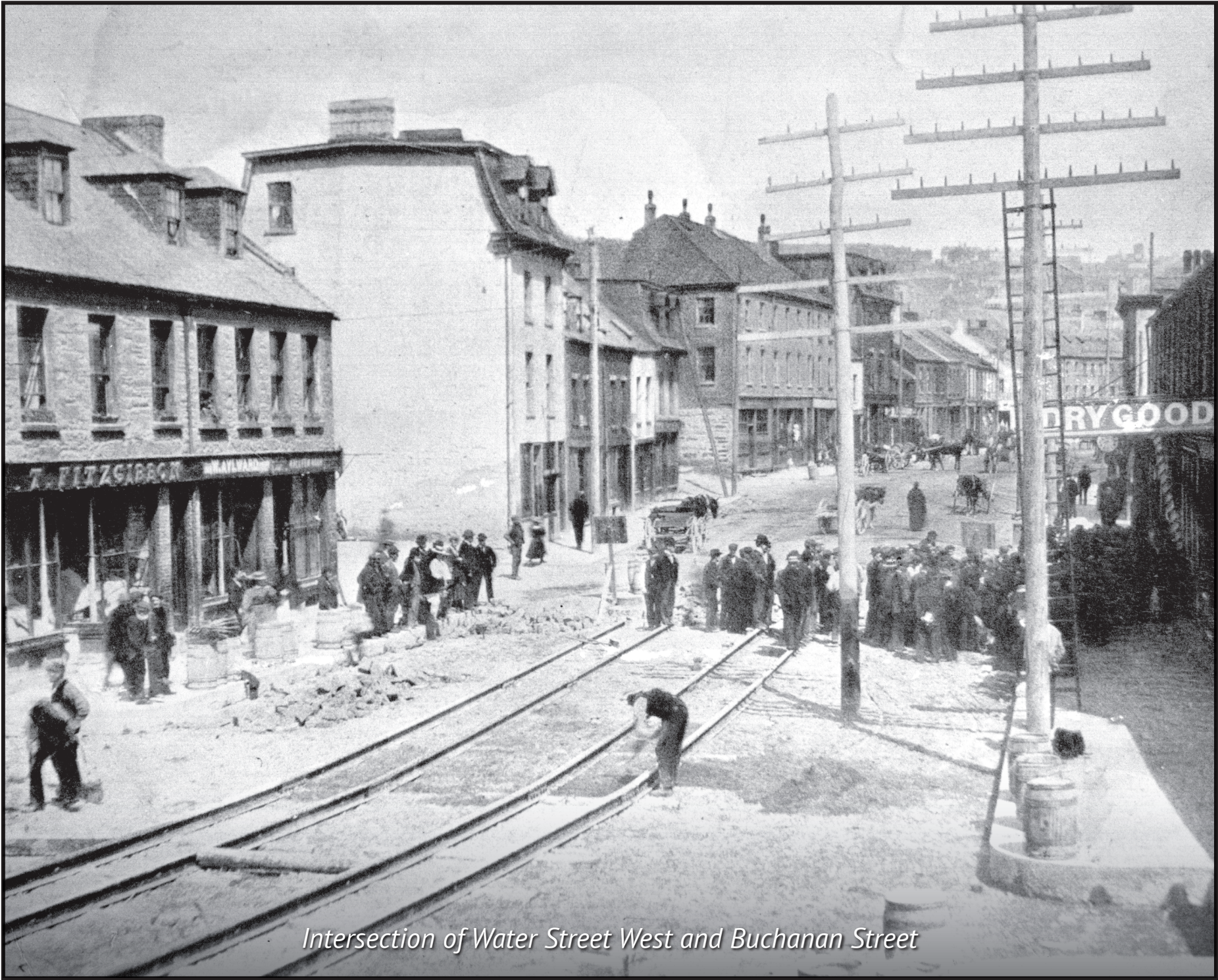
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Client Signature: 124

Date: _____



Intersection of Water Street West and Buchanan Street

1.1 ILLUMINATED HERITAGE PANEL - 1899



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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Client Signature: _____ 125

Date: _____



Intersection of Water Street West and Springdale Street

1.1 ILLUMINATED HERITAGE PANEL - 1904



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
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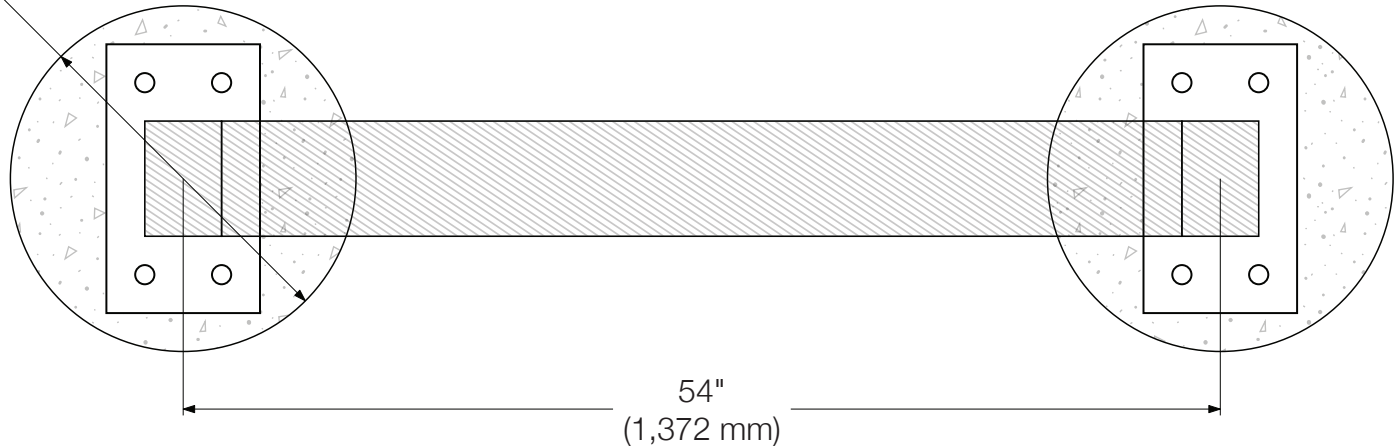
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Date: _____

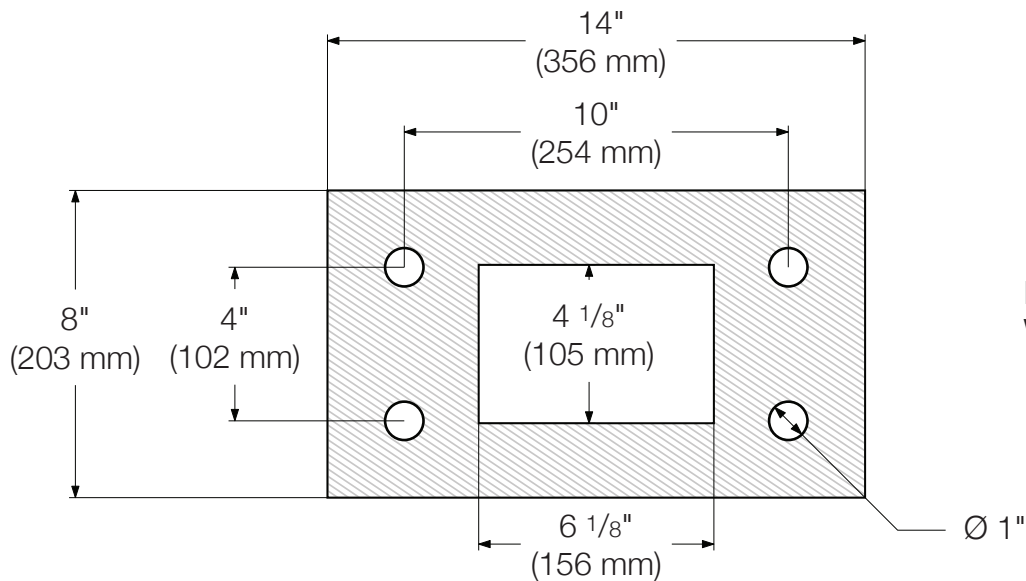


Ø 18"
(457 mm)



CONCRETE BASE: 18" Round sonotubes, 6' deep with 1-25 m Bar in middle.
25Mpa Concrete double wrapped with 6mm poly to aid against adfreeze uplift.

A
1.2 ILLUMINATED HERITAGE PANEL - TOP
SCALE 1:10 QTY: 3



BASE PLATES: 8"x14"x1" Steel base plate with anchor bolts and decorative stainless steel cap nuts.
White vinyl text applied to face.

A
1.3 ILLUMINATED HERITAGE PANEL - PLATE
SCALE 1:5 QTY: 6



77 Blackmarsh Road,
St. John's, NL, A1E 1S6
info@leamansigns.ca - 709-753-7545

Project:
Illuminated
Heritage Panel

February 24 2025

SO#: 6467 Q#: 5351

Location:
115 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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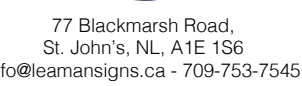
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Client Signature: 127

Date: _____



February 24 2025

Location:
15 George Street West
Downtown
St. John's, NL

Bursey Excavating
& Development Inc.

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Client Signature: _____ 128

Date: _____

Development Permits List For February 20 to March 5, 2025

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Conquest Holding Ltd.	Discretionary Use – Retail	60 O'Leary Avenue	4	Approved	20-02-25
COM	TechNL Innovation Inc.	Discretionary Use – Place of Assembly	710 Torbay Road	1	Approved	20-02-25
RES		Subdivide for Development of Single Detached Dwelling	197B Freshwater Road	2	Approved	20-02-25
RES		Subdivide for Development of 2 Single Detached Dwellings	8B & 8D Kerry Street	4	Approved	21-02-25
RES		Four-Plex	10 Whitty Place	5	Approved	27-02-25
RES		Demo/Rebuild for Single Detached Dwelling	34 Hall's Road	1	Approved	03-03-25
COM	RJC Development Consulting Inc.	Site Grading	11 L'Anse Aux Meadows Crescent	3	Approved	05-03-25

*** 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 March 11, 2025, Regular Meeting

Permits Issued: 2025/02/20 to 2025/03/05

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
10 Road DE Luxe	Change of Occupancy/Renovations	Single Detached w/ apt.
109 Macbeth Dr	Change of Occupancy/Renovations	Single Detached w/ apt.
120 Ladysmith Dr	Renovations	Single Detached w/ apt.
127 Newtown Rd	Extension	Single Detached Dwelling
14 Terry Lane	New Construction	Single Detached Dwelling
154 Campbell Ave	Renovations	Semi Detached Dwelling
156 Campbell Ave	Renovations	Semi Detached Dwelling
158 Campbell Ave	Renovations	Semi Detached Dwelling
16 Shea St	Change of Occupancy	Single Detached w/ apt.
160 Campbell Ave	Renovations	Semi Detached Dwelling
17 Montague St	Change of Occupancy/Renovations	Townhousing
19 Pine Bud Ave	Renovations	Single Detached Dwelling
2 Blackmarsh Rd	Renovations	Single Detached Dwelling
2 Milbanke St	Renovations	Single Detached Dwelling
2 Tessier's Lane	Change of Occupancy	Single Detached Dwelling
23 Janeway Pl	Fence	Fence
240 Old Pennywell Rd	New Construction	Single Detached Dwelling
25 Highland Dr	Change of Occupancy/Renovations	Single Detached w/ apt.
25 Sitka St	Deck	Patio Deck
26 Barrows Rd	New Construction	Semi Detached Dwelling
28 Barrows Rd	New Construction	Semi Detached Dwelling
3 Pratt Pl	Renovations	Single Detached w/ apt.
3 Reid St	Renovations	Single Detached Dwelling
4 Fraser Pl	Change of Occupancy	Single Detached Dwelling
40 Iceland Pl	Change of Occupancy/Renovations	Single Detached Dwelling
44 Smith Ave	Change of Occupancy	Single Detached Dwelling
45 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.

47 Duckworth St Unit 404	Renovations	Condominium
5 Derby Pl	Renovations	Single Detached Dwelling
52 Pepperwood Dr	New Construction	Single Detached Dwelling
52 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
57 Windemere Rd	New Construction	Single Detached Dwelling
6 Pole Cres	Accessory Building	Accessory Building
61 Beacon Hill Cres	Accessory Building	Accessory Building
74 Aldershot St	Renovations	Townhousing
78 Tigress St	New Construction	Single Detached w/ apt.
80 Tigress St	New Construction	Single Detached w/ apt.
83 Portugal Cove Rd	Renovations	Single Detached Dwelling
9 Dragonfly Pl	New Construction	Single Detached Dwelling
		This Week: \$4,635,515.00

Commercial

Location	Permit Type	Structure Type
10 Eastland Dr	Sign	Other
137 Blackmarsh Rd	Change of Occupancy	Take Out Food Service
145 Aberdeen Ave Unit 4	Sign	Office
16 George St	Renovations	Club
187 Water St	Sign	Place Of Amusement
211-213 Kenmount Rd	Sign	Car Sales Lot
23 Beaumont Hamel Way	Sign	Clinic
265 Lemarchant Rd	Renovations	Apartment Building
300 Kenmount Rd	Change of Occupancy	Service Shop
330 Lemarchant Rd	Renovations	Retail Store
341 Freshwater Rd	Sign	Bank
410 Logy Bay Rd	Sign	Warehouse
430 Topsail Rd	Sign	Retail Store
47 Danny Dr Bldg C7	Sign	Eating Establishment
5 Sea Rose Ave	Sign	Other
60 O'leary Ave	Sign	Retail Of Building Suppli
655 Topsail Rd	Sign	Retail Store
		This Week: \$4,047,760.00

Government/Institutional

Location	Permit Type	Structure Type
		This Week: \$0.00

Industrial

Location	Permit Type	Structure Type	
13-15 Pippy Pl	Change of Occupancy/Renovations	Car Sales Lot	
Trans Canada Hwy	Accessory Building	Accessory Building	
		This Week:	\$50,000.00

Demolition

Location	Permit Type	Structure Type	
278 Thorburn Rd	Demolition	Single Detached Dwelling	
299 Pennywell Rd	Demolition	Single Detached Dwelling	
		This Week:	\$18,500.00
		This Week's Total:	\$8,751,775.00

REPAIR PERMITS ISSUED: **\$30,400.00**

NO REJECTIONS

YEAR TO DATE COMPARISONS			
March 11, 2025			
TYPE	2024	2025	% Variance (+/-)
Residential	\$10,189,301.73	\$10,919,888.74	7
Commercial	\$2,632,866.35	\$19,404,851.15	637
Government/Institutional	\$29,233,500.00	\$885,000.00	-97
Industrial	\$0.00	\$58,000.00	0
Repairs	\$172,614.00	\$149,259.00	-14
TOTAL	\$42,228,282.08	\$31,416,998.89	-26
Housing Units (1 & 2 Family Dwelling)	14	20	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Weeks Ending February 26 and March 5, 2025

Payroll

Public Works (Week 1)	\$ 703,867.05
Bi-Weekly Administration (Week 1)	\$ 888,951.44
Bi-Weekly Management	\$ 1,025,689.42
Bi-Weekly Fire Department	\$ 939,660.68
Bi-Weekly Casual (Week 2)	\$ 43,469.40
Public Works (Week 2)	\$ 630,749.07
Accounts Payable	\$ 8,662,852.43

(A detailed breakdown [here](#))

Total: \$ 12,895,239.49

ST. JOHN'S

DEPARTMENT OF FINANCE

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

INFORMATION NOTE

Title:	Contracts Awarded - February 5, 2025 to March 5, 2025
Date Prepared:	March 5, 2025
Report To:	Regular Council Meeting
Councillor and Role:	Councillor Ron Ellsworth, Finance
Ward:	N/A

Issue: The reporting of contracts awarded between February 5, 2025 to March 5, 2025.

Discussion – Background and Current Status: All contracts awarded with a total value of \$100,000.00 will be reported to Council on a monthly basis as per SJMC-R-2024-08-06/392.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. 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.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: Provide monthly report to council.



11. Information Technology Implications: N/A

12. Other Implications: N/A

Conclusion/Next Steps:

Report Approval Details

Document Title:	Contract Awards February 5, 2025 - March 5, 2025.docx
Attachments:	- Contracts Awarded - February 5, 2025 to March 5, 2025.pdf
Final Approval Date:	Mar 5, 2025

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

Derek Coffey - Mar 5, 2025 - 4:28 PM

Monthly Purchasing Awards Greater than \$100,000.00 Report

Project Name	Project Number	Award Value	Awarded Date	Awarded Supplier(s)	Completed Submissions List	Contract Term	Department	Procurement Type
Wildlife Management Services - Robin Hood Bay Waste Management Facility	2024184	\$ 838,350.00	February 16, 2025	Rentokil Canada Corp	Orkin Canada Rentokil Canada Corp	3 Year + 1 + 1	PUBLIC WORKS	RFP
Engineering Services for Brookfield Road Water Transmission Main Relocation	2024209	\$ 242,495.00	February 06, 2025	CBCL Limited	Pinnacle Engineering ULC CBCL Limited	N/A	PLANNING, ENGINEERING & REGULATORY SERVICES	RFP
Supply and Delivery of Fire Hose for the St. John's Regional Fire Department	2025016	\$ 137,032.00	February 20, 2025	Cumings Fire and Safety	Cumings Fire and Safety Micmac Fire & Safety Source Ltd. Hercules SLR FireSafe Headquarters Inc.	3 Year + 1 + 1	ST. JOHN'S REGIONAL FIRE DEPARTMENT	RFP
Automated Next Stop Announcement System	2024108	\$1,244,999.00	*February 3, 2025	Strategic Mapping Inc.	Strategic Mapping Inc.	2 Year + 1 + 1 + 1	St. John's Transportation Commission	RFP

*Not reported on last report due to not being received by Supply Chain until after the report was submitted.

DECISION/DIRECTION NOTE

Title: Canada Games Mission 2 Reception

Date Prepared: February 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Council approval is being sought to host a reception for Canada Games Mission 2 staff.

Discussion – Background and Current Status:

A request has been made to the City to host a reception for approximately 60 Canada Games Mission 2 staff on Thursday, May 15th from 7-9 p.m.

The Mission 2 staff members play a crucial role in ensuring the smooth operation and success of the teams they support during the Canada Games. The M2 meetings are a final opportunity for over 60 Mission staff representing the 10 provinces and 3 territories with the ability to conduct site visits, ensuring the needs of their teams are met. The reception will provide an opportunity for them to network with other Mission 2 staff from other provinces, creating a collaborative workspace in preparation for the 2025 Canada Summer Games in St. John's.

Key Considerations/Implications:

1. Budget/Financial Implications: Estimated cost is \$2,200.
2. Partners or Other Stakeholders: Canada Games Staff
3. Is this a New Plan or Strategy: No

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

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

4. Alignment with Strategic Directions:

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

ST. JOHN'S

Choose an item.

- 5. Alignment with Adopted Plans: N/A
- 6. Accessibility and Inclusion: N/A
- 7. Legal or Policy Implications: N/A
- 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 sponsoring a reception for Canada Games Mission 2 Staff in May 2025..

Prepared by:

Stacey Baird
Legislative Assistant

Approved by:

Theresa Walsh
City Clerk

Report Approval Details

Document Title:	Canada Games Mission Reception.docx
Attachments:	
Final Approval Date:	Feb 27, 2025

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

Theresa Walsh - Feb 27, 2025 - 9:38 AM

DECISION/DIRECTION NOTE

Title: SERC – 2025 Road Race

Date Prepared: February 26, 2025

Report To: Regular Meeting of Council

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

Ward: Ward 2

Decision/Direction Required: Seeking Council approval for lane reductions associated with the 2025 Shamrockin' 5k road race on March 16.

Discussion – Background and Current Status: The Shamrockin' 5k road race is scheduled to take place on Sunday March 16 from 11:00am – 12:00pm. A traffic control company has been hired to implement the lane reductions.

The race route is from Jack Astors on Harbour Drive to Water Street heading west to Blackhead Road turn left on Blackhead Road another left on to South Side Road and continue east on South Side Road to turn around location and repeat the course in the opposite direction back to Jack Astors on Harbour Drive.

Participants will use the sidewalk, and a lane reduction will be in place as an added safety measure. Vehicle traffic may be stopped, but for no more than 5 minutes.



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Key Considerations/Implications:

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

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

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

4. Alignment with Strategic Directions:

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

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: Residents will be notified of road closures through a public advisory.
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 lane reductions associated with the 2025 Shamrockin' 5k road race on March 16.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture, and Business Growth

Report Approval Details

Document Title:	SERC - 2025 Road Race.docx
Attachments:	
Final Approval Date:	Feb 26, 2025

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

Erin Skinner - Feb 26, 2025 - 10:20 AM

Tanya Haywood - Feb 26, 2025 - 10:35 AM

DECISION/DIRECTION NOTE

Title: 2025 Community Grant Allocation Approval

Date Prepared: March 5, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Community Services

Ward: N/A

Decision/Direction Required: Seeking Council approval for the recommended 2025 Community Grant allocations.

Discussion – Background and Current Status: The City of St. John's grants and subsidies program provides limited financial and other resources to non-profit groups, organizations, and individuals that support the City's Strategic Directions.

Application Categories include:

- Community Organizations
- Sporting Organizations
- Artist and Arts Organizations
- Special Events and Festivals

Grant Review Process:

- Individual Artists: Reviewed by a jury of their peers, considered:
 - Support for the artist's development.
 - Contribution to the growth and sustainability of the St. John's arts community.
 - Impact on the overall community.
- Community, Sporting, Arts Organizations, Special Events and Festivals: Reviewed by an internal grants committee, considered:
 - The association's current financial status.
 - Alignment with the City's strategic directions.
 - Impact on the overall community.

This year, the committee reviewed over 130 applications, with 38 new applications recommended for funding, as detailed in the attached charts.

ST. JOHN'S

Net Budgetary Impact: The net budgetary impact after implementing the attached recommendations is as follows:

Grant Type	Awarded in 2024	Recommended for 2025
Community Organizations	\$734,075	\$761,900
Sporting Organizations	\$162,000	\$169,500
Artists and Art Organizations	\$267,000	\$283,000
Special Events and Festivals	\$101,325	\$98,100
Total	\$1,264,400	\$1,312,500

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2025 Grant Allocation budget program.
2. Partners or Other Stakeholders: Various community, sport and art groups, organizations, and individuals.
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: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: Community Services staff will work with Communications on the media release.

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 recommended 2025 Community Grant allocations as attached.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager – Tourism, Culture, and Business Growth

Report Approval Details

Document Title:	2025 Community Grant Allocations Approval.docx
Attachments:	<ul style="list-style-type: none">- 2025 Arts Orgs for Council.pdf- 2025 Community Orgs for Council.pdf- 2025 Ind. Artists for Council.pdf- 2025 SEF for Council.pdf- 2025 Sporting Orgs for Council.pdf
Final Approval Date:	Mar 5, 2025

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

Erin Skinner - Mar 5, 2025 - 12:15 PM

Tanya Haywood - Mar 5, 2025 - 2:31 PM

2025 Arts Organizations	
Organization	2025 Recommended
Artistic Fraud of Newfoundland	\$10,000
Business and Arts NL	\$7,500
CALOS Youth Orchestras	\$3,000
Craft Council of NL Gallery	\$10,000
Dance NL	\$2,000
Eastern Edge Artist-Run Centre	\$15,000
Kittiwake Dance Theatre	\$5,000
Newfound Sound Women's Barbershop Chorus - NEW	\$1,000
Newfoundland Symphony Orchestra (NSO)	\$45,000
Occupy All Spaces - NEW	\$1,500
Opera on the Avalon	\$15,000
Persistence Theatre Company	\$5,000
RCA Theatre Company	\$9,000
Riddle Fence	\$8,000
Shallaway Youth Choir	\$5,000
Spectrum Queer Choir	\$1,000
St. John's Northwest Rotary Music	\$5,000
St. John's Players - NEW	\$1,000
St. Michael's Printshop	\$12,000
Strong Harbour Strings	\$2,500
Suzuki Talent Education Program (STEP)	\$2,000
Untellable Movement Theatre	\$2,500
Visual Artists NL (VANL-CARFAC)	\$6,500
White Rooster Theatre	\$3,500
Wonderbolt Productions	\$13,000
Writers NL	\$10,000
Total Amount	\$201,000

2025 Community Organizations

Organization	2025 Recommended
Autism Society of NL	\$5,000
Beagle Paws Inc.	\$3,500
Big Brothers Big Sisters	\$7,500
BIPOC Women Network NL (BIWON NL) - NEW	\$2,500
Blackhead Chapel Restoration Committee	\$1,500
Boys and Girls Club (MP,BC)	\$75,000
Bridges to Hope	\$25,000
Buckmaster's Circle Community Centre	\$30,000
Centreville Community Association Inc - NEW	\$300
Choices for Youth	\$15,000
Community Sector Council	\$5,000
Connections for Seniors	\$20,000
East Coast Trail Association	\$30,000
Easter Seals NL	\$5,000
Eating Disorder Foundation of NL	\$1,500
End Homelessness	\$50,000
Food First NL	\$25,000
Friends of Victoria Park	\$14,600
Froude Avenue Community Centre	\$30,000
Georgetown Neighbourhood Association	\$500
Goulds Daffodil Seniors Club Inc.	\$1,000
Happy City St. John's	\$2,500
Home Again Furniture Bank	\$15,000
Jimmy Pratt Outreach	\$4,000
Johnson GEO Centre	\$60,000
Kids Eat Smart	\$5,000
Kids Help Phone (NL)	\$4,500

2025 Community Organizations

McSheffrey Resource Centre (formerly Macmorran CC)	\$30,000
Newfoundland Railway Coastal Museum Foundation	\$9,000
Newfoundland and Labrador Malayalee Association (NALMA)	\$2,000
Non Sport Travel	\$5,000
North East Avalon D.A.R.E. Committee	\$2,500
O'Brien's Farm Foundation	\$10,000
Ordinary Spokes Bike Action Inc.	\$2,500
Planned Parenthood – NL Sexual Health Centre	\$5,000
Rabbittown Community Centre	\$30,000
Rainbow Riders	\$30,000
Resource Centre for the Arts (LSPU Hall)	\$55,000
Seniors NL	\$10,000
SPCA	\$5,000
St. John's Farmers' Market Cooperative	\$15,000
St. John's Public Libraries	\$15,000
Stella's Circle - NEW	\$10,000
The Arts and Aging Network formerly known as - Old School Intergenerational Projects	\$2,500
The Pottle Centre	\$9,000
Three Pond Barren Groomers Inc.	\$2,500
Thrive CYN	\$30,000
Trans Youth NL Inc. - NEW	\$1,000
Ukrainian Cultural Association of NL	\$2,000
Vera Perlin	\$10,000
Virginia Park Community Association	\$30,000
Total Amount	\$761,900

2025 Individual Artists			
Artist Name		2025 Recommended	
Brian Amadi - NEW		\$800	
Luca Jesse Apel - NEW		\$1,000	
Rebecca-Ann Bartlett - NEW		\$750	
Robyn Breen		\$1,500	
Bill Brennan		\$1,500	
Lois Brown		\$1,000	
Robert Chafe		\$500	
Josh Chancey		\$1,500	
Leon Chung		\$750	
Caroline Clarke - NEW		\$750	
Michelle Clemens - NEW		\$2,000	
Mike Connolly		\$1,000	
Tia Connolly		\$1,000	
Lisa Daly - NEW		\$500	
Anahareo Doelle		\$500	
Terry Doyle		\$1,500	
Andrya Duff		\$1,200	
Alison Dyer		\$1,500	
Cheney Emberg		\$1,500	
Mike Feehan - NEW		\$1,000	
Spencer Fitzgertald		\$1,000	
Ian Foster		\$1,500	
Susan Furneaux		\$1,500	
Stacy Gardner - NEW		\$1,150	
Hannah Green - NEW		\$500	
Mike Hammond		\$750	
Latonia Hartery		\$1,500	
Katherine Alexandra Harvey		\$1,250	
Cole Hayley - NEW		\$1,000	
Natalie Esther Higdon		\$500	
Brad Hodder		\$500	
Matthew Hollett		\$1,250	
Bailey Jackson - NEW		\$2,000	
Daze Jefferies		\$1,600	
Alexa Jane Jerrett - NEW		\$1,000	
Andy Jones		\$1,000	
Levana Katz - NEW		\$1,500	
Allison Kelly		\$500	
Total Amount			
Artist Name		2025 Recommended	
Rory Lambert		\$1,000	
Ruth Lawrence		\$500	
Nasim Makaremi Nia		\$300	
Beni Malone		\$500	
Jenna Maloney		\$1,000	
Vanessa Matthews - NEW		\$1,000	
Kyle McDavid		\$2,000	
Ethan Murphy		\$1,000	
George Murray		\$1,250	
Jake Nicoll		\$750	
Jeremy Nolan		\$500	
Lisah Nsanzugwanko - NEW		\$2,300	
Melanie Oates		\$1,000	
Melanie O'Brien		\$1,000	
Michael O'Keefe		\$1,500	
Nikhilesh Paliath - NEW		\$1,000	
Lynn Panting		\$750	
Lonni Patey - NEW		\$1,000	
Amanda Penney - NEW		\$500	
Humberto Piccoli - NEW		\$1,500	
Craig Francis Power		\$1,500	
Colleen Power		\$1,000	
Dana Puddicombe - NEW		\$800	
Ana Luisa Ramos		\$1,000	
Allan Ricketts - NEW		\$750	
David Royle - NEW		\$500	
Sherry Ryan		\$1,500	
Sobia Shaikh		\$1,000	
Anita Singh		\$1,500	
Pat Sloan - NEW		\$1,500	
Berni Stapleton		\$1,000	
Andrew Strickland - NEW		\$800	
Joan Sullivan		\$750	
Francois Van Zyl - NEW		\$750	
Agnes Walsh		\$2,000	
Christina Wells - NEW		\$750	
Cody Westman		\$1,000	
Nyah Williams - NEW		\$1,800	
		\$82,000	

2025 Special Events and Festivals

Organization	2025 Recommended
Ilangai Tamil Sangam Newfoundland Inc. - NEW	\$1,000
Kiwanis Music Festival	\$3,500
Latino Hispanic Association of Newfoundland and Labrador	\$1,000
Lawnya Vawnya Inc.	\$10,000
Mummers Festival	\$5,500
Neighbourhood Dance Works	\$7,500
Newfoundland & Labrador Folks Arts Society	\$16,500
Nickel Independent Film Festival	\$7,000
NL Sketch Comedy Festival - NEW	\$2,500
Shakespeare by the Sea Festival	\$3,500
Sound Arts Initiative, Inc.	\$2,000
St. John's International Women's Film Festival Inc.	\$15,000
St. John's Pride	\$6,000
St. John's Short Play Festival	\$2,000
St. John's Storytelling Festival	\$2,000
Tely 10	\$4,600
Tuckamore Festival Inc.	\$6,000
Unpossible NL	\$1,000
Women's Work Festival	\$1,500
Total Amount	\$98,100

2025 Sporting Organizations

Organization	2025 Recommended
Athletics Northeast Running Club Inc.	\$2,500
Avalon Minor Hockey	\$12,500
Avalon Mountain Bike Association	\$7,500
Avalon Nordic	\$2,000
Cricket NL	\$4,000
Cygnus Gymnastics	\$10,000
Disc Golf NL	\$3,000
Feildians Athletic Association - NEW	\$5,000
Goulds Minor Hockey	\$12,500
Prince of Wales Skating Club	\$7,500
Special Olympics	\$6,000
Sport Travel Allocation	\$25,000
St. John's Amateur Baseball	\$5,000
St. John's Minor Baseball	\$15,000
St. John's Minor Hockey	\$14,000
St. John's Rowing Club	\$6,000
St. John's Soccer Club	\$22,000
Swilers Rugby Football Club	\$5,000
Ultimate NL	\$5,000
Total Amount	\$169,500

DECISION/DIRECTION NOTE

Title: 2025 Capital Grant Allocations Approval

Date Prepared: March 5, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Community Services

Ward: N/A

Decision/Direction Required: Seeking Council approval for the recommended 2025 Capital Grant allocations.

Discussion – Background and Current Status: The City of St. John's Capital Grant Program makes available limited financial support to non-profit organizations that align with the City's Strategic Directions.

The Capital grant applications were evaluated by an internal grants committee based on the following key considerations:

- The association's current financial status.
- The program's alignment with the City's strategic directions.
- The impact on the overall community.

A list of organizations reviewed for funding can be found in the attached chart.

Net Budgetary Impact: Following the attached recommendations, the budgetary impact is as follows:

Grant Type	2025 Budget	Recommended	Permit Fees Waived
Capital	\$500,000	\$489,630	\$43,126.95

Key Considerations/Implications:

1. Budget/Financial Implications: All monies are approved under the 2025 Capital Grant Allocation budget program.
2. Partners or Other Stakeholders: Various community organizations.

ST. JOHN'S

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: Community Services staff will work with Communications on the media release.

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 2025 Capital Grants as attached.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager – Tourism, Culture, and Business Growth

Report Approval Details

Document Title:	2025 Capital Grant Allocations Approval.docx
Attachments:	- 2025 Capital for Council.pdf
Final Approval Date:	Mar 5, 2025

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

Erin Skinner - Mar 5, 2025 - 12:03 PM

Tanya Haywood - Mar 5, 2025 - 2:14 PM

2025 Capital Grants

Organization	Project Description	2025 Recommended	Permit & Development Fees
AIDS Committee of Newfoundland and Labrador	Adding 8 affordable housing units to the Tommy Sexton Centre, along with adjacent spaces offering counseling and life skills activities for residents living in the all units.	\$100,000.00	\$36,076.16
Curtis Hudson Memorial Fund Inc.	Accessible Playground at Goulds Elementary.	\$100,000.00	\$0.00
Food First NL	Upgrades to 77 Charter Ave to use as a Community Food Centre.	\$50,000.00	\$2,903.04
O'Brien Farm Foundation	Constructing a produce stand and cold storage.	\$9,660.00	\$0.00
Quidi Vidi Rennie's River Development Foundation	Repairing Fluvarium foundation.	\$5,500.00	\$99.00
Royal Canadian Legion Branch 1 (Blackmarsh Road)	Resurface a portion of the building parking lot.	\$13,150.00	\$236.70
St John's Retired Citizens Association	Retractable stage with ramp access and wireless speaker system. And new front door.	\$16,550.00	\$327.95
St. John's Farmers Market	Renovating and upgrading the building and commercial kitchen.	\$10,000.00	\$180.00
St. John's Public Libraries	Moving the topsail road library to a larger space in the Village Mall. Funds will go toward renovations of the space.	\$50,000.00	\$1,986.62
St. John's Status of Women Council	Renovate and make more accessible their new space on Barter's Hill.	\$40,670.00	\$732.48
Stella's Circle	55 Military Road - creating 15 transitional housing units for women.	\$94,100.00	\$585.00
Total Amounts		\$489,630.00	\$43,126.95

DECISION/DIRECTION NOTE

Title: NEAJC – Year End Social Sponsorship Approval

Date Prepared: March 4, 2025

Report To: Special Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Council approval is sought to provide the NEAJC with a \$3000.00 sponsorship donation toward their annual Year End Social in June 2025.

Discussion – Background and Current Status:

The Northeast Avalon Joint Council (NEAJC) is looking to host a year-end social on Thursday, June 19, 2025. It would be a catered event with approximately 40-50 attendees.

The City of St. John's, as the organization's largest municipal member, has traditionally donated the space for the event, beverages for the event, as well as a monetary donation intended to cover the cost of the catering. The NEAJC has contacted the City to ask if we would be willing to provide a donation again this year. The estimated cost for catering, based on information provided by NEAJC, is \$3000.00.

Key Considerations/Implications:

1. Budget/Financial Implications: \$3000.00
2. Partners or Other Stakeholders: Northeast Avalon Joint Council
3. Is this a New Plan or Strategy: No

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

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

4. Alignment with Strategic Directions:

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

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Choose an item.

- 5. Alignment with Adopted Plans: N/A
- 6. Accessibility and Inclusion: N/A
- 7. Legal or Policy Implications: N/A
- 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 providing NEAJC with a \$3000.00 sponsorship donation toward their annual Year End Social in June 2025.

Prepared by: Theresa Walsh, City Clerk

Approved by: Theresa Walsh, City Clerk

Report Approval Details

Document Title:	Canada Games Mission Reception.docx
Attachments:	
Final Approval Date:	Feb 27, 2025

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

Theresa Walsh - Feb 27, 2025 - 9:38 AM

DECISION/DIRECTION NOTE

Title: Travel Authorization – FCM 2025 Annual Conference and Trade Show

Date Prepared: February 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Council approval is requested for the costs related to travel for Mayor Danny Breen, Deputy Mayor Sheilagh O’Leary, Councillor Sandy Hickman, Councillor Ophelia Ravencroft, and Councillor Greg Noseworthy to attend the [Federation of Canadian Municipalities Annual Conference and Trade Show](#) in Ottawa, from May 29 – June 1, 2025.

Discussion – Background and Current Status:

The Federation of Canadian Municipalities 2025 Annual Conference and Trade Show offers an opportunity to network with peers, partners and federal representatives while providing resources and insights to address and embrace new challenges. Mayor Danny Breen is a member of FCM’s Big Mayor’s Caucus and Deputy Mayor Sheilagh O’Leary is a FCM Board Member and are mandated to attend. Councillor Sandy Hickman, Councillor Ophelia Ravencroft, and Councillor Greg Noseworthy have expressed interest in attending as delegates.

Key Considerations/Implications:

1. Budget/Financial Implications: Registration fees for 5 approx. \$5975.00; flights for 5 approx. \$3696.00; hotel for 6 nights for 5 people approx. \$13,765.50; per diem for 5 people for 7 days approx. \$3500. Total travel costs for 5 people approx. \$26,936.50. Annual budget allotted for travel is \$29,000.00, currently at \$17,099.62.
2. Partners or Other Stakeholders: Federation of Canadian Municipalities
3. Is this a New Plan or Strategy: No

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

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

ST. JOHN’S

4. Alignment with Strategic Directions:

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

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

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

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 travel costs to allow Mayor Danny Breen, Deputy Mayor Sheilagh O’Leary, Councillor Sandy Hickman, Councillor Ophelia Ravencroft, and Councillor Greg Noseworthy to attend the Federation of Canadian Municipalities Annual Conference and Trade Show in Ottawa, from May 29 – June 1, 2025.

Prepared by: Stacey Baird, Legislative Assistant

Approved by: Theresa Walsh, City Clerk