

**AGENDA
REGULAR MEETING
OCTOBER 20th, 2008
4:30 p.m.**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes**
- 4. Business arising from the Minutes**

A. Included in the Agenda

1. Memorandum dated October 16, 2008 from the Director of Planning re Proposed Demolition and Reconstruction of a Single-Detached Dwelling, Civic Number 703 Main Road – Leonard Howlett and Tina Power (Ward 5)
2. Memorandum dated October 15, 2008 from the Director of Planning re Proposed Rezoning of Property, Civic Numbers 309-311 Main Road, Mr. Shawn Croft (Ward 5)

B. Other Matters

C. Notices Published

1. An application has been submitted by Sheppard Case Architects Inc on behalf of Jendore Limited for a rezoning of the Littledale complex situated at **Civic Number 240 Waterford Bridge Road**. The current zoning of the site is the Institutional Zone; the proposed new zoning designation is the Commercial Office Hotel (COH) Zone. The purpose of the rezoning is to permit renovations and a possible future expansion of the complex in order to accommodate commercial office space and possibly other mixed uses such as conference space, a daycare, a gymnasium, a commercial school, a hotel and/or residential condominiums. Please note that the Littledale complex has recently been purchased by Jendore Limited while the vacant land to the rear of the complex is to remain in the ownership of the Congregation of the Sisters of Mercy and will remain in its current Institutional Zone designation. **(Ward 3)**

Memorandum dated October 16, 2008 from the Director of Planning

2. **A Discretionary Use Application** has been submitted by Ron Fougere Associates Limited requesting permission the carry out interior renovations only and convert the former Stonehouse Restaurant at **Civic No. 8 Kenna's Hill** to accommodate the Law Office of Gittens and Associates. The law firm employs a staff of sixteen (16) with office hours from 8:30 am to 5:00 pm Monday to Friday. The subject site can accommodate parking for twelve (12) vehicles. **(WARD 1)**

One submission of support

3. **A Discretionary Use Application** has been submitted by Cindy Walsh requesting permission to establish and operate a Montessori Tutoring Program from **Civic Number 36 King's Bridge Road**. Ms. Walsh is proposing to purchase and reside at the subject dwelling and operate a tutoring program directed toward children 3-6 years of age focusing on such areas as reading, math, science and music. Operating from the main floor area in the dwelling, the hours of the program will be 9:00 am to 12:00 noon and from 12:30 pm to 3:30 pm. Monday to Friday. In addition to the applicant, 2 other employees will staff the tutoring program with a maximum number of 15 children per session. The children will not participate in any outdoor activity. On-site parking can accommodate 6 vehicles. **(WARD 2)**

One submission of objection

4. An application for a Change of Nonconforming Use has been submitted by Stella Burry Community Services to relocate its "New Beginnings Program" to **Civic Number 9 ½ Mullock Street (the former Kool-Rite Building)**. For the past five years, New Beginnings has been operating on Bond Street (the lease is due to expire). It is proposed to relocate the Trades Helper Program and the Maintenance Division to the Mullock Street site. The applicant advises that the Trades Helper Program provides training to five (5) students at one time in the areas of woodworking and small furniture making, painting, plastering and routine household maintenance. The emphasis is on assisting the students in developing the necessary skills to find employment in the private market. The hours of operation for the training program at the Mullock Street site will be between 8:00 am – 4:00 pm Mondays through Fridays. The applicant advises that it is anticipated there will be very little traffic (pedestrian and vehicle) associated with this operation. The property at Civic Number 9 ½ Mullock Street is zoned as Residential Downtown. The former Kool-Rite operation was considered a Nonconforming Use. Subject to a public notification process, the St. John's Municipal Council may, at its discretion, permit a change from one Nonconforming Use to another Nonconforming Use. **(WARD 2)**

Memorandum dated October 16, 2008 from the Director of Planning

5. **A Discretionary Use Application** has been submitted by Mr. Wayne Roche requesting permission to convert the 1st floor of **Civic Number 734 Water Street** to a residential dwelling unit. The subject building is located in the CCM Zone where a dwelling unit on the 1st floor of a building is a Discretionary Use. **(WARD 2)**

6. **A Change of Non-Conforming Use Application** has been submitted by Fred & Suzanne Blair requesting permission to convert a portion of the 1st floor of **Civic Number 414 Blackmarsh Road** (the former Murray's Antiques) to a Daycare. It is also proposed to add two (2) additional dwelling units to the 2nd floor of this building, for a total of three (3) dwelling units including the existing unit. The proposed daycare has a floor area of 153.33m². The two (2) proposed dwelling units on the 2nd floor will occupy a floor area of 90.65m². This property is located in the Residential Low Density (R1) Zone. **(WARD 3)**

Two submissions of objection

7. **A Discretionary Use Application** has been submitted by BGS Training Incorporated requesting permission to establish a Commercial School at **Civic Number 50 Mundy Pond Road**. The commercial school, Compu College, will occupy 1,858 m² of the building. Student enrolment varies from 275-300 with approximately 150 students attending classes during peak periods. On-site parking can accommodate 130 parking spaces. **(WARD 3)**

8. **A Discretionary Use Application** has application has been submitted by Joanne Evans requesting permission to establish and operate a four (4) bedroom Bed and Breakfast at **Civic Number 4 McNabs Lane**. On-site parking can accommodate four (4) vehicles in stacking order. **(WARD 5)**

One submission of objection

One submission of support

9. **A Discretionary Use Application** has been submitted by X-Treme Promotions Inc. requesting permission to establish and operate a Motor Sport and Recreational Park on a 19.2 hectare site at **Incinerator Road**. The proposed Recreational Use is located on a former quarry site approximately 400 metres west of the Department of Transportation Depot. The Park will host year round Motor Sport activity such as snowmobile and motorcross bike riding. **(WARD 5)**

Four submissions of concern/objection

5. Public Hearings

6. Committee Reports

a. Heritage Advisory Committee Report dated October 15th, 2008.

7. Resolutions

8. Development Permits List

a. Development Permits List for the period October 10 to 16, 2008

9. Building Permits List

10. Requisitions, Payrolls and Accounts

11. Tenders

12. Notices of Motion, Written Questions and Petitions

13. Other Business

A. Correspondence

1. Memorandum dated October 16, 2008 from the Director of Planning re Reception for Chinese Planners
2. **Correspondence from the Mayor=s Office**
 - a. Email from Debbie Kupperbert, Wantagh, NY, a visitor to St. John's on the Euordam cruise ship, commenting on the "wonderful friendliness of the people of St. John's"

B. Items Added By Motion

C. Other Matters

14. Adjournment