

ST. JOHN'S

Regular Meeting - City Council Agenda

April 22, 2025

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

2.1 National Poetry Month - Poetry Reading

Jennifer May Newhook

2.2 Youth Week

Proclamation

2.3 Volunteer Week

Proclamation

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

4. ADOPTION OF THE MINUTES

4.1 Minutes of April 9, 2025

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5. BUSINESS ARISING FROM THE MINUTES

6. DEVELOPMENT APPLICATIONS

6.1 Crown Land Grant – Petty Harbour Road – CRW2500004

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6.2 Proposed Single Detached Dwelling in the Watershed – 5 King's Hill Road (Town of Portugal Cove – St. Phillip's) – INT2500021

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6.3 Notices Published – 31 Malta Street – DEV2500039

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17.	ADJOURNMENT	

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

April 9, 2025, 10:00 a.m.

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

Councillor Carl Ridgeley

Regrets: Councillor Ophelia Ravencroft
Councillor Tom Davis

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
Jackie O'Brien, Manager of Corporate Communications
David Crowe, Manager - Roads, Public Works
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

2.1 Records and Information Management Month

Proclamation

2.2 National Poetry Month - Poetry Reading

Chukky Ibe

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJCM-R-2025-04-08/108

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - March 25, 2025

SJCM-R-2025-04-08/109

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That the minutes of March 25, 2025, be adopted as presented.

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

MOTION CARRIED (8 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Building (Amendment No. 1-2025) By-Law

Adoption of Building (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/110

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council adopt the proposed amendments to the Building By-law.

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

MOTION CARRIED (8 to 0)

5.2 Commercial Maintenance (Amendment No. 1-2025) By-Law

Adoption of Commercial Maintenance (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/111

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council adopt the proposed amendments to the Commercial Maintenance By-Law

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

MOTION CARRIED (8 to 0)

5.3 Residential Property Standards (Amendment No. 1-2025) By-Law

Adoption of the Residential Property Standards (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/112

Moved By Councillor Hickman

Seconded By Councillor Ellsworth

That Council adopt the proposed amendments to the Residential Property Standards By-Law.

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

MOTION CARRIED (8 to 0)

6. DEVELOPMENT APPLICATIONS

6.1 Crown Land Grant – 358 Blackhead Road – CRW2500003

The Deputy Mayor emphasized that telecommunication towers fall under federal jurisdiction. While these applications are brought before Council, the authority to make the final decision is with the federal government.

SJCM-R-2025-04-08/113

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Crown Land Grant for 0.63hectares at 358 Blackhead Road.

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

MOTION CARRIED (8 to 0)

6.2 Public Utility in the Floodplain, Wetland and Associated Buffers – Petty Harbour Road – DEV2500022 & DEV2500028

SJCM-R-2025-04-08/114

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the replacement of a Public Utility within the Floodplain, Wetland and associated Buffer along Petty Harbour Road.

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

MOTION CARRIED (8 to 0)

6.3 Notices Published – 112 Camrose Drive - DEV2300136

SJCM-R-2025-04-08/115

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Discretionary Use application at 112 Camrose Drive to allow the remediation of an abandoned quarry in the Watershed.

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

MOTION CARRIED (8 to 0)

6.4 Proposed Subsidiary Dwelling in a Non-Conforming Dwelling and Parking Relief – 26 Major's Path – DEV2500040

SJCM-R-2025-04-08/116

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the addition of a Subsidiary Dwelling Unit within the Non-Conforming Dwelling and relieve one (1) parking space at 26 Major's Path.

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

MOTION CARRIED (8 to 0)

6.5 Approval-in-Principle for Apartment Building – 5 & 7 Little Street – DEV2500043

Discussion took place with Council providing support for the application. Council members emphasized the importance of balanced decision making that promotes increased density while ensuring developments do not cause additional problems for residents.

SJCM-R-2025-04-08/117

Moved By Councillor Noseworthy

Seconded By Councillor Burton

That Council grant Approval in Principle for the proposed Apartment Building at 5 & 7 Little Street, which is subject to the following conditions prior to Final Approval:

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

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

MOTION CARRIED (8 to 0)

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

SJCM-R-2025-04-08/118

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

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

- Building Line – 40.74m
- Side Yard – West: 2.83m
- Side Yard - East: 24.12m

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

MOTION CARRIED (8 to 0)

6.7 Notices Published – 2 William Street – DEV2500021

While submissions received from area residents raised traffic concerns, Council clarified that no additional traffic would be introduced to the area as there is no onsite retail. The applicant will deliver their products directly to markets and grocery stores.

SJCM-R-2025-04-08/119

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the Discretionary Use application for a Home Occupation at 2 William Street for a bakery and relief for one (1) parking space.

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

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 Travel Approval - Cruise Canada New England Symposium

Previously, approval was granted for Councillor Bruce to attend the Seatrade Global Cruise Conference in Miami. However, due to the current

political climate, the trip was cancelled. It was advised that the Cruise Canada New England Symposium would be a beneficial alternative.

SJCM-R-2025-04-08/120

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hickman

That Council approve the travel cost associated for Councillor Bruce to attend the Cruise Canada New England Symposium in Halifax from June 9 – 11, 2025.

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

MOTION CARRIED (8 to 0)

7.2 City of St. John's Cyber Insurance Policy Approval

SJCM-R-2025-04-08/121

Moved By Councillor Ellsworth

Seconded By Councillor Noseworthy

That Council approve the payment of \$115,000.00 to secure cyber insurance coverage.

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

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - April 1, 2025

1. Curlew Place – REZ2500002

SJMC-R-2025-04-08/122

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council consider rezoning land at Curlew Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone.

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

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

MOTION CARRIED (8 to 0)

2. REZ2500008 – 18 Campbell Avenue

SJMC-R-2025-04-08/123

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council consider rezoning 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to accommodate the development of two semi-detached dwellings.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations once all required information is received.

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

MOTION CARRIED (8 to 0)

3. 425 Blackmarsh Road (Welland Street) – REZ2500010

SJMC-R-2025-04-08/124

Moved By Councillor Burton

Seconded By Councillor Noseworthy

That Council consider rezoning a portion of land at 425 Blackmarsh Road, between 70 Welland Street and 418 Blackmarsh Road, from

the Apartment 2 (A2) Zone to the Residential 2 (R2) 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 (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4. 125 Southlands Boulevard – MPA2400005

Please note that the Decision Note and Terms of Reference have been updated to include information on Pedestrian Crossings.

Council requested that staff include information regarding pedestrian connections, walking trails and other amenities for future proposed greenfield developments.

SJMC-R-2025-04-08/125

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council:

- (1) Consider redesignating 125 Southlands Boulevard from the Commercial District to the Residential District and rezone from the Commercial Regional (CR) Zone to the Residential 2 (R2) Zone for a residential development, maintaining a minimum of 3,000 square metres in the Commercial Regional (CR) Zone;
- (2) Approve the attached terms of reference for a land use report for 125 Southlands Boulevard; and
- (3) Upon receiving a satisfactory land use report (LUR), that the application be advertised for public input and feedback.

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

MOTION CARRIED (8 to 0)

5. Paid Parking Application Contract, Transaction Fee, and Minimum Parking Time

SJMC-R-2025-04-08/126

Moved By Councillor Hickman

Seconded By Councillor Noseworthy

That Council approves extension of the PayByPhone contract, while the City continues to absorb the transaction fee at the new rate of \$0.35. Additionally, Council is requested to approve a 15-minute minimum parking session time in the application.

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

MOTION CARRIED (8 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List March 20 - April 2, 2025

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for the Weeks Ending March 28 and April 2, 2025

SJCM-R-2025-04-08/127

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending March 28 and April 2, 2025, in the amount of \$11,196,185.42, be approved as presented.

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

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

12.1 Contract awards between March 5, 2025, and April 2, 2025

12.2 2025 Streets Rehabilitation Program List

The Deputy Mayor advised Council that she will be meeting with residents in the area of Margaret's Place to discuss the work taking place as well as any additional concerns they may have.

Councillor Ridgeley requested that staff consider Brookfield Road for next year's street rehabilitation list. He advised that construction on the Team Gushue Highway has led to large trucks causing damage to the shoulders of the road.

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Shea Heights Board Appointment

Councillor Ellsworth declared a conflict of interest as he is a member of the board and as such did not participate in the discussion or vote on the matter.

SJMC-R-2025-04-08/128

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve the appointment of Emma Whalen to the Shea Heights Community Centre Board of Directors to fill a vacancy within the "At Large" category of the Board structure.

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

Conflict (1): Councillor Ellsworth

MOTION CARRIED (7 to 0)

14.2 Inclusion Advisory Committee – Appointment of New Members

SJMC-R-2025-04-08/129

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve the appointment of Sherry Nandha as the Anti-Racism Representative and Sandra Cuning as the Universal Design/Accessibility Representative to the Inclusion Advisory Committee.

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

MOTION CARRIED (8 to 0)

14.3 Affordable Housing Working Group – Appointment of New Members

SJMC-R-2025-04-08/130

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve of the following appointments to the Affordable Housing Working Group:

- Rosalind Langer, Co-operative Housing Association Newfoundland and Labrador (CHANAL)
- Sherry Whittle, The Gathering Place
- Harim Jun, Memorial University Internalization Office
- Jennifer Tipple, End Homelessness St. John's
- Emily Timmins, Provincial Government Representative

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

MOTION CARRIED (8 to 0)**14.4 188 New Pennywell Road – MPA2400008 - Approval**

Councillor Ellsworth clarified that this development application has been with the City for some time. He explained that during the application process, the developer decided to expand the area being developed, which led to the delay.

SJCM-R-2025-04-08/131

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council:

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 14, 2024, and Envision St. John's Development Regulations Amendment Number 40, 2024, as adopted, regarding a Cluster Development (a Townhouse Cluster) at 188 New Pennywell Road; and
- 2) as per Section 4.9(2) of the Development Regulations, approve the attached land use report for 188 New Pennywell Road dated January 22, 2025.

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

MOTION CARRIED (8 to 0)**14.5 250 East White Hills Road zone line interpretation Penitentiary****14.6 CDA 8 Zone line interpretation Southlands****14.7 Main Road and Shoal Bay Road – MPA2400010 – Adoption**

The Chief Municipal Planner provided Council with an approximate timeline for the neighbourhood plan. He advised that they hope to secure a consultant for the project this year, with plans to initiate engagement next year.

It was also confirmed that the commercial locations in the area will be included in the neighbourhood plan.

SJCM-R-2025-04-08/132

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council:

(1) adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025 and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Monday, May 5, 2025, at 7 p.m. at St. John's City Hall.

(2) direct staff to prepare terms of reference for a Goulds Neighbourhood Plan.

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

MOTION CARRIED (8 to 0)

14.8 Royal St. John's Regatta Committee Hall of Fame Banquet

The Mayor and Councillor Hickman declared conflicts of interest as they are members of the Regatta Committee and as such did not participate in the discussion or vote on the matter.

SJCM-R-2025-04-08/133

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council sponsor the 2025 Royal St. John's Regatta Committee Hall of Fame banquet luncheon.

For (6): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

Conflict (2): Mayor Breen; Councillor Hickman

MOTION CARRIED (6 to 0)

14.9 City Council Summer Schedule 2025

SJMC-R-2025-04-08/134

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the summer schedule for Regular and Special meetings as proposed, with Committee of the Whole (CotW) meetings not being scheduled but rather at the call of Council or Senior Executive should such be deemed necessary.

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

MOTION CARRIED (8 to 0)

15. OTHER BUSINESS

15.1 SERC - 2025 Spring Events 1

SJCM-R-2025-04-08/135

Moved By Councillor Bruce

Seconded By Councillor Burton

That Council approve the road closures and lane reductions associated with the Flat Out 5K road race on April 27, the Mews 5K road race on May 11, and the ANE Mile road race on May 25.

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

MOTION CARRIED (8 to 0)

16. ACTION ITEMS RAISED BY COUNCIL

Councillor Hickman expressed concerns regarding signage placement for the federal election candidates and inquired if our sign by-laws were being enforced. It was advised that they are, but that enforcement runs on a complaint basis.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 11:33 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Crown Land Grant – Petty Harbour Road – CRW2500004

Date Prepared: April 15, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required: To reject a Crown Land Grant along Petty Harbour Road.

Discussion – Background and Current Status: The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant along Petty Harbour Road (near Crockers Road) for a Cemetery Use. The land is approximately 160 square metres and is zoned Open Space Reserve (OR). The OR Zone does not allow a Cemetery Use in the Zone; therefore, a rezoning application would be required. The adjacent land is owned by the same applicant and is currently also used for a cemetery (non-conforming). The parcel of land does not have frontage on a public street, which is a requirement for development. The nearby access is a privately owned right-of-way under a different owner.

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 "Open Space Reserve (OR) 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 reject the Crown Land Grant along Petty Harbour Road for a Cemetery Use, as the property is zoned Open Space Reserve (OR), which does not allow the proposed use, and the parcel of land has no frontage on a public street.

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 - Petty Harbour Road - CRW2500004.docx
Attachments:	- E-163874 2500 Map.pdf
Final Approval Date:	Apr 15, 2025

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

Jason Sinyard - Apr 15, 2025 - 1:23 PM

**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Crown Lands Administration 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.

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 general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

To book an appointment to speak with a regional Crown Lands representative please visit our website at:
<https://www.gov.nl.ca/crownlands>



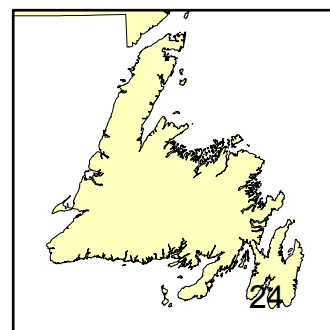
Meters
0 495 990 1,980 2,970 3,960



Scale

1:2,500

Compiled on March 31 2025



DECISION/DIRECTION NOTE

Title: Proposed Single Detached Dwelling in the Watershed – 5 King’s Hill Road (Town of Portugal Cove – St. Phillip’s) – INT2500021

Date Prepared: April 15, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: That Council reject the proposed Single Detached Dwelling at 5 King’s Hill Road, Town of Portugal Cove - St. Phillip’s, which is within the Broad Cove Watershed.

Discussion – Background and Current Status: The Town of Portugal Cove – St. Phillip’s has referred an application for the development of a Single Detached Dwelling at 5 King’s Hill Road. The applicant is proposing a new single dwelling on the property. The subject property is within the Broad Cove Watershed. Development of lands within the Watershed and situated within the legal municipal boundary of the Town is subject to Section 104(4) of the City of St. John’s Act, which does not allow the construction of a new Dwelling on vacant land within the Watershed.

Key Considerations/Implications:

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

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

Choose an item.

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

ST. JOHN’S

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

Recommendation:

That Council reject the proposed development for a Single Detached Dwelling at 5 King's Hill Road, Town of Portugal Cove St. Phillips, as the Lot is located within the Broad Cove Watershed and a new Dwelling is not permitted on the Lot as per Section 104(4) of the City of St. John's Act.

Prepared by:

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

Approved by:

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

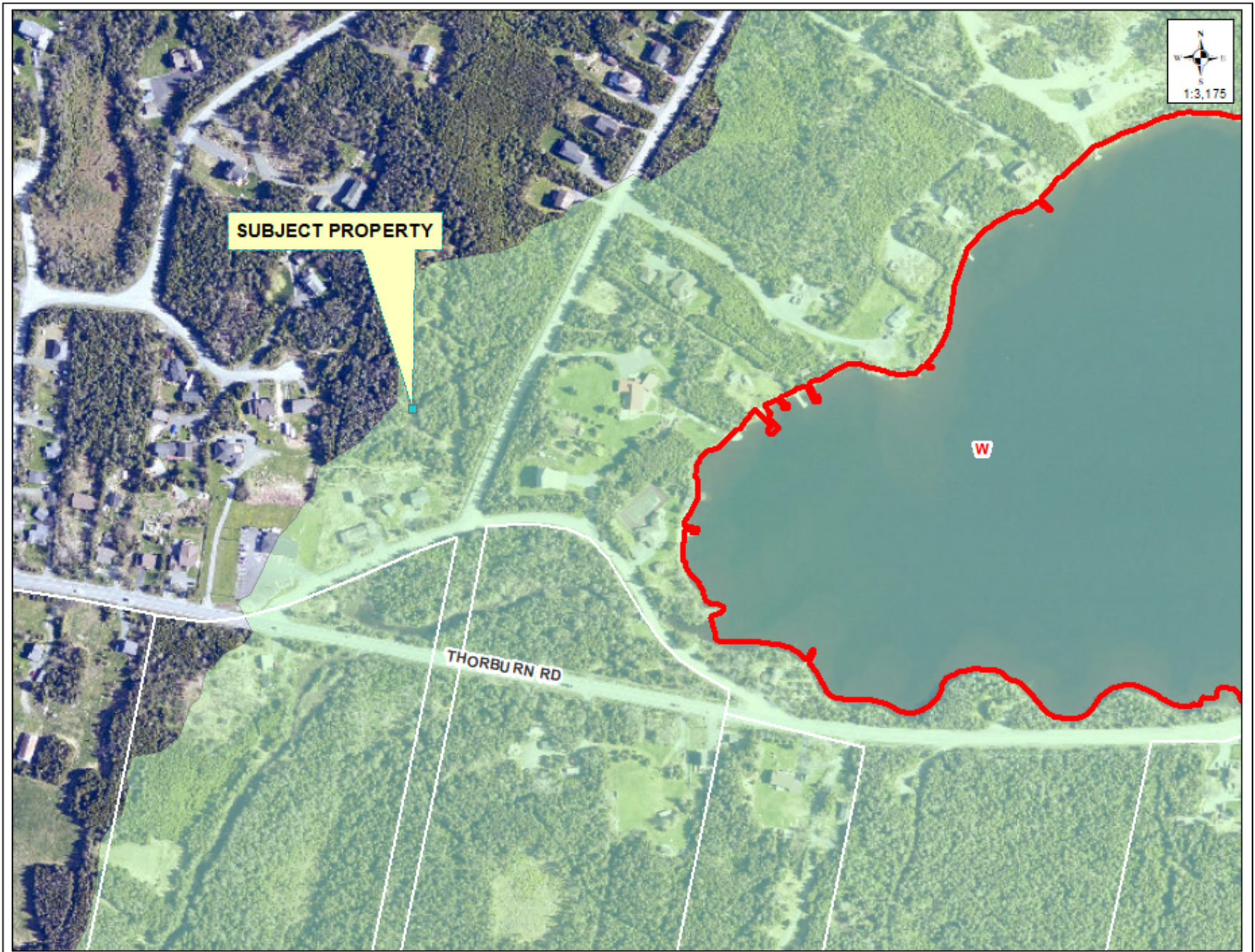
Report Approval Details

Document Title:	Development Committee - Single Detached Dwelling (PCSP) – 5 Kings Hill Road - INT2500021.docx
Attachments:	- Site location.pdf
Final Approval Date:	Apr 15, 2025

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

Jason Sinyard - Apr 15, 2025 - 1:22 PM

5 King's Hill Road



DECISION/DIRECTION NOTE

Title: Notices Published – 31 Malta Street – DEV2500039

Date Prepared: April 15, 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 by Lavish Nails & Headspa Inc. for 31 Malta Street.

Discussion – Background and Current Status:

The application is a Service Shop for a beauty salon. The floor area will be approximately 88.14m² and operate Monday to Saturday, 10 a.m. - 7 p.m., and Sunday, 12 p.m. – 5 p.m. Off-street parking is available. The proposed application site is zoned Residential 3 (R3).

Two (2) submissions were received in support of the application.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Is this a New Plan or Strategy: No
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 Envision 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 Uses" 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 the Discretionary Use for a Service Shop at 31 Malta Street to allow a beauty salon.

Prepared by:

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

Approved by:

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

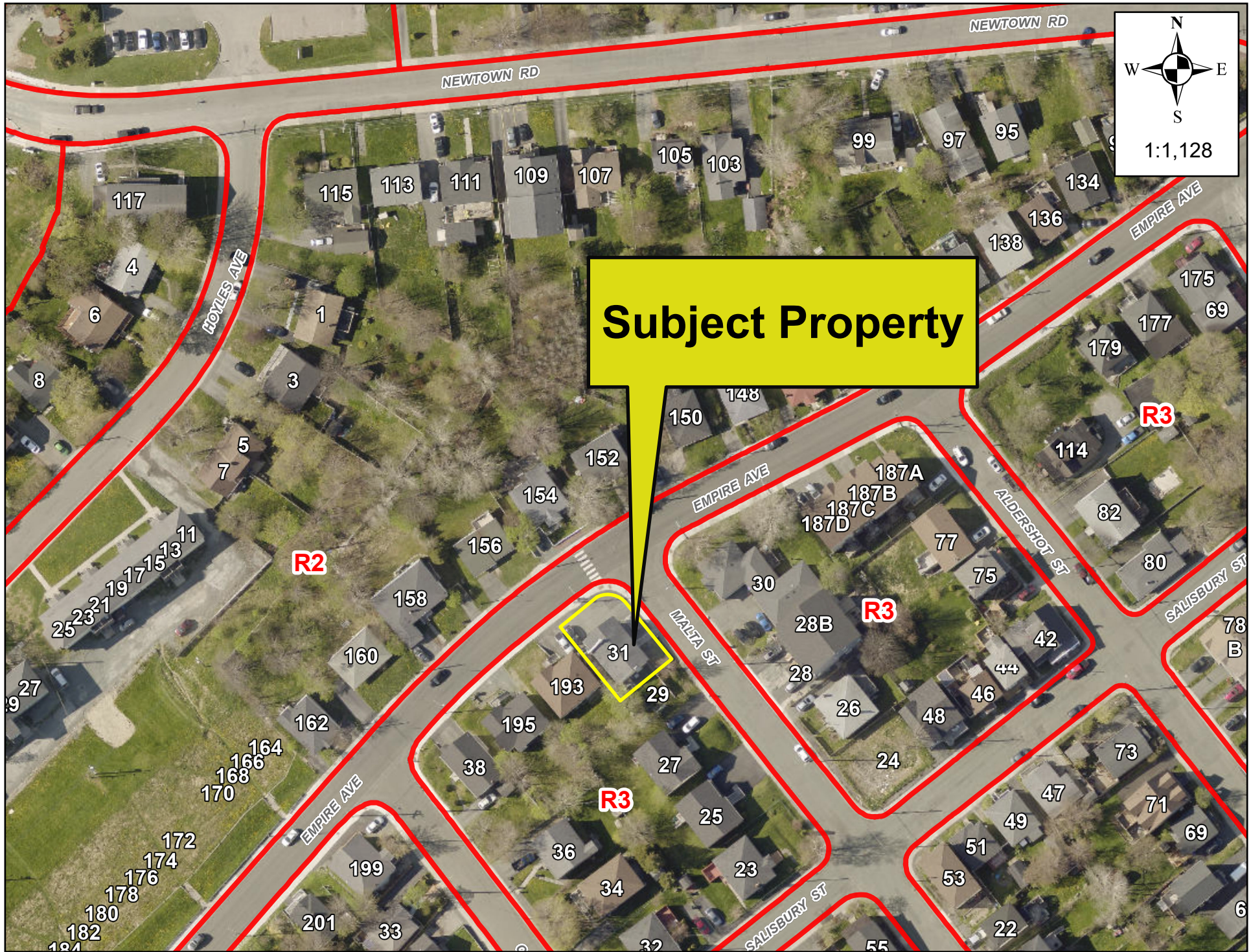
Report Approval Details

Document Title:	Notices Published - 31 Malta Street - DEV2500039.docx
Attachments:	- 31 Malta Street_subjectProperty.pdf
Final Approval Date:	Apr 15, 2025

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


Lindsay Lyghtle Brushett - Apr 15, 2025 - 11:46 AM

Jason Sinyard - Apr 15, 2025 - 1:24 PM



I have no objections to this application

AA



Re: 31 Malta Street

Application

A Discretionary Use application has been submitted by Lavish Nails & Headspa Inc. for 31 Malta Street.

Description

The application is a Service Shop for a beauty salon. The floor area will be approximately 88.14m² and operate Monday to Saturday, 10 a.m. - 7 p.m., and Sunday, 12 p.m. – 5 p.m. Off-street parking is available.

Comment By

9:30 a.m. Tuesday, April 15, 2025.

Comments

Provide your comments to the Office of the City Clerk including your name and address to cityclerk@stjohns.ca or P.O. Box 908, St. John's NL A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

Council Decision Date

April 22, 2025.

Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email planning@stjohns.ca.

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, March 30, 2025 5:23 PM
To: CityClerk
Subject: 31 Malta 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, I received a discretionary use application notice for a nail and spa service shop at 31 Malta. I am in support of this application.

[REDACTED]

DECISION/DIRECTION NOTE

Title: Notices Published – 55 Cashin Avenue - DEV2500034

Date Prepared: April 15, 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 by Signage Global Solutions Inc. for 55 Cashin Avenue.

Discussion – Background and Current Status:

The proposed application is a change of Non-Conforming Use from a Dentist Office to a Retail Use. The business will occupy a floor area of approximately 96m². Hours of operation are Monday to Saturday, 8 a.m. – 7 p.m. Parking is provided on-site. The proposed application site is zoned Residential 2 (R2).

No submissions were received.

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 Envision 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 7.5 "Non-Conforming" 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 change of Non-Conforming Use for a Retail Use at 55 Cashin 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

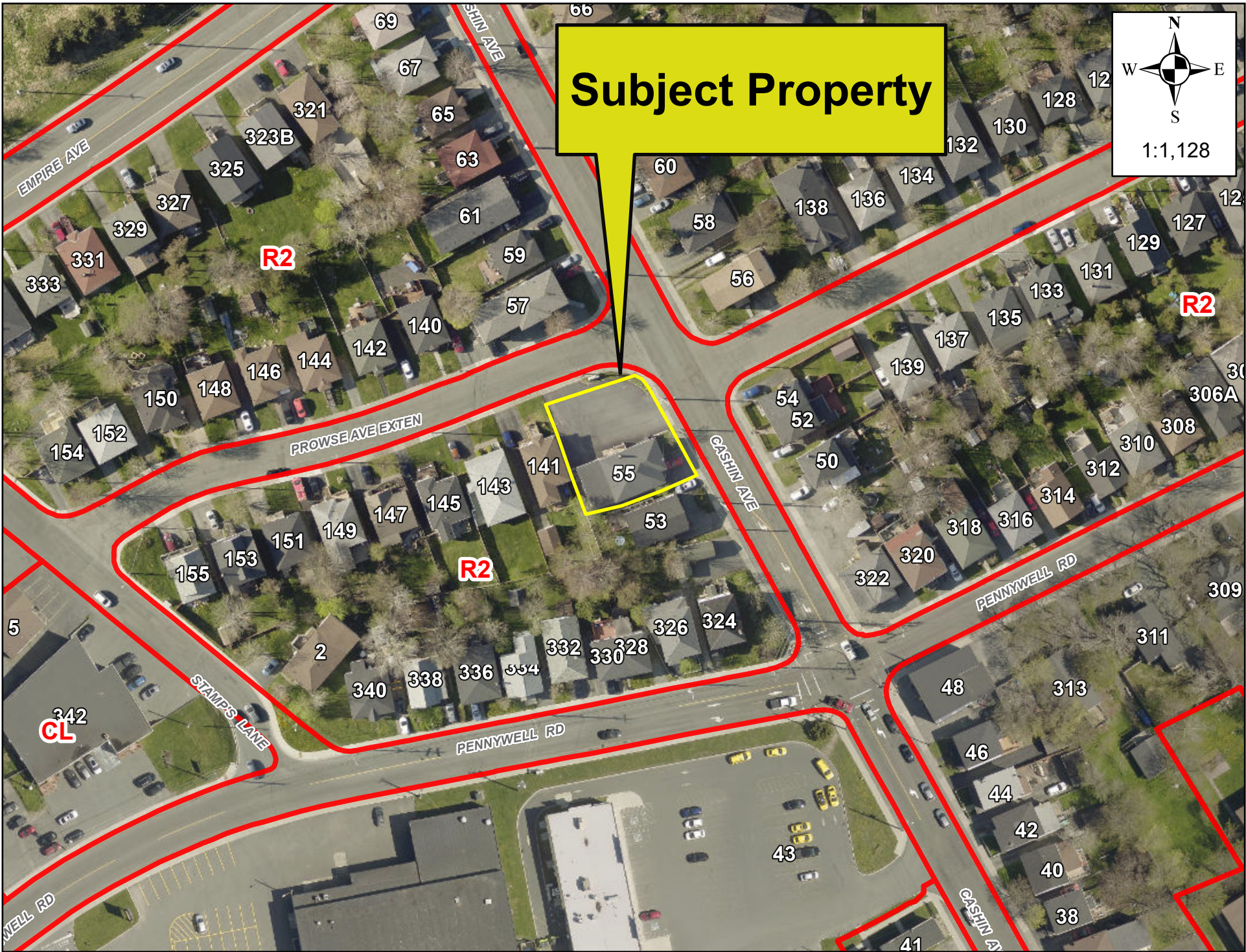
Report Approval Details

Document Title:	Notices Published - 55 Cashin Avenue.docx
Attachments:	- 55 Cashin Avenue_subjectProperty.pdf
Final Approval Date:	Apr 15, 2025

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

Lindsay Lyghtle Brushett - Apr 15, 2025 - 11:38 AM

Jason Sinyard - Apr 15, 2025 - 1:25 PM



DECISION/DIRECTION NOTE

Title: Notices Published - 65 Empire Avenue – DEV2500026

Date Prepared: April 15, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A change of Non-Conforming Use application has been submitted by Core Insight Inc. for 65 Empire Avenue.

Discussion – Background and Current Status:

The proposed application is a change of Non-Conforming Use from an Office to a Clinic (chiropractic and wellness). The business will occupy a floor area of approximately 148.4m². Hours of operation are Monday to Friday, 9 a.m. – 6 p.m. and Saturday, 9 a.m. – 12 p.m. Parking relief has been requested. The proposed application site is zoned Residential Special 1 (RA1).

Two submissions were received: one in support and one with concerns pertaining to the street width, traffic, speed, and parking. Transportation Engineering reviewed the proposal and have no concerns related to the application. The change of Use from an Office to a Clinic will have no significant impact on vehicle speed or traffic volume.

As per Section 8.3 of the Development Regulations, seven (7) parking spaces are required for the Clinic Use, but only four (4) spaces are available. The applicant is requesting parking relief for three (3) spaces. They feel their scheduling system for patients will ensure a controlled and steady flow of visitors and there will only be 2-3 staff on-site at one time. There is no additional on-street parking, but parking is available on other nearby streets and local bus service is available. 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: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.

ST. JOHN'S

3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
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 Use," Section 8.3 "Parking Standards," Section 8.12 "Parking Report," and Section 10 "Residential Special 1 (RA1) 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 change of Non-Conforming Use for a Clinic Use at 65 Empire Avenue and parking relief for three (3) parking space.

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 - 65 Empire Avenue.docx
Attachments:	
Final Approval Date:	Apr 15, 2025

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

Lindsay Lyghtle Brushett - Apr 15, 2025 - 11:15 AM

Jason Sinyard - Apr 15, 2025 - 1:26 PM

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, March 27, 2025 4:32 PM
To: CityClerk
Subject: Application - 65 Empire Avenue

[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.

Hi,

The section of Empire between Circular/Kingsbirdge Road and Rennies Mill Road is very narrow and there is excessive speeding traveling west from Kingsbridge to Rennies Mill Road. The speeding became worse after the Lake Front Dominion grocery store was put in place. Other narrow streets in the same area, such as Winter Avenue, subsequently received traffic calming but we have not.

There is now a lot of very young children that live on our street and there have been a number of near misses so we have a serious risk of something tragic happening. The homes are often very close to the road so a young child has go a very short distance from their home to the road. In addition a lot of homes have to park on the road and are putting children in their car seats on the street. At times there is no traffic or slow traffic but this is mixed with excessive speeding as people cut through the street. This variation in speed on such a narrow street make it very dangerous for children.

The street has been petitioning for street calming but we have not received anything yet.

If a chiropractor is approved then this will increase traffic and speeding further. The prior business had very little activity; whereas, a chiropractor has a lot of quick appointments so it would have a lot of traffic and activity.

I do not think this should be approved until multiple permanent speed bumps are installed on the street to prevent speeding and reduce the likelihood of something tragic happening.

Regard,

[REDACTED]
[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, April 8, 2025 7:51 AM
To: CityClerk
Subject: support for 65 Empire Ave non-confirming use application

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 am writing to share my support for 65 Empire Ave's non-confirming use application, for a chiropractic & wellness office. I am a resident in the neighbourhood & welcome the business to our area. It's great to see this building in use, rather than sitting vacant.

Best,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Proposed Demo and Rebuild for a Non-Conforming Use – 267 Thorburn Road – SUB2500012

Date Prepared: April 15, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval to demolish and rebuild a portion of the building at 267 Thorburn Road which is a Non-Conforming Use.

Discussion – Background and Current Status:

An application was submitted to demolish and rebuild a portion of the building at 267 Thorburn Road. The Light Industrial Use (cabinet making) is currently a Non-conforming Use in the Rural Residential (RR) Zone, where the property is located. Lot Area and Lot Frontage for this property are also non-conforming in regard to Zone Standards.

Section 7.5.3(a), a “Non-conforming Building, Structure or Development shall not be internally or externally varied without Council approval.” There will be no change to the existing footprint; approximately 125m² section of the building will be removed and rebuilt. The size and location of the building will not change; therefore, the building will not become more non-conforming.

Key Considerations/Implications:

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

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

Choose an item.

ST. JOHN'S

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.5. "Non-Conforming," and Section 10 "Rural Residential (RR) 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 demolition and rebuilt of the Non-conforming Use at 267 Thorburn Road.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

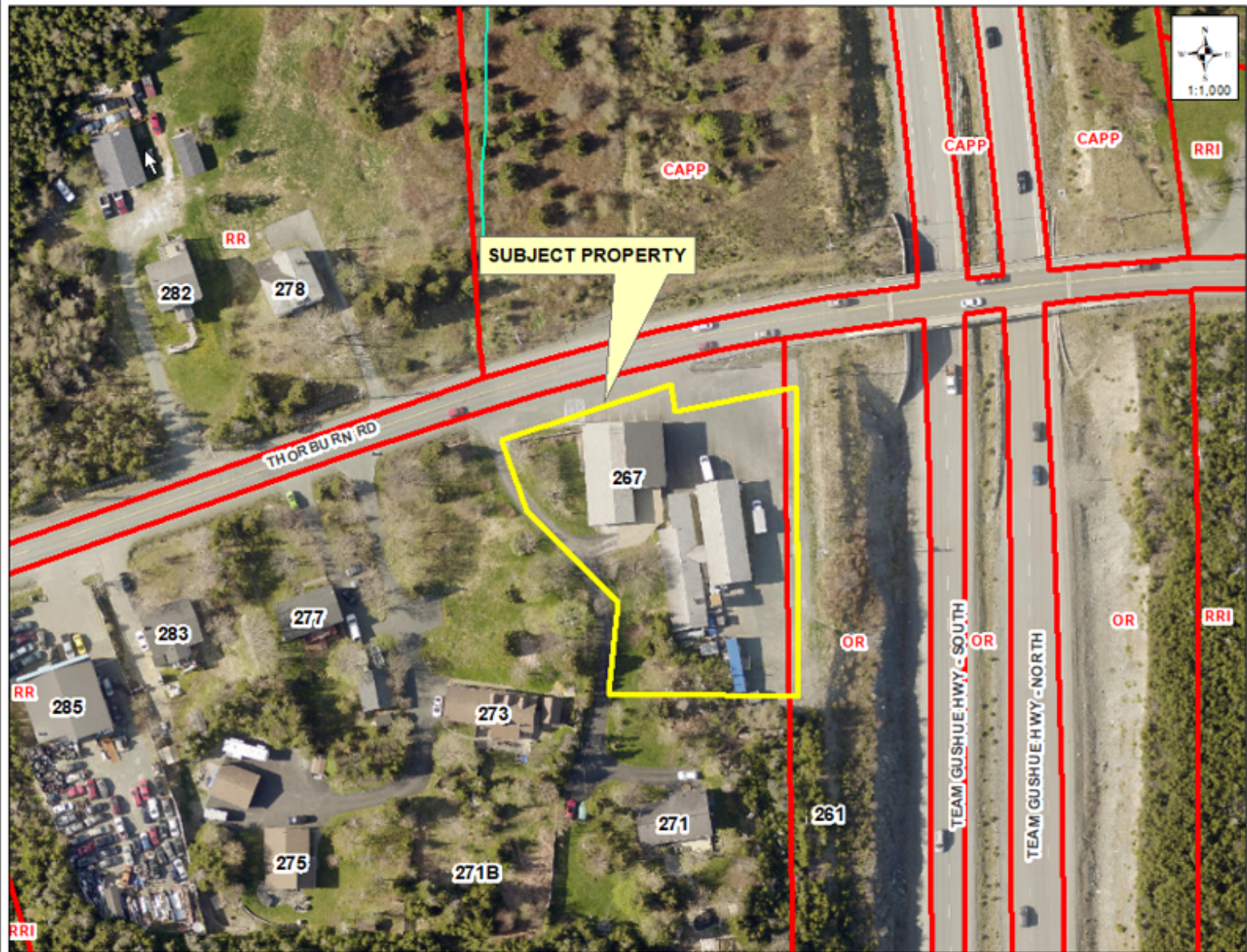
Report Approval Details

Document Title:	Development Committee- Demo Rebuild of Non-conforming Use - 267 Thorburn Road - SUB2500012.docx
Attachments:	- 267ThorburnRd.png
Final Approval Date:	Apr 16, 2025

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

Lindsay Lyghtle Brushett - Apr 16, 2025 - 9:29 AM

Jason Sinyard - Apr 16, 2025 - 10:02 AM



DECISION/DIRECTION NOTE

Title: Notices Published – 5 Lunenburg Street – DEV2500024

Date Prepared: April 16, 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 by Betsam International Inc. at 5 Lunenburg Street.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for retail sales. The floor area will be approximately 45 m² and hours of operation will be Monday to Saturday, 12 p.m. – 7 p.m. Orders will be placed online or by phone and picked up during operating hours or delivered to customers by the business operator. There will be no on-site sales. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

24 submissions were received; 2 submissions in favour and 22 opposed. Concerns raised include additional traffic and congestion, that a residential neighbourhood should not have a commercial use, overall impact to property values, concerns that on-site parking is already being used by the dwelling and that parking will spill onto the nearby street, large delivery of items, and safety impact on children in the area from additional traffic.

Floor area for a home occupation is limited in area so the residential feel and overall character of the neighbourhood is maintained. The applicant noted they will be selling various food items and also hair products (extensions and wigs), and that only one of the on-site parking spaces is being used for the home. The development regulations require no on-site parking when on-street parking is available, which is provided on Lunenburg Street. There have been no reported parking concerns in the area to date. There are no transportation engineering concerns with this 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

ST. JOHN'S

4. Alignment with Strategic Directions:

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

Choose an item.

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

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 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 5 Lunenburg Street for retail sales.

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 - 5 Lunenburg Street.docx
Attachments:	- DEV2500024-5 LUNENBURG STREET.pdf
Final Approval Date:	Apr 16, 2025

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

Lindsay Lyghtle Brushett - Apr 16, 2025 - 11:54 AM

Jason Sinyard - Apr 16, 2025 - 3:49 PM



SUBJECT PROPERTY

LUNENBURG ST

SACKVILLE ST

NEWFOUNDLAND DR

R1

R1

R1

R1

23

2

6

4

6

8

10

12

1

3

5

7

9

11

13

15

4

536

538

540

542

544

5373

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, April 1, 2025 10:17 AM
To: CityClerk
Subject: Opposition to the proposed grocery store for 5 Lunenburg St

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

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

To whom it may concern:

[REDACTED] are completely opposed to this application. We moved [REDACTED] to a quiet residential street, where families and kids could safely play, walk our dogs and live quietly. We would have never, under no conditions, have purchased our home [REDACTED] a grocery store! The proposal states that off street parking is available, which is 100% untrue; there is a 3-car driveway in front of that house and there are 3 cars always parked there, so there is no available off street parking. All of the grocery traffic would be stopping directly in front of [REDACTED]. The increase in traffic on this quiet street would be unacceptable. We have already had issues with cars coming to visit this address and parking directly behind our vehicles in our driveway making it impossible for us to leave (for longer than 30 minutes), which is a complete disregard for our property, as neighbors. It appears as though this business is already happening as there is traffic frequenting there and going around to the side of the house and coming back with bags. We are thinking that there are people living with the home owners, maybe in the basement and it may be them who are proposing this idea? unsure but either way this idea is unacceptable.

Lunenburg street is in a quiet residential neighborhood with kids riding their bikes and scooters and playing on the streets, it is NOT a business area and the thought of huge delivery trucks coming, not to mention the constant coming and going of traffic to avail of this business is a huge safety concern. The traffic that flows on this street is comprised mainly of its residents and that is the way it should be. It is why we purchased this home and why we pay big property taxes to live here. [REDACTED] and have contacted real estate agents who have informed us that this will definitely depreciate the selling value of our home, for the future.

To conclude, we trust that we have rights as home owners on this street and that collectively we are opposed to this proposal and thus it will not pass. Please ensure that Lunenburg Street and our neighborhood will remain the quiet, safe residential area that it is zoned to be and the property value of our home, not to mention our quality of life will not be affected by this application.

Sincerely,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, April 2, 2025 11:37 AM
To: CityClerk
Subject: Comments for home occupation of retail sales (5 lunenburg 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.

Dear City Clerk,

I am writing to express my objection to the proposed home-based grocery retail business at 5 Lunenburg Street. The business is planned to operate Monday through Saturday from 12 PM to 7 PM, taking online orders and offering in-person pickups.

While I understand the need to support small businesses, I have concerns regarding the impact on our residential neighborhood. My objections are based on the following:

- (1) Safety and Security Risks, especially for young kids – Increased vehicle activity in a school bus pickup zone poses potential danger to children and disrupts safe transportation.**
- (2) Increased Traffic and Parking Issues – The business will result in a higher volume of vehicles coming in and out, causing congestion and potential safety risks.**
- (3) Other Concerns – The area is designated for residential use, and permitting a retail business could set a precedent for future commercial activity, affecting the character of the neighborhood. With 6 days of business operations, customer interactions, and deliveries, it may disrupt the quiet residential setting, especially during school hours.**

Given these concerns, I respectfully urge the city to deny this application or impose strict limitations to mitigate these impacts.

Thank you for considering my comments! Please remove my personal information if the comments will be released publicly!

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [redacted]
Sent: Thursday, April 3, 2025 9:12 PM
To: CityClerk

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.

[redacted]

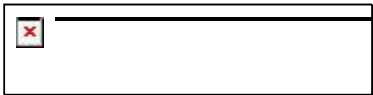
To whom it may concern;
We would like to express our strong opposition to a business operating out of a residence at 5 Lunenburg Street St. John's.
We recently bought in the area and appreciate the quiet residential life. If a business is allowed we are concerned about the increase in traffic especially large trucks, and the president this will set in terms of other commercial activities in the neighbourhood.

[redacted]

[redacted]

[redacted]

[redacted]



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, April 4, 2025 9:07 AM
To: CityClerk
Subject: Discretionary Use Application for #5 Lunenburg Street

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

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I want to state here that I am strongly against the approval of any commercial operation at #5 Lunenburg Street . Approvals with restrictions can easily get passed but often there are fallouts and abuses that follow.

In my experience there is little or no support from the city when this happens and no access to the owners.

It is my fear that our residential neighbourhood that has for years has had threats to that status will have one more.

For that reason I object to the approval of this application.

Thank you

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, April 4, 2025 12:23 PM
To: CityClerk
Cc: [REDACTED]
Subject: 5 Lunenburg St

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

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Hi. My name [REDACTED]. I am also sending this e-mail on behalf of [REDACTED]. This e-mail is to make known our concern regarding the application for Home Occupation for retail sales at 5 Lunenburg St. Our concern is the setting of a precedent for any residential dwelling in our neighborhood being allowed to operate as a business. This would cause increased traffic and congestion in an already very busy neighborhood. Are there bylaws about allowing businesses to operate out of private dwellings? Having talked to some neighbour's of 5 Lunengurg St. they already have concerns of increased activity at that residence and believe they are operating a take out food service. This is something that should be investigated.

Regards,

[REDACTED]

Sent from my Galaxy

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, April 4, 2025 7:41 PM
To: CityClerk
Subject: Discretionary use application, 5 Lunenburg St

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

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Hello,

This submission is being submitted with the request of being anonymous. Please remove any identifiers including email and first and last name from this submission.

I am writing in response to the discretionary use application submitted for 5 Lunenburg Street, St. John's, NL.

I strongly oppose this submission. The proposed location is in a residential area, not a retail zone. Lunenburg Street is home to approximately 16 children under the age of 12 who regularly play outdoors, engaging in activities such as biking, chalk art, hide-and-seek, and spotlight tag. These daily outdoor activities are highly valued by the neighborhood as an alternative to screen time or video games. Increased traffic in this area poses a serious safety risk to these children and threatens the unique, child-friendly environment that the community cherishes.

Additionally, the street is already experiencing challenges with a nearby property that is being rented by the room. This situation has led to significant disruptions, including frequent police and ambulance visits and has deeply affected the tranquility and sense of safety within the neighborhood.

Allowing another property in close proximity to this home to bring additional traffic and visitors to the area would only exacerbate these concerns. For the safety and well-being of the neighborhood's children and residents, I urge that this application be denied.

Thank you.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, April 6, 2025 7:49 PM
To: CityClerk; Jill Bruce
Subject: Retail Sales at 5 Lunenburg St.

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Good day,

This email is in response to communication from the City regarding a discretionary use application submitted by Betsam International Inc. for 5 Lunenburg St. [REDACTED] and we have significant concerns about approval being given to operate a retail business out of the noted property.

Increased traffic and the negative effect that a retail business will have on our personal property value are the primary concerns. There are only 2 off-street parking spaces available at 5 Lunenburg that, to date, appear to be in full-time use, therefore, we dispute the proposal's claim that off-street parking is available for this proposed business.

There are a number of children on Lunenburg and the surrounding streets. We love seeing them playing in the area because that is the type of residential neighbourhood we bought into (despite the city denying basketball nets citing safety concerns).

We believe that if the city council approves this proposal, they will be changing the face of our street and neighbourhood, increasing the safety risk for the children due to increased traffic and parked cars, and ultimately lowering the value of our properties, for which we pay significant taxes.

We trust our concerns will be given proper consideration.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, April 7, 2025 8:47 PM
To: CityClerk
Subject: Comments - 5 Lunenburg Street - Discretionary Use Application

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

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We are writing with respect to the Discretionary Use Application for 5 Lunenburg Street.

We are opposed to the application. Lunenburg is a family street with many young children. This street has a long history of one residence at [REDACTED] that has been operated as variations of a group home / boarding house. This house has brought significant transient and unfavourable activity to this street. Complaints regarding this property have been previously made by residents of Lunenburg Street to City Hall, with no actions taken. We do not need another property on this street that brings more transient activity. This is a family street. We already have a hotel being operated at [REDACTED], we don't need a supermarket at 5 Lunenburg.

Regards,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, April 7, 2025 9:30 PM
To: CityClerk
Subject: 5 Lunenberg St.

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

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

Hello,

I'm writing to comment on the proposal for retail grocery sales at #5 Lunenberg St. in St. John's. I would prefer that the neighborhood remain strictly residential. Children play on that street frequently, so the idea of an increase in traffic for both customers and deliveries doesn't seem like a good idea.

Sincerely,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, April 10, 2025 10:22 AM
To: CityClerk
Subject: 5 Lunenburg Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

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To Whom It May Concern:

I apologize for missing the deadline of Tuesday, April 8th, to submit my comments concerning the property located on 5 Lunenburg Street. I was out of town for an extended period of time, but I certainly hope you will accept my comments nevertheless. I am in opposition to this property being converted into a retail business. This street is purely a residential area consisting of young families with many kids who play and live in our community along with a generous population of seniors. Any extra traffic consisting of large supply trucks and van service would disrupt our freedoms and cause havoc in our community.

Please acknowledge receipt of my comments and their inclusion for consideration before decision making on April 22, 2025.

Thank you.

--

[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, March 19, 2025 5:31 PM
To: CityClerk
Subject: 5 lunenburg st.

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I am commenting on the application for a home business at 5 lunenburg st.

I don't support this because it will increase the traffic on surrounding streets cars have to drive on to access Lunenburg St., Musgrave and Sackville Streets. This subdivision has many families with small children who live on Lunenburg St. because it has less traffic. A residential subdivision is not an area for businesses. There are many strip malls with suitable stores and parking lots in this area.

Lunenburg St. Is narrow enough in the winter with piles of snow and doesn't need more parked cars blocking the street.

[REDACTED]

Sent from my Galaxy

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, March 19, 2025 8:13 PM
To: CityClerk
Subject: 5 Lunenburg St

[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.

We are thrilled to see another small business in our neighborhood. They have our full support.

It's the people who have the courage to take matters into their own hands, that will save the future of this province, and location should never be a factor. I personally have been able to provide a solid life in these scary economic times by going through this process and wish them the best of luck.

Full steam ahead!

[REDACTED]

Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, March 20, 2025 8:33 PM
To: CityClerk
Subject: Proposed Application

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

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Good Evening,

[REDACTED]

My husband and I both object to the proposed application for a retail home occupation proposed for 5 Lunenburg St.

This is an executive residential neighbourhood that already has an increased level of traffic given the problematic rental unit located at [REDACTED]

There are small children, and elderly residents that wish to continue to enjoy living on a quiet side street and do not want or need increased foot and vehicle traffic that comes with a home based business, especially a retail operation open 7 hours a day, 6 days a week.

Thank you,

[REDACTED]
Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Saturday, March 22, 2025 8:05 AM
To: CityClerk
Subject: Re: 5 Lunenburg

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

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Hello again,

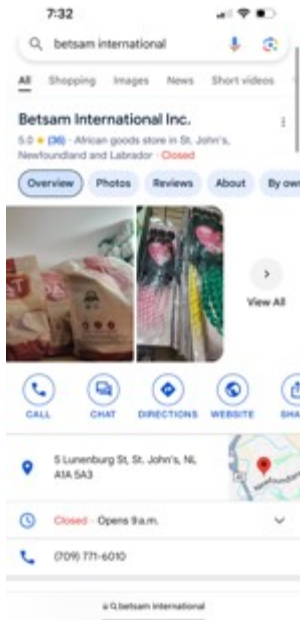
You can disregard my message below as it appears they have web presence and this place is fully operational (below attached). I'm able to see the products they are selling.

This is a residential area with a lot of children playing and increased traffic will negatively impact child's play.

My feedback and decision on 5 Lunenburg is no. This is lovely and of town, quiet residential and the issues Lunenburg Street are facing are frustrated.

Lunenburg is currently having issues with [REDACTED] as it being rented by the room. Will the city please address this issue? Ex-cons are renting the rooms. Their income is being subsidized by the government.

Thanks,
[REDACTED]



Sent from my iPhone

On Mar 21, 2025, at 7:31 PM, [REDACTED] wrote:

Hi there

Wonder about some more info on this initiative? What exactly is this person selling? Is this a home bakery/cakery or something else?



Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, March 24, 2025 11:24 AM
To: CityClerk
Subject: Fw: 5 Lunenburg

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

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From: [REDACTED]
Sent: March 24, 2025 10:41 AM
To: clerk@stjohns.ca <clerk@stjohns.ca>
Subject: 5 Lunenburg

Good day,

Thanks for the information provided on 5 Lunenburg.

My answer is a hard NO.

We can't have Grocery or Retail stores setting up shop inside homes located within quiet in Residential areas of the city.

There are many kids on Lunenburg Street, many under 10 years old and the increase in traffic is a safety concern.

I believe there are many vacant retail budlings in the city for rent, why don't they do what anyone else would have to do and rent or lease space in an area where this type of business is tolerated?

Seeing we are talking about Lunenburg Street, please do something about [REDACTED].

This house has many people coming and going all day and all night, taxi's and vehicles pumping loud music. Multiple police cars are there every week, three times in the last two months my kids aged 3 and 5 seen the cops escorting people out of this house in hand cuffs.

Another time the police (under cover) did a raid on the house, they found guns and fentanyl.

My next door neighbour's are a [REDACTED] see clients and ex cons, coming and going from this house.

Drug deals are being done in the street (not weed or hash either.) I see it with my own eyes. It's just a matter of time before someone leaves this house in a body bag from a gun shot or an overdose.

All residents on this street are frightened and scared about the people in this house, parents don't let their kids walk by the house alone.

To have [REDACTED] and house 5 bringing all this extra traffic onto a quiet street like Lunenburg is embarrassing for the residents on the Steet and for the city as a whole.

Thanks and I look forward to seeing some positive results

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, March 24, 2025 4:30 PM
To: CityClerk
Subject: 5 Lunenburg Street, Application for Discretionary Use

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Dear Sir/Madam:

This is merely to state that we have no issue with the discretionary use as outlined in your recent notice.

[REDACTED]

Sent with [Proton Mail](#) secure email.

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, March 25, 2025 11:35 AM
To: CityClerk
Subject: Comments

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

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Sent from my iPhone

I have received an application for a business for 5 Lunenburg street. We have been living here for [REDACTED] and enjoyed our quiet safe neighbourhood. I fear that the proposed business could add more traffic and change our peaceful neighbourhood. Also I am concerned for the many young families that have moved in.

Thank you [REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, March 25, 2025 12:14 PM
To: CityClerk
Subject: 5 and [REDACTED]

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

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My name is [REDACTED]

This email is regarding the letter I received on Friday, March 21st. The letter is about a business opening at number 5 Lunenburg Street. It is called Betsam International Inc.

I am strongly opposed to this business operating in our neighborhood. People will be coming back and forth to this street to shop there and this is exposing our street to a lot of people of different walks of life. It does not feel like a safe residential neighborhood anymore. There are a lot of seniors on this street as well as very young families.

We moved here because this was regarded as a residential area only. However, in recent years, we also have number [REDACTED] which houses drug addicts and people released from other institutions and programs. The police and ambulance are called several times every week or more. My grandchildren and other people's children cannot play outside on our street without supervision.

I hope the Council will take these matters seriously and do what is right and safest for seniors like me.

Thank you,

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, March 26, 2025 1:24 PM
To: CityClerk
Subject: RE: Discretionary Use application for Betsam International Inc for 5 Lunenburg Street

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

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We DO NOT agree with approval of this application. for the following reasons:

1. Lunenburg Street has always been a quiet single family residential neighbourhood with small children who are active outdoors.
2. From our observation ,there has been a retail business at that address for the past year and it has resulted in increased vehicular and pedestrian traffic.
3. Approval of this application will set precedent for others to follow.

Thank you for accepting this feedback.

[REDACTED]

[REDACTED]

[REDACTED]



Theresa K. Walsh

From: [REDACTED]
Sent: Friday, March 28, 2025 2:26 PM
To: CityClerk
Subject: Re: 5 Lunenburg Street

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Opposition to the application for retail sales of grocery items.

We are very much opposed to the proposed application requested for 5 Lunenburg Street. [REDACTED]
[REDACTED]

This is a residential neighbourhood with many young families around and subsequently children playing on the street. The traffic and big delivery trucks that would come with this proposal would endanger these children. Lunenburg Street isn't a major Road like Newfoundland Drive and there isn't much room for delivery trucks and neighbouring residents' vehicles to park in the street also with regular street traffic. Please reconsider this proposal and keep our neighbourhood as it is zoned and has been, a residential and kid-friendly area.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Saturday, March 29, 2025 4:13 PM
To: CityClerk
Subject: 5 Lunenburg

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

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I am writing to express my concerns regarding the recent proposal to allow a retail grocery store at 5 Lunenburg.

The potential increase in traffic is a significant concern. Our neighbourhood is residential, and the addition of a retail store would undoubtedly increase traffic. This quiet neighbourhood has seen a steady increase in young families in the last 10 years and the main reason we moved here then. Many of these young kids feel safe playing and riding their bikes in the streets at the present time.

I urge the city council and planning department to carefully consider the implications of introducing a retail store to our neighbourhood. The potential increase in traffic, compromise of our neighbourhood character, environmental concerns, and impacts on property values all warrant serious deliberation. I believe there are alternative pathways to support local economic growth that align with our community's values and progress.

I encourage you to listen to the voices of the residents and explore options that promote small businesses. Thank you for your attention to this matter.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Saturday, March 29, 2025 8:13 PM
To: CityClerk
Subject: Discretionary Use Application - 5 Lunenburg Street

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

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To Whom It May Concern:

We are replying to a Notice addressed to us from the City regarding an application by Betsam International Inc. to establish a retail grocery store in a residential property at 5 Lunenburg Street.

We are **strongly opposed** to the establishment of a retail business in our residential neighbourhood.

Needless to say, Lunenburg Street was never conceived as, nor designed for, an area for retail businesses such as grocery stores or warehouses. The road is narrow and no off street parking was included in the plan for the area, given it is 100% residential. Personal vehicles occupy the driveways of the residences, including the residence identified by Betsam International Inc., and any additional vehicles, including commercial delivery vehicles, are forced to park on the street. The parking situation would be particularly hazardous in winter following snowfalls because residential streets, such as Lunenburg Street, are a lower priority for snow clearing and removal, so delivery vehicles or customers would be forced to park in the street, partially or fully blocking traffic traveling in one direction on the street.

We have lived in our home for [REDACTED], moving in when we were a young family. Our children could play in the area and on the streets safely, as many of the children of younger families do today. When our grandchildren are of the age that they can play outside, they should also be able to do so safely. Because our neighbourhood is quiet with only the traffic of residents, many individuals, including seniors, walk in our area at all times of the day and evening, particularly during the time that delivery vehicles and customers would be stopping at the retail location to purchase their groceries.

In addition to the valid safety concerns created by additional traffic and on street parking, the retail business would bring with it additional noise and litter that is associated with such commercial enterprises. The additional traffic, the noise and the litter will undoubtedly contribute to lower property values in the area because of the effect that these factors would have on prospective buyers.

Perhaps a stronger case could be made for the need of a grocery store if there were no options for local residents to buy groceries, but that is not the reality. There is a full service Coleman's grocery store only 1,100 metres from where Betsam International Inc. wants to establish its business, a 3 minute drive, or

15 minute walk. There is also a full service Sobey's grocery store 1,200 metres away, a 4 minute drive, or 17 minute walk. These stores also offer home delivery services.

There are plenty of commercial retail spaces available in the City where commercial traffic is established and properly accommodated, and those are appropriate locations for a retail grocery business, not in the middle of a long-established residential neighbourhood.

I trust that we have expressed our concerns clearly. It is our expectation that the City will deny this unnecessary and dangerous Discretionary Use application. If you would like to discuss this issue further, please contact us at the email address above.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, March 30, 2025 8:41 PM
To: CityClerk
Cc: Jill Bruce
Subject: Betsam International Inc.

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

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Hi Ms Walsh,

On behalf of my wife and I, we express our opposition to the proposed Discretionary Use application submitted by Betsam International Inc for 5 Lunenburg Street. This entire neighbourhood is 100% residential with no businesses operating to my knowledge.

We purchased this property [REDACTED] because it was solely a residential area and a good neighbourhood with a minimum amount of traffic. We have enjoyed the neighbourhood for [REDACTED] years and would very much like to see it remain a pure residential area. The proposed business would enhance traffic and open the door to other such endeavours in the future. This neighbour was developed as a purely residential area and consequently has attracted home buyers on that basis. We feel it would do an injustice to neighbourhood residents to allow such a business under Discretionary Use.

Thank you for the notice and the opportunity to voice our concerns.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, March 28, 2025 2:26 PM
To: CityClerk
Subject: Re: 5 Lunenburg Street

Follow Up Flag: Follow up
Flag Status: Completed

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

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Opposition to the application for retail sales of grocery items.

We are very much opposed to the proposed application requested for 5 Lunenburg Street. [REDACTED]

[REDACTED]

This is a residential neighbourhood with many young families around and subsequently children playing on the street. The traffic and big delivery trucks that would come with this proposal would endanger these children. Lunenburg Street isn't a major Road like Newfoundland Drive and there isn't much room for delivery trucks and neighbouring residents' vehicles to park in the street also with regular street traffic.

Please reconsider this proposal and keep our neighbourhood as it is zoned and has been, a residential and kid-friendly area.

[REDACTED]

ST. JOHN'S

Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 15, 2025, 3:00 p.m.

Present:	<p>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</p>
Staff:	<p>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 Lynnann Winsor, Deputy City Manager of Public Works Cheryl Mullett, City Solicitor Ken O'Brien, Chief Municipal Planner Theresa Walsh, City Clerk Jackie O'Brien, Manager of Corporate Communications Jennifer Squires, Legislative Assistant</p>
Others	<p>Victoria Etchegary, Manager, Organizational Performance & Strategy Erin Skinner, Manager, Tourism, Culture and Business Growth Amer Afridi, Manager, Transportation Engineering</p>

1. Wetlands Map Amendment – Southlands (SL1)

Councillor Burton explained that the map amendment was a housekeeping item, intended to properly delineate and protect the wetland. Deputy Mayor O'Leary asked if the Environment and Sustainability Experts Panel (ESEP) had reviewed the proposed amendment, and if not, why they had not been consulted. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the application did not require ESEP review as the area met the Wetland Ecosystems Services Protocol-Atlantic Canada (WESP-AC) criteria set by Council for wetland protection.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council consider a map amendment to the Envision St. John's Development Regulations to update Appendix C, Map 4 to reflect the full extent of the Southlands SL1 wetland.

Further, that the proposed amendment be advertised in accordance with the Development Regulations.

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. 725 Southlands Boulevard – REZ2500005

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council consider an amendment to the Envision St. John's Development Regulations to replace maps in Appendix D in the Planned Mixed Development 1 (PDM 1) Zone to reflect the new proposed development plan. Further, that the application be publicly advertised for review and comment.

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)

3. 146 Casey Street – REZ2500004

Members of Council voiced their support for the rezoning, as it would increase density in a walkable area along a public transit route. Councillor Davis raised concern over the lack of parking in the plan, and the Chief Municipal Planner explained that there is some parking provided on site, but there are issues with entering and exiting the property. Staff will continue to work with the applicant to revise the parking lot. Councillor Ellsworth highlighted the inclusion of wheelchair accessible units in the design, and encouraged developers wishing to include accessible units to make Council aware of any challenges they may face in the development process.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone for a proposed Apartment Building.

Further, that Council approve the attached land use report (LUR) terms of reference for 146 Casey Street and upon receiving a satisfactory LUR, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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. **222 LeMarchant Road**

Council noted their support of the application, which would substantially increase the housing stock in the area. Councillor Ravencroft asked that any accessible units in the building be maintained as there is a shortage of accessible units city-wide.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council consider a text amendment to the Envision St. John's Development Regulations to add "Dwelling Unit – 1st Storey" as a discretionary use in the Commercial Office Hotel (COH) Zone.

Further, that the application be publicly advertised (notification only) in accordance with the Development Regulations.

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. **REZ2500003 – 500 Kenmount Road (Huntsman Place)**

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council reject the application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) as the proposed development is premature and is beyond the current limits of servicing.

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. 500 Kenmount Road – MPA2500002**

Deputy Mayor O'Leary asked if there were any other parcels of land above the 190m contour that would require rezoning at this time. The Chief Municipal planner responded that the portion of land in question was the only parcel in the area zoned for development above the 190m elevation contour.

Councillor Burton left the meeting following the vote to recommend approval of the rezoning.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council consider rezoning land above the 190-metre contour elevation at 500 Kenmount Road from the Residential 1 (R1) Zone to the Comprehensive Development Area 9 (CDA 9) Zone to ensure the zoning reflects the current limits of servicing.

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)**7. Development Design Manual – Updates**Recommendation

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve updates to the Development Design Manual as proposed herein.

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

DECISION/DIRECTION NOTE

Title: Wetlands Map Amendment – Southlands (SL1)

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider a map amendment to Appendix C, Map 4 of the Envision St. John's Development Regulations to reflect mapped changes to the Southlands SL1 wetland.

Discussion – Background and Current Status:

The Southlands SL1 wetland was mapped along its southern portion several years ago, bordering the future extension of Great Southern Drive and west of Pitts Memorial Drive. The wetland is shown as a protected wetland on Map 4 “Waterways and Wetlands” (attached); however, this map does not show the full extent of the wetland.

Further residential development is expected in this part of the Southlands neighbourhood once Southlands Boulevard is extended north to intersect Galway Boulevard. Anticipating this future development, it was essential to examine the rest of this area for additional wetland that might need to be protected.

The City engaged an environmental consultant to carry out further study of SL1 and they have produced a map showing the wetland area (see attached map Southlands – Proposed SL1). Wetland SL1 has been extended further north. On the attached map, the pink line shows where the wetland was previously delineated, and the area north of that pink line, the upper left portion, is the area to be added to wetland SL1. This area meets the Wetland Ecosystems Services Protocol-Atlantic Canada (WESP-AC) criteria set by Council for wetland protection.

Now that the rest of the wetland has been delineated, this amendment is put forward to add this area to Map 4 “Waterways and Wetlands” of the Envision St. John's Development Regulations. A Municipal Plan amendment is not required to consider this amendment.

Should Council decide to proceed, staff recommend public notification (not a public meeting) in accordance with Section 4.8 of the Envision St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Property owners with land in or near the SL1 wetland.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

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

An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A map amendment to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public notification will be carried out as required by the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council consider a map amendment to the Envision St. John's Development Regulations to update Appendix C, Map 4 to reflect the full extent of the Southlands SL1 wetland.

Further, that the proposed amendment be advertised in accordance with the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

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

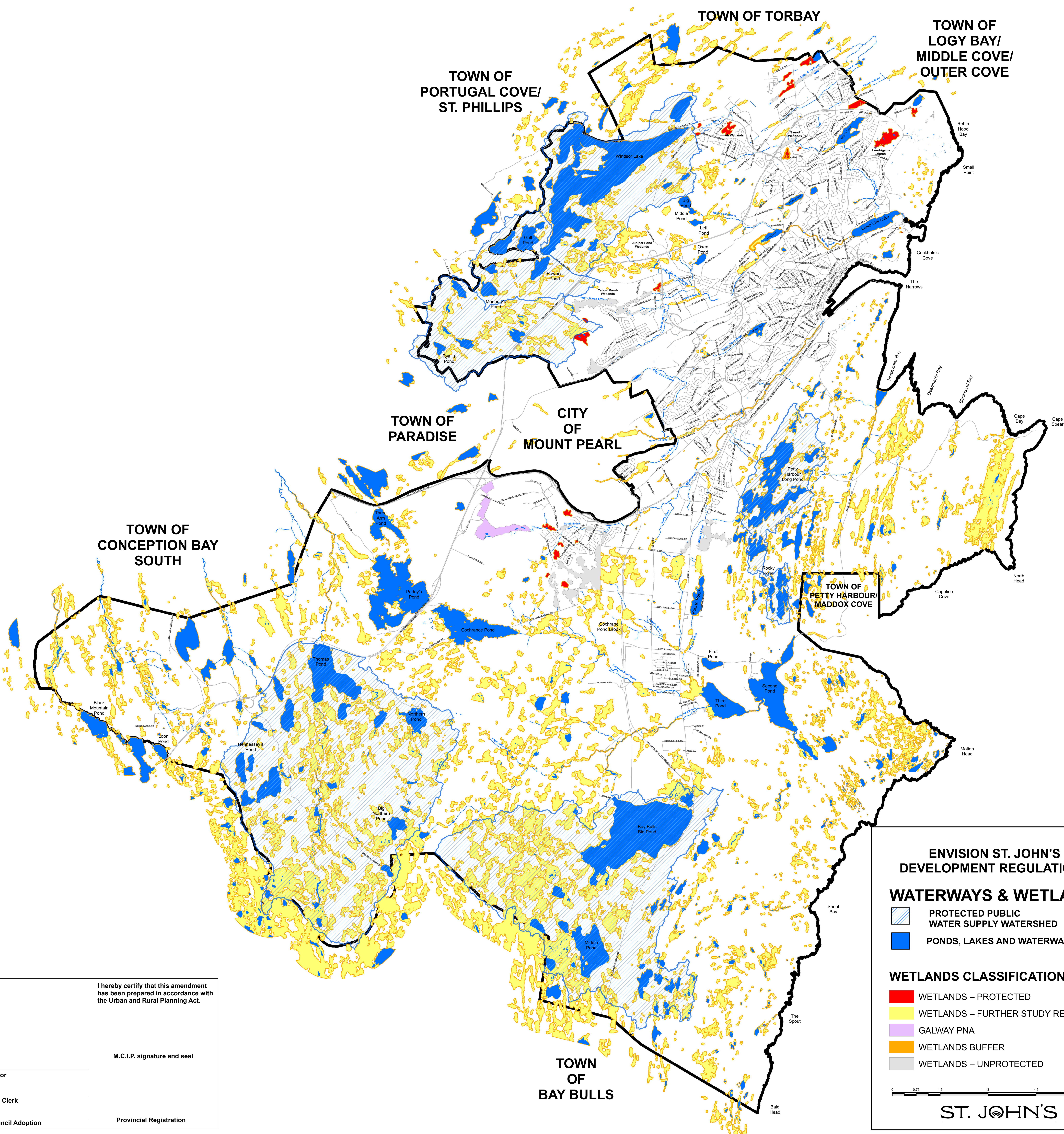
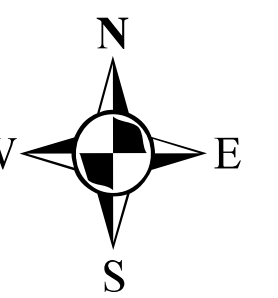
Report Approval Details

Document Title:	Wetlands Map Amendment - Southlands (SL1) .docx
Attachments:	- Proposed SL1 - Southlands.pdf - Appendix C - Map 4 - October 2024 (Current).pdf
Final Approval Date:	Apr 9, 2025

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

Ken O'Brien - Apr 9, 2025 - 3:28 PM

Jason Sinyard - Apr 9, 2025 - 3:49 PM



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

M.C.I.P. signature and seal

Mayor _____

City Clerk _____

Council Adoption _____

Provincial Registration _____

MAP 4

ENVISION ST. JOHN'S
DEVELOPMENT REGULATIONS

WATERWAYS & WETLANDS

PROTECTED PUBLIC
WATER SUPPLY WATERSHED

PONDS, LAKES AND WATERWAYS

WETLANDS CLASSIFICATIONS

WETLANDS – PROTECTED

WETLANDS – FURTHER STUDY REQUIRED

GALWAY PNA

WETLANDS BUFFER

WETLANDS – UNPROTECTED

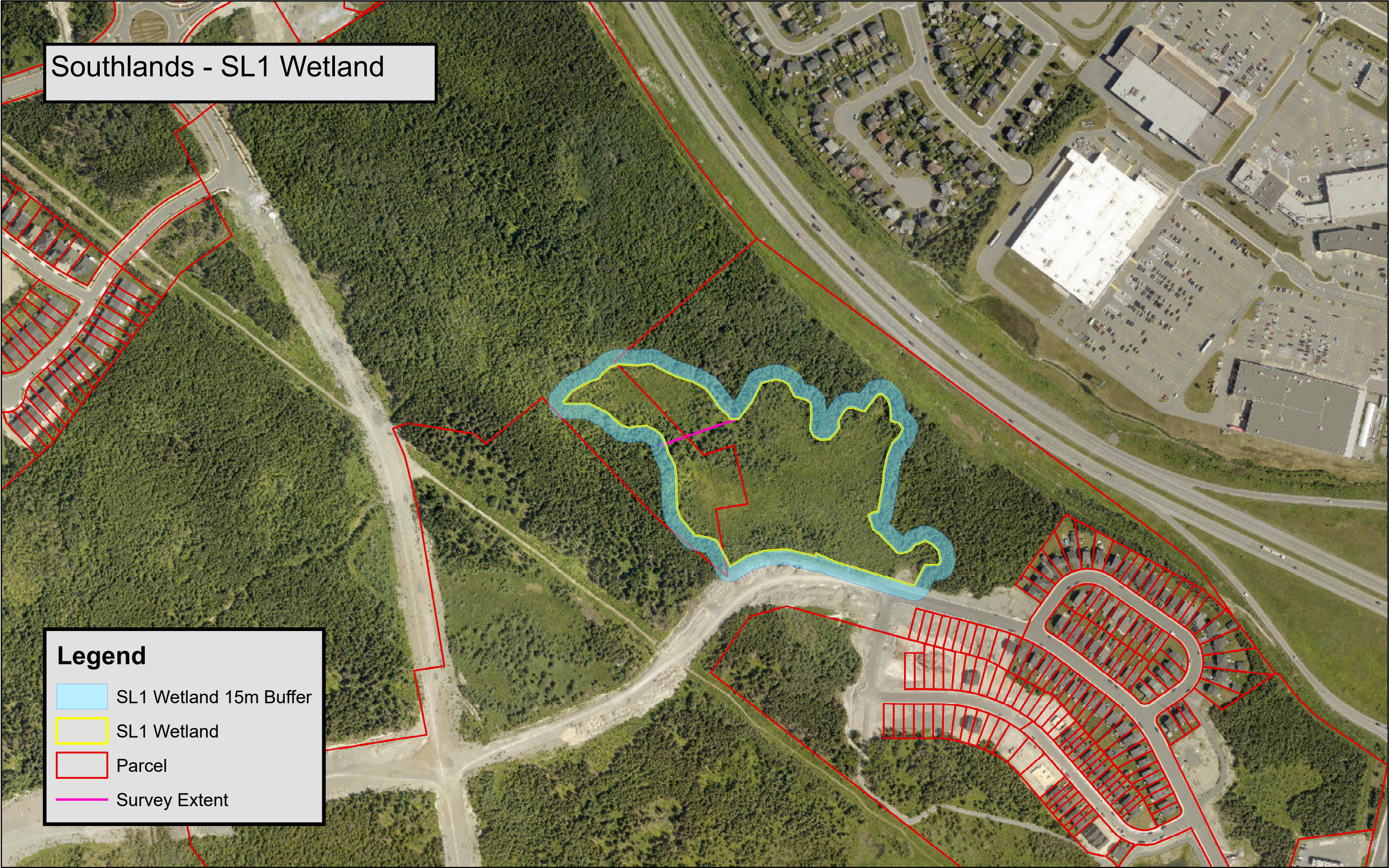
ST. JOHN'S

October 2024

Southlands - SL1 Wetland

Legend

- SL1 Wetland 15m Buffer
- SL1 Wetland
- Parcel
- Survey Extent



DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard – REZ2500005

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider amending the Planned Mixed Development 1 (PMD1) Zone in Galway to make map changes in the appendix.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Inc. to revise a map (Schedule B in Appendix D) of the Planned Mixed Development 1 (PMD 1) Zone by increasing the commercial area along Claddagh Road and reducing the frontage of proposed residential lots along Kinsale Walk. Schedule B forms part of the PMD 1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

In 2024, Council adopted a new concept plan for this area to create a more grid-like street pattern and increase density. The proposed changes in the attached plan are consistent with the previously approved plan and only affect lots at the corner of Claddagh Road and Kinsale Walk, and along one side of Kinsale Walk.

The revised site plan has been reviewed by staff and there are no concerns at this stage. The PMD 1 Zone provides a mix of housing forms plus commercial uses and open space. The reduced lot frontage along Kinsale Walk is in line with the lot frontage along future roads 8, 9 and 10 and will add a maximum of 11 additional lots to the street. This change will not prompt a traffic impact statement. The applicants have also asked to increase the commercial lot size along Claddagh Road. The exact lot size needed will not be known until detailed design is done, so the first three lots on Kinsale Walk will have hatch lines on the map to indicate that, if the land is not needed for the commercial site, they will be developed as residential lots. The existing concept plan and the proposed one are attached for Council's review.

This is in line with the following policies from our Municipal Plan:

- 4.1.2 - Enable diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, and townhouses, medium and higher density and mixed-use residential developments.
- 8.4.9 - Encourage increased density in residential areas where appropriate, with more public open space, services and amenities, reflective of increased density.

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- 8.5.7 - Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.
- 8.5.20 - Encourage development with a mixture of uses, built form and public spaces.

Staff have no concerns at this stage, but there are assumptions made on the submitted site plans that will be worked out during detailed design. The lots shown in Schedule B are conceptual only and must meet all City regulations.

As the proposed development meets the policies in the Municipal Plan and are relatively minor in nature, staff recommend that Council consider the amendment and advertise for public comment (no public meeting needed).

Key Considerations/Implications:

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

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: An amendment to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement will be carried out in accordance with section 4.8 of the Development Regulations. A project page will be set up on the Engage St. John's web page.
10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council consider an amendment to the Envision St. John's Development Regulations to replace maps in Appendix D in the Planned Mixed Development 1 (PDM 1) Zone to reflect the new proposed development plan. Further, that the application be publicly advertised for review and comment.

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

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

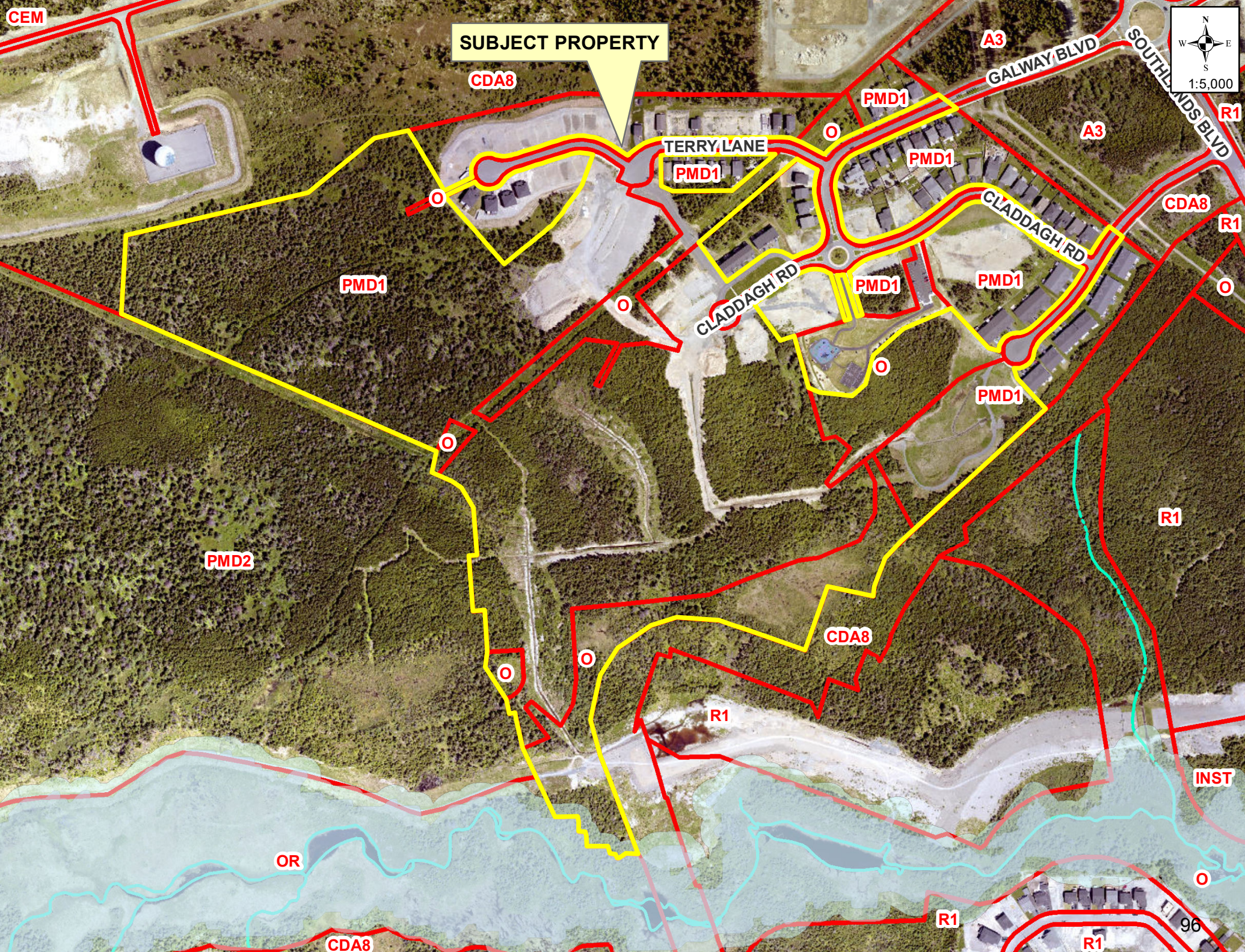
Report Approval Details

Document Title:	725 Southlands Boulevard (Galway) - REZ2500005.docx
Attachments:	- 725 Southlands Boulevard - Aerial.pdf - CURRENT - Galway - Schedule B - Land-Use Plan - October 15 2024.pdf - PROPOSED - Revised PMD-1 Galway - Schedule B - Land Use - January 27 2025.pdf
Final Approval Date:	Apr 9, 2025

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

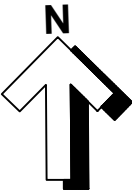
Ken O'Brien - Apr 9, 2025 - 12:26 PM

Jason Sinyard - Apr 9, 2025 - 12:28 PM





Schedule "B"



- SINGLE DETACHED DWELLING
10.9m MIN. FRONTAGE
- SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE
- SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT
- FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT
- APARTMENT BUILDING OR
PERSONAL CARE HOME
- OPEN SPACE
- MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
- FUTURE DEVELOPMENT AREA
- POTENTIAL STORMWATER
EXPANSION AREA

N.P. NEIGHBOURHOOD PARK

PROJECT BOUNDARY

TRAIL

NOTES:
- Lot lines identified are conceptual only
and subject to final development approval.
- Trail details will be addressed at
detailed design.

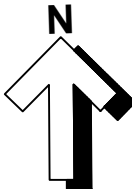
NOT TO SCALE











OCTOBER 2024

PROJECT
GALWAY
LAND USE PLAN₉₇



Schedule "B"



-  SINGLE DETACHED DWELLING
10.9m MIN. FRONTAGE
-  MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
OPTIONAL SINGLE DETACHED
DWELLING EXPANSION AREA
10.9m MIN. FRONTAGE
-  SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE
-  SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT
-  FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT
-  APARTMENT BUILDING OR
PERSONAL CARE HOME
-  OPEN SPACE
-  MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
-  FUTURE DEVELOPMENT AREA
-  POTENTIAL STORMWATER
EXPANSION AREA

N.P. NEIGHBOURHOOD PARK

 PROJECT BOUNDARY

 TRAIL

NOTES:
- Lot lines identified are conceptual only
and subject to final development approval.
- Trail details will be addressed at
detailed design.

NOT TO SCALE

JANUARY 2025

PROJECT
**GALWAY
LAND USE PLAN⁹⁸**

DECISION/DIRECTION NOTE

Title: 146 Casey Street – REZ2500004

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone to allow an Apartment Building.

Discussion – Background and Current Status:

The City has received an application to rezone property at 146 Casey Street from the Residential Downtown (RD) to the Apartment Downtown (AD) Zone to accommodate an Apartment Building consisting of 13 micro-unit dwellings. The AD Zone can be considered within Planning Area 1 (Downtown). The property is within the Residential District of the Envision St. John's Municipal Plan and therefore a Municipal Plan amendment is not needed.

The building was originally the Mission Church of St. Michael and All Angels, but over time was converted to a bingo hall (the Atlantic Hall) and a karate studio. Since the early 2000s, it has been converted to residential units. The applicant proposes to retrofit the building to create thirteen (13) one-bedroom micro-unit dwellings, each under 42 square metres (450 square feet) in size. They propose wheelchair-accessible units on the first floor. The exterior will remain largely unchanged, as the property is within Heritage Area 3, any exterior changes will need to comply with the St. John's Heritage By-Law.

While the surrounding properties are zoned Residential Downtown (RD) and Residential Mixed (RM), there is an apartment building directly adjacent to the site and more apartment buildings east of the site along LeMarchant Road. The proposed apartment building is appropriate for this neighbourhood and a good use of a larger building.

The preliminary site plan is attached, but it is not drawn to scale. Should Council decide to consider the amendment, some revisions to the parking lot will be needed to meet the Envision St. John's Development Regulations.

Alignment with Envision St. John's Municipal Plan Policies

Section 4.1 of the Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life; it enables a range of housing to create diverse neighbourhoods. Section 4.1.3 supports housing that is appropriate, accessible and affordable for low- and moderate-income households. The proposed development meets these policies. Further,

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Section 8.4.11 promotes infill, rehabilitation, and redevelopment projects, making best use of existing infrastructure. With respect to repurposing the building, Section 4.7.2 ensures the preservation of the city's built heritage by encouraging appropriate renovations and adaptive reuse of buildings in the City's heritage areas in line with the Heritage By-Law.

Land Use Report

As per Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for rezonings. The applicant has provided an initial site plan, but additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration.

Associated Development Regulations Text Amendment

Section 8.10 of the Development Regulations regulates off-street loading and truck parking requirements. The current wording limits this to commercial, industrial or institutional uses. As apartment buildings require parking lots and are in line with commercial development standards, this section needs to be clarified to reference residential uses as well.

Public Consultation

Should Council consider this amendment and approve the terms of reference for the LUR, the applicant will have to consult with the neighbourhood before submitting the report. Upon receiving an acceptable report, the City will carry out public consultation.

Key Considerations/Implications:

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

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

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Wheelchair-accessible units are proposed.
7. Legal or Policy Implications: Map and text amendments to the St. John's Development Regulations are required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations. A project page will also be created on the Planning Engage page.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone for a proposed Apartment Building.

Further, that Council approve the attached land use report (LUR) terms of reference for 146 Casey Street and upon receiving a satisfactory LUR, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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

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

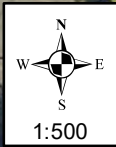
Report Approval Details

Document Title:	146 Casey Street - REZ25000004.docx
Attachments:	<ul style="list-style-type: none">- 146 Casey Street - Aerial.pdf- 146 Casey Rd - Site Plan - 25-01-13 (2).pdf- TOR - 146 Casey Street April 9, 2025.pdf- RD and AD Zone Tables.pdf
Final Approval Date:	Apr 10, 2025

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

Ken O'Brien - Apr 9, 2025 - 3:50 PM

Jason Sinyard - Apr 10, 2025 - 9:15 AM



137
SUBJECT PROPERTY

A2

LEMARCHANT RD

RM

RD

147

145

143

141

146

144

142

140

138

136

134

CASEY ST

RM

RD

161

159

157

155

153

151

149B

149

147

145

143

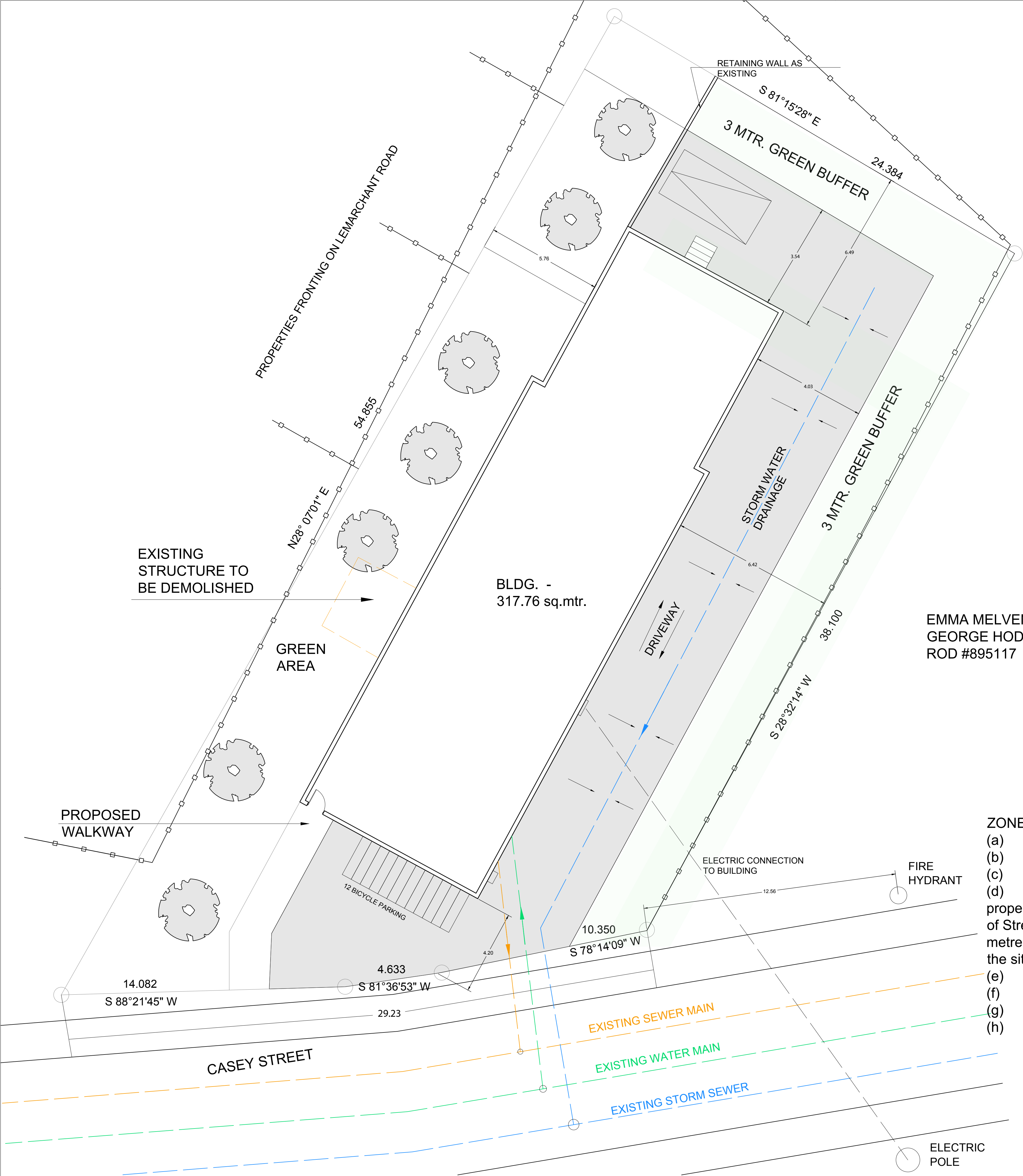
141

139

135

135B 135A

103



EMMA MELVEN-BROWN &
GEORGE HODGAS
ROD #895117

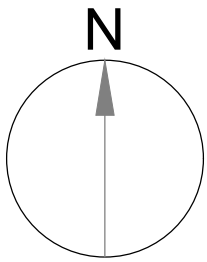
- ZONE STANDARDS FOR APARTMENT DOWNTOWN ZONING**
- (a) Lot Area Council discretion
 - (b) Lot Frontage (minimum) 20 metres
 - (c) Building Line Council discretion
 - (d) Building Height (maximum) 16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
 - (e) Side Yards Council discretion - 1 mtr for 4 mtrs of height
 - (f) Rear Yard Council discretion - 6 mtr
 - (g) Landscaping Council discretion - 35%
 - (h) Lot Coverage (Max.) - 35%

ARCHITECTURE + DESIGN

REV.	DATE	BY

**APARTMENT DOWNTOWN
ZONING**

146, CASEY STREET
St. John's, NL A1C 4Y1, Canada



XREF	

FORMAT	A2
DRAWN BY	NITISH SHARMA
CHECKED BY	NITISH SHARMA
DATE OF EDIT	
PROJECT CODE	D015
DWG. NO.	C-03
REV.	

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR APARTMENT BUILDING AT
146 CASEY STREET
APRIL 9, 2025**

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

A. Public Consultation

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

B. Building Use and Location

- Identify the size of the proposed building by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and Net Floor Area.
- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys or building overhangs (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify building entrances and if applicable, door swing over pedestrian connections;
 - Information on the proposed construction of patios/balconies (if applicable);
 - Identify any rooftop structures; and
 - Identify any staircases or retaining walls.
- Identify any existing or proposed easements.
- Provide a Legal Survey of the property.

C. Elevation, Building Height and Materials

- Provide elevations of all facades of the current and proposed building.
- Identify the finish of exterior building materials.
- Identify the height of the building in metres.

D. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
 - Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

E. Snow Clearing/Snow Storage

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

F. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Identify the required off-street loading space.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated, and access to the bins and turning movements for waste collection vehicles must be provided.

G. Municipal Services

- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- The proposed development will be required to comply with the City's stormwater detention policy. Indicate how stormwater will be managed on site. Provide the sanitary drainage area plan and excel calculations for the proposed sanitary sewer system.

H. Public Transit

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

I. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.

RESIDENTIAL DOWNTOWN (RD) ZONE

RD

(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 (2024-07-19)	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES

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

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	200 metres square
(b)	Lot Frontage (minimum)	8 metres
(c)	Building Line (minimum)	0 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 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)

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

(a)	Lot Area (minimum)	240 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 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 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	7 metres
(c)	Building Line (minimum)	0 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 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres 2022-01-28)

(6) ZONE STANDARDS TOWNHOUSE

(a)	Lot Area (minimum)	50 metres square
(b)	Lot Frontage (minimum)	4.5 metres
(c)	Building Line (minimum)	0 metres
(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 1.8 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres (2022-05-27)
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)

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

(a)	Lot Area (minimum)	126 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	0 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 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres
(g)	Landscaping (minimum)	30% of Front Yard

(8) ZONE STANDARDS APARTMENT BUILDING

(a)	Lot Area (minimum)	80 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)
(g)	Landscaping (minimum)	30% (2024-07-19)

(9) ZONE STANDARDS FOR TINY HOME DWELLING

(a)	Lot Area (minimum)	83 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres (2024-07-19)
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)

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

(a)	Lot Area	Council discretion
(b)	Lot Frontage	Council discretion
(c)	Building Line (minimum)	0 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 1.8 meters
(f)	Rear Yard (minimum)	3.5 meters

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

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	3.5 metres
(f)	Rear Yard (minimum)	3.5 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)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metre
(f)	Rear Yard (minimum)	3.5 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)	0 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 (2024-07-19)

(a)	Lot Area	Council Discretion
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres\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.**

Proposed Zone

10-52

APARTMENT DOWNTOWN (AD) ZONE

AD

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum 24 dwellings	Park
Cluster Development, maximum 24 Dwelling Units (2024-07-19)	Community Garden
Child Care Centre (2024-03-15)	Personal Care Home
Family Child Care Service (2024-03-15)	Townhouse Cluster (2024-07-19)

(2) DISCRETIONARY USES

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

(3) ZONE STANDARDS FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT **(2024-07-19)**

(a) Lot Area	Council discretion
(b) Lot Frontage (minimum)	20 metres
(c) Building Line	Council discretion
(d) Building Height (maximum)	16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e) Side Yards	Council discretion
(f) Rear Yard	Council discretion
(g) Landscaping	Council discretion

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

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard	Council discretion
(f)	Rear Yard	Council discretion
(g)	Building Height (maximum)	10 metres
(h)	Landscaping	Council discretion

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line	Council discretion
(d)	Building Height (maximum)	16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e)	Side Yard	Council discretion
(f)	Side Yard on Flanking Road	Council discretion
(g)	Rear Yard	Council discretion
(h)	Landscaping	Council discretion

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)**(7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

DECISION/DIRECTION NOTE

Title: 222 LeMarchant Road

Date Prepared: April 8, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to add "Dwelling Unit – 1st storey" to the Commercial Office Hotel (COH) Zone to allow a fully residential building, prompted by an application at 222 LeMarchant Road.

Discussion – Background and Current Status:

The City has received an application from Gagnon Walker Domes Ltd. to convert the hotel at 222 LeMarchant Road into a residential rental building. The applicant is proposing to retrofit the 4-storey building, which has been operating as the Extended Stay St. John's hotel, to create 99 new dwelling units - 96 studio units plus three (3) one-bedroom units are proposed. Dwelling units are proposed for every floor of the building, including the first floor.

No changes to the building footprint or additions to the building are proposed. The access from Roberts Place will remain. The applicant is proposing minor changes to the layout of the parking lot; those will be finalized at the development application stage. The extent of the paved parking area will remain generally the same and the existing parking lot buffers and setbacks will not change.

In the COH Zone, dwelling units are permitted on the second or higher storeys but not on the ground floor. To enable an all-residential building, the applicant is requesting a text amendment to the zone. Dwelling units on the ground floor (the first storey) are discretionary in several commercial zones, including Commercial Mixed (CM), Commercial Regional (CR) and Commercial Downtown (CD). Therefore, the proposed text amendment is to add dwelling units on the first storey as a discretionary use to the COH Zone.

Alignment with Envision St. John's Municipal Plan

The Municipal Plan enables a range of housing options, promotes higher density development near key transportation areas, and encourages development using existing infrastructure and services. The subject site is surrounded by a mix of uses, including low and medium density residential uses, various commercial uses like shops, convenience stores and offices, and institutional uses like Holy Cross Junior High School and St. Clare's Mercy Hospital.

ST. JOHN'S

There is a Metrobus stop nearby on LeMarchant Road, and a proposed cycling route next to the site that will run along LeMarchant Road and Roberts Place. Further, the proposed development makes efficient use of infrastructure being a retrofit of an existing building.

The proposal aligns with Municipal Plan policies for housing in Section 4.1, including:

- Enable a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.
- Promote housing choice for all ages, income groups, and family types by supporting housing that is appropriate, accessible and affordable for low-income and moderate-income households.

The subject property is within the Commercial District, which enables residential dwelling units provided they will not prevent an area from being used for commercial purposes. The subject property would retain its existing COH zoning, which enables commercial uses, so the property could potentially still be used for commercial purposes in the future.

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

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. The strategy recommends increasing housing stock, including rentals, and supports intensification throughout the city. The proposed development consists of a mix of studio and one-bedroom rental units that will meet different household needs and options.

Alignment with the Envision St. John's Development Regulations

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for applications to amend the regulations. However, as per section 4.9 (3), where the scale or circumstances of the proposed development do not merit a full report, Council may accept a staff report instead. Given that this is a simple text amendment to the COH Zone to enable more residential use in an existing building, staff recommend a staff report in lieu of an LUR. This would be completed following public consultation.

Public Consultation

Should Council decide to consider this amendment, staff recommend public notification (not a public meeting) as the proposed development aligns with the Municipal Plan and the Affordable Housing Policy. The proposed use is compatible with the neighbourhood and the COH Zone, which already allows dwelling units on the second storey or higher. Please note, public notification would be the only opportunity for public review and comment. No Municipal Plan amendment is required, so there would not be a commissioner's public hearing later.

Key Considerations/Implications:

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

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

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

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan; St. John's Affordable Housing Strategy 2019-2028.
5. Accessibility and Inclusion: Accessibility requirements are applicable at the building permit stage.
6. Legal or Policy Implications: A text amendment to the Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public notification (not a public meeting) will be carried out in accordance with the Development Regulations. There will also be a project page for the application on Engage St. John's.
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 a text amendment to the Envision St. John's Development Regulations to add "Dwelling Unit – 1st Storey" as a discretionary use in the Commercial Office Hotel (COH) Zone.

Further, that the application be publicly advertised (notification only) in accordance with the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	222 LeMarchant Road - REZ2500009.docx
Attachments:	- 222 LEMARCHANT ROAD.pdf - 222 LeMarchant - Site Plan (Submission 1).pdf - Development Regulations - Existing COH Zone.pdf
Final Approval Date:	Apr 10, 2025

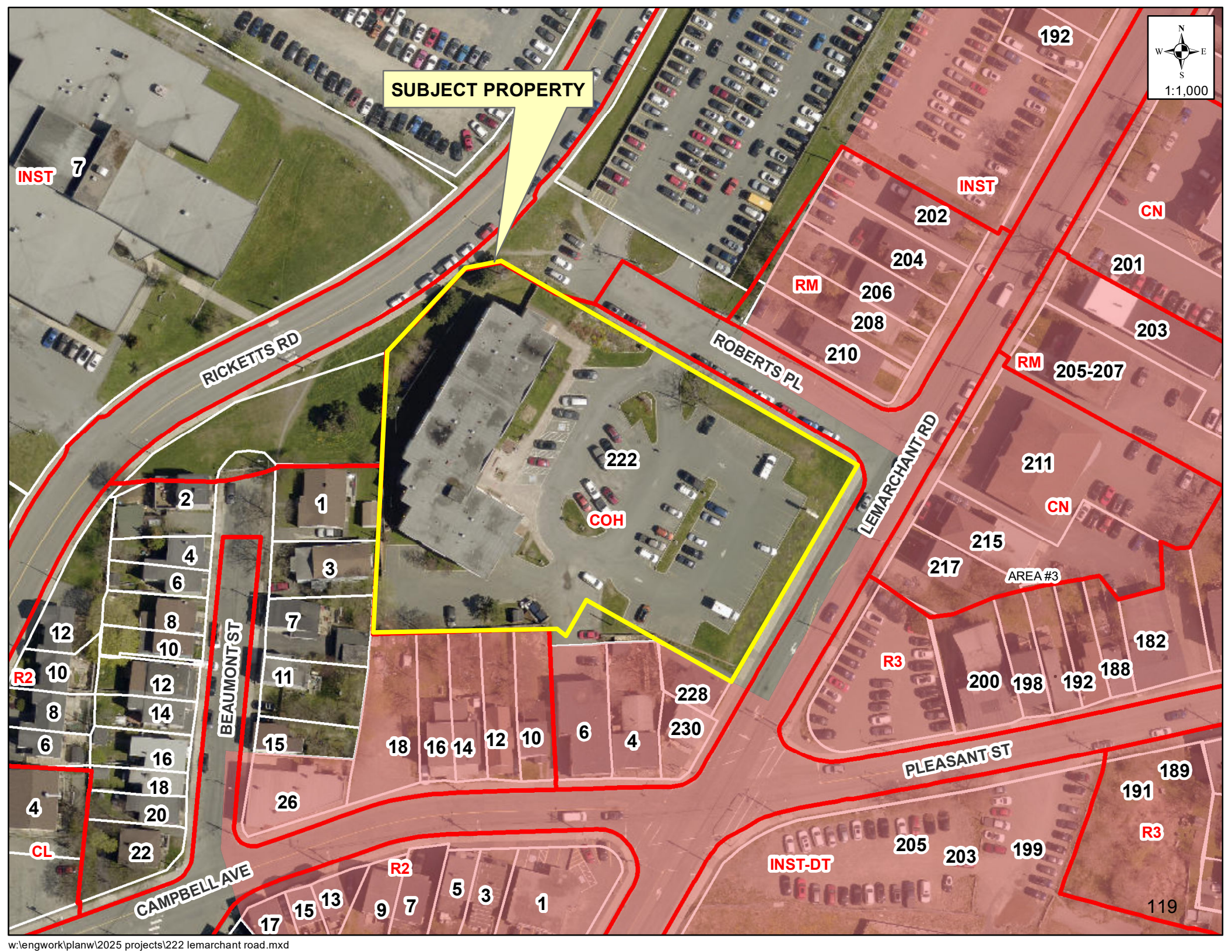
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 9, 2025 - 2:49 PM

Jason Sinyard - Apr 10, 2025 - 9:18 AM



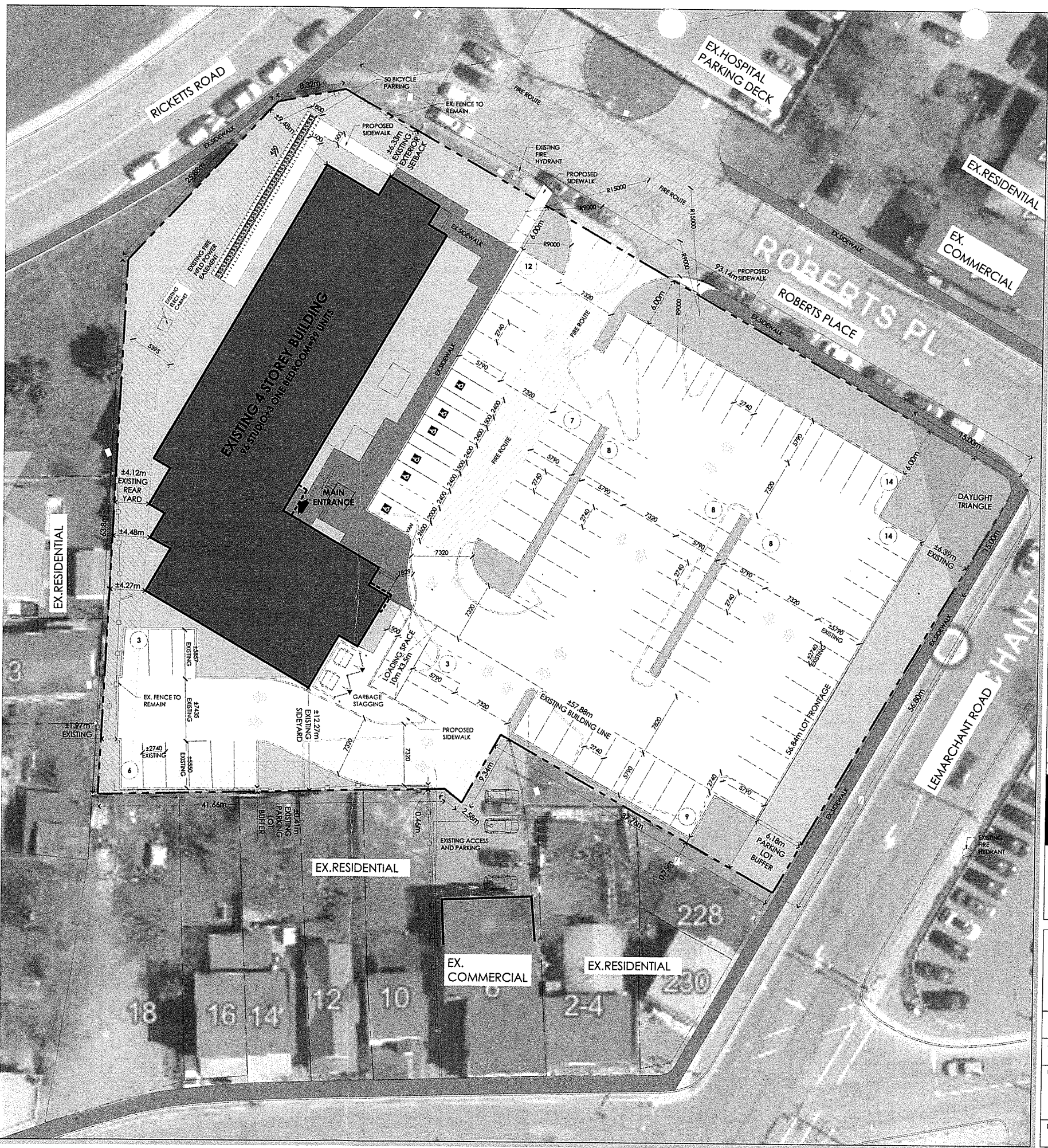
SUBJECT PROPERTY





SITE PLAN LEGEND

	PROPERTY LINE		DEMO CURB
	EXISTING EASEMENT (H/FOR)		FIRE POLITE
	EXISTING SITE TO REMAIN		EXISTING SIDEWALK
	PROPOSED SIDEWALK		EXISTING FENCE TO REMAIN

[illegible]

COMMERCIAL OFFICE HOTEL (COH) ZONE**COH****(1) PERMITTED USES**

Accessory Building	Laundromat
Adult Day Centre	Office
Bakery	Park
Bank	Pharmacy
Child Care Centre (2024-03-15)	Public Use
Clinic	Public Utility
Convenience Store	Retail Use
Dwelling Unit – 2 nd storey or higher	Service Shop
Health and Wellness Centre (2023-06-02)	Veterinary Clinic
Hotel	

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Pedway (2022-10-14)
Heritage Use (2022-05-27)	Personal Care Home
Parking Garage	Wind Turbine – Small Scale
Parking Lot	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Height (maximum)	45 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) (2022-05-27)	50%
(h)	Landscaping (minimum)	20%

(4) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title: REZ2500003 – 500 Kenmount Road (Huntsman Place)

Date Prepared: April 7, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning a portion of land at 500 Kenmount Road (Huntsman Place) from the Residential 1 (R1) and Comprehensive Development Area 9 (CDA9) Zones to the Residential 2 (R2) to accommodate Semi-Detached Dwellings.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) from the Residential 1 (R1) and Comprehensive Development Area 9 (CDA9) Zones to the Residential 2 (R2) Zone. The applicant is proposing to extend Huntsman Place and develop two new streets. There are 66 semi-detached dwellings and three (3) single detached dwellings proposed, for a total of 69 new dwellings.

Some of the subject site is zoned R1 and is within the Residential District of the Municipal Plan, while a portion of the proposed development area is within the Comprehensive Development Area 9 (CDA 9) Zone and in the Urban Expansion District of the Municipal Plan.

Much of the site is above the 190-metre contour elevation, which is the municipal servicing limit for this area. The limit of servicing is based on the capacity of the City's water, wastewater and stormwater systems. Public Works staff in the Water and Wastewater Division confirm that servicing is available only up to the 190-metre contour elevation in this area.

There are existing residential lots adjacent to this site on Tigress Street that were developed slightly above the 190-metre elevation. Staff acknowledge this existing development; however, allowing additional development above 190 metres, beyond the limits of servicing, would put more pressure on the municipal infrastructure. This could mean that homes are left without adequate or reliable municipal water supply and pressure.

The proposal includes the extension of Huntsman Place and two new streets. The proposed distance from the intersection of Huntsman Place and Tigress Street to the end of the extension to Huntsman Place, and the distance from the intersection of Huntsman and Tigress to the ends of proposed streets A and B each exceed 200 metres. The St. John's Regional Fire Department requires a secondary access, and none is proposed.

ST. JOHN'S

Alignment with the Envision St. John's Municipal Plan

Municipal Plan Policy 7.6.1 states that, unless necessary infrastructure improvements as determined by Council are carried out, development is limited to lands below the 190-metre contour elevation in the Kenmount/Southwest Development Area.

Under Policy 8.15.1 of the Municipal Plan, lands within a Comprehensive Development Area (CDA), in the Urban Expansion District, cannot be developed until there is an approved comprehensive development plan in place for the entire area. There was a draft Kenmount Concept Plan prepared several years ago but it was never finalized or adopted by Council. The entire CDA must also be able to be serviced by municipal water and sewer. Because this CDA cannot currently be serviced and there is no comprehensive development plan in place, the lands within CDA 9 cannot be considered for rezoning at this time.

Policy 9.5 sets out the criteria that Council considers in requests for rezoning. This states that lands shall not be considered for rezoning where development is premature by being beyond the limits of servicing.

While the proposed development does not meet the Municipal Plan policies outlined above, the proposal has merit for the R1 Zoned lands below the 190-metre contour. There may be potential to rezone the lands below 190 metres. The addition of new houses and the proposed increase in density from the R1 to the R2 Zone aligns with several Plan policies, including Policy 4.1.1 to enable a mix of housing forms and tenures, and Policies 8.4.2 and 8.4.9 which support moderate intensification in residential areas.

Ultimately, staff recommend rejecting the application because the proposed development is outside the current limits of servicing and lacks a secondary access, and there is no comprehensive development plan in place for the CDA lands above 190 metres elevation.

Key Considerations/Implications:

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

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

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

6. Legal or Policy Implications: Municipal Plan policies for limits of servicing.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
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 reject the application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) as the proposed development is premature and is beyond the current limits of servicing.

Prepared by: Faith Ford, MCIP, Planner III

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

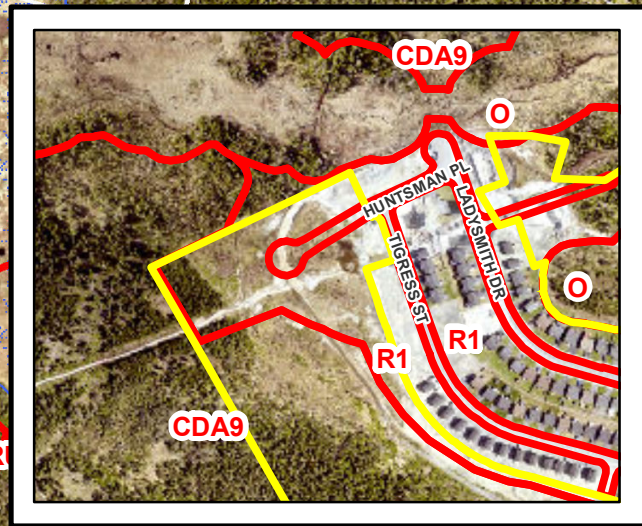
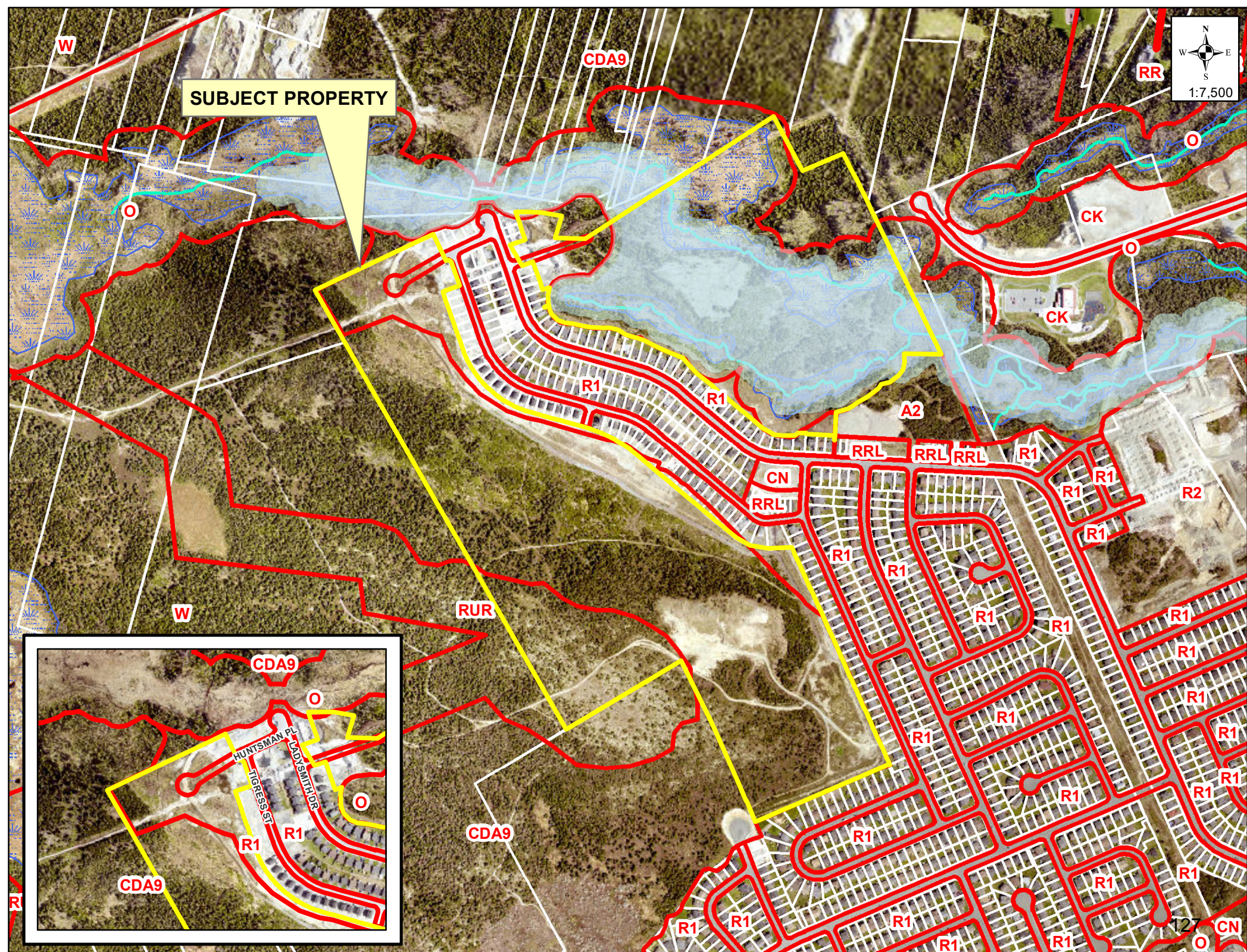
Report Approval Details

Document Title:	500 Kenmount Road (Huntsman Place) - REZ2500003.docx
Attachments:	<ul style="list-style-type: none">- HUNTSMAN PLACE.pdf- HUNTSMAN PLACE_190m.pdf- Engineering Plot Plan Huntsman Pl.pdf
Final Approval Date:	Apr 10, 2025

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

Ken O'Brien - Apr 8, 2025 - 10:31 AM

Jason Sinyard - Apr 10, 2025 - 9:44 AM



RESIDENTIAL 2 (R2) ZONE REGULATIONS
SINGLE DETACHED DWELLING

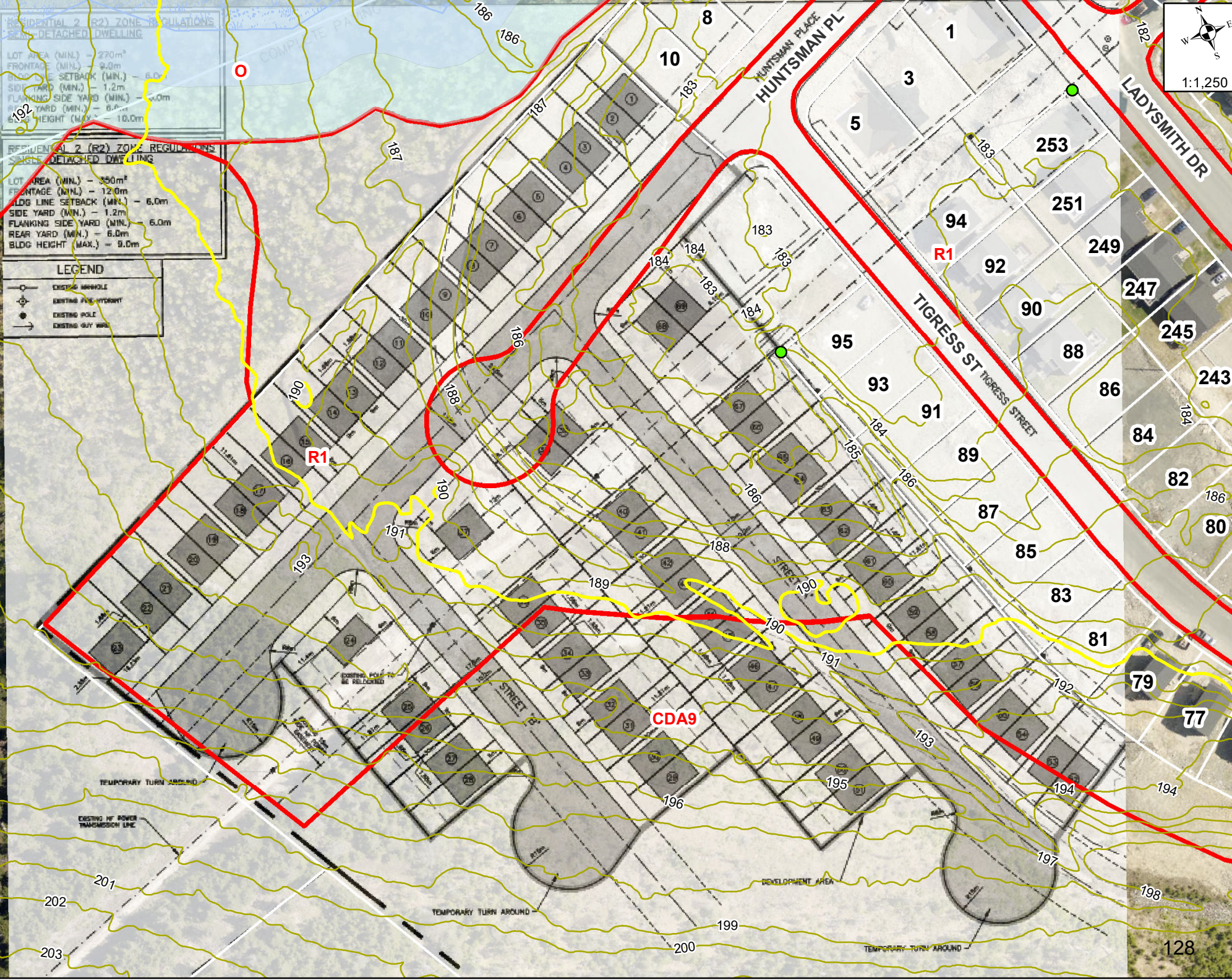
LOT AREA (MIN.) - 270m²
FRONTAGE (MIN.) - 9.0m
SIDEYARD SETBACK (MIN.) - 6.0m
SIDE YARD (MIN.) - 1.2m
FLANKING SIDE YARD (MIN.) - 6.0m
REAR YARD (MIN.) - 6.0m
BLDG HEIGHT (MAX.) - 10.0m

RESIDENTIAL 2 (R2) ZONE REGULATIONS
SINGLE DETACHED DWELLING

LOT AREA (MIN.) - 350m²
FRONTAGE (MIN.) - 12.0m
BLDG LINE SETBACK (MIN.) - 6.0m
SIDE YARD (MIN.) - 1.2m
FLANKING SIDE YARD (MIN.) - 6.0m
REAR YARD (MIN.) - 6.0m
BLDG HEIGHT (MAX.) - 9.0m

LEGEND

- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POLE
- EXISTING GUY WIRE



RESIDENTIAL 2 (R2) ZONE REGULATIONS
SEMI-DETACHED DWELLING

LOT AREA (MIN.) – 270m²
FRONTAGE (MIN.) – 9.0m
BLDG LINE SETBACK (MIN.) – 6.0m
SIDE YARD (MIN.) – 1.2m
FLANKING SIDE YARD (MIN.) – 6.0m
REAR YARD (MIN.) – 6.0m
BLDG HEIGHT (MAX.) – 10.0m

RESIDENTIAL 2 (R2) ZONE REGULATIONS
SINGLE DETACHED DWELLING

LOT AREA (MIN.) – 350m²
FRONTAGE (MIN.) – 12.0m
BLDG LINE SETBACK (MIN.) – 6.0m
SIDE YARD (MIN.) – 1.2m
FLANKING SIDE YARD (MIN.) – 6.0m
REAR YARD (MIN.) – 6.0m
BLDG HEIGHT (MAX.) – 9.0m

LEGEND

- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POLE
- EXISTING GUY WIRE

LOT AREAS (m²)

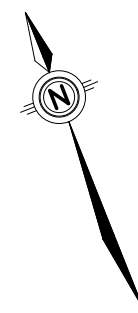
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10	270.00	45	270.00
11	270.00	46	270.00
12	270.00	47	270.00
13	270.00	48	270.00
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30	270.00	65	270.00
31	270.00	66	270.00
32	270.00	67	270.00
33	270.00	68	525.10
34	270.00	69	580.03
35	270.00	—	—

NOTES:

B	REVISED FOR CLIENT REVIEW	D.J.M.	01/09/25
A	ISSUED FOR CLIENT REVIEW	D.J.M.	11/15/24
No.	REVISIONS	BY	DATE

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

REFERENCE:



STAMP:

PERMIT STAMP:

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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:

79322 NEWFOUNDLAND
AND LABRADOR LIMITED

PROJECT TITLE:

RESIDENTIAL SUBDIVISION
KENMOUNT TERRACE
HUNTSMAN PLACE

DRAWING TITLE:

PRELIMINARY LOT LAYOUT

DRAWN/DESIGNED BY:

DATE:

D.J.M. JULY 2024

APPROVED BY:

SCALE:

D.J.M. AS SHOWN

PROJECT No.:

DRAWING No.:

REV.:

24217

PR3

B



DECISION/DIRECTION NOTE

Title: 500 Kenmount Road – MPA2500002

Date Prepared: April 8, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning a portion of land at 500 Kenmount Road above the 190-metre elevation contour, near Huntsman Place and Tigress Street, from the Residential 1 (R1) to the Comprehensive Development Area 9 (CDA 9) Zone.

Discussion – Background and Current Status:

A portion of land at 500 Kenmount Road, near Huntsman Place and Tigress Street (the subject site), is zoned Residential 1 (R1) but is above the 190-metre contour elevation. This area of land is identified as the “Subject Property” on the attached map.

In this area, the zone line generally follows the 190-metre contour elevation, with lands below 190 metres designated in the Residential District and zoned for residential development, and lands above 190 metres designated in the Urban Expansion District and primarily zoned Comprehensive Development Area 9 (CDA 9).

The current limit of servicing for the Kenmount/Southwest Development Area is the 190-metre contour elevation. The limit is based on the capacity of the City’s water, wastewater and stormwater infrastructure systems. Public Works staff in the Water and Wastewater Division confirm that servicing is available only up to the 190-metre contour elevation. A portion of the subject site extends beyond the 190-metre contour and thus is beyond the limit of servicing.

To ensure the land-use zoning reflects the availability of municipal services, staff are proposing to rezone the subject area from R1 to CDA 9. A Municipal Plan amendment is also required to redesignate the land from the Residential District to the Urban Expansion District.

Alignment with Envision St. John’s Municipal Plan

The City’s water, wastewater and stormwater systems were originally designed to accommodate development up to the 190-metre contour elevation. Policy 7.6.1 of the Municipal Plan states that, unless infrastructure improvements deemed necessary by Council are carried out, development shall be limited to lands below 190 metres in the Kenmount/Southwest Development Area. Significant infrastructure upgrades would be needed to enable municipal servicing at higher elevations here.



Lands within the Urban Expansion District of the Municipal Plan are identified for future development once infrastructure is extended to service the lands. Under Policy 8.15.1, a comprehensive development plan must be prepared and approved by Council prior to the development of an Urban Expansion area. Land that is within the CDA9 Zone and in the Urban Expansion District could be developed in the future under a comprehensive development plan, once there is servicing available.

History and Existing Development

In 2013, under the St. John's Development Regulations, 1994, as amended, the subject area was rezoned from Comprehensive Development Area-Kenmount (CDA-K) to Residential Kenmount (RK). The RK Zone was eliminated with the adoption of the Envision St. John's Development Regulations, 2021, and the RK Zoned lands became R1.

Approximately 30 residential lots were developed along Tigress Street above the 190-metre contour elevation; staff acknowledge the existing houses that are outside (above) the current limit of servicing. There are steep grades here, and when Tigress Street was developed, some of the lots on the upper side of the street extended back and above 190 metres. At that time, City staff confirmed these properties that were slightly above 190 metres could be serviced. Staff believe that these properties should remain zoned R1 to reflect their existing development, rather than making them non-conforming. However, while there is some development above the servicing limit, this should not be made worse by allowing further development above 190 metres. This would place more pressure on the municipal infrastructure.

Alignment with Envision St. John's Development Regulations

Section 4.9(2)(a) of the Envision St. John's Development Regulations requires a land use report (LUR) for rezonings. Under Section 4.9(3), where a land use report is required but the scale or circumstances do not merit a full LUR, Council may accept a staff report in lieu. As this application is intended to adjust the zoning to reflect servicing availability, staff recommend accepting this staff report in lieu of an LUR.

Public notification is required as per Section 4.8 of the Development Regulations. Public notification (not a public meeting) is recommended. As this application involves a Municipal Plan amendment, a commissioner's public hearing would be required later in the process.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner of 500 Kenmount Road.
3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

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

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

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

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: To be advertised (public notice) as per the Development Regulations requirements. This application involves a Municipal Plan amendment, so a commissioner's public hearing will be required later.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning land above the 190-metre contour elevation at 500 Kenmount Road from the Residential 1 (R1) Zone to the Comprehensive Development Area 9 (CDA 9) Zone to ensure the zoning reflects the current limits of servicing.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

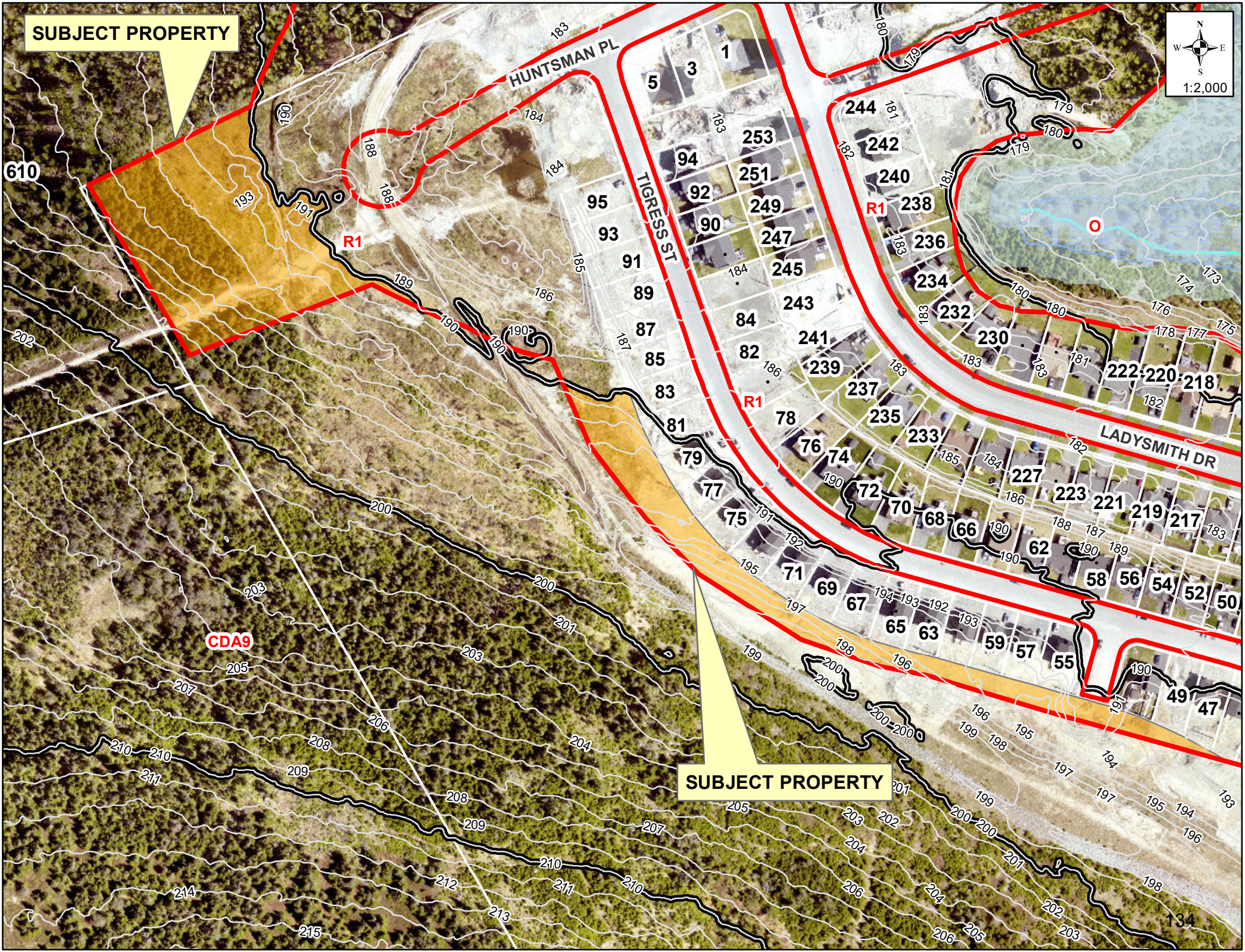
Document Title:	500 Kenmount Road - MPA2500002.docx
Attachments:	- HUNTSMAN PL-TIGRESS ST R1 ABOVE 190 (CONTOURS).pdf
Final Approval Date:	Apr 10, 2025

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

Ken O'Brien - Apr 8, 2025 - 11:34 AM

Jason Sinyard - Apr 10, 2025 - 11:30 AM

SUBJECT PROPERTY



SUBJECT PROPERTY

DECISION/DIRECTION NOTE

Title: Development Design Manual – Updates

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: Approval of updates to the Development Design Manual.

Discussion – Background and Current Status:

The Development Design Manual (DDM) was adopted in January 2024 and contains the technical requirements for Development within the City. It replaced the former Subdivision Design Manual and Commercial Development Policy. From time to time the DDM will require updating based on new standards, stakeholder engagement, to improve clarity and the identification of errors and/or omissions. Since its adoption, there has been significant internal review and stakeholder engagement. Attached is the recommended list of updates.

Key Considerations/Implications:

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: The development community. Many of the changes are the direct result of engagement with the Canadian Home Builders Association Developers Group.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

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

An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: This document is read in conjunction with the City of St. John's Development Regulations and Municipal Plan.
6. Accessibility and Inclusion: N/A



7. Legal or Policy Implications: Legal has provided input into these revisions.
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: The changes will be communicated to the development community.
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 updates to the Development Design Manual as proposed herein.

Prepared by: Tracy-Lynn Goosney, P.Eng., Manager of Development Engineering

Approved by: Jason Sinyard, P.Eng, DCM PERS

Report Approval Details

Document Title:	Committee of the Whole - Development Design Manual Updates.docx
Attachments:	
Final Approval Date:	Apr 9, 2025

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

Jason Sinyard - Apr 9, 2025 - 4:08 PM

Revisions to Development Design Manual

April 2025

Division	No.	Revision
Division 1 - General	1	Redefined Phase 1 Works as All work with the exception of surface course asphalt, sidewalk, and boulevard landscaping. Redefined Phase 2 Works as Surface course asphalt, sidewalk, and boulevard landscaping.
	2	Changed timing of sidewalk construction to Phase 2 (5 years after Phase 1 works).
	3	Reduced security amount to 10% of Phase 1 and 100% of Phase 2 works.
	4	Added Partial release of security one year post Phase 1 Acceptance.
	5	Added requirement for full time inspection and added that City reserves right to visit site at any time.
	6	Added in requirement for Rodent Control Plan for any Residential Development of 3 lots or more, or any Commercial/Industrial Development
	7	Added that City has discretion to allow Landscape Plans without being signed/stamped by Landscape Architect
	8	Added the ability to collect penalties for asphalt per Construction Specifications
Division 2 - Surveying (and Drafting)	9	Formatting change to combine Division 2 Surveying and Division 3 Drafting as there is overlap.
	10	Requirement of all drawings and documentation in digital format only.
Division 4 - Grading (NEW)	11	Added New Division outlining Grading and Grading Plan requirements for Residential and Commercial Developments.
	12	Added requirement for grades on driveways to be shown on Grading Plan
Division 5 - Transportation	13	Changed preferred intersection turnout radius for local streets to 8m.
	14	Added clause that all curb is to be high back unless on a driveway or otherwise directed by the City for maintenance reasons. Lowback only to be installed at approved driveway widths as per plans
	15	Added requirement for leading edges of curb extensions to be mountable where required for snow clearing.
	16	Added minimum turning radius for SUP (2.5m) for snow clearing purposes.
	17	Added minimum curb to curb width (8m) for two way travel.
	18	Added requirement for hard surfaces on boulevards within 4m of an intersection, crosswalks, curb extensions on areas to be snow cleared,
	19	Changed Residential and Commercial driveway ramps to either asphalt or concrete where there are landscaped boulevards.
	20	Updated parking lot requirement for apartment buildings. Currently required for 5 units or more, changed to all apartment buildings that require parking to include parking lot.
	21	Removed Table "Factors and Results for Driveways and Parking Lot Selection". Was unnecessary.

Revisions to Development Design Manual

April 2025

Division	No.	Revision
	22	Added in that on-site walkways be minimum 1.6m wide.
	23	Updated parking lot dimensions.
	24	Added suggestion to incorporate EV chargers and that parking lots should be constructed to be EV ready.
	25	Clarified that Developer is responsible for all signs, signals, pavement markings related to their development. Included design details for signals and pavement markings. City has discretion to do this work in-house and apply a cost to Developer.
	26	Added that all poles are to be within the ROW and behind sidewalk/SUP unless needed for that purpose.
	27	Updated traffic volumes used for asphalt thickness calculations
	28	Changed minimum granular and asphalt thickness for: SUP 40mm/40mm & 150mm A <i>(Was 50mm/50mm & 150mm A)</i> Local 50mm/40mm & 150mm A/150mm B <i>(Was 50mm/50mm & 100mm A/200mm B)</i> Collector 40mm/40mm/40mm & 150mm A/250mm B <i>(Was 40mm/40mm/50mm & 200mm A/300mm B)</i> Arterial (Min) 40mm/40mm/50mm & 150mm A/350mm B <i>(Was 50mm/50mm/50mm & 200mm A/300mm B)</i> Arterial (Maj) 50mm/50mm/50mm & 200mm A/350mm B <i>(Was 50mm/50mm/50mm & 200mm A/500mm B)</i>
Division 6 - Stormwater Management	29	Removed regression equations for stormwater detention and other design calculations.
	30	Updated to allow pcswmm and xpswmm models.
	31	Included modelling parameters for both xpswmm and pcswmm.
	32	Changed detention requirements to pre-development 100-year flow, instead of 2-year/10-year.
	33	Included low flow channel requirements
	34	Clarified parking lot return rates (100 year if detention is required, 10year if no detention required).
	35	Clarified definitions for pre- and post- development areas to adequately manage upstream undeveloped flows.
	36	Included information on emergency spillways.
	37	Included option to install concrete sump instead of sediment forebay.
	38	Updated the stormwater detention exemptions to include subdivisions of less than 5 lots, single residential lots.
	39	Removed requirement for gasketed piping on inlets to detention ponds
	40	Not permitting fences on detention ponds in residential areas
	41	Changed min distance of retention facilities to property boundary/ROW to 3m from 6m.

Revisions to Development Design Manual

April 2025

Division	No.	Revision
Division 7 - Sanitary Sewer System	42	Included minimum design population for residential development (80 persons/ha)
	43	Included generation rates for planning purposes
Division 8 - Water Distribution System	44	Removed calculation details for Fire Flow Determination; noted that it should be done as per Fire Underwriters Survey
Division 10 - Erosion and Sediment Control	45	Removed requirement for Erosion and Sediment Control plan for any development greater than 100m ² , instead require for subdivision greater than 2 lots, Commercial Developments, and Developments near waterbodies
Division 11 - Winter Design	46	Updated Winter Design Section to remove commercial snow storage calculations and to update language about snow storage agreements
Division 12 - Floodplains	47	Updated language to ensure can use floodplain/buffer for detention if using the natural topography. Not permitted to excavate pond in floodplain/buffer.
Division 13 - Commercial Development	48	Added Requirement to show all siamese connections on the site plan
	49	Asked for Developer to submit a letter stating that private hydrants tested as per NFPA prior to Occupancy
Division 14 - Wetlands	50	Added statement that any Development in a wetland must be assessed and the City will review the score to determine if Development can proceed.

Development Permits List For April 3 to April 16, 2025

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	The Redeemed Christian Church of God, Mount Zion Parish Incorporated	Expansion of Non-conforming Use – Place of Worship	109 Blackmarsh Road	3	Approved	2025-04-08
RES	Fairview Investments Limited	Watermain extension	625 Southlands Blvd	5	Approved	2025-04-10
OT	Newfoundland Power Inc.	Public Utility- Powerline Upgrades	Petty Harbour Road	5	Approved	2025-04-10
RES		Backyard Suite	111 Doyle's Road	5	Approved	2025-04-10
RES		Subsidiary Dwelling Unit within Non-Conforming Dwelling	26 Major's Path	1	Approved	2025-04-11
RES		Home Occupation	10 Crambrae Street	1	Approved	2025-04-11
RES		Reconfiguration of Land and Development of Vacant Lot for a Single Detached Dwelling	1154 & 1160 Blackhead Road	5	Approved	2025-04-14
COM	Atlas Structural Systems Limited	Lot Consolidation & Lot Development	226 Danny Drive	5	Approved	2025-04-14

*** 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 April 22, 2025, Regular Meeting

Permits Issued: 2025/04/03 to 2025/04/15

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
103 Rennie's Mill Rd	Renovations	Single Detached Dwelling
113 Highland Dr	Change of Occupancy	Home Office
123 Lemarchant Rd	Renovations	Single Detached w/ apt.
126 Ennis Ave	Change of Occupancy/Renovations	Subsidiary Apartment
13 Polina Rd	Site Work	Single Detached w/ apt.
15 Regina Pl	Renovations	Single Detached Dwelling
15 Waterford Hts S	Site Work	Landscaping
18 Nightingale Rd	Change of Occupancy	Single Detached w/ apt.
18 Norfolk Pl	Change of Occupancy/Renovations	Single Detached w/ apt.
18 Norfolk Pl	Change of Occupancy/Renovations	Single Detached w/ apt.
20 Major's Path	Accessory Building	Accessory Building
21 Janeway Pl	Fence	Fence
210 Castle Bridge Dr	Accessory Building	Accessory Building
23 Warford Rd	Accessory Building	Accessory Building
24 Carpasian Rd	Site Work	Landscaping
24 Everard Ave	Fence	Fence
24 Everard Ave	Site Work	Other
25 Rosalind St	Accessory Building	Accessory Building
29 Stonebridge Pl	Extension	Single Detached Dwelling
3 Munn Pl	Fence	Fence
3 Noad Pl	Extension	Townhousing
319 Anspach St	Change of Occupancy/Renovations	Single Detached Dwelling
33 Carpasian Rd	Fence	Fence
36 Cypress St	Renovations	Single Detached Dwelling
4 Milbanke St	Fence	Fence

42 Cedar Hill Pl	Accessory Building	Accessory Building
43 Watson St	Renovations	Townhousing
48 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
5 Park Pl	Site Work	Retaining Walls
5 Sumac St	Renovations	Single Detached Dwelling
50 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
6 Downing St	Accessory Building	Accessory Building
60 Burry Port St	Change of Occupancy	Home Office
60 Rutledge Cres	Fence	Fence
61 Pepperwood Dr	New Construction	Single Detached Dwelling
62 Larner St	Accessory Building	Accessory Building
635 Southside Rd	Renovations	Single Detached w/ apt.
64 Beaumont St	Accessory Building	Accessory Building
68 Stamp's Lane	Accessory Building	Accessory Building
69 Almond Cres	Renovations	Single Detached Dwelling
69 Brazil St	Renovations	Townhousing
70 Circular Rd	Renovations	Single Detached Dwelling
72 Golf Ave	Fence	Fence
72 Golf Ave	Extension	Single Detached Dwelling
72 Savannah Park Dr	Renovations	Single Detached Dwelling
76 Calver Ave	Renovations	Single Detached Dwelling
8 Ballylee Cres	New Construction	Single Detached Dwelling
81 Maurice Putt Cres	Fence	Fence
85 Viking Rd	Renovations	Single Detached w/ apt.
8B Kerry St	New Construction	Single Detached w/ apt.
96 Frecker Dr	Change of Occupancy/Renovations	Subsidiary Apartment

This Week: \$3,866,116.34

Commercial

Location	Permit Type	Structure Type
100 New Gower St	Sign	Office
130 Kelsey Dr	Change of Occupancy/Renovations	Office
152 Airport Rd	Sign	Office
197 Elizabeth Ave	Renovations	Eating Establishment
28 Cochrane St	Renovations	Office
31 Doyle's Rd	Extension	Day Care Centre

397 Empire Ave	Fence	Fence
408 Water St	Sign	Restaurant
42 Danny Dr	Sign	Retail Store
42 O'leary Ave	Change of Occupancy/Renovations	Service Shop
43 Pippy Pl	Change of Occupancy	Car Sales Lot
430 Topsail Rd	Sign	Take Out Food Service
45 Hebron Way	Change of Occupancy	Office
45 Hebron Way	Sign	Office
460 Allandale Rd	Site Work	Other
46b Aberdeen Ave	Change of Occupancy/Renovations	Service Shop
48 Kenmount Rd	Change of Occupancy/Renovations	Office
48 Kenmount Rd	Renovations	Retail Store
5 Bates Hill	Change of Occupancy/Renovations	Restaurant
502 Topsail Rd	Change of Occupancy	Restaurant
58 Golf Ave	Change of Occupancy/Renovations	Veterinary Clinic
59 Duckworth St	Change of Occupancy/Renovations	Mixed Use
60 Elizabeth Ave	Renovations	Mixed Use
66 The Boulevard	Renovations	Club
710 Torbay Rd	Sign	Office

This Week: \$926,184.35

Government/Institutional

Location	Permit Type	Structure Type
53-55 Military Rd	Change of Occupancy/Renovations	Mixed Use

This Week: \$4,100,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
22 Lemarchant Rd	Demolition	Semi Detached Dwelling
34 New Cove Rd	Demolition	Recreational Use

This Week: \$380,000.00

This Week's Total: \$9,272,300.69

REPAIR PERMITS ISSUED:

\$14,000.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
April 22, 2025			
TYPE	2024	2025	% Variance (+/-)
Residential	\$24,717,704.48	\$24,122,259.72	-2
Commercial	\$11,949,533.60	\$23,913,381.88	100
Government/Institutional	\$38,995,500.00	\$5,254,283.00	-87
Industrial	\$0.00	\$308,000.00	0
Repairs	\$338,614.00	\$303,959.00	-10
TOTAL	\$76,001,352.08	\$53,901,883.60	-29
Housing Units (1 & 2 Family Dwelling)	33	42	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Weeks Ending April 9 and April 16, 2025

Payroll

Public Works (Week 1)	\$649,006.46
Bi-Weekly Administration (Week 1)	\$972,715.08
Bi-Weekly Management	\$1,029,314.00
Bi-Weekly Fire Department	\$905,065.95
Bi-Weekly Casual (Week 2)	\$40,217.24
Public Works (Week 2)	\$433,138.83
Accounts Payable	\$13,286,236.09

(A detailed breakdown [here](#))

Total: **\$17,315,693.65**

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DECISION/DIRECTION NOTE

Title: Anti-Racism Working Group – Appointment of New Members

Date Prepared: April 7, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ophelia Ravencroft, Inclusion Advisory Committee

Ward: N/A

Decision/Direction Required:

Seeking Council approval of the recommended Individual and Resident Representatives for the Anti-Racism Working Group (ARWG).

Discussion – Background and Current Status:

The Anti-Racism Working Group is responsible for developing and implementing a work plan that fosters anti-racism while promoting diversity and inclusion in the City of St. John's and providing solution-based recommendations to Council and City Staff.

Following the conclusion of the initial two-year term, some members of the ARWG chose not to renew their membership. To address the vacancies, a Call for Members was issued seeking residents with relevant lived experience and connections to diverse communities or organizational representatives possessing expertise or experience in one or more of the following areas and who had been endorsed by an external organization:

- BIPOC (Black, Indigenous, People of Colour)
- Women
- Youth
- Newcomers
- 2SLGBTQIA+
- Ethnicity/Religion
- Academia/Research
- Employment
- Arts and Culture

15 completed applications were received and evaluated by Lead Staff. The following applicants are being recommended for appointment to the ARWG:

- Wendy Ihama, Society of Black Graduate Students, MUN
- Hanaa Mohamed Mekawy, Sexuality and Gender Advocacy Resource Centre, MUN
- Janneka Power, Individual Representative
- Ibukunoluwa Fowowe, Individual Representative

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Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Inclusion Advisory Committee, Organizations represented in the ARWG Terms of Reference.
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.

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.
5. Alignment with Adopted Plans: Healthy City Strategy, Building Safer Communities Strategy
6. Accessibility and Inclusion: The ARWG is a sub working group of the Inclusion Advisory Committee. The Call for Members was made available in a variety of formats upon request.
7. Legal or Policy Implications: N/A
8. Privacy Implications: As per the Committee's Terms of Reference, all committee members are required to refrain from the use or transmission of any confidential or privileged information while serving with the ARWG.
9. Engagement and Communications Considerations: The Call for Members was circulated for advertising, published on the City Website, and shared via social media by Communications Staff.
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 of the following appointments to the City's Anti-Racism Working Group:

- Wendy Ihama, Society of Black Graduate Students, MUN
- Hanaa Mohamed Mekawy, Sexuality and Gender Advocacy Resource Centre, MUN
- Janneka Power, Individual Representative
- Ibukunoluwa Fowowe, Individual Representative

Prepared by: Jennifer Squires, Legislative Assistant

Approved by: Theresa Walsh, City Clerk

Report Approval Details

Document Title:	Anti-Racism Working Group - Appointment of New Members April 2025.docx
Attachments:	- Anti Racism Working Group - Applications.pdf
Final Approval Date:	Apr 7, 2025

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

Theresa Walsh - Apr 7, 2025 - 4:54 PM

DECISION/DIRECTION NOTE

Title: SERC – 2025 Spring Events 2

Date Prepared: April 17, 2025

Report To: Regular Meeting of Council

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

Ward: N/A

Decision/Direction Required: Seeking Council approval of road closures associated with the Battle of the Atlantic Parade and Ceremony on Sunday May 4.

Discussion – Background and Current Status:

Battle of the Atlantic Parade and Ceremony – The Royal Canadian Navy is requesting the following road closure for their event on May 4. The ceremony will take place at the National War Memorial, followed by a brief procession from the Memorial past the Court House on Water Street. Military Police will be present to implement road closures.

Water Street, from Temperance Street to Cochrane Street

- 10:00am – 10:45am

Duckworth Street, from Holloway Street to King Street

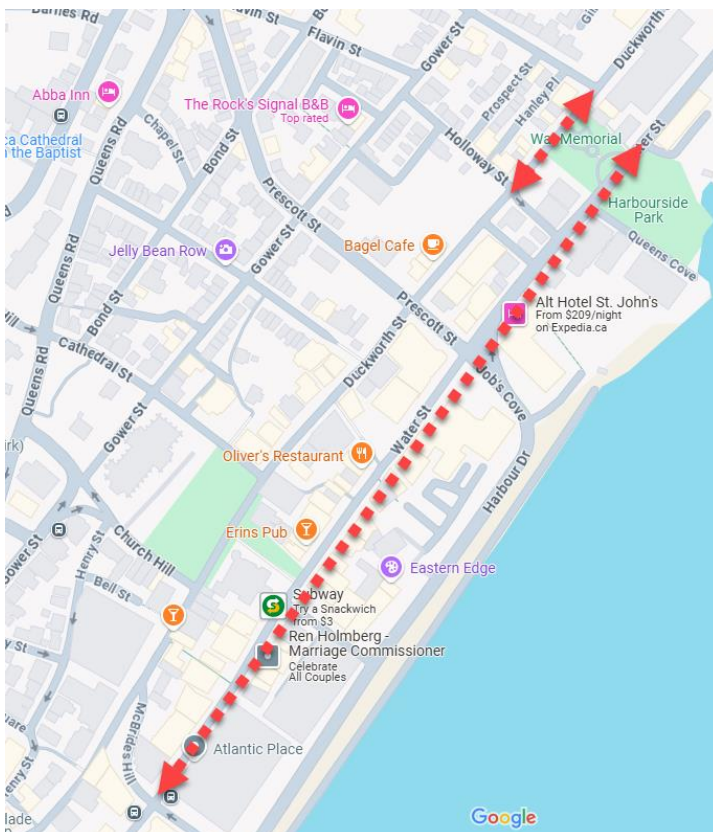
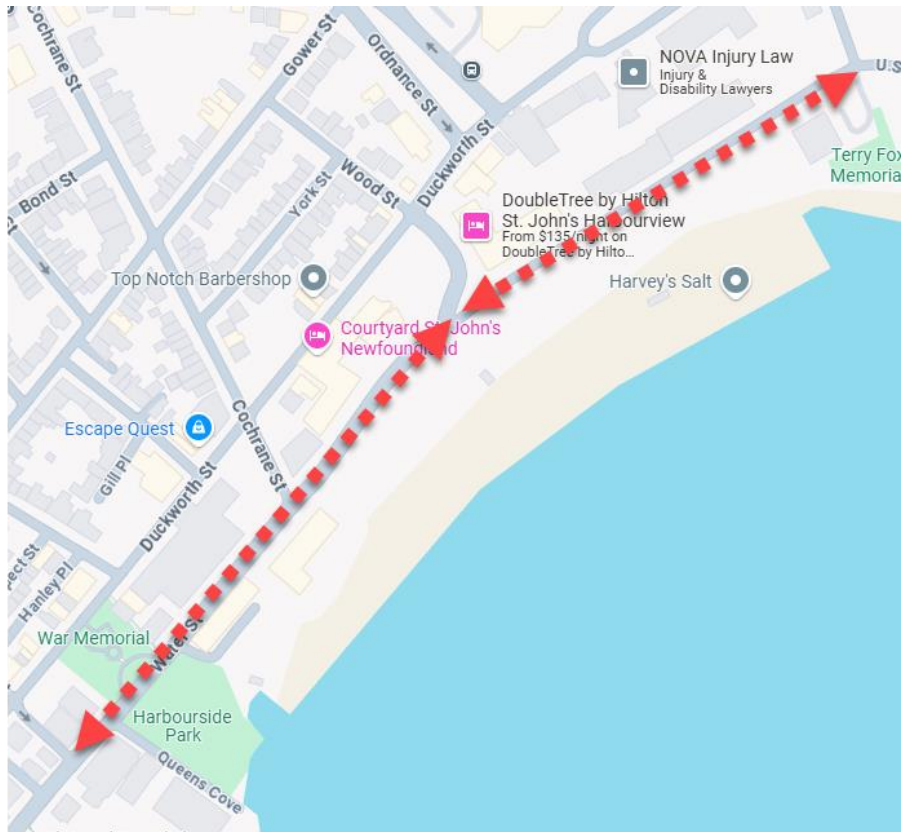
- 10:30am – 12:00pm

Water Street, from Holloway Street to Cochrane Street

- 10:30am – 12:00pm

Water Street, from Cochrane Street to Ayres Cove

- 12:00pm – 12:15pm



Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Is this a New Plan or Strategy: No
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 road closures associated with the Battle of the Atlantic Parade and Ceremony on Sunday May 4.

Prepared by: Christa Norman, Special Projects Coordinator

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