

# ST. JOHN'S

## Regular Meeting - City Council Agenda

September 21, 2020

3:00 p.m.

4th Floor City Hall

### Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
3. APPROVAL OF THE AGENDA
  - 3.1 Adoption of Agenda
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7. COMMITTEE REPORTS
  - 7.1 Development Committee Report
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    2. Request for Building Line Setback for Replacement of Dwelling - 18 Long Pond Road - DEV2000127 23
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# **ST. JOHN'S**

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

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

**September 14, 2020, 3:00 p.m.**

**Present:**

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Dave Lane
- Councillor Debbie Hanlon
- Councillor Deanne Stapleton
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Wally Collins

**Regrets:**

- Councillor Sandy Hickman

**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
- Elaine Henley, City Clerk
- Ken O'Brien, Chief Municipal Planner
- Maureen Harvey, Legislative Assistant
- Susan Bonnell, Manager - Communications & Office Services

### **Land Acknowledgement**

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

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

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

- 3.1 **Adoption of Agenda**

**SJMC-R-2020-09-14/445**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Korab

That the Agenda be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - September 8, 2020**

**SJMC-R-2020-09-14/446**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Lane

That the minutes of September 8, 2020 be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**
6. **NOTICES PUBLISHED**
7. **COMMITTEE REPORTS**
- 7.1 **Development Committee Report**



1. **Set Parking for proposed Auto Glass Repair Facility  
60 O'Leary Avenue  
INT2000082**

**SJMC-R-2020-09-14/447**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That Council set the parking requirement at 8 parking spaces for the proposed Auto Glass Repair Facility at 60 O'Leary Avenue

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

**MOTION CARRIED (9 to 0)**

## **7.2 Committee of the Whole Report - September 2, 2020**

1. **Report on Revenue and Expenditure for Fiscal 2019**

**SJMC-R-2020-09-14/448**

**Moved By** Councillor Lane

**Seconded By** Councillor Collins

1. The 2019 Executive Summary Report on Revenues and Expenditures be adopted by Council.

2. The accumulated surplus be maintained in reserve as the financial impacts of Covid-19 are still being assessed and it is likely some of this money will be needed to mitigate the impact on the City's finances in 2020.

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

**MOTION CARRIED (9 to 0)**

2. **Rennies River Flood Mitigation - Alternate Project Phasing Sequence**

**SJMC-R-2020-09-14/449**

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council defer, pending further discussion, the alternate project phasing sequence for implementation of the Rennies River flood mitigation measures.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Froude, and Councillor Collins

Against (1): Councillor Korab

**MOTION CARRIED (8 to 1)**

3. **331 Water Street - Fascia and Wall Signs - SGN2000051**

**SJMC-R-2020-09-14/450**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That Council approve all four signs numbered as S1, S2, S3 and S4, on the attached renderings and further that the proposed "Major Tenant" signs (S10, S11 and S12), once applications have been submitted, be relocated to the area below the 2nd storey of the building. Should the signs exceed the regulations in the Heritage Area Sign By-law, they must be brought back to the Built Heritage Experts Panel for further consideration.

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

**MOTION CARRIED (9 to 0)**

4. **172 Campbell Avenue - Heritage Designation**

**SJMC-R-2020-09-14/451**

**Moved By** Councillor Burton

**Seconded By** Councillor Korab

That Council approve the proposed heritage designation of 172 Campbell Avenue as presented and as supported by the NL Historic Trust and the Status of Women's Council.

Further, that Council direct the Legal Department to undertake a Designation By-law for Council's consideration.

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

**MOTION CARRIED (9 to 0)**

**5. Metal Roofs in Heritage Areas**

**SJMC-R-2020-09-14/452**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council reject the assertion that a batten-seam roof is the most appropriate material to use on residential buildings in Heritage Areas and stand by its position of 2019 as follows:

That the following apply to the use of modern roof materials in heritage areas:

- Shingle-style metal roofs for residential dwellings will be permitted subject to the material replicating heritage style. Non-residential buildings may be permit other styles of metal roofs if the style replicates the existing roof style.

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

**MOTION CARRIED (9 to 0)**

**6. 35 White Rose Drive - REZ2000007**

**SJMC-R-2020-09-14/453**

**Moved By** Councillor Burton

**Seconded By** Councillor Stapleton

That Council consider a text amendment to the St. John's Development Regulations to add Pharmacy as a permitted use or a discretionary use to the following Zones:

Permitted Use:

- Commercial Highway (CH)
- Commercial Regional (CR)
- Commercial Central Mixed (CCM)
- Commercial Central Office (CCO)
- Commercial Central Retail (CCR)
- Commercial Kenmount (CK).

Discretionary Use:

- Commercial Office (CO)
- Commercial Neighbourhood (CN)
- Commercial Mixed Use (CM)
- Commercial Mixed Use – Pleasantville (CM – Pleasantville)
- Commercial Industrial (CI).

Further, that the proposed amendment be advertised for public review and comment.

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

**MOTION CARRIED (9 to 0)**

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

**8.1 Development Permits List For the Period of September 4 To September 9, 2020**

**9. BUILDING PERMITS LIST**

**9.1 Building Permits List for the week ending September 9, 2020**

**SJMC-R-2020-09-14/454**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Collins

That the Building Permits List for the period ending September 9, 2020 be approved as presented.

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

**MOTION CARRIED (9 to 0)**

**10. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**10.1 Weekly Payment Vouchers for the Week Ending September 9, 2020**

**SJMC-R-2020-09-14/455**

**Moved By** Councillor Lane

**Seconded By** Councillor Froude

That the weekly payment vouchers for the week ending September 9, 2020 in the amount of \$1,443,616.74 be approved as presented.

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

**MOTION CARRIED (9 to 0)**

**11. TENDERS/RFPS**

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

**12.1 Notice of Motion - Extension of Patio Season**

Councillor Hanlon put forth a notice that at the next meeting she would make a motion to extend deck season from September 30 to November 1, 2020.

**SJMC-R-2020-09-14/456**

**Moved By** Councillor Hanlon

**Seconded By** Deputy Mayor O'Leary

That Council waive the notice period for a motion to extend deck season from September 30 to November 1, 2020.

**CARRIED UNANIMOUSLY BY THOSE PRESENT**

**SJMC-R-2020-09-14/457**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Burton

That Council extend the season for businesses with patios from September 30, 2020 to November 1, 2020.

**CARRIED UNANIMOUSLY BY THOSE PRESENT**

**13. OTHER BUSINESS**

**13.1 Film Shoot Road Closures – The Surrealtor and Hudson and Rex**

Ratification of E-Poll

**SJMC-R-2020-09-14/458**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Korab

That Council ratify an e-poll approving the requested road closures, detours and noise by-law extensions for 2 upcoming film shoots for The Surrealtor and Hudson and Rex.

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

**MOTION CARRIED (9 to 0)**

**13.2 68 Queen's Road LUAR public consultation MPA1900002**

**SJMC-R-2020-09-14/459**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council conduct one hybrid (in-person and online) public meeting as part of the ongoing public consultation on the revised land-use assessment report (LUAR) for 68 Queen's Road, the proposed Parish Lane development. This meeting will be held simultaneously with the in-person portion meeting all public health guidelines.

For (3): Deputy Mayor O'Leary, Councillor Burton, and Councillor Froude

Against (6): Mayor Breen, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

**MOTION LOST (3 to 6)**

**SJMC-R-2020-09-14/460**

**Moved By** Councillor Korab

**Seconded By** Councillor Hanlon

That Council hold two online public meetings as part of the ongoing public consultation on the revised land-use assessment report (LUAR) for 68 Queen's Road, the proposed Parish Lane development.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins  
Against (2): Councillor Burton, and Councillor Froude

**MOTION CARRIED (7 to 2)**

### **13.3 Go-Round**

Deputy Mayor

- requested staff's consideration for options that the City may undertake to provide for a safer Halloween for children during the current pandemic

Mayor Breen

- requested the Deputy Mayor address with MNL the recent changes in the composition of government departments. i.e. the City no longer has one department of Government to deal with municipal issues. These issues are now distributed among three departments - ie. routine municipal issues, infrastructure and climate change

## **14. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:03 pm

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MAYOR

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CITY CLERK



# DECISION/DIRECTION NOTE

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**Title:** Declaration in Support of the Rights of Indigenous Peoples

**Date Prepared:** September 10, 2020

**Report To:** Special Meeting of Council

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

**Ward:** N/A

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## **Decision/Direction Required:**

Seeking approval from Council to approve the attached Declaration in Support of the Rights of Indigenous Peoples.

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

The City recognizes the importance of establishing a closer working relationship with our Indigenous communities. We are committed to developing a set of objectives in partnership with First Light which will provide and support inclusion and equality of opportunity for the Indigenous peoples in our City.

The links below provide further clarity and intent with respect to the Declaration.

- Newfoundland and Labrador Heritage, a project managed by faculty, students, and staff at Memorial University. Available at <https://www.heritage.nf.ca/articles/politics/aboriginal-confederation.php>.
- "The Lasting Breach: The Omission of Aboriginal People from the Terms of Union between Newfoundland and Canada and Its Ongoing Impacts," a submission by Dr. Maura Hanrahan to the Royal Commission on Renewing and Strengthening Our Place in Canada. Available at <https://www.gov.nl.ca/publicat/royalcomm/research/Hanrahan.pdf>.
- Calls to Action of the Truth and Reconciliation Commission (TRC)  
[http://trc.ca/assets/pdf/Calls\\_to\\_Action\\_English2.pdf](http://trc.ca/assets/pdf/Calls_to_Action_English2.pdf)
- Calls for Justice of the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG)  
[https://www.mmiwg-ffada.ca/wp-content/uploads/2019/06/Calls\\_for\\_Justice.pdf](https://www.mmiwg-ffada.ca/wp-content/uploads/2019/06/Calls_for_Justice.pdf)
- United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)  
[https://www.un.org/esa/socdev/unpfii/documents/DRIPS\\_en.pdf](https://www.un.org/esa/socdev/unpfii/documents/DRIPS_en.pdf)

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
  - First Light NL
  - Indigenous Peoples
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations:
  - Promote the Declaration in Support of the Rights of Indigenous Peoples
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 attached Declaration in Support of the Rights of Indigenous Peoples.

**Report Approval Details**

Document Title:	Declaration in Support of the Rights of Indigenous Peoples.docx
Attachments:	
Final Approval Date:	Sep 11, 2020

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

**No Signature - Task assigned to Kevin Breen was completed by workflow administrator Elaine Henley**

**Kevin Breen - Sep 11, 2020 - 12:16 PM**

# Declaration in Support of the Rights of Indigenous Peoples

*In order to promote and strengthen mutually respectful relationships with the urban Indigenous community in St. John's and with all other First Peoples in the Province of Newfoundland and Labrador, the City of St. John's hereby recognizes that:*

- The Province of Newfoundland and Labrador, of which the City of St. John's is the capital, exists on the ancestral homelands of the Inuit, the Innu, the Mi'kmaq and the Beothuk.
- The culture of the Beothuk has been lost forever and can never be recovered;
- Indigenous Peoples continue to endure many hardships and injustices that began with first contact and that have created significant social, economic and health disparities;
- Indigenous Peoples were excluded from the Terms of Union when Newfoundland and Labrador joined Canada in 1949, which limited access to programs and services that otherwise would have been available to them;
- Indigenous Peoples have distinct and diverse histories, cultures, and identities;
- Self-determination is an inherent right of all Indigenous Peoples; and
- St. John's has the fastest growing urban Indigenous population in Canada.

*Acting therefore in support of the rights of Indigenous Peoples, the City of St. John's hereby declares its commitment to:*

- Support and promote the implementation of the Calls to Action of the Truth and Reconciliation Commission of Canada (TRC), the Calls for Justice of the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG), and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
- Work to decolonize the City by making indigenization and anti-racism priorities with respect to its governance, municipal services, and infrastructure;
- Recognize and celebrate the many contributions that Indigenous Peoples have made and continue to make to our City, province, and country;
- Maintain membership in First Voice while continuing to build equal partnerships with other Indigenous organizations in the City;
- Collaborate with the urban Indigenous community to develop, promote, and implement a shared Community Action Plan and to report annually to Council on progress toward achieving its objectives; and
- Work with all levels of government, including the Government of Newfoundland and Labrador and the Government of Canada, to recognize, support, and advance the rights of Indigenous Peoples.

# DECISION/DIRECTION NOTE

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**Title:** Request for Variances  
4 McLea Place, 6 McLea Place and 6 Shaw Street  
SUB20000025

**Date Prepared:** September 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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## **Decision/Direction Required:**

To seek approval for variances on 4 McLea Place, 6 McLea Place and 6 Shaw Street to allow the proposed subdivision and creation of a new Lot on Shaw Street.

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

An application was submitted to subdivide property at 4 McLea Place, 6 McLea Place and 6 Shaw Street in order to create an additional Lot (1B), which fronts on Shaw Street. The properties are situated in the Residential- Special (RA) Zone. In accordance with the attached subdivision plan the following is requested:

- Lot 1A (currently 4 McLea Place): proposed Side Yard on Flanking Road setback of 8.1 metres, which would require a 10% variance to meet the minimum requirement of 9 metres;
- Lot 6 (currently 6 Shaw Street): proposed Side Yard setback of 2.9 metres, which would require a 3.33% variance to meet the minimum requirement of 3 metres;
- Lot 2 (6 McLea Place): proposed Lot Frontage of 18.95 metres, which would require a 9.76% variance to meet the minimum requirement of 21 metres; and
- Lot 1B (4 McLea Place/6 Shaw Street): proposed Lot Area of 725 m<sup>2</sup>, which would require a 2.03% variance to meet the minimum requirement of 740 m<sup>2</sup>.

Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to Lot Requirements may be considered.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.

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4. Legal or Policy Implications: St. John's Development Regulations Section 8.4 and Section 10.1.3.
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 following:

- 10% variance on the Side Yard Flanking Road requirement for Lot 1A (4 McLea Place);
- 3.33% variance on the Side Yard requirement for 6 Shaw Street;
- 9.76% variance on Lot Frontage for 6 McLea Place; and
- 2.03% variance on Lot Area for Lot 1B (4 McLea Place/6 Shaw Street).

**Prepared by:**

Ashley Murray, PTech – Development Officer II

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee- Request for Variance at 4 McLea Place 6 McLea Place and 6 Shaw Street - SUB2000025.docx
Attachments:	- McLea Park Plan.pdf
Final Approval Date:	Sep 17, 2020

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

**Lindsay Lyghtle Brushett - Sep 16, 2020 - 9:30 AM**

**Jason Sinyard - Sep 17, 2020 - 1:54 PM**



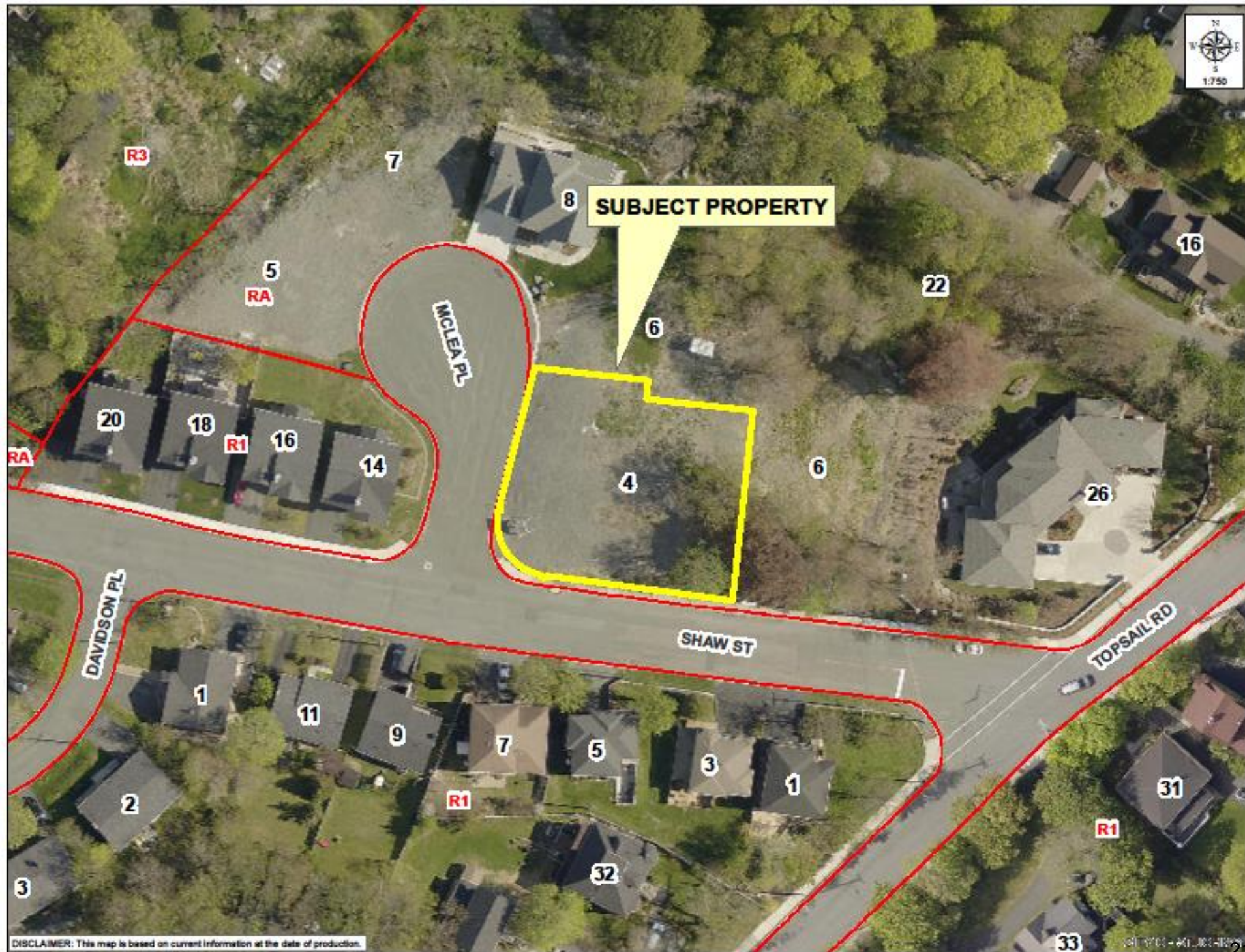


**SUBJECT PROPERTY**



DISCLAIMER: This map is based on current information at the date of production.









# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback for Replacement of Dwelling  
18 Long Pond Road  
DEV2000127

**Date Prepared:** September 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval for a 27.2 metre Building Line setback for the replacement of the Dwelling at 18 Long Pond Road.

**Discussion – Background and Current Status:**

An application was submitted to demolish the existing dwelling and construct a new Single Detached Dwelling at 18 Long Pond Road. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback of 27.2 metres is consistent with the existing pattern of development along the street.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 27.2 metre Building Line setback at 18 Long Pond Road to allow construction of a new Dwelling.

**Prepared by:**

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

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee- Request to establish building line at 18 Long Pond Road- DEV200089.docx
Attachments:	- 18 Long Pond.pdf
Final Approval Date:	Sep 17, 2020

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

**Lindsay Lyghtle Brushett - Sep 16, 2020 - 8:55 AM**

**Jason Sinyard - Sep 17, 2020 - 1:55 PM**





**SUBJECT PROPERTY**

**R1**

**O**

**R1**

**28**

**18**

**16**

**14**

**12**

**34**

**32**

**LONG POND RD**

**R1**

**21**

**19**

**26**

**CITY OF ST. JOHN'S**

DISCLAIMER: This map is based on current information at the date of production.

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# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
23 Ryan's River Road  
SUB2000018

**Date Prepared:** September 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a 6.0 meter Building Line setback at 23 Ryan's River Road to allow construction of a new Dwelling.

**Discussion – Background and Current Status:**

An application was submitted for construction for a Single Detached Dwelling. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback of the new Dwelling would be 6.0 meters.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
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 6.0 metre Building Line setback for 23 Ryan's River Road

**Prepared by:** Ashley Murray, PTech – Development Officer II

**Approved by:**

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



**Report Approval Details**

Document Title:	Development Committee- Request to establish building line at 23 Ryans River Road- SUB2000018.docx
Attachments:	- 23 RYAN'S RIVER ROAD.pdf
Final Approval Date:	Sep 17, 2020

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

**Lindsay Lyghtle Brushett - Sep 16, 2020 - 10:18 AM**

**Jason Sinyard - Sep 17, 2020 - 1:54 PM**



MOUNTAINVIEW DR

SUBJECT PROPERTY

RYAN'S RIVER RD

30

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\2020 projects\23 ryan's river road.mxd

CITY OF ST. JOHN'S



# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback for Replacement of Dwelling  
57 Poplar Avenue  
DEV2000138

**Date Prepared:** September 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval for a 7.10 meter Building Line setback for the replacement of the Dwelling at 57 Poplar Avenue.

**Discussion – Background and Current Status:**

An application was submitted to demolish the existing Dwelling and construct a new Single Detached Dwelling at 57 Poplar Avenue. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback of 7.10 metres is consistent with the existing pattern of development along the street.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
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 7.10 metre Building Line setback at 57 Poplar Avenue to allow construction of a new Dwelling.

**Prepared by:**

Ashley Murray, PTech –Development Officer II  
Planning, Engineering and Regulatory Services

**Approved by:**

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

### Report Approval Details

Document Title:	Development Committee- Request to establish building line at 57 Poplar Avenue- DEV2000138.docx
Attachments:	- 57PoplarAve.pdf
Final Approval Date:	Sep 17, 2020

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

**Lindsay Lyghtle Brushett - Sep 16, 2020 - 8:51 AM**

**Jason Sinyard - Sep 17, 2020 - 1:54 PM**





**SUBJECT PROPERTY**

STONEHOUSE ST

POPLAR AVE

R1

R1

49

51

53

55

57

R1

59

61

63

65

R2

94

34

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2020\dev2000138-57 poplar avenue.mxd

CITY OF ST. JOHN'S



**Development Permits List**  
**For the Period of September 10 To September 16, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Lot Consolidation	119 Circular Road	2	Approved	20-09-14
COM	The Shoppes at Galway Limited Partnership	Commercial Site	33 Danny Drive	5	Approved	20-09-15
RES		Home Office for Online Consultant	40a Waterford Heights N	5	Approved	20-09-16
COM	Quidi Vidi Brewing Company Ltd.	Site Servicing & Parking Stall Realignment	16 Harbour View Drive	1	Approved	20-09-16

<p><b>*</b></p> <p><b>Code Classification:</b></p> <p>RES - Residential      INST - Institutional</p> <p>COM - Commercial      IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>			
<p><b>**</b></p> <p>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.</p>			

**Lindsay Lyghtle Brushett**  
**Supervisor - Planning and Development**

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# Permits List

## Council's September 21, 2020 Regular Meeting

Permits Issued: 2020/09/10 to 2020/09/16

### **BUILDING PERMITS ISSUED**

<b>Residential</b>		
<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Calgary St	Renovations	Single Detached Dwelling
1 Huntsman Pl	New Construction	Single Detached w/ apt.
10 Cottonwood Cres	Accessory Building	Accessory Building
10 Fogwill Pl	Renovations	Single Detached Dwelling
10 Polina Rd	Site Work	Single Detached Dwelling
12 Midstream Pl	Accessory Building	Accessory Building
127 Cheeseman Dr	Fence	Fence
13 Hopedale Cres	Fence	Fence
13 Hopedale Cres	Accessory Building	Accessory Building
156 Portugal Cove Rd Apt 607	Renovations	Condominium
157 Waterford Bridge Rd	Extension	Single Detached Dwelling
176 Castle Bridge Dr	New Construction	Single Detached Dwelling
18 Shannon Pl	Accessory Building	Accessory Building
188 Forest Rd	Renovations	Single Detached Dwelling
19 Cochrane St	Renovations	Single Detached Dwelling
197 Cheeseman Dr	Accessory Building	Accessory Building
21 Drake Cres	Accessory Building	Accessory Building
212 Ladysmith Dr	Accessory Building	Accessory Building
22 Darcy St	Deck	Patio Deck
238 Ladysmith Dr	Change of Occupancy/Renovations	Single Detached w/ apt.
25 Dauntless St	Deck	Patio Deck
25 Pine Bud Ave	Site Work	Retaining Walls
25 Point Leamington St	Fence	Fence
26 Erley St	Extension	Single Detached w/ apt.
26 Erley St	Site Work	Retaining Walls
26 Erley St	Deck	Patio Deck
3 Bonnycastle Cres	Renovations	Single Detached Dwelling
3 Dover Pl	Accessory Building	Accessory Building
3 Frampton Ave	New Construction	Single Detached Dwelling



3 Tunis Crt	Deck	Patio Deck
315 Newfoundland Dr	Site Work	Driveway
33 Hopedale Cres	Accessory Building	Accessory Building
330 Blackmarsh Rd	Fence	Fence
37 King's Bridge Rd	Deck	Patio Deck
39 Warbury St	Deck	Patio Deck
40 Sugar Pine Cres	New Construction	Single Detached Dwelling
43 Golf Ave	Change of Occupancy	Custom Workshop
44 Barrows Rd	Accessory Building	Accessory Building
5 Amherst Hts	Accessory Building	Accessory Building
5 Berry St	Fence	Fence
52 Empire Ave	Deck	Patio Deck
56 Hoyles Ave	Renovations	Single Detached w/ apt.
564 Thorburn Rd	Fence	Fence
57 Perlin St	Deck	Patio Deck
58 Squires Ave	Extension	Single Detached Dwelling
6 Wood St	Renovations	Single Detached Dwelling
62 Diamond Marsh Dr	New Construction	Single Detached Dwelling
647 Topsail Rd	Deck	Patio Deck
65 Colonial St	Renovations	Townhousing
7 Conroy Pl	Site Work	Driveway
7 Kent Pl	Accessory Building	Accessory Building
7 Powell Pl	Renovations	Single Detached Dwelling
70 Brad Gushue Cres	Accessory Building	Accessory Building
78 Bonaventure Ave	Renovations	Single Detached Dwelling
78 Palm Dr	Deck	Patio Deck
79 Hayward Ave	Renovations	Accessory Building
8 Cape Fox St	New Construction	Single Detached w/ apt.
8 Kerry St	Fence	Fence
80 Circular Rd	Deck	Patio Deck
81 Penetanguishene Rd	Accessory Building	Accessory Building
9 Edinburgh St	Extension	Single Detached Dwelling
9 Russell St	Accessory Building	Accessory Building
95 Hussey Dr	Fence	Fence
98 Mundy Pond Rd	Fence	Fence
99 Pleasant St	Renovations	Townhousing
		This Week: \$2,173,674.67

### Commercial

Location	Permit Type	Structure Type
111 Quidi Vidi Rd	Renovations	Custom Workshop
11-13 Freshwater Rd	Change of Occupancy	Restaurant
11-13 Freshwater Rd	Sign	Restaurant
174 Water St	Change of Occupancy	Retail Store
33 Danny Dr Bldg E2	Accessory Building	Accessory Building
33 Danny Dr Bldg E2	New Construction	Retail Store
369 Duckworth St	Change of Occupancy/Renovations	Tavern
430 Topsail Rd	Change of Occupancy/Renovations	Retail Store
59 Harvey Rd	Sign	Retail Store

This Week: \$1,130,400.00

### Government/Institutional

Location	Permit Type	Structure Type
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This Week: \$0.00

### Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

### Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

**This Week's Total: \$3,304,074.67**

**REPAIR PERMITS ISSUED:** **\$101,675.00**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>September 21, 2020</b>			
<b>TYPE</b>	<b>2019</b>	<b>2020</b>	<b>% Variance (+/-)</b>
Residential	\$30,899,327.92	\$32,575,833.52	5
Commercial	\$87,218,841.97	\$125,070,264.72	43
Government/Institutional	\$1,853,850.00	\$136,500.00	-93
Industrial	\$1,737,266.07	\$3,000.00	-100
Repairs	\$1,874,558.50	\$2,535,103.88	60
<b>TOTAL</b>	<b>\$123,583,844.46</b>	<b>\$160,320,702.12</b>	<b>30</b>
Housing Units (1 & 2 Family Dwelling)	78	91	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending September 16, 2020**

### **Payroll**

**Public Works** \$ 436,724.60

**Bi-Weekly Administration** \$ 870,554.66

**Bi-Weekly Management** \$ 852,573.77

**Bi-Weekly Fire Department** \$ 899,254.21

**Accounts Payable** \$ 4,012,254.53

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

**Total:** \$ 7,071,361.77

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

# BID APPROVAL NOTE

**Bid # and Name:** 2020139 - Cold Mix Asphalt  
**Date Prepared:** Wednesday, September 16, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Roads  
**Quotes Obtained By:** John Hamilton  
**Budget Code:** 3221-55440  
**Source of Funding:** Operating

**Purpose:**

This material will be used during the winter months when the hot asphalt is not available.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Modern Paving Limited	\$ 214,455.80
Protek Industries Ltd.	\$ 271,515.00
K&D Pratt Group Inc.	\$ 668,541.00

**Expected Value:** ☐ As above  
☒ Value shown is an estimate only for a 3 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** 2 Years, with an option in favor of the City to extend the contract on the same terms and conditions for an additional term of up to One (1) Year extension.

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020139 - Cold Mix Asphalt, to the lowest bidder meeting specification Modern Paving Limited for the sum of \$ 214,455.80 (HST included) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2020139 Supply Cold Patch Asphalt.docx
Attachments:	
Final Approval Date:	Sep 17, 2020

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

**No Signature - Task assigned to Rick Squires was completed by assistant Chris Davis**

**Rick Squires - Sep 16, 2020 - 1:43 PM**

**Derek Coffey - Sep 17, 2020 - 9:33 AM**

### **NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move a motion to adopt a Heritage Designation By-Law for the following property so as to have the structure situate on this property designated as a Heritage Building:

- 172 Campbell Avenue (PID #24149)

DATED at St. John's, NL this                      day of    , 2020.

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COUNCILLOR

# ST. JOHN'S

**BY-LAW NO.**

**ST. JOHN'S HERITAGE DESIGNATION (172 CAMPBELL AVENUE, PARCEL ID #24149) BY-LAW**

**PASSED BY COUNCIL ON \_\_\_\_\_, 2020**

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Pursuant to the powers vested in it under section 355 of the City of St. John's Act, RSNL 1990 c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the heritage designation of 172 Campbell Avenue, Parcel ID #24149:

**BY-LAW**

1. This by-law may be cited as the St. John's Heritage Designation (172 Campbell Avenue, Parcel ID #24149) By-Law.
2. The building situate on property at 172 Campbell Avenue, Parcel ID #24149 is designated as a Heritage Building.

**IN WITNESS WHEREOF** the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 2020

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MAYOR

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CITY CLERK



# DECISION/DIRECTION NOTE

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**Title:** 2017 Traffic Pilot Projects - Great Eastern Avenue

**Date Prepared:** September 16, 2020

**Report To:** Committee of the Whole

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

**Ward:** Ward 4

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## **Decision/Direction Required:**

Decision on how to conclude the 2017 Pilot Project on Great Eastern Avenue.

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

Between August 14 and November 17, 2017, a pilot project was conducted at Great Eastern Avenue and Petite Forte Drive. This project installed a mini-roundabout using temporary materials. This location was selected:

- due to resident concerns in the area,
- surveys showing higher than desirable speeds on Great Eastern Avenue between Ladysmith Drive and Gil Eannes Drive; and,
- a suitable road design with which to apply the mini-roundabout concept.

As a result of this pilot project there was a 5km/hr to 11km/hr drop in typical speeds and a drop from 68.8% of vehicles travelling over 50km/hr to only 15.3% of vehicles travelling over 50km/hr. This project was very successful with respect to its goal of lowering speeds in the vicinity of this intersection.

However, there was significant backlash from the community for this project. There was only 22% approval among nearly 1,000 responses to the follow up survey. This response resulted in a staff recommendation to terminate the pilot project and not construct the mini-roundabout permanently.

The opinion expressed by the community and the staff recommendation directly conflict with the concerns expressed by the community prior to implementation of the pilot project. As such, in R2018-04-16/26, Council deferred a final decision on this pilot project to allow the Ward Councillor time to follow up with the community and discuss further.

These discussion have since concluded and the Ward Councillor has advised that there is a desire for speed cushions to be installed on Great Eastern Avenue between Ladysmith Drive and Gil Eannes Drive as an alternative measure to the mini-roundabout tested during the pilot project.

# ST. JOHN'S

**Key Considerations/Implications:**

## 1. Budget/Financial Implications:

A speed cushion design has not been prepared yet for this area. Based on other speed cushion projects the requested speed cushions would cost approximately \$30,000 to install. If the recommendation below is approved then a design would be completed and costs estimated prior to submission to the capital budget process.

## 2. Partners or Other Stakeholders:

n/a

## 3. Alignment with Strategic Directions/Adopted Plans:

While not an action within the strategic plan this recommendation supports “A City That Moves – Improve safety for all users on a well-maintained street network.”

## 4. Legal or Policy Implications: n/a

## 5. Privacy Implications: n/a

## 6. Engagement and Communications Considerations:

Installation of speed cushions on a collector road can be divisive. Some people find significant value in the speed reduction that results. Others are bothered by the impact the speed cushions have on driving in the neighbourhood, on access to residential driveways, or from noise as vehicles pass over the speed cushions.

If this project is approved by Council, a communications plan will be developed to ensure that area residents are aware of the project prior to installation of the new speed cushions.

## 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 refer the construction of permanent speed cushions on Great Eastern Avenue between Ladysmith Drive and Gil Eannes Drive to the capital budget process for consideration.

**Prepared by:** Garrett Donaher, Manager - Transportation Engineering

**Approved by:** Scott Winsor, Director of Engineering

**Report Approval Details**

Document Title:	2017 Traffic Pilot Projects - Great Eastern Avenue.docx
Attachments:	
Final Approval Date:	Sep 21, 2020

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

**Scott Winsor - Sep 21, 2020 - 9:21 AM**

**Jason Sinyard - Sep 21, 2020 - 11:35 AM**