

MINUTES

REGULAR MEETING - CITY COUNCIL

July 24, 2017 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

Present Mayor D. O’Keefe
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor D. Breen
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor S. O’Leary
Councillor A. Puddister
Councillor J. Galgay

Regrets Councillor D. Lane

Others Lynnann Winsor, Deputy City Manager of Public Works
Derek Coffey, Deputy City Manager of Financial Administration
Jason Sinyard, Deputy City Manager of Planning, Engineering and
Regulatory Services
Tanya Haywood, Deputy City Manager of Community Services
Linda Bishop, Senior Legal Counsel
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Stacey Corbett, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2017-07-24/317R

Moved – Councillor W. Collins; Seconded – Councillor A. Puddister

That the agenda be adopted as presented with the following additions:

- Decision Note dated July 5, 2017 re: Paul Reynolds Community Centre Playground Naming
- Decision Note dated July 17, 2017 re: Corporate Telephone System - VOIP

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2017-07-24/318R

Moved – Councillor B. Tilley; Seconded – Councillor S. O’Leary

That the minutes of July 11, 2017 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

NOTICES PUBLISHED

- A Discretionary Use Application has been submitted requesting municipal approval to occupy a portion of 19 Taylor Place as a Home Occupation for music lessons.

Council considered the above noted notice published.

SJMC2017-07-24/319R

Moved – Councillor A. Puddister; Seconded – Councillor D. Breen

That Council approve the application as presented subject to all applicable City requirements.

CARRIED UNANIMOUSLY

PUBLIC MEETING – 50 BENNETT AVENUE

The City received an application to develop 20 townhouses and 58 senior's apartments at 50 Bennett Avenue, which is recognized as the former I. J. Samson Junior High School site. The lands intended for the development of 20 townhouses requires a rezoning from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone. A Municipal Plan amendment is required. The proposed 58 senior's apartments, which will be contained in 9 separate buildings, is deemed a permitted use in the existing INST Zone.

SJMC2017-07-24/320R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor J. Galgay

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 142, 2017, and St. John's Development Regulations Amendment Number 655, 2017, to redesignate and rezone a portion of 50 Bennett Avenue from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone for a townhousing development.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – July 18, 2017

[Link to Report](#)

Council considered the above noted report including the following items:

- **Item # 1: Demo/Rebuild for Single Detached Dwelling DEV1700125 75 Battery Road**
-

Recommendation: That Council approve the application for demolition and rebuild at 75 Battery Road.

- **Item # 2: Crown Land Lease for Powerline Easement CRW1700019 2580 Trans-Canada Highway**
-

Recommendation: That Council approve the Crown Land Lease referral.

- **Item # 3: Request for Approval-in-Principle for 26 Lot Subdivision – End of Everard Avenue & Kieley Drive**
-

Recommendation: That Council grant Approval-in-Principle subject to the following conditions:

- 1. Compliance with the requirements of the Planning, Engineering & Regulatory Services Divisions.**
- 2. The required Building Permits must be obtained from the City prior to the commencement of any development.**
- 3. Payment of all applicable fees and assessments.**

- **Item # 4: Proposed Accessory Building in the Open Space (O) Zone INT1700085 14 Lake View Avenue**
-

Recommendation: That Council approve the accessory building subject to meeting all the requirements outlined in Section 8.3.6 – Accessory Buildings of the Development Regulations.

- **Item # 5: Crown Land Lease for Agriculture to produce Apiary & Fruit PER#CRW1700017 4700 Trans-Canada Highway**
-

Recommendation: That Council reject the Crown Land Lease as farming within protected watersheds pose a significant source of nutrients in the

environment. An overabundance of nutrients can cause impairment of water quality and could compromise the surface water source that has been identified as a potential future drinking water supply for the Regional Water System

- **Item # 6: SUB1700018 Request for 5% Variance on Lot Frontage 162-166 Main Road (front of 13 Viguer's Road)**
-

Recommendation: That Council approve the 5% lot frontage variance

SJMC2017-07-24/321R

Moved – Councillor A. Puddister; Seconded – Councillor W. Collins

That the above noted report be adopted as presented.

CARRIED UNANIMOUSLY

Planning and Development Standing Committee Report – July 18, 2017

[Link to Report](#)

Council considered the above noted report including the following items:

- **Item # 1: 22 St. Joseph's Lane rezoning (Ward -2) Mr. Ben Young of Southwest Properties and Ms. Emily Campbell of Fougere Menchenton Architects**
-

Recommendation: That Council consider rezoning 22 St. Joseph's Lane from the Residential High Density (R3) Zone to Apartment Medium Density (A2) Zone and to approve the draft Terms of Reference. Upon submission of a satisfactory Land Use Assessment Report, the application will be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner's Hearing will be required at a later date.

Further, that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John's Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

- **Item # 2: 220 Waterford Bridge Road - LUAR for 4-storey Sisters of Mercy seniors' home (Ward 3)**
-

Recommendation: That Council refer the application to the City's Environmental Advisory Committee (EAC), in line with the terms of reference of the EAC and Section 4.1.2 of the St. John's Development Regulations

- **Item # 3: 11 L'anse aux Meadow Crescent rezoning – proposed personal care home (Ward - 3) – Mr. Paul Bountridge, Planning Consultant**
-

Recommendation: That Council consider rezoning 11 L'anse aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone. Staff recommended that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

SJMC2017-07-24/322R

Moved – Councillor A. Puddister; Seconded – Councillor B. Tilley

That the above noted report be adopted as presented.

CARRIED UNANIMOUSLY

Finance and Administration Standing Committee Report – July 11, 2017

[Link to Report](#)

Council considered the above noted report including the following items:

- **Item # 1: Decision Note dated June 12, 2017 re: The Canadian Public Works Association Luncheon**
-

Recommendation: That approval be granted for the City to sponsor a luncheon for The Canadian Public Works Association Conference.

- **Item # 2: Decision Note dated June 20, 2017 re: Line of Credit for Capital Projects**
-

Recommendation: That approval be granted for staff to approach the province requesting their approval of a credit facility of \$100M to be used only for interim financing of cost shared capital projects.

- **Item # 3: Decision Note dated June 14, 2017 re: Taxes on Animal Services**

Recommendation: That Council approve the addition of HST on applicable programs and services as outlined on attached chart. Date for implementation January 1, 2018 to allow for adequate notice to the public

SJMC2017-07-24/323R

Moved – Councillor J. Galgay; Seconded – Councillor S. Hickman

That the above noted report be adopted as presented.

CARRIED UNANIMOUSLY

**Economic Development, Tourism & Public Engagement Standing Committee
Report – June 29, 2017**

[Link to Report](#)

Council considered the above noted report.

- **Item # 1: Decision Note dated June 21, 2017 re: Welcoming Post-Secondary Students – 2017 Fall Orientation**

Recommendation: Council approved the recommended approach to Orientation 2017.

SJMC2017-07-24/324R

Moved – Councillor B. Tilley; Seconded – Councillor D. Breen

That the above noted report be adopted as presented.

CARRIED UNANIMOUSLY

Special Events Advisory Committee Report – July 21, 2017

[Link to Report](#)

SJMC2017-07-24/325R

Moved – Councillor D. Breen; Seconded – Councillor A. Puddister

That the above noted report be adopted as presented including the recommendations on the following events:

- **George Street Festival - July 31, August 1 & August 2, 2017**

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered, for information, the above noted for the period July 6, 2017 to July 19, 2017.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits for the weeks ending July 24, 2017

SJMC2017-07-24/326R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That the building permits list for the weeks ending July 24, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending July 12, 2017 and July 19, 2017.

SJMC2017-07-24/327R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That the requisitions, payrolls and accounts for the weeks ending June 12, 2017 and July 19, 2017 in the amounts of \$5,650,900.48 and \$2,223,179.08 respectively be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Tender 2017107 – Contract for Kenmount Terrace Community Park

Council considered the above noted tender.

SJMC2017-07-24/328R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That Council award this tender to the lowest bidders meeting specifications Bird Construction Group \$9,692,200.00, as per the Public Tendering Act. Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Tender 2017130 - Supply & Delivery of One (1) Street Sweeper

Council considered the above noted tender.

SJMC2017-07-24/329R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That Council award this tender to the lowest bidder meeting specifications Cubex Ltd \$287,190.65, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Tender 2017131 – Supply and Delivery of Gas Collection Piping (RHB)

Council considered the above noted tender.

SJMC2017-07-24/330R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That Council award this tender to the lowest bidders meeting specifications The Engineered Pipe Group (EPG) \$401,974.04, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Tender 2017137 – Household Appliances

Council considered the above noted tender.

SJMC2017-07-24/331R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor B. Tilley

That Council award this tender to the lowest bidder meeting specifications Atlantic Home Furnishing Ltd \$280,094.00, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Deputy Mayor Ellsworth

Asked the Deputy Manager of Public Works if the intent of the new Street Sweeper was to replace older equipment. He then requested that all equipment be looked at as we're half way through the summer season and there are still roads left to be swept. This is to be referred to the next Public Works meeting.

OTHER BUSINESS

E-Poll Ratification – 181 Hamilton Avenue

Council considered the above noted.

SJMC2017-07-24/332R

Moved – Councillor J. Galgay; Seconded – Councillor A. Puddister

Council approved the expenditure of \$21,000 plus HST to remove the retaining wall, conditional on conclusion of a development agreement with the proponent of 181 Hamilton Avenue that is satisfactory to City staff.

CARRIED UNANIMOUSLY

Councillor J. Galgay

Asked the Deputy Manager of Planning, Engineering and Regulatory Services to come back to council with a timeline of when the retaining wall will be removed and replaced to ensure that this is built in a timely fashion

Decision Note dated July 7, 2017 re: Demolition of Dwelling – 46 Hussey Drive

Council considered the above noted tender.

SJMC2017-07-24/333R

Moved – Councillor D. Breen; Seconded – Deputy Mayor R. Ellsworth

Council granted the Demolition Order of 46 Hussey Drive as the dwelling is in a state of disrepair and unfit for habitation.

CARRIED UNANIMOUSLY

Decision Note dated July 5, 2017 re: Paul Reynolds Community Centre Playground Naming

Council considered the above Decision Note.

SJMC2017-07-24/334R

Moved – Deputy Mayor R. Ellsworth; Seconded – Councillor D. Breen

Council agreed that the proposed new playground at the Paul Reynolds Community Centre be named the “Paul J. Johnson Playground”; and that an official event be held upon its completion

CARRIED UNANIMOUSLY

Decision Note dated July 17, 2017 re: Corporate Telephone System VOIP

Council considered the above noted Decision Note.

SJMC2017-07-24/335R

Moved – Councillor T. Hann; Seconded – Councillor A. Puddister

Council agreed that a contract to provide equipment, software and professional services for the replacement of the City’s corporate telephone system to Voice Over Internet Protocol (VOIP) technology be awarded to OnX Enterprise Solutions Ltd. in the amount of \$529,487.68 CDN (plus HST)

CARRIED UNANIMOUSLY

Councillor S. O’Leary

Asked that at the next Community Services meeting look at documentation regarding service dog. Councillor O’Leary has received questions from a citizen who is concerned that the documentation she has isn’t sufficient enough and therefore the citizen could be declined service from public restaurants and other businesses.

Councillor J. Galgay

Has received a request asking to implement parking by permit only from 48-54 Rennie’s Mill Road and asked that this request be brought to the next Police and Traffic Committee Meeting.

Councillor J. Galgay also asked that letters be tabled to show that this council has been advocating strongly to come up with a solution to the issue of motorcycle noise.

Councillor A. Puddister

Received a request from Robert Thorne to fly the Pink, White & Green Newfoundland Flag on a permanent basis as it has great historical importance and asked that the request be referred to the Finance and Administration Committee for consideration.

Deputy Mayor R. Ellsworth

Requested that Public Works and Planning staff look at what land, within the watershed, is crown land and then make a formal request to the province to turn the ownership of the property to the City of St. John's.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:37 p.m.

MAYOR

CITY CLERK

REPORTS/RECOMMENDATION

Development Committee

July 18, 2017 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

- 1. Demo/Rebuild for Single Detached Dwelling
DEV1700125
75 Battery Road**

It is recommended by the Development Committee that Council approve the application for demolition and rebuild at 75 Battery Road.

- 2. Crown Land Lease for Powerline Easement
CRW1700019
2580 Trans-Canada Highway**

It is recommended by the Development Committee that Council approve the Crown Land Lease referral.

- 3. Request for Approval-in-Principle for 26 Lot Subdivision – End of
Everard Avenue & Kieley Drive
SUB1700012**

It is recommended by the Development Committee that Council grant Approval-in-Principle subject to the following conditions:

- 1. Compliance with the requirements of the Planning, Engineering & Regulatory Services Divisions.
- 2. The required Building Permits must be obtained from the City prior to the commencement of any development.
- 3. Payment of all applicable fees and assessments.

- 4. Proposed Accessory Building in the Open Space (O) Zone
INT1700085
14 Lake View Avenue**

It is recommended by the Development Committee that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations.

**5. Crown Land Lease for Agriculture to produce Apiary & Fruit
PER#CRW1700017
4700 Trans-Canada Highway**

It is recommended by the Development Committee that Council reject the Crown Land Lease as farming within protected watersheds pose a significant source of nutrients in the environment. An overabundance of nutrients can cause impairment of water quality and could compromise the surface water source that has been identified as a potential future drinking water supply for the Regional Water System.

**6. SUB1700018
Request for 5% Variance on Lot Frontage
162-166 Main Road (front of 13 Viguer's Road)**

It is recommended by the Development Committee that Council approve the 5% lot frontage variance.

**Jason Sinyard
Deputy City Manager – Planning, Engineering & Regulatory Services
Chairperson**

DECISION/DIRECTION NOTE

Title: Demo/Rebuild for Single Detached Dwelling
DEV1700125
75 Battery Road

Date Prepared: July 18, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for a demolition & rebuild of a single detached dwelling.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct a single detached dwelling with a floor area of 68.6 square meters to be located in the same location. The existing dwelling is 62 square meters and therefore, an increase of 10.7% horizontally is being requested.

The property is situated in the Residential Battery (RB) Zone as well as located within the Battery Development Guideline Study Area. A single detached dwelling is a Permitted Use in the RB Zone.

The application has been reviewed by staff using the criteria of the Overlay District. The Footprint and Height Control Overlay identifies the existing dwelling as having the ability to a vertical expansion of one additional storey but a horizontal expansion is not permitted. However, it is also stated that if an owner wishes to expand or build in excess of the Overlay, they must demonstrate through a Land Use Assessment Report (LUAR) that it is an acceptable development.

Staff have completed a LUAR in the form of photographs and site inspection. The abutting property owner has been notified and will not be impacted by the development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Abutting property owner.
3. Alignment with Strategic Directions/Adopted Plans:
Battery Development Guideline Study
4. Legal or Policy Implications:
Section 7.28 of the St. John's Development Regulations

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a dome or a similar architectural element.

5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approved the application for demolition and rebuild at 75 Batter Road.


Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature:  _____

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature:  _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Crown land Lease for Powerline Easement
CRW1700019
2580 Trans-Canada Highway

Date Prepared: July 18, 2017 (Date of next meeting: July 24, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land License for 0.06 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Municipal Affairs and Environment has referred an application requesting a lease for a parcel of land comprising of an area of 0.06 hectares which is located in the Open Space Reserve (OR) Zone. The proposed use of the land is a Newfoundland Powerline Easement.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna.

Recommendation:

It is recommended that the Crown Land Lease referral be approved.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Request for Approval-in-Principle for 26 Lot Subdivision – End of Everard Avenue & Kieley Drive – SUB1700012

Date Prepared: July 17, 2017 (Date of Next Meeting: July 24, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek Approval-in-Principle from Council for a 26 Lot Subdivision at the end of Everard Avenue and Kieley Drive.

Discussion – Background and Current Status:

An application has been submitted requesting Approval in Principle to develop a new residential Subdivision of 26 lots located at the end of Everard Avenue and Kieley Drive. The proposed lots will meet the R1 Zoning requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications: Not Applicable
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

It is the recommendation that this application be granted Approved in Principle subject to the following conditions:

1. Compliance with the requirements of the Planning, Engineering & Regulatory Services Divisions.
2. The required Building Permits must be obtained from the City prior to the commencement of any development.
3. Payment of all applicable fees and assessments.

Prepared by/Date/Signature:

Andrea Roberts, Development Officer

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

AAR/dlm

Attachments: Not Applicable.

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Open Space (O) Zone
INT1700085
14 Lake View Avenue

Date Prepared: July 18, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 20' by 22' Accessory Building located in the Open Space (O) Zone

Discussion – Background and Current Status:

An application was submitted to construct a 20' by 22' Accessory Building at 14 Lake View Avenue. The property is situated in the Open Space (O) Zone where Accessory Building is not a permitted use, but as per Section 8.3.7 of the Development Regulations, Council shall have the discretionary power to allow Accessory Building. The intent of the Accessory Building will be used for personal use complimentary to the existing Residential Dwelling

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.3.7 of the Development Regulations provides that Council shall have the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of these Regulations.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.

ST. JOHN'S

9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations.

Prepared by - Date/Signature:

Ashley Murray, Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agriculture to produce Apiary & Fruit
PER# CRW1700017
4700 Trans-Canada Highway

Date Prepared: July 13, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To reject the Crown Land Lease as a parcel of land that is located within the Thomas Pond Watershed.

Discussion – Background and Current Status:

The location of the proposed Crown Land Lease is within the Thomas Pond Protected Watershed. The surface water source within this boundary has been identified as a potential future drinking water supply for the Regional Water System. A Regional Drinking Water Study is currently being conducted to project population growth and future water usage demands throughout the Regional Municipalities.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Residents of the City of St. John's
3. Alignment with Strategic Directions/Adopted Plans:
Regional Drinking Water Study
4. Legal or Policy Implications:
Section 10.46 of the St. John's Development Regulations
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

The logo for the City of St. John's, featuring the text "ST. JOHN'S" in a bold, serif font. The letter "O" is replaced by a stylized graphic of a signal tower or antenna.

Recommendation:

It is recommended that the Crown Land Lease be rejected as farming within protected watersheds pose a significant source of nutrients in the environment. An overabundance of nutrients can cause impairment of water quality and could compromise the surface water source that has been identified as a potential future drinking water supply for the Regional Water System.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: SUB1700018
Request for 5% Variance on Lot Frontage
162-166 Main Road (front of 13 Viguer's Road)

Date Prepared: July 14, 2017 (Date of next meeting: July 17, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 5% variance on the lot frontage to accommodate the creation of a new building lot.

Discussion – Background and Current Status:

An application was submitted to subdivide the lot located at 13 Viguer's Road. The property is situated in the Rural Residential Infill (RRI) Zone where the Minimum frontage required is 30 metres. The proposed frontage for the newly created lot will be 28.5 metres, which will require a 5% variance. The lot will front on Main Road.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
3. Abutting property owners of 13 Viguer's Road
Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered.
5. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the Regulations.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.

ST. JOHN'S

8. Information Technology Implications: Not Applicable.

9. Other Implications: Not Applicable.

Recommendation:

It is recommended that council approve the 5% lot frontage variance.

Prepared by/Date/Signature:

Andrea Roberts – Development Officer

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: _____

AAR/dlm

Attachments: Not Applicable.

REPORT

PLANNING & DEVELOPMENT COMMITTEE MEETING

July 18, 2017 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

Present: Councillor A. Puddister (Chair)
Deputy Mayor R. Ellsworth
Councillor B. Tilley
Councillor S. O’Leary
Councillor D. Breen
Kevin Breen, City Manager
Jason Sinyard, Acting Deputy City Manager of Planning, Engineering & Regulatory Services
Brendan O’Connell, Director of Engineering
Ken O’Brien, Chief Municipal Planner
Dave Wadden, Manager – Development Engineering
Brian Head, Manager – Parks & Open Spaces
Kathy Driscoll, Legislative Assistant

Others: Samantha Long - allnewfoundlandandlabrador.com
Ben Young, Southwest Properties
Emily Campbell, Fougere Menchenton Architects
Ron Fougere, Fougere Menchenton Architects
Chris Newman, R. V. Anderson Associates Limited
Chris Samson, Lat49 Architects Inc.
Greg Martin, Lat49 Architects Inc.
Mathew Mills, Mills & Wright Landscape Architecture
Paul Boundridge, Planning Consultant
Gerry Kirby Kirby Group of Companies
Ryan Kirby, Kirby Group of Companies

REPORT

1. **22 St. Joseph’s Lane rezoning (Ward - 2) - Mr. Ben Young of Southwest Properties and Ms. Emily Campbell of Fougere Menchenton Architects**

Ms. Emily Campbell of Fougere Menchenton Architects spoke to above noted and provided an overview of the proposed project advising it supported the Municipal Plan and was consistent with the character of the neighbourhood.

The question was raised regarding parking relief clarification in the Apartment Zone. The Chief Municipal Planner advised presently you cannot apply parking relief to Apartment Zones because of the way the Zone is written. There will be an amendment to the Development Regulations as it pertains to the A2 Zone which will address parking relief on a case by case basis.

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

The Committee recommends Council rezone 22 St. Joseph’s Lane from the Residential High Density (R3) Zone to Apartment Medium Density (A2) Zone and to approved the draft Terms of Reference. Upon submission of a satisfactory Land Use Assessment Report, the application will be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner’s Hearing will be required at a later date.

Further, that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John’s Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

2. 220 Waterford Bridge Road – LUAR for 4-storey Sisters of Mercy seniors’ home (Ward 3)

Mr. Chris Samson of Lat49 Architects Inc. spoke to the above noted and provided an overview of the proposed project and referenced rendered drawings. Given there were water issue concerns with an on-site pond, the Committee suggested, as with standard practice, the issue be referred to the Environmental Advisory Committee for review and consideration with the intent to schedule a meeting promptly.

Moved – Councillor Tilley; Seconded – Councillor O’Leary

The Committee recommends Council refer the application to the City’s Environmental Advisory Committee (EAC), in line with the terms of reference of the EAC and Section 4.1.2 of the St. John’s Development Regulations.

CARRIED UNANIMOUSLY

3. 11 L’anse aux Meadow Crescent rezoning – proposed personal care home (Ward 3) – Mr. Paul Boundridge, Planning Consultant

Mr. Paul Boundridge spoke to the above noted and provided an overview of the proposed project stating it was being well received by the neighbourhood.

Moved – Deputy Mayor Ellsworth; Seconded Councillor Breen

The Committee recommends Council consider rezoning 11 L'anse aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone. Staff recommended that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

Councillor Art Puddister
Chairperson

DECISION/DIRECTION NOTE

Title: Application to rezone land to the Apartment Medium Density (A2) Zone
REZ1700002
22 St. Joseph's Lane
Applicant: Fougere Menchenton Architecture Inc.

Date Prepared: July 7, 2017

Report To: Chair and Members, Planning & Development Committee

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

Ward: 2

Decision/Direction Required:

To consider a rezoning application for 22 St. Joseph's Lane to the Apartment Medium Density (A2) Zone, to allow expansion of the existing Apartment Building for the development of an additional 14 Dwelling Units. An amendment to the St. John's Municipal Plan would be required.

Discussion – Background and Current Status:

The City has received an application from Fougere Menchenton Architecture Inc. on behalf of Premier Executive Suites – Atlantic Limited, to rezone 22 St. Joseph's Lane (former St. Joseph's Junior High School) from the Residential High Density (R3) Zone to the Apartment Medium Density (A2) Zone. The proposed rezoning would allow the expansion of the existing (34-unit) Apartment Building for an additional 14 Dwelling Units.

Properties in this area are designated Residential Medium Density (RMD) and zoned Residential High Density (R3), with the exception of the St. Joseph's Convent, which is designated and zoned Institutional (INST). The Residential Medium Density (RMD) District, under the St. John's Municipal Plan, applies to areas that can accommodate a variety of housing types ranging from semi-detached and duplex dwellings to rowhousing and walk-up apartments. Zones which allow higher density residential uses like the A2 Zone, can be considered subject to a Land Use Assessment Report (LUAR). A Terms of Reference for the LUAR would need to be approved by Council.

The subject property falls within Planning Area 2 – East End, Battery, Quidi Vidi Village (Sub-Area 2 Quidi Vidi Road) under the St. John's Municipal Plan. Objectives for Planning Area 2 are identified in the Local Area Plan, and include: preserve and enhance landmarks, heritage buildings, historic landscapes, natural features and recreational facilities; views of Signal Hill and Quidi Vidi Lake; and residential neighbourhoods. Policy for lands specifically within Sub-Area 2 state that only rowhouses, single-detached and semi-detached dwellings may be approved.

ST. JOHN'S

The Local Area Plan for Planning Area 2 was completed in the 1980's when both the school and church were in operation. Since that time, the school has been converted into the existing Apartment Building, and St. Joseph's Church (40 Quidi Vidi Road) has been converted into a condominium. The proposed expansion meets the local context as it has been designed to appear like a two storey "rowhouse" and is a residential use. The proposed building extends towards the street, filling a hole in the streetscape along Signal Hill Road. The building is located in a neighbourhood where most dwellings have a minimal setback from the street line, and an average building height of 2 – 3 storeys. Based on the current policy for Planning Area 2, a rezoning to the A2 Zone to allow an Apartment Building would conflict with existing policy, therefore Council would have to amend the Municipal Plan by altering the Local Area Plan for Planning Area 2.

There have been several applications for this site dating back to 2008, all of which have been rejected due to the increased density for the local neighbourhood, subject to the existing policies of the current Municipal Plan and Local Area Plan for Planning Area 2. During consultations for the new Municipal Plan, the public identified "their desire for a city of healthy, walkable neighbourhoods with access to neighbourhood services. There was also recognition that a greater mix of uses and higher density of residential development were required to support such development". Although the new Municipal Plan has yet to be adopted, it has been supported by Council, and its policies endorsed by the public. The proposed expansion of the existing building meets the intent several of Envisions new policies.

The subject property is within Heritage Area 3 and would be subject to approval by the Built Heritage Experts Panel.

The A2 Zone requires a minimum Building Line of 6m. The proposed location of the Apartment Building extension is located 3m (Building Line) from street. Therefore under Section 8.3.1 of the St. John's Development Regulations, Council would have to establish the Building Line. The reduced Building Line is consistent with other buildings along Signal Hill Road, and provides adequate snow storage for the City's snow clearing operations.

The Apartment Medium Density (A2) Zone requires a minimum Side Yard on Flanking Road of 6m. The proposed Side Yard along Powers Court is only 5.4metres, therefore a 10% variance would be required.

Parking for the A2 Zone requires 1.25 spaces per Dwelling Unit. The proposed development would require 60 spaces for all 48 units (existing and proposed), while only 53 spaces are provided. The applicant is requesting parking relief for 7 parking spaces. Correspondence from the applicant explains that the parking lot(s) are current under-used, and that based on the type of development and central location of the site, does not anticipate any current or future parking needs that exceed what is shown on the submission.

Under the existing Development Regulations, Council's discretionary authority to grant parking relief does not apply to parking requirements contained in Section 10 of the Zone Requirements, and can only be applied to those uses set under Section 9.1.1 General Parking Requirements. Parking requirements for all Apartment Zones are contained within the appropriate Zone under Section 10. Therefore a proposed

text amendment to the Development Regulations is proposed to allow Council to grant parking relief for all Apartment Zones under Section 10.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:
Neighbouring residents and property owners. Parking use at Civic 40 for the proposal may be of concern to surrounding property owners who currently use the site.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City: Increase access to range/type of housing.
4. Legal or Policy Implications:
 - An amendment to Planning Area 2 under the St. John's Municipal Plan would be required as the existing policies do not support an Apartment Building as a permitted type of dwelling;
 - Rezoning to the Apartment Medium Density (A2) Zone is required in order to consider the proposed development;
 - A text amendment to the St. John's Development Regulations to allow Council to consider parking relief for all Apartment Zones;
 - Under Section 8.3.1 of the St. John's Development Regulations, Council would have to establish the Building Line for the proposed expansion at 3m;
 - Approval of a variance for 10% in order to establish the Side Yard on the Flanking Road at 5.4m; and
 - Consider approval of the request for parking relief for 7 spaces, subject to the proposed text amendment.
5. Engagement and Communications Considerations:
Recommended to be advertised with a Public Meeting chaired with a member of Council. A Commissionaire's Hearing will be required at a later stage in the amendment process.
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications: Not applicable

Recommendation:

It is recommended that the application to rezone 22 St. Joseph's Lane from the Residential High Density (R3) Zone to the Apartment Medium Density (A2) Zone be considered and the attached draft Terms of Reference be approved. Upon submission of a satisfactory Land Use Assessment Report, the application

would be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner's Hearing will be required at a later date.

It is also recommended that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John's Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

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:

Zoning Map

Site Plan

Terms of Reference – LUAR

TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY AT 22 ST. JOSEPH'S LANE
TO THE APARTMENT MEDIUM DENSITY (A2) ZONE
FOR EXPANSION OF THE APARTMENT BUILDING (ADDITIONAL 14-UNITS)

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use 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 the proposed building (expansion) and existing building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.

B. Elevation & Building Materials

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

C. Building Height & Location

- Identify graphically the exact location with a site plan:
 - Location of the proposed and existing buildings;
 - Proximity of the building(s) to property lines and identify setbacks;
 - Identify the height of the building(s);
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
 - Identify any rooftop structures.

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 building and 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.
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.

F. Snowclearing/Snow Storage

- Identify proposed method of snow clearing and location of snow storage area(s) on the site.

G. Off-street Parking and Site Access

- 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.
- Identify any parking areas, including vehicular ingress and egress and on-site traffic circulation.

H. Traffic

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

I. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

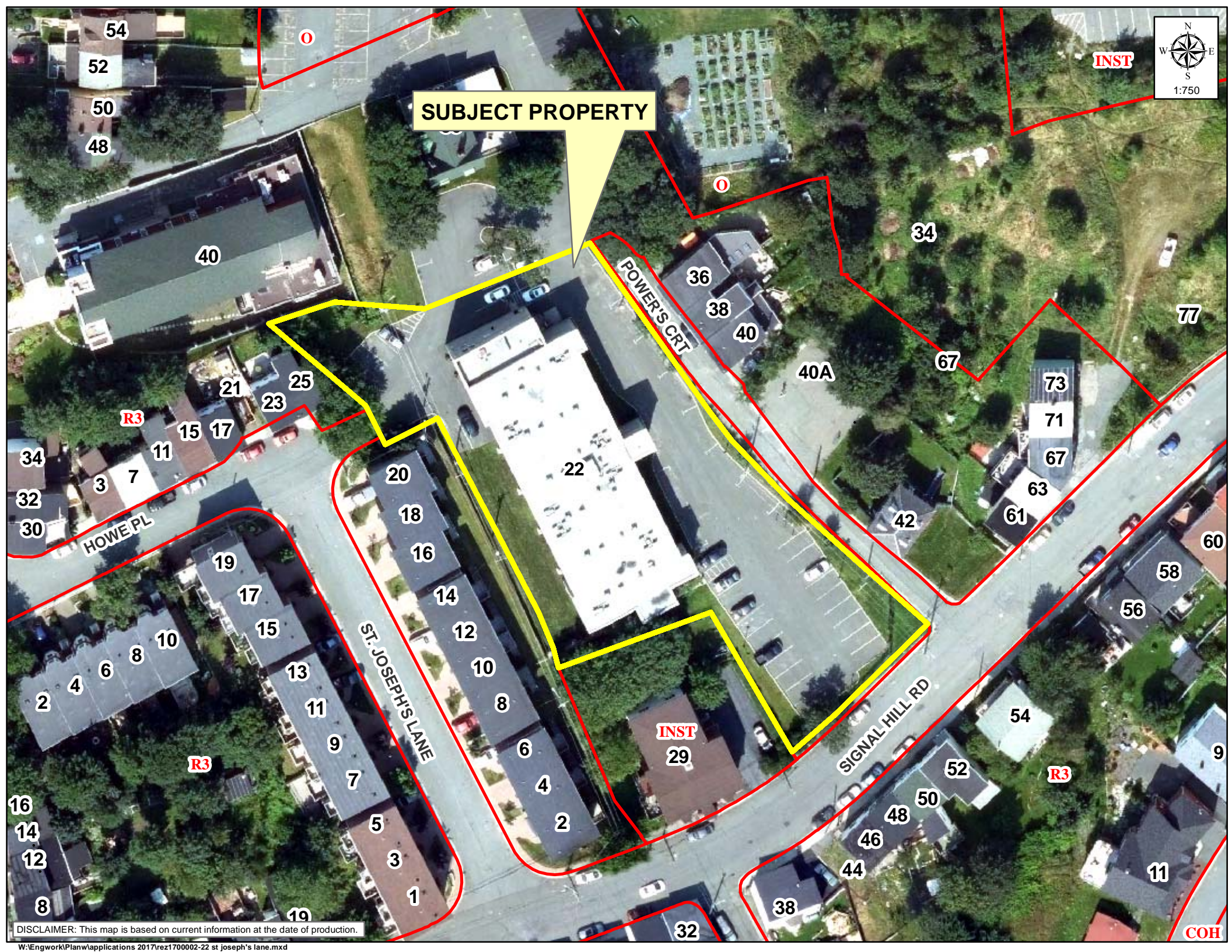
J. Construction Timeframe

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



INST

SUBJECT PROPERTY



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

COH



May 4th, 2017

City Staff within the Department of Planning, Engineering and Regulatory Services
The Planning and Development Standing Committee
City Council
City of St. John's

RE: Rezoning at 22 St. Josephs Lane - Signal Hill Gate Expansion

To Whom it may Concern,

Our firm has been hired to help Premier Suites expand their current operations on St. Joseph's Lane. We have carefully examined both the Municipal Plan and Development regulations, met with city staff and local residents to carefully craft a design that supports the goals of both our client and the City of St. John's. In line with the objectives for Planning Area 2, we have designed the building in a "row house" character that fills in the current parking lot which represents a hole in the built fabric.

See below a further elaboration of the goals that our team is working with the City of St. John's towards.

1. Medium term rentals represent a range of housing options in the area which include owned homes, long term and short term rentals. "The City will re-invest in planning at the neighbourhood planning level... and opportunities to increase the range of housing." (Envision St. John's Draft Municipal Plan, p. 7, July 2014)
2. This proposed addition is within walking distance of downtown. While still fairly low density, this addition helps support neighbourhood commercial services. "New areas... will be planned in a manner that provides services within walking distance... This will be achieved through... provision of a mix of forms of housing at densities that can support neighbourhood commercial services." (Envision St. John's Draft Municipal Plan, p. 8, July 2014) Housing options are also mentioned on p.8, Chapter 4.
3. The proposed building blends seamlessly into the neighbourhood and is designed to be consistent in scale and character of the neighbourhood. "It shall be a policy of Council to recognize and protect established, predominated low density, residential areas and support the retention of housing stock, or moderate intensification, in a form that respects the scale and character of the neighbourhoods" (Envision St. John's Draft Municipal Plan, p. 55, July 2014)
4. In Residential Low Density Zones "Multi-family dwellings in the form of duplexes and semi-detached dwellings may be considered in these neighbourhoods, provided the dwellings are designed so that they resemble the style and scale of surrounding single detached dwellings." (Envision St. John's Draft Municipal Plan, p. 56, July 2014)
5. The proposed development helps support healthy and walkable neighbourhoods. "There was also recognition that a greater mix of uses and higher density of residential development will be required to support this" referring to "healthy, walkable, neighbourhoods with access to neighbourhood services". (Envision St. John's Draft Municipal Plan, p. 7, July 2014)

6. A defining characteristic of this and surrounding neighbourhoods is a consistent street frontage of row housing. Currently, there is a gap in this fabric at the proposed site. The proposed development helps to fill this in and complete the street fabric complementing the character of the area. The Municipal Plan states the goal is to enhance existing neighbourhood character, which has a corresponding policy, "Ensure that infill development complements the existing character of the area." (Envision St. John's Draft Municipal Plan, p. 21, July 2014)

Thank you sincerely for considering this application,

Regards,



Emily Campbell, MArch, BEDS
emily@fougeremenchenton.ca



PREMIERE
SUITES

Life's too big for a hotel room.

April 11, 2017

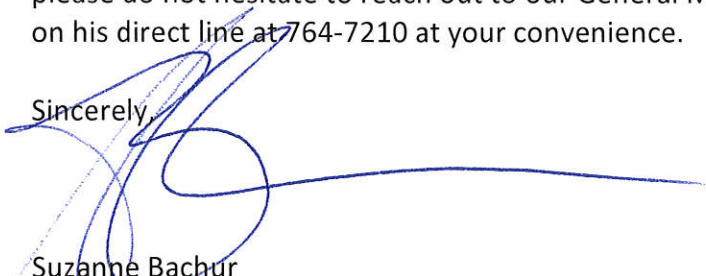
To the Management of the City of St. John's,

This letter is to advise that in relation to our plans for expansion at 22 St. Joseph's Lane, that under the current building use, the parking lot is under-used and the loss of 6-8 parking spaces would not have a foreseeable impact.

We would also confirm that Premiere Suites will at no time and under no circumstances, push snow onto municipal property from either the lot around 22 St. Joseph's Lane or our parking lot located on Powers Court.

If you have any questions or concerns in relation to snow clearing at our present location or how we intend to manage snow clearing in the adjacent lot on Powers Court, please do not hesitate to reach out to our General Manager in St. John's, Matt Girard, on his direct line at 764-7210 at your convenience.

Sincerely,



Suzanne Bachur
President
Premiere Suites Atlantic

concept design

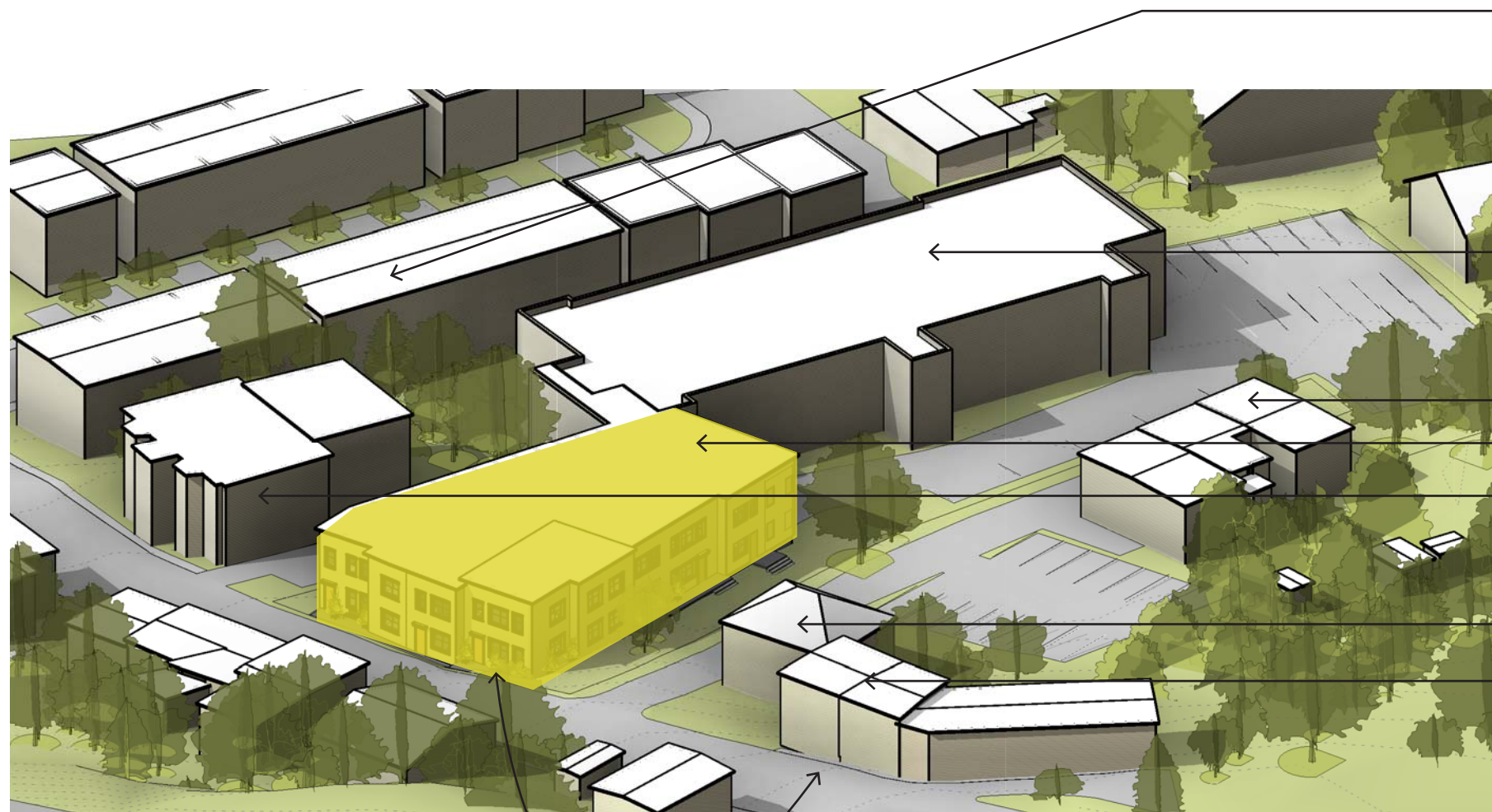


 PREMIERE SUITES  Southwest™
Live. Shop. Work. Play.™

Fougeré — **Menchenton**

ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



Hometel - short term rentals

Premiere Suites - medium term rentals

houses

proposed addition

St. Joseph's Convent

offices - Innovative Development and Design Engineers

houses

similar appearance and scale

massing

The proposed building massing mitigates between the large existing building and the smaller scale surrounding buildings. The addition is carefully scaled to cause minimal shadowing impact on the neighbours, avoid obstructing site lines and fit within the neighbourhood, as a "rowhouse." The neighbourhood is mixed use and includes

many different types of housing including short/medium term stay, convent, apartment and single family homes. The proposed development is helping to complete the street scape and support a vibrant urban core. "...a mix of forms of housing at densities that can support neighbourhood commercial services." (Envision St. John's)



SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
 2017.05.04

site plan

Scale 1:500

The building meets most of the zoning guidelines for an A2 Residential Zone. Variances are requested with respect to building line and side yard on a flanking road. (highlighted in gray) Conditions similar to the variances requested are found throughout the neighbourhood. Attached letter from owner states parking is under used. Parking and vehicular circulation meets City standard dimensions.

	EXISTING	A2 ZONE	PROPOSED
LOT AREA (m ²)	4563	650min	4563
LOT FRONTAGE (m)	86.99	20 min	86.99
LOT COVERAGE (%)	22	50 max	39
FLOOR AREA RATIO	0.66	1.5 max	1.00
DWELLING UNITS	34	51 max	48
DENSITY (m ² /unit)	143	90 min	95
BUILDING HEIGHT (storeys)	2	6 max	2
BUILDING LINE (m)	N/A	6 min	3
SIDE YARD (m)	5.1-7.3	2 min	2
SIDE YARD FLANKING RD (m)	N/A	6 min	5.4-6
PARKING SPACES	43	60	53
LANDSCAPING (%)	21	30 min	30



PREMIERE
SUITES

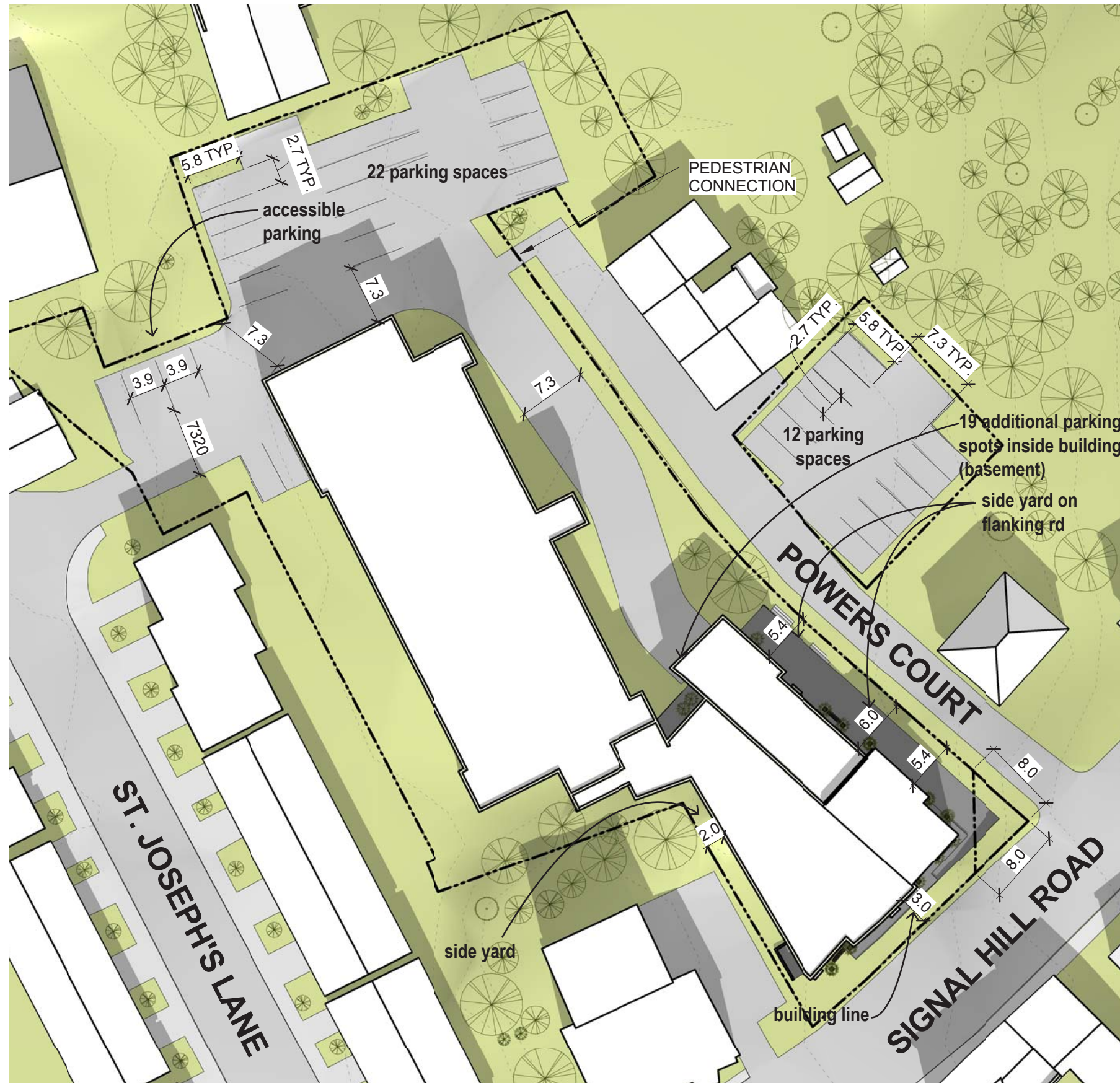


SOUTHWEST
Live. Shop. Work. Play.™

Fougere
Menchenton

ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04





PROPOSED PROJECT

similar "rowhouse" appearance and scale

appearance

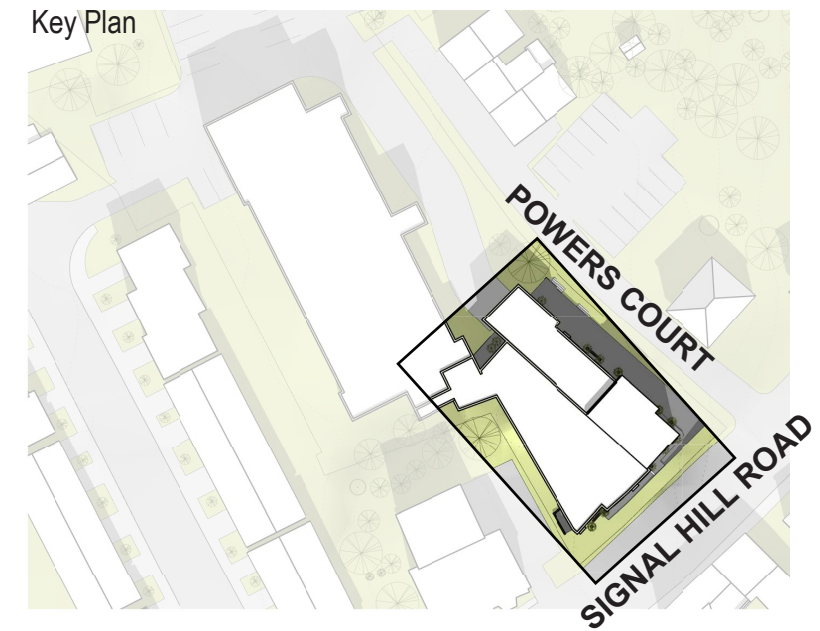
The design draws from the existing neighbourhood and develops an integrated appearance. The larger building's scale is broken down by an articulated facade, with two roof heights. This and other modest design strategies, such as colour, give the building a smaller appearance to help it blend into the neighbourhood. The parking is placed below grade.



ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES

2017.05.04



Proposed Additional Units:
 6 Double (2 bedroom)
 6 Single (1 bedroom)
 2 Bachelor (studio)
14 Total

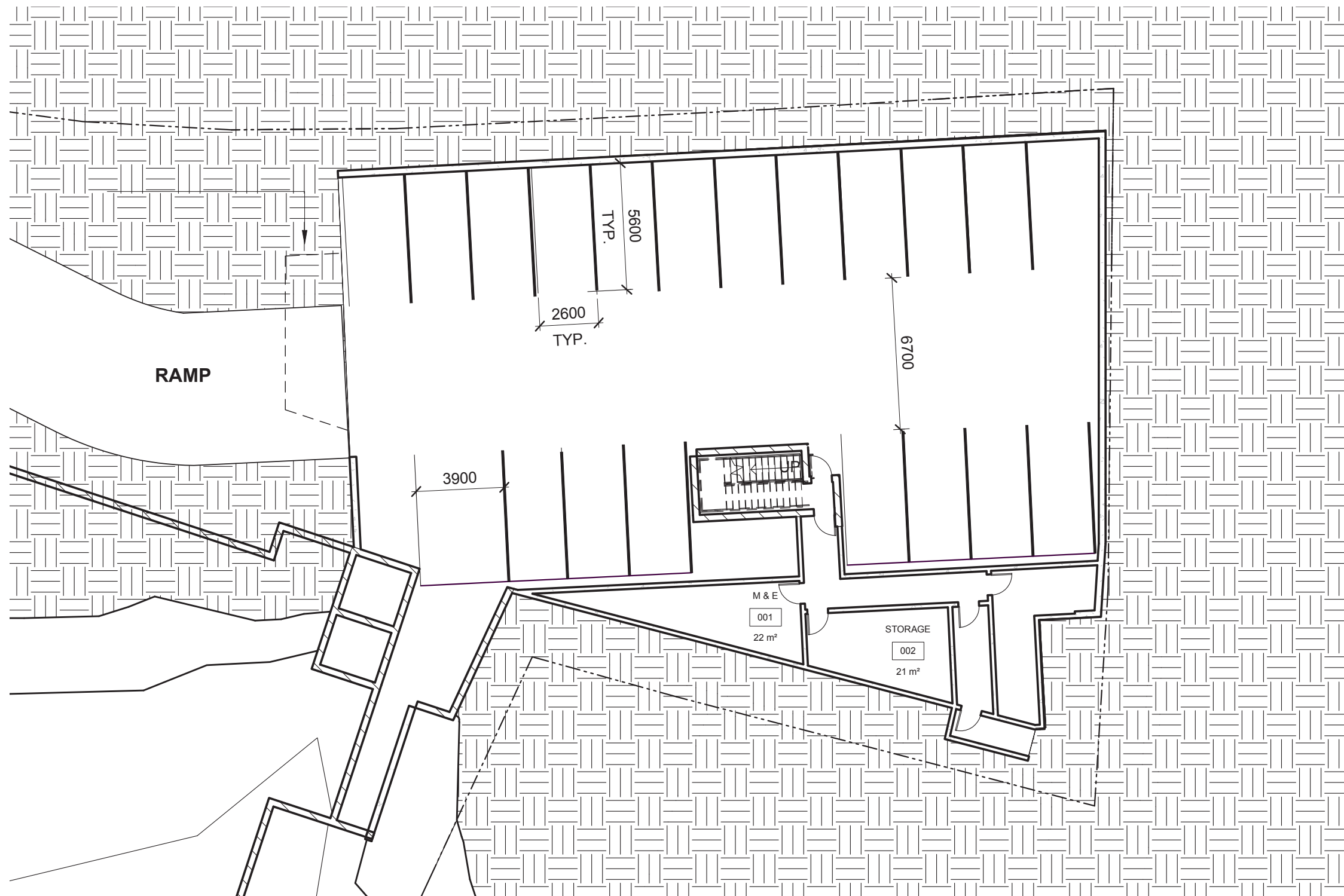
typical floor plan

Scale 1:200



ARCHITECTURE

SIGNAL HILL GATE EXPANSION
 SOUTHWEST PROPERTIES
 2017.05.04



underground parking

Scale 1:200
19 parking spaces



ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



precedents

In addition to drawing inspiration from the vernacular downtown housing in St. John's, we looked to other cities that have fairly dense low-rise development and found that articulation of the building facade and planting helped to reduce the overall scale of the building creating a pleasant urban environment, blending with the row house type of

building prevalent in this area.



SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04

DECISION/DIRECTION NOTE

Title: PER DEV1700116
The Residence at Littledale
Proposed Four Storey Assisted and Independent Living Facility; and
Terms of Reference for a Land Use Assessment Report (LUAR)
220 Waterford Bridge Road

Date Prepared: June 15, 2017

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister – Development Committee

Ward: 3

Decision/Direction Required:

To seek adoption by Council of the Terms of Reference for a Land Use Assessment Report (LUAR) of the above noted development.

Discussion – Background and Current Status:

The subject property was once part of the Littledale, Sisters of Mercy complex and is located at the rear of the property located at 220 Waterford Bridge Road. A portion of the property was rezoned to the Commercial Office Hotel (COH) Zone and buildings on the property were converted to office space (The Tower Corporate Campus). The remaining property is situated in the Intuitional (INST) Zone.

The applicant has applied to construct a four storey building consisting of 124 units for assisted and independent living. The application conforms to the yard requirements of the INST Zone. However, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject Council's requirement of a LUAR. This matter was reviewed by the City's Development Committee on June 13, 2017.

Key Considerations/Implications:

1. Budget/Financial Implications:
Cost to advertise the application and Land Use Assessment Report (LUAR).
2. Partners or Other Stakeholders:
Property owner and nearby owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

ST. JOHN'S

4. Legal or Policy Implications:
Conforms to the St. John's Development Regulations yard requirements. Additional height subject to Section 10.32.3 (e) of the St. John's Development Regulations.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications- Not applicable.
7. Procurement Implications- Not applicable.
8. Information Technology Implications- Not applicable.
9. Other Implications- Not applicable.

Recommendation:

It is recommended that Council set a Terms of Reference for a Land Use Assessment Report (LUAR) in line with the Section 10.32.3 (e) of the St. John's Development Regulations. A draft Terms of Reference is attached for your review.

If accepted by Council, the draft Terms of Reference should then be advertised as per Section 5.5 of the St. John's Development Regulations.

Prepared by/Signature:

Gerard Doran, C.E.T.-Development Supervisor

Signature: _____

Approved by/Date/Signature:

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

Signature:  _____

Attachments:

Location map
Draft Terms of Reference

Terms of Reference
Land Use Assessment Report (LUAR)
Application to Development at 220 Waterford Bridge Road
Institutional (INST) Zone
Applicant: LAT49 Architecture Inc.

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 these terms of reference, and the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Size, Height and Location

- Identify graphically the location and height of the proposed building.
- Identify how the building's style and scale fits into the developed property, The Tower at Corporate Campus with the look and feel of an institutional building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the view of the proposed building from the residential dwellings at Blue River Place.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios or balconies and exterior lights.

B. Building Materials

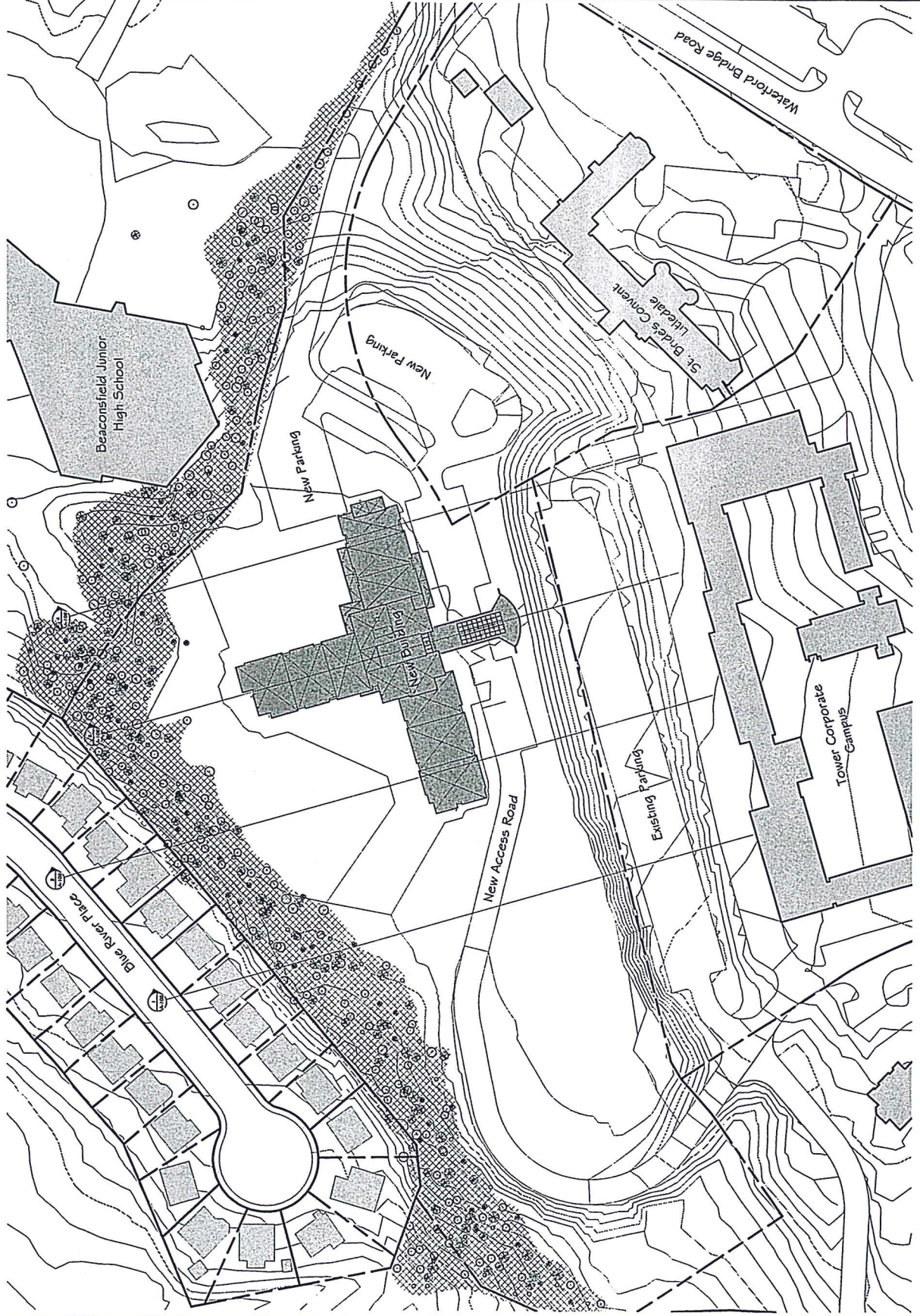
- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

C. Off-street Parking

Identify the location of the driveway and off-street parking spaces.

D. Municipal Water and Sewer Services and Stormwater Detention

Identify the method to manage storm water run-off from the site by the design of a storm detention system on the property.



LAT 40
 LAND DEVELOPMENT INC.
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.lat40.com

CORE
 COMMERCIAL DESIGN
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.corecommercial.com

PIRATO
 ENGINEERING LTD.
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.pirato.com

arva
 ARCHITECTURE
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.arva.com

MILLS & WRIGHT
 ARCHITECTURE
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.millsandwright.com

A DAY IN LIFE
 FOODSERVICE DEVELOPMENT
 1000 W. 10th St.
 Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 521-1111
 Fax: (405) 521-1112
 Website: www.adayinlife.com

Jendore Limited
 240 Waterford Bridge Road
 St. John's, N.L.

The Residence at Littledale
 240 Waterford Bridge Road
 St. John's, N.L.

Site Plan
 Scale: 1:500
 Date: May 2017
 Drawn by: C. Martin
 Checked by: C. Martin
 Job Number: 151422

A-101

DECISION/DIRECTION NOTE

Title: Application to Rezone Land from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone for a Personal Care Home
REZ1700012
11 L'Anse Aux Meadows Crescent
Applicant: 10225185 Canada Inc.

Date Prepared: July 4, 2017

Report To: Chair and Members, Planning & Development Committee

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

Ward: 3

Decision/Direction Required:

To consider a rezoning application for land at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone and a text amendment to allow the development of a Personal Care Home.

Discussion – Background and Current Status:

The City received an application to rezone 11 L'Anse Aux Meadows Crescent to the Apartment Low Density (A1) Zone for the development of a Personal Care Home. The proposed three storey building would be occupied by 100 residents, is comprised of individual residential units, a large common area, communal dining room and common areas. Level 1 and Level 2 care (based on Provincial standards) will be available, however, fulltime medical care is not provided. A future Phase 2 may be considered on the property, but there are no specific plans at this time.

The subject property is located in Planning Area 4 (Mundy Pond) and has an area of 1.425 hectares (3.5 acres) with frontage along L'Anse Aux Meadows Crescent. Columbus Drive abuts the property to the south, with an approximate 20 metre buffer separating the property from the arterial road. This is zoned Open Space (O). The property is currently undeveloped, while surrounding development ranging from semi-detached dwellings and townhouses to the north along Blackmarsh Road (Newfoundland and Labrador Housing Corporation) along with a commercial property on the corner. To the west are several (three storey) apartment buildings that are zoned Apartment Low Density (A1), while on the opposite side of L'Anse Aux Meadows Crescent are a number of townhouses that are in the Residential Medium Density (R2) Zone.

11 L'Anse Aux Meadows Crescent is in the Residential High Density (RHD) Land Use District, which permits zones for medium density residential uses. A Municipal Plan amendment would not be required for this development. The property is currently zoned Commercial Office (CO), which does not allow Personal Care Homes. Under the current Development Regulations, Personal Care Homes are considered as a Discretionary Use in the Residential Mixed-Use, Agriculture, and Rural Zones, while the Institutional Zone allow various forms of care homes under different definitions.

Due to a rapidly aging population and the importance of “ageing in place”, Personal Care Homes are a needed form of housing which provides an alternative housing option for a specific demographic. During review of the new Development Regulations, it was identified that Personal Care Homes should be added to the city’s various Apartment Zones, as a way to incorporate the Use into higher density residential neighbourhoods, based on the typical size and nature of these proposals. Therefore a text amendment would be required to add Personal Care Home as a permitted use to the Apartment Zones, and to rezone 11 L'Anse Aux Meadows Crescent to the A1 Zone, which would permit the proposed height and scale of the proposed building.

Based on the current parking standards for a Personal Care Home, 1 parking space is required for every 20 square meters of Floor Area, which would require 157 spaces. The applicant is proposing that 117 spaces be provided, which is 40 less spaces than required. The applicant feels the current parking requirements are excessive as most seniors residing in a Personal Care Homes do not own vehicles, and parking spaces are costly which impedes affordability of the project. They feel that the parking spaces also take away usable green space and contribute to increased stormwater runoff from the site. The City’s Manager of Transportation Engineering has reviewed the proposed parking and has agreed that the amount of parking proposed for the site is more than adequate. Subject to Section 9.1.2 Council may relieve an applicant of all or part of the parking required, therefore parking relief could be granted for 40 spaces.

Municipal water and storm sewer mains are available to service the property. Stormwater detention is required for the proposed development. At this time, the City cannot confirm that there is a sanitary sewer main in the area of this proposed development and are working to assess existing conditions. Prior to rezoning approval, the developer must confirm the intended point of connection of the sanitary sewer service to the City system. If a sewer main is unavailable, it is the developer’s responsibility and cost to extend the system in order to service the site. Prior to any development approval the developer will be required to submit detailed engineering plans for review and approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
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: Not Applicable.
5. Engagement and Communications Considerations:
Recommended to be advertised for a Public Meeting chaired by a member of Council.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.

9. Other Implications:

- Parking relief for 40 spaces would need to be considered.
- Prior to rezoning approval, the developer must confirm the point of connection of the sanitary sewer service to the City system. If a sewer main is unavailable, it is the developer's responsibility and cost to extend the system in order to service the site.

Recommendation:

It is recommended that the rezoning application for 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone be considered. Staff recommend that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

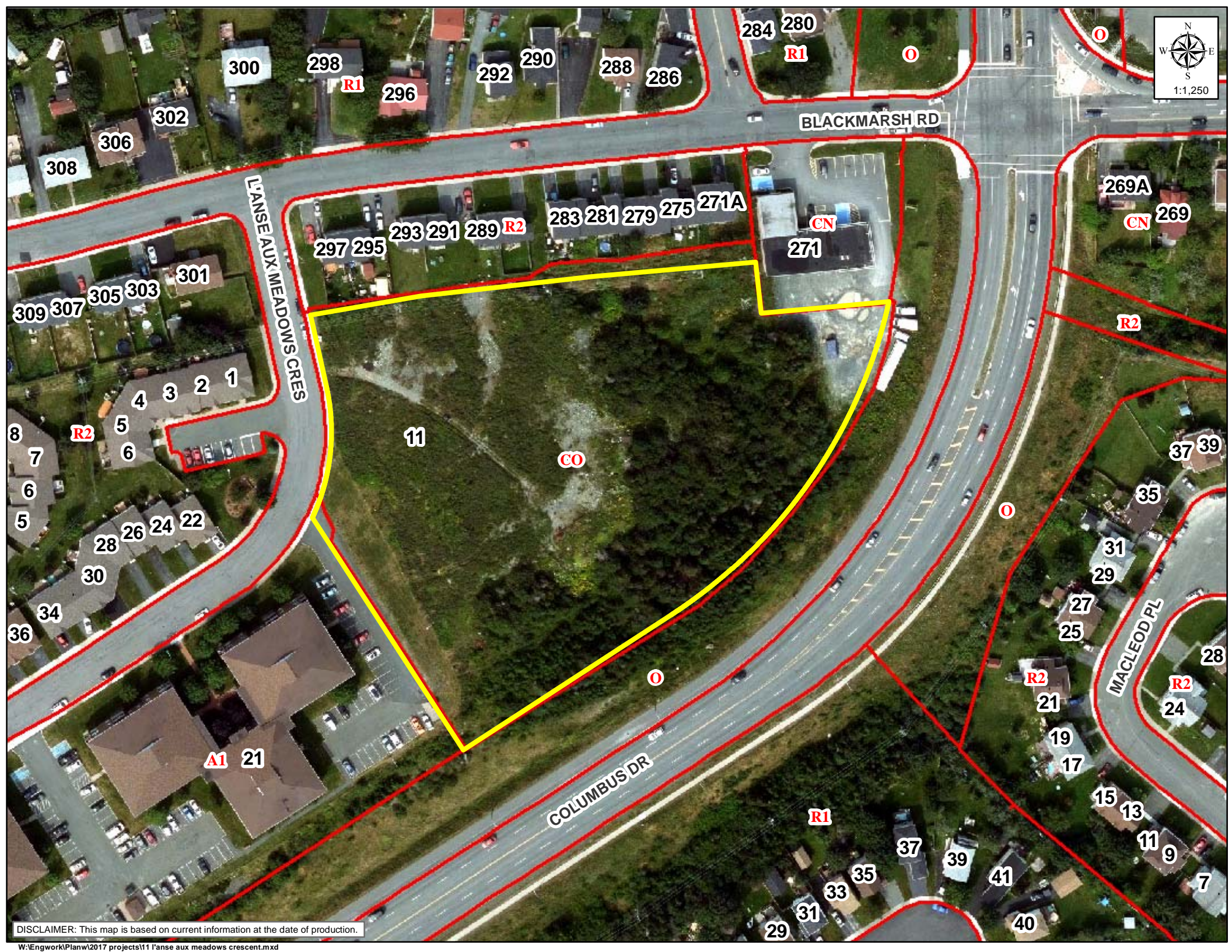
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

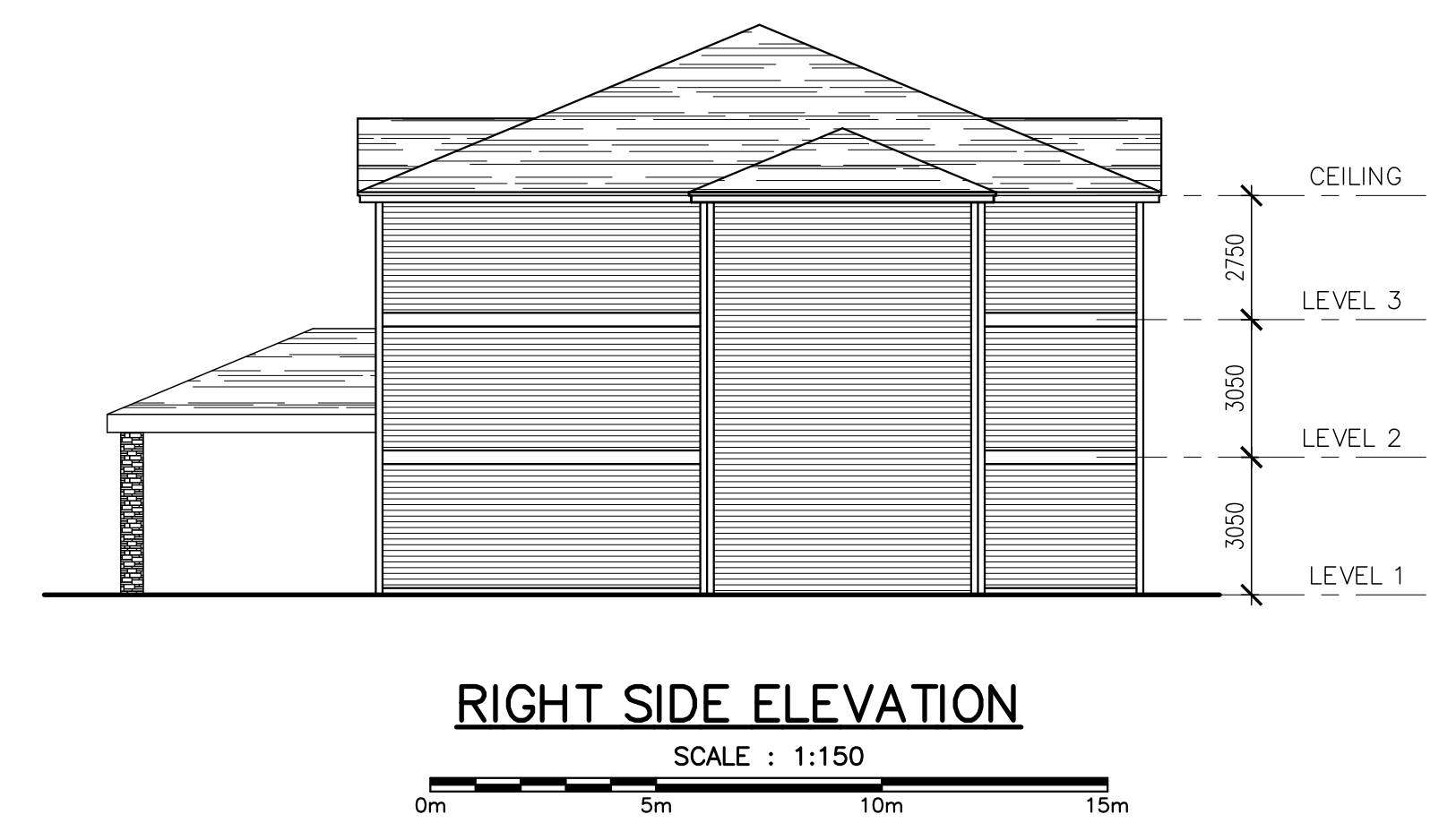
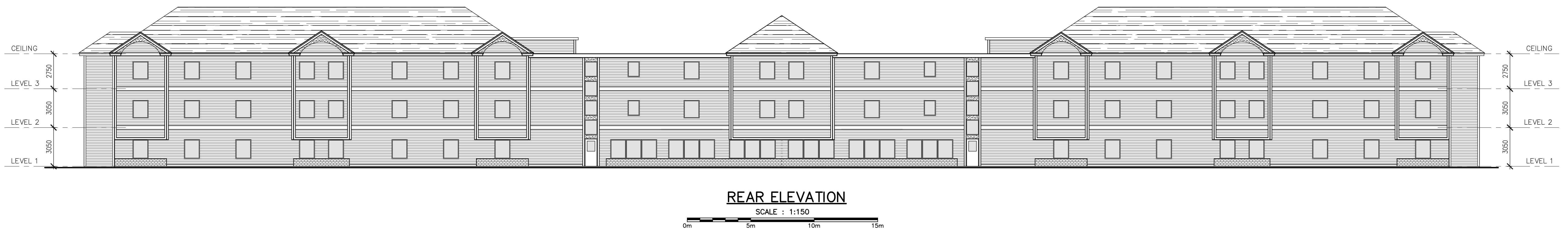
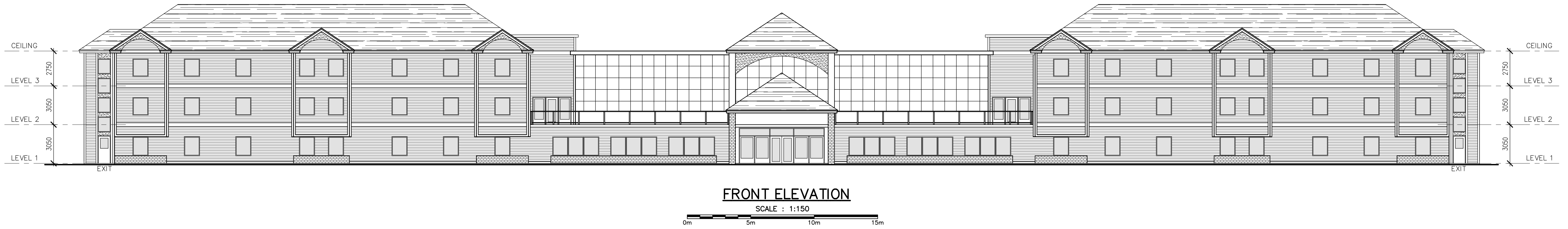
Zoning Map
Site Plan
Elevations



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

W:\Engwork\Planw\2017 projects\11 l'anse aux meadows crescent.mxd

NOTES



A
B

A-DETAIL NUMBER
B-DETAIL SHEET

CONSULTANTS
 RJC SERVICES
 ST. JOHN'S NL. T: 685-7979
 BPDS INC.
 ST. JOHN'S NL.


PROJECT
 11 L'ANSE AUX MEADOWS
 CRESCENT ST. JOHN'S
 PROPOSED PERSONAL CARE
 HOME/RETIREMENT RESIDENCE
 CLIENT
 10225185 CANADA INC.

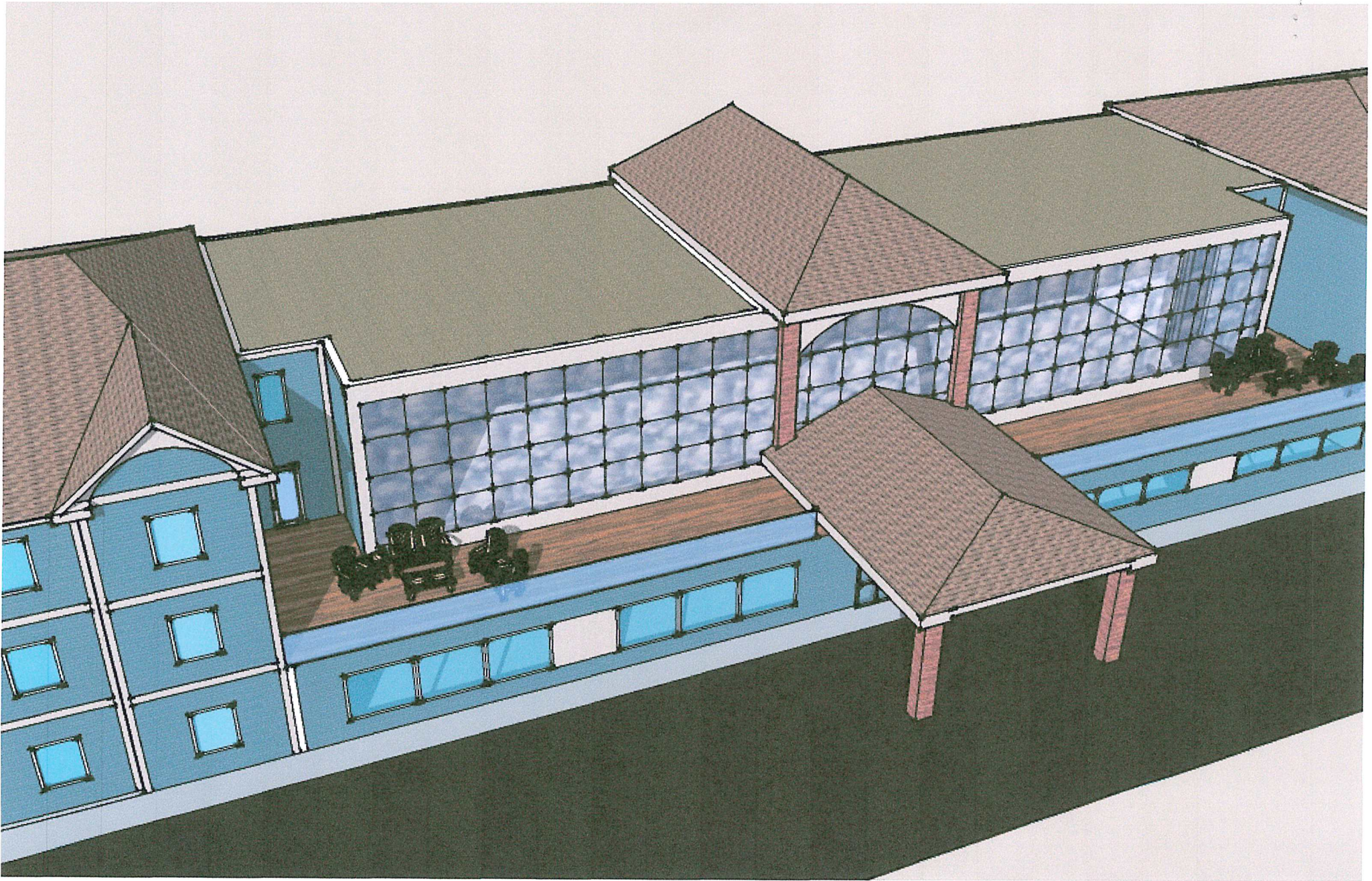
REVISIONS

DRAWING
 ELEVATIONS

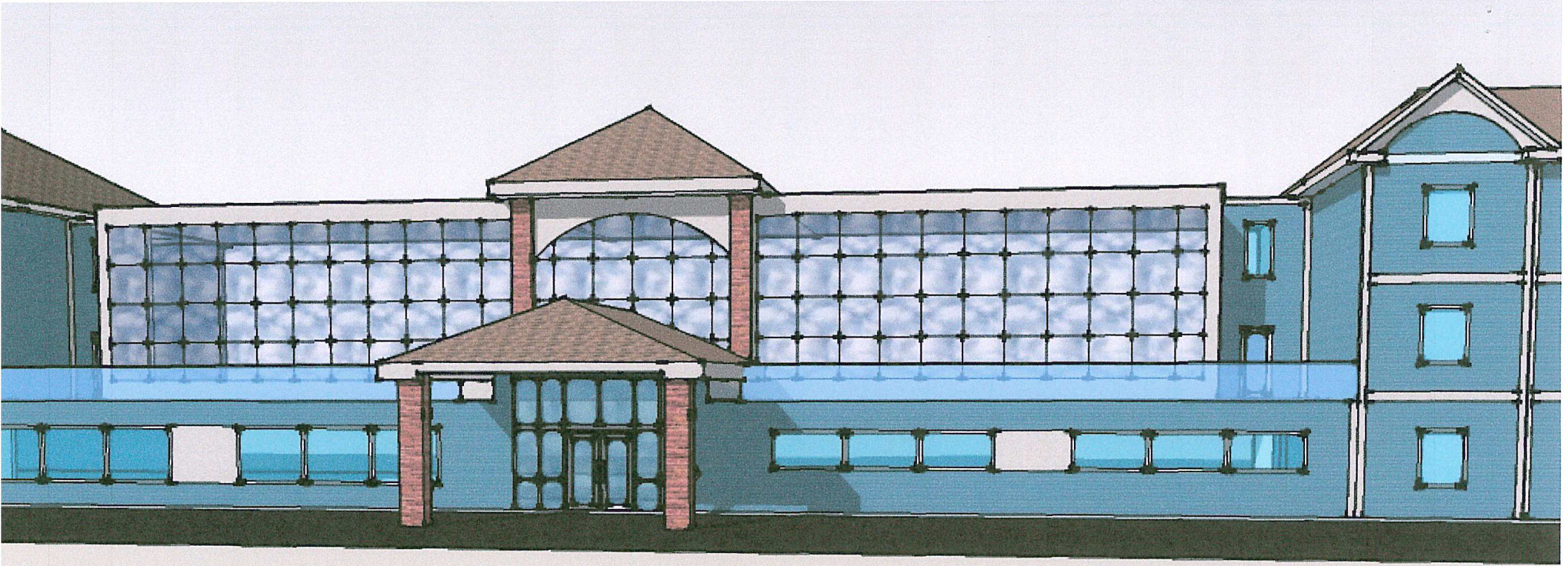
DRAWN R.C.	SCALE 1:150	DATE JULY 2017
---------------	----------------	-------------------

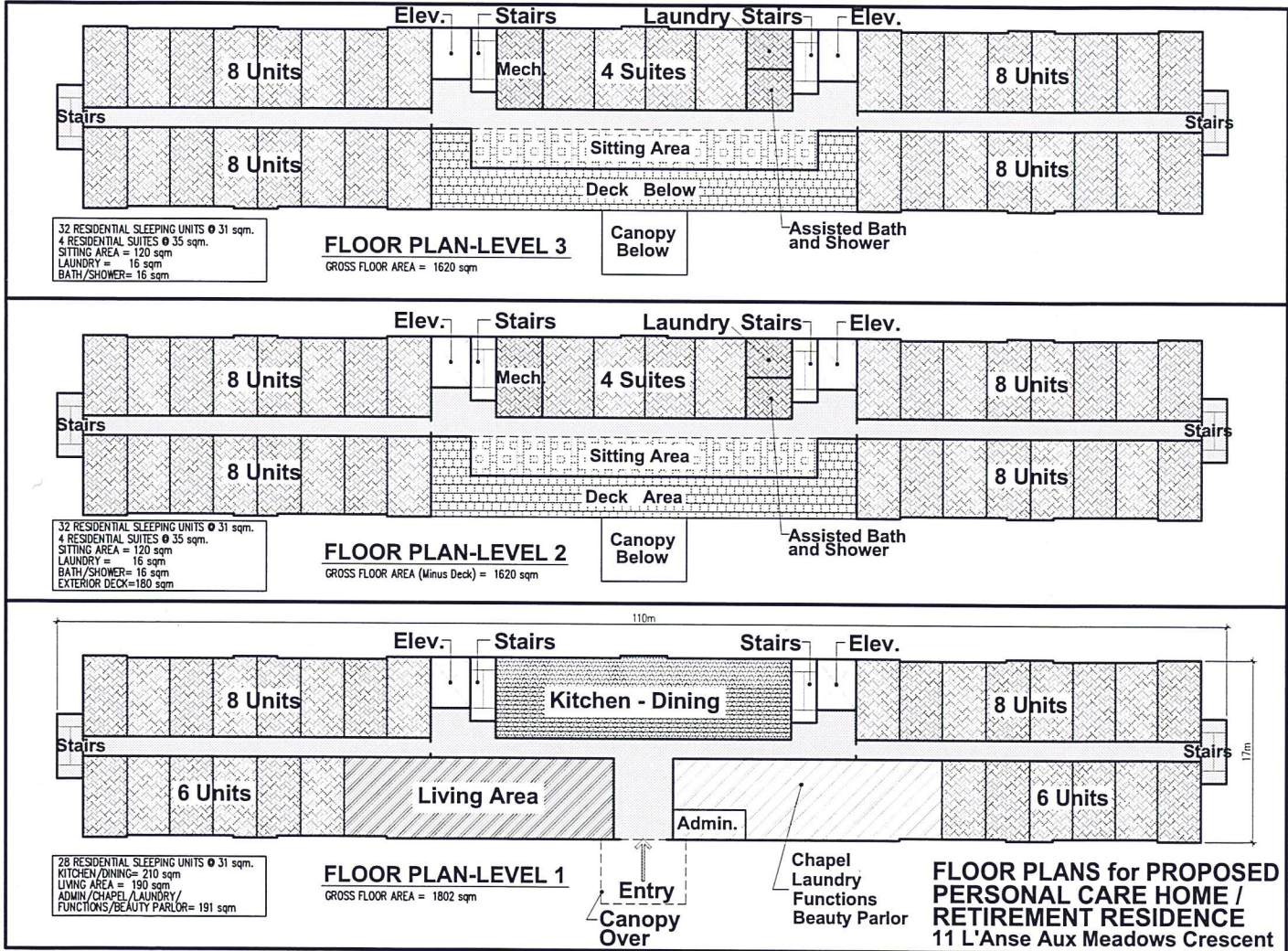
SHEET NUMBER
A1

PRELIMINARY
 NOT FOR CONSTRUCTION









**REPORT
FINANCE AND ADMINISTRATION COMMITTEE - CITY COUNCIL
July 11, 2017– 12:00 p.m. – Conference Room A**

Present Councillor Jonathan Galgay, Chair
Councillor Sheilagh O’Leary
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Tom Hann

Others Derek Coffey, Deputy City Manager – Financial Management
Tanya Haywood, Deputy City Manager – Community Services
Lynnann Winsor, Deputy City Manager – Public Works (12:07)
Jason Sinyard, Deputy City Manager – Planning Eng. & Regulatory
Services
Sean Janes, City Internal Auditor
Stacey Corbett, Legislative Assistant

a. Decision Note dated June 12, 2017 re: The Canadian Public Works Association Luncheon

The Canadian Public Works Association is hosting a fall conference in St. John’s October 18-October 20, 2017. The hosting City/Town usually provides a lunch for the conference. The City of St. John’s has traditionally supported the local chapter of The Canadian Public Works Association when it meets in St. John’s by sponsoring this luncheon. The cost for this luncheon is estimated to be between \$1500.00 - \$1800.00

Recommendation

Moved – Councillor Breen; Seconded – Councillor Tilley

That approval be granted for the City to sponsor a luncheon for The Canadian Public Works Association Conference.

CARRIED UNANIMOUSLY

b. Decision Note dated June 20, 2017 re: Line of Credit for Capital Projects

Council’s approval is requested to put in place a credit facility (line of credit) valued at \$100M which is to be used only for the interim financing of major cost shared capital works projects. This is similar to what was done throughout 2016 when two temporary \$35M lines of credit were put in place to finance the City’s share of the convention centre and the Paul

Reynolds facility.

Recommendation

Moved – Councillor Tilley; Seconded – Councillor Breen

That approval be granted for staff to approach the province requesting their approval of a credit facility of \$100M to be used only for interim financing of cost shared capital projects.

CARRIED UNANIMOUSLY

c. Decision Note dated June 14, 2017 re: Taxes on Animal Services

Recommendation

Moved – Councillor Breen; Seconded – Councillor O’leary

That Council approve the addition of HST on applicable programs and services as outlined on attached chart. Date for implementation January 1, 2018 to allow for adequate notice to the public.

CARRIED UNANIMOUSLY

Councillor Jonathan Galgay, Chair
Finance & Administration Committee

DECISION/DIRECTION NOTE

Title: The Canadian Public Works Association Luncheon

Date Prepared: 2017/06/12

Report To: Finance and Administration Standing Committee

Councillor and Role: Councillor Jonathan Galgay, Chair

Ward: N/A

Decision/Direction Required: Seeking approval for the City of St. John's to sponsor a luncheon for the NL chapter of CPWA.

Discussion – Background and Current Status:

The Canadian Public Works Association is hosting a fall conference in St. John's October 18-October 20, 2017. The hosting City/Town usually provides a lunch for the conference. The City of St. John's has traditionally supported the local chapter of The Canadian Public Works Association when it meets in St. John's by sponsoring this luncheon. The cost for this luncheon is estimated to be between \$1500.00 - \$1800.00

Key Considerations/Implications:

1. Budget/Financial Implications

The cost of the luncheon for the Canadian Public Works Association will come from the Civic Events & Receptions budget.

2. Partners or Other Stakeholders

Canadian Public Works Association (CPWA) NL Chapter

3. Alignment with Strategic Directions/Adopted Plan

Culture of cooperation

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

7. Procurement Implications

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna.

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation:

It is recommended that approval be granted for the City to sponsor a luncheon for The Canada Public Works Association conference.

Prepared by/Signature: Stacey Corbett, Legislative Assistant

Approved by/Date/Signature: Elaine Henley, City Clerk

Attachments/links:

DECISION/DIRECTION NOTE – Special Meeting

Title	Line of Credit for Capital Projects
Date Prepared:	June 20, 2017
Report To:	His Worship the Mayor & Members of Council
Councillor and Role:	All Members of Council
Ward:	n/a

Decision/Direction Required:

Council's approval is requested to put in place a credit facility (line of credit) valued at \$100M which is to be used only for the interim financing of major cost shared capital works projects. This is similar to what was done throughout 2016 when two temporary \$35M lines of credit were put in place to finance the City's share of the convention centre and the Paul Reynolds facility.

Key Considerations/Implications:

1. Budget/Financial Implications:

There are a number of benefits to this approach:

1. It allows the City the ability to accumulate credit and thus approach the bond market with a larger issue. Quite frequently larger bond issues generate more interest in the market possibly meaning lower interest costs as well.
2. A larger bond issue also affords the City's sinking funds the ability to obtain a larger investment share which helps fund the City's repayment requirements.
3. One large bond issue instead of multiple smaller ones reduces transaction costs such as lawyer, broker, and custodian fees.
4. Allows the City more flexibility in approaching the market when the bond market may be more receptive to municipal bonds rather than a time when issuances are more challenging.
5. Having the ability to time bond issues allows the City more flexibility in its budgetary decisions.
6. A permanent credit facility avoids the administrative work required – including approval by the Provincial Government - which can be time consuming and could potentially result in cash shortage situations.

The credit facilities will be repaid from the proceeds of the bond issuances.

2. Partners or Other Stakeholders:

Discussions with officials of the province have indicated they would be in favor of this facility

3. Alignment with Strategic Directions/Adopted Plans:

Fiscal responsibility



4. Legal or Policy Implications:

- Provincial approval is required

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:

Recommendation: Council approve staff to approach the province requesting their approval of a credit facility of \$100M to be used only for interim financing of cost shared capital projects.

Prepared by/Signature:

Approved by/Date/Signature:

Derek Coffey, Deputy City Manager, Finance & Administration

Attachments:

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Taxes on Animal Services
Date Prepared: June 14, 2017
Report To: Finance and Administration Standing Committee
Councillor and Role: Jonathan Galgay, Chair
Ward: N/A

Decision/Direction Required: 15% taxes to be added to services

Discussion – Background and Current Status:

In 2016 a meeting between Humane Services and Finance discussed taxable programs offered at Humane Services, and the impact of the HST increase to 15% effective July 1, 2016.

Over the last few years the number of programs offered by Humane Services has increased, many of these have now been determined to be subject to HST. These include low cost spay/neuter, euthanasia and cremation, ward fees, microchipping and adoption. Animal licensing and animal impound fees are exempt from HST.

To date, taxes have not been charged incrementally on applicable services. Tax remittance by the City of St. John's on applicable services are expected to have an impact of approximately \$20,000 in 2017 on Humane Services revenue.

See attached chart outlining new fee structure.

Key Considerations/Implications:

1. Budget/Financial Implications

Addition of HST on applicable programs and services will add approximately \$20,000 to Humane Services revenue.

2. Partners or Other Stakeholders

N/A

3. Alignment with Strategic Directions/Adopted Plans

- **Strategic Plan 2015-2018 Goal: *Responsive and Progressive***
Identify and deliver on projects, strategies and programs.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

In conjunction with Communications and Marketing as required.

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 addition of HST on applicable programs and services as outlined on attached chart. Date for implementation January 1, 2018 to allow for adequate notice to the public.

Prepared by/Signature:

Cindy McGrath, Manager Humane Services

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Attachments:

Proposed Fee increase chart

Humane Services 15% Tax Added to Services

Service	Current Fee	New Fee (Includes Tax)
License Dog & Cat	15.00	N/C
Impounding	50.00/75.00/100.00	N/C
Ward Fee (Daily)	10.00	11.50
Quarantine (Daily)	25.00	28.75
Euthanasia (Includes Cremation)	105.00/145.00	120.75/166.75
Euthanasia (Excludes Cremation)	81.00/109.00	93.15/125.35
Cremation	24.00/36.00	27.60/41.40
Neuter/Spay	85.00/110.00	97.75/126.50
Micro Chips	35.00	40.25
Adoptions Cats/Dogs	120.00/140.00	138.00/161.00

**REPORT
ECONOMIC DEVELOPMENT, TOURISM & PUBLIC ENGAGEMENT STANDING
COMMITTEE
June 29, 2017 – 12:00 p.m. – Conference Room A**

Present: Councillor Lane, Chair
Councillor Tilley
Councillor Breen
Councillor Hickman
Councillor O’Leary
Kevin Breen (joined 1:13 pm)
Tanya Haywood, Deputy City Manager of Community Development
Elizabeth Lawrence, Director of Economic Development, Culture and
Partnerships Division
Kenessa Cutler, Legislative Assistant

REPORT

**1. Decision Note Dated June 21, 2017 - Welcoming Post-Secondary Students – 2017
Fall Orientation**

Elizabeth Lawrence provided an overview of the proposed 2017 Fall Orientation.

Moved – Councillor Tilley; Seconded – Councillor Hickman

That the Committee Approve the recommended approach to Orientation 2017.

CARRIED UNANIMOUSLY

Councillor Dave Lane
Chairperson
Economic Development, Tourism & Public Engagement Standing Committee

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF July 6, 2017 TO July 19, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot for Single Family Dwelling	357 Groves Road	4	Approved	17-07-07
RES		Building Lot for Single Family Dwelling	412 Blackhead Road	5	Approved	17-07-07
RES		Subdivide for one additional building lot	24 Empire Avenue	4	Approved	17-07-11
RES	MLR Developments Inc.	Subdivide for 2 additional building lots	553 Southside Road	5	Approved	17-07-11
COM	Easter Seals NL	Playground	206 Mount Scio Road	4	Approved	17-07-13
AG		Proposed Subdivide for Personal Care Home	NW Corner of Ruby Line & Heavy Tre Road	5	Rejected by Dept of Natural Resources	17-07-13
RES		Proposed Subdivide for Building Lot	72 Circular Road (new lot fronting Empire Avenue)	2	Approved	17-07-12
OT		Proposed monument	61 Battery Road	2	Approved	17-07-14
RES		Home Office for Engineering Consultant	25 Peppertree Place	5	Approved	17-07-17
RES		Home Office for Holistic Nutrition Consultant	33 Ruthledge Crescent	1	Approved	17-07-18
RES	Servicemaster Restore	Rebuild of Garage	15 Syme's Bridge Rd	3	Approved	17-07-19
RES		Building Lot A	380 Back Line Road	5	Approved for Lot A only	17-07-19

* 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
Planning, Engineering and
Regulatory Services

DECISION/DIRECTION NOTE

Title: Special Events Advisory Committee Report

Date Prepared: July 21, 2017

Report To: Mayor & Council

Councillor and Role: All

Ward: N/A

Decision/Direction Required: Approval of request to extend bar hours in conjunction with George Street Festival.

Discussion – Background and Current Status:

The Special Events Advisory Committee has received a request for the following, requiring Council approval.

Event	George Street Festival
Date	July 31, August 1 and August 2, 2017
Detail	Extension of bar hours to 3am for each of the above noted dates. Current closing time is 2am. The request is in conjunction with George Street Festival, with all downtown bars to be offered the same closing time – as per the regulations of NLC. The Special Events Advisory Committee reviewed the request with no opposition from the Royal Newfoundland Constabulary.

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

ST. JOHN'S

8. **Information Technology Implications** N/A

9. **Other Implications** N/A

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

Prepared by/Signature:

Beverley Skinner – Manager of Program & Service Delivery

Signature 

Approved by/Date/Signature:

Tanya Haywood – Deputy City Manager Community Services

Signature 

ST. JOHN'S

Building Permits List Council's July 24, 2017 Regular Meeting

Permits Issued: 2017/07/06 To 2017/07/19

Class: Commercial

219 Major's Path	Co	Commercial Garage
60 Hamlyn Road-Fairstone Fin.	Sn	Office
34 Jetstream Avenue	Sn	Hotel
350 Kenmount Road	Sn	Commercial Garage
25 Kenmount Rd, Fairstone Fin	Sn	Office
20 Peet St	Ms	Car Sales Lot
325 Stavanger Dr	Sn	Other
40 O'leary Ave	Cr	Other
Avalon Mall, The Gap	Rn	Retail Store
575 Newfoundland Dr	Rn	Service Station
460 Kenmount Rd	Rn	Service Station
140 Stavanger Dr	Rn	Office
82 Harvey Rd	Rn	Place Of Assembly
390 Torbay Rd	Rn	Service Station
135 Mayor Ave	Nc	Patio Deck
365 Empire Ave	Rn	Service Station
385 East White Hills Rd	Nc	Mixed Use
40 Aviation Crt	Nc	Other

This Week \$ 2,544,512.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

28 Bavidge St	Nc	Patio Deck
37 Bay Bulls Rd	Nc	Patio Deck
2 Beauford Pl	Nc	Patio Deck
23 Bonnie Dr	Nc	Accessory Building
10 Burke Pl	Nc	Fence
82 Campbell Ave	Nc	Fence
7 Capulet St	Nc	Fence
24 Cappahayden St	Nc	Accessory Building
21 Carmanville St	Nc	Patio Deck
8 Chafe Ave	Nc	Fence
41 Charter Ave., Lot 14	Nc	Townhousing
43 Charter Ave., Lot 13	Nc	Townhousing
45 Charter Ave., Lot 12	Nc	Townhousing
47 Charter Ave., Lot 11	Nc	Townhousing
49 Charter Ave., Lot 10	Nc	Townhousing
51 Charter Ave., Lot 9	Nc	Townhousing

22 Claddagh Rd, Lot Cr-11	Nc	Single Detached Dwelling
34 Cochrane St	Nc	Fence
28 Cypress St, Lot 155	Nc	Single Detached Dwelling
14 Darling St	Nc	Patio Deck
20 Derby Pl	Nc	Fence
139 Diamond Marsh Dr	Nc	Accessory Building
7 Duke St	Nc	Fence
1 Halliday Pl	Nc	Patio Deck
99 Ennis Ave	Nc	Fence
44 Feild St	Nc	Patio Deck
7 Fleming's Rd	Nc	Fence
18 Galashiels Pl	Nc	Fence
1 Galaxy Cres, Lot 29	Nc	Single Detached Dwelling
42 Gallipoli St, Lot 239	Nc	Single Detached Dwelling
6 Geoffrey Pl	Nc	Fence
3 Georgina St	Nc	Accessory Building
92 Gil Eannes Dr	Nc	Swimming Pool
98 Gillies Rd	Nc	Accessory Building
63 Glenview Terr	Nc	Accessory Building
119 Groves Rd	Nc	Fence
357 Groves Rd	Nc	Single Detached Dwelling
85 Heffernan's Line	Nc	Accessory Building
32 Hyde Park Dr	Nc	Swimming Pool
40 Iceland Pl	Nc	Patio Deck
11 Ireland St	Nc	Patio Deck
4 Kaitlyn Pl	Nc	Single Detached Dwelling
55 Kenai Cres	Nc	Fence
208 Ladysmith Dr	Nc	Accessory Building
185 Ladysmith Dr, Lot 614	Nc	Single Detached & Sub.Apt
7 Macpherson Ave	Nc	Accessory Building
23 Maxwell Pl	Nc	Fence
10 Merasheen Pl	Nc	Accessory Building
59 Military Rd	Nc	Patio Deck
228 Mundy Pond Rd	Nc	Fence
260-262 Petty Harbour Rd	Nc	Accessory Building
358 Airport Heights Dr	Nc	Patio Deck
19 Rose Abbey St	Nc	Accessory Building
274 Ruby Line	Nc	Fence
83 Shoal Bay Rd	Nc	Single Detached Dwelling
557 Thorburn Rd	Nc	Fence
3 Titania Pl., Lot 172	Nc	Single Detached Dwelling
8 Judge Pl	Co	Home Office
17 Alderberry Lane	Ex	Single Detached & Sub.Apt
15 Glen Abbey St	Ex	Single Detached Dwelling
15 Syme's Bridge Rd	Ex	Single Detached Dwelling
23 Belvedere St	Rn	Single Detached Dwelling
79 Buckmaster's Circle	Rn	Townhousing
81 Buckmaster's Circle	Rn	Townhousing
83 Buckmaster's Circle	Rn	Townhousing
85 Buckmaster's Circle	Rn	Townhousing
113 Buckmaster's Circle	Rn	Townhousing
115 Buckmaster's Circle	Rn	Townhousing
117 Buckmaster's Circle	Rn	Townhousing
119 Buckmaster's Circle	Rn	Townhousing
121 Buckmaster's Circle	Rn	Townhousing
123 Buckmaster's Circle	Rn	Townhousing
125 Buckmaster's Circle	Rn	Townhousing
17 Cairo St	Rn	Patio Deck
21 Cochrane St	Rn	Semi-Detached Dwelling
36 Dublin Rd	Rn	Patio Deck
18 Eastaff St	Rn	Townhousing

13 Feild St	Rn	Semi-Detached Dwelling
90 Hamilton Ave	Rn	Single Detached Dwelling
5 Mabledon Pl	Rn	Single Detached Dwelling
195 Merrymeeting Rd	Rn	Single Detached Dwelling
201 New Pennywell Rd	Rn	Townhousing
203 New Pennywell Rd	Rn	Townhousing
205 New Pennywell Rd	Rn	Townhousing
207 New Pennywell Rd	Rn	Townhousing
115 Old Petty Harbour Rd	Rn	Duplex Dwelling
94 Patrick St	Rn	Boarding House(4 Or Less)
24 Petite Forte Dr	Rn	Single Detached Dwelling
168 Pleasant St	Rn	Single Detached & Sub.Apt
61 Poplar Ave	Rn	Single Detached Dwelling
7 Rodney St	Rn	Single Detached Dwelling
49 Terra Nova Rd	Rn	Single Detached Dwelling
63 Cape Pine St	Sw	Single Detached & Sub.Apt
36 Dublin Rd	Sw	Single Detached Dwelling
30 Grieve St	Sw	Single Detached Dwelling
113 Highland Dr	Sw	Single Detached Dwelling
471 Main Rd	Sw	Single Detached Dwelling
28 Miranda St	Sw	Single Detached & Sub.Apt

This Week \$ 4,848,761.00

Class: Demolition

421 Empire Ave	Dm	Single Detached Dwelling
606 Water St	Dm	Mixed Use

This Week \$ 3,000.00

This Week's Total: \$ 7,396,273.00

Repair Permits Issued: 2017/07/06 To 2017/07/19 \$ 176,900.00

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			
July 24, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$74,748,308.00	\$87,924,980.00	18
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,997,584.00	\$436,000.00	-93
Residential	\$39,695,485.00	\$44,405,194.00	12
Repairs	\$2,527,436.00	\$1,833,457.00	-27
Housing Units (1 & 2 Family Dwelling)	130	109	
TOTAL	\$122,968,813.00	\$134,599,631.00	9

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 12, 2017

Payroll

Public Works	\$ 476,540.31
Bi-Weekly Administration	\$ 905,212.79
Bi-Weekly Management	\$ 880,964.71
Bi-Weekly Fire Department	\$ 743,327.58
Accounts Payable	\$ 2,644,855.09

Total: \$ 5,650,900.48

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 19, 2017

Payroll

Public Works	\$ 480,123.00
Bi-Weekly Casual	\$ 138,111.11
Accounts Payable	\$ 1,604,944.97
Total:	\$ 2,223,179.08

ST. JOHN'S

DEPARTMENT OF FINANCE

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