

**AGENDA  
REGULAR MEETING**

**May 30, 2016  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

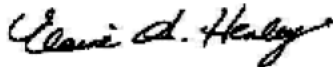
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May 27, 2016

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, May 30, 2016 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:00 p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

**AGENDA**  
**REGULAR MEETING - CITY COUNCIL**  
**May 30, 2016 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall**

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. ADOPTION OF THE MINUTES**

- a. Minutes of May 24, 2016

**4. BUSINESS ARISING FROM THE MINUTES**

**Included in the Agenda:**

- a. Notice of Motion - Heritage Designation – 154 New Cove Road
- b. Notice of Motion – Heritage Designation – 55 Rennies Mill Road

**Other Matters**

- a. Proposed Text Amendment for Personal Care Home in the Rural (R) Zone  
St. John's Municipal Plan Amendment No. 137, 2016, and  
St. John's Development Regulations Amendment No. 628, 2016  
PDE File # MPA1500009  
Applicant: Teen Challenge Canada  
729 Fowler's Road, Ward 5
- b. Proposed Application to Rezone Property to the Apartment Medium  
Density (A2) Zone and Text Amendment Regarding Parking Area  
Requirements  
PDE# MPA1500014  
Applicant: Pro-Tech Construction Ltd.  
147-149 Thorburn Road
- c. St. John's Development Regulations Amendment Number 640, 2016  
Proposed Text Amendment to Accessory Buildings
- d. Application to rezone the property from the Residential Low Density (R1)  
Zone to the Residential Medium Density (R2) Zone to allow for four (4)  
semi-detached homes  
PDE # REZ1500020  
267 Mundy Pond Road
- e. Proposed Text Amendment – Heavy Equipment Storage in the CI Zone

## **5. NOTICES PUBLISHED**

- The City of St. John's has received an application for heavy equipment storage at 59 Robin Hood Bay Road.

## **6. PUBLIC HEARINGS**

## **7. COMMITTEE REPORTS**

- a. Planning & Development Committee Report – May 19, 2016
- b. Development Committee Report – May 24, 2016

## **8. RESOLUTIONS**

## **9. DEVELOPMENT PERMITS LIST**

- May 19 - May 25, 2016

## **10. BUILDING PERMITS LIST**

- May 30, 2016

## **11. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST**

- Week Ending – May 25, 2016

## **12. TENDERS/RFPS**

- a. Tender 2016067 - Infrastructure #1 Manholes, Catch Basins and Drainage Improvements
- b. Tender 2016068 - Infrastructure #2 Concrete Curb, Gutter and Sidewalk
- c. Tender 2016069 - Infrastructure #3 Concrete Sidewalk Repairs (Water and Wastewater Distribution Services)

## **13. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS**

## **14. OTHER BUSINESS**

- a. DN dated May 26, 2016 re: Extension of two members of the St. John's Transportation Commission
- b. DN dated May 26, 2016 re: St. John's Pride – Flag Raising and Proclamation

## **15. ADJOURNMENT**

**MINUTES**  
**REGULAR MEETING - CITY COUNCIL**  
**May 24, 2016 - 4:30 p.m. - Council Chambers**

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**Present** Mayor D. O'Keefe  
Deputy Mayor R. Ellsworth  
Councillor D. Lane  
Councillor A. Puddister  
Councillor D. Breen  
Councillor B. Tilley  
Councillor S. O'Leary  
Councillor W. Collins  
Councillor T. Hann  
Councillor J. Galgay  
Councillor S. Hickman (via teleconference)

**Others** Acting City Manager  
Deputy City Manager of Community Services  
Deputy City Manager of Planning, Development & Engineering  
Deputy City Manager of Financial Management  
Deputy City Manager of Public Works  
Chief Municipal Planner  
City Solicitor  
Acting City Clerk  
Legislative Assistant

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-05-24/228R**

**Moved – Councillor Collins; Seconded – Councillor O'Leary**

**That the agenda be adopted as presented.**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-05-24/229R**

**Moved – Councillor Tilley; Seconded – Councillor Puddister**

**That the minutes of May 16, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING**

**Application to rezone land from the Rural (R) Zone to the Commercial Office (CO) Zone to accommodate the development of two (2) four-storey office buildings**

**PDE File: REZ1400030**

**42 Sugarloaf Place**

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**SJMC2016-05-24/230R**

**Moved – Councillor Puddister; Seconded – Councillor Breen**

**That Council adopt-in-principle the proposed St. John’s Municipal Plan Amendment Number 139, 2016 and the St. John’s Development Regulations Amendment Number 639, 2016 to redesignate and rezone 42 Sugarloaf Place for the development of two 4-storey office buildings. Further, they be referred to the Department of Municipal Affairs with a request for Provincial release. Upon receipt of release, they will be brought back to a future regular meeting of Council to consider formal adoption and to appoint an independent Commissioner and schedule a public hearing on the amendments in accordance with the provisions of the Urban and Rural Planning Act.**

**CARRIED UNANIMOUSLY**

**NOTICES PUBLISHED**

**Rogers Communications Inc. requesting to construct a Telecommunications Tower at 205 Major’s Path**

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Council considered the above noted.

**SJMC2016-05-24/231R**

**Moved – Councillor Puddister; Seconded – Councillor Galgay**

**That Council approve the above noted application subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

## COMMITTEE REPORTS

### **Special Events Advisory Committee Report April 28, 2016**

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[Link to Report](#)

Council considered the above listed Special Events Advisory Committee Report dated April 28, 2016.

**SJMC2016-05-24/232R**

**Moved – Councillor Breen; Seconded – Councillor Galgay**

**That the report be approved as presented.**

**CARRIED UNANIMOUSLY**

### **Planning & Development Standing Committee Report May 19, 2016**

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[Link to Report](#)

Council considered the above listed Planning & Development Standing Committee Report date May 19, 2016

**SJMC2016-05-24/233R**

**Moved – Councillor Puddister; Seconded – Councillor Lane**

**That the Planning & Development Standing Committee report be approved as presented to designate 154 New Cove Road as a Municipal Heritage Building and include the building within the City's Registry of Heritage Buildings and file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador.**

**CARRIED WITH  
MAYOR O'KEEFE, DEPUTY MAYOR ELLSWORTH  
AND COUNCILLOR TILLEY DISSENTING**

## DEVELOPMENT PERMITS LIST

Council considered as information the above noted for the period May 12 to May 18, 2016.

## BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for May 24, 2016.

**SJMC2016-05-24/234R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Hann**

**That the building permits list for May 24, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending May 11, 2016.

**SJMC2016-05-24/235R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That the Payrolls and Accounts for the week ending May 18, 2016 be approved.**

**CARRIED UNANIMOUSLY**

**TENDERS**

Council considered the following tenders:

- Tender 2016079 – Craig Snow Plow Parts

**SJMC2016-05-24/236R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That Council approve the recommendations to award this tender to the lowest bidder meeting specifications as per the Public Tendering Act.**

**CARRIED UNANIMOUSLY**

**NOTICE OF MOTION**

Councillor Puddister presented the following 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 the Heritage Designation (154 New Cove Road, Parcel ID #3954) By-Law so as to have the building situate on property at 154 New Cove Road (Parcel ID #3954) designated as a Heritage Building.

Dated at St. John's, NL this 24<sup>th</sup> day of May 2016.

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**Councillor Puddister  
Councillor at Large**

## **OTHER BUSINESS**

### **Quarterly Travel Report – First Quarter 2016**

Council considered the above report for information purposes.

### **Councillor O'Leary**

- Councillor O'Leary spoke about the automated garbage collection system that the City of Mt. Pearl currently uses and commended the Town of Paradise for recently implementing this system. She advised that she felt it was an effective system that works and it something the City should consider.

She further suggested that a pilot project for automated garbage collection should be considered in the Kenmount Terrace area. She advised that she would like to bring this item, as well as the ongoing garbage issues in Kenmount Terrace, forward to a future Public Works Standing Committee.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:38 p.m.

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**MAYOR**

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**CITY CLERK**

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** April 28, 2016

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approve lane reductions for road event.

**Discussion – Background and Current Status:** The Special Events Advisory Committee has received an application for the following event:

<b>Event</b>	Shoppers Drug Mart Run For Women
<b>Date</b>	June 5, 2016
<b>Detail</b>	<p>The following roads will have a lane reduction during the event. The route will consist of a single and a double loop.</p> <p>The Boulevard starting at Carnell Drive to Quidi Vidi Village Road</p> <p>Quidi Vidi Village Road to Forest Road</p> <p>Forest Road to Quidi Vidi Road</p> <p>Quidi Vidi Road to Empire Avenue</p> <p>Empire Avenue to Lake Avenue</p> <p>Lake Avenue to Carnell Drive</p> <p>Carnell Drive to The Boulevard</p> <p>The RNC will provide escort car(s) Course set-up begins at 7am Race begins at 8:30am</p>

**Key Considerations/Implications:**



1. **Budget/Financial Implications** N/A
2. **Partners or Other Stakeholders** N/A
3. **Alignment with Strategic Directions/Adopted Plans** N/A
4. **Legal or Policy Implications** N/A
5. **Engagement and Communications Considerations** N/A
6. **Human Resource Implications** N/A
7. **Procurement Implications** N/A
8. **Information Technology Implications** N/A
9. **Other Implications** N/A

**Recommendation:** Council approve the above noted lane reductions. This event is subject to the conditions set out by the Special Events Advisory Committee.

**Prepared by/Signature:**

Beverley Skinner – Manager of Events and Services

Signature B. Skinner

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature \_\_\_\_\_

**Attachment:**

Appendix to minutes of May 24, 2016



**REPORT TO COUNCIL  
PLANNING & DEVELOPMENT STANDING COMMITTEE MEETING  
May 19, 2016 – 12:00 p.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**Present:** Councillor A. Puddister, Chair  
Councillor T. Hann  
Councillor B. Tilley  
Councillor S. O’Leary  
Councillor D. Lane  
Councillor D. Breen  
Councillor J. Galgay  
Kevin Breen, Acting City Manager  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Ken O’Brien, Chief Municipal Planner  
Andrew Woodland, Solicitor  
Dave Wadden, Manager – Development Engineering (left at 12:51 pm)  
Arthur MacDonald, Planner III, Urban Design and Heritage  
Brian Head, Manager – Parks & Open Spaces  
Karen Chafe, Supervisor of Legislative & Office Services

**Media/Other Present:**

Daniel MacEachern, The Telegraph  
Brian Maddore, VOXM  
Jessica Dellow, NL Historic Trust  
Micheal Philpott, Heritage Foundation of NL

**Delegations: 154 New Cove Road (Bryn Mawr Cottage)**

The Committee considered the attached Decision Note dated April 6, 2016 from the Chief Municipal Planner in relation to the request to designate 154 New Cove Road as a Municipal Heritage Building. The Committee also considered the March 23, 2016 report of the Built Heritage Experts Panel in relation to same.

The Committee met with two separate delegations in relation to the above noted matter:

- Grant Genova, NL Historic Trust
- Kevin King and Justin Ladha of KMK Capital (on behalf of Mildred Steinhauer)

Mr. Genova elaborated on the merits of supporting heritage designation, requesting that Council consider alternatives to demolition. Demolition should not be the first solution. Given that there are 3.4 acres of distinctive property in question, an entire perspective must be considered that involves the urban forest and ecological considerations as well as the built structure itself. Creative concepts such as a small community of start-up homes with a commercial hub and/or a gathering place would all be viable options.

Mr. Justin Ladha conducted a power point presentation, a copy of which is on file with the Office of the City Clerk. They spoke on behalf of the owner, Mrs. Mildred Steinhauer. They elaborated on the following areas to support their contention that the property be demolished for redevelopment:

- Timeline of events leading up to demolition application to present;
- Economic impacts on Mrs. Steinhauer and her reliance on the property's municipal status over the past 44 years of ownership;
- Economic Impacts;
- Proportionately minor opposition from St John's population;
- Legal Facts.

The delegations retired from the meeting at this point, at which time members of Council deliberated. The following motion was then put forth:

**Moved – Councillor O’Leary; Seconded – Councillor Lane**

**That the Planning & Development Standing Committee recommend to Council the designation of 154 New Cove Road as a Municipal Heritage Building and include the building within the City's Registry of Heritage Buildings and file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador; and that this recommendation be brought forward to Council for consideration.**

**CARRIED UNANIMOUSLY**

Councillor Art Pudjister  
Chairperson

Appendix to minutes of May 24, 2016

# DECISION/DIRECTION NOTE

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**Title:** Request to designate 154 New Cove Road as a Municipal Heritage Building

**Date Prepared:** April 6, 2016

**Report To:** Chair and Members, Planning and Development Committee

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 4

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**Decision/Direction Required:**

To seek approval of Council to designate 154 New Cove Road as a Municipal Heritage Building.

**Discussion – Background and Current Status:**

The city received an application from the owner of 154 New Cove Road for approval to demolish the main building as well as the accessory building located at 154 New Cove Road. The main building was designated by the Heritage Foundation of Newfoundland and Labrador as a Registered Heritage Structure in 1993. However, the building is not designated by Council as a municipal Heritage Building. The provincial designation does not legally preclude demolition.

The application for demolition was reviewed by the Built Heritage Experts Panel (BHEP) during their meeting of March 23, 2016.

The property is situated in the Residential Medium Density (R2) Zone and is not located in a designated Heritage Area pursuant to the City's Development Regulations. The house appears on a list of buildings that merit consideration for heritage designation prepared in 1977. Typically, Council does not designate buildings without the consent of the owner, though Council does have the legal authority to do so.

The house was built in 1907. It sits on approximately 13,901 square metres (3.4 acres) of property. The main building, known as the Bryn Mawr house, is a fine example of the Queen Anne style, designed by the prominent architect William F. Butler, architect for Winterholme. The uniqueness of its crenellation on the tower and its relationship with the prominent St. John's businessman, James Baird, demonstrates the building's value as a prominent example of the City's historic and cultural evolution. A copy of the proposed designation By-law and the proposed Municipal Statement of Significance is attached for your review.

Once an application to demolish a building is submitted to the City, there is a provision in the City of St. John's Act (section 355(7) and section 355(8) - see below) that the City has 90 days to decide on whether to designate the building as a Heritage Building, which would thus be a decision not to issue a permit for demolition.

**ST. JOHN'S**

*355 (7) The council may withhold a permit respecting the application for demolition of a building for a period not exceeding 90 days pending the enactment of a by-law under this section, and where a by-law is enacted within that period, the application shall stand refused; and compensation shall not be payable with respect to a loss or damage suffered by the refusal.*

*355 (8) Where a by-law referred to in subsection (7) is not enacted within the period of 90 days, then the permit may be issued subject to compliance with the relevant provisions of this Act and by-laws.*

The building is situated on 1.39 ha (3.4 acres) which affords the possibility of subdividing the site for potential economic returns that could be reinvested in the building's preservation. In addition, the zone enables Heritage Uses, as a discretionary use, once designated as a Municipal Heritage Building, which affords the possibility of a variety of uses that may help fiscally in the building's preservation.

The question to be referred to the Planning and Development Standing Committee is whether to recommend to Council that Council designate the Bryn Mawr House as a Heritage Building.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build Our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications:  
Will be regulated as a "Heritage Building" pursuant to the City's Development Regulations (proposed Heritage By-law).
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

It is recommended that Council designate 154 New Cove Road as a Municipal Heritage Building and include the building within the City's Registry of Heritage Buildings and file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMD/dlm

**Attachments:**

Aerial Photo of the Site

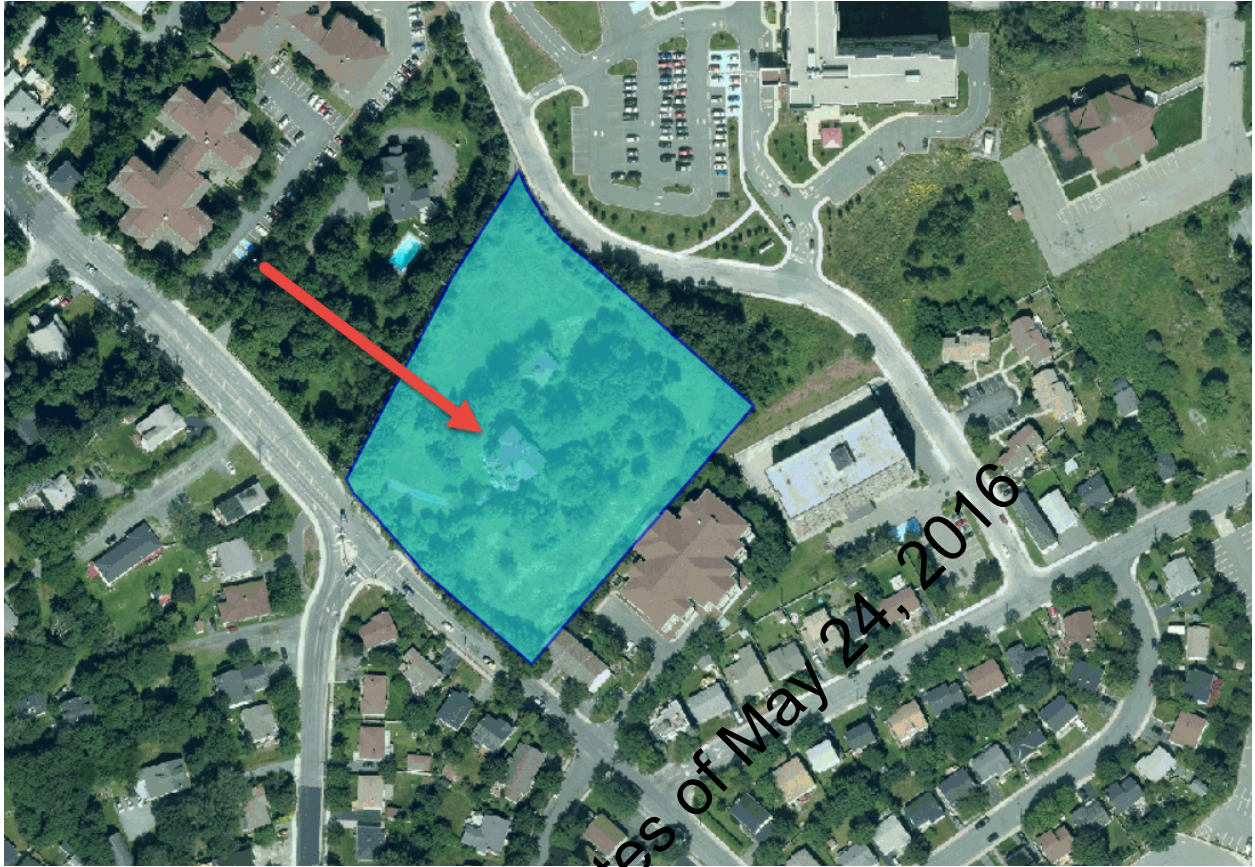
Heritage Foundation of Newfoundland and Labrador Write-up

Proposed Designation By-law – 154 New Cove Road

Proposed Municipal Designation Statement of Significance – 154 New Cove Road

Appendix to minutes of May 24, 2016





Aerial Photo of the Site

Appendix to minutes of May 24, 2016

# Bryn Mawr (154 New Cove Road, St. John's)

Bryn Mawr in Welsh means "big hill," and is the name of the house located on top of a hill off New Cove Road. It has a spectacular view of the surrounding area, especially of Signal Hill to the southeast.



© 2004 Heritage Foundation of Newfoundland and Labrador

Bryn Mawr, also known as Baird's Cottage, was built in 1907 by prominent local businessman James C. Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 to work as a draper's assistant. In 1853 he started his own business with his brother, focussing on imports and draperies. Through a series of partnerships, Baird was also involved in a number of different businesses, including groceries, wines, spirits and supplies for the fisheries. James Baird Limited eventually grew into one of the largest mercantile and fish exporting operations in the colony.

In 1907 Baird purchased a 7.5 acre plot of land along what is now New Cove Road. He tore down an existing house, and built the present structure, a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings, all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch, and the use of various types of exterior sheathing and windows, also conform to Queen Anne style. The glasswork is also impressive, with leaded cut glass in the vestibule, along with stained-glass in other parts of the house.

The harmonious use of these elements bears witness to the superior craftsmanship of architect William F. Butler. He is best known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

The house existed as a summer home and residence for the Baird family for decades. Around 1970 the property was sold to local businessman Jim Steinhauer. The amount of land surrounding the house has diminished over time to 4.5 acres,

as the city expanded around the property. While no longer on the outskirts of St. John's, the property nonetheless evokes the spirit of a country retreat. The house is still owned by the Steinhauer family and remains a private residence.

Bryn Mawr was recognised as a Registered Heritage Structure in September 1993.

### **Registered Heritage Structures (rhs-table-of-contents.php)**

*Image and article updated July, 2004*

*Registered Heritage Structures Bibliography (bibliography-rhs.php)*

### *Related Subjects*

Registered Heritage Structures

Architecture

(../browser/subject/Registered  
Heritage Structures)

(../browser/subject/Architecture)

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Appendix to minutes of May 24, 2016

BY-LAW NO. \_\_\_\_\_

AMENDMENT NO. \_\_\_\_\_

HERITAGE DESIGNATION (154 NEW COVE ROAD) BY-LAW

PASSED BY COUNCIL ON April \_\_\_\_, 2016

Pursuant to the powers vested in it under Section 355 of the City of St. John Act, R.S.N.L. 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 the property at Civic Number 154 New Cove Road.

1. This By-Law may be cited as the "St. John's Heritage Designation (154 New Cove Road) By-Law."

2. The existing main structure at 154 New Cove Road is designated as a heritage building.

Appendix to minutes of May 24, 2016

# PROPOSED Statement of Significance



## 154 New Cove Road – Bryn Mawr

### **Description of Historic Place**

Bryn Mawr is a two and half storey wooden Queen Anne style house built in 1907. Located at 154 New Cove Road in St. John's, the designation is confined to the footprint of the building.

### **Heritage Value**

154 New Cove Road (Bryn Mawr) has been designated by the City of St. John's for its aesthetic and historical value.

Bryn Mawr has aesthetic value as it is a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings, all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch and the use of various types of exterior sheathing and windows also conform to Queen Anne style. The harmonious use of these elements bear witness to the superior craftsmanship of architect William F. Butler. He is well known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

Bryn Mawr has historical value because of its association with successful St. John's businessman James Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 and about ten years later started an importing business which grew into one of the largest mercantile and fish exporting operations in the colony. That the elegant Bryn Mawr was built as a summer home for Baird and his family speaks to the affluence of the merchant class in early twentieth century Newfoundland.

### Character Defining Elements

All those features that reflect the Queen Anne style of architecture, including:

- mid pitch roof;
- number of storeys;
- exterior wall sheathing including fish scale, horizontal narrow clapboard, clapboard on bias and flat board inset wooden panels;
- corner boards;
- original form, scale, massing and placement of polygonal tower;
- crenellation on tower;
- original form, scale, massing and placement of wrap-around porch;
- columns on porch;
- pediment over front door;
- brackets on eaves and porch;
- size, style, trim and placement of windows and associated transoms, and sidelights;
- size, style, trim and placement of exterior doors and associated transoms, and sidelights;
- size, style, trim and placement of bay windows;
- dormer size, style and placement;
- dormer window size, style and placement;
- chimney style and placement;
- dimension, location and orientation of building; and
- association with James Baird.

### Location and History

<b>Community</b>	St. John's
<b>Municipality</b>	City of St. John's
<b>Site Address</b>	154 New Cove Road
<b>Construction</b>	1907 - 1907
<b>Architect</b>	William F. Butler
<b>Builder</b>	Butler and MacDonald
<b>Style</b>	Queen Anne
<b>Building Plan</b>	Square

**Report to Planning and Development Standing Committee  
Built Heritage Experts Panel  
Wednesday, March 23, 2016 - 12:00 p.m. – Conference Room A**

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**Present** Glenn Barnes NLAA, MRAIC, Chair  
Councilor Sandy Hickman (retired at 12:15pm)  
Arthur MacDonald, Co-Lead Staff Member  
Ken O'Brien, Co-Lead Staff Member  
Mark Whalen, Architecture Intern  
Bruce Blackwood, Contractor  
Michael Philpott, Heritage Foundation of NL  
Matthew Mills, Provincial Association of Landscape Architects  
Garnet Kindervater, Canadian Homebuilders NL  
Lydia Lewycky, Atlantic Planners Institute (retired at 12:25pm)  
Peter Mercer, Dept. of Planning, Development and Engineering  
Sylvester Crocker, Dept. of Planning, Development and Engineering  
Karen Chafe, Supervisor, Legislative Services (retired at 12:23pm)  
Victoria Etchegary, Office of Strategy & Engagement (retired at 12:23pm)  
Kenessa Cutler, Legislative Assistant

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**Report**

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**1. Jerome Coady for 298-300 Water Street – Application for front façade improvements complete with signage (12:30pm)**

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The Experts Panel considered a decision note dated March 7, 2016 prepared by staff regarding the above noted.

**Moved – Lydia Lewycky; Seconded – Mark Whelan**

**That the Experts Panel approve the ground floor sign subject to Legal review and on the condition that no exterior lighting other than the pot-lighting under the projection be approved, while rejecting the proposed second floor wall sign. Experts Panel recommendations will be forwarded to the Planning and Development Committee**

**CARRIED UNANIMOUSLY**

**2. Craig Flynn for 318 Water Street (1:00pm)**

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Mr. Craig Flynn met with the Experts Panel to discuss the above noted application. The Panel also considered a decision note dated March 8, 2016 prepared by staff regarding the rooftop deck alterations at 318 Water Street.

**The Panel provided the following recommendations:**

- **The side railing should be flush with the building and the railing should continue along the front of the building, replacing the existing plywood structure.**



- The Panel pointed to the portion of railing along the side closest to the front as the cleaner design and suggested the front railing should be designed as such.
- The Panel also asked that the applicant provide a drawing of the front railing with dimensions included.

### **3. 1 Church Hill - Application for two wall signs**

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The Panel considered a decision note dated February 2, 2016 prepared by staff regarding the above noted.

**The Experts Panel unanimously approved the decision note recommendation to recommend, through the Planning and Development Standing Committee, approval of the signage for “Business Portals” at 1 Church Hill as submitted pursuant to Section 20 of the St. John’s Heritage Area Sign By-law with the following addition:**

- That the text size on both signs be the same as the text on the proposed Duckworth Street facing sign.

### **4. 199 Water Street - Application for fascia wall sign**

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The above listed is an application for a fascia wall sign at the new Travel Bug location at 199 Water Street. As the proposed sign is in keeping with the Heritage Sign By-law, the decision note dated February 8, 2016 recommends approval.

**The Experts Panel unanimously agreed to recommend, through the Planning and Development Standing Committee, approval of the fascia sign for “The Travel Bug” at 199 Water Street as submitted.**

### **5. 24 Livingstone Street - Application to demolish**

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The above listed is an application to demolish the property at 24 Livingstone Street. While not a designated heritage building, 24 Livingstone Street lies in a Heritage Area. Recently, Council approved the demolition of the neighboring 26 Livingstone Street property. The applicant wishes to construct a townhouse development in their place. There is extensive damage to the above listed property.

**The Experts Panel unanimously agreed with the recommendation to approve the application for demolition.**

### **6. 154 New Cove Road – Application to demolish**

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The above listed property, 154 New Cove Road, is a Queen Anne style cottage dating back to the early 1900s. It was designated as a Registered Heritage Structure by the Heritage Foundation of NL in September 1993, but never designated as such by the

City. Presently, there is an application to demolish. As there is an application for demolition, Council has 90 days to designate it as a heritage property. If designated, it cannot be demolished without Council's consent. The Provincial designation does not save the property from demolition. No development applications have been submitted.

**As per the Heritage Foundation of NL's Statement of Significance, the Experts Panel recommends that Council designate the house as a "Heritage Building" and include the building within the City's Registry of Heritage Buildings.**

#### **7. 55 Rennie's Mill Road - Application to designate as a Heritage Building**

Mr. Bruce Blackwood excused himself from the meeting as he is the owner of the above listed property.

The Panel considered a decision note dated March 16, 2016 prepared by staff regarding the above noted.

**The Experts Panel unanimously approved the decision note recommendation to recommend through the Planning and Development Standing Committee, approval of the application to designate 55 Rennie's Mill Road as a "Heritage Building", to include the building within the City's Registry of Heritage Buildings; and to file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador.**

#### **8. Heritage Registration Review**

The Panel considered the Proposed Master List of Heritage Buildings in the City of St. John's.

**The Experts Panel accepted the list and recommends that staff proceed with contacting property owners, and to open each to further review.**

**Glenn Barnes, MZAA, MRAIC  
Chairperson**



154 New Cove Road - BHEP Agenda March 23, 2016 

Ken O'Brien to: Kenessa Cutler

2016/03/21 09:46 AM

Cc: Jason Sinyard, Arthur MacDonald, Sylvester Crocker, Randy Carew

For the BHEP agenda:

**- Proposed demolition of Bryn Mawr (house) at 154 New Cove Road.**

The house was built in 1907. It sits on approximately 13,901 square metres (3.4 acres) of property. The house is not designated by the City as a Heritage Building.

It was designated by the Heritage Foundation of NL as a Registered Heritage Structure in 2004: see <http://heritagefoundation.ca/property-search/property-details-page.aspx?id=1417>

The provincial designation does not legally preclude demolition.

The house appears on a list of buildings that merit consideration for heritage designation prepared in 1977.

Once an application to demolish a building is submitted to the City, there is a provision in the City of St. John's Act (section 355(7) and section 355(8) - see below) that the City has 90 days to decide on whether to designate the building as a Heritage Building, which would thus be a decision not to issue a permit for demolition.

The question to be referred to the Panel is whether to recommend to Council that Council designate the house as a Heritage Building.

Ken

.....  
*Ken O'Brien, MCIP | Chief Municipal Planner*  
*City of St. John's - Department of Planning, Development and Engineering*  
*10 New Gower Street, 3<sup>rd</sup> floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2*  
*Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca*  
*\* MCIP - Member of the Canadian Institute of Planners*

**ST. JOHN'S**

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**City of St. John's Act - excerpt**

355 (7) The council may withhold a permit respecting the application for demolition of a building for a period not exceeding 90 days pending the enactment of a by-law under this section, and where a by-law is enacted within that period, the application shall stand refused; and compensation shall not be payable with respect to a loss or damage suffered by the refusal.

355 (8) Where a by-law referred to in subsection (7) is not enacted within the period of 90 days, then the permit may be issued subject to compliance with the relevant provisions of this Act and by-laws.

Appendix to minutes of May 24, 2016

# Building Permits List

## Council's May 24, 2016 Regular Meeting

Permits Issued: 2016/05/12 To 2016/05/18

**Class: Commercial**

10 Elizabeth Ave	Ms	Retail Store
78 Harvey Rd	Ms	Eating Establishment
204-206 Main Rd	Ms	Clinic
20 Peet St	Ms	Car Sales Lot
38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
50 Ropewalk Lane	Sn	Retail Store
3 Stavanger Dr	Ms	Retail Store
31 Stavanger Dr	Ms	Retail Store
286 Torbay Rd	Ms	Service Shop
320 Torbay Rd, Sumac Syrian	Sn	Retail Store
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
199 Water St	Sn	Retail Store
65 White Rose Dr	Sn	Clinic
65 White Rose Dr	Sn	Office
15 George St.	Nc	Patio Deck
1025 Southlands Blvd	Nc	Accessory Building
301 Lemarchant Rd	Rn	Service Shop
80 Boulevard, Unit 408	Rn	Apartment Building
15 Rowan St	Cr	Restaurant
23 Rennie's Mill Rd	Rn	Lodging House
516 Topsail Rd, 1st Floor	Rn	Tavern
45 Ropewalk Lane	Rn	Parking Lot
70 Boulevard	Sw	School
130 Kelsey Dr Bldg # 7	Nc	Office
15 Navigator Ave, Avis Car	Nc	Commercial Garage

This Week \$ 1,820,405.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

210 Waterford Bridge Rd	Sn	School
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This Week \$ 1,084.00

**Class: Residential**

37 Alderberry Lane	Nc	Fence
61 Aldershot St	Nc	Patio Deck
10 Ann Harvey Pl	Nc	Fence
26 Burgeo St	Nc	Accessory Building
17 Campbell Ave	Nc	Accessory Building
108 Carrick Dr	Nc	Fence
8 Cashin Ave	Nc	Fence
173 Castle Bridge Dr	Nc	Fence
173 Castle Bridge Dr	Nc	Patio Deck

Appendix to minutes of May 24, 2016

92 Circular Rd	Nc	Accessory Building
11 Country Grove Pl	Nc	Accessory Building
21 Country Grove Pl	Nc	Accessory Building
141 Diamond Marsh Dr, Lot 118	Nc	Single Detached Dwelling
5 Eastmeadows Pl	Nc	Fence
128 Elizabeth Ave	Nc	Fence
121 Ennis Ave	Nc	Fence
165 Frecker Dr	Nc	Patio Deck
22 Gairlock St	Nc	Accessory Building
26 Howley Ave Exten	Nc	Fence
90 Lemarchant Rd	Nc	Fence
8 Oderin Pl	Nc	Accessory Building
25 Rotary Dr	Nc	Patio Deck
345 Ruby Line	Nc	Single Detached Dwelling
18 Salmonier Pl	Nc	Patio Deck
28 Seaborn St	Nc	Accessory Building
9 Solway Cres	Nc	Fence
204 Stavanger Dr	Nc	Accessory Building
210 Stavanger Dr	Nc	Fence
12 Willenhall Pl, Lot 38	Nc	Single Detached Dwelling
59 Wishingwell Rd	Nc	Fence
5 Gooseberry Lane	Cc	Single Detached Dwelling
8 Dammerills Lane	Co	Home Office
17 Falkland St	Ex	Single Detached Dwelling
13 Hannaford Pl	Ex	Single Detached Dwelling
30 Hennessey's Line	Ex	Single Detached Dwelling
8 Soldier Cres	Ex	Single Detached Dwelling
6 Bulrush Ave	Rn	Single Detached Dwelling
57 Hayward Ave	Rn	Single Detached Dwelling
26 Hoyles Ave	Rn	Single Detached Dwelling
98 Lemarchant Rd	Rn	Single Detached Dwelling
311 Newfoundland Dr	Rn	Single Detached & Sub.Apt
328 Pennywell Rd	Rn	Semi-Detached Dwelling
15 Pilot's Hill	Rn	Townhousing
7 Stephano St	Rn	Single Detached Dwelling
18 Cedarhurst Pl	Sw	Single Detached Dwelling
18 Cedarhurst Pl	Sw	Single Detached Dwelling
98 Howlett's Line	Sw	Single Detached Dwelling

This Week \$ 902,016.00

**Class: Demolition**

227 Kenmount Pl	Dm	Office
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This Week \$ 10,000.00

This Week' S Total: \$ 2,733,505.00

Repair Permits Issued: 2016/05/12 To 2016/05/18 \$ 168,314.00

Appendix to minutes of May 24, 2016

Legend

Co	Change Of Occupancy	Sw	Site Work
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Sn	Sign
Nc	New Construction	Cc	Chimney Construction
Oc	Occupant Change	Dm	Demolition
Rn	Renovations		

Year To Date Comparisons			
May 24, 2016			
Type	2015	2016	% VARIANCE (+/-)
Commercial	\$68,363,000.00	\$35,380,000.00	-48
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,988,000.00	\$5,942,000.00	-26
Residential	\$22,926,000.00	\$17,500,000.00	-24
Repairs	\$1,370,000.00	\$1,284,000.00	-6
Housing Units(1 & 2 Family Dwelling	49	49	
<b>Total</b>	<b>\$100,647,000.00</b>	<b>\$60,106,000.00</b>	<b>-40</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
 Deputy City Manger  
 Planning & Development & Engineering

Appendix to minutes of May 24, 2016

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending May 18, 2016**

**Payroll**

<b>Public Works</b>	<b>\$ 439,829.56</b>
<b>Bi-Weekly Administration</b>	<b>\$ 796,742.35</b>
<b>Bi-Weekly Management</b>	<b>\$ 841,342.99</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 761,549.78</b>
<b>Accounts Payable</b>	<b>\$3,516,058.88</b>

*Appendix to minutes of May 24, 2016*

**Total: \$ 6,355,523.56**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROGERS COMMUNICATIONS CANADA INC.	96966	DATA & USAGE CHARGES	\$16,126.23
NEWFOUNDLAND EXCHEQUER ACCOUNT	96967	PAYROLL TAX	\$170,263.06
PEOPLE & THE SEA FILM FESTIVAL INC.	96968	ART GRANT	\$500.00
PUBLIC SERVICE CREDIT UNION	96969	PAYROLL DEDUCTIONS	\$5,034.86
SOBEY'S #604	96970	GROCERY ITEMS	\$558.79
PARTS FOR TRUCKS INC.	96971	REPAIR PARTS	\$475.90
NEWFOUNDLAND POWER	96972	ELECTRICAL SERVICES	\$8,790.63
DOWNHOME INCORPORATED	96973	ADVERTISING	\$474.60
DICKS & COMPANY LIMITED	96974	OFFICE SUPPLIES	\$182.94
NEWFOUND DISPOSAL SYSTEMS LTD.	96975	DISPOSAL SERVICES	\$172.04
EVEREST	96976	PROMOTIONAL ITEMS	\$1,297.31
PAJ CANADA COMPANY	96977	PROMOTIONAL ITEMS	\$430.35
AMERICAN WATER WORKS ASSOC.	1125	MEMBERSHIP RENEWAL	\$238.67
M-B COMPANIES INC.	1126	REPAIR PARTS	\$1,062.75
CORROSION PROBE INC.,	1127	PROFESSIONAL SERVICES	\$13,202.53
PINNACLE OFFICE SOLUTIONS LTD	96978	PHOTOCOPIES	\$58.10
VOKEY'S JANITORIAL SERVICE	96979	JANITORIAL SERVICES	\$128.36
THE TELEGRAM	96980	ADVERTISING	\$355.95
MCCLOUGHLAN SUPPLIES LTD.	96981	ELECTRICAL SUPPLIES	\$167.57
ORKIN CANADA	96982	PEST CONTROL	\$431.68
TYCO INTEGRATED SECURITY CANADA, INC.	96983	SECURITY SERVICES	\$526.02
GCR TIRE CENTRE	96984	TIRES	\$18,100.06
NEWFOUNDLAND POWER	96985	ELECTRICAL SERVICES	\$185.13
DAVE HILLIER	96986	CLOTHING ALLOWANCE	\$153.67
MADAN SHARMA	96987	TRAVEL REIMBURSEMENT	\$119.44
ACKLANDS-GRAINGER	96988	INDUSTRIAL SUPPLIES	\$1,415.64
RBC INVESTOR & TREASURY SERVICES	96989	CUSTODY FEES	\$706.25
ACTION TRUCK CAP & ACCESSORIES	96990	REPAIR PARTS	\$644.07
ASHFORD SALES LTD.	96991	REPAIR PARTS	\$505.73
ATLANTIC PURIFICATION SYSTEM LTD	96992	WATER PURIFICATION SUPPLIES	\$11,250.45
DYNA ENGINEERING LTD	96993	PROFESSIONAL SERVICES	\$723.92
RDM INDUSTRIAL LTD.	96994	INDUSTRIAL SUPPLIES	\$15.89
HERCULES SLR INC.	96995	REPAIR PARTS	\$412.45
DOMINION STORES 924	96996	MISCELLANEOUS SUPPLIES	\$790.02
GRAND CONCOURSE AUTHORITY	96997	MAINTENANCE CONTRACTS	\$8,859.56
BELBIN'S GROCERY	96998	CATERING SERVICES	\$511.49
SMS EQUIPMENT	96999	REPAIR PARTS	\$163.85



NAME	CHEQUE #	DESCRIPTION	AMOUNT
HUB TROPHIES & MEDICAL SUPPLIES	97000	NAME PLATES	\$11.87
TONY'S TAILOR SHOP	97001	PROFESSIONAL SERVICES	\$28.25
CABOT PEST CONTROL	97002	PEST CONTROL	\$713.60
CHARLES R. BELL LTD.	97003	APPLIANCES	\$1,821.56
DULUX PAINTS	97004	PAINT SUPPLIES	\$1,304.19
ROCKWATER PROFESSIONAL PRODUCT	97005	CHEMICALS	\$11,189.19
THE PRINT & SIGN SHOP	97006	SIGNAGE	\$1,845.36
CLASS C SOLUTIONS GROUP	97007	REPAIR PARTS	\$119.46
OVERHEAD DOORS NFLD LTD	97008	PROFESSIONAL SERVICES	\$301.71
BRENKIR INDUSTRIAL SUPPLIES	97009	PROTECTIVE CLOTHING	\$338.59
UNITED RENTAL OF CANADA INC.	97010	RENTAL OF EQUIPMENT	\$379.68
BROWNE'S AUTO SUPPLIES LTD.	97011	AUTOMOTIVE REPAIR PARTS	\$1,706.83
CANSEL SURVEY EQUIPMENT INC.	97012	FIELD BOOKS	\$67.24
CARQUEST CANADA LTD.	97013	AUTO PARTS	\$116.22
THE OUTFITTERS	97014	RECREATION SUPPLIES	\$124.25
INDUSTRY CANADA ALS FINANCIAL CENTRE	97015	RADIO RENEWAL LICENCE FEE	\$31,698.00
CAMPBELL'S SHIP SUPPLIES	97016	PROTECTIVE CLOTHING	\$10,192.94
AIR LIQUIDE CANADA INC.	97017	CHEMICALS AND WELDING PRODUCTS	\$772.03
HISCOCK'S SPRING SERVICE	97018	HARDWARE SUPPLIES	\$1,423.76
CARSWELL DIV. OF THOMSON CANADA LTD	97019	PUBLICATIONS	\$1,414.52
THE PRINTING PLACE	97020	OFFICE FORMS	\$198.88
CANADA CLEAN GLASS	97021	CLEANING OF WINDOWS	\$813.60
COASTAL DOOR & FRAME LTD	97022	DOORS/FRAMES	\$732.24
SOBEY'S INC	97023	PET SUPPLIES	\$1,733.11
NORTH ATLANTIC SYSTEMS	97024	REPAIR PARTS	\$2,340.50
NORTRAX CANADA INC.,	97025	REPAIR PARTS	\$6,420.96
CALA	97026	WEBINAR SUBSCRIPTION	\$813.60
MAC TOOLS	97027	TOOLS	\$456.76
NORTH ATLANTIC SUPPLIES INC.	97028	REPAIR PARTS	\$1,576.35
KENT	97029	BUILDING SUPPLIES	\$873.54
CLARKE'S TRUCKING & EXCAVATING	97030	GRAVEL	\$1,115.83
WALMART 3093-MERCHANT DRIVE	97031	MISCELLANEOUS SUPPLIES	\$185.22
DULUX PAINTS	97032	PAINT SUPPLIES	\$1,476.36
RON FOUGERE ASSOCIATES LTD	97033	ARCHITECTURAL SERVICES	\$46,770.30
COLONIAL GARAGE & DIST. LTD.	97034	AUTO PARTS	\$2,366.49
PETER'S AUTO WORKS INC.	97035	TOWING OF VEHICLES	\$400.00
CONSTRUCTION SIGNS LTD.	97036	SIGNAGE	\$226.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MASK SECURITY INC.	97037	TRAFFIC CONTROL	\$3,159.06
CRANE SUPPLY LTD.	97038	PLUMBING SUPPLIES	\$3,183.23
CREATIVE BRICK & TILE LTD.	97039	BRICK AND TILE	\$151.09
NEFOUND CABS	97040	TRANSPORTATION SERVICES	\$28.25
SMITH'S FURNITURE LTD.	97041	APPLIANCES	\$563.87
FASTENAL CANADA	97042	REPAIR PARTS	\$85.61
LONG & MCQUADE	97043	REAL PROGRAM	\$631.00
CUMMINS EASTERN CANADA LP	97044	REPAIR PARTS	\$2,699.44
SUNRISE ANIMAL HOSPITAL LTD.	97045	PROFESSIONAL SERVICES	\$74.58
ROGERS ENTERPRISES LTD	97046	TRAINING PROGRAMS	\$372.90
DICKS & COMPANY LIMITED	97047	OFFICE SUPPLIES	\$1,177.16
WAJAX POWER SYSTEMS	97048	REPAIR PARTS	\$1,266.55
MIC MAC FIRE & SAFETY SOURCE	97049	SAFETY SUPPLIES	\$28.82
EAST COAST HYDRAULICS	97050	REPAIR PARTS	\$51.47
DOMINION STORES #922	97051	MISCELLANEOUS SUPPLIES	\$827.04
DOMINION RECYCLING LTD.	97052	PIPE	\$248.60
THYSSENKRUPP ELEVATOR	97053	ELEVATOR MAINTENANCE	\$1,276.90
RUSSEL METALS INC.	97054	METALS	\$395.50
CANADIAN TIRE CORP.-HEBRON WAY	97055	MISCELLANEOUS SUPPLIES	\$240.61
CANADIAN TIRE CORP.-MERCHANT DR.	97056	MISCELLANEOUS SUPPLIES	\$266.91
CANADIAN TIRE CORP.-KELSEY DR.	97057	MISCELLANEOUS SUPPLIES	\$837.81
EAST COAST MARINE & INDUSTRIAL	97058	MARINE & INDUSTRIAL SUPPLIES	\$124.30
DR. LAWRIE RAY	97059	MEDICAL EXAMINATION	\$20.00
ECONOMY DRYWALL SUPPLIES	97060	BUILDING SUPPLIES	\$369.60
ELECTRONIC CENTER LIMITED	97061	ELECTRONIC SUPPLIES	\$192.49
NATIONAL ENERGY EQUIPMENT INC.	97062	REPAIR PARTS	\$1,198.41
ENVIROMED ANALYTICAL INC.	97063	REPAIR PARTS AND LABOUR	\$395.50
NL ENVIRONMENTAL INDUSTRY ASSN	97064	WORKSHOP FEE	\$4,497.40
COMMUNITY SECTOR COUNCIL	97065	LUNCHEON TICKETS	\$90.00
THE TELEGRAM	97066	ADVERTISING	\$19,948.58
HOME DEPOT OF CANADA INC.	97067	BUILDING SUPPLIES	\$752.71
DOMINION STORE 935	97068	MISCELLANEOUS SUPPLIES	\$307.49
FASTSIGNS	97069	SIGNAGE	\$378.49
EMERGENCY REPAIR LIMITED	97070	AUTO PARTS AND LABOUR	\$11,231.80
OMB PARTS & INDUSTRIAL INC.	97071	REPAIR PARTS	\$79.71
FRESHWATER AUTO CENTRE LTD.	97072	AUTO PARTS/MAINTENANCE	\$1,766.96
TIM HORTONS STORE - MOUNT PEARL	97073	REFRESHMENTS	\$327.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PRINCESS AUTO	97074	MISCELLANEOUS ITEMS	\$92.62
MILLENNIUM EXPRESS	97075	COURIER SERVICES	\$169.50
VESSEL SERVICES	97076	INSTALL SIGNS ON PIER 10	\$169.50
EASTERN PROPANE	97077	PROPANE	\$179.66
MADSEN CONSTRUCTION EQUIPMENT INC.	97078	REPAIR PARTS	\$143.01
HARRIS & ROOME SUPPLY LIMITED	97079	ELECTRICAL SUPPLIES	\$438.26
HARVEY & COMPANY LIMITED	97080	REPAIR PARTS	\$1,557.77
HARVEY'S OIL LTD.	97081	PETROLEUM PRODUCTS	\$48,120.39
POWER BROTHERS INC. POWER'S SALVAGE	97082	REPAIR PARTS	\$355.87
GRAYMONT (NB) INC.,	97083	HYDRATED LIME	\$41,550.67
RONA	97084	BUILDING SUPPLIES	\$1,173.19
HISCOCK RENTALS & SALES INC.	97085	HARDWARE SUPPLIES	\$468.87
HI-TECH SCALES LTD.	97086	PROFESSIONAL SERVICES	\$231.65
HOLDEN'S TRANSPORT LTD.	97087	RENTAL OF EQUIPMENT	\$3,277.00
HONDA ONE	97088	REPAIR PARTS	\$126.21
CANCELLED	97089	CANCELLED	\$0.00
CAR GUYS APPEARANCE CENTER INC.	97090	AUTO CLEANING	\$348.04
NL NEWS NOW INC.	97091	ADVERTISING	\$978.75
MICROSOFT CANADA	97092	SOFTWARE RENEWAL	\$2,016.17
CH2M HILL	97093	PROFESSIONAL SERVICES	\$31,406.21
MOVING MEDIA	97094	ADVERTISING	\$1,015.87
IMPRINT SPECIALTY PROMOTIONS LTD	97095	PROMOTIONAL ITEMS	\$1,251.99
HICKMAN DODGE JEEP CHRYSLER	97096	AUTO PARTS	\$176.28
ONX ENTERPRISE SOLUTIONS LIMITED	97097	PROFESSIONAL SERVICES	\$8,927.00
WHITE'S PROPANE LTD.	97098	PROFESSIONAL SERVICES	\$203.40
CDMV	97099	VETERINARY SUPPLIES	\$139.02
SUMMIT VETERINARY PHARMACY INC.,	97100	VETERINARY SUPPLIES	\$149.16
IDEXX LABORATORIES	97101	VETERINARY SUPPLIES	\$1,879.67
KANSTOR INC.	97102	REPAIR PARTS	\$670.66
WORK AUTHORITY	97103	PROTECTIVE CLOTHING	\$1,677.27
LITECO	97104	REPAIR PARTS	\$227.70
PVC PLUS DRILLING PRODUCTS	97105	REPAIR PARTS	\$308.49
KING'S PLUMBING & HEATING LTD.	97106	PLUMBING SUPPLIES	\$8,065.21
DATARITE.COM	97107	STATIONERY & OFFICE SUPPLIES	\$195.82
THE CARPET FACTORY SUPERSTORE	97108	PROFESSIONAL SERVICES	\$13.38
MACKAY COMMUNICATIONS	97109	PROFESSIONAL SERVICES	\$470.66
STAPLES ADVANTAGE	97110	OFFICE SUPPLIES	\$865.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
QUESTICA INC.	97111	REPAIR PARTS	\$627.15
MARK'S WORK WEARHOUSE	97112	PROTECTIVE CLOTHING	\$312.96
MARTIN'S FIRE SAFETY LTD.	97113	SAFETY SUPPLIES	\$189.84
MARTIN INDUSTRIAL GROUP	97114	REPAIR PARTS	\$60.57
JJ MACKAY CANADA LTD.	97115	PARKING METER KEYS	\$41,053.37
MCLOUGHLAN SUPPLIES LTD.	97116	ELECTRICAL SUPPLIES	\$2,148.24
MIKAN INC.	97117	LABORATORY SUPPLIES	\$1,538.10
INTEGRATED INFORMATICS INC.,	97118	PROFESSIONAL SERVICES	\$4,520.00
SPACESAVER CCS	97119	SCANNER	\$12,927.20
WAJAX INDUSTRIAL COMPONENTS	97120	REPAIR PARTS	\$27.89
NEWFOUNDLAND DISTRIBUTORS LTD.	97121	INDUSTRIAL SUPPLIES	\$319.55
NEWFOUNDLAND BROADCASTING CO.	97122	ADVERTISING	\$3,090.60
RECREATION NL	97123	2016 SILVER SPONSORSHIP	\$1,500.00
TOROMONT CAT	97124	AUTO PARTS	\$1,577.94
PBA INDUSTRIAL SUPPLIES LTD.	97125	INDUSTRIAL SUPPLIES	\$393.19
THE HUB	97126	BUSINESS CARDS	\$3,480.40
K & D PRATT LTD.	97127	REPAIR PARTS AND CHEMICALS	\$1,695.00
PROFESSIONAL UNIFORMS & MATS INC.	97128	PROTECTIVE CLOTHING	\$441.80
PURULATOR COURIER	97129	COURIER SERVICES	\$631.02
RIDEOUT TOOL & MACHINE INC.	97130	TOOLS	\$1,950.82
NAPA ST. JOHN'S 371	97131	AUTO PARTS	\$290.79
ROYAL FREIGHTLINER LTD	97132	REPAIR PARTS	\$2,082.59
LIFESAVING SOCIETY NFLD & LAB.	97133	AQUATIC RECERTIFICATION	\$1,105.14
S & S SUPPLY LTD. CROSSTOWN RENTALS	97134	REPAIR PARTS	\$20,024.98
ST. JOHN'S TRANSPORTATION COMMISSION	97135	CHARTER SERVICES	\$6,406.62
BIG ERICS INC	97136	SANITARY SUPPLIES	\$664.21
SAUNDERS EQUIPMENT LIMITED	97137	REPAIR PARTS	\$7,608.89
SANSOM EQUIPMENT LTD.	97138	REPAIR PARTS	\$4,799.82
STATE CHEMICAL LTD.	97139	CHEMICALS	\$350.29
STEELFAB INDUSTRIES LTD.	97140	STEEL	\$385.10
SUPERIOR OFFICE INTERIORS LTD.	97141	OFFICE SUPPLIES	\$1,461.09
SUPERIOR PROPANE INC.	97142	PROPANE	\$138.26
TEMPLETON TRADING INC.	97143	PAINT SUPPLIES	\$130.35
AETTNL	97144	MEMBERSHIP RENEWAL	\$180.80
TRACTION DIV OF UAP	97145	REPAIR PARTS	\$4,956.84
TRICO LIMITED	97146	REPAIR PARTS	\$481.95
TULKS GLASS & KEY SHOP LTD.	97147	PROFESSIONAL SERVICES	\$416.86

NAME	CHEQUE #	DESCRIPTION	AMOUNT
URBAN CONTRACTING JJ WALSH LTD	97148	PROPERTY REPAIRS	\$807.95
VATCHER'S USED AUTO PARTS	97149	AUTO PARTS	\$678.00
FJ WADDEN & SONS LTD.	97150	SANITARY SUPPLIES	\$634.06
WATERWORKS SUPPLIES DIV OF EMCO LTD	97151	REPAIR PARTS	\$11,653.99
WESCO DISTRIBUTION CANADA INC.	97152	REPAIR PARTS	\$1,862.61
RECEIVER GENERAL	97153	NATIONAL DOSIMETRY SERVICES	\$71.19
CANADIAN HOUSING & RENEWAL ASSOCIATION	97154	CONFERENCE FEE	\$624.75
IPMA - NEWFOUNDLAND CHAPTER	97155	CONFERENCE FEE	\$146.90
NEWFOUNDLAND & LABRADOR FOLK ARTS SOCIETY	97156	PROFESSIONAL SERVICES	\$2,260.00
DONOVAN HOMES LIMITED	97157	REFUND SECURITY DEPOSIT	\$1,000.00
BROOKFIELD EMPLOYEE SOCIAL CLUB	97158	STEEL BARRELS	\$85.00
NLOWE	97159	REGISTRATION FEE	\$56.50
ENTERPRISE RENT A CAR	97160	LEGAL CLAIM	\$173.25
THE ARTIST'S WORKSHOP INC.	97161	RETIREMENT GIFT	\$51.30
FIT FOR WORK	97162	PROFESSIONAL SERVICES	\$2,992.62
DR. CYRIL RICHE	97163	MEDICAL EXAMINATION	\$20.00
NORTH ATLANTIC ISLAND PASS	97164	GAS & DIESEL PURCHASE	\$1,568.76
MCKIM, DR. AARON	97165	MEDICAL EXAMINATION	\$20.00
A HOLDING PLACE	97166	PROFESSIONAL SERVICES	\$230.55
DR. PETER MORRY	97167	MEDICAL EXAMINATION	\$50.00
BENSON, BUFFETT PLC INC.	97168	REFUND COMPLIANCE LETTER	\$150.00
MVT CANADIAN BUS, INC.	97169	GOBUS TRANSIT	\$809,444.74
SOBEYS ROPEWALK LANE	97170	MISCELLANEOUS SUPPLIES	\$82.64
DR. J.H. OOSTHUIZEN	97171	MEDICAL EXAMINATION	\$20.00
DR. DAN MALONE	97172	MEDICAL EXAMINATION	\$20.00
CAMBRIDGE ENVIRONMENTAL PRODUCTS INC.	97173	VETERINARY SUPPLIES	\$264.99
ADVANCED EDUCATION & SKILLS	97174	OVERPAYMENT OF RENT	\$920.00
GFL ENVIRONMENTAL INC.	97175	PROFESSIONAL SERVICES	\$1,209.69
BEST BUY CANADA LIMITED	97176	SPEAKERS	\$452.44
BUSSEY HORWOOD IN TRUST	97177	LEGAL CLAIM	\$7,722.68
THOMAS RODGERS	97178	REFUND SECURITY DEPOSIT	\$300.00
SARA DOW & MATTHEW ANGEL	97179	REFUND OVERPAYMENT OF TAXES	\$400.90
THERESA O'BRIEN	97180	REFUND OVERPAYMENT OF TAXES	\$193.55
CRAIG PRIDDLE	97181	REFUND SECURITY DEPOSIT	\$100.00
LOGANAMBAL CHOMROO	97182	RECREATION PROGRAM REFUND	\$189.00
KIRK & TAMMY COLLINS	97183	REFUND SECURITY DEPOSIT	\$2,000.00
LEHR, TODD	97184	VEHICLE BUSINESS INSURANCE	\$222.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HAYWARD, ELIZABETH	97185	MILEAGE	\$33.72
WINSOR, MICHELLE	97186	MILEAGE	\$53.42
JONES, CHRISTINA	97187	MILEAGE	\$79.03
WHITE, LESLIE	97188	MILEAGE	\$229.27
SELLARS, JACON	97189	VEHICLE BUSINESS INSURANCE	\$24.00
RICK PRICE	97190	VEHICLE BUSINESS INSURANCE	\$143.00
ANNETTE OLDFORD	97191	MILEAGE	\$31.85
MARSHALL, KIMBERLY	97192	CLOTHING ALLOWANCE	\$180.00
BARFITT, ANGELA	97193	MILEAGE	\$106.43
MELISSA MURRAY	97194	MILEAGE	\$57.12
MAHER, TRAVIS	97195	MILEAGE	\$74.95
SPURRELL, SHALANE	97196	TUITION	\$645.00
MCGRATH, CINDY	97197	MILEAGE	\$4.88
WILLIAMS, NICOLE	97198	MILEAGE	\$23.05
SCOTT HOUNSELL	97199	VEHICLE BUSINESS INSURANCE	\$138.00
MCGRATH, JENNIFER	97200	MILEAGE	\$55.76
ROSE, JENNIFER	97201	OVERPAYMENT OF GROUP INSURANCE	\$148.77
SHERRY MERCER	97202	MILEAGE	\$15.54
STACEY ROBERTS	97203	MILEAGE	\$39.62
CHRISTA NORMAN	97204	MILEAGE	\$63.40
LYNCH, KAYLA	97205	MILEAGE	\$162.18
KRISTA GLADNEY	97206	MILEAGE	\$57.21
SIMONE LILLY	97207	MILEAGE	\$62.20
MAX BURKE	97208	MILEAGE	\$43.00
SMITH STOCKLEY LTD.	97209	PLUMBING SUPPLIES	\$73.87
PIANO WISE INC.	97210	PROFESSIONAL SERVICES	\$248.60
DARLENE SHARPE	97211	CLEANING SERVICES	\$750.00
SARAH HALLIDAY	97212	PERFORMANCE FEE	\$75.00
JENNIFER HALLIDAY	97213	PERFORMANCE FEE	\$75.00
GARRETT DONAHER	97214	PURCHASE OF TAC BOOK	\$190.97
WEIRS CONSTRUCTION LTD.	97215	PROGRESS PAYMENT	\$204,701.83
POMERLEAU INC.,	97216	PROGRESS PAYMENT	\$1,530,262.28
BARACO-ATLANTIC CORPORATION	97217	PROGRESS PAYMENT	\$176,330.16
		<b>Total:</b>	<b>\$ 3,516,058.88</b>

Appendix to Minutes  
2016  
24



**BY-LAW NO.**

**ST. JOHN'S HERITAGE DESIGNATION (154 NEW COVE ROAD, PARCEL ID #3954) BY-LAW**

**PASSED BY COUNCIL ON**

---

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 154 New Cove Road, Parcel ID #3954.

**BY-LAW**

1. This by-law may be cited as the St. John's Heritage Designation (154 New Cove Road, Parcel ID #3954) By-Law.
2. The building situate on property at 154 New Cove Road (Parcel ID #3954) 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 \_\_\_\_\_, 2016

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MAYOR

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CITY CLERK



**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 the Heritage Designation (55 Rennie’s Mill Road, Parcel ID #33835) By-Law so as to have the building situated on property at 55 Rennie’s Mill Road (Parcel ID #33835) designated as a Heritage Building.

DATED at St. John’s, NL this                  day of                                  , 2016.

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COUNCILLOR

**BY-LAW NO.**

**ST. JOHN'S HERITAGE DESIGNATION (55 RENNIE'S MILL ROAD, PARCEL ID #33835) BY-LAW**

**PASSED BY COUNCIL ON**

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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 55 Rennie's Mill Road, Parcel ID #33835.

**BY-LAW**

1. This by-law may be cited as the St. John's Heritage Designation (55 Rennie's Mill Road, Parcel ID #33835) By-Law.
2. The building situate on property at 55 Rennie's Mill Road (Parcel ID #33835) 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 \_\_\_\_\_, 2016

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MAYOR

---

CITY CLERK

# DECISION/DIRECTION NOTE

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**Title:** Proposed Text Amendment for Personal Care Home in the Rural (R) Zone  
St. John's Municipal Plan Amendment No. 137, 2016, and  
St. John's Development Regulations Amendment No. 628, 2016  
PDE File # MPA1500009  
Applicant: Teen Challenge Canada  
729 Fowler's Road, Ward 5

**Date Prepared:** May 24, 2016

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Roles:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 5

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**Decision/Direction Required:**

Following Provincial release, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 137, 2016, and St. John's Development Regulations Amendment Number 628, 2016.

**Discussion – Background and Current Status:**

Teen Challenge Canada applied to develop a personal care home on 16.8 hectares (or 41.5 acres) of the 53-hectare (130-acre) property at 729 Fowler's Road (the former Circle Square Ranch). The facility will be used year-round for residential addictions recovery and treatment for up to 25 adult women and up to eight (8) residential care staff. For the first three years the facility would accommodate 12 women and two (2) counsellors. Teen Challenge will provide a 12-month program of vocational and life-skills training, including potentially an agricultural component of growing vegetables, operating greenhouses, and harvesting berries and Christmas trees. As the proposed use is not an included land use in the Rural (R) Zone, a text amendment would be required, as well as a text amendment to the St. John's Municipal Plan.

The application will require approximately 1.6 kilometres of road upgrading, as this section of Fowler's Road does not meet City standards for year-round use, particularly where the proposed development would increase the number of people living along the road in the winter months. The cost of upgrading the road will be borne by the developer.

A public meeting chaired by Councillor Puddister was held on February 24, 2016. At the Regular Meeting of Council on March 7, 2016, Council agreed to proceed with the proposed amendments and requested that the Department of Municipal Affairs issue a Provincial Release for the amendments. Provincial release has now been issued for St. John's Municipal Plan Amendment Number 137, 2016 and St. John's Development Regulations Amendment Number 628, 2016. It is now in order for Council to proceed with the next steps in the amendment process.

**ST. JOHN'S**

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Neighbouring property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 137, 2016 and St. John's Development Regulations Amendment Number 628, 2016, to add Personal Care Home as a Discretionary Use in the Rural (R) Zone. This amendment would accommodate the group home proposed by Teen Challenge Canada for residential addictions rehabilitation and treatment for up to 25 women and up to eight (8) staff at 729 Fowler's Road. The cost of road upgrades is to be borne by the developer.

If the resolutions are adopted by Council, it is further recommended that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Tuesday, June 28, 2016, at 7pm at St. John's City Hall.

**Prepared by - Date/Signature:**

Lindsay Lyghtle-Brushett, MCIP – Planner III

Signature: \_\_\_\_\_

**Approved by - Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

LLB/dlm

**Attachments:**

Amendments  
Location Map

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 137, 2016**

**WHEREAS** the City of St. John's wishes to accommodate personal care homes as a land use that could be considered in the Rural Land-Use District;

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Municipal Plan under the provisions of the Urban and Rural Planning Act, 2000:

**Add the following subsection to Part III, Section 1.3.2 (Rural - Conditional Zones) on page III-17:**

*“4. zoning for a personal care home provided that it can be shown that a location in a rural area is essential to its operation, and provided that the development site has access to a rural road of not less than two paved lanes with a drainage ditch on each side, which road meets with the approval of the St. John's Regional Fire Department.”*

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this            day of            , 2016.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 628, 2016**

**WHEREAS** the City of St. John's wishes to accommodate personal care homes as a discretionary land use in the Rural (R) Zone;

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations under the provisions of the Urban and Rural Planning Act, 2000:

**Add the following land use to Section 10.38.2 (Rural (R) Zone – Discretionary Uses), section 10, page 85:**

*(l) Personal Care Home*

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this        day of       , 2016.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

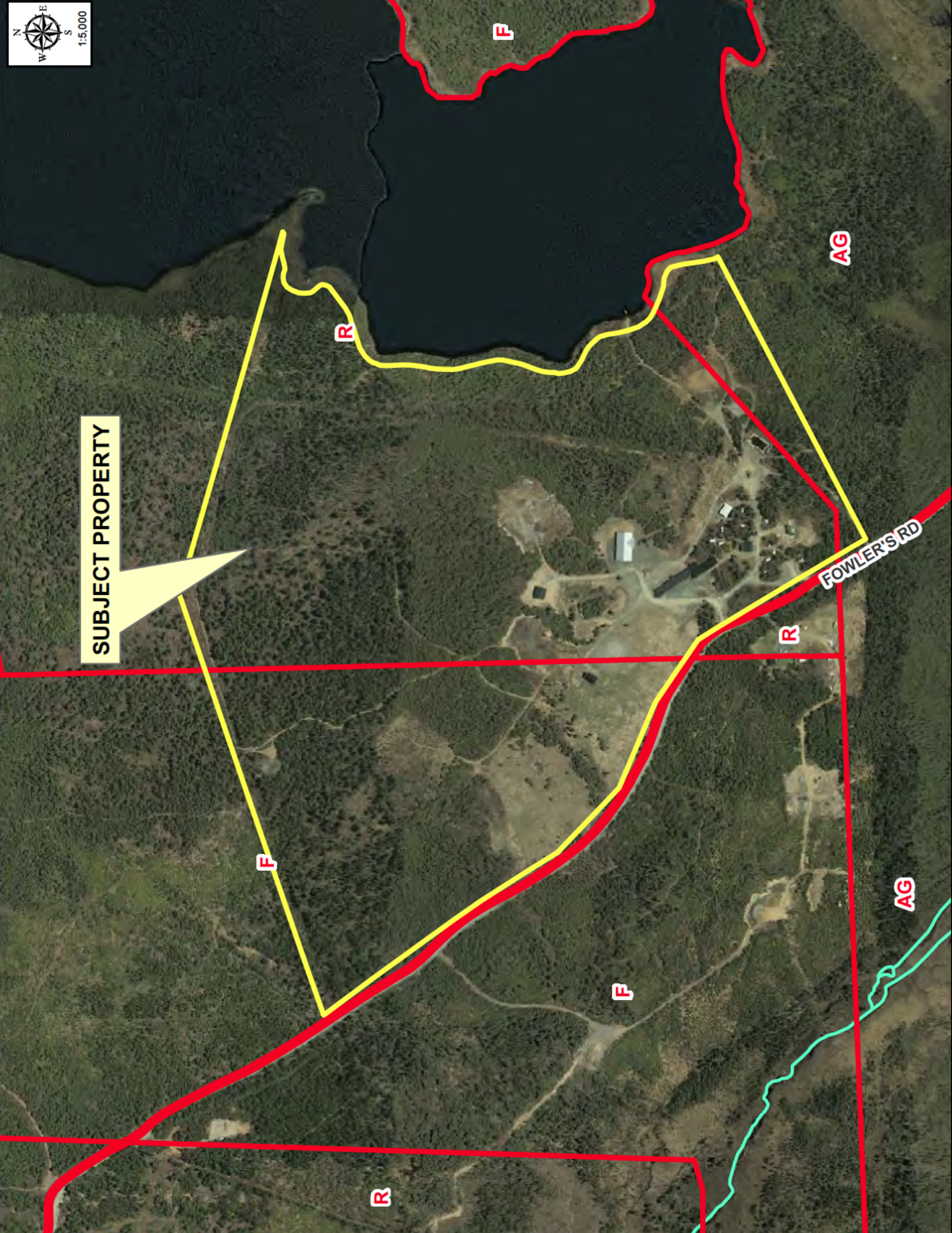
\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**



**SUBJECT PROPERTY**



# DECISION/DIRECTION NOTE

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**Title:** Proposed Application to Rezone Property to the Apartment Medium Density (A2) Zone and Text Amendment Regarding Parking Area Requirements  
PDE# MPA1500014  
Applicant: Pro-Tech Construction Ltd.  
147-149 Thorburn Road

**Date Prepared:** May 24, 2016

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 4

---

**Decision/Direction Required:**

Following Provincial release for the proposed rezoning of 147-149 Thorburn Road, Council may proceed with the next steps in the amendment process and adopt St. John's Municipal Plan Amendment Number 138, 2016 and St. John's Development Regulations Amendment Number 630, 2016.

**Discussion – Background and Current Status:**

Pro-Tech Construction Limited applied to rezone land at 147-149 Thorburn Road, from the Institutional and Rural Residential Infill Zones to the Apartment Medium Density Zone for the development of a 22 unit apartment building. Following submission of an acceptable LUAR, a public meeting chaired by Councillor Collins was held on April 27, 2016.

At the Regular Meeting of Council on May 9, 2016, Council agreed to proceed with the proposed amendments and requested that the Department of Municipal Affairs issue a Provincial Release for the amendments. As part of the application, Council also considered the paving of the existing gravel parking lot within the floodplain buffer and the small area of the cantilevered building and patio over the floodplain. Provincial release has now been issued for St. John's Municipal Plan Amendment Number 138, 2016 and St. John's Development Regulations Amendment Number 630, 2016. It is now in order for Council to proceed with the next steps in the amendment process.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A

**ST. JOHN'S**



6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 138, 2016 and St. John's Development Regulations Amendment Number 630, 2016. If the resolutions are adopted by Council, it is further recommended that Council appoint Ms. Marie Ryan, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Wednesday, June 22, 2016, at 7pm at St. John's City Hall.

**Prepared by/Signature:**

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: \_\_\_\_\_

LLB/dlm

**Attachments:**

Amendments  
Location map

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 138, 2016**

**WHEREAS** the City of St. John's wishes to allow the development of an Apartment Building at 147 – 149 Thorburn Road.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

**Redesignate land at 147-149 Thorburn Road [Parcel ID#s 2925 and 2924] from the Institutional and Urban Expansion Land Use Districts to the Residential Medium Density Land Use District as shown on Map III-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_\_ day of \_\_\_\_\_, **2016**.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**  
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 630, 2016**

**WHEREAS** the City of St. John's wishes to allow the development of an Apartment Building at 147 – 149 Thorburn Road.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

**Rezone land at 147-149 Thorburn Road [Parcel ID#s 2925 and 2924] from the Institutional (INST) and Rural Residential Infill (RRI) Zones to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of \_\_\_\_\_, **2016**.

\_\_\_\_\_  
**Mayor**

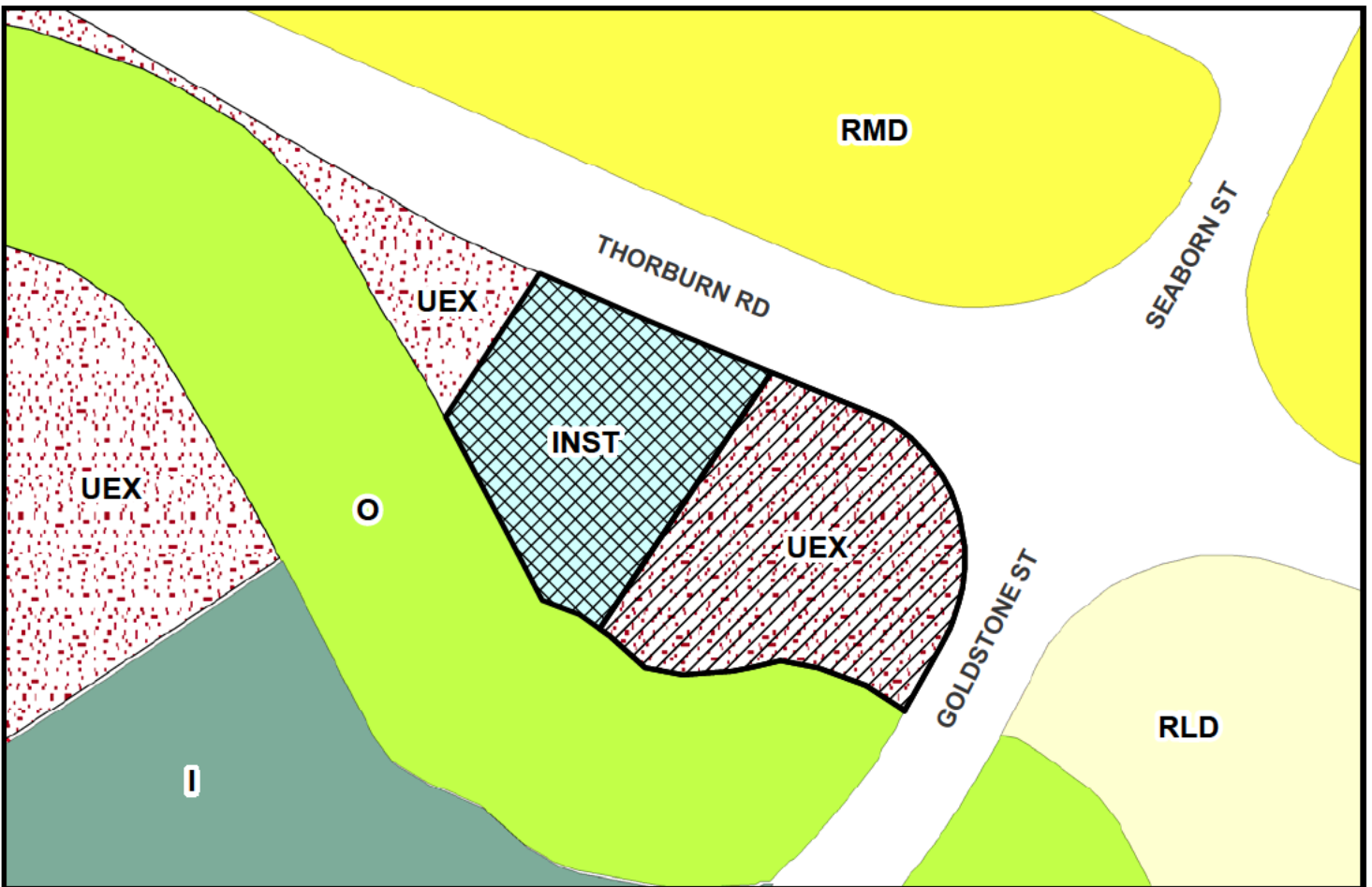
\_\_\_\_\_  
**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

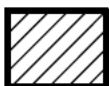

\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 138, 2016  
[Map III-1A]**

2016 03 02 SCALE: 1:1000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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

-  AREA PROPOSED TO BE REDESIGNATED FROM URBAN EXPANSION (UEX) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT
-  AREA PROPOSED TO BE REDESIGNATED FROM INSTITUTIONAL (INST) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

**147-149 THORBURN ROAD**  
Parcel\_ID Nos. 2925/2924

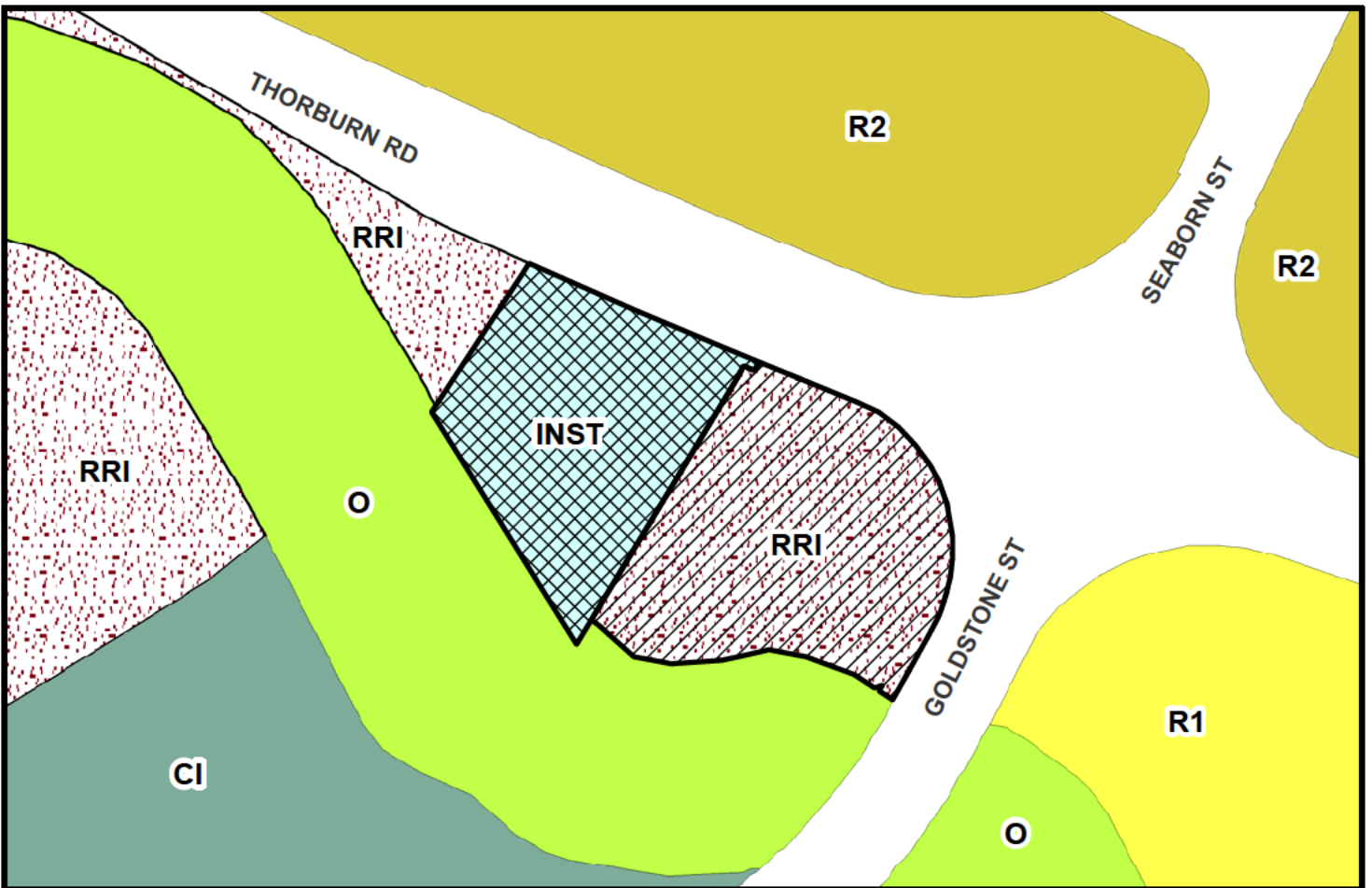
\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption



Provincial Registration



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 630, 2016  
[Map Z-1A]**

2016 03 02 SCALE: 1:1000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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

-  AREA PROPOSED TO BE REZONED FROM RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM INSTITUTIONAL (INST) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

147-149 THORBURN ROAD  
Parcel\_ID Nos. 2925/2924

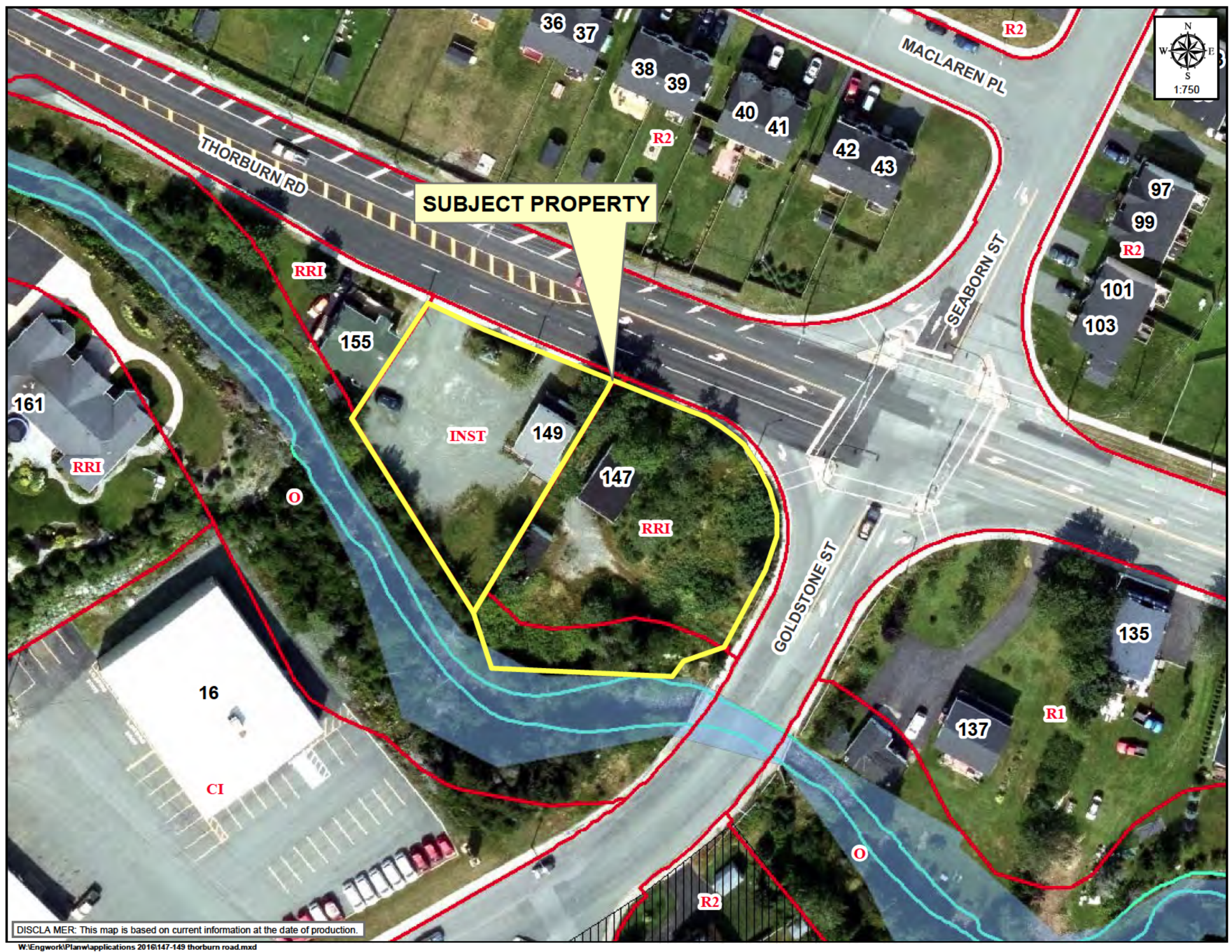
\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration



**SUBJECT PROPERTY**

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

W:\Engwork\Planw\applications 2016\147-149 thorburn road.mxd

# DECISION/DIRECTION NOTE

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**Title:** St John's Development Regulations Amendment Number 640, 2016  
Proposed Text Amendment to Accessory Buildings

**Date Prepared:** May 24, 2016

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** All

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**Decision/Direction Required:** That Council adopt the attached resolution for St. John's Development Regulations Amendment 640, 2016.

**Discussion – Background and Current Status:** The purpose of the proposed text amendment will have the effect of amending Section 8.3.6 of the St. John's Development Regulations, regarding the height, size and location of Accessory Buildings. This will result in Accessory Building being more consistent with the Lot Area and will also ensure that the height is in line with that of the main building located on the same property. These changes will require an increase in the separation distance between the Accessory Buildings and the property boundary as well as adjacent buildings. A Municipal Plan amendment will not be required.

The proposed text amendment has been advertised on two occasions in The Telegram newspaper and was posted on the City website. Any written public submissions received by the City Clerk will be referred to the agenda for the Regular Meeting of Council.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Value – Continue to do things better.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A

**ST. JOHN'S**

8. Information Technology Implications: N/A

9. Other Implications: N/A

**Recommendation:**

It is recommend that Council adopt St. John's Development Regulations Amendment Number 640, 2016 which will have the effect of amending Accessory Building Requirements. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

**Prepared by/Signature:**

Lindsay Lyghtle Brushett, MCIP – Planner

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

**Attachment:**

Amendment



**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 640, 2016**

**WHEREAS** the City of St. John's wishes to revise the size, height and location requirement for Accessory Buildings.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

**Repeal Section 8.3.6 (2), (3) and (4) Accessory Buildings and replace it with the following:**

**“(2) Floor Area of Ground Floor (Footprint):**

- i. Residential Use Lesser of 10% of the lot area or 75% of the building footprint of the residence located on the lot cumulatively for all residential accessory buildings.**
- ii. Non-Residential Use 35% of the area of the rear yard of the lot cumulatively for all non-residential accessory buildings.**

**(3) Building Height:**

- i. Residential Use Lesser of 5m in building height or the established building height of the residence located on the lot.**
- ii. Non-Residential Use 5 metres**

**(4) Location:**

- i Accessory Buildings shall:**
  - (a) be restricted to the Side and Rear Yards and be located behind the Building Line, subject to Section 8.3.3;**
  - (b) be located a minimum of 1.2 metres from the nearest Lot Lines; and**
  - (c) be located a minimum of 2.4 metres from any building (main or accessory).**
- ii Notwithstanding the foregoing, if the Accessory Building is located in an area not provided with municipal water services, it shall be located a minimum of 6 metres from any Lot Lines unless otherwise approved by the Director of Regional Fire Services (Fire Chief).”**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_ day of \_\_\_\_\_, **2016**.

---

**Mayor**

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**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

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**City Clerk**

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**Council Adoption**

---

**Provincial Registration**

# DECISION/DIRECTION NOTE

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**Title:** Application to rezone the property from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for four (4) semi-detached homes  
PDE # REZ1500020  
267 Mundy Pond Road

**Date Prepared:** May 25, 2016

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 3

---

## **Decision/Direction Required:**

To consider an application to rezone land at 267 Mundy Pond Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for four (4) semi-detached homes. This application will not require an amendment to the St. John's Municipal Plan.

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

The subject property is triangular in shape and has an area of 0.08 hectares (0.21 acres) and currently has one single detached dwelling on the lot. Municipal water and sewer services are available in the area.

Compared with the previous application on this property, the current proposal swaps some land with an adjoining property to allow the proposed houses to be set back further from the road, allowing more room for the driveways. This application has been advertised and there have been three (3) written objections to this rezoning application, concerned with the possibility of townhouses as well as traffic safety. City staff do not have a safety concern. As for the proposed houses, the application is for semi-detached houses, however, the proposed R2 Zone does permit townhouses.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Neighbourhoods Build our City – Increase access to range/type of housing.

# ST. JOHN'S

4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:  
Public advertisement would be sufficient for the proposed amendment and for the particular application at 267 Mundy Pond Road.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendations:**

It is recommended that Council proceed with the proposed amendment to the St. John's Development Regulations Amendment Number 641, 2016. If the amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with the request for Provincial registration of the amendment.

**Prepared by:**

Mark Hefferton, MURP, MCIP - Planner

Signature: \_\_\_\_\_

**Approved by:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

MH/dlm

**Attachments:**

1. Location Plan
2. Resolution
3. Site Plan

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 641, 2016**

**WHEREAS** the City of St. John's wishes to allow a residential development at 267 Mundy Pond Road [Parcel ID #17732].

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Rezone lands at 267 Mundy Pond Road [Parcel ID  
#17732] to the Residential Medium Density (R2) Zone as  
shown on Map Z-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Mayor**

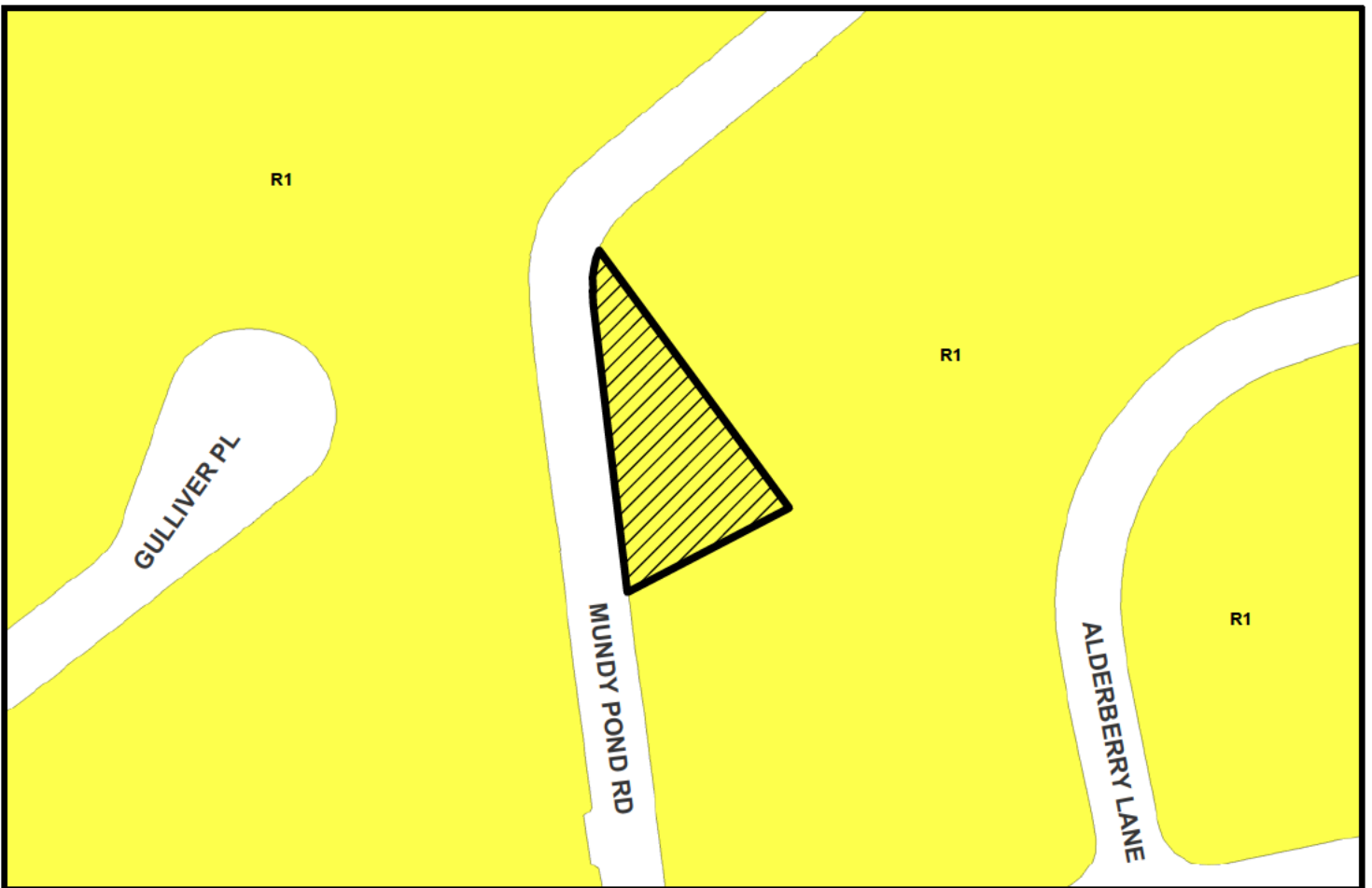
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**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
**City Clerk**

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**Council Adoption**

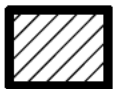
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**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 641, 2016  
[Map Z-1A]**

2016 05 26 SCALE: 1:1250  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**267 MUNDY POND ROAD  
Parcel ID# 17732**

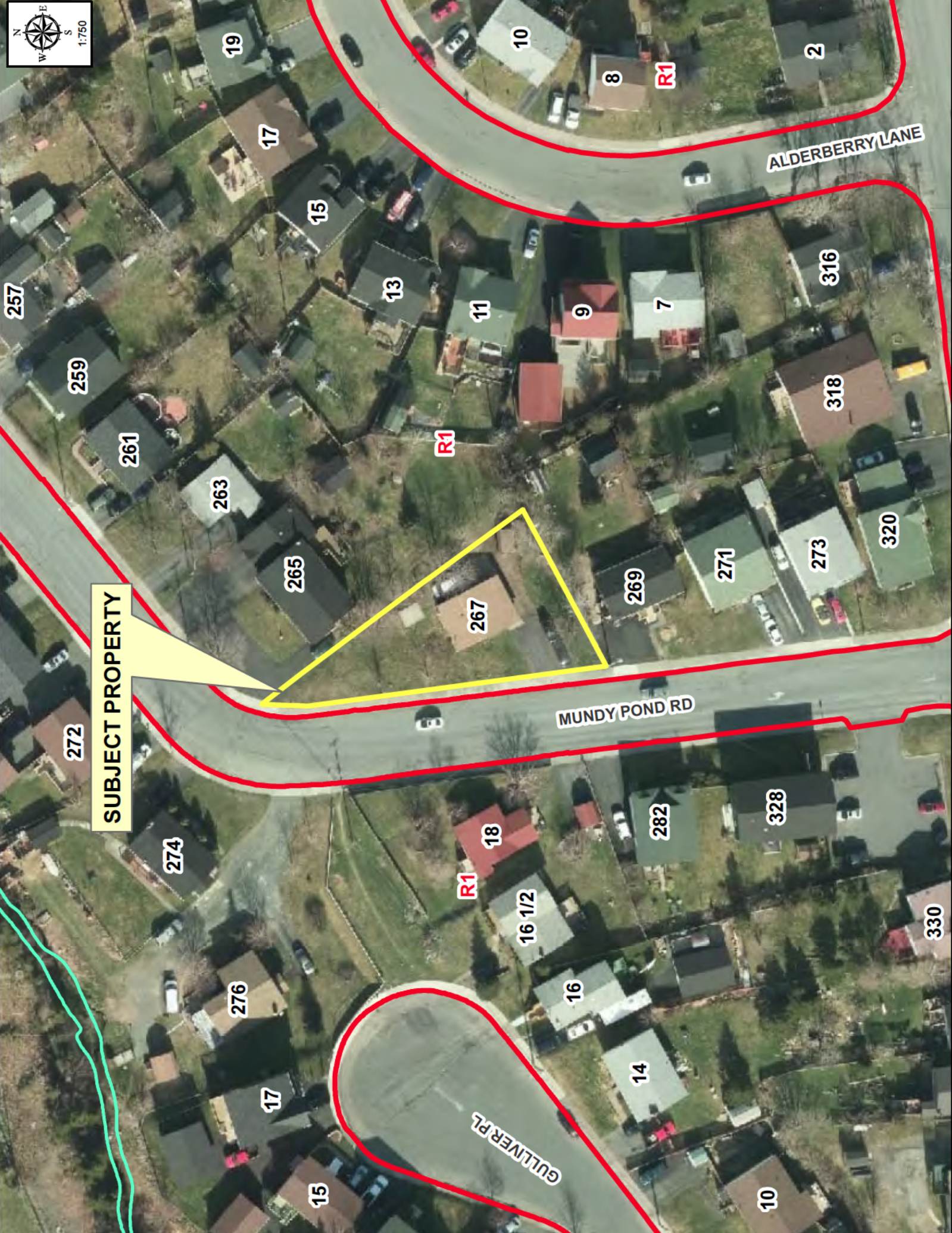
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M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration



**SUBJECT PROPERTY**

ALDERBERRY LANE

MUNDY POND RD

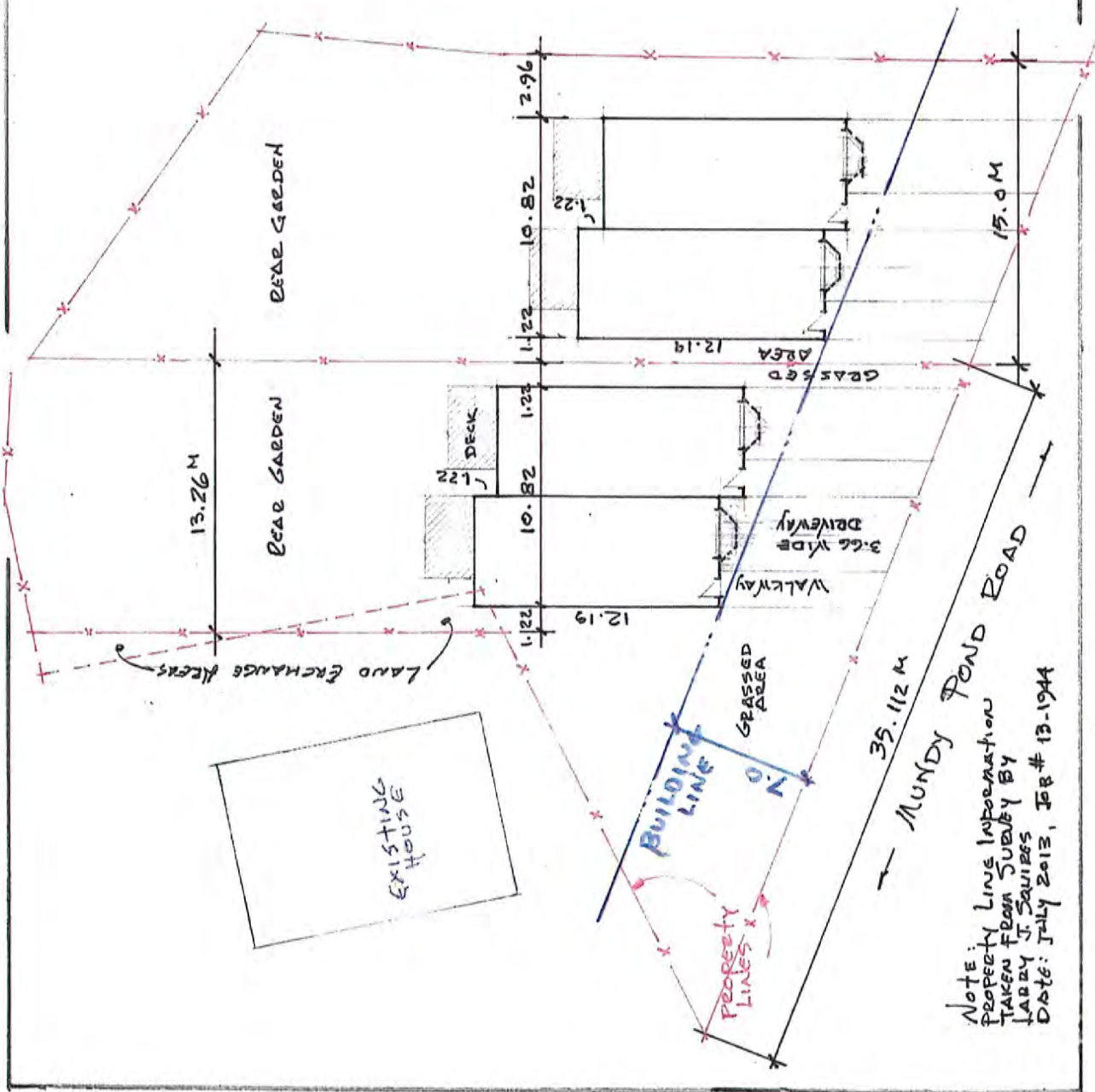
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No. #	DESCRIPTION	DATE
REVISIONS		
RJC SERVICES		
<b>RJC SERVICES</b> Development Consulting & Design Service E-Mail: rjcservices@gmail.com Telephone: (709) 633-7979		
PROJECT <b>A THREE STOREY SEMI-DETACHED RESIDENCES</b>		
TITLE <b>SITE PLAN</b> <b>267 MUNDY POND DR.</b>		
Scale	1:200	Date
Checked		Approved
MARCH 10/2016		
Project No. <b>SP 1</b>		



May 23, 2016

City Clerk's Department, City of St. John's  
P.O. Box 908  
St. John's NL A1C 5M2

**Re: Proposed Rezoning of 267 Mundy Pond Road from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone**

Please have the following letter included in the Agenda for the Regular Meeting of Council on Monday, May 30, 2016.

Dear Mayor O'Keefe and Councillors,

I would like to take this opportunity to express my extreme opposition to the proposed application currently before Council for the rezoning of **Civic Number 267 Mundy Pond Road** from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow the development of a 4 semi-detached townhouses. We feel that such a development on this parcel of land will only cause further congestion in this area of Mundy Pond Road. This proposed development will be located on an extremely sharp (90 degree) turn in Mundy Pond Rd and will pose a major safety concern for any vehicles entering or exiting the properties. Also, snow clearing will be hampered in the winter months as there will be reduced space available to push snow. As a result this already dangerous turn will become more hazardous during the winter months.

Similar applications were made by Mr. Roy Squires previously and were rejected by the St. John's Municipal Council at their Regular Meeting of Council. One such meeting was held on October 3, 2011, in which case the City's Planning Committee recommended the following:

**The Committee recommends, on motion of Councillor Tilly; seconded by Councillor Hanlon: That the application be rejected in light of the current zoning and restrictions on town housing development in Planning Area 4 along Mundy Pond Road. In addition, the Department of Public Works and Parks has indicated that the proposed development may hinder snow clearing efforts due to high quantities of snow in this area, along with the creation of narrow lots and multiple driveways.**

This property is best suited for a single dwelling unit similar to that of the adjacent properties. The R1 zoning should remain in place to restrict the number of units that can be developed on this property. Based on the comments above, we would like to request that Council reject this application, as they did with the previous ones for this area.

Sincerely,

*Bruce Cook*

*Shelley Cook*

Bruce & Shelley Cook

■ Alderberry Lane  
St. John's NL A1E 6A5

May 23, 2016

City Clerk's Department, City of St. John's  
P.O. Box 908  
St. John's NL A1C 5M2

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Sincerely,

*Bruce Cook*

*Shelley Cook*

Bruce & Shelley Cook

■ Alderberry Lane  
St. John's NL A1E 6A5



**Re: Application to oppose rezone of 267 Mundy Pond Rd from R1 to R2 to allow for 4 semi-detached townhouses.** 📎

**City Clerk and Council** to: Manvir Mann

2016/05/24 03:08 PM

Sent by: **Elaine Henley**

Cc: Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen Chafe, Planning, Kathy Driscoll, Ashley

Good Afternoon Mr. Mann:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

Manvir Mann

Respected City Council and Department of Plan...

2016/05/23 11:43:16 PM

From: Manvir Mann [REDACTED]  
To: cityclerk@stjohns.ca  
Date: 2016/05/23 11:43 PM  
Subject: Application to oppose rezone of 267 Mundy Pond Rd from R1 to R2 to allow for 4 semi-detached townhouses.

Respected City Council and Department of Planning, Development and Engineering,  
My name is Manvir Mann. I am a resident of 11 Alderberry Lane which falls within the 150M of this application zone. I bought this house about a year ago, and planning to live here for a long time with my wife and whole family. I have bought this house, since it is a prime location which is close to all amenities and our back yards are really quiet and have some mature trees all around, which makes it a great place to live in. This natural habitat makes our mornings joyful. I recently heard that there has been an application submitted to rezone 267 Mundy Pond Rd. Rezoning this property will result in new rental units right behind our home and we will lose all the natural beauty of our back yard. We will lose all those mature trees and all the greenery. It also came to my attention that this application for rezoning was submitted before as well, and was rejected. I would request you to please reject it this time as well, since there are currently No Town Houses around. We don't want to be left with no privacy in the back and to lose the natural beauty of the back of our houses.  
Moreover, we are already going through some traffic issues. Alderberry Lane is a one way street, so all the traffic goes onto Mundy Pond Road, and there is always a long wait (several minutes in rush hours) to even take a turn from there, on to Columbus Drive. So, please consider this request to reject this rezoning application. We will be highly thankful to you.  
Regards,  
Manvir  
Resident [REDACTED] Alderberry Lane.

709 749 1350



New Doc 1.pdf



**Re: Submission to oppose rezone of 267 Mundy Pond Rd from R 1 to R2 to allow for 4 semi-detached townhouses.** 📎

**City Clerk and Council** to: Fitzgerald, Kevin

2016/05/24 02:55 PM

Sent by: **Elaine Henley**

Cc: "btalley@stjohns.ca", "cityclerk@stjohns.ca", Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen

Good Afternoon Mr. Fitzgerald:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

"Fitzgerald, Kevin"

Dear city council and planning department: I am...

2016/05/23 07:47:39 PM

From: "Fitzgerald, Kevin" [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Cc: "btalley@stjohns.ca" <btalley@stjohns.ca>  
Date: 2016/05/23 07:47 PM  
Subject: Submission to oppose rezone of 267 Mundy Pond Rd from R1 to R2 to allow for 4 semi-detached townhouses.

Dear city council and planning department:

I am Kevin Fitzgerald, resident [REDACTED] Alderberry Lane and within 150m of the application zone. I live here with my 2 kids Tyler and Mathew and wife – Renee. We have been living in this residence for 18 years now. We have decided to make this area home because of close proximity to schools, general central location, and good circle of friends and family. We spent some \$60k to renovate our home four years ago. We are extremely upset with a 3<sup>rd</sup> application to rezone the above mentioned property. Twice before this has gone to council and twice it was denied.

As the attachment clearly outlines, there are **NO TOWN HOUSE** units in the selected area. Please do not allow to this to move forward. Traffic in the area is already congested. Snow clearing is made much more difficult. Mature trees and properties will also be affected. Finally, we are concerned of turning this area into rental units.

I employ you to do the right thing and deny the application to rezone. If a developer wants to put a semi-detached house on the property that fits the landscape then do it. But, a townhouse concept is a not acceptable.

Regards

Kevin Fitzgerald  
Account Manager | Newfoundland and Labrador

Hilti (Canada) Corporation

2360 Meadowpine Boulevard | Mississauga | Ontario, L5N 6S2



■ you desire not to receive commercial electronic messages (CEMs) from this sender, please reply "unsubscribe" in subject line.



New Doc 1.pdf





Re: Opposition to rezoning 267 Mundy Pond Rd - PDE file REZ1500020

Manvir Mann

to:

Mark Hefferton

2016/05/25 06:12 PM

Cc:

"Ken O'Brien", Bruce Tilley, Art Puddister, Karen Chafe, Govern PDE Multi Media Mail

Hide Details

From: Manvir Mann [REDACTED] Sort List...

To: Mark Hefferton <mhefferton@stjohns.ca>

Cc: "Ken O'Brien" <kobrien@stjohns.ca>, Bruce Tilley <BTilley@stjohns.ca>, Art Puddister <apuddister@stjohns.ca>, Karen Chafe <KChafe@stjohns.ca>, Govern PDE Multi Media Mail <govpdemm@stjohns.ca>

Hello Mark,

Thanks for your response and clarification. I should have said semi-detached homes in my email rather than town houses. I understand that it will only be 4 homes. But having 4 houses right behind your home where there is currently a single house, is a huge thing. And once they are all rented out, it is going to be big inconvenience for everyone. Mundy Pond is extremely busy as of now, so the traffic will get worse and I am pretty sure this won't please any of the residents around. I haven't seen any such semi-detached houses around there, so I would request to keep everything as it is. And I hope that City will take a decision that is in the best interest of everyone.

Thanks,

Manvir Mann

On Wed, May 25, 2016 at 3:25 PM, Mark Hefferton <[mhefferton@stjohns.ca](mailto:mhefferton@stjohns.ca)> wrote:

Mr. Mann,

For the purposes of clarification, this application is for two sets of semi-detached houses (4 houses in total), not townhouses. However, this application is requesting a rezoning from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. The R2 zone permits both semi-detached houses and townhouses as permitted uses.

Thanks for your interest in this matter.

Regards,

Mark Hefferton

From: Ken O'Brien/CSJ

To: Mark Hefferton/CSJ@CSJ

Date: 2016/05/25 12:30 PM

Subject: Opposition to rezoning 267 Mundy Pond Rd - PDE file REZ1500020

---

----- Forwarded by Ken O'Brien/CSJ on 2016/05/25 12:29 PM -----

From: City Clerk and Council/CSJ  
To: Manvir Mann [REDACTED]  
Cc: Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ  
Date: 2016/05/24 03:08 PM  
Subject: Re: Application to oppose rezone of 267 Mundy Pond Rd from R1 to R2 to allow for 4 semi-detached townhouses.  
Sent by: Elaine Henley

---

Good Afternoon Mr. Mann:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

From: Manvir Mann <[REDACTED]>  
To: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)  
Date: 2016/05/23 11:43 PM  
Subject: Application to oppose rezone of 267 Mundy Pond Rd from R1 to R2 to allow for 4 semi-detached townhouses.

---

Respected City Council and Department of Planning, Development and Engineering,

My name is Manvir Mann. I am a resident of 11 Alderberry Lane which falls within the 150M of this application zone. I bought this house about a year ago, and planning to live here for a long time with my wife and whole family. I have bought this house, since it is a prime location which is close to all amenities and our back yards are really quiet and have some mature trees all around, which makes it a great place to live in. This natural habitat makes our mornings joyful.

I recently heard that there has been an application submitted to rezone 267 Mundy Pond Rd. Rezoning this property will result in new rental units right behind our home and we will lose all the natural beauty of our back yard. We will lose all those mature trees and all the greenery. It also came to my attention that this application for rezoning was submitted before as well, and was rejected. I would request you to please reject it this time as well, since there are currently No Town Houses around. We don't want to be left with no privacy in the back and to lose the natural beauty of the back of our houses.

Moreover, we are already going through some traffic issues. Alderberry Lane is a one way street, so all the traffic goes onto Mundy Pond Road, and there is always a long wait (several minutes in rush

hours) to even take a turn from there, on to Columbus Drive. So, please consider this request to reject this rezoning application. We will be highly thankful to you.

Regards,

Manvir

Resident [REDACTED] Alderberry Lane.

[REDACTED] [attachment "New Doc 1.pdf" deleted by Mark Hefferton/CSJ]

# DECISION/DIRECTION NOTE

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**Title:** Application to Provide a Text Amendment to permit Heavy Equipment Storage in the CI Zone  
PDE # REZ1500010  
59 Robin Hood Bay Road

**Date Prepared:** May 25, 2016

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 1

---

**Decision/Direction Required:**

To consider an application to add Heavy Equipment Storage as a Discretionary Use in the Commercial Industrial (CI) Zone. This would require a text amendment to the St. John's Development Regulations.

**Discussion – Background and Current Status:**

An application has been received from Gibraltar Development Limited to expand the Discretionary Uses of their commercial site. This property is in the Commercial Industrial (CI) Zone, which allows for only "Light Industrial Use".

The subject property is located on the north side of East White Hills Road. The subject property is triangular in shape and has an area of 2.2112 hectares (22,112 square metres or 5.46 acres). The Commercial Industrial (CI) Zone, specifically Section 10.27.2 of the St. John's Development Regulations, provides a list of discretionary uses. This section does not currently include heavy equipment storage. At present, recyclable materials can be stored temporarily if appropriately stacked onto flatbed trailers and netted. No storage of salvage materials is permitted on the site unless they are transportable (i.e. crushed and placed onto flatbed trailers and netted). Heavy equipment will be permitted should it be stored in an organized fashion and screened from view.

This application was considered by the Planning and Development Committee on April 19, 2016. During this meeting the proponent attended as a delegation and agreed to take the proper steps to reduce the visual impact of the Heavy Equipment Storage and to provide appropriate screening (as per Section 7.25 of the St. John's Development Regulations) and buffering from adjacent uses (as per Section 8.5.1. If Council proceeds with the amendment for Heavy Equipment Storage, it will include changes to Section 7.25 to ensure that the provisions are suitable to 59 Robin Hood Bay Road and other potential locations in the CI Zone.

**ST. JOHN'S**

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
St. John's Municipal Plan, Part III, Section 1.2.4: The City shall encourage the mixture of land uses in all areas.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:  
Public advertisement would be sufficient for the proposed amendment and for the particular application at 59 Robin Hood Bay Road.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendations:**

It is recommended that Council adopt the attached St. John's Development Regulations Amendment Number 636, 2016. If the amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with the request for Provincial registration.

**Prepared by:**

Mark Hefferton, MURP, MCIP - Planner

Signature: \_\_\_\_\_

**Approved by:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

MH/dlm

**Attachments:**

1. Location Plan
2. Resolution

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 636, 2015**

**WHEREAS** the City of St. John's wishes to add Heavy Equipment Storage as a discretionary use in the Commercial Industrial (CI) Zone.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

- 1. Amend the Commercial Industrial (CI) Zone table, Section 10.27.2 "Discretionary Uses" by adding the use**
  - (i) Heavy Equipment Storage  
(Subject to Section 7.25 and Section 8.5.1)**
- 2. Amend Section 7.25 of the St. John's Development Regulations by striking the existing section and replacing it with the following:**

**7.25 HEAVY EQUIPMENT STORAGE**

**Heavy Equipment Storage is subject to the following requirements:**

- (a) Open storage of heavy equipment shall be screened and landscaped as determined by Council. In addition, where such a land use adjoins a Residential Use, Section 8.5.1 shall apply.**
- (b) Where open storage of heavy equipment is carried on in a residential or rural residential zone, it shall be restricted solely to the rear yard and shall not be visible from a street, and the heavy equipment shall be owned and/or operated by the owner and/or resident of the property.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of **May, 2016**.

---

**Mayor**

---

**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

---

**City Clerk**

---

**Council Adoption**

---

**Provincial Registration**

**NOTICES PUBLISHED**

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on May 30, 2016**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	59 Robin Hood Bay Rd Commercial Industrial (CI) Zone	1	<p>The City of St. John's has received an application from Gibraltar Development Limited for a text amendment to the St. John's Development Regulations to allow for heavy equipment storage as a Discretionary Use in the Commercial Industrial (CI) Zone, along with additional changes to the screening requirements (Section 7.25 of the St. John's Development Regulations). This amendment would apply to any property in the CI Zone.</p> <p>The City is also advertising the particular application for heavy equipment storage at <b>59 Robin Hood Bay Road.</b></p>				Submissions received <b>1</b> (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

The Office of the City Clerk and the Department of Planning, Development & Engineering, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

G:\Planning and Development\Planning\ARCHIVED-NoticesPublished\lists\2016\13 - May 30 2016.docx

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





**Re: Text Amendment - 59 Robin Hood Bay Road** 

**City Clerk and Council** to: Ron G.

2016/05/18 10:32 AM

Sent by: **Elaine Henley**

Cc: cityclerk, "Danny Breen", Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen Chafe, Planning,

Good Morning Mr. Goulding:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.


We thank you for your feedback.

Elaine Henley  
City Clerk

"Ron G."

Dear Council: In response to the above propose...

2016/05/17 11:23:26 AM

From: "Ron G."   
To: <cityclerk@stjohns.ca>  
Cc: "Danny Breen" <DBreen@stjohns.ca>  
Date: 2016/05/17 11:23 AM  
Subject: Text Amendment - 59 Robin Hood Bay Road

Dear Council:

In response to the above proposed text amendment, please be advised as a resident of the area and a frequent user of the roads in this area, I am not in favour of this text amendment to accommodate this request. This present site which has for years had salvaged metal on a movable flat beds or wheels presently stored in the area, is an eye sore compared to other uses in the area as they have sufficient screening to make their sites less visible.

Staff has included the following note

The Commercial Industrial (CI) Zone, specifically Section 10.27.2 of the St. John's Development Regulations, provides a list of discretionary uses. This section does not currently include heavy equipment storage. **This proposed amendment would allow for recyclable materials to be stored temporarily if appropriately stacked onto flatbed trailers and netted. No storage of salvage materials will be permitted on the site unless they are transportable (i.e. crushed and placed onto flatbed trailers and netted.**

If I interpret the above note correctly, it appears that this area has not been approved for storage of metals in any form so why are these metals allowed to be stored there without proper zoning.

Also, the memo goes on to state that "If Council proceeds to consider an amendment, staff will

review Sections 7.25 and 8.5.1 to ensure that their provisions are suitable to 59 Robin Hood Bay Road, which is a highly visible site that would be difficult to screen from view.” Shouldn’t staff review these sections first and pass their findings along to Council in order to assist Council in considering an amendment.

To summarize I would like to know if the site is presently zoned to accommodate the salvageable material presently there and it would be nice to see the before and after pictures referred to by staff and what kind of assurances Gibraltar has given the city to have this site zoned to accommodate heavy equipment

Thanks Ron Goulding

■ Gerard Place



**Re: Text Amendment - 59 Robin Hood Bay Road** 

**City Clerk and Council** to: Ron G.

2016/05/19 01:43 PM

Sent by: **Elaine Henley**

Cc: Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen Chafe, Planning, Kathy Driscoll, Ashley

Good Afternoon:


By way of this email, I ask Planning Development and Engineering to add this to your submission.

Elaine Henley

"Ron G."

[Hi Ms. Henley, Please add the following to my s...](#)

2016/05/18 11:34:35 AM

From: "Ron G."   
To: "City Clerk and Council" <cityclerk@stjohns.ca>  
Date: 2016/05/18 11:34 AM  
Subject: Re: Text Amendment - 59 Robin Hood Bay Road

---

Hi Ms. Henley,

Please add the following to my submission

The one issue I had not noted in my previous email regarding long term heavy equipment storage is the potential leakage of gas and oils leaking from this equipment and eventually making its way to Lundrigan's Marsh.

Thanks Ron Goulding

**From:** [City Clerk and Council](#)

**Sent:** Wednesday, May 18, 2016 10:32 AM

**To:** [Ron G.](#)

**Cc:** [cityclerk@stjohns.ca](#) ; [Danny Breen](#) ; [Jason Sinyard](#) ; [Ken O'Brien](#) ; [Lindsay Lyghtle Brushett](#) ; [Mark Hefferton](#) ; [Dave Wadden](#) ; [Gerard Doran](#) ; [Andrea Roberts](#) ; [Melissa Bragg](#) ; [Karen Chafe](#) ; [Planning](#) ; [Kathy Driscoll](#) ; [Ashley Murray](#) ; [Arthur MacDonald](#)

**Subject:** Re: Text Amendment - 59 Robin Hood Bay Road

Good Morning Mr. Goulding:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

From: "Ron G." [REDACTED]  
To: <cityclerk@stjohns.ca>  
Cc: "Danny Breen" <DBreen@stjohns.ca>  
Date: 2016/05/17 11:23 AM  
Subject: Text Amendment - 59 Robin Hood Bay Road

---

Dear Council:

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To summarize I would like to know if the site is presently zoned to accommodate the salvageable material presently there and it would be nice to see the before and after pictures referred to by staff and what kind of assurances Gibraltar has given the city to have this site zoned to accommodate heavy equipment

Thanks Ron Goulding  
[REDACTED] Gerard Place

**REPORT TO COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE MEETING  
May 19, 2016 – 12:00 p.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**Present:** Councillor A. Puddister, Chair  
Councillor T. Hann  
Councillor B. Tilley  
Councillor S. O’Leary  
Councillor D. Lane  
Councillor D. Breen  
Councillor J. Galgay  
Kevin Breen, Acting City Manager  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Ken O’Brien, Chief Municipal Planner  
Andrew Woodland, Solicitor  
Dave Wadden, Manager – Development Engineering (left at 12:51 pm)  
Arthur MacDonald, Planner III, Urban Design and Heritage  
Brian Head, Manager – Parks & Open Spaces  
Karen Chafe, Supervisor of Legislative & Office Services

**Media/Other Present:**  
Daniel MacEachern, The Telegram  
Brian Maddore, VOXM  
Jessica Dellow, NL Historic Trust  
Micheal Philpott, Heritage Foundation of NL

**1. Report of the Built Heritage Experts Panel Meeting of April 28, 2016**

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The Committee discussed the above noted.

**Moved – Councillor Hann; Seconded – Councillor Breen**

**That the Committee recommend Council’s adoption of the above noted report as presented and attached.**

**CARRIED UNANIMOUSLY**

**2. Report of the Environmental Advisory Committee Report of May 9, 2016**

---

The Committee considered the above noted report.

**Moved – Councillor O’Leary ; Seconded – Councillor Breen**

That the Committee recommend Council's adoption of the above noted report as presented and attached.

**CARRIED UNANIMOUSLY**

**3. 45 Blackmarsh Road – CI Zone – text amendment for multiple dwelling units (Ward 4)**

---

The Committee considered the above noted decision note.

**Moved – Councillor Tilley; Seconded – Councillor O’Leary**

That the Committee recommend Council's approval of the text amendment to the Commercial Industrial (CI) Zone to allow Dwelling Units located in the second and/or higher storeys of a building as a Discretionary Use.

The City will require a satisfactory site plan and building plan as part of a Land Use Assessment Report (LUAR). Once the LUAR is prepared by the applicant and accepted by the City, staff recommend that this application and supporting report be referred to a public meeting chaired by a member of Council. Upon completion of this process, the amendment and the application at 45 Blackmarsh Road would then be referred to a future Regular Meeting of Council for consideration of adoption.

This application does not require a Municipal Plan amendment.

**CARRIED UNANIMOUSLY**

**4. 22-28 Livingstone Street – RD Zone – text amendment for townhousing lot standards (Ward 2)**

---

Council considered the above noted decision note.

**Moved – Councillor Breen; Seconded – Councillor Hann**

That the Committee recommend Council's rejection of the application to amend the Lot Standards of the Downtown Residential (RD) zone, Section 10.6.3 (6) of the St. John's Development Regulations, to enable the proposed Townhouse Development at 22-28 Livingstone Street.

**CARRIED UNANIMOUSLY**

**5. 265 Brookfield Road – rezoning from RRI and Rural (R) Zones to CI Zone for a 1-storey commercial building**

---

Council discussed the above noted decision note.

**Moved – Councillor Hann ; Seconded – Councillor Tilley**

**That the Committee recommend Council’s approval to rezone so as to extend the Commercial Industrial (CI) Zone to the subject property. This application will require a Land Use Assessment Report (LUAR).**

**Once the LUAR is prepared by the applicant and accepted by the City, staff recommends that this application and supporting report be referred to a public meeting chaired by a member of Council.**

**Upon completion of this process, the amendment and the application would then be referred to a future Regular Meeting of Council for consideration of adoption. This application does not require a Municipal Plan amendment.**

**CARRIED UNANIMOUSLY**

**6. 80 Valleyview Road – Interpreting the zone line between R1 and Rural (R) Zones**

---

Council considered the above noted decision note.

**Moved – Councillor Breen; Seconded – Councillor O’Leary**

**That the Committee recommend Council’s approval to subdivide the property as per the Chief Municipal Planner’s interpretation of the zone boundary under Section 3.4 (2) of the Development Regulations, as the existing property falls completely within the R1 Zone, it can then be subdivided.**

**The newly created lot meets the requirements of the R1 Zone.**

**CARRIED UNANIMOUSLY**

**Councillor Art Puddister  
Chairperson**

**Report to Planning and Development Standing Committee  
Built Heritage Experts Panel  
Thursday, April 28, 2016 - 12:00 p.m. – Conference Room A**

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**Present** Glenn Barnes NLAA, MRAIC, Chair  
Arthur MacDonald, Co-Lead Staff Member  
Ken O'Brien, Co-Lead Staff Member  
Mark Whalen, Architecture Intern  
Michael Philpott, Heritage Foundation of NL  
Matthew Mills, Provincial Association of Landscape Architects  
Garnet Kindervater, Canadian Homebuilders NL  
Sylvester Crocker, Dept. of Planning, Development and Engineering  
Kenessa Cutler, Legislative Assistant

**Report**

**1. Decision Note dated April 5, 2016 re: 193 Water Street – Application for Illumination of Signage**

The Experts Panel considered a decision note dated April 5, 2016 from the Chief Municipal Planner regarding the above noted.

**Moved – Garnet Kindervater; Seconded – Michael Philpott  
That the Experts Panel recommends approval of the proposed illumination of signage at 193 Water Street with the suggestion that the proposed lighting fixtures be black in color to blend with the existing awning.**

**CARRIED UNANIMOUSLY**

**2. Decision Note dated April 17, 2016 re: 17 Patrick Street – Renovations Complete with Rooftop Deck**

The Experts Panel considered a decision note dated April 17, 2016 from the Chief Municipal Planner regarding the above noted.

**Moved – Mark Whalen; Seconded – Michael Philpott**

**That the Experts Panel recommends approval of the proposed development at 17 Patrick Street as submitted.**

**CARRIED UNANIMOUSLY**

**3. Decision Note dated April 11, 2016 re: 81 Cochrane Street and 42 Bannerman Street – Windows**

The Experts Panel considered a decision note dated April 11, 2016 from the Chief Municipal Planner regarding the above noted.



Mr. Mark Whalen stepped out due to a conflict of interest.

**Moved – Matthew Mills; Seconded – Garnet Kindervater**

**That the Experts Panel recommends approval of the proposed windows at 42 Bannerman Street, the Cochrane Street United Church Annex Building, as submitted, provided that all upper floor windows are consistent, all middle floor windows are consistent and all bottom floor windows are consistent on the north, south and west sides.**

**CARRIED UNANIMOUSLY**

**4. Decision Note dated April 18, 2016 re: 8 George Street – Application to Demolish**

The Experts Panel considered a decision note dated April 18, 2016 prepared by staff regarding the above noted.

Mr. Mills raised concerns about the view onto the backside of the neighboring building noting that it may not be aesthetically pleasing once uncovered.

Mr. Whalen noted that there is a pattern in brick floor of the basement from a wheelwright that should be documented or preserved.

**Moved – Mark Whalen; Seconded – Garnet Kindervater**

**That the Experts Panel recommends approval of the application to demolish 8 George Street subject to finishing all exterior adjoining walls in an aesthetically pleasing way. The Experts Panel also encourages archiving or preserving the existing wheelwright pattern in the basement.**

**CARRIED UNANIMOUSLY**

**5. Decision Note dated April 19, 2016 re: 8 George Street – Application to construct a new deck attached to 391 Duckworth Street (Tabled)**

The Experts Panel considered a decision note dated April 19, 2016 prepared by staff regarding the above noted.

**Moved – Matthew Mills; Seconded – Mark Whalen**

**That the Experts Panel recommends approval of the application to construct a new deck at 8 George Street, attached to 391 Duckworth Street subject to erecting a decorative visual screen in the style of the deck between the two decks at the back end of the building.**

**CARRIED UNANIMOUSLY**

**6. Decision Note dated April 20, 2016 re: 4 Barter's Hill Place – Application to Demolish**

The Experts Panel considered a decision note dated April 20, 2016 prepared by staff regarding the above noted.

**Moved – Mark Whalen; Seconded – Garnet Kindervater**

**That the Experts Panel recommends approval of the application to demolish 4 Barter's Hill Place.**

**CARRIED UNANIMOUSLY**

**7. Decision Note dated April 2, 2016 re: Heritage Report Terms of Reference for Proposed Heritage By-Law**

The Experts Panel accepted as information a decision note dated April 2, 2016 prepared by staff regarding the above noted.

**Moved – Mark Whalen; Seconded – Matthew Mills**

**That the Experts Panel approves in principle the above noted decision note.**

**CARRIED UNANIMOUSLY**

**Glenn Barnes, NLAA, MRAIC  
Chairperson**

# DECISION/DIRECTION NOTE

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**Title:** Application for illumination of Signage  
193 Water Street

**Date Prepared:** April 5, 2016

**Report To:** Built Heritage Experts Panel

**Councillor and Roles:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

---

**Decision/Direction Required:**

To seek approval from Council, through the Planning and Development Committee, for proposed illumination of signage at 193 Water Street, the Franklin Hotel and the Black Sea Restaurant, as submitted.

**Discussion – Background and Current Status:**

The City received an application for permission to erect lights for the illumination of signage at 193 Water Street, the Franklin Hotel and the Black Sea Restaurant. The subject property is located in Heritage Area 1 and zoned Commercial Central Retail (CCR). The building is designated by Council as a Heritage Building. The Statement of Significance is attached for your review.

The specifications for the light fixtures is attached for your review. The proponent wishes to install six (6) lights directly above the canopy illuminating “The Franklin Hotel” sign and the “Black Sea Restaurant” sign over the entire length of 193 Water Street, approximately a distance of 13.7 metres. Some of the lights will shine up-wards to illuminate the building.

The light fixtures are located below the second storey windows and will not significantly impact the architecture of the building. The lights shining upwards will showcase the building, enabling passerby to appreciate the architecture of the historic building at night. In light of the above, staff is recommending that the application be approved.

**Key Considerations/Implications:**

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

---

# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

To recommend, through the Planning and Development Committee, approval for proposed illumination of signage at 193 Water Street, the Franklin Hotel and the Black Sea Restaurant, as submitted.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature: \_\_\_\_\_



**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_




AMD/dlm

**Attachments:**

Light Fixture Specifications  
Proposed Light Fixture Locations Shown on Photo; and  
Statement of Significance

<b>R+C</b>	Indoor	Outdoor	Support	Where to Buy	Learn	Log In	Search
Products	Wallpacks	LED SLIM Wallpacks	SLIM LED Wallpacks	SLIM18/PC2 RCL			

Spec Sheet    Instructions    IES File    **Buy Now**



Color: Bronze

## SLIM18/PC2 RCL

Full cutoff, fully shielded LED wallpack  
 Can be used as a downlight or uplight  
 Contractor friendly features for easy installation  
 100,000-hour LED Life  
 5-Year Warranty

**LED Info**


Watts: 18W  
 Color Temp: 5100K (Cool)  
 Color Accuracy: 67 CRI  
 L70 Lifespan: 100,000  
 Lumens: 2,095  
 Efficacy: 105 LPW

**Driver Info**

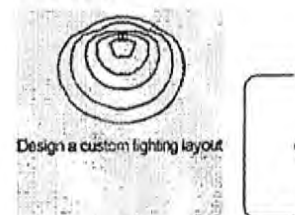
Type: Constant Current  
 120V: N/A  
 208V: 0.11A  
 240V: 0.09A  
 277V: 0.08A  
 Input Watts: 20W

**Dimensions**

Weight: 4.5 lbs



**EZ Layout**



**Technical Specifications**

**Other**

SLIM18 RCL with Photocell:  
 277V Button Photocell Included. Photocell is compatible with 208V-277V.

**LED:**  
 Multi-chip, long-life LED.

**Lifespan:**  
 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Driver:**  
 Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15 Amps, Power Factor 99%.

**Thermal Management:**  
 Superior heat sinking with internal Air-Flow fins.

**HID Replacement Range:**  
 The SLIM18 can be used to replace 100W MH based on delivered lumens.

**ADA Compliant:**  
 SLIM™ is ADA Compliant.

**DLC Listed:**  
 This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

**Cold Weather Starting:**  
 The minimum starting temperature is -40°F/-40°C.

**Ambient Temperature:**  
 Suitable for use in 40°C (104°F) ambient temperatures.

**Housing:**  
 Precision die-cast aluminum housing.

**Mounting:**  
 Heavy-duty mounting bracket with hinged housing for easy installation.

**Recommended Mounting Height:**  
 Up to 14 ft.

**Lens:**  
 Tempered glass lens.

**Reflector:**  
 specular thermoplastic.

**Gaskets:**  
 High-temperature silicone.

**Finish:**  
 Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Electrical**

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

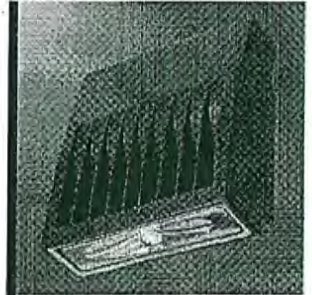
### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

Five-year warranty.

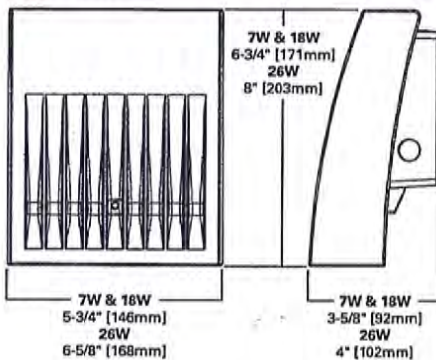
Catalog #		Type
Project		
Comments		Date
Prepared by		



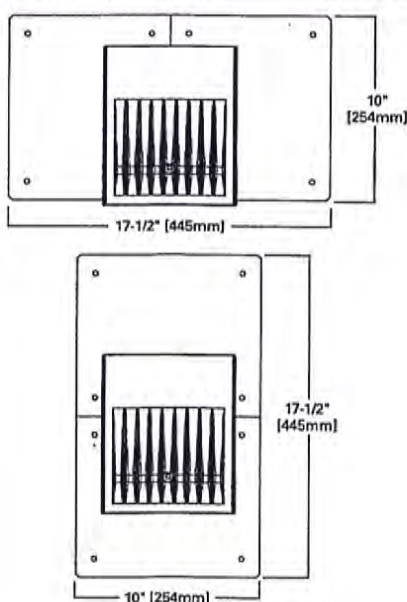
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant  
DesignLights Consortium® Qualified\*

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1A/XTOR2A=0.34  
XTOR3A=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]



THE FRANKLIN HOTEL

Google

Byron's

## Statement of Significance



### 193 Water Street - Franklin Hotel

#### **Formal Recognition Type**

City of St. John's Heritage Building, Structure, Land or Area

#### **Description of Historic Place**

This building is three storey brick Commercial Vernacular style building located at 193 Water Street, St. John's, NL. This building is part of the municipally designated block of buildings 187-205 Water Street and it is also located in the Water Street Federal Historic District. The designation is confined to the footprint of the building.

#### **Heritage Value**

This building has been designated a Municipal Heritage Building for its aesthetic values.

193 Water Street is aesthetically valuable as an example of a turn of the 20th century mercantile/office building in downtown St. John's. The first storey of this building was traditionally used for mercantile premises. The additional storeys were used as office space, usually for the business below or was rented out to others. The use of the building as a commercial building is evident through the traditional store front that features large plate glass windows with fascia board. Furthermore, the brick construction of 193 Water Street is typical for downtown St. John's buildings built after the fire of 1892. This building, like all the other in this block, also features some elements of classical revival such as pilasters and arched windows.



### Character Defining Elements

All elements that define the building's Commercial Vernacular design, including:

- large plate glass windows with fascia board;
- size, shape, decoration and placement of windows;
- the second storey original brick and stone facade;
- pilasters from second to third storeys;
- fascia board and mouldings decorating the first storey;
- size, dimensions and location of building; and
- corner pilasters extending just above the eaves line

### Notes of Interest

- The second storey still has its original brick and stone façade
- Pilasters from second to third storeys
- Fascia board and mouldings decorate the first storey
- Corner pilasters extend just above the eave line

### Additional Information/Pictures

<b>Community</b>	St. John's
<b>Municipality</b>	City of St. John's
<b>Civic Address</b>	193 Water Street
<b>Significant</b>	1892 - 1893
<b>Architect</b>	Unknown
<b>Builder</b>	Unknown
<b>Style</b>	Commercial Vernacular
<b>Building Plan</b>	Rectangular Short Façade



# DECISION/DIRECTION NOTE

**Title:** Renovations Complete with Roof Top Deck  
17 Patrick Street

**Date Prepared:** April 17, 2016

**Report To:** Built Heritage Experts Panel

**Councillor and Role:** Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

**Decision/Direction Required:**

To seek approval, through the Planning and Development Standing Committee, for the proposed renovations, complete with roof top deck, to 17 Patrick Street, as submitted.

**Discussion – Background and Current Status:**

The City received an application from the owner of 17 Patrick Street to undertake extensive renovations complete with a rear roof top deck. The building is not designated by the City as a Heritage Building. The property is located in Heritage Area 2 and zoned Residential High Density (R3).

Pursuant to Section 5.9.4, Heritage Area Standards (Table), of the City’s Development Regulations the following standards shall apply to applications for development of properties located in Heritage Areas 1, 2 and 3.

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
Roof Decks	Not permitted unless an original feature of the structure.	May be permitted provided deck structure or any part thereof, does not extend above top storey roof line or obscure an original architectural feature and is not on a façade facing a public street.	Same as Heritage Area 2
<b><u>NEW BUILDINGS AND MAJOR RENOVATIONS TO OUT OF CHARACTER BUILDINGS</u></b>			
	Compliance with foregoing or comprehensive design package approved by Council.	Same as Heritage Area 1	Same as Heritage Area 1



The proposed roof top deck does not obscure any original architectural features of the existing building. The deck is not on a façade facing a public street. The deck is located in the rear of the structure facing the rear yard of the property.

The only issue is whether the proposed deck structure, or any part thereof, extends above the top storey roof line. The City's Development Regulations does not have a definition of "roof line".

***Wikipedia: Roofline** - the fascia, soffits, bargeboards and cladding that forms the frontage immediately below the roof and the eaves of most homes. These are traditionally made from wood, but can also be made of plastics, such as polyvinyl chloride.*

The proposed deck surface appears to be in line with the bottom of the fascia board. The railings associated with the deck structure are above the fascia board and, according to the definition above, the railings are above the roofline. The criteria above states that roof decks "may be permitted provided deck structure or any part thereof, does not extend above top storey roof line.

The intent of this provisions is to ensure that all parts, including handrails are below the roofline. Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations, enables out of character developments to be approved by Council. In this particular case the proposed development is considered an improvement in comparison to the existing design. In light of the above, staff recommends approval.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

It is recommended that the proposed development at 17 Patrick Street, as submitted, be approved.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature:  \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature:  \_\_\_\_\_

**Attachments:**

Elevation  
Google Street View Photos and Photos of April 1, 2016



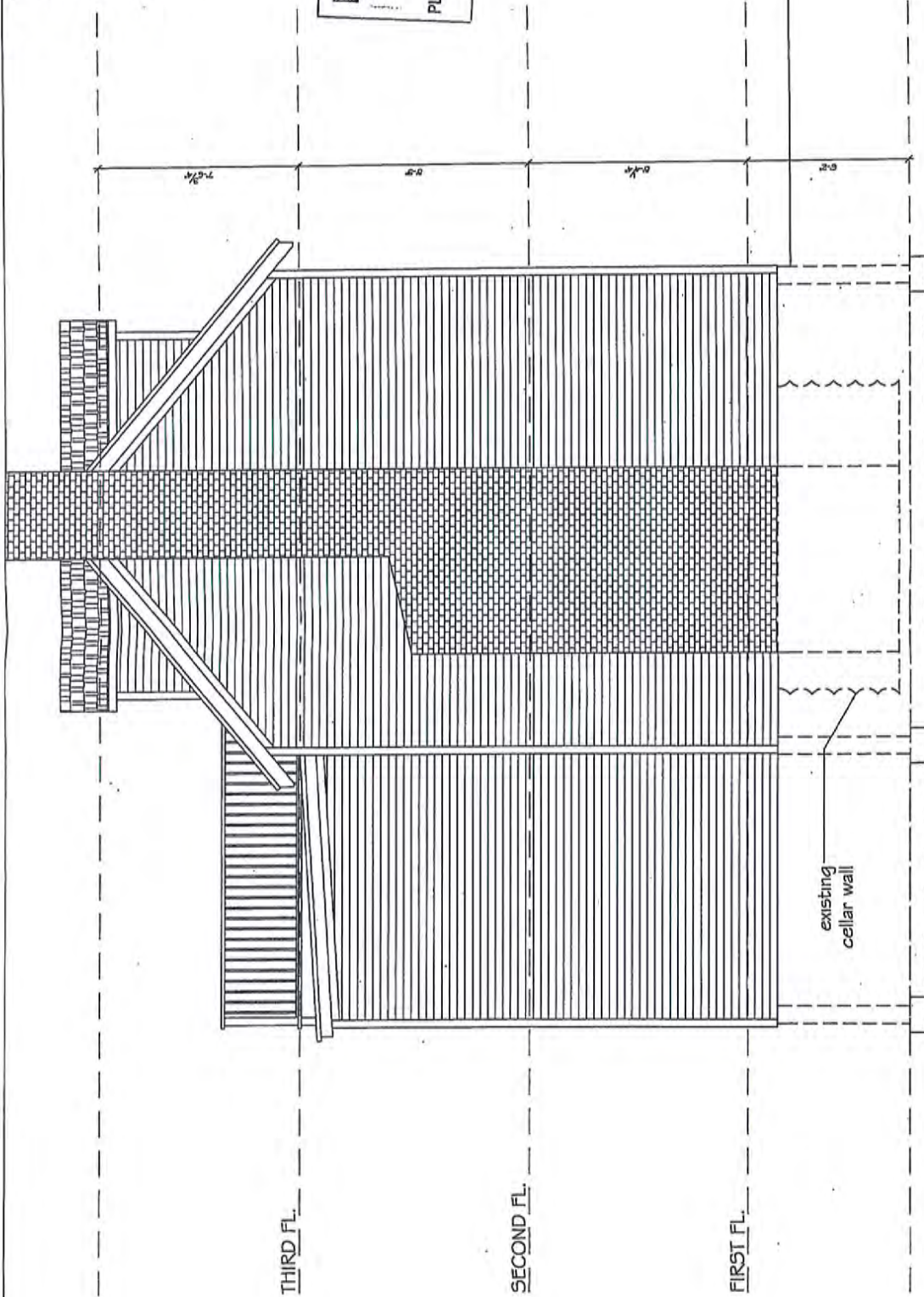
NOTES:

- 1.- ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2.- DO NOT SCALE FROM DRAWING.
- 3.- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- 4.- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF ALL EXTERIOR LANDSCAPING FEATURES ON SITE.
- 5.- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- 6.- ALL STRUCTURAL DESIGN AND BUILDING CONSTRUCTION DETAILS BY OTHERS.

**RECEIVED**

MAR 28 2016

PLANNING, DEVELOPMENT  
AND ENGINEERING

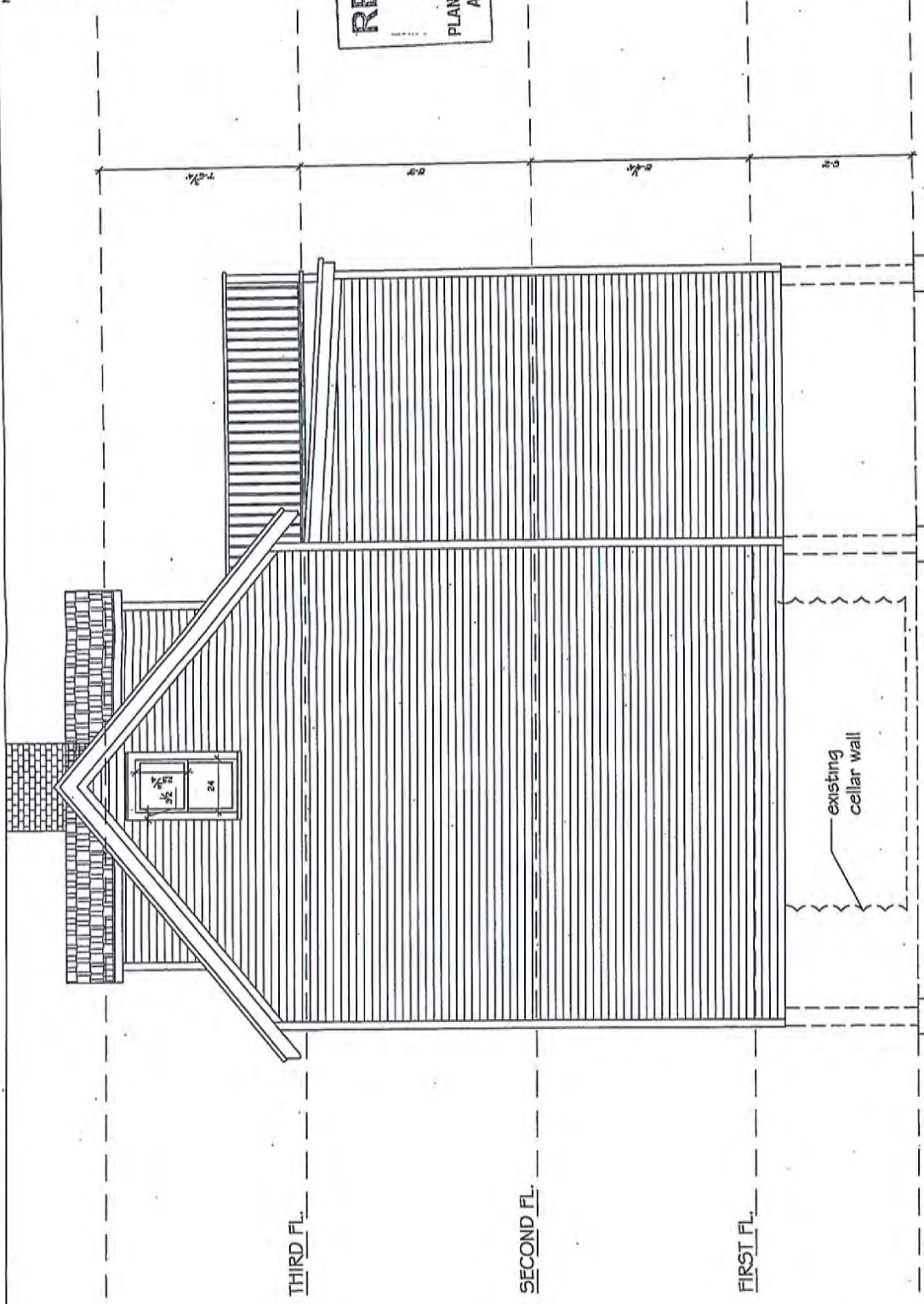


PROJECT	REFERENCE	STAMP	MARK	DATE	DESCRIPTION	SHEET TITLE
17 PATRICK ST ST. JOHN'S NEWFOUNDLAND						NEW SOUTH ELEVATION
PROJECT NO.: 201501 DATE: 13/06/09 DRAWN BY: JOHN TRANEY CHECKED BY: JAT						A116

NOTES:

- 1.- ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2.- DO NOT SCALE DRAWINGS FOR DIMENSIONS ON SITE.
- 3.- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- 4.- CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES FOR ALL EXTERIOR LANDSCAPING FEATURES ON SITE.
- 5.- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS ON SITE AND BUILDING CONSTRUCTION DETAILS BY OTHERS.

**RECEIVED**  
 MAR 28 2016  
 PLANNING, DEVELOPMENT  
 AND ENGINEERING

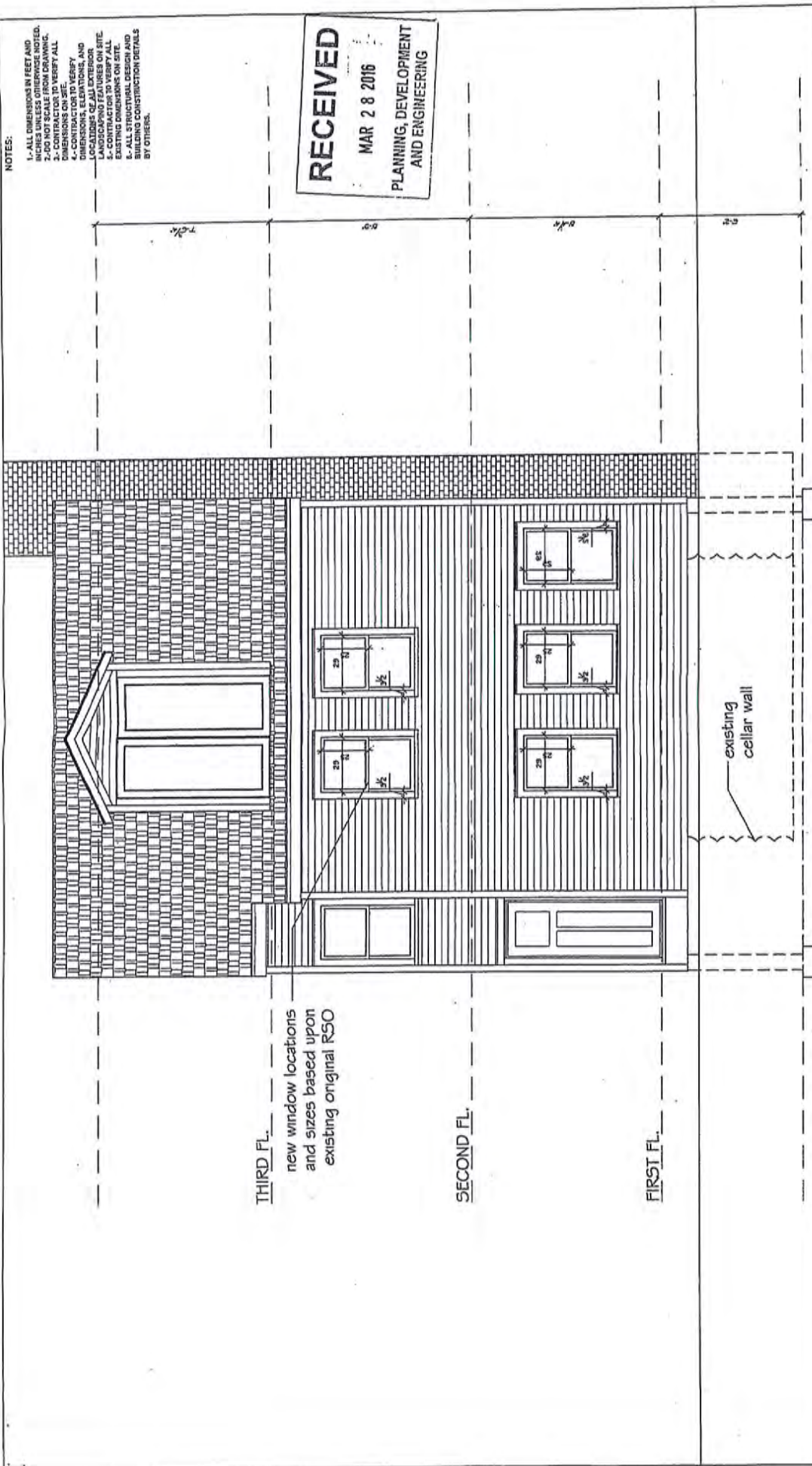


PROJECT	REFERENCE	STAMP	MARK	DATE	DESCRIPTION
17 PATRICK ST ST. JOHN'S NEWFOUNDLAND					
			PROJECT NO.:	201501	
			DATE:	15/03/16	
			DRAWN BY:	JOHN TRANEY	
			CHECKED BY:	JAT	
			SCALE: 1/4" = 1'-0"		
					SHEET TITLE
					NEW NORTH ELEVATION
					A117

**NOTES:**

- 1.- ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2.- DO NOT SCALE FROM DRAWING.
- 3.- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- 4.- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF ALL EXTERIOR FINISHES ON SITE.
- 5.- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS ON SITE.
- 6.- ALL STRUCTURAL DESIGN AND BUILDING CONSTRUCTION DETAILS BY OTHERS.

**RECEIVED**  
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 AND ENGINEERING



THIRD FL.  
 new window locations  
 and sizes based upon  
 existing original RSO

SECOND FL.

FIRST FL.

existing  
 cellar wall

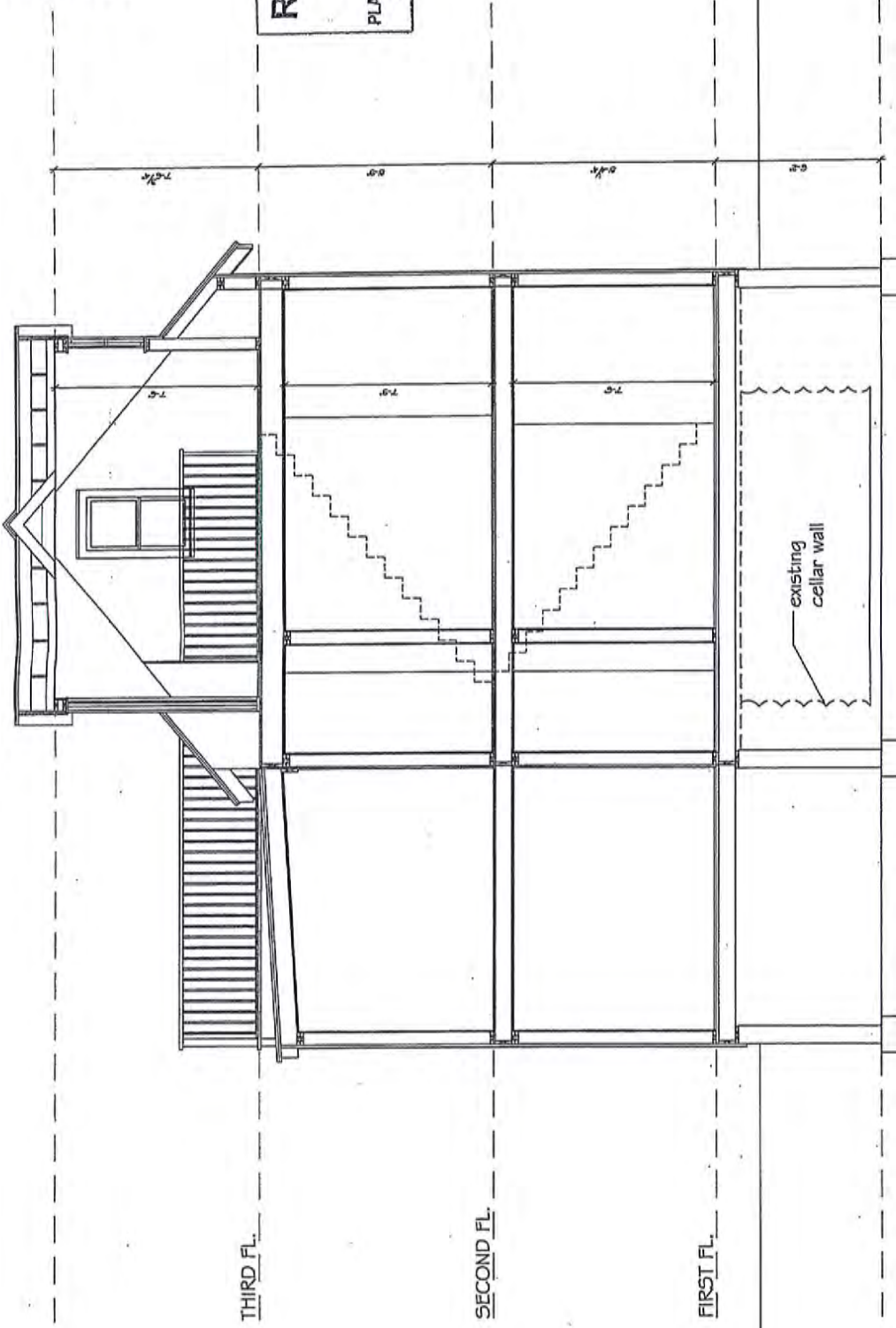
MARK	DATE	DESCRIPTION	REFERENCE	STAMP	SHEET TITLE
					NEW WEST REAR ELEVATION
					A118
PROJECT NO.:		201501			
DATE:		13/05/09			
DRAWN BY:		JOHN TRANEY			
CHECKED BY:		JAT			
SCALE:		1/4" = 1'-0"			
PROJECT					
17 PATRICK ST ST. JOHN'S NEWFOUNDLAND					



NOTES:

- 1.- ALL DIMENSIONS IN FEET AND INCHES.
- 2.- DO NOT SCALE FROM DRAWING.
- 3.- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- 4.- VERIFY DIMENSIONS, ELEVATIONS, AND LOCATIONS OF ALL EXTERIOR LANDSCAPING FEATURES ON SITE.
- 5.- VERIFY ALL DIMENSIONS ON SITE.
- 6.- ALL STRUCTURAL DESIGN AND BUILDING CONSTRUCTION DETAILS BY OTHERS.

**RECEIVED**  
 MAR 28 2016  
 PLANNING, DEVELOPMENT  
 AND ENGINEERING



MARK	DATE	DESCRIPTION	REFERENCE	STAMP	SHEET TITLE
					NORTH SECTION
					A119
PROJECT			17 PATRICK ST ST. JOHN'S NEWFOUNDLAND		
PROJECT NO.:			201651		
DATE:			15/05/20		
DRAWN BY:			JOHN TRANEY		
CHECKED BY:			JAT		
SCALE:			1/4"=1'-0"		



Google Street View – 17 Patrick Street



Picture – April 1, 2016



Google Street View – 17 Patrick Street



Picture – April 1, 2016



17 Patrick Street - Google Street View



Picture – April 1, 2016

# DECISION/DIRECTION NOTE

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**Title:** 81 Cochrane Street & 42 Bannerman Street,  
Cochrane Street United Church and Annex Building

**Date Prepared:** April 11, 2016

**Report To:** Built Heritage Experts Panel

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

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**Decision/Direction Required:** To seek approval, through the Planning and Development Committee, for the proposed windows at 42 Bannerman Street, the Cochrane Street United Church Annex Building, as submitted.

**Discussion – Background and Current Status:** The City received an application to replace the windows at 42 Bannerman Street, the Cochrane Street United Church Annex Building. The building is designated, by the City, as a Heritage Building. The building is also designated by the Heritage Foundation as a registered Heritage Structure. A copy of the building's Statement of Significance is attached for your review. The property is located in Heritage Area 1 and zoned Institutional (INST).

The middle floor windows along the North, South and West sides were replaced roughly a year ago and are all single hung windows. These windows will remain. The Church received a donation of awning style windows that fit the existing upper storey window openings with a mullion bar located below the middle of the window as shown in the attached photo. The church also received a donation of awning style windows for the bottom floor windows with the mullion bar in the centre of the window and are 30.5 cm (12 inches) lower in height than the windows located above.

Pursuant to Section 5.9.4 of the City's Development Regulations, window replacements in Heritage Area 1 for non-residential properties, the period style, decoration and configuration of structure is to be maintained. Relevant sections of Section 5.9.4 are attached for your review. The use of modern awning style windows is not in keeping with the intent of this provision. It should be noted that the building is not only located in Heritage Area 1, it is also a designated Heritage Building. Pursuant to Section 5.9.4 any "out of character" developments may be approved by Council.

The Church is developing ten (10) affordable housing units in the Annex portion of the structure. The windows were donated in support of this initiative. The window replacements will be restricted to the Annex and will not affect the main "church" portion of the building. All upper floor windows will be consistent, all middle floor windows will be consistent and all bottom floor windows will be consistent on the north, south and west sides. In light of the above, it is recommended that the application, as submitted, be approved.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A

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2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build our City; increase access to range/type of housing.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

It is recommended that the proposed windows at 42 Bannerman Street, the Cochrane Street United Church Annex Building, as submitted, be approved provided that all upper floor windows are consistent, all middle floor windows are consistent and all bottom floor windows are consistent on the north, south and west sides.


**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature:  \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature:  \_\_\_\_\_

AMD/dlm

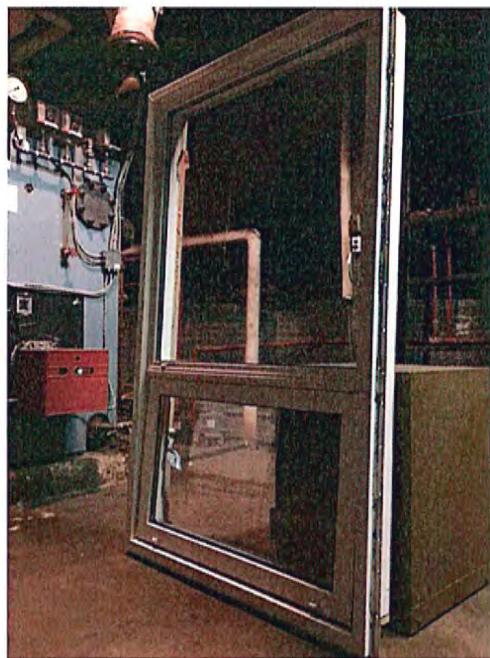
**Attachments:**

Applicant's Photo Shop View and Applicant's Photo of the proposed Upper Floor Window  
Google Street View Photos  
Section 5.9.4 of the City of St. John's Development Regulations  
Statement of Significance – Cochrane Street United Church/Anex



PROPOSED WINDOWS (LEVELS 1 AND 3) FOR AFFORDABLE HOUSING  
COCHRANE STREET UNITED CHURCH  
BANNERMAN STREET, ST. JOHN'S  
SEPTEMBER 2015

**Photo Shop Image of Proposed Windows**



**Upper Floor Proposed Window**



**Google Street View**





## Section 5.9.4 of the City of St. John's Development Regulations

Pursuant to Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations the following standards shall apply to applications for development of properties located in Heritage Areas 1, 2 and 3.

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
<b><u>NON-RESIDENTIAL PROPERTIES</u></b>			
Building Façade Style and Configuration (including windows and cladding)	Period style, decoration and configuration of structure to be maintained.	Same as Heritage Area 1	Same as Heritage Area 1
<b><u>NEW BUILDINGS AND MAJOR RENOVATIONS TO OUT OF CHARACTER BUILDINGS</u></b>			
	Compliance with foregoing or comprehensive design package approved by Council.	Same as Heritage Area 1	Same as Heritage Area 1

## Statement of Significance



### **81 Cochrane Street – Cochrane Street United Church, and 42 Bannerman Street – Cochrane Street united Church Annex**

#### **Formal Recognition Type**

City of St. John's Heritage Building, Structure, Land or Area

#### **Description of Historic Place**

Cochrane Street United (formerly Methodist) Church, is a steel-framed church reminiscent of the Mediterranean style of architecture. Built in 1915, Cochrane Street United Church is located on Cochrane Street in downtown St. John's. This designation is confined to the footprint of the building.

#### **Heritage Value**

Cochrane Street United Church is designated as a municipal heritage building by the City of St. John's due to its architectural and environmental values.

Cochrane Street United Church is architecturally valuable for its unique design. Designed in a Mediterranean style of architecture reminiscent of Romanesque Revival, Cochrane Street United Church is the only church of this type in St. John's. The church features many unique elements, including Roman arched windows, arcading and an impressive, open bell tower. The red and white colours of the building are further indicators of the Mediterranean style, as is the use of Corinthian capitals throughout the structure. The interior of the church also features a number of unique elements including barrel vaults and a soaring Byzantine style dome. It exhibits features of the Arts and Crafts/Art Nouveau styles of Architecture, such as the use of wood for the doors and stairs, the geometric, opalescent stained glass windows in the stairwells and the leaded stained glass in the sanctuary.

Built during World War I, the architecture of Cochrane Street United Church is a reminder of what is possible during times of restraint. Circumstances such as fire, wartime and limited

resources prompted the congregation of Cochrane Street United Church to think and act in a more contemporary manner. The result was an architecturally unique structure designed by a leading architectural firm.

Cochrane Street United Church is also architecturally valuable for its association with the architectural firm of Ross and McDonald. Ross and McDonald are credited with being the longest continuous architectural firm in Canadian history, conducting business between 1913 and 1942. The Montreal firm is credited with many architecturally important buildings throughout Canada including the Royal York Hotel in Toronto and numerous buildings on the McGill University Campus in Montreal.

Cochrane Street United Church is environmentally valuable for its location in St. John's. Situated just outside the official boundaries of the St. John's Ecclesiastical District, it is generally recognized that Cochrane Street United Church plays an important role in defining the overall historic locale. It is situated just south of Newfoundland's Government House and grounds, as well as the Colonial Building - the former seat of Newfoundland's government. This church forms part of a complex of select buildings which symbolize the early governmental, religious, and military history of Newfoundland.

Source: City of St. John's Appendix to the St. John's Development Regulations, updated July 5, 2005.

### **Character Defining Elements**

All elements that define the building's Mediterranean and Romanesque Revival design including:

- use of local materials;
- location in St. John's;
- steel frame construction;
- colours of building;
- Roman windows and arcading;
- Byzantine dome;
- bell tower;
- decorative brickwork around doors and windows;
- eaves brackets;
- interior barrel vaulting;
- window style and placement; and
- finials.

All those interior elements that reflect the Arts and Crafts/Art Nouveau styles of architecture, including:

- stained glass windows;
- geometric, opalescent stained glass windows; and
- use of wood in doors and staircases.

## Location and History

<b>Community</b>	St. John's
<b>Municipality</b>	City of St. John's
<b>Civic Address</b>	081 Cochrane Street
<b>Construction</b>	1915 - 1915
<b>Architect</b>	Ross and McDonald
<b>Builder</b>	Downing Cook Construction Company
<b>Style</b>	Mixed
<b>Building Plan</b>	Rectangular Short Façade
<b>Website Link</b>	<a href="http://www.cochranestreetuc.com/">http://www.cochranestreetuc.com/</a>

## Additional Photos



**Cochrane Street United Church, St. John's, NL**  
View of main facade following tower restoration, 2005.  
HFNL 2008



# DECISION/DIRECTION NOTE

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**Title:** Application to Demolish  
8 George Street

**Date Prepared:** April 18, 2016

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

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**Decision/Direction Required:**

To seek approval of a demolition permit for 8 George Street.

**Discussion – Background and Current Status:**

The city received an application from English Holdings Inc. for the demolition of a vacant building at 8 George Street. The applicant intends to eventually construct a new building at this location. However, in the meantime, the applicant intends to construct a two tiered deck to serve the patrons of 391 Duckworth Street.

The subject property is located in Heritage Area 2 and zoned Commercial Central Mixed (CCM). The building is not designated by Council as a Heritage Building. However, pursuant to Section 355 (7) of the City of St. John's Act, Council has the authority to withhold a demolition permit for any building for a period not exceeding 90 days while considering designating the building as a Heritage Building.

In this particular circumstance, the building appears to be common from an architectural, historical, and cultural perspective. In light of the above, it is recommended to waive the 90 day period with respect to Section 355 (7) of the City of St. John's Act and proceed with the issuance of a demolition permit.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
A city for all Seasons; support year-round tourism and industry activity.  
Neighbourhoods Build Our City; maintain and position downtown as a distinct neighbourhood.

**ST. JOHN'S**

# DECISION/DIRECTION NOTE

**Title:** Application to construct a new deck attached to 391 Duckworth Street  
8 George Street

**Date Prepared:** April 19, 2016

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

**Decision/Direction Required:**

To seek approval for a new deck at 8 George Street, attached to 391 Duckworth Street.

**Discussion – Background and Current Status:**

The City received an application from English Holdings Inc. to replace the building at 8 George Street with a deck to serve the patrons of 391 Duckworth Street. The application to demolish 8 George Street is to be dealt with under a separate Decision Note.

The subject property is located in Heritage Area 2 and zoned Commercial Central Mixed (CCM). The building is not designated by Council as a Heritage Building.

Pursuant to Section 5.9.4, Heritage Area Standards (Table), of the St. John’s Development Regulations, the following standards shall apply to applications for development of properties located in Heritage Areas 1, 2 and 3.

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
Decks and Balconies	Not permitted on a façade facing a public street unless an original feature of the structure - then original style of structure to be maintained.	May be permitted on a façade facing a public street where, in the opinion of the Inspector, compatible with period streetscape.	Same as Heritage Area 2

Roof Decks	Not permitted unless an original feature of the structure.	May be permitted provided deck structure or any part thereof, does not extend above top storey roof line or obscure an original architectural feature and is not on a façade facing a public street.	Same as Heritage Area 2
<b>NEW BUILDINGS AND MAJOR RENOVATIONS TO OUT OF CHARACTER BUILDINGS</b>			
	Compliance with foregoing or comprehensive design package approved by Council.	Same as Heritage Area 1	Same as Heritage Area 1

The proposed deck is truly not a roof deck, however it is a two tiered level deck which serves both the first and second floors of 391 Duckworth Street. In light of this, Staff felt that a review in keeping with “Decks and Balconies” as well as “Roof Decks” outlined in Section 5.9.4 was appropriate. The proposed deck does not extend above the top storey roof line of 391 Duckworth Street nor does it obscure any original architectural features of 391 Duckworth Street. However, the deck is located on a façade facing a public street.

Section 5.9.4, Heritage Area Standards (Table), of the St. John’s Development Regulations enables out of character developments to be approved by Council. In this particular case the proposed development is considered appropriate considering the activities of George Street and the number of existing decks facing the street. Please refer to the attached photos of decks along George Street. Note that 391 Duckworth Street currently has a deck facing George Street which will be connected to the new deck at 8 George Street. In light of the above, staff is recommending approval.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
A city for all Seasons; support year-round tourism and industry activity.  
Neighbourhoods Build Our City; maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications: N/A.

5. Engagement and Communications Considerations: N/A.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

The application for a new deck at 8 George Street, attached to 391 Duckworth Street is recommended for approval.

**Prepared by/Signature:**

Arthur MacDonald, MCIP - Planner III, Urban Design and Heritage

Signature:  \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature:  \_\_\_\_\_

AMD/dlm

**Attachments:**

Applicants Plans

Aerial Photo and Google Street View Photos – Decks along George Street

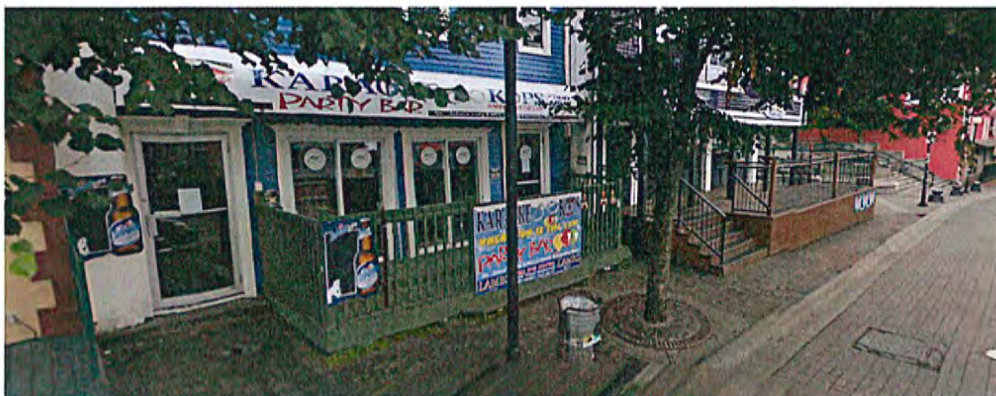




**Aerial photo showing location of 8 George Street and 391 Duckworth Street**



**Existing Decks of 8 George Street and 391 Duckworth Street**



## Decks along George Street



## Decks along George Street





# DECISION/DIRECTION NOTE

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**Title:** Application to Demolish  
4 Barter's Hill Place

**Date Prepared:** April 20, 2016

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 2

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**Decision/Direction Required:**

To seek approval of a demolition permit for 4 Barter's Hill Place.

**Discussion – Background and Current Status:**

The city received an application from B.F. Holdings Limited for the demolition of a building at 4 Barter's Hill Place.

The subject property is located in Heritage Area 2 and zoned Residential Downtown (RD). The building is not designated by Council as a Heritage Building. However, pursuant to Section 355 (7) of the City of St. John's Act, Council has the authority to withhold a demolition permit for any building for a period not exceeding 90 days while considering designating the building as a Heritage Building.

In this particular circumstance, the building appears to be common from an architectural, historical, and cultural perspective. In light of the above, it is recommended to waive the 90 day period with respect to Section 355 (7) of the City of St. John's Act and proceed with the issuance of a demolition permit.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build Our City; maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications: N/A.

**ST. JOHN'S**

# DECISION/DIRECTION NOTE

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**Title:** Heritage Report Terms of Reference

**Date Prepared:** April 2, 2016

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor and Roles:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** All

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**Decision/Direction Required:** To have a discussion and seek direction on implementing a proposed Heritage Report Terms of Reference as part of the proposed Heritage By-law.

**Discussion – Background and Current Status:** The former Heritage Advisory Committee recommended that the City undertake a review regarding the implementation of a Heritage Report process. The Terms of Reference is intended to become part the proposed Heritage By-law currently underway at staff level.

The Intent of Heritage Report is to identify, protect and manage the City's heritage resources in such a way that their heritage value, attributes and integrity are retained and enhanced. The Heritage Report will help guide the approval, modifications or denial of a proposed application. Applicants are encouraged to draft a Terms of Reference that is site specific. It will then be forwarded for Council's review and subsequent approval.

Any Heritage Information Session as required by the proposed Heritage By-law, or otherwise directed by Council, to be held pursuant to an application for a Certificate of Appropriateness, shall be subject to the proponent submitting a Heritage Report. The Terms of Reference shall be subject to Council's approval, and shall reflect the attached Draft Terms of Reference for the Heritage Report.

**Key Considerations/Implications:**

1. **Budget/Financial Implications:**  
The costs associated with undertaking a Heritage Report will be the responsibility of the developer in the same fashion as Land Use Reports. There will be no budget/financial implications directly attributed to the City.
2. **Partners or Other Stakeholders:**  
The City may partner with the developer through the proposed Heritage Financial Incentive Program, if adopted by Council, in cost sharing the expense associated with undertaking a Heritage Report.

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3. Alignment with Strategic Directions/Adopted Plans:
  - Neighbourhoods Build our City - Maintain and position downtown as a distinct neighbourhood.
  - Responsive and Progressive - Build social, environmental and demographic factors into policy-making.
4. Legal or Policy Implications:  
The proposed Heritage By-law will require legal review.
5. Engagement and Communications Considerations:  
The Heritage Report will become part of the proposed Heritage By-law public engagement process (Heritage Information Sessions).
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

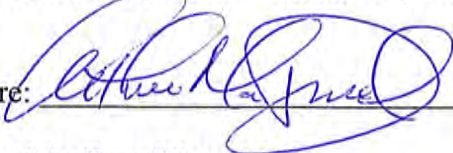
**Recommendation:**

To discuss the proposed Heritage Report Terms of Reference and agree in principle for its inclusion in the City's proposed Heritage By-law.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_



**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_



AMD/dlm

**Attachments:**

Appendix "A" – Proposed Heritage Report Terms of Reference

## TERMS OF REFERENCE

### HERITAGE REPORT APPLICATION TO ... ZONING... ADDRESS... PROPONENT: ...

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The proponent shall identify significant impacts and, where appropriate, identify measures to mitigate impacts on buildings, streetscapes and public areas adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15MB). The Report must be prepared by qualified individuals with demonstrated experience relevant to the resource being evaluated. They must have knowledge of current standards and methods in the identification, evaluation, conservation and mitigation of heritage resources. Teams of consultants and professionals possessing combined skill-sets in undertaking Heritage Reports are acceptable. A list of those persons/agencies who prepared the report and their qualifications shall be provided as part of the report. The following items shall be addressed by the proponent at their expense:

#### **A. Significance and Heritage Attributes of the Site:**

- Identify the Heritage Designation and/or Heritage Area of the site (heritage status of the subject property and adjacent properties). Provide a summary of the site's significance.
- Identify the architectural style and the building's character-defining elements. This summary should set out the heritage value and attributes of the heritage resource.
- Provide an existing site plan/location plan, drawn to scale, in the context of the neighbourhood, identifying lot dimensions, all buildings (with set-backs), accessory buildings (with set-backs), fences, retaining walls, walkways, pathways, sidewalks, vegetation, any miscellaneous structures and any significant views/vistas.
- Provide a summary of the integrity and condition of the property and any on-site structures.

#### **B. Rationale for Development, Identification of Impacts and Mitigation Techniques:**

- Identify the rationale and purpose for the development, complete with a description of the proposed work, and identify the proposed work on a site plan/location plan drawn to scale.
- Identify any impacts (direct or indirect, physical or aesthetic) on the heritage resource, adjacent areas and the streetscape, noting the degree or severity of the impacts.
- Identify and summarize the effectiveness of any proposed conservation or mitigation or avoidance measures. This will include an explanation of what measures or alternative development approaches were considered, and why the



proposed measures are recommended. If applicable, summarize why some measures or alternative development approaches are not appropriate. If the proposed development has been determined to have no adverse impacts, a rationale for such a recommendation must be provided. A rationale for any positive impacts must also be provided.

**C. Documenting, Preserving, Reusing and/or Salvaging Significant Artifacts**

- Identify and document any significant artifact that may be removed or altered in any fashion.
- Provide a rationale of why any significant artifact is required to be removed or altered.
- Provide a description of the means of preserving, reusing and/or salvaging the significant artifact. If the significant artifact will be lost due to the proposed development, a rationale must be provided complete with a description of why the article cannot be preserved, reused and/or salvaged.

**D. Proposed Development and Building Use**

- Provide a description of the property and context in detail including surveys, maps, photos and plans (existing and historical).
- Provide a description of the proposed development.
- Identify the size of each proposed building by floor area (Gross Floor Area) and height (in metres and number of storeys).
- Identify the proposed uses or occupancies within each building by their respective floor area.

**E. Building's Context and Relationship with the Surroundings (View Planes)**

Using elevation drawings and cross-section drawings, identify the effect of the building's architecture and building height on properties in the vicinity of the site in terms of the following criteria:

- Identify graphically the exact location and height of the proposed building(s) relative to property lines and adjacent buildings and protected view planes.
- Identify how the proposed development is compatible with the streetscape and the surrounding built environment. Identify aspects that may be incompatible with the streetscape and the surrounding built environments and identify any proposed mitigation techniques intended to minimize these impacts.
- Identify possible loss of sunlight/potential shadowing/other potential impacts on adjacent properties. Identify any proposed mitigation techniques intended to minimize these impacts.
- Provide information on the proposed construction of any patios, walkways, outdoor amenities and how the development is integrated with vehicular and pedestrian circulation patterns.

## **F. Building Materials**

- Provide elevations to scale of the proposed buildings.
- Identify the finish and colour of exterior building materials.
- Provide a description of how the exterior materials and colour fit in with the building's surroundings. If the intentions are to clash and stand-out from the building's surrounding through the use of building material and colour, than a description of why this approach is being proposed must be provided.

## **G. Window and Door Details – Cornice/Eave Details**

- Provide detailed drawings, to scale, of the exterior windows and doors complete with trim details and identify the type, finish and colour of materials. For clarity, window and door designs must show their operation (the direction of the swing of the doors, and the direction of the opening of any windows) and the head, jamb and sill details to scale, as well as detailed information regarding the grilles, mullions, muntins and the type of glazing.
- Provide detailed drawings, to scale, of how the exterior wall meets the roof (cornice/eave details) and identify the finish and colour of materials.
- Provide a description of how the windows, doors and cornice/eave details are compatible with the building's architecture and the building's surroundings. If the intentions are to clash and stand-out from the building's surrounding through the use of windows, doors and cornice/eave details, than a description of why this approach is being proposed must be provided.

## **H. Signage, Canopy, Awnings, Balconies, Bump-outs, Building Projections, etc.**

- Identify the location of any signage (including any fascia sign band), canopy, awnings, balconies, bump-outs, building projections, and so on, on the building's façade and their relationship with adjacent buildings and the streetscape fabric.
- Provide detailed drawings, to scale, of any signage complete with any trim details and identify the signage type, finish and colour of materials.

## **I. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft) and measures to buffer any adjoining residential properties from activities on the building site; including, but not limited to, possible traffic noise and lights from vehicles. The City's Commercial Landscaping Plan shall also apply if the development is a commercial building.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

**J. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed buildings. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

**K. Snow Clearing/Snow Storage**

Identify proposed method of snow clearing and location of snow storage area(s).

**L. Off-street Parking**

Identify the number and location of off-street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

**M. Traffic**

Provide the anticipated traffic generation rates associated with the proposed development.

**N. Municipal Water, Sewer Services and Storm Water Detention**

Provide information, as may be required, by the City on the proposed installation of municipal water and sewer services to the site, including storm water detention.

**O. Public Transit**

Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

**P. Construction Timeframe**

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

**Q. Other Assessments**

- A description of whether this Heritage Report is intended to also serve as the Land Use Report (LUR) and whether additional reports, including but not limited to, an Environmental Report (ER) and/or an Archaeological Report (AR) are required in keeping with the requirements of the City of St. John's Development Regulations, and any amendments thereto.

**Report to Planning and Development Standing Committee  
Environmental Advisory Committee  
Monday, May 9, 2016 - 12:00 p.m. – Conference Room A**

---

**Present** John Drover, Chair  
Bruce Roberts, Vice-Chair  
Dave Wadden, Manager of Development Engineering, Lead Staff Rep.  
Councillor Sheilagh O’Leary  
Steve Colford, Manager of Waste and Recycling, City of St. John’s  
Griffyn Chezenko, Nextor  
Kim Keiths, Citizen Representative  
Brian Head, Manager of Parks and Open Spaces  
Kenessa Cutler, Legislative Assistant

**Report**

**1. 170 Incinerator Road – Quarry Application Adjacent Tributary of Nut Brook**

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Dave Wadden presented the above noted application. The above noted was referred to the City from the Department of Natural Resources for comment. Staff have asked for more information.

With recent similar developments the City has required a 100 year flood plan, and a 15m flood plain buffer. These are standard comments provided by staff and will be provided to this application as well.

**Committee members brought forth the following recommendations and concerns:**

- **The brook at the bottom portion of the piece of land should be avoided if possible and not included in the project at all.**
- **If the brook must be included in the above listed, how will operations curtail silt and minimize its effect on the waterway?**
- **Is there a plan to rehabilitate the quarry area if it closes?**

**2. 799 Water Street – Proposed Sale of City Land and Paving of Gravel Parking Lot in Buffer to Waterford River**

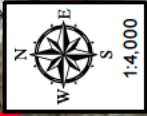
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The Committee considered the above noted at 799 Water Street. Forwarded from the Legal Department, it is the proposed sale of City property and paving of a gravel lot in the Waterford River Buffer.

Members agreed that as the surrounding area is paved and the gravel lot is already being used as a parking lot, paving it will have a negligible impact.

**The Committee unanimously recommended approval of the sale of City land and paving of the gravel parking lot at 799 Water Street on the condition that due process be followed regarding the Development Regulations.**

John Drover  
Chairperson



**SUBJECT PROPERTY**

**MW**

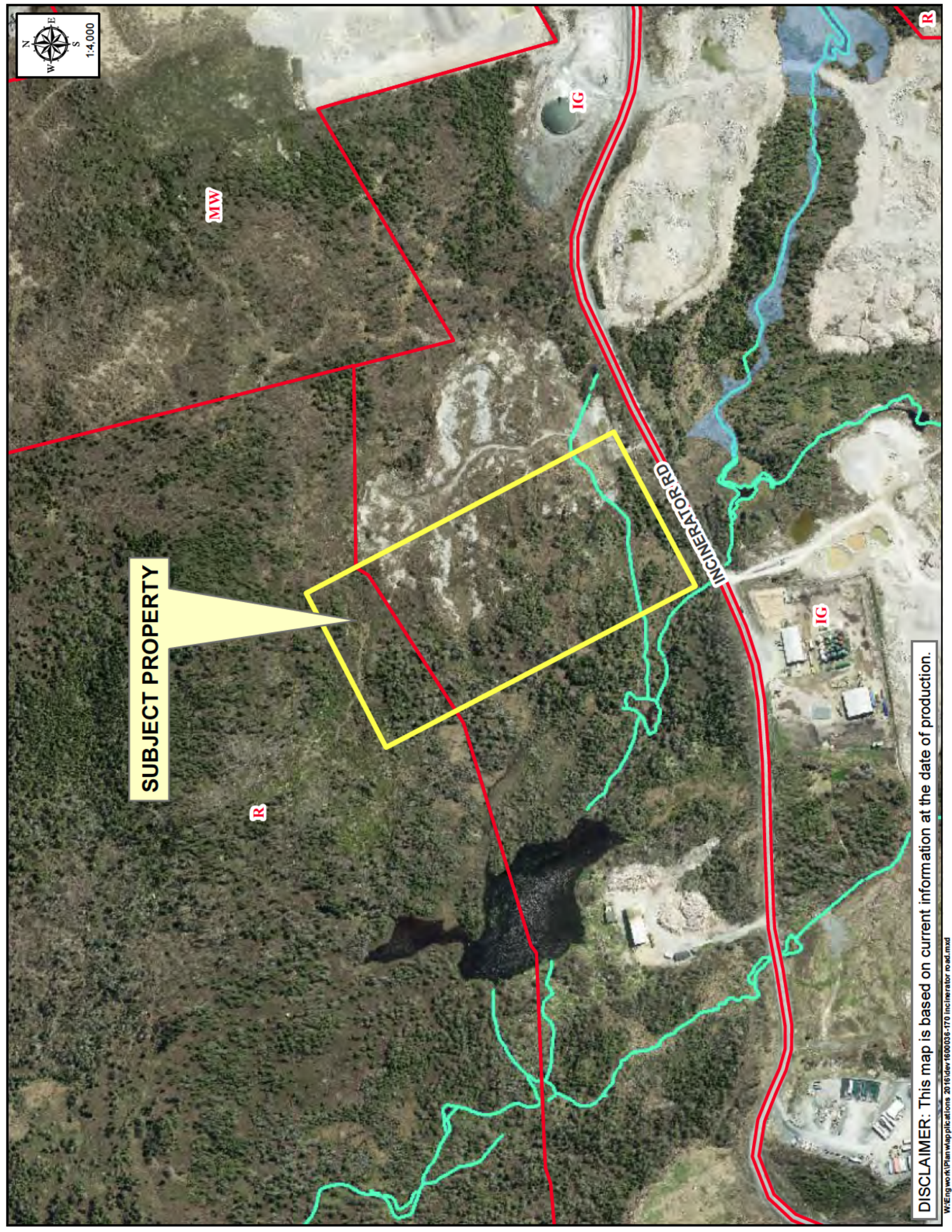
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**IG**

**IG**

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

W:\Eng\work\Plan\Wapplan\atons 2016\Dev\16000306-170 incinerator ro.ad.mxd





SOUTHSIDE RD

BLACKHEAD RD

440

450

450

799

801

LESLIE ST

720

722

724

726

728

730

732

734

740

7

WATER ST

# DECISION/DIRECTION NOTE

---

**Title:** Application for a text amendment to the Commercial Industrial (CI) Zone to allow for Multiple Dwelling Units  
PDE # REZ1500021  
45 Blackmarsh Road

**Date Prepared:** May 13, 2016

**Report To:** Chair and Members, Planning & Development Committee

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 4

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**Decision/Direction Required:**

To consider an application for the development of five (5) apartment units in the commercial building at 45 Blackmarsh Road. This would require a text amendment to the St. John's Development Regulations but will not require an amendment to the St. John's Municipal Plan.

**Discussion – Background and Current Status:**

The subject property is in the Commercial General (CG) Land Use District, and has an approximate Lot Area of 3700 m<sup>2</sup> (40,000 ft<sup>2</sup>, 0.92 acres, 0.37 hectares). The subject property is rectangular in shape and has approximately 60 m (197 feet) frontage on both Blackmarsh Road and Symonds Avenue. The existing building has been used for commercial/light-industrial purposes for decades. In the commercial building is a bowling alley (St. Pat's Lanes) and a household appliance repair business on the ground floor (access off Symonds); commercial uses on the second floor (access off Blackmarsh); and two (2) apartment dwellings on the third floor. One of these apartments is permitted as an Accessory Dwelling Unit. A substantial amount of space in the building is vacant or under-utilized. The subject property benefits from two off-street parking areas.

Land immediately abutting the subject property on the south is occupied by several single detached houses on Symonds Avenue and Albany Place; these are in the Residential Low Density Zone and District. Lands on the other three corners of the intersection are occupied by commercial uses. To the north is an automotive garage (CI Zone/CG District), to the northeast is an Ultramar gas bar and convenience store (Commercial Neighbourhood (CN) Zone and CG District), and to the east is an office building (CI Zone/CG District). Immediately west of the subject property are several commercial properties along Blackmarsh Road that are in the same zone and district as the subject property.

**ST. JOHN'S**



In 2008 and 2010 the applicant (Campbell Development Limited) applied for approval to develop the third floor of the building for the purpose of installing two (2) Accessory Dwelling Units; which would result in a total of three (3) Accessory Dwelling Units in the building. Each application was rejected and each decision to reject was unsuccessfully appealed to the Local Board of Appeal. The reason the previous applications failed is because the CI Zone allows an Accessory Dwelling Unit (“a Dwelling Unit for a caretaker or essential workmen accessory to a Permitted Use”) as a Permitted Use; however, it does not allow multiple Accessory Dwelling Units or a Dwelling Unit (apartment) in a single commercial property.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Neighbouring residents and property owners
3. Alignment with Strategic Directions/Adopted Plans:  
City’s Strategic Plan 2015-18: Neighbourhoods Build our City – Increase access to range/type of housing.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendations:**

It is recommended that a text amendment be considered to the Commercial Industrial (CI) Zone to allow Dwelling Units located in the second and/or higher storeys of a building as a Discretionary Use.

The applicant has submitted a floor plan for the 5 apartment units. Should the Committee consider this text amendment, the City will require a satisfactory site plan and building plan as part of a Land Use Assessment Report (LUAR). A Draft Terms of Reference is attached. Once the LUAR is prepared by the applicant and accepted by the City, staff recommend that this application and supporting report be referred to a public meeting chaired by a member of Council. Upon completion of this process, the amendment and the application at 45 Blackmarsh Road would

then be referred to a future Regular Meeting of Council for consideration of adoption. This application does not require a Municipal Plan amendment.

**Prepared by - Date/Signature:**

Mark Hefferton, MURP, MCIP - Planner

Signature: \_\_\_\_\_

**Approved by - Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

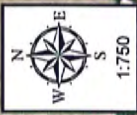
Signature: \_\_\_\_\_

MH/dlm

**Attachments:**

1. Subject Property Map
2. Site Plan
3. Floor Plan

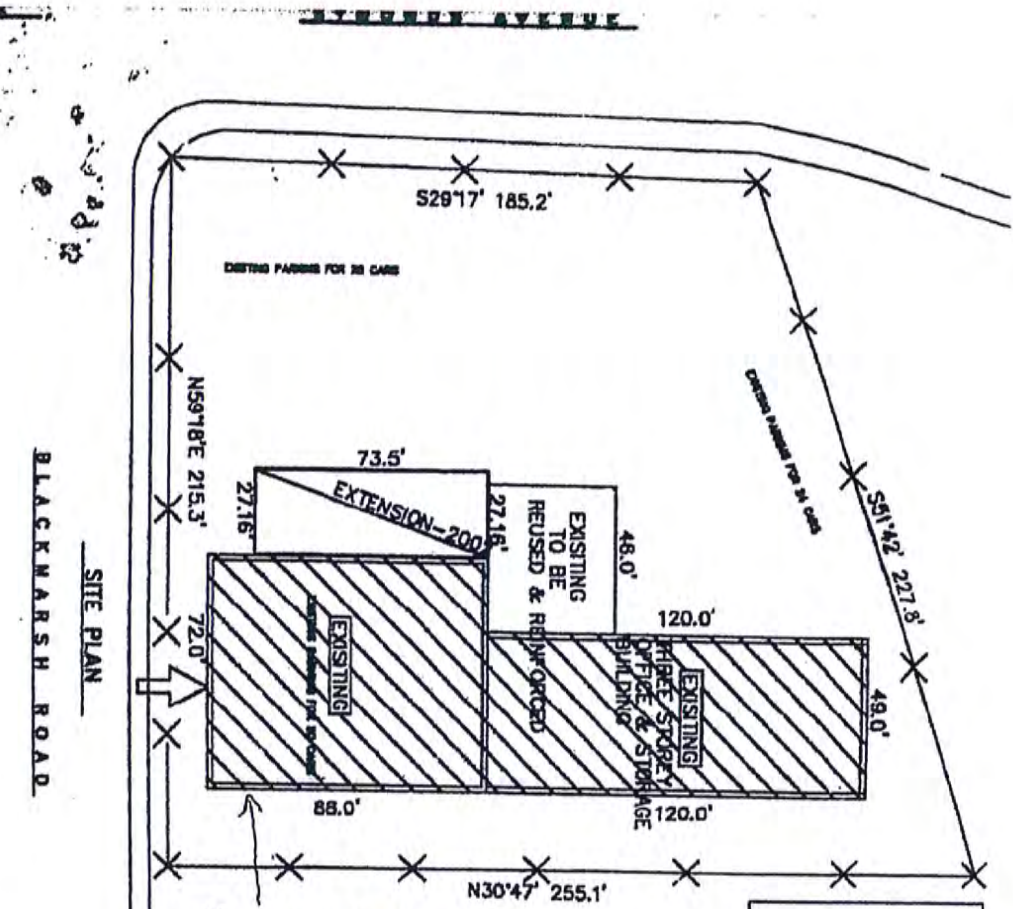




Existing  
Apartment







**SITE PLAN**  
BLACKMARSH ROAD

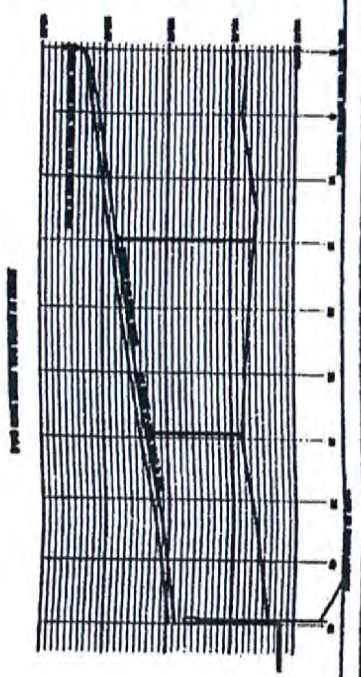
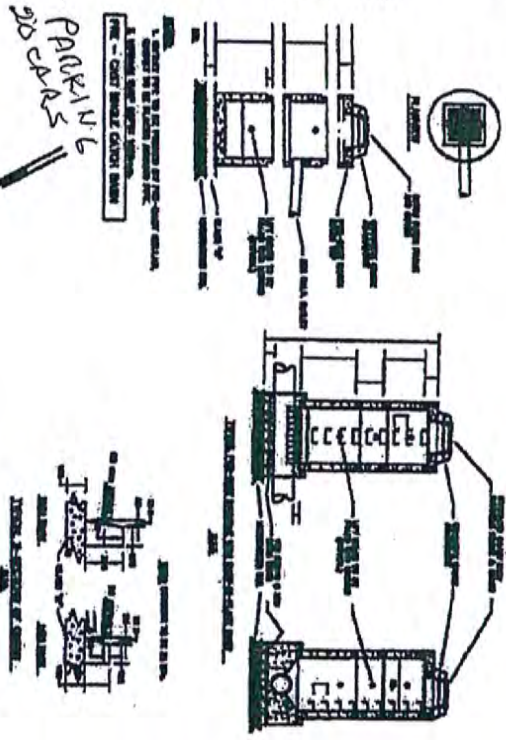
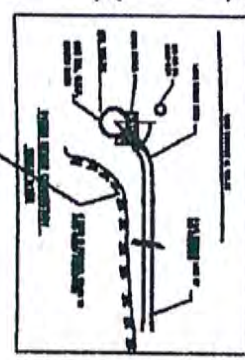


PHOTO BY AERIAL PHOTO SERVICE COMPANY



- NOTES**
1. PROPERTY LINES ARE SHOWN ON A SMOOTH CURVE AT THE CORNERS. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.
  2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.
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  10. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.



<b>EXISTING SITE PLAN</b>	
Scale: 1" = 40'	Date: 08/10/01
Drawn by: J.C.	Checked by: J.C.
Project No: SP1	

**Project Title**  
CARROLL DEVELOPMENTS INC.  
45 Blackmarsh Road  
St. John's, N.F.


**Carroll Developments Inc.**  
45 Blackmarsh Road  
St. John's, N.F.

**Carroll Developments Inc.**  
45 Blackmarsh Road  
St. John's, N.F.

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS NOTED OTHERWISE.
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**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
45 BLACKMARSH ROAD  
APPLICATION FOR A TEXT AMENDMENT TO THE  
COMMERCIAL INDUSTRIAL (CI) ZONE  
PROPONENT: CAMPBELL DEVELOPMENT LTD.**

---

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

**A. Building Use**

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies within each building by their respective floor area.

**B. Building Materials**

- Provide elevations of the proposed buildings.
- Identify the finish and colour of exterior building materials.

**C. Building Height & Location**

Identify graphically the exact location and height of the proposed apartment buildings relative to:

- Property boundaries/lot lines.

Additionally, using cross-section drawings, identify the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed buildings to property lines.
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties.
- Information on the proposed construction of patios/balconies.

**D. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

- Identify the location and type of any exterior HVAC equipment to be used to service the proposed buildings. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

**E. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft) and measures to be undertaken to buffer the adjoining residential properties from activities on the building site; including, but not limited to possible traffic noise and lights from vehicles. The City's Commercial Landscaping Plan shall also apply.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

**F. Snowclearing/Snow Storage**

Identify proposed method of snowclearing and location of snow storage area(s).

**G. Offstreet Parking**

Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

**H. Traffic**

Provide the anticipated traffic generation rates associated with the proposed development.

**Please note:** The additional residential units proposed are not expected to result in a significant change in the traffic volumes. However, any change in the land use or occupancy that is expected to result in a significant change in the traffic volumes on/off of the site will result in a re-evaluation of the access restrictions.

**I. Municipal Water, Sewer Services and Stormwater Detention**

Provide information as may be required by the City on the proposed installation of municipal water and sewer services to the site, including storm water detention.

**J. Public Transit (If Applicable)**

Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

**K. Construction Timeframe**

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials

during the construction period.

# DECISION/DIRECTION NOTE

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**Title:** Proposed Text Amendment  
St. John's Development Regulations, Section 10.6.3(6)  
Residential Downtown (RD) Zone, Lot Standards  
22-28 Livingstone Street

**Date Prepared:** May 13, 2016

**Report To:** Chair and Members, Planning and Development Committee

**Councillor and Role:** Art Puddister, Chair,

**Ward:** 2

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**Decision/Direction Required:**

To seek approval for a text amendment to Section 10.6.3 (6) of the St. John's Development Regulations regarding the Residential Downtown (RD) Zone, Lot Standards, to enable a proposed "townhousing" development at 22-28 Livingstone Street.

**Discussion – Background and Current Status:**

The city received an application from Gardiner Global Inc. for the development of a four (4) unit townhouse at 22, 24, 26 and 28 Livingstone Street. The properties are located in Planning Area 1, in the Downtown Residential District and are zoned Residential Downtown (RD). The existing lot standards provisions as well as the required lot standards provisions to enable the applicant's submission are provided below:

Existing Lot Standards Provisions:

"10.6.3 (6) Townhousing:

(a)	Lot Area (minimum)	90 m <sup>2</sup> per Dwelling Unit
(b)	Lot Frontage (minimum)	4.5 m per Dwelling Unit
(c)	Building Line (minimum)	0 m
(d)	Side Yard for End Unit Townhouses (min.)	1.2 metres
(e)	Side Yard on Flanking Road (minimum)	0 m
(f)	Rear Yard (minimum)	6 m"

Required Lot Standards Provisions to enable the Applicant's Submission:

"10.6.3 (6) Townhousing:

(a)	Lot Area (minimum)	50 m <sup>2</sup> per Dwelling Unit
(b)	Lot Frontage (minimum)	4.5 m per Dwelling Unit
(c)	Building Line (minimum)	0 m
(d)	Side Yards for End Unit Townhouse (min.)	0 m

**ST. JOHN'S**

(e)	Side Yard on Flanking Street (minimum)	0 m
(f)	Rear Yard (minimum)	0 m

The applicant's submission does not meet the current standards of the City's Development Regulations with respect to Minimum Lot Area, Minimum Rear Yard and Minimum Side Yard for an end unit.

The Lot Standards envisioned by the applicant do not meet the minimum standards that staff would consider appropriate for the Residential Downtown (RD) zone.

In light of the above it is recommended that the application be refused.

Staff is considering amendments to the Residential Downtown (RD) Lot Standards as part of the Plan's review to encourage higher density infill developments within the downtown core. However, these standards will not accommodate the applicant's request. They will be brought forward in the ongoing review of the St. John's Development Regulations.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
The application may conflict with the City's Strategic Plan objective - Neighbourhoods Build Our City.
4. Legal or Policy Implications:  
The proposed application, as submitted does not meet the City's Development Regulations and has implications related to fire and safety and the National Building Code of Canada.
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

That the application to amend the Lot Standards of the Downtown Residential (RD) zone, Section 10.6.3 (6) of the St. John's Development Regulations, to enable the proposed Townhouse Development at 22-28 Livingstone Street be rejected.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

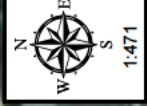
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMD/dlm

**Attachments:**

Aerial Photo showing the Subject Property: 22-28 Livingstone Street  
Proposed Site Plan  
Proposed Front Elevation



LIVINGSTONE ST

ALLAN SQ

LONG'S HILL

LONG ST

SUBJECT PROPERTY

CCM

17

3

5

7

9

11

13

15

17

18

12

8

6

110

108

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39A

43

45

RD

RD

42

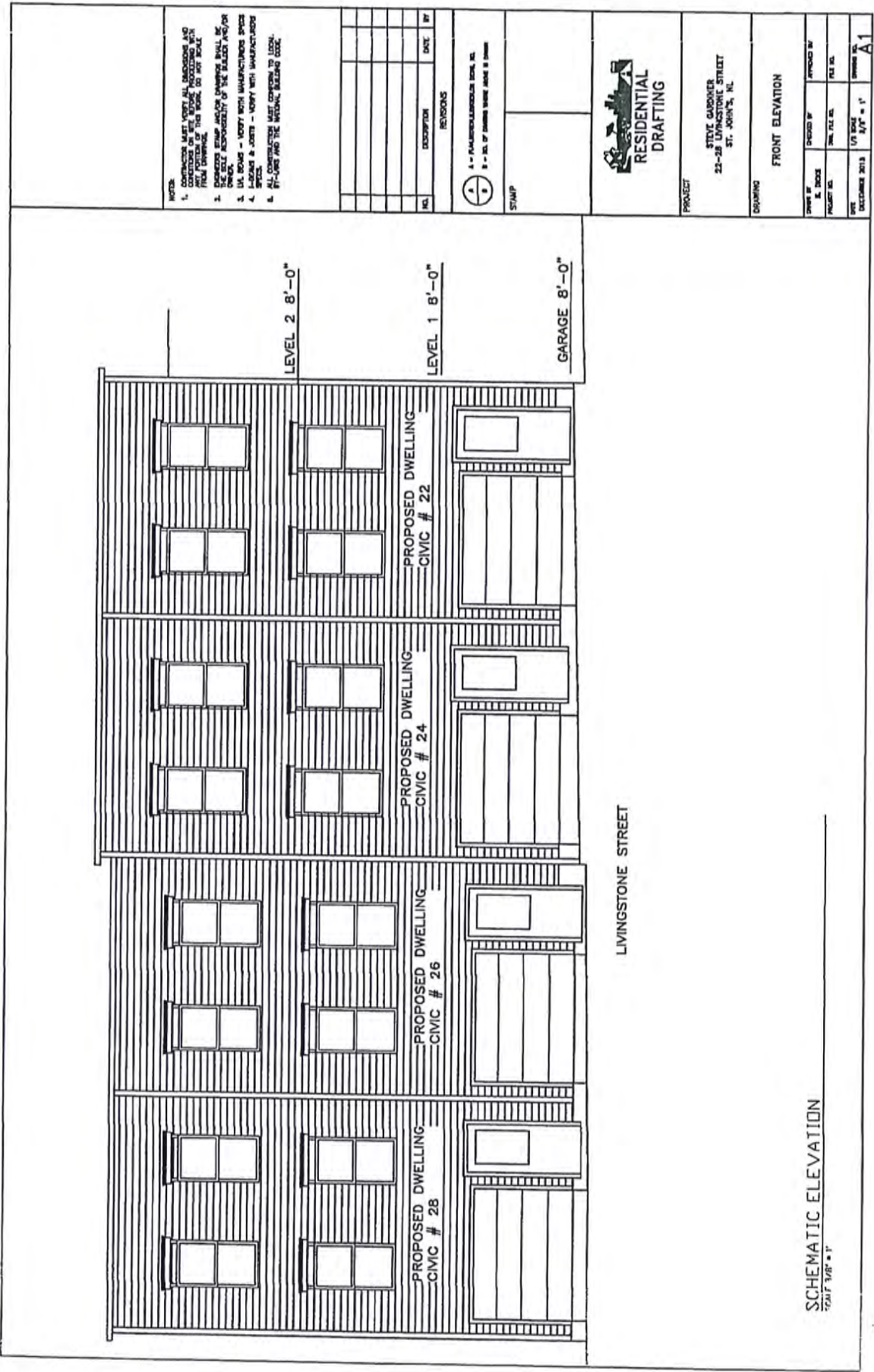
RD

3

DISCLAIMER: This map is based on current information at the date of production. W:\Eng\work\Plan\wapp\atons 2016\rez1600005-22-28 livingstone street.mxd







SCHMATIC ELEVATION  
SCALE 1/8" = 1'-0"

NOTES:  
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED FOR THIS PROJECT. ALL MATERIALS OF THIS TYPE, DO NOT SCALE FROM DRAWING.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE FULL RESPONSIBILITY OF THIS BUILDING AND/OR DEMO.  
 3. ALL WORK - VERIFY WITH MANUFACTURERS BEFORE ORDERING MATERIALS.  
 4. ALL WORK - VERIFY WITH MANUFACTURERS BEFORE ORDERING MATERIALS.  
 5. ALL DIMENSIONS MUST CORRESPOND TO LOCAL PERMITS AND THE NATIONAL BUILDING CODE.

NO.	DESCRIPTION	DATE	BY

REVISIONS  
 A - MANUFACTURER'S TAGS, ETC.  
 B - SET OF DIMENSIONS FROM A TO B

STAMP



PROJECT  
 STEVE GARDNER  
 22-28 LIVINGSTONE STREET  
 ST. JOHNS, N.C.

DRAWING  
 FRONT ELEVATION

OWNER'S NAME	DESIGNED BY	APPROVED BY
PROJECT NO.	DATE FILED	FILE NO.
DATE	SCALE	SHEET NO.
DECEMBER 2013	1/8" = 1'-0"	A1

# DECISION/DIRECTION NOTE

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**Title:** Application to rezone from the RRI and R Zones to the CI Zone to allow for a single storey commercial building  
PDE # REZ1600003  
265 Brookfield Road

**Date Prepared:** May 13, 2016

**Report To:** Chair and Members, Planning and Development Committee

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 5

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**Decision/Direction Required:**

To rezone the property located on the south side of Brookfield Road [Parcel ID #29409] from the Rural Residential Infill (RRI) Zone and Rural (R) Zone to the Commercial Industrial (CI) Zone to allow for a six (6) unit commercial building. The Municipal Plan outlines requirements for screening and protecting the quality of the rural environment, however an amendment to the Municipal Plan would not be required.

**Discussion – Background and Current Status:**

An application has been received from Commander Ventures on behalf of 10327 Newfoundland Limited to develop a single storey, six (6) unit commercial building to accommodate light industrial uses. The subject property is located on the south side of Brookfield Road. The subject property is long and narrow in shape and has an area of 1.27 hectares (12,700 square metres or 3.14 acres) with a 40.4 metre frontage. The property slopes back towards a tributary of the Waterford River. There are currently no permanent buildings on the site but the rear of the site has been used for the outdoor storage of commercial vehicles, construction equipment and storage containers. There are no municipal water and sewer services in the area.

The subject property is abutted on the east side by other industrial uses (including Auto sales and a Transportation Depot/Commercial garage operated for the past 25 years by Holden's Transport Limited). The three adjacent parcels to the east that are currently zoned as Commercial Industrial (CI) Zone. On the south (rear) the property abuts farmland that is in the Agricultural Zone and the Rural Zone. On the west side it abuts single family dwellings along Brookfield Road as well as to the southwest there are more single family dwellings located along Tobin's Road. These homes are located in the Rural and Rural Residential Infill Zones. Across the street on the north side of Brookfield Road is unoccupied land in the RRI Zone and behind those properties is the Federal-Provincial Experimental Farm. The future Team Gushue Highway Extension (east-west arterial) will be constructed north of Brookfield Road in the near future.

**ST. JOHN'S**

Under the St. John's Municipal Plan the subject property is designated Rural (R). As the nearby tributary of the Waterford River makes this land an Environmentally Valuable Area, any development is subject to a mandatory Land Use Assessment Report (LUAR) and a Conservation Plan to ensure appropriate development and control any possible negative impacts of the development (Part III, Section 8.2.2 of the St. John's Municipal Plan).

The land is designated in the Rural District of the Municipal Plan. The property immediately east is designated Rural and zoned CI. In the same way, the subject property could be rezoned to CI while remaining in the Rural District (therefore, no Municipal Plan amendment is required). Given the long-standing commercial uses adjacent to this site, the CI Zone could be extended to include the subject property. Should the proponent take the proper steps to reduce the visual impact of the Commercial Uses and provide appropriate screening (as per Section 7.25 of the St. John's Development Regulations) then the use may be deemed as suitable.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Neighbouring property owners along Brookfield Road and Tobin's Road.
3. Alignment with Strategic Directions/Adopted Plans:  
St. John's Municipal Plan, Part III, Section 1.2.4: The City shall encourage the mixture of land uses in all areas.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:  
Public advertisement and a Public Meeting chaired by a member of Council.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendations:**

It is recommended that rezoning be considered to extend the Commercial Industrial (CI) Zone to the subject property. This application will require a Land Use Assessment Report (LUAR). A Draft Terms of Reference is attached.

Once the LUAR is prepared by the applicant and accepted by the City, staff recommends that this application and supporting report be referred to a public meeting chaired by a member of Council.

Upon completion of this process, the amendment and the application would then be referred to a future Regular Meeting of Council for consideration of adoption. This application does not require a Municipal Plan amendment.

**Prepared by:**

Mark Hefferton, MURP, MCIP - Planner

Signature: \_\_\_\_\_

**Approved by:**

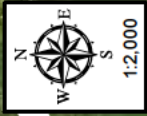
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

MH/dlm

**Attachments:**

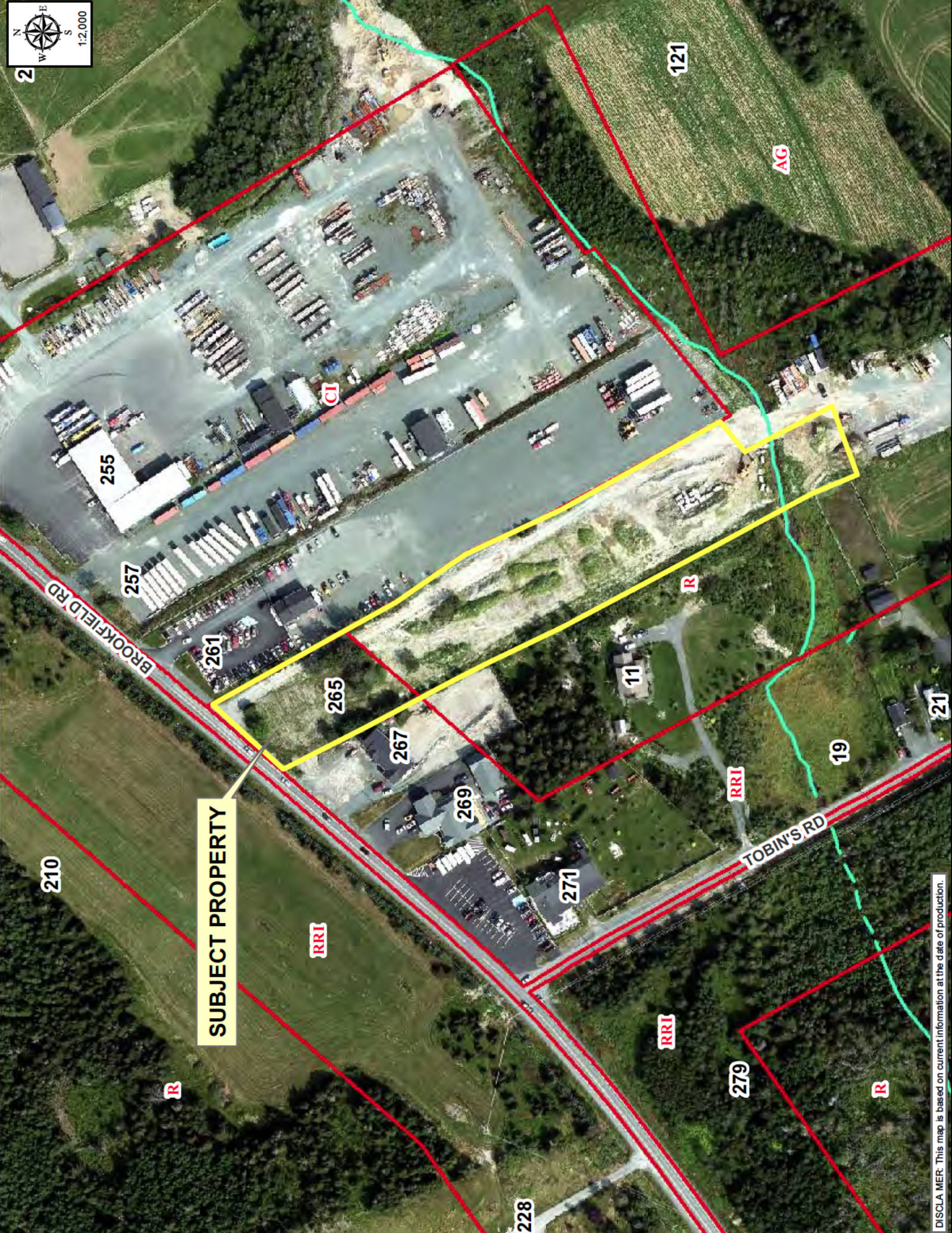
1. Location Plan
2. Site Plan
3. Elevation rendering
4. LUAR Terms of Reference



**SUBJECT PROPERTY**

BROOKFIELD RD

TOBIN'S RD



255

257

261

265

267

269

271

121

AG

R

11

19

RR1

21

210

R

RR1

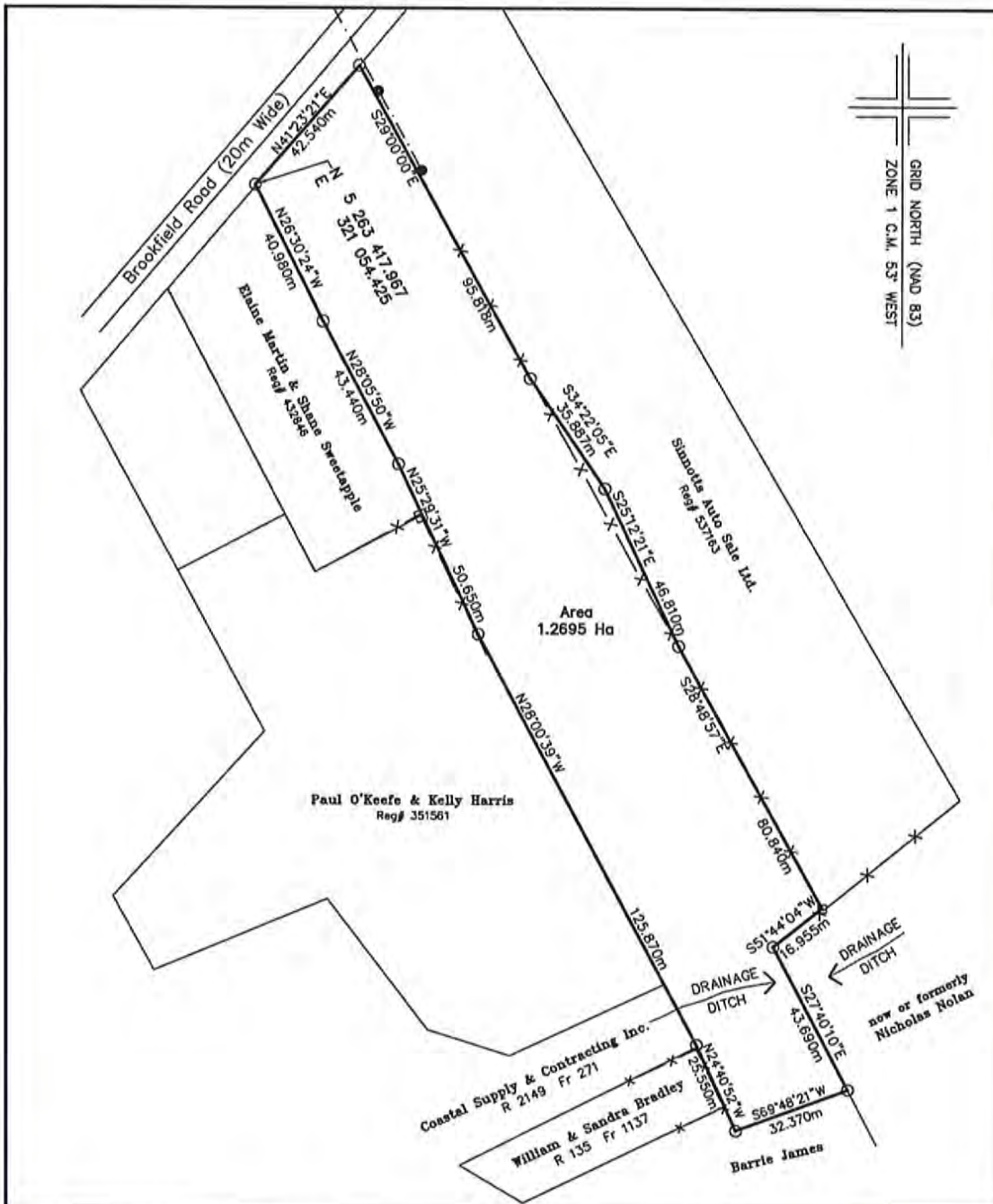
RR1

279

R

228

DISCLA MER. This map is based on current information at the date of production.  
W:\Eng work\Plan Wa\pplic-at\ons 2016\rez1600003-265 brookfield road.mxd



NOTES:-  
THIS IS PAGE 2 OF 2 FOR THE BOUNDARY SURVEY.

ALL DISTANCES ARE METRIC.

© DON NOLAN, NEWFOUNDLAND LAND SURVEYOR, 2015.  
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LEGEND:-

CONTROL MONUMENT _____	●	MONUMENTS USED FOR CONTROL
PLACED IRON BAR _____	○	[CM S3°] [NAD 83]
FOUND IRON BAR _____	○	026543 N 5 264 228.924
POLE OR LIGHT STANDARD _____	○	E 321 985.235
PROPERTY DEALT WITH _____	○	026508 N 5 263 044.967
FENCE LINES _____	-x-	E 320 570.193
POWER-TELEPHONE LINES _____	-.-.-	COMBINED SCALE FACTOR = 0.999885
EASEMENTS _____	- - -	

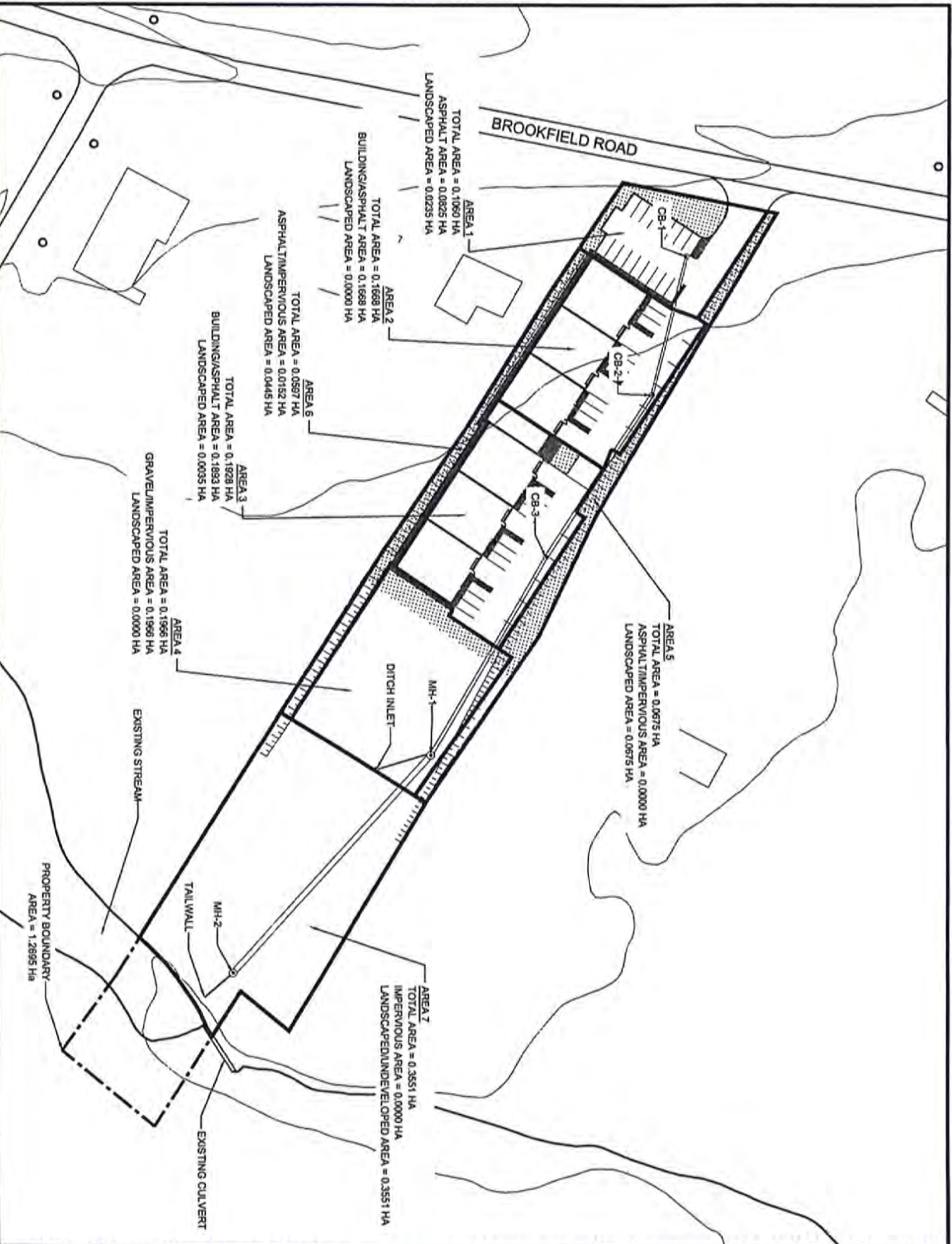


Boundary Survey  
**Commander Ventures**  
265 Brookfield Road, St. John's, NL

**Don Nolan NLS.**  
PHONE (709) 368-2085, FAX (709) 834-3004  
EMAIL: donnolansurveys@live.com  
P.O. Box 692, Goulds, NL., A1S 1G7

drawn by: S.N.	date: 19 Oct 2015
survey by: D.N.	ch'kd by: D.N.
scale: 1:1400	job no.: 2015-176





**NOTES**

1. DO NOT SCALE FROM DRAWING
2. CONTRACTOR TO CONFIRM EXISTING SERVICES AND DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO ENGINEER.

No.	DESCRIPTION	DATE
1.	ISSUED FOR APPROVAL	26/01/16

PROVINCE OF NEWFOUNDLAND  
**PERMIT HOLDER**  
 This Permit Allows  
**MAE DESIGN LIMITED**  
 To provide Professional Engineering  
 to Newfoundland and Labrador.  
 Permit No. as Issued by APEBC E2016  
 which is valid for the year 2016.

REGISTERED PROFESSIONAL ENGINEER  
**STEVE PUGH**  
 25-01-16  
 25-01-16

**MAE Design Limited**  
 CONSULTING ENGINEERS  
 TEL: (709) 854-1504 FAX: (709) 854-1505  
 DRAWN BY: ES DATE: JUN 2016  
 CHECKED BY: ES DATE: JUN 2016  
 APPROVED BY: ES DATE: JUN 2016

SCALE	DATE	BY	REVISION
A	2015.317	ES	ISSUED FOR APPROVAL
B	2015.317	ES	ISSUED FOR APPROVAL
C	2015.317	ES	ISSUED FOR APPROVAL

PROJECT: 265 BROOKFIELD ROAD  
 CITY OF ST. JOHN'S NEWFOUNDLAND  
 DRAWING TITLE: POST DEVELOPMENT DRAINAGE AREAS  
 PROJECT NO.: 2015.317  
 DRAWING NO.: STM-2

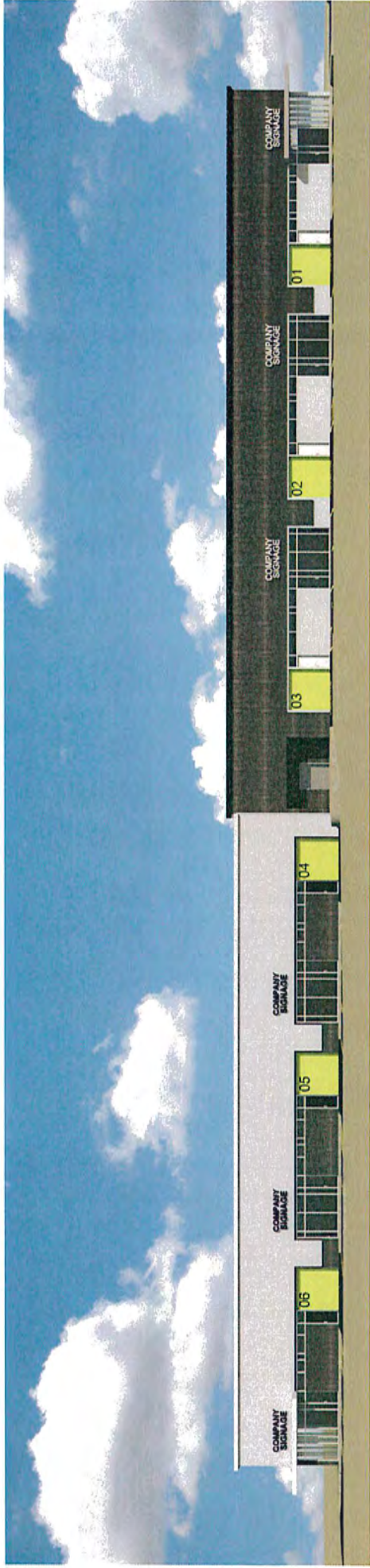




265 BROOKFIELD ROAD  
COMMANDER VENTURES

January 18, 2016

**WOODFORD SHEPPARD**  
ARCHITECTURE LTD.



265 BROOKFIELD ROAD  
COMMANDER VENTURES

January 18, 2016

**WOODFORD SHEPPARD**  
ARCHITECTURE LTD.

**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
APPLICATION FOR 6 UNIT COMMERCIAL BUILDING  
265 BROOKFIELD ROAD  
REZONING TO THE COMMERCIAL INDUSTRIAL (CI) ZONE  
PROPONENT: COMMANDER VENTURES INC.**

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

**A. Building Use**

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies within each building by their respective floor area.

**B. Building Materials**

- Provide elevations of the proposed buildings.
- Identify the finish and colour of exterior building materials.

**C. Building Height & Location**

Identify graphically the exact location and height of the proposed apartment buildings relative to:

- Property boundaries/lot lines.
- The minimum 15 metre development buffer from the stream to the rear (south end) of the property.

Additionally, using cross-section drawings, identify the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed buildings to property lines.
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties.
- Information on the proposed construction of patios/balconies.

**D. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed buildings. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

**E. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft) and measures to be undertaken to buffer the adjoining residential properties from activities on the building site; including, but not limited to possible traffic noise and lights from vehicles. The City's Commercial Landscaping Plan shall also apply.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

**F. Snowclearing/Snow Storage**

Identify proposed method of snowclearing and location of snow storage area(s).

**G. Offstreet Parking**

Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

**H. Traffic**

Provide the anticipated traffic generation rates associated with the proposed development.

**I. Municipal Water, Sewer Services and Stormwater Detention**

Provide information as may be required by the City on the proposed installation of municipal water and sewer services to the site, including storm water detention.

**J. Public Transit (If Applicable)**

Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

**K. Construction Timeframe**

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

**L. Wetland EVA Protection**

Provide information on measures and procedures to be instituted during project development to prevent intrusion into the minimum 15 metres development buffer of the stream to the rear (south) of the property in order to protect it from damage.

# DECISION/DIRECTION NOTE

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**Title:** Proposed Residential Building Lot - 80 Valleyview Road – SUB1400044

**Date Prepared:** May 13, 2016

**Report To:** Chair and Members - Planning and Development Committee

**Councillor & Role:** Councillor Art Puddister - Chair Planning and Development Committee

**Ward:** 5

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**Decision/Direction Required:**

To consider an application to subdivide the property at 80 Valleyview Road involving an interpretation of the zone line between the Residential Low Density (R1) and the Rural (R) Zones. No Municipal Plan amendment is required.

**Discussion – Background and Current Status:**

The subject property has 44.20 metres of frontage on a Public Street and straddles the Residential Low Density (R1) Zone and the Rural (R) Zone. There is a single detached dwelling on the lot which is entirely located in the R1 Zone. The applicant needs to maintain 25.912 metres of frontage to accommodate the existing dwelling. Of the remaining 18.288 metres of frontage on the property, 9.144 metres is located in the R1 Zone and 9.144 metres is located in the R Zone. The minimum lot frontage in the R1 Zone is 15 metres.

The proposed subdivision of the property to create an additional lot has been reviewed by Development Engineering such that the proposed lot can connect to municipal water and sewer mains. City staff considered whether rezoning would be required. However, under the rules of interpretation for zone lines, (Section 3.4.2) of the St. John's Development Regulations, the Chief Municipal Planner can interpret the boundaries of the Zones.

Section 3.4 (2) of the Development Regulations states:

“3.4 BOUNDARIES OF THE ZONES

Where the boundary of the Zone is uncertain and:

(2) the boundary is shown on the Zoning Map as substantially following Lot Lines shown on an approved plan of Subdivision or other suitable base map, the Lot Lines shall be deemed to be the boundary;”

**ST. JOHN'S**

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Alignment with Strategic Directions/Adopted Plans.
3. This application is consistent with the St. John's Development Regulations which allow the Chief Municipal Planner to exercise discretion for Boundaries of a Zone.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

The application to subdivide 80 Valleyview Road is being allowed by the Chief Municipal Planner interpreting the zone boundary under Section 3.4 (2) of the Development Regulations, so that the existing property falls completely within the R1Zone. It can then be subdivided. The newly created lot meets the requirements of the R1Zone.

**Prepared by/Signature:**

Gerard Doran, CET, Development Supervisor

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

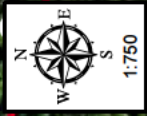
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

GJD/dlm

**Attachments:**

Location Map



**SUBJECT PROPERTY**

VALLEYVIEW RD



71

75

72

76

80

R

R1

76A

76C

CDA4

68

**REPORTS/RECOMMENDATION**

**DEVELOPMENT COMMITTEE**

**May 24, 2016 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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- 1. 880 Main Road – CRW1600003 – Crown land grant for extension of private property**

The Development Committee recommends that Council approve the Crown Land Grant referral.

**Jason Sinyard  
Deputy City Manager – Planning, Development & Engineering  
Chairperson**



# DECISION/DIRECTION NOTE

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**Title:** Crown land grant for extension of private property  
CRW1600003  
880 Main Road

**Date Prepared:** May 25, 2016

**Report To:** His Worship the Mayor and Members of Council (Date of next meeting:  
May 30, 2016)

**Councillor & Role:** Councillor Art Puddister, Chair, Planning and Development Committee

**Ward:** 5

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**Decision/Direction Required:**

To seek approval for a Crown Land grant for 0.18 hectares of land.

**Discussion – Background and Current Status:**

The Provincial Department of Environment and Conservation has referred an application requesting a grant for a parcel of land comprising of an area of 0.18 hectares which is located in the Rural (R) Zone. The proposed use of the land is an extension of private property for drainage from existing property at 876 Main Road.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Area Residents of Ward 5
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications:  
Section 10.38 Rural (R) Zone
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**ST. JOHN'S**

**Recommendation:**

It is recommended by the Development Committee that the Crown Land Grant referral be approved.

**Prepared by - Date/Signature:**

Ashley Murray- Assistant Development Officer

Signature: Ashley Murray

**Approved by - Date/Signature:**

Jason Sinyard, Deputy City Manager, Planning, Development and Engineering

Signature: JS

AAM/jw

**Attachments:** N/A

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF May 19, 2016 TO May 25, 2016**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Keer Controls	Site plan - Warehouse Extension	683 Water Street	2	Approved	16-05-24
RES		Subdivide for Single Detached Dwelling	158 Pearltown Road	5	Approved	16-05-24
COM	Morgan Enterprises Limited	Site plan - Parking Lot Expansion	25 Major's Path	1	Approved	15-05-25

\* Code Classification:  
 RES - Residential      INST - Institutional  
 COM - Commercial      IND - Industrial  
 AG - Agriculture  
 OT - Other

\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Gerard Doran  
Development Supervisor  
Development Division –  
PDE Department**

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## Building Permits List Council's May 30, 2016 Regular Meeting

Permits Issued: 2016/05/19 To 2016/05/25

**Class: Commercial**

685-687 Water Street	Co	Retail Store
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
15 Bay Bulls Rd	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Office
245 Blackmarsh Rd	Ms	Convenience Store
271 Blackmarsh Rd	Ms	Take-Out Food Service
271 Blackmarsh Rd	Ms	Service Shop
711 Blackmarsh Rd	Ms	Service Shop
Carpasian Rd	Ms	Place Of Assembly
94 Elizabeth Ave	Ms	Retail Store
2 Fogwill Pl	Ms	Restaurant
360 Topsail Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
15 Goldstone St	Ms	Club
2-8 Great Southern Dr	Ms	Office
169 Hamlyn Rd	Ms	Service Shop
135 Harbour Dr	Sn	Restaurant
135 Harbour Dr	Sn	Restaurant
10 Hebron Way	Ms	Restaurant
12 Hebron Way	Ms	Restaurant
12-20 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
274 Kenmount Rd	Ms	Retail Store
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
468 Logy Bay Rd	Ms	Commercial Garage
100 Macdonald Dr	Ms	School
358 Main Rd	Ms	Service Station
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
6 Mullaly St	Ms	Warehouse
120 Mundy Pond Rd	Ms	Place Of Assembly
36 Pearson St	Ms	Retail Store
34 Pippy Pl	Ms	Office
4 Portugal Cove Rd	Ms	Recreational Use
260 Portugal Cove Rd	Ms	Retail Store
40 Airport Heights Dr	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
30 Ropewalk Lane	Ms	Office
38-42 Ropewalk Lane	Ms	Service Shop
38-42 Ropewalk Lane	Ms	Retail Store
38-40 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Retail Store
86 Thorburn Rd	Ms	Retail Store
86 Thorburn Rd	Ms	Service Station
390 Topsail Rd	Ms	Retail Store

644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
248 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Retail Store
350 Torbay Rd	Ms	Eating Establishment
350 Torbay Rd	Ms	Service Shop
464 Torbay Rd	Ms	Retail Store
50 White Rose Dr	Ms	Retail Store
145 Lemarchant Rd	Nc	Fence
46 Eric St	Rn	Apartment Building
350 East White Hills Rd	Nc	Salvage Yards
673 Topsail Rd	Rn	Service Shop
1 Kiwanis St, D2.A, Quesada	Rn	Eating Establishment
60 Elizabeth Ave, First Choice	Cr	Service Shop
181 Mundy Pond Rd	Rn	Mixed Use
119-127 Water St	Nc	Hotel

This Week \$ 20,657,140.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

56 Airport Rd	Nc	Fence
7 Ann Harvey Pl	Nc	Fence
28 Athlone Pl	Nc	Accessory Building
414 Back Line	Nc	Accessory Building
5 Biscay Pl	Nc	Fence
4 Bulrush Ave, Lot 63	Nc	Single Detached Dwelling
19 Burry Port St	Nc	Accessory Building
104 Codroy Pl	Nc	Fence
58 Cypress St	Nc	Accessory Building
58 Cypress St	Nc	Fence
17 Darling St	Nc	Fence
11 Devine Pl	Nc	Fence
6 Dunkerry Cres	Nc	Fence
8 Dunkerry Cres	Nc	Fence
33 Great Eastern Ave	Nc	Fence
11 Hall's Rd	Nc	Fence
2 Hamlet St	Nc	Fence
38 Kelland Cres	Nc	Accessory Building
11 Learning Rd	Nc	Accessory Building
10 Marigold Pl	Nc	Accessory Building
17 Marigold Pl	Nc	Accessory Building
54 Navajo Pl	Nc	Fence
21 Navajo Pl	Nc	Accessory Building
371 Newfoundland Dr	Nc	Fence
9 Newhook Pl	Nc	Accessory Building

10 Ophelia Pl	Nc	Patio Deck
9 Ozark Pl, Lot 413	Nc	Single Detached Dwelling
39 Parsonage Dr	Nc	Accessory Building
4 Parkridge Dr	Nc	Fence
111 Penney Cres	Nc	Accessory Building
112 Prowse Ave	Nc	Accessory Building
112 Prowse Ave	Nc	Fence
21 Solway Cres., Lot 340	Nc	Single Detached & Sub.Apt
22 Teakwood Dr	Nc	Fence
26 Topsail Rd	Nc	Fence
13 Sitka St	Nc	Fence
24 Willenhall Pl	Nc	Accessory Building
95 Newtown Rd	Co	Subsidiary Apartment
54 Carrick Dr	Ex	Single Detached Dwelling
18 Bay Bulls Rd	Rn	Single Detached Dwelling
18 Bay Bulls Rd	Rn	Single Detached Dwelling
9 Bradbury Pl	Rn	Mixed Use
5 Curtis Pl	Rn	Single Detached Dwelling
69 Freshwater Rd	Rn	Single Detached Dwelling
1 Linden Crt Condo(Bld110/111)	Rn	Condominium
69 Mayor Ave	Rn	Single Detached Dwelling
371 Newfoundland Dr	Rn	Single Detached Dwelling
177-179 New Pennywell Rd	Rn	Duplex Dwelling
181-183 New Pennywell Rd	Rn	Duplex Dwelling
46 Newtown Rd	Rn	Single Detached Dwelling
49 Parsonage Drive	Rn	Single Detached Dwelling
14-16 Westmount Place	Rn	Single Detached Dwelling
74 Guzzwell Dr	Sw	Single Detached & Sub.Apt
8 Mclea Pl	Sw	Single Detached Dwelling
35 Myrick Pl	Sw	Accessory Building

This Week \$ 1,973,644.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 22,630,784.00

Repair Permits Issued: 2016/05/19 To 2016/05/25 \$ 141,773.00

Legend

Co	Change Of Occupancy	Sw	Site Work
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Sn	Sign
Nc	New Construction	Cc	Chimney Construction
Oc	Occupant Change	Dm	Demolition
Rn	Renovations		

YEAR TO DATE COMPARISONS			
	May 30, 2016		
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$75,260,000.00	\$56,037,000.00	-26
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,998,000.00	\$5,942,000.00	-26
Residential	\$26,352,000.00	\$19,474,000.00	-26
Repairs	\$1,484,000.00	\$1,426,000.00	-4
Housing Units(1 & 2 Family Dwelling	62	52	
<b>TOTAL</b>	<b>\$111,094,000.00</b>	<b>\$82,879,000.00</b>	<b>-25</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
 Deputy City Manger  
 Planning & Development & Engineering

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending May 25, 2016**

### **Payroll**

<b>Public Works</b>	<b>\$ 446,609.48</b>
<b>Bi-Weekly Casual</b>	<b>\$ 23,196.14</b>
<b>Accounts Payable</b>	<b>\$ 2,777,625.12</b>

**Total: \$ 3,247,430.74**

# ST. JOHN'S

DEPARTMENT OF FINANCE

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



NAME	CHEQUE #	DESCRIPTION	AMOUNT
KIRKLAND BALSOM & ASSOC.	97218	COURT OF APPEAL REFUND	\$200.00
OCEAN INC.	97219	COURT OF APPEAL REFUND	\$200.00
DORIS MERCER	97220	COURT OF APPEAL REFUND	\$60.00
GEORGE STANFORD	97221	COURT OF APPEAL REFUND	\$60.00
BRUCE BROPHY	97222	COURT OF APPEAL REFUND	\$60.00
SCOTT WILFRED WAREEN	97223	COURT OF APPEAL REFUND	\$60.00
SANDRA WARREN	97224	COURT OF APPEAL REFUND	\$60.00
KENNETH & KIMBERLY HOOKEY	97225	COURT OF APPEAL REFUND	\$60.00
JOAN O'DRISCOLL	97226	COURT OF APPEAL REFUND	\$60.00
DONALD & SARAH OSMOND	97227	COURT OF APPEAL REFUND	\$60.00
CANCELLED	97228	CANCELLED	\$0.00
CANCELLED	97229	CANCELLED	\$0.00
CLARKE'S TRUCKING & EXCAVATING	97230	GRAVEL	\$226.65
KIRK & TAMMY COLLINS	97231	REFUND SECURITY DEPOSIT	\$607.21
CLARKE'S TRUCKING & EXCAVATING	97232	GRAVEL	\$889.18
KIRK & TAMMY COLLINS	97233	REFUND SECURITY DEPOSIT	\$1,392.79
SWANA	1128	MEMBERSHIP RENEWAL	\$137.70
AMERICAN WATER WORKS ASSOC.	1129	MEMBERSHIP RENEWAL	\$238.67
DESERT DIAMOND INDUSTRIES	1130	REPAIR PARTS	\$2,117.91
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	97234	REPAIR PARTS	\$4,836.09
PUBLIC SERVICE CREDIT UNION	97235	PAYROLL DEDUCTIONS	\$6,010.28
CITY OF ST. JOHN'S	97236	REPLENISH PETTY CASH	\$158.92
NEWFOUNDLAND POWER	97237	ELECTRICAL SERVICES	\$20,275.89
ENTERPRISE RENT-A-CAR	97238	RENTAL OF VEHICLES	\$3,966.30
GRAND CONCOURSE AUTHORITY	97239	MAINTENANCE CONTRACTS	3,704.71
FLANKER PRESS LIMITED	97240	PROMOTIONAL ITEMS	201.16
NEWFOUNDLAND POWER	97241	ELECTRICAL SERVICES	5,530.24
PAJ CANADA COMPANY	97242	PROMOTIONAL ITEMS	504.14
GORDON BARNES	97243	PROFESSIONAL SERVICES	2,400.00
WINSOR, LYNNANN	97244	TRAVEL ADVANCE	2,307.50
HICKMAN, SANDY	97245	TRAVEL ADVANCE	723.70
ACKLANDS-GRAINGER	97246	INDUSTRIAL SUPPLIES	1,693.20
ACTION TRUCK CAP & ACCESSORIES	97247	REPAIR PARTS	244.60
ASHFORD, SALES LTD.	97248	REPAIR PARTS	707.88
AUTOMOTIVE SUPPLIES 1985 LTD.	97249	AUTO SUPPLIES	221.33
B & B SALES LTD.	97250	SANITARY SUPPLIES	183.06
BABB LOCK & SAFE CO. LTD	97251	PROFESSIONAL SERVICES	235.04
AUTO PARTS NETWORK	97252	AUTO PARTS	271.20
E TUCKER AND SONS LTD.	97253	PROFESSIONAL SERVICES	282.50
COLEX RENTALS LTD.	97254	RENTAL OF EQUIPMENT	4,689.50
EASTERN HEALTH	97255	SERVICE PROVIDER PERMIT PAID TWICE	180.00
RDM INDUSTRIAL LTD.	97256	INDUSTRIAL SUPPLIES	1,002.03
NEWFOUNDLAND EXCHEQUER ACCOUNT	97257	REGISTRATION OF EASEMENT	621.50
STAPLES THE BUSINESS DEPOT - MP	97258	OFFICE SUPPLIES	1,518.13
TOWN OF CONCEPTION BAY SOUTH	97259	GARBAGE COLLECTION	200.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TONY'S TAILOR SHOP	97260	PROFESSIONAL SERVICES	203.40
CANADIAN BROADCASTING CORP.	97261	RENTAL OF TOWER SPACE	9,878.26
PATHIX ASP INC.	97262	NETWORK SUPPORT/COMPUTER EQUIPMENT	948.64
BEST DISPENSERS LTD.	97263	SANITARY SUPPLIES	542.40
PIK-FAST EXPRESS INC.	97264	BOTTLED WATER	14.50
EASTERN FARMERS CO-OP SOCIETY	97265	HIGHWAY MIX	127.11
ROCKWATER PROFESSIONAL PRODUCT	97266	CHEMICALS	2,138.86
STANTEC CONSULTING LTD. (SCL)	97267	PROFESSIONAL SERVICES	17,902.43
NOJA	97268	REGISTRATION FEE	1,289.33
FORBES STREET HOLDINGS LTD	97269	REFURBISH VACANT UNIT	6,070.81
ROYAL CANADIAN LEGION NEWFOUNDLAND & LAB. COMMAND	97270	WREATHS	173.96
EC BOONE LTD.	97271	REFUND SECURITY DEPOSIT	500.00
A1 AUTOMOTIVE LTD	97272	AUTO SUPPLIES	339.00
CLASS C SOLUTIONS GROUP	97273	REPAIR PARTS	1,079.94
BRENKIR INDUSTRIAL SUPPLIES	97274	PROTECTIVE CLOTHING	631.73
WILDLAND TOURS	97275	GIFT BASKET - CRUISE SHIP	100.00
BROWNE'S AUTO SUPPLIES LTD.	97276	AUTOMOTIVE REPAIR PARTS	1,745.82
PINNACLE OFFICE SOLUTIONS LTD	97277	PHOTOCOPIES	2,288.93
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	97278	SECURITY SERVICES	5,240.49
BROWNE FITZGERALD MORGAN AVIS	97279	PROFESSIONAL SERVICES	9,134.48
WESTERN HYDRAULIC 2000 LTD	97280	REPAIR PARTS	1,683.70
FLAGHOUSE INC	97281	RECREATIONAL SUPPLIES	2,824.85
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUTURE	97282	PROFESSIONAL SERVICES	11,442.95
FASCO INDUSTRIES COMPANY LTD.	97283	SUPPLY/INSTALL STEEL	4,694.59
LEVITT SAFETY	97284	SAFETY SUPPLIES	1,294.00
CHESTER DAWE CANADA - O'LEARY AVE	97285	BUILDING SUPPLIES	1,429.44
BURSEY EXCAVATING & DEVELOPMENT LTD.	97286	PROFESSIONAL SERVICES	12,825.50
PRACTICA LIMITED	97287	SCOOP BAGS	2,302.34
LIFE SAFETY SYSTEMS DIV. OF SAYERS & ASSOC LTD	97288	PROFESSIONAL SERVICES	5,220.60
AIR LIQUIDE CANADA INC.	97289	CHEMICALS AND WELDING PRODUCTS	14,965.81
CANADA CLEAN GLASS	97290	CLEANING OF WINDOWS	813.60
WALMART 3196-ABERDEEN AVE.	97291	MISCELLANEOUS SUPPLIES	195.79
COASTAL DOOR & FRAME LTD	97292	DOORS/FRAMES	163.62
ROGERS COMMUNICATIONS CANADA INC.	97293	DATA & USAGE CHARGES	267.62
NORTRAX CANADA INC.	97294	REPAIR PARTS	207.70
COASTAL MOUNT PEARL	97295	REPAIR PARTS	122.00
INSTITUTE OF INTERNAL AUDITORS NEWFOUNDLAND LABRADOR CH/	97296	REGISTRATION FEE	40.00
NORTH ATLANTIC SUPPLIES INC.	97297	REPAIR PARTS	119.50
KENT	97298	BUILDING SUPPLIES	1,631.50
WALMART 3093-MERCHANT DRIVE	97299	MISCELLANEOUS SUPPLIES	776.84
DULUX PAINTS	97300	PAINT SUPPLIES	1,152.46
COLONIAL GARAGE & DIST. LTD.	97301	AUTO PARTS	482.62
SCMA	97302	REGISTRATION FEE	55.37
YARDI SYSTEMS INC.	97303	LICENSE AND SERVICE FEE	1,130.00
COMPUTROL FUEL SYSTEMS INC	97304	FUEL CARD	1,063.33

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CONSTRUCTION SIGNS LTD.	97305	SIGNAGE	6,017.26
CONTROLS & EQUIPMENT LTD.	97306	REPAIR PARTS	12,636.98
SCOTT WINSOR ENTERPRISES INC.,	97307	REMOVAL OF GARBAGE & DEBRIS	21,893.55
MASK SECURITY INC.	97308	TRAFFIC CONTROL	2,527.25
CRANE SUPPLY LTD.	97309	PLUMBING SUPPLIES	790.10
JAMES G CRAWFORD LTD.	97310	PLUMBING SUPPLIES	1,041.00
CROSBIE INDUSTRIAL SERVICE LTD	97311	PROFESSIONAL SERVICES	49,735.51
KENDALL ENGINEERING LIMITED	97312	PROFESSIONAL SERVICES	5,388.33
DICKS & COMPANY LIMITED	97313	OFFICE SUPPLIES	181.57
NEWFOUNDLAND CAMERA	97314	10 CAMERAS	2,598.86
WAJAX POWER SYSTEMS	97315	REPAIR PARTS	1,267.54
ATLANTIC HOSE & FITTINGS	97316	RUBBER HOSE	96.71
DOMINION RECYCLING LTD.	97317	PIPE	111.87
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	97318	WORKSHOP FEE	1,800.00
CANADIAN TIRE CORP.-HEBRON WAY	97319	MISCELLANEOUS SUPPLIES	492.85
CANADIAN TIRE CORP.-MERCHANT DR.	97320	MISCELLANEOUS SUPPLIES	233.81
CANADIAN TIRE CORP.-KELSEY DR.	97321	MISCELLANEOUS SUPPLIES	1,257.58
NOVUS WINDSHIELD REPAIR	97322	WINDSHIELD REPAIRS	96.05
NATIONAL ENERGY EQUIPMENT INC.	97323	PROFESSIONAL SERVICES	87.01
EXECUTIVE COFFEE SERVICES LTD.	97324	COFFEE SUPPLIES	29.04
HOME DEPOT OF CANADA INC.	97325	BUILDING SUPPLIES	1,747.30
DOMINION STORE 935	97326	MISCELLANEOUS SUPPLIES	33.19
OMB PARTS & INDUSTRIAL INC.	97327	REPAIR PARTS	376.73
FRESHWATER AUTO CENTRE LTD.	97328	AUTO PARTS/MAINTENANCE	7,294.11
PRINCESS AUTO	97329	MISCELLANEOUS ITEMS	1,894.54
IMPACT SIGNS AND GRAPHICS	97330	SIGNAGE	381.38
MILLENNIUM EXPRESS	97331	COURIER SERVICES	340.98
COASTLINE SPECIALTIES	97332	REPAIR PARTS	296.06
QUALITY CLASSROOMS	97333	SUPPLIES - RECREATION PROGRAMS	184.19
STELLAR INDUSTRIAL SALES LTD.	97334	INDUSTRIAL SUPPLIES	74.58
DW MECHANICAL	97335	PROFESSIONAL SERVICES	134.19
PROVINCIAL FENCE PRODUCTS	97336	FENCING MATERIALS	6,754.75
DOMINION STORES 934	97337	MISCELLANEOUS SUPPLIES	130.55
EASTERN PROPANE	97338	PROPANE	15.82
HARRIS & ROOME SUPPLY LIMITED	97339	ELECTRICAL SUPPLIES	587.56
HARVEY & COMPANY LIMITED	97340	REPAIR PARTS	3,337.03
HARVEY'S OIL LTD.	97341	PETROLEUM PRODUCTS	14,707.45
HVAC SPECIALTIES INC.	97342	CHEMICALS	745.80
CANADIAN LINEN & UNIFORM	97343	MAT RENTALS	6,246.56
BRENNTAG CANADA INC	97344	CHLORINE	75,834.49
CENTSIBLE CAR & TRUCK RENTALS	97345	RENTAL OF VEHICLES	874.62
GRAYMONT (NB) INC.,	97346	HYDRATED LIME	19,446.74
DATAFIX	97347	VOTING KITS & SUPPORT	42,359.18
RONA	97348	BUILDING SUPPLIES	590.11
HICKMAN MOTORS LIMITED	97349	AUTO PARTS	213.04

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HISCOCK RENTALS & SALES INC.	97350	HARDWARE SUPPLIES	938.94
HOLDEN'S TRANSPORT LTD.	97351	RENTAL OF EQUIPMENT	2,689.40
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	97352	REPAIR PARTS	332.45
INFINITY CONSTRUCTION	97353	TOPSOIL	169.50
BRANDT POSITIONING TECHNOLOGY	97354	PAINT SUPPLIES	345.78
THE CUSTOM BLIND SHOP	97355	PROFESSIONAL SERVICES	670.09
GERALD PENNEY ASSOCIATES LIMITED	97356	PROFESSIONAL SERVICES	16,372.57
SCOTIA RECYCLING (NL) LIMITED	97357	REPAIR PARTS	146,919.68
TIMEKEEPING SYSTEMS	97358	PROFESSIONAL SERVICES	141.25
SPARTAN INDUSTRIAL MARINE	97359	SAFETY SUPPLIES	324.74
IMPRINT SPECIALTY PROMOTIONS LTD	97360	PROMOTIONAL ITEMS	587.42
ONX ENTERPRISE SOLUTIONS LIMITED	97361	SOFTWARE UPDATE	3,255.50
UMBRELLA SECURITY	97362	ALARM MONITORING	967.57
ISLAND HOSE & FITTINGS LTD	97363	INDUSTRIAL SUPPLIES	142.56
MILE 1 HARLEY DAVIDSON	97364	REPAIR PARTS	67.69
BOSCH REXROTH CANADA CORP.	97365	REPAIR PARTS	1,339.28
KAVANAGH & ASSOCIATES	97366	PROFESSIONAL SERVICES	1,742.12
RJ BARTLETT ENGINEERING LTD.	97367	PROFESSIONAL SERVICES	3,262.60
WORK AUTHORITY	97368	PROTECTIVE CLOTHING	307.34
STANTEC ARCHITECTURE LTD.	97369	PROFESSIONAL SERVICES	14,327.35
OPEN TEXT CORPORATION	97370	PROFESSIONAL SERVICES	1,044.12
CENTINEL SERVICES	97371	PROFESSIONAL SERVICES	338.10
MEDICAL MART ATLANTIC	97372	MEDICAL SUPPLIES	285.31
KERR CONTROLS LTD.	97373	INDUSTRIAL SUPPLIES	327.27
KING'S PLUMBING & HEATING LTD.	97374	PLUMBING SUPPLIES	2,528.06
TAIT NORTH AMERICA INC.,	97375	COMPUTER SUPPLIES	3,270.14
PETROFORMA INC.,	97376	PROFESSIONAL SERVICES	340.20
NEWFOUNDLAND EXCHEQUER ACCOUNT	97377	CERTIFICATION EXAM FEES	508.50
DATARITE.COM	97378	STATIONERY & OFFICE SUPPLIES	425.81
LAWLOR'S TROPHIES & ENGRAVING LTD	97379	BRASS PLATES	141.01
DR. SONNY COLLIS	97380	MEDICAL EXAMINATION	20.00
CARMICHAEL ENGINEERING LTD.	97381	PROFESSIONAL SERVICES	2,143.61
SECURITAS CANADA LTD.	97382	SECURITY SERVICES	19,238.52
STAPLES ADVANTAGE	97383	OFFICE SUPPLIES	456.40
MARK'S WORK WEARHOUSE	97384	PROTECTIVE CLOTHING	203.39
MARTIN'S FIRE SAFETY LTD.	97385	SAFETY SUPPLIES	454.26
MARTIN INDUSTRIAL GROUP	97386	PROFESSIONAL SERVICES	163.04
GDI SERVICES (CANADA) LP	97387	PROFESSIONAL SERVICES	2,757.43
MCCLOUGHLAN SUPPLIES LTD.	97388	ELECTRICAL SUPPLIES	902.27
MIKAN INC.	97389	LABORATORY SUPPLIES	1,148.19
PUMPHREY & ASSOCIATES INC.,	97390	PROFESSIONAL SERVICES	6,260.20
VANHOF & BLOKKER	97391	PROFESSIONAL SERVICES	316.40
DR. OMESSINI MORKAR	97392	MEDICAL EXAMINATION	20.00
WAJAX INDUSTRIAL COMPONENTS	97393	REPAIR PARTS	144.64
NEWFOUND DISPOSAL SYSTEMS LTD.	97394	DISPOSAL SERVICES	78,317.46

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND DISTRIBUTORS LTD.	97395	INDUSTRIAL SUPPLIES	413.60
NEWFOUNDLAND DESIGN ASSOCIATES	97396	PROFESSIONAL SERVICES	448,735.29
BELL ALIJANT	97397	TELEPHONE SERVICES	231.44
ORNAMENTAL CONCRETE LTD.	97398	CONCRETE/CEMENT	394.26
PENNECON ENERGY HYDRAULIC SYSTEMS	97399	PROFESSIONAL SERVICES	827.26
PBA INDUSTRIAL SUPPLIES LTD.	97400	INDUSTRIAL SUPPLIES	1,147.66
THE NETWORK CAFE	97401	ROOM RENTAL & REFRESHMENTS	117.44
GCR TIRE CENTRE	97402	TIRES	4,870.52
CW PARSONS LIMITED	97403	PROFESSIONAL SERVICES	50,656.14
POWERLITE ELECTRIC LTD.	97404	ELECTRICAL PARTS	73.45
K & D PRATT LTD.	97405	REPAIR PARTS AND CHEMICALS	1,361.72
PROFESSIONAL UNIFORMS & MATS INC.	97406	PROTECTIVE CLOTHING	640.10
REPROGRAPHICS LTD.	97407	TONER CARTRIDGES	23.50
RIDEOUT TOOL & MACHINE INC.	97408	TOOLS	103.67
NAPA ST. JOHN'S 371	97409	AUTO PARTS	98.02
THE ROYAL GARAGE LTD.	97410	AUTO PARTS	616.08
ROYAL FREIGHTLINER LTD	97411	REPAIR PARTS	802.44
S & S SUPPLY LTD. CROSSTOWN RENTALS	97412	REPAIR PARTS	1,334.65
BIG ERICS INC	97413	SANITARY SUPPLIES	127.13
SANSOM EQUIPMENT LTD.	97414	REPAIR PARTS	235.76
SMITH STOCKLEY LTD.	97415	PLUMBING SUPPLIES	104.08
SPEEDY AUTOMOTIVE LTD.	97416	AUTOMOTIVE SUPPLIES	322.83
SUPERIOR OFFICE INTERIORS LTD.	97417	OFFICE SUPPLIES	1,552.62
TEMPLETON TRADING INC.	97418	PAINT SUPPLIES	68.52
FJ WADDEN & SONS LTD.	97419	SANITARY SUPPLIES	466.46
WATERWORKS SUPPLIES DIV OF EMCO LTD	97420	REPAIR PARTS	1,205.90
WESCO DISTRIBUTION CANADA INC.	97421	REPAIR PARTS	33.58
WALMART 3092-KELSEY DRIVE	97422	MISCELLANEOUS SUPPLIES	113.00
DR. KARL MISIK	97423	MEDICAL EXAMINATION	20.00
MCDONALD, IMELDA	97424	HONORARIUM	100.00
FERGUS BROWN-O'BYRNE - THE FREELS	97425	PERFORMANCE FEE	400.00
BELL MOBILITY INC. RADIO DIVISION	97426	MAINTENANCE CHARGES & REPAIRS	2,401.25
STAPLES THE BUSINESS DEPOT - KELSEY DR	97427	OFFICE SUPPLIES	318.71
DR. CYRIL RICHE	97428	PROFESSIONAL SERVICES	75.00
MOODY'S CANADA INC.	97429	PROFESSIONAL SERVICES	29,380.00
KRAVITZ, HEIDI	97430	MEDICAL EXAMINATION	20.00
TRICCO ELECTIC	97431	REFUND SECURITY DEPOSIT	136.13
SOBEYS ROPEWALK LANE	97432	MISCELLANEOUS SUPPLIES	85.70
STELLA'S CIRCLE	97433	FRONT STEP PARTIAL HPS FUNDS	62,394.55
IRIS KIRBY HOUSE INC.	97434	FRONT STEP PARTIAL HPS FUNDS	13,715.73
GERRY SMITH	97435	HONORARIUM	100.00
CHOICES FOR YOUTH INC.	97436	FRONT STEP PARTIAL HPS FUNDS	38,222.68
TYCO INTEGRATED SECURITY CANADA, INC.	97437	PROFESSIONAL SERVICES	328.54
SHARON PORTER-TRASK	97438	HONORARIUM	100.00
ST. ANTHONY BASKETBALL INC.	97439	REAL PROGRAM	1,573.53

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DIANE RYAN	97440	REFUND SECURITY DEPOSIT	500.00
ROZALIND MACPHAIL	97441	PERFORMANCE FEE	200.00
ROZALIND FITZGERALD	97442	REFUND SECURITY DEPOSIT	100.00
MITCHELL'S SOD FARM	97443	SOD	169.50
CHAFE, KAREN	97444	REIMBURSEMENT FLOWER ARRANGEMENTS	108.38
MAUREEN DWYER	97445	9 YOGA CLASSES REIMBURSEMENT	198.00
JAMES LENNON MATCHIM	97446	TUITION	400.00
KATHY DOLLMAYER	97447	CLOTHING ALLOWANCES	80.00
DANIEL MARTIN	97448	MILEAGE	62.75
MATTHEW BAKER	97449	CANADIAN RED CROSS COURSE FEE	300.00
DRAPER PERRY	97450	VEHICLE BUSINESS INSURANCE	31.00
BYRON OSMOND	97451	GIFT CARDS REIMBURSEMENT	75.00
JOHN SKIFFINGTON	97452	VEHICLE BUSINESS INSURANCE	173.20
PLANK ROAD HOLDINGS	97453	COURT OF APPEAL REFUND	200.00
REGISTERED NURSES' UNION NL	97454	COURT OF APPEAL REFUND	200.00
FAIRVIEW INVESTMENTS LTD	97455	COURT OF APPEAL REFUND	200.00
COLLEGE OF LICENSED PRACTICAL NURSES OF NL	97456	COURT OF APPEAL REFUND	200.00
PYRAMID CONSTRUCTION LIMITED	97457	COURT OF APPEAL REFUND	200.00
LEONARD CLARKE	97458	COURT OF APPEAL REFUND	200.00
STEPHEN POWER & MELISSA SKANES	97459	COURT OF APPEAL REFUND	60.00
WILLIAM AND DOREEN WHELAN	97460	COURT OF APPEAL REFUND	60.00
JOSEPH AND DEANNA NORMAN	97461	COURT OF APPEAL REFUND	60.00
DANIEL LANNON	97462	COURT OF APPEAL REFUND	60.00
JOSEPH & BERNADETTE SOBOL	97463	COURT OF APPEAL REFUND	60.00
ALBERT & DOREEN SMITH	97464	COURT OF APPEAL REFUND	60.00
PAUL & MARILYN PHILPOTT	97465	COURT OF APPEAL REFUND	60.00
ELAINE LEDWELL	97466	COURT OF APPEAL REFUND	60.00
KATHERINE LEWIS-FIELD	97467	COURT OF APPEAL REFUND	60.00
TRACY ENGLISH	97468	COURT OF APPEAL REFUND	60.00
ELLISDON CORPORATION	97469	COURT OF APPEAL REFUND	60.00
PURULATOR COURIER	97470	PROGRESS PAYMENT	60.00
WELSH, SHERRY	97471	COURIER SERVICES	60.00
JMJ HOLDINGS	97472	REPLENISH PETTY CASH RAILWAY	1,250,622.63
NEWFOUNDLAND POWER	97473	PROGRESS PAYMENT	199.24
		ELECTRICAL SERVICES	476.38
			38,748.62
			11,514.67
		<b>Total:</b>	<b>2,777,625.12</b>

# MEMORANDUM

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Date: May 24, 2016

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: John Hamilton

Re: Council Approval for Tender 2016067 Infrastructure #1 Manholes, Catch Basins and Drainage Improvements:

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The result of Tender 2016067 Infrastructure #1 Manholes, Catch Basins and Drainage Improvements:

<b>Infinity Construction Ltd.</b>	<b>\$ 965,048.25</b>
Kelloway Construction Limited	\$ 1,019,877.55
Coady Construction & Excavating Limited	\$ 1,304,618.90

It is recommended to award this tender to the overall lowest bidder meeting specifications **Infinity Construction Ltd. \$ 965,048.25**, per the Public Tendering Act.

Taxes are included in the quoted price.

John Hamilton  
Senior Buyer

# ST. JOHN'S

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





# MEMORANDUM

Date: May 24, 2016

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: John Hamilton

Re: Council Approval for Tender 2016069 Infrastructure #3 Concrete Sidewalk Repairs  
(Water and Wastewater Distribution Services):

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The result of Tender 2016069 Infrastructure #3 Concrete Sidewalk Repairs (Water and Wastewater Distribution Services):

<b>Infinity Construction Ltd.</b>	<b>\$ 260,301.05</b>
Mercers Paving Incorporated	\$ 403,138.70
Clarke's Trucking and Excavating Limited	\$ 428,089.10

It is recommended to award this tender to the overall lowest bidder meeting specifications **Infinity Construction Ltd. \$ 260,301.05**, per the Public Tendering Act.

Taxes are included in the quoted price.

John Hamilton  
Senior Buyer

# ST. JOHN'S

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

# DECISION/DIRECTION NOTE

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Title: Extension of two members of the St. John's Transportation Commission

Date Prepared: May 26, 2016

Report To: Regular Meeting of Council – May 30, 2016

Councillor and Role: Councillor Wally Collins, Chair

Ward: N/A

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Decision/Direction Required: **Seeking approval for the terms of Vice Chair Fred Drover and Commissioner Mark Duggan to be extended to December 31, 2016.**

Discussion – Background and Current Status:

- The terms of both Messrs. Fred Drover and Mark Duggan were due to expire December 3, 2015. Council approved the extension of their terms pending the conclusion of union negotiations.
- Negotiations are now complete; however, given that the Commission is currently part of the City-wide review, the St. John's Transportation Commission is seeking an extension of their terms until December 31, 2015 to maintain continuity during this process.

Key Considerations/Implications:

1. Budget/Financial Implications N/A
2. Partners or Other Stakeholders
  - St. John's Transportation Commission
3. Alignment with Strategic Directions/Adopted Plans
  - A Culture of Co-operation
4. Legal or Policy Implications N/A
5. Engagement and Communications Considerations N/A
6. Human Resource Implications N/A



- |  |     |
|--|-----|
| 7. Procurement Implications            | N/A |
| 8. Information Technology Implications | N/A |
| 9. Other Implications                  | N/A |

Recommendation: **We recommend that Council approve the extension of Vice-Chair Fred Drover and Commissioner Mark Duggan until December 31, 2016.**

Prepared and approved by: Elaine Henley, City Clerk

Signature:

Attachments:

- Letter from Judy Powell, General Manager of Metrobus dated May 2, 2016.

# ST. JOHN'S



May 2, 2016

Ms. Elaine Henley  
City Clerk  
City of St. John's  
P. O. Box 908  
St. John's, NL  
A1C 5M2

Dear Elaine:

**APPOINTMENT TERMS FOR COMMISSIONERS**

The terms of appointment for two members of the Commission, namely Vice Chair Fred Drover and Commissioner Mark Duggan, were due to expire December 31, 2015. With Council's approval, their terms were extended last fall until union negotiations concluded.

Negotiations are now complete; however, given that the Commission is currently part of the city-wide review, I respectfully request, on behalf of the Commission, that Messrs. Drover and Duggan's appointments be further extended until December 31, 2016 to maintain continuity on the Commission during this process. This will also provide staggering of Commissioners' terms as there are three other members whose terms will expire December 31, 2017.

We look forward to Council's decision with respect to this matter. If you have any questions, I am available at 570-2130. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Powell". The signature is fluid and cursive, with a long horizontal stroke at the end.

Judy Powell  
General Manager

Cc: Chair Wallace Collins, St. John's Transportation Commission

# DECISION/DIRECTION

**Title:** St. John's Pride – Flag Raising and Proclamation

**Date Prepared:** May 26, 2016

**Report To:** **Regular Meeting** of Council – May 30, 2016

**Ward:** N/A – City wide

**Decision/Direction Required:** Seeking approval from Council to approve the signing of a proclamation and a flag raising in support of St. John's Pride Week from July 11 to 17.

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

- A representative from St. John's Pride has approached the City to coordinate a proclamation signing and flag raising in support of Pride Week being held July 11 to 17, 2016.
- At present, the City is actively working on a protocol policy which would address flag raising and proclamations, amongst other issues.
- Given there is no policy at this time, we are seeking approval from Council.

## **Key Considerations/Implications:**

### **1. Budget/Financial Implications**

N/A

### **2. Partners or Other Stakeholders**

- St. John's Pride

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

- A Culture of Cooperation

### **4. Legal or Policy Implications**

N/A

### **5. Engagement and Communications Considerations**

N/

### **6. Human Resource Implications**

N/A

### **7. Procurement Implications**

N/A

### **8. Information Technology Implications**

N/A

# ST. JOHN'S

## 9. Other Implications

N/A

### **Recommendations:**

It is recommended that Council approve the proclamation and flag raising in support of Pride Week in St. John's from July 11 to 17.

**Prepared and Approved by/Signature:** Elaine Henley, City Clerk

**Signature:**

**Attachments:**

None

# ST. JOHN'S