

# ST. JOHN'S

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## Committee of the Whole Agenda

June 10, 2020

9:00 a.m.

4th Floor City Hall

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# **ST. JOHN'S**

## **Minutes of Committee of the Whole - City Council**

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

**May 27, 2020, 9:00 a.m.**

Present: Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Dave Lane  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Deanne Stapleton  
Councillor Hope Jamieson  
Councillor Jamie Korab  
Councillor Ian Froude

Regrets: Councillor Wally Collins

Staff: Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Susan Bonnell, Manager - Communications & Office Services  
Elaine Henley, City Clerk  
Ken O'Brien, Chief Municipal Planner  
Maureen Harvey, Legislative Assistant

- 
1. **Call to Order**
  2. **Approval of the Agenda**

**2.1 Agenda dated March 27, 2020**

**Recommendation**

**Moved By** Councillor Lane

**Seconded By** Councillor Hanlon

That the agenda be adopted with the addition of discussion on residential and commercial permits during the COVID 19 pandemic.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (9 to 0)**

**3. Adoption of the Minutes**

**3.1 Adoption of Minutes - March 11, 2020**

**Recommendation**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Froude

That the minutes dated March 11, 2020 be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (9 to 0)**

**4. Presentations/Delegations**

**5. Finance & Administration - Councillor Dave Lane**

**5.1 Residential and Commercial Permits Fees**

Councillor Dave Lane introduced this matter seeking Council approval to waive residential and commercial permit fees in light of the current pandemic.

**Recommendation****Moved By** Councillor Lane**Seconded By** Councillor Korab

That, effective immediately, Council approve waiving residential and commercial permit fees for the following construction projects for the remainder of the calendar year:

- Patios and decks
- Fences
- Accessory buildings (such as sheds)
- General Repairs

Residents will still be required to make a permit application for decks, fences, accessory buildings and general repairs and must comply with all applicable regulations and bylaws, however the minimum fee of \$50 for these permits and the additional \$9 fee per \$1000 in construction value is waived for the 2020 construction season.

In addition, the renewal of expired residential parking permits has been further deferred until July 1, 2020. The City will not issue tickets to vehicles that are displaying expired 2019 residential parking permits, provided permits are used in the correct area.

As of July 1, residents will be given the opportunity to renew their 2019 permits and a further announcement on the process will be made closer to that date.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (10 to 0)**

**6. Public Works & Sustainability - Councillor Ian Froude**

**6.1 St. John's Transportation Commission - Q1 Financial Statement**

Councillor Froude presented the 2019 annual financial statement along with the statement of the first quarter of 2020 with an elaboration on noteworthy points. He indicated his intent to present quarterly financial

statements so that Council and the public is better informed of operational and financial matters with the St. John's Transportation Commission.

## **6.2 Streets Rehabilitation Program Contract #2**

As Council is currently reviewing its capital budget to determine if priorities have shifted since the budget was first announced earlier this year, Council was asked to consider funds allocated to Grind & Patch in this program. The pre-tender estimate for the Grind & Patch component of Contract #2 is approximately \$360,000 and includes the following streets, in whole or in part:

Bay Bull's Road, Brookfield Road, Columbus Drive, Cowan Avenue, Doyle's Road, Main Road, Old Petty Harbour Road, Pearltown Road, Petty Harbour Road, Ruby Line, Southlands Boulevard, Teakwood Drive  
Topsail Road, Waterford Bridge Road

### **Recommendation**

**Moved By** Councillor Froude

**Seconded By** Councillor Lane

That Council maintain the previously approved level of spending of \$360,000 for grind & patch which lists the following streets: Bay Bull's Road, Brookfield Road, Columbus Drive, Cowan Avenue, Doyle's Road, Main Road, Old Petty Harbour Road, Pearltown Road, Petty Harbour Road, Ruby Line, Southlands Boulevard, Teakwood Drive, Topsail Road, Waterford Bridge Road

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (10 to 0)**

## **7. Community Services - Councillor Jamie Korab**

### **7.1 Community Gardens Operating on City Land COVID-19 Guidelines**

Council considered an information note which addressed allowing community gardens to open during Covid-19 Pandemic. The document outlines best-practice safety regulations and guidelines that allow for safe use of community gardens on city-land.

To this end staff will do the following:

- Share the guidelines, regulations and best-practices with community garden committees that are operating on city-land and request that they sign a waiver of understanding.
- Work with communications to share the guidelines through City of St. John's websites and social media pages.
- Connect with other communities, and other gardens, and offer the guidelines as an added resource for safe gardening during the Covid-19 Pandemic.

8. **Special Events - Councillor Hope Jamieson**

9. **Housing - Deputy Mayor Sheilagh O'Leary**

10. **Economic Development - Mayor Danny Breen**

11. **Tourism and Culture - Councillor Debbie Hanlon**

12. **Governance & Strategic Priorities - Mayor Danny Breen**

**12.1 Regular, Special and COTW Meetings – Summer Schedule**

Council considered the following schedule of meetings for the summer of 2020.

Regular/Special Meetings

- Monday, June 8, 2020
- Tuesday, June 23, 2020
- Monday, July 6, 2020
- Monday, July 20, 2020
- Tuesday, August 4, 2020
- Monday, August 17, 2020
- Monday, August 31, 2020

Committee of the Whole Meetings

- Wednesday, June 10, 2020
- Wednesday, June 24, 2020
- Wednesday, July 8, 2020

- Wednesday, July 22, 2020
- Wednesday, August 5, 2020
- Wednesday, August 19, 2020
- Wednesday, September 2, 2020

**Recommendation****Moved By** Deputy Mayor O'Leary**Seconded By** Councillor Jamieson

That Council approve the proposed summer schedule for Regular, Special and Committee of the Whole (COTW) meetings.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (10 to 0)**

**13. Planning & Development - Councillor Maggie Burton****13.1 Built Heritage Experts Panel Report - May 13, 2020****1. 5 Church Hill – Application for a Roof Deck**

Discussion took place on the above-noted decision note with Council requesting that staff work on a definition of a roof deck. Reference was also made to a moratorium that was put in place in the late 1990's and requested staff to review the history and status of this moratorium.

**Recommendation****Moved By** Councillor Burton**Seconded By** Councillor Hanlon

That Council approve the roof deck at 5 Church Hill, as proposed and further that staff be directed to research the history of moratoriums on the construction of roof top decks and provide Council with a report.



For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (10 to 0)**

14. **Transportation and Regulatory Services - Councillor Sandy Hickman**
15. **Other Business**
16. **Adjournment**

There being no further business the meeting adjourned at 10:06 am.

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Mayor

# DECISION/DIRECTION NOTE

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**Title:** Neighbourhood Profiles – Connecting St. John’s Neighbourhoods

**Date Prepared:** June 3, 2019

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Jamie Korab, Community Services

**Ward:** N/A

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**Decision/Direction Required:** Approval to launch phase 1 of Neighbourhood Profiles – Connecting St. John’s Neighbourhoods initiative.

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

St. John’s has become a more livable city with a wide range of amenities, programs, and services that support a welcoming and diverse community. Smaller communities, local cultural areas, and neighbourhoods are the core building blocks for our city.

Neighbourhood Profiles are intended to present characteristics identified in 28 distinct neighbourhoods. These neighbourhoods are defined by their history, landscape, and unique cultural heritage and together they create the character of our city. An on line neighborhood profile system includes distinct neighbourhoods within stable working boundaries.

Neighbourhood Profiles includes information for residents and visitors of St. John’s and will assist those seeking data for program planning, community outreach, development, and also for those who may be relocating. The social information included can help increase awareness of the many activities, amenities and history that is available to residents in their own neighbourhood as well as neighbouring areas. This information is also helpful to both staff and council in supporting decisions on program and services offered.

The 28 neighbourhood profiles were developed to assist community organizations, businesses and governments with their short and long-term planning by creating meaningful boundaries to support the collection of data. Neighbourhood boundaries are simply a tool, they do not diminish the importance of wards or existing neighbourhood identification.

The boundaries for these neighbourhoods were developed using the following criteria:

1. originally based on planning areas, former municipal boundaries, and existing local cultural area neighbourhood boundaries;
2. respect of natural boundaries (rivers), and man-made boundaries (streets, highways, etc.);
3. recognize smaller neighbourhood sections within the larger neighbourhood boundaries; and

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4. the final number of neighbourhood areas be manageable for the purposes of data presentation and reporting.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
3. Alignment with Strategic Directions/Adopted Plans:
  - a. A Connected City
    - i. Increase and improve opportunities for residents to connect with each other and the City
    - ii. Develop and deliver programs, services and public spaces that build safe, healthy ad vibrant communities
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations:
  - a. Communications is developing a plan to launch this initiative during St. John's Day celebrations
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

That Council approve the launch of phase one of Neighbourhood Profiles – Connecting St John's.

**Prepared by:** Karen Sherriffs, Manager, Community Development  
**Approved by:** Tanya Haywood, Deputy City Manager, Community Services

**Report Approval Details**

Document Title:	Neighbourhood Profiles - Connecting St. John's Neighbourhoods.docx
Attachments:	
Final Approval Date:	Jun 4, 2020

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

**Karen Sherriffs - Jun 4, 2020 - 5:22 PM**

**Tanya Haywood - Jun 4, 2020 - 5:26 PM**

# DECISION/DIRECTION NOTE

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**Title:** Affordable Housing Working Group Membership

**Date Prepared:** May 29, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Deputy Mayor Sheilagh O'Leary, Housing

**Ward:** N/A

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## **Decision/Direction Required:**

Approval of Membership for the Affordable Housing Working Group (AHWG) based on the recommendations by lead staff and the Office of the City Clerk.

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

The Affordable Housing Working Group is responsible to provide advice to Council regarding housing system related policies, directives and strategies as well as implementation of the 10-year Affordable Housing Strategy. Five organizations are asked to appoint a representative, namely the Canadian Home Builders Association, Newfoundland and Labrador; Canada Mortgage and Housing Corporation; Newfoundland and Labrador Housing; End Homelessness St. John's (EHSJ); and the Provincial Government.

Victoria Belbin, the representative from Canadian Home Builders Association, has resigned from her position and Curtis Mercer has replaced her as the CEO on an interim basis. Mr. Mercer has agreed to be the replacement CHBA representative for the AHWG on an interim basis until a new CEO has been appointed.

In order to maximize participation on the Panel and to meet the need for continuity it is requested that the following people be appointed/reaffirmed in accordance with Section 3.2 of the Terms of Reference:

1. Gail Thornhill, Stella's Circle – extend until May 2022
2. Jill Snow, CMHC – extend until May 2022
3. Andrew Harvey, First Light NL – extend until May 2022
4. Ayon Shahed, Choices for Youth – extend until December 2020

## **Key Considerations/Implications:**

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

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- a. The City's New Affordable Housing Strategy was built upon public and strategic stakeholder engagement, and the implementation will be guided and shaped by multi-stakeholder partnerships and processes. The above representative will be amongst our key partners moving forward in supporting our affordable housing efforts and shaping our new strategy.
3. Alignment with Strategic Directions/Adopted Plans:
  - a. A Culture of Cooperation – Create effective City – community collaborations
  - b. Responsive and Progressive – Create a culture of engagement
  - c. Effective Organization – Develop a knowledgeable and engaged committee
4. Legal or Policy Implications:  
N/A
5. Privacy Implications:  
N/A
6. Engagement and Communications Considerations:  
N/A
7. Human Resource Implications:  
N/A
8. Procurement Implications:  
N/A
9. Information Technology Implications:  
N/A
10. Other Implications:  
N/A

**Recommendation:**

That Council appoint Curtis Mercer as the temporary representative for CHBA and reaffirm the membership of the following members to the Affordable Housing Working Group:

1. Gail Thornhill, Stella's Circle – extend until May 2022
2. Jill Snow, CMHC – extend until May 2022
3. Andrew Harvey, First Light NL – extend until May 2022
4. Ayon Shahed, Choices for Youth – extend until December 2020

**Prepared by:** Shanna Fitzgerald, Legislative Assistant

**Approved by:** Elaine Henley, City Clerk

**Report Approval Details**

Document Title:	Affordable Housing Working Group Membership.docx
Attachments:	
Final Approval Date:	Jun 1, 2020

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

**Karen Chafe - May 31, 2020 - 11:12 PM**

**Elaine Henley - Jun 1, 2020 - 9:02 AM**

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## Report of Built Heritage Experts Panel

**May 27, 2020**

**12:00 p.m.**

**Virtual**

Present: Glenn Barnes, Chairperson  
Bruce Blackwood, Contractor  
Dawn Boutilier, Planner  
Rachel Fitkowski, Landscape Architect  
Mark Whalen, Architecture

Regrets: Garnet Kindervater, Contractor

Staff: Ken O'Brien, Chief Municipal Planner  
Ann Marie Cashin, Heritage and Urban Planner  
Rob Schamper, Technical Advisor  
Maureen Harvey, Legislative Assistant

### **69 Patrick Street – Exterior Renovation**

Prior to the commencement of discussion on this matter Mark Whalen declared a conflict of interest and removed himself from the meeting.

At the May 27, 2020 Built Heritage Experts Panel (BHEP) meeting, the Panel reviewed an application for exterior renovations at 69 Patrick Street which did not meet the Heritage Area Standards of the St. John's Development Regulations. The BHEP recommended changes to the design and the applicant has revised the design based on those recommendations. The revised application was presented to the BHEP on June 3, 2020 through e-vote for a recommendation to Council.

#### **Recommendation:**

That Council approve the design for exterior renovations at 69 Patrick Street, as proposed.

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GLENN BARNES, CHAIR



# DECISION/DIRECTION NOTE

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**Title:** 69 Patrick Street, Exterior Renovation

**Date Prepared:** June 4, 2020

**Report To:** Committee of the Whole

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

**Ward:** Ward 2

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## **Decision/Direction Required:**

To approve the proposed design for exterior façade renovations at 69 Patrick Street.

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

At the May 27, 2020 Built Heritage Experts Panel (BHEP) meeting, the Panel reviewed an application for exterior renovations at 69 Patrick Street which did not meet the Heritage Area Standards of the St. John's Development Regulations. The BHEP recommended changes to the design and the applicant has revised the design based on those recommendations. The revised application was presented to the BHEP on June 3, 2020 through e-vote for a recommendation to Council.

The subject property is located within Heritage Area 2, is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential High Density (RHD). The building is not designated by Council as a Heritage Building.

The existing dwelling is a two-and-a-half storey semi-detached dwelling. The applicants are now proposing to leave the dwelling in its current structure and renovate the exterior accordingly. The renovations include:

- The dormer windows are being increased from one to two, the second-storey windows from two to three, and the first storey picture window is being replaced with two single-hung windows. All windows will be single-hung with the exception of the round windows and a floor to ceiling window on the rear elevation. As per the Heritage Area Standards in the Development Regulations, regulations on window configuration is limited to facades facing a public street. The side and rear elevation of this property are facing a parking lot, and not a public street.
- The cladding will remain as wood clapboard with associated wood trims.
- If shingles need to be replaced, the mansard roof will be refinished with an asphalt shingle to match existing material.
- The front porch remains removed in this design. The adjacent remaining porch structure will be finished with a wood clapboard and finished to match the adjacent structure.
- The applicants are also proposing the possibility of a roof deck at the rear. As per the Heritage Areas Standard for Heritage Area 2, roof decks may be permitted provided the deck structure or any part thereof, does not extend above the top storey roof line or

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obscure an original architectural feature and is not on a façade facing a public street. The roof deck would include a guard rail and a full height door off the third level for access.

As the revised design, including the roof deck, now meet the Heritage Area Standards, the BHEP recommended to approve the design as proposed. Staff agree with this recommendation.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners and residents of the heritage area.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Following the Heritage Area Standards of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the design for exterior renovations at 69 Patrick Street, as proposed.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

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

**Location of Subject Property**  
69 Patrick Street



**Report Approval Details**

Document Title:	69 Patrick Street, Exterior Renovation.docx
Attachments:	- 69 Patrick Street - BHEP Revised Attachment.pdf
Final Approval Date:	Jun 4, 2020

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

**Ken O'Brien - Jun 4, 2020 - 10:10 AM**

**Jason Sinyard - Jun 4, 2020 - 10:13 AM**





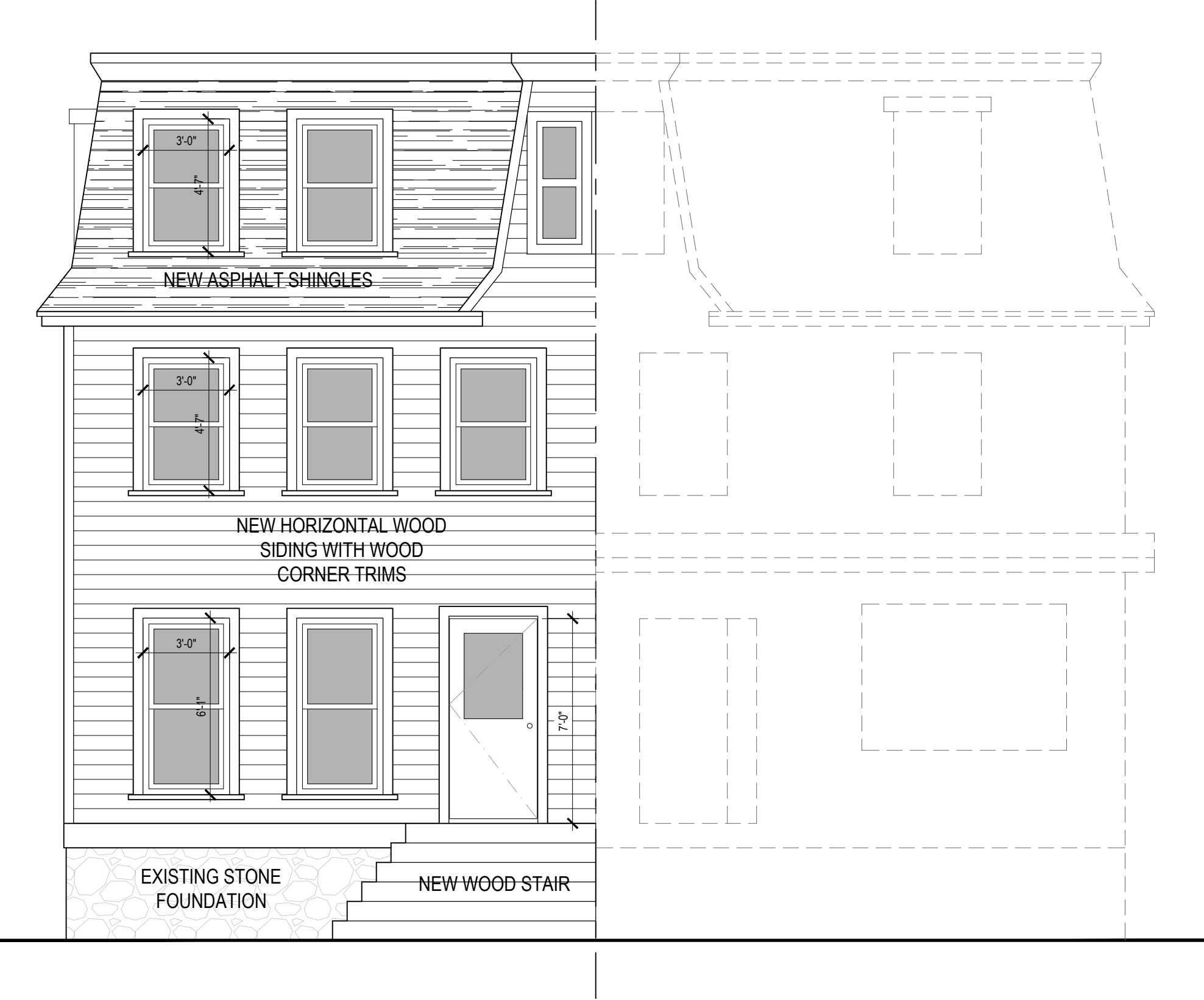




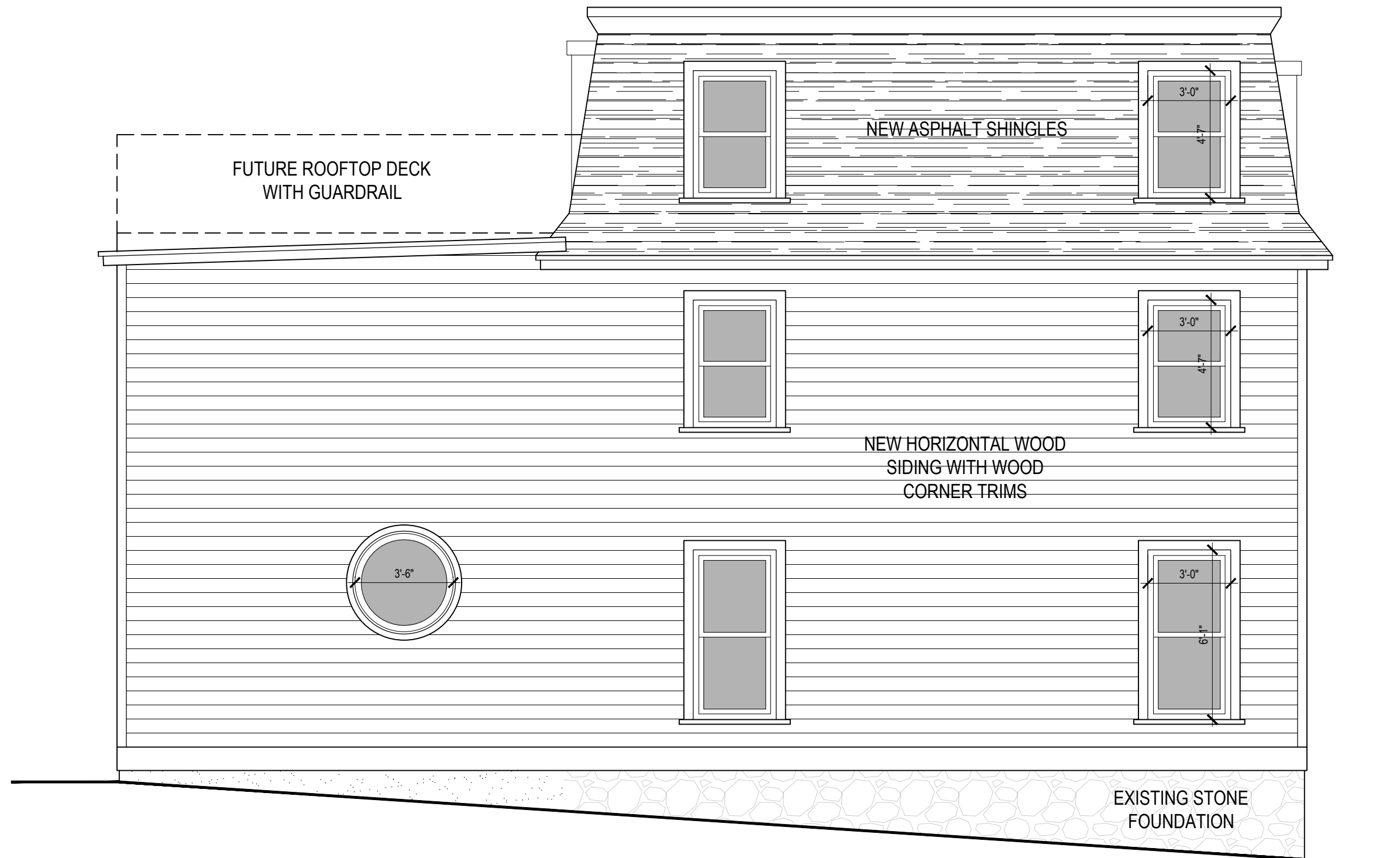


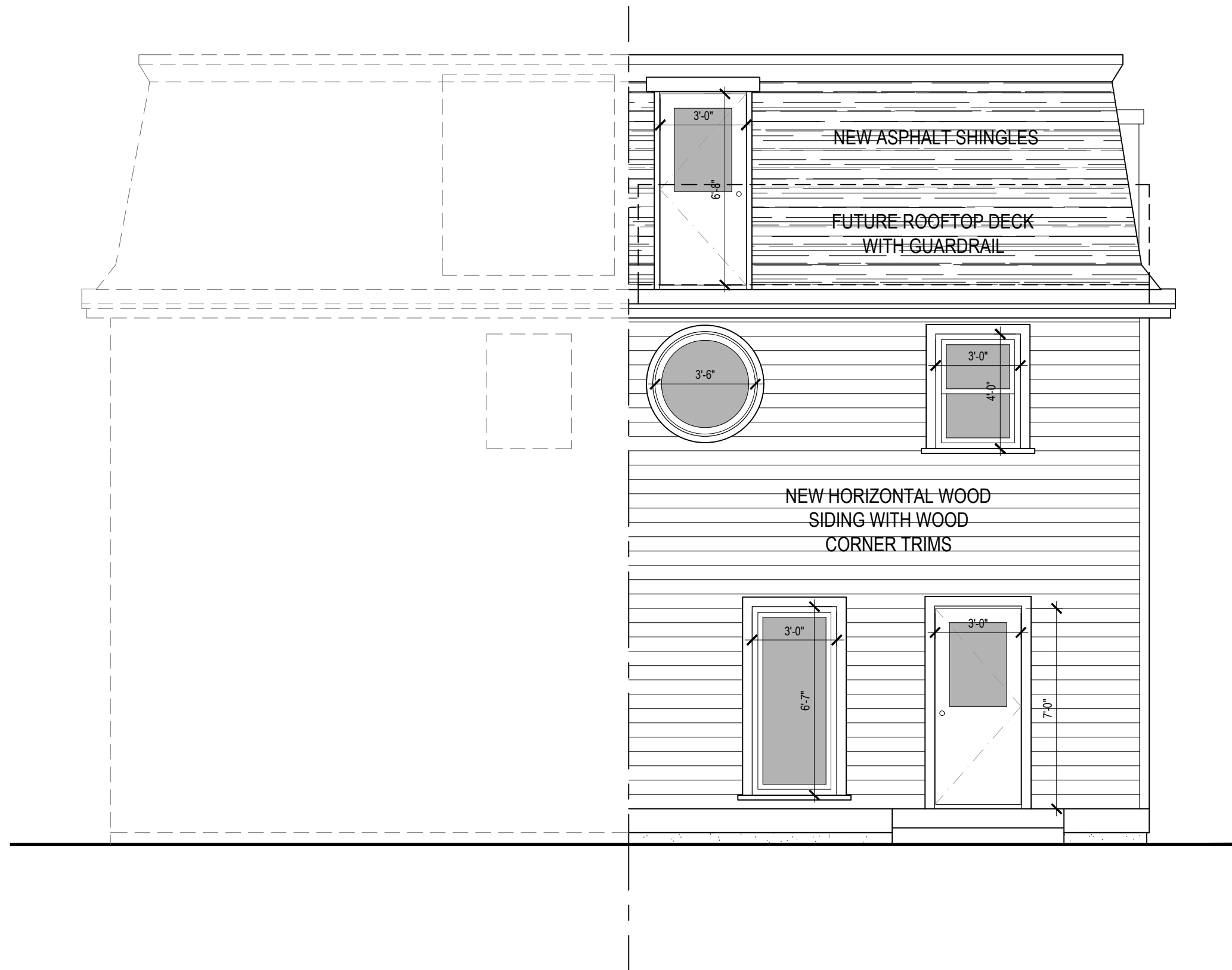












# DECISION/DIRECTION NOTE

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**Title:** 25 Sea Rose Avenue, REZ2000002

**Date Prepared:** June 2, 2020

**Report To:** Committee of the Whole

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

To consider a rezoning application for land at 25 Sea Rose Avenue from the Commercial Regional (CR) Zone to the Commercial Office (CO) Zone to allow for an 8-storey office building and 10-storey parking garage.

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

The City received an application for an 8-storey office building and 10-storey parking garage at 25 Sea Rose Avenue. The subject property is designated Commercial General (CG) under the St. John's Municipal Plan and is zoned Commercial Regional (CR). The maximum allowable building height in the CR Zone is 20 metres (approximately 4 storeys using a 5 metre per storey commercial building-height estimation). Please note, the applicant has already applied for the 4-storey Building 'A' on the site plan, as that does not require an amendment.

## History of Previous Applications

In 2016, the owners of the subject property applied to increase the maximum building height in the CR Zone from 15 metres to 30 metres. The purpose of this application was to accommodate the development of a 6-storey office building (7 storeys with the mechanical penthouse). Council proceeded to public consultation for the amendment and received objections from neighbouring property owners. Council rejected the amendment to increase the building height to 30 metres as it would affect the entire CR Zone. Council further directed that individual applications should be left to Council's discretion.

In 2017, the City received an application to increase the building height in the CR Zone from 15 metres to 20 metres to accommodate a 4-storey office building at 20 Hebron Way. This was essentially an increase in height from 3-storeys to 4-storeys. Council agreed to this amendment and it came into effect on September 22, 2017.

Should Council wish to increase the building height at 25 Sea Rose Avenue to accommodate an 8-storey office building and 10-storey parking garage, Council could either amend the CR Zone to increase the maximum building height, or zone the property at 25 Sea Rose Avenue as a commercial zone that can accommodate 10-storeys. Given Council's previous rejection of increasing the overall building height in the CR Zone, should Council wish to proceed with this application, it is recommended to consider rezoning the subject property to the Commercial

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Office (CO) Zone where the maximum building height is 10-storeys. Office and Parking Area are both permitted uses within the CO Zone and the maximum 10-storey building height would be limited to this site. This would not need a Municipal Plan amendment.

Given previous concerns raised by adjacent property owners, it is further recommended that the applicant provide a shadow analysis of the proposed buildings. This could show any impacts the increased building height would have on adjacent properties. The shadow analysis would be based on a simple massing at this stage, and not a detailed elevation.

There were no development or engineering concerns at this stage of the proposal. Prior to any development approval, the developer would be required to submit detailed engineering plans for review and approval and must meet all zone requirements of the Development Regulations. The application has also been forwarded to the St. John's International Airport Authority. The Authority has no issue with the parking garage and can conditionally support the office building, subject to the proponent conducting a noise analysis and ensuring appropriate noise insulation features are considered during the design process.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners; St. John's International Airport Authority.
3. Alignment with Strategic Directions/Adopted Plans: *A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public notice of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning the property at 25 Sea Rose Avenue from the Commercial Regional (CR) Zone to the Commercial Office (CO) Zone.

That the application be advertised for public review and comment.

That the applicant provide a shadow analysis prior to public notification.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

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

**Report Approval Details**

Document Title:	25 Sea Rose Avenue, REZ2000002.docx
Attachments:	- 25 Sea Rose Avenue - Attachments.pdf
Final Approval Date:	Jun 4, 2020

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

**Ken O'Brien - Jun 4, 2020 - 11:57 AM**

**Jason Sinyard - Jun 4, 2020 - 12:18 PM**



CR

SUBJECT PROPERTY

O

SEAROSE AVE

40

CR

HEBRON WAY

70

45

AIRPORT

CR

25

80

15

90

100

55

CR

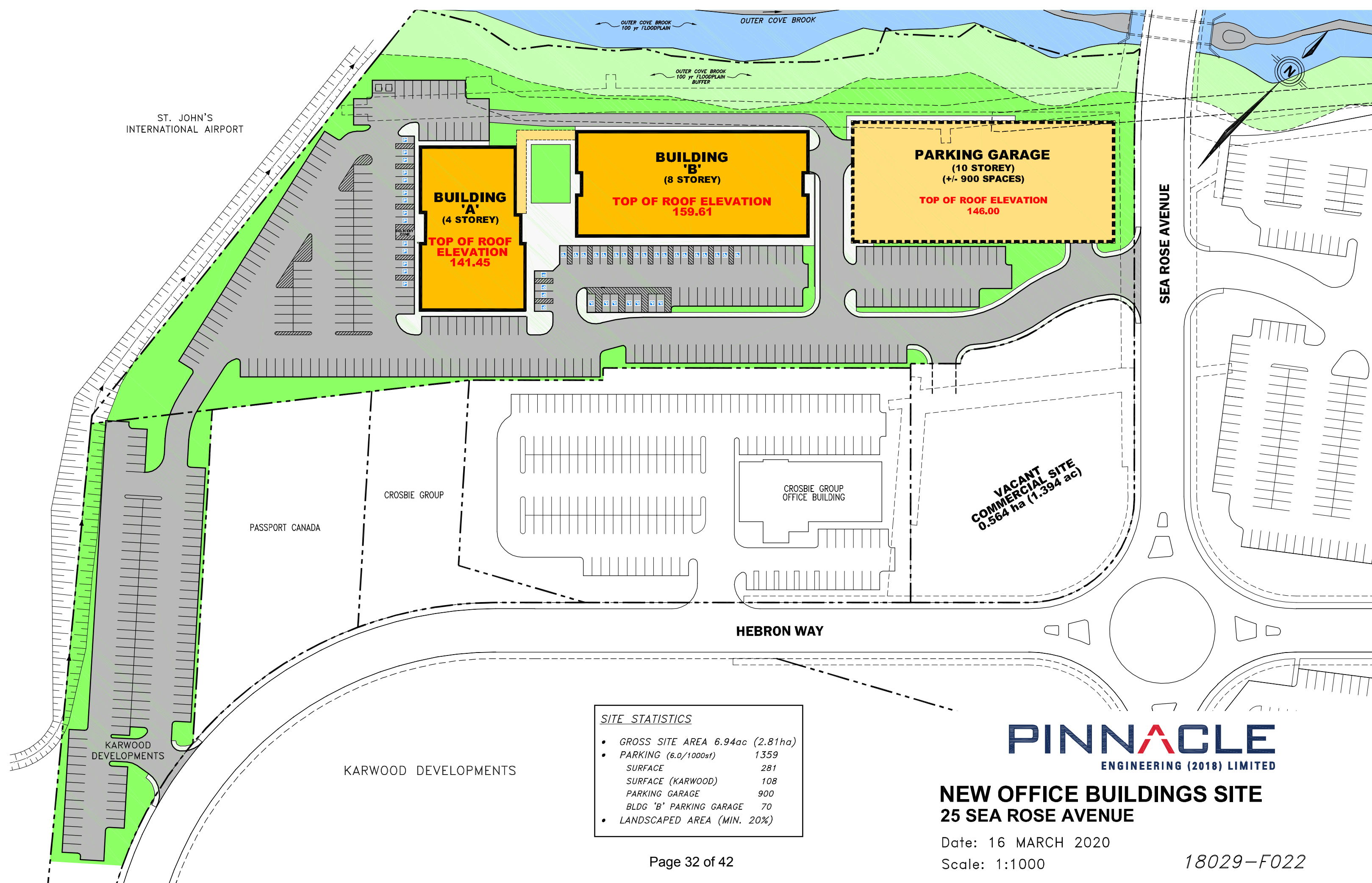
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46

48

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10.18 COMMERCIAL OFFICE (CO) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.18.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building (except the property located at Civic Number 172 Logy Bay Road) **(1995-12-08) (2007-04-05) (2007-12-21)**
- (b) Seniors' Apartment Building (subject to Section 7.18) (except the property located at Civic Number 172 Logy Bay Road) **(1995-06-09) (2007-12-21)**
- (c) Office
- (d) Parking Area (except the property located at Civic Number 172 Logy Bay Road) **(1999-02-05) (2007-12-21)**
- (e) Convenience Store (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (f) Service Shop (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

Recreational:

- (g) Park (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

Other:

- (h) Adult Day Care Facility ((subject to Section 7.2)(except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (i) Day Care Centre (subject to Section 7.6) (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (j) Public Utility (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

10.18.2 Discretionary Uses (subject to Section 5.8)

- (a) Commercial School (except the property located at Civic Number 172 Logy Bay Road) **(1997-01-31) (2007-12-21)**
- (b) Recycling Depot (except the property located at Civic Number 172 Logy Bay Road) **(1997-11-21) (2007-12-21)**
- (c) Clinic (except the property located at Civic Number 172 Logy Bay Road) **(2005-03-04) (2007-12-21)**
- (d) Uses Complementary to a Seniors' Apartment Building (except the property located at Civic Number 172 Logy Bay Road) (subject to Section 7.18) **(2007-02-09) (2007-12-21)**
- (e) Private Park (except the property located at Civic Number 172 Logy Bay Road) **(2007-10-05) (2007-12-21)**
- (f) Heritage Use (except the property located at Civic Number 172 Logy Bay Road) **(2012-02-10)**
- (g) Small Scale Wind Turbine **(2012-06-01)**
- (h) Dwelling Units located on the ground floor **(2015-05-01)**

CO

### 10.18.3 Zone Requirements

(1) The following requirements shall apply to all uses:

- |     |                                  |  |                     |
|-----|----------------------------------|--|---------------------|
| (a) | Lot Area (minimum)               | 900 square metres  | <b>(2007-12-21)</b> |
| (b) | Lot Frontage (minimum)           | 20 metres  | <b>(2007-12-21)</b> |
| (c) | Lot Coverage (maximum)           | 50%  | <b>(2007-12-21)</b> |
| (d) | Floor Area Ratio (maximum)       | As determined by the Municipal Plan, but shall not exceed 2.0  | <b>(2007-12-21)</b> |
| (e) | Building Height (max)            | As determined by the Municipal Plan, but shall not exceed 10 Storeys (not exceeding 40 metres). For the Belvedere property, located between Bonaventure Avenue and Newtown Road, Building Height shall not exceed three (3) Storeys. For the Belvedere property located between Bonaventure Avenue and Newtown Road along Margaret's Place, Building Height shall not exceed four (4) storeys. <b>(2015-05-01)</b> |                     |
|     |                                  |  | <b>(2007-12-21)</b> |
| (f) | Building Line (minimum)          | 6 metres   | <b>(2007-12-21)</b> |
| (g) | Side Yards (maximum)             | 1 metre per Storey (to a max. of 6 metres)   | <b>(2007-12-21)</b> |
| (h) | Side Yard on Flanking Road (min) | 6 metres   | <b>(2007-12-21)</b> |
| (i) | Rear Yard (minimum)              | 6 metres   | <b>(2007-12-21)</b> |
| (j) | Landscaping on Lot (minimum)     | Subject to Section 8.5   | <b>(2007-12-21)</b> |

CO

## 10.21 COMMERCIAL REGIONAL (CR) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

### 10.21.1 Permitted Uses

#### Residential:

- (a) Accessory Dwelling Unit

#### Public:

- (b) Library

#### Commercial:

- (c) Bakery
- (d) Bank (Subject to Section 7.30) **(2012-06-29)**
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Church
- (g) Clinic
- (h) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (i) Commercial School
- (j) Communications Use
- (k) Custom Workshop
- (l) Department Store
- (m) Drycleaning Establishment
- (n) Eating Establishment (subject to Section 7.21)(Subject to Section 7.30)  
**(1995-09-15)(2012-06-29)**
- (o) Hotel
- (p) Laundromat
- (p.1) Lounge **(2011-05-06)**
- (q) Office
- (r) Parking Area
- (s) Printing Establishment
- (t) Recycling Depot **(1997-11-21)**
- (u) Retail of Building Supplies
- (v) Retail Store
- (w) Retail Warehouse
- (x) School
- (y) Service Shop
- (z) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)  
**(1995-06-09)(2012-06-29)**
- (aa) Shopping Centre
- (bb) Sign Maker's Shop
- (cc) Taxi Business
- (dd) Veterinary Clinic

CR

Recreational:

- (ee) Recreational Use

Other:

- (ff) Day Care Centre (subject to Section 7.6) **(1996-04-26)**
- (gg) Public Use
- (hh) Public Utility

10.21.2 Discretionary Uses (subject to Section 5.8)

- (a) Light Industrial Use **(2006-03-10)**
- (b) Place of Amusement
- (c) Place of Assembly **(1995-11-24)**
- (d) Warehouses **(2006-06-23)**
- (e) Small Scale Wind Turbine **(2012-06-01)**
- (f) Craft Brewery/Distillery **(2019-07-19)**

10.21.3 Zone Requirements

- (1) The following requirements shall apply to all Commercial uses, except Service Stations:

- |     |                                      |                    |                     |
|-----|--------------------------------------|--------------------|---------------------|
| (a) | Lot Area (minimum)                   | 1800 square metres |                     |
| (b) | Lot Frontage (minimum)               | 45 m               |                     |
| (c) | Lot Coverage (maximum)               | 50%                |                     |
| (d) | Floor Area Ratio (maximum)           | 1.0                |                     |
| (f) | Building Height (maximum)            | 20 m               | <b>(2017-09-22)</b> |
| (g) | Building Line (minimum)              | 6 m                |                     |
| (h) | Side Yards (minimum)                 | 1 metre per Storey |                     |
| (i) | Side Yard on Flanking Road (minimum) | 6 m                |                     |
| (j) | Rear Yard (minimum)                  | 6 m                |                     |
| (k) | Landscaping on Lot (minimum)         | 20%                |                     |

- (2) All other uses:

As determined by Council

10.21.4 Former Memorial Stadium Site - Lake Avenue and King's Bridge Road

Notwithstanding the provisions of Section 10.21.1 and 10.21.2, the following shall apply to the former Memorial Stadium site, located at Lake Avenue and King's Bridge Road:

**CR**

Permitted Uses:

- (a) Bank (Subject to Section 7.30) (2012-06-29)
- (b) Clinic
- (c) Dry Cleaning Establishment
- (d) Eating Establishment (Subject to Section 7.21)(Subject to Section 7.31) (2012-06-29)
- (e) Office
- (f) Parking Area
- (g) Pharmacy
- (h) Recreational Use
- (i) Retail Store
- (j) Service Shop

Discretionary Uses:

- (a) Public Use
- (b) Public Utility (2005-08-19)

**CR**

# DECISION/DIRECTION NOTE

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**Title:** Quidi Vidi Village Traffic Complaints

**Date Prepared:** June 3, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Sandy Hickman, Transportation & Regulatory Services

**Ward:** Ward 2

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## **Decision/Direction Required:**

Direction is required on whether to take action with respect to traffic complaints in Quidi Vidi Village.

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

The city continues to receive traffic complaints from residents in Quidi Vidi Village. Most requests focus on the volume of traffic in the core of the Village, the parking situation, and the constrained right of way on Quidi Vidi Village Road.

Typical traffic speeds measured on Quidi Vidi Village Road in the core of the Village are 30km/hr which aligns with the speed limit in the area and lower risk if collisions occur.

There is a pattern of collisions within Quidi Vidi Village related to the narrowness and poor sight lines on the road. Thankfully the low number of collisions and low speeds have mitigated this pattern and the severity of these collisions is relatively lower than might otherwise be expected.

## **Root causes**

Quidi Vidi Village is a popular destination for tourists and locals for its scenic views, trailheads and popular businesses. Quidi Vidi Village Road is popular recreational route for pedestrians, runners and people cycling. The streets in the village are narrow, winding and without sidewalks – meaning that pedestrians and people riding bikes or running share the road with motor vehicles.

## **Action taken to date**

- Quidi Vidi Village Road was evaluated for a traffic calming project in 2011 and although traffic calming was warranted, a survey of residents didn't get the required support to proceed.

- A new parking area at the end of Cadet Road was developed in 2018-2019, adding formal parking spaces for visitors and defined spaces for tour buses.
- A speed feedback sign is currently posted near the intersection of Regiment Road and Quidi Vidi Village Road on the approach to Quidi Vidi Village.
- In 2017 council approved banning left turns from East White Hills Road onto The Boulevard with the goal of reducing through-traffic in Quidi Vidi Village. How this restriction would be incorporated with a broader set of changes was raised in early 2018 and the question was not resolved. As such, this restriction has never been implemented.<sup>1</sup>
- **Additional parking on Cuckhold's Cove Road:** In 2019 a section of Cuckhold's Cove Road east of Stone's Road was opened to daytime parking to try and increase the supply of parking in the area. Parking directional signs were also added to help direct visitors to this area.
- **Parking regulatory sign update:** In 2019 all parking regulatory signs were reviewed and updated to ensure the restrictions were clear to all drivers.
- **Parking wayfinding signs for Quidi Vidi Village:** The City is currently undertaking a wayfinding sign project. Tourism related signage for the Village will incorporate parking and pedestrian exploration information. Once this process has finalized a visual theme the plan is to create additional parking directional signs that use this theme to help drivers find parking when visiting the Village.

### ***Previously considered actions***

- **Traffic calming at the core of the village:** Although Quidi Vidi Village Road is not on the traffic calming project list, some segments may qualify again if evaluated. The main factors in the previous rank were total traffic volumes and an estimate of non-local traffic. Neither of these issues is likely to be affected by anything short of significant restrictions. Speed cushions, which have been requested, are not effective at lowering speeds beyond the current typical speed of 30km/hr. However, if a traffic calming project is popular among residents and business owners it may be successful in reducing complaints. The process based on the Traffic Calming Policy would be to re-evaluate and rank this area before any action is taken.
- **One-way traffic through the village:** This could open up space for parking or active transportation but it would likely increase vehicle speeds through the village causing new safety issues. Increasing area for pedestrians within the core of the Village is a common concern raised. This would also displace traffic to the other end of Quidi Vidi Lake to an area that is already congested and is expected to affect residents worse than any other user group.
- **One-way traffic on The Boulevard Between East White Hills Road and Cadet Road:** The predominant flow of traffic through the Village is toward The Boulevard (roughly 2/3 of traffic) rather than from The Boulevard (roughly 1/3 of traffic). A one-way

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<sup>1</sup> Reluctance to implement this restriction was also influenced by the significant outpouring of public feedback on the Winter Avenue restriction. Banning left turns off East White Hills Road is not expected to be an effective solution to the complaints in the Village nor is it supported by the data collected.

inbound only restriction would prevent this predominant flow and reduce through traffic in the Village. This displaced traffic would relocate to Forest Road and/or King's Bridge Road. This option was considered by a committee of Council in 2017 and not advanced.

- **One-way traffic on Stone's Road:** This option was explored informally but due to negative feedback from residents affected was not advanced beyond investigation of feasibility.

### ***Other options***

- **Status Quo:** The root causes of the traffic related complaints are unlikely to be addressed without significant restrictions to traffic flow through Quidi Vidi Village. While this approach would likely please some, it would also be likely be a very negative change for others.
- **Traffic calming at the approach to the village:** Speeds on the approaches to Quidi Vidi Village from The Boulevard and from Forest Road are higher than those in the core of the Village. Neither of these areas is commonly mentioned in complaints since they are slightly outside the area occupied by village residents. If issues exist, traditional traffic calming tools like speed cushions are likely to be effective. However, whether they would resolve the concerns raised by residents depends a lot on the perceptions of the affected population.

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

1. Budget/Financial Implications:  
Unknown
2. Partners or Other Stakeholders:  
Businesses and residents of Quidi Vidi Village  
Economic Development, Culture & Partnerships
3. Alignment with Strategic Directions/Adopted Plans:  
No direct alignment with existing strategic directions. However, this is related to "A City that Moves: A city that builds a balanced transportation network that gets people and goods where they want to go safely."
4. Legal or Policy Implications:  
n/a
5. Privacy Implications:  
n/a
6. Engagement and Communications Considerations:  
If a project is initiated, an engagement survey of affected residents and business owners would be required.



If traffic changes are approved for the area a communications strategy would be developed including a traffic advisory, PSA and social media to inform the public of the changes before they are implemented.

7. Human Resource Implications:

n/a

8. Procurement Implications:

n/a

9. Information Technology Implications:

n/a

10. Other Implications:

n/a

**Recommendation:**

That Council

Direct staff to maintain status quo while continuing to monitor traffic and parking issues in Quidi Vidi Village and, if there is a significant change in the facts of the situation, bring that information to Council with any recommended actions.

**Prepared by:** Marianne Alacoque, Transportation System Engineer

**Approved by:** Garrett Donaher, Manager – Transportation Engineering

**Report Approval Details**

Document Title:	Quidi Vidi Village Traffic Complaints.docx
Attachments:	
Final Approval Date:	Jun 4, 2020

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

**Scott Winsor - Jun 4, 2020 - 3:30 PM**

**Jason Sinyard - Jun 4, 2020 - 3:59 PM**