

**AGENDA
REGULAR MEETING
May 13, 2019
4:30 p.m.**


ST. JOHN'S

MEMORANDUM

May 8, 2019

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 13, 2019 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

ST. JOHN'S

Regular Meeting - City Council Agenda

May 13, 2019

4:30 p.m.

4th Floor City Hall

Pages

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
 - 2.1 Cystic Fibrosis Awareness Month
3. **APPROVAL OF THE AGENDA**
 - 3.1 Approval of Agenda - May 13, 2019
4. **ADOPTION OF THE MINUTES**
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5. **BUSINESS ARISING FROM THE MINUTES**
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 - 5.2 Decision Note dated May 7, 2019 re: Application to Rezone Land to the Institutional (INST) Zone for the Development of the Francophone School Site - REZ1900001 - 100 Danny Drive - Applicant 10718 NFLD Inc. 11
 - 5.3 Decision Note dated May 7, 2019 re: Application to Rezone Land to the Planned Mixed Development 2 (PMD2) Zone for the Development of Phase 2 of the Galway Master Planned Community - REZ1900007 - 100 Danny Drive - Applicant 10718 NFLD Inc. 23
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16.	ADJOURNMENT	

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

May 6, 2019 @ 4:30 pm

Present: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Mayor Danny Breen
Councillor Hope Jamieson

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

Others: Kelly McGuire - Communications and Public Relations Officer

Land Acknowledgement

The following statement was read into the record:

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

Background from these minutes is found in the corresponding linked [Agenda](#)

1. CALL TO ORDER

Deputy Mayor O'Leary called the meeting to order at 4:35 pm

3. APPROVAL OF THE AGENDA**3.1 Adoption of Agenda**

SJMC-R-2019-05-06/285

Moved By Councillor Collins

Seconded By Councillor Stapleton

That the agenda for the Regular Meeting of May 6, 2019 be adopted as presented

CARRIED UNANIMOUSLY

4. ADOPTION OF THE MINUTES**4.1 Adoption of Minutes - April 29, 2019**

SJMC-R-2019-05-06/286

Moved By Councillor Stapleton

Seconded By Councillor Korab

That the minutes of the Regular Meeting held April 29, 2019 be adopted as presented

CARRIED UNANIMOUSLY

8. COMMITTEE REPORTS**8.1 Built Heritage Experts Panel Report - April 18, 2019**

Council considered the above-noted report.

1. Decision Note Dated April 17, 2019 re: 36 Monkstown Road, Designated Heritage Building - Exterior Renovations

SJMC-R-2019-05-06/287

Moved By Councillor Burton

Seconded By Councillor Hanlon

Background from these minutes is found in the corresponding linked [Agenda](#)

That Council approve the application for repairs to the chimney, dormer windows and front porch, located at 36 Monkstown Road, as submitted.

CARRIED UNANIMOUSLY

8.2 Development Committee Report - April 30, 2019

Council considered the Development Committee Report of April 30, 2019

1. Decision Note dated April 29, 2019 re: Request for Demolition of Dwelling, Subdivision of Lot and Building Line Setback - PER-DEV 1900010 - 32 Rostellan Place

SJMC-R-2019-05-06/288

Moved By Councillor Burton

Seconded By Councillor Lane

That the application be deferred to the Regular Meeting of Council on May 13, 2019

CARRIED UNANIMOUSLY

11. BUILDING PERMITS LIST

11.1 Building Permits List - April 25 - May 1, 2019

SJMC-R-2019-05-06/289

Moved By Councillor Burton

Seconded By Councillor Stapleton

That the Building Permits List for the period April 25 - May 1, 2019 be approved as presented.

CARRIED UNANIMOUSLY

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for the week ending May 1, 2019

SJMC-R-2019-05-06/290

Moved By Councillor Burton

Seconded By Councillor Stapleton

Background from these minutes is found in the corresponding linked [Agenda](#)

That the weekly payment vouchers in the amount of \$4,652,284.65 for the week ending May 1, 2019 be approved as presented.

CARRIED UNANIMOUSLY

13. TENDERS/RFPS

13.1 Bid Approval Note 2019051 - Windsor Lake Low Lift Pumping Station VFD Drive Installation

SJMC-R-2019-05-06/291

Moved By Councillor Froude

Seconded By Councillor Hanlon

That the open call for the Windsor Lake Low Lift Pumping Station VFD Drive Installation be awarded to Pennecon Energy Technical Services in the amount of \$208,715.80 (HST included), the lowest bidder meeting specifications as per the Public Procurement Act.

CARRIED UNANIMOUSLY

13.2 Bid Approval Note 2019047 - Generator Enclosure - Municipal Depot

SJMC-R-2019-05-06/292

Moved By Councillor Froude

Seconded By Councillor Hickman

That the contract for the Generator Enclosure at the Municipal Depot be awarded to Sansom Equipment Ltd, in the amount of \$143,577.50 (HST included), the lowest bidder meeting specifications as per the Public Procurement Act.

CARRIED UNANIMOUSLY

13.3 Bid Approval Note 2019105 - Supply & Delivery of Two New Stake Body Trucks

SJMC-R-2019-05-06/293

Moved By Councillor Froude

Seconded By Councillor Collins

That Bid Approval Note 2019105 for the supply and delivery of two new stake body trucks be awarded to Avalon Ford Sales 1996 Ltd, as per the public Procurement Act, in the amount of \$182,834.98 (HST extra). The

Background from these minutes is found in the corresponding linked [Agenda](#)

City reserves the right to order an additional unit within 6 months at a bid price of \$92,917.49

CARRIED UNANIMOUSLY

15. OTHER BUSINESS

15.1 Decision Note dated April 16, 2019 re: Lotto Max Event (E-Poll)

Given the time sensitivity of the Lotto Max Event, this decision note was circulated to Council with a response given by way of an e-poll.

SJMC-R-2019-05-06/294

Moved By Councillor Hanlon

Seconded By Councillor Lane

That Council ratify the e-poll recommending Council's permission for Atlantic Lottery Corporation to rent 100 parking spaces for a promotional event scheduled for May 14, 2019

For (6): Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

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

CARRIED WITH DISSENT (6 to 3)

16. ADJOURNMENT

There being no further business, the meeting adjourned at 5:39 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Request for Demolition of Dwelling, Subdivision of Lot and Building Line Setback
PER - DEV1900010
32 Rostellan Place

Date Prepared: April 29, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek approval for a 44 metre Building Line setback to accommodate the construction of two dwellings at 32 Rostellan Place.

Discussion – Background and Current Status:

An application was submitted to demolish and redevelop 32 Rostellan Place. The lot is currently occupied by one home comprising a floor area of 606 square metres. The developer proposes to demolish this dwelling, subdivide the property into two lots and construct two single detached dwellings. The proposed home adjacent to 30 Rostellan Place would have a floor area of 306 square metres, while the other home would be 307 square metres of floor area. Both dwellings would be two storeys in height.

The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line set back of 44 metres is very comparable to the adjacent building line at 30 Rostellan Place and consistent with the existing dwelling set to be demolished.

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 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Engagement and Communications Considerations: Not Applicable.

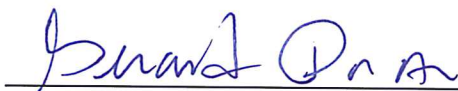
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

It is recommended that Council approve the 44 metre Building Line setback for the two lots to accommodate the proposed redevelopment of the property.

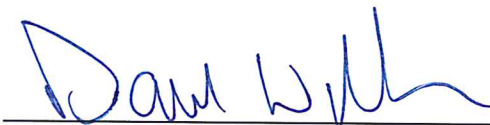
Prepared by/Signature:

Gerard Doran – Development Supervisor

Signature:  _____

Approved by/Date/Signature:

Dave Wadden, M.Eng., P. Eng., Manager of Development Engineering

Signature:  _____

GD/dlm

Attachments: Not Applicable



March 20, 2019

Project Overview - 32 Rostellan Place, St. John's NL

The enclosed development application is being submitted by Wrightland Development Corporation (WDC) as Consultant and Contractor on behalf of the subject property Owner.

WDC in association with architect Beaton Sheppard have assessed the subject property in effort to optimize the existing dwelling and enhance marketability and achieve optimum valuation.

The property is currently assessed by the City of St. John's at a valuation of \$1,760,000 and has been actively listed for sale on MLS for a period of one year.

Prior to terminating the MLS listing, the property was offered to market at a reduced asking price of \$849,999. Throughout the duration of the listing period, one offer was considered by the Owner subject to the Purchaser obtaining approval from the City of St. John's to utilize the property as a Bed and Breakfast. The application was rejected.

The results from WDC's analysis of the property's existing status and consideration of potential for enhancement and realization of optimum valuation, has led to the conclusion that removal of the existing post and beam timber frame dwelling to achieve sub-division of the 0.8-acre site and obtainment of two premium Homesites represents best approach.

The intended development will realize the following benefits:

- Production of two complimentary architecturally designed dwellings to enhance the direct neighbourhood.
- Scale of new homes more in-keeping with direct neighbourhood.
- Establishment of building line and placement and orientation of structures to preserve privacy and opportunity for capturing views and natural light.
- The composition of front yards will create a favourable overall landscape and streetscape appearance.
- The sub-division of the land conforms with current zoning regulations.

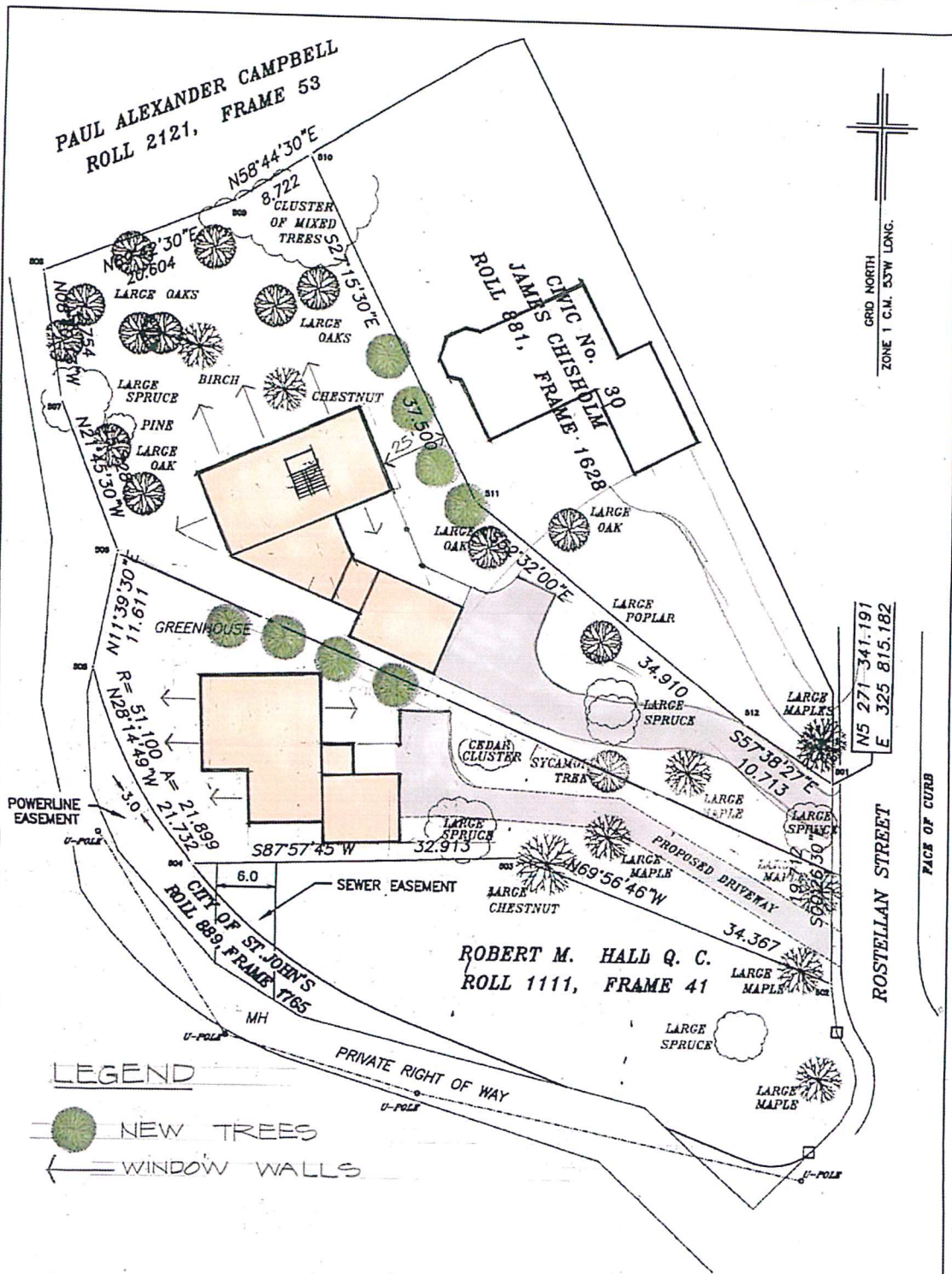
The proposed sub-division plan and forgoing have been shared with contiguous property Owners.

The project is to be carried out in two phases.

Phase One: (Current Application). Request for approval to sub-divide the property and removal of existing structure.

Phase Two: (Application to follow). Submission of development application for construction of two architecturally designed custom-built homes.

ve CAMP CROWE - # 32 ROSTELLAN PLACE



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Monuments used for tie-in, Zone 1:

026306	N 5 271 232.318	9168003	N 5 271 467.523
	E 326 106.531		E 326 376.643

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3' M T M

Projection plane by multiplying them by an average combined scale factor of 0.999899

BROWN & WAY SURVEYS

Professional Surveying Services

Tel: (709) 726-1040

Telecopier: (709) 726-1041

email: brownsur@firstcity.net

LEGAL SURVEY

32 ROSTELLAN STREET

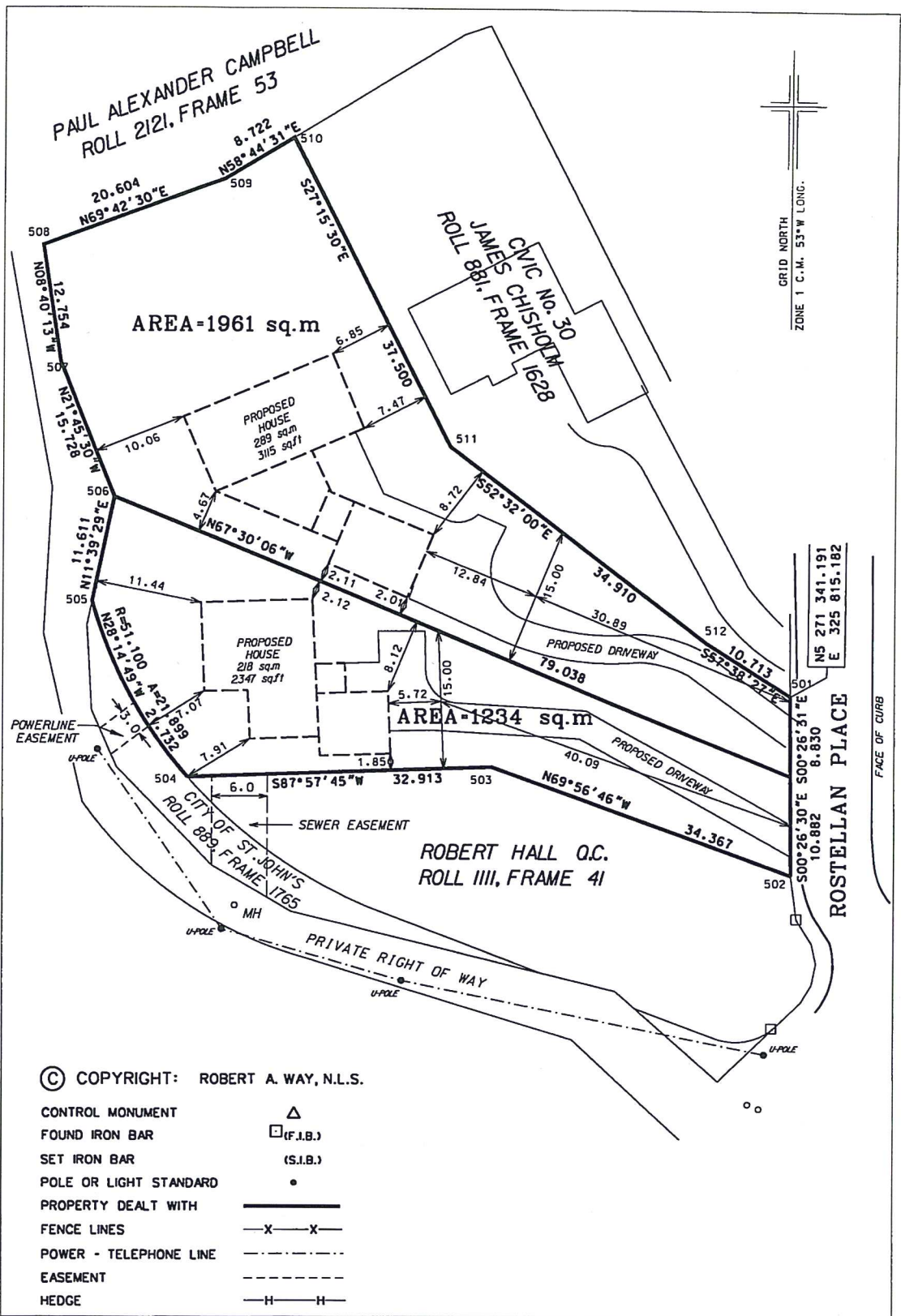
ST. JOHN'S

Page 9 of 96

NEWFOUNDLAND & LABRADOR

SCALE: 1:1000

DATE: SEPTEMBER 16, 2005



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- CONTROL MONUMENT △
- FOUND IRON BAR □ (F.I.B.)
- SET IRON BAR (S.I.B.)
- POLE OR LIGHT STANDARD •
- PROPERTY DEALT WITH —————
- FENCE LINES -X-X-
- POWER - TELEPHONE LINE - - - - -
- EASEMENT - - - - -
- HEDGE -H-H-



BROWN & WAY SURVEYS
 Professional Surveying Services
 email: brownsur@nl.rogers.com
 Telephone: (709) 726-1040 Telecopier: (709) 726-1041

PROPOSED LOTS
32 ROSTELLAN PLACE
 ST. JOHN'S NEWFOUNDLAND & LABRADOR

SCALE: 1:500	DATE: MARCH 26, 2019
JOB NO: 11770	SURVEY:

DECISION/DIRECTION NOTE

Title: Application to Rezone Land to the Institutional (INST) Zone for the development of the francophone school site
REZ1900001
100 Danny Drive
Applicant: 10718 NFLD Inc.

Date Prepared: May 7, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 695, 2019.

Discussion – Background and Current Status:

The City received an application for the development of a new K-12 francophone school in the area of 100 Danny Drive. To consider this application, a rezoning from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Institutional (INST) Zone is proposed. An amendment to the St. John's Municipal Plan is not required.

The proposed site is located west of the current residential area and east of the Trans-Canada Highway. The site is 3.5ha (8.6 acres) in area, a slight increase from the original 3.46 hectares (8.54 acres) proposed due to a change in road alignment during the design stage. From a municipal perspective, it would be preferable to have the school site contiguous with other land zoned for development, therefore it was recommended that the developer also rezone land for Phase 2 of the master planned community at the same time the school site is being rezoned; the two applications should be considered simultaneously. Prior to any development approval, detailed plans would need to be submitted for review and approval, and updates to the road layout for the surrounding development would need to be reviewed.

The proposed amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Written submissions were received. The City of Mount Pearl has no concern with the proposed amendment, while the Department of Natural Resources, Mineral Lands, Mines Branch outlined several items for the City's consideration. The blasting and quarry activities were addressed during staff's initial review and it noted these activities would be of interest to the school board for planning/coordination of operational procedures during the school year if blasting occurs. Under the Development Regulations, a buffer not



less than 1000 metres is required between a residential or apartment use and a mineral working area that involves blasting activity. The proposed school is considered an Institutional Use and therefore the buffer separation distance would not apply. As the school would not be located on a direct route (road) that would connect the Galway development to/from the Trans-Canada Highway heavy vehicle traffic should not directly affect the school site.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring municipalities and property owners.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
An amendment to the St. John's Development Regulations is required to rezone the property.
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:
Consideration of the application for REZ1900007; rezoning for the new Planned Mixed Development 2 (PMD-2) Zone. The two applications must proceed together.

Recommendation:

It is recommended that Council adopt St. John's Development Regulations Amendment Number 695, 2019, which will rezone land in the area of 100 Danny Drive from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Institutional (INST) Zone to accommodate the proposed francophone school site. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

It is also recommended that the application to rezone Phase 2 of the Galway development to a new Planned Mixed Development 2 (PMD-2) Zone be considered simultaneously with this application.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP, Planner

Signature: _____

Approved by - Date/Signature:

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments: Zoning Map
Resolution



CDA-SOUTHLANDS

IG

DANNY DR

IG

IG

Proposed School Site Revised Survey

Proposed School Site Original Boundary

CDA-SOUTHLANDS

CR

CDA-SOUTHLANDS

CDA-SOUTHLANDS

BEAUMONT HAMEL WAY

PMD1



Wetland Area

Approx. Area = 49.56 ha

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 695, 2019**

WHEREAS the City of St. John's wishes to allow the development of a francophone school site in the area of 100 Danny Drive.

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 in the area of 100 Danny Drive from the Comprehensive Development Area – Southlands (CDA Southlands) Zone to the Institutional (INST) 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 _____, 2019.

Mayor

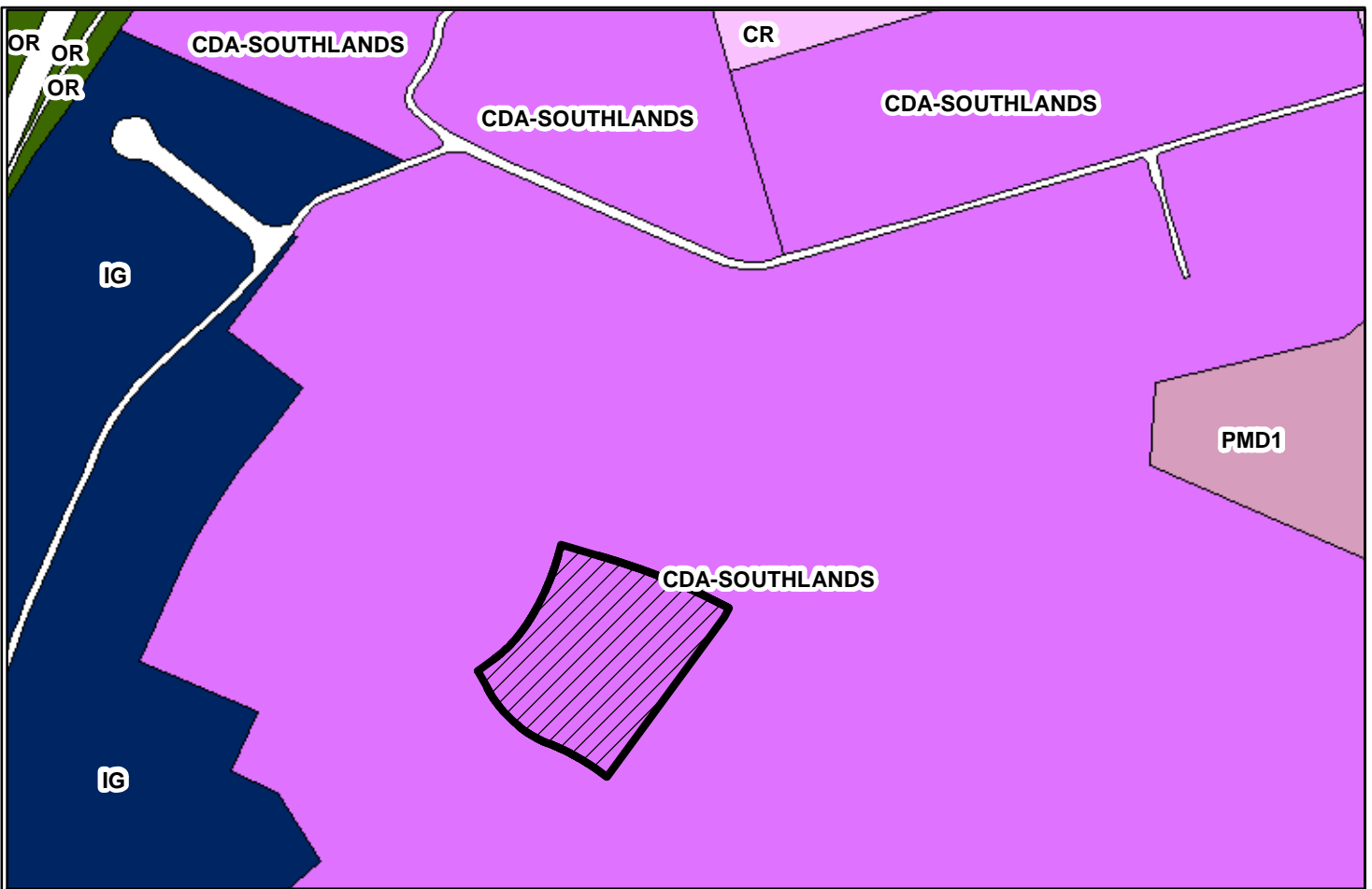
MCIP

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

City Clerk

Council Adoption

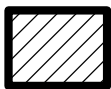
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 695, 2019
[Map Z-1A]**

2019 04 17 Scale: 1:7500
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
COMPREHENSIVE DEVELOPMENT AREA -
SOUTHLANDS (CDA SOUTHLANDS) LAND USE ZONE
TO INSTITUTIONAL (INST) LAND USE ZONE

**100 DANNY DRIVE
Parcel ID 402658**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

May 1, 2019

Via e-mail to: llyghtlebrushett@stjohns.ca

Ms. Lindsay Lyghtle Brushett, MCIP
Planner III
Department of Planning, Engineering, & Regulatory Services
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Lyghtle Brushett:

**NOTICES OF TWO APPLICATIONS – CITY OF ST. JOHN'S
PROPOSED REZONING OF PORTIONS OF LAND IN THE AREA OF 100 DANNY DRIVE**

In response to your two notices of applications for rezoning by 10718 NFLD Inc. for two portions of land in the area of 100 Danny Drive, currently zoned as "Comprehensive Development Area – Southlands", with one portion to be rezoned from to "Institutional", and the other portion to be rezoned to "Planned Mixed Development – 2", the City of Mount Pearl thanks you for the opportunity to provide commentary on the proposed rezoning of these lands.

Mount Pearl City Council acknowledges the notices of the applications and the matter was discussed at the City of Mount Pearl's Committee of the Whole meeting of April 30, 2019. The City of Mount Pearl has no objections to the proposed rezoning as presented as they do not impact the City of Mount Pearl. Please contact me at 709-748-1023 or by e-mail at chowell@mountpearl.ca if you require anything further.

Kindest regards,



Catherine Howell
Manager of Development and Planning

CYH/paf

cc Steve Kent, CAO
Jason Collins, Director of Community Development
Gerry Antle, Director of Infrastructure and Public Works
Carole Gillingham, Manager of Engineering Services
Mona Lewis, Deputy City Clerk

Donna L. Mullett

From: CityClerk
Sent: Tuesday, May 7, 2019 10:33 AM
To: Hinchey, Stephen; CityClerk
Cc: Sheppard, Kevin; Kennedy, Gerald; Kevin Breen; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Mines Branch (DNR) response to the City of St. John's on the application from 10718 NFLD Inc. to rezone area from CDA to INST

Good Morning Mr. Hinchy:

We thank you for your feedback and advise that your concerns have been referred to the City's Department of Planning, Engineering and Regulatory Services.

All submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Hinchey, Stephen <StephenHinchey@gov.nl.ca>
Sent: Monday, May 6, 2019 7:16 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Sheppard, Kevin <KevinSheppard@gov.nl.ca>; Kennedy, Gerald <geraldkennedy@gov.nl.ca>
Subject: Mines Branch (DNR) response to the City of St. John's on the application from 10718 NFLD Inc. to rezone area from CDA to INST

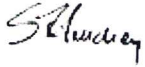
Below is the Mines Branch, Department of Natural Resources, response to the City of St. John's concerning the application from 10718 NFLD Inc. to rezone land in the area of 100 Danny Drive from the Comprehensive Mixed Development Area – Southlands zone to the Institutional zone.

The proposed re-zoning from Comprehensive Development Area – Southlands to Institutional would allow for the development of a new K-12 school. **In considering this proposal, the City should take into account that the area of the proposed re-zoning is located approximately 0.8 km east of the Harbour Arterial Mineral Workings Area (HAMWA), a large, approximately 245 hectare area set aside for long-term quarrying to supply the northeast Avalon with bedrock-sourced construction aggregate.** In particular, the City should consider that:

- Quarry operations within the HAMWA involve blasting, and blasting vibrations can be expected to be felt in the area of the proposed re-zoning.
- Quarry operations within the HAMWA involve crushing and screening and other potentially loud activities that may be audible within the area of the proposed re-zoning.

- The area of the proposed re-zoning appears to be at a higher elevation than some areas within the HAMWA, and so quarry operations and associated activities may be visible from the area of the proposed re-zoning.
- The HAMWA is associated with a large amount of heavy vehicle traffic (e.g., dump trucks) and some of this traffic may pass through the Galway Development or else utilize its interchanges and on-ramps once the Galway Development is connected to the TCH where it runs adjacent to the HAMWA.

Should the City have any questions about the above comments they are directed to contact Kevin Sheppard, Director, Mineral Lands Division, Mines Branch, Department of Natural Resources, at 729-6425 or kevinsheppard@gov.nl.ca.



Stephen Hinchey, M.Sc.
Land Use Geologist
Mineral Lands Division, Mines Branch, Department of Natural Resources
telephone (709) 729-5748, fax (709) 729-6782
stephenhinchey@gov.nl.ca
P.O. Box 8700, 50 Elizabeth Avenue, St. John's A1B 4J6

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May 1, 2019

Via e-mail to: llyghtlebrushett@stjohns.ca

Ms. Lindsay Lyghtle Brushett, MCIP
Planner III
Department of Planning, Engineering, & Regulatory Services
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Lyghtle Brushett:

**NOTICES OF TWO APPLICATIONS – CITY OF ST. JOHN'S
PROPOSED REZONING OF PORTIONS OF LAND IN THE AREA OF 100 DANNY DRIVE**

In response to your two notices of applications for rezoning by 10718 NFLD Inc. for two portions of land in the area of 100 Danny Drive, currently zoned as “Comprehensive Development Area – Southlands”, with one portion to be rezoned from to “Institutional”, and the other portion to be rezoned to “Planned Mixed Development – 2”, the City of Mount Pearl thanks you for the opportunity to provide commentary on the proposed rezoning of these lands.

Mount Pearl City Council acknowledges the notices of the applications and the matter was discussed at the City of Mount Pearl's Committee of the Whole meeting of April 30, 2019. The City of Mount Pearl has no objections to the proposed rezoning as presented as they do not impact the City of Mount Pearl. Please contact me at 709-748-1023 or by e-mail at chowell@mountpearl.ca if you require anything further.

Kindest regards,



Catherine Howell
Manager of Development and Planning

CYH/paf

cc Steve Kent, CAO
Jason Collins, Director of Community Development
Gerry Antle, Director of Infrastructure and Public Works
Carole Gillingham, Manager of Engineering Services
Mona Lewis, Deputy City Clerk

Elaine Henley

From: Hinchey, Stephen <StephenHinchey@gov.nl.ca>
Sent: Monday, May 6, 2019 7:16 PM
To: CityClerk
Cc: Sheppard, Kevin; Kennedy, Gerald
Subject: Mines Branch (DNR) response to the City of St. John's on the application from 10718 NFLD Inc. to rezone area from CDA to INST

Below is the Mines Branch, Department of Natural Resources, response to the City of St. John's concerning the application from 10718 NFLD Inc. to rezone land in the area of 100 Danny Drive from the Comprehensive Mixed Development Area – Southlands zone to the Institutional zone.

The proposed re-zoning from Comprehensive Development Area – Southlands to Institutional would allow for the development of a new K-12 school. **In considering this proposal, the City should take into account that the area of the proposed re-zoning is located approximately 0.8 km east of the Harbour Arterial Mineral Workings Area (HAMWA), a large, approximately 245 hectare area set aside for long-term quarrying to supply the northeast Avalon with bedrock-sourced construction aggregate.** In particular, the City should consider that:

- Quarry operations within the HAMWA involve blasting, and blasting vibrations can be expected to be felt in the area of the proposed re-zoning.
- Quarry operations within the HAMWA involve crushing and screening and other potentially loud activities that may be audible within the area of the proposed re-zoning.
- The area of the proposed re-zoning appears to be at a higher elevation than some areas within the HAMWA, and so quarry operations and associated activities may be visible from the area of the proposed re-zoning.
- The HAMWA is associated with a large amount of heavy vehicle traffic (e.g., dump trucks) and some of this traffic may pass through the Galway Development or else utilize its interchanges and on-ramps once the Galway Development is connected to the TCH where it runs adjacent to the HAMWA.

Should the City have any questions about the above comments they are directed to contact Kevin Sheppard, Director, Mineral Lands Division, Mines Branch, Department of Natural Resources, at 729-6425 or kevinsheppard@gov.nl.ca.



Stephen Hinchey, M.Sc.
Land Use Geologist
Mineral Lands Division, Mines Branch, Department of Natural Resources
telephone (709) 729-5748, fax (709) 729-6782
stephenhinchey@gov.nl.ca
P.O. Box 8700, 50 Elizabeth Avenue, St. John's A1B 4J6

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DECISION/DIRECTION NOTE

Title: Application to Rezone Land to the Planned Mixed Development 2 (PMD2) Zone for development of Phase 2 of the Galway Master Planned Community
REZ1900007
100 Danny Drive
Applicant: 10718 NFLD Inc.

Date Prepared: May 7, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 696, 2019.

Discussion – Background and Current Status:

The City has received an application for the development for Phase 2 of the Galway Master Planned Community in the area of 100 Danny Drive. To consider the proposed application, land would need to be rezoned from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the newly created Planned Mixed Development 2 (PMD-2) Zone for the purpose of developing the proposed mixed density, residential subdivision. A Municipal Plan amendment would not be required.

The site is approximately 49.56 hectares (122.46 acres) and is located to the west of the existing Galway residential area (PMD-1 Zone). The new PMD2 Zone encourages increased density through a mixture of residential uses. Open space in the form of neighbourhood parks and trail systems run through the neighbourhood, connecting the new phase with the existing phase 1 and larger Galway development. The proposed rezoning for Phase 2 of the master planned community was recommended by staff due to the proposed rezoning application for the francophone school site to the Institutional Zone. Staff want to ensure that future land uses surrounding the school are compatible and not developed in isolation from other development; therefore the two applications should be considered simultaneously.

A buffer not less than 1000 metres is required between a residential or apartment use and a mineral working area that involves blasting activity. The former MUN Woodlot site, on the opposite side of the Trans-Canada Highway, is an active quarry site where blasting activity occurs. An area of the Phase 2 concept plan falls within the 1000 metre buffer; therefore, until blasting has been completed or the active quarry moves further away, development approval for the residential area within the buffer could not be given.



Stormwater detention is required for the entire area identified as Phase 2. Prior to final development approval, detailed engineering and development plans would need to be submitted for review and approval. A snow storage area may also be required, which will be identified during the development stage.

The proposed amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Written submission was received from the City of Mount Pearl who has no concern with the proposed amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring Municipalities and property owners.
3. Alignment with Strategic Directions/Adopted Plans: *Neighbourhoods Build Our City* – Increase access to range/type of housing.
4. Legal or Policy Implications: Meets the intent of Municipal Plan policies, which encourage compact urban form, while minimizing sprawl through the encouragement of large-scale integrated developments in all expansion areas. An amendment to the St. John's Development Regulations is required to rezone the property.
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: Consideration of the application for REZ1900001; rezoning to the Institutional (INST) Zone for the proposed francophone school site.

Recommendation:

It is recommended that Council adopt St. John's Development Regulations Amendment Number 696, 2019, which will rezone land in the area of 100 Danny Drive from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Planned Mixed Development 2 (PMD-2) Zone for the purpose of developing the proposed mixed density, residential subdivision. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

It is also recommended that the application to rezone land to the Institutional Zone for the proposed francophone school site be considered simultaneously with this application.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/smc

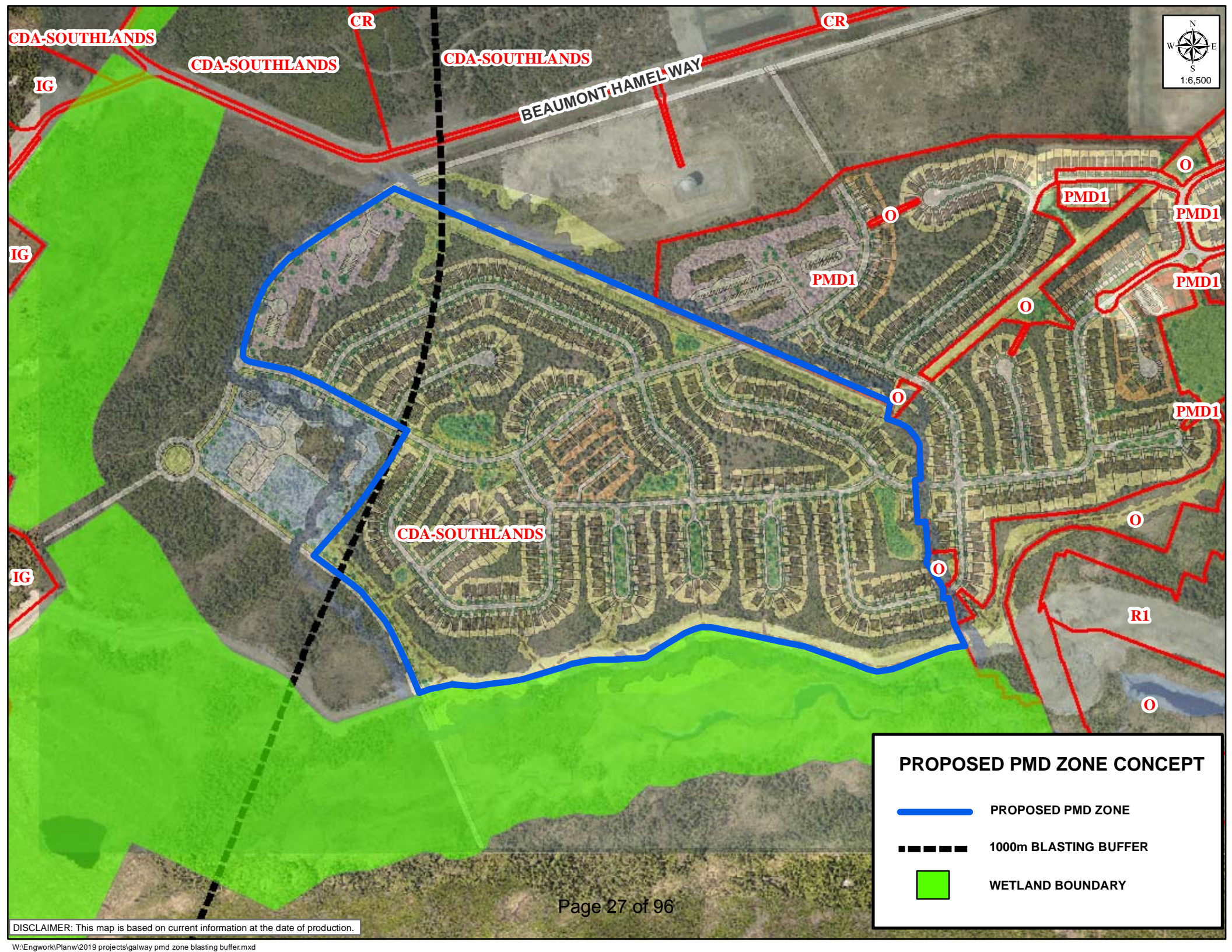
Attachments:

- Zoning Map
- Blasting Buffer Map
- Concept Plan
- Resolution






Wetland Area

Approx. Area = 49.56 ha



PROPOSED PMD ZONE CONCEPT

-  PROPOSED PMD ZONE
-  1000m BLASTING BUFFER
-  WETLAND BOUNDARY

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

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 696, 2019

WHEREAS the City of St. John's wishes to allow the development of a residential subdivision which is part of the Galway Master Planned Community in the area of 100 Danny Drive.

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:

1. Add Section 10.53 Planned Mixed Development 2 (PMD-2) Zone by adding the following:

10.53 Planned Mixed Development Zone 2 (PMD – 2)
Galway Master Planned Community (Phase 2)
(Subject to Section 5.1.4 Development Above the 190 Metre Contour)

10.53.1 Permitted Uses

Residential:

Accessory Building (Subject to Section 8.3.6)
Apartment Building
Home Office (Subject to Section 7.9)
Home Occupation (Subject to Section 7.8)
Semi-Detached Dwelling
Single Detached Dwelling
Stacked Townhouse
Townhousing
Townhouse Cluster

Other:

Park
Public Use
Public Utility

10.53.2 Zone Requirements:
(Subject to Section 8.7 Snow Storage)

The following requirements shall apply:

(1) Single Detached Dwelling

(a) Lot Area (minimum)	335 m ²
(b) Lot Frontage (minimum)	11m
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1.2m and 1.2m
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(2) Semi-Detached Dwelling

(a) Lot Area (minimum)	164 m ² per dwelling unit
(b) Lot Frontage (minimum)	6m per dwelling unit
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1.8m and 0m (common lot line)
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(3) Townhousing

(a) Lot Area (minimum)	164 m ² per dwelling unit
(b) Lot Frontage (minimum)	6m per dwelling unit
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	One of 1.8m
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(4) Townhouse Cluster

(a) Lot Area (minimum)	554 m ²
(b) Lot Frontage (minimum)	18.2m
(c) Building Line (minimum)	7.5m
(d) Rear Yard as oriented from the Public Street (minimum)	6m
(e) Side Yard as oriented from the Public Street (minimum)	4.5m
(f) Side Yard for End Unit (minimum)	1.8m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(5) Stacked Townhouse

(a) Lot Area (minimum)	182 m ² per building
(b) Lot Frontage (minimum)	12m per building
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	2.4m
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(6) Apartment Building

(a) Lot Area (minimum)	554 m ²
(b) Lot Frontage (minimum)	18.2m
(c) Building Line (minimum)	4.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1metre per storey
(f) Building Height (maximum)	7 storeys
(g) Lot Coverage (maximum)	50%
(h) Density	60 Dwelling Units per building

10.53.3 Off-Street Parking Requirements

Notwithstanding Section 9 the following off-street parking requirements shall apply:

Type of Nature of Building	Minimum Required Parking
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhousing	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Stacked Townhouse	1 space per Dwelling Unit

10.53.4 Landscaping Requirements

One tree shall be planted not less than every 18m (60ft) (maximum) on both sides of all Streets. Exact tree location within the Street cross section shall be determined by the City prior to final development approval being issued.

Landscaping and Screening shall be provided, as identified on the attached schedule, and in accordance with Section 8.5 Landscaping and Screening.

10.53.5 Schedules Attached (Appendix PMD-2)

The following document shall form part of the Zone Requirements and Development Regulations for the Planned Mixed Development -2 Zone.

Galway Concept Plan (May 2015)

BE IT ALSO RESOLVED that the City of St. John’s hereby adopts the following map amendment to the St. John’s Development Regulations:

Rezone land in the area of 100 Danny Drive from the Comprehensive Development Area – Southlands (CDA Southlands) Zone to the Planned Mixed Development 2 (PMD-2) 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 _____, **2019**.

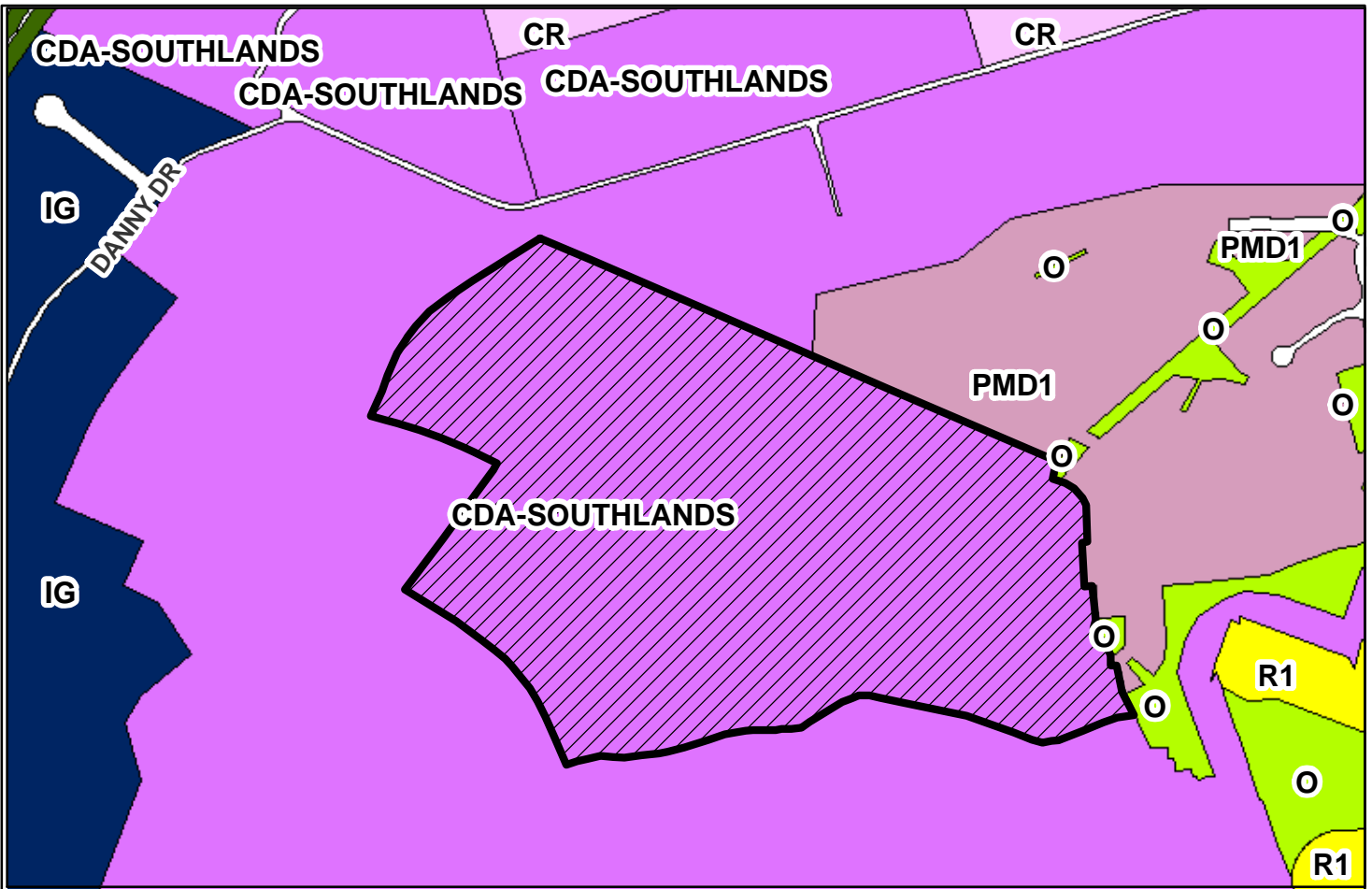
Mayor

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

City Clerk

Council Adoption

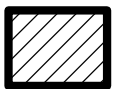
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 696, 2019
[Map Z-1A]**

2019 04 17 Scale: 1:10000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
COMPREHENSIVE DEVELOPMENT AREA -
SOUTHLANDS (CDA SOUTHLANDS) LAND USE
ZONE TO PLANNED MIXED DEVELOPMENT 2
(PMD 2) LAND USE ZONE

GALWAY PHASE 2

M.C.I.P. signature and seal

Mayor








City Clerk

Council Adoption



Galway

Concept Plan
May 2015

Nature Trail	
Single Family	
Town Homes	
Institutional	
Multiple	
Commercial	
Parkland	
Open Space	
Neighborhood Park	

May 1, 2019

Via e-mail to: llyghtlebrushett@stjohns.ca

Ms. Lindsay Lyghtle Brushett, MCIP
Planner III
Department of Planning, Engineering, & Regulatory Services
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Lyghtle Brushett:

**NOTICES OF TWO APPLICATIONS – CITY OF ST. JOHN'S
PROPOSED REZONING OF PORTIONS OF LAND IN THE AREA OF 100 DANNY DRIVE**

In response to your two notices of applications for rezoning by 10718 NFLD Inc. for two portions of land in the area of 100 Danny Drive, currently zoned as “Comprehensive Development Area – Southlands”, with one portion to be rezoned from to “Institutional”, and the other portion to be rezoned to “Planned Mixed Development – 2”, the City of Mount Pearl thanks you for the opportunity to provide commentary on the proposed rezoning of these lands.

Mount Pearl City Council acknowledges the notices of the applications and the matter was discussed at the City of Mount Pearl's Committee of the Whole meeting of April 30, 2019. The City of Mount Pearl has no objections to the proposed rezoning as presented as they do not impact the City of Mount Pearl. Please contact me at 709-748-1023 or by e-mail at chowell@mountpearl.ca if you require anything further.

Kindest regards,



Catherine Howell
Manager of Development and Planning

CYH/paf
cc Steve Kent, CAO
Jason Collins, Director of Community Development
Gerry Antle, Director of Infrastructure and Public Works
Carole Gillingham, Manager of Engineering Services
Mona Lewis, Deputy City Clerk

DECISION/DIRECTION NOTE

Title: St. John's Urban Region Regional Plan Amendment No. 2, 2018, St. John's Municipal Plan Amendment No. 146, 2018, and St. John's Development Regulations Amendment No. 677, 2018
Application to Rezone Land to the Residential Medium Density (R2) Zone for Development of two Single Detached Dwellings
MPA1800001
364 Blackhead Road

Date Prepared: May 6, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

Following the Public Hearing, Council may proceed with the next steps in the amendment process and consider approval for St. John's Municipal Plan Amendment Number 146, 2018, and St. John's Development Regulations Amendment Number 677, 2018.

Discussion – Background and Current Status:

The City received an application to develop two Single Detached Dwellings at 364 Blackhead Road. The land intended for development is currently zoned Industrial General (IG) and Open Space Reserve (OR) and would need to be rezoned to Residential Medium Density (R2). A small area of City owned land will also be rezoned from Industrial General (IG) back to the Open Space Reserve (OR) Zone. An amendment to both the St. John's Urban Region Regional Plan and the St. John's Municipal Plan is required.

At the Regular Meeting of Council on April 1, 2019, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 146, 2018, and St. John's Development Regulations Amendment Number 677, 2018. In order to undertake the City's proposed amendments, it was identified that an amendment to the St. John's Urban Region Regional Plan was also required. Council appointment Mr. Cliff Johnston, MCIP, as the commissioner to conduct a joint public hearing regarding proposed amendments to both the St. John's Urban Region Regional Plan and the St. John's Municipal Plan and Development Regulations. The public hearing was held at Shea Heights Community Centre on May 1, 2019.

Commissioner Johnston has now submitted his report on the proposed amendments. The Commissioner recommends approval of the amendments. A copy of the Commissioner's report is attached for Council's information and consideration.



Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Municipalities under the St. John's Urban Region Regional Plan and neighbouring residents and property owners.

Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2015-18:
Neighbourhoods Build Our City – Increase access to range/type of housing.

3. Legal or Policy Implications: Not Applicable.
4. Engagement and Communications Considerations: Not Applicable.
5. Human Resource Implications: Not Applicable.
6. Procurement Implications: Not Applicable.
7. Information Technology Implications: Not Applicable.
8. Other Implications: Not applicable.

Recommendation:

It is recommended that Council now approve the attached resolutions for St. John's Municipal Plan Amendment Number 146, 2018 and St. John's Development Regulations Amendment Number 677, 2018, as adopted. These amendments would redesignate and rezone land at 364 Blackhead Road from the Industrial General (IG) and Open Space Reserve (OR) Zones to the Residential Medium Density (R2) and Open Space Reserve (OR) Zones, to allow the development of two single detached dwellings. If approved, the amendments will be referred to the Department of Municipal Affairs and Environment, with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act.

Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 2, 2018. A copy of the Commissioner's report has also been sent to the Minister for consideration.

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

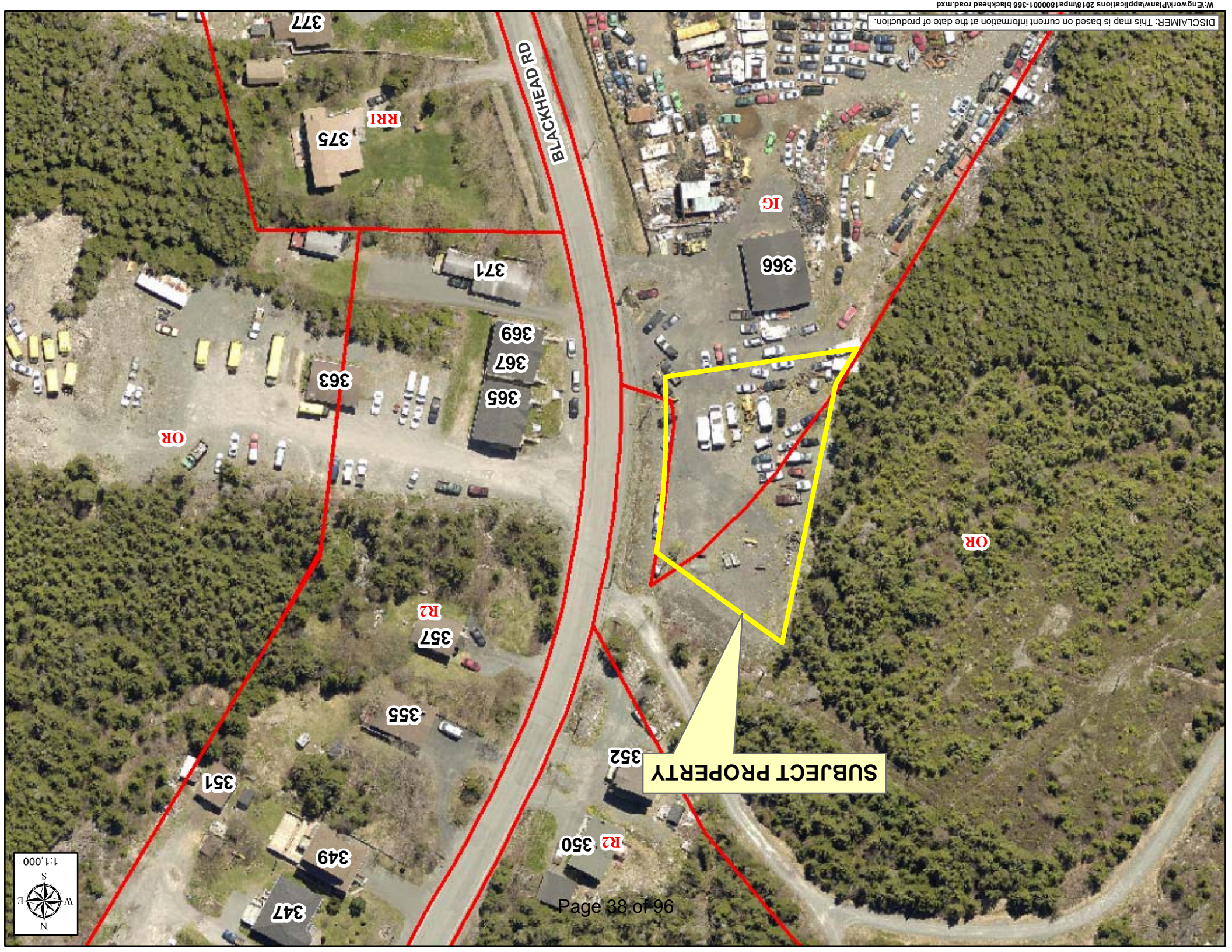
Approved by - Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

Attachments:
Commissioner's Report
Resolutions
Location map

G:\Planning and Development\Planning\2019\Mayor & Council\Mayor - 364 Blackhead Road approval May 7 2019\lb.docx



SUBJECT PROPERTY

BLACKHEAD RD



COMMISSIONER'S REPORT

St. John's Urban Region Regional Plan Amendment Number 2, 2018, and
St. John's Municipal Plan Amendment Number 146, 2018 and
St. John's Development Regulations Amendment Number 677, 2018

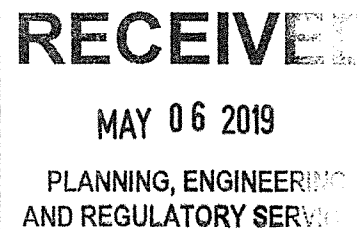
Proposed Rezoning of Property Located at
Civic Number 364 Blackhead Road, St. John's

City File Number MPA1800001

Prepared for the Department of Municipal Affairs and Environment and
the City of St. John's

Commissioner: Clifford Johnston, MCIP

Report Date: May 6, 2019



1. Introduction

At the Regular Meeting of the St. John's Municipal Council held on April 1, 2019, I was appointed as an independent commissioner to conduct a public hearing and to prepare a report with recommendations respecting the St. John's Urban Region Regional Plan Amendment Number 2, 2018 and the St. John's Municipal Plan Amendment Number 146, 2018 and the St. John's Development Regulations Amendment Number 677, 2018. The proposed amendments are in reference to an application submitted to the City of St. John's by the property owners of Civic Number 364 Blackhead Road to rezone the subject property from the Industrial General (IG) Zone and the Open Space Reserve (OR) Zone to the Residential Medium Density (R2) Zone to allow the development of two (2) single detached dwellings.

My appointment as an independent commissioner for the public hearing on the proposed amendments was also approved by the Department of Municipal Affairs and Environment under Section 19 of the Urban and Rural Planning Act, 2000 as a map amendment to the St. John's Urban Region Regional Plan is required in order to allow the proposed amendments to the City's Municipal Plan and Development Regulations.

The public hearing was advertised by the City of St. John's on two occasions in The Telegram newspaper and on the City's website. In addition, notices of the public hearing were mailed by the City to property owners within a minimum radius of 150 metres from the subject property.

One written objection to the proposed amendments was received by the City Clerk prior to the April 29, 2019 deadline for submission of objections to the amendments. Under the provisions of Sections 20 and 21 of the Urban and Rural Planning Act, 2000, the submission of objection mandated that the public hearing proceed.

The public hearing took place on May 1, 2019 at the Shea Heights Community Centre on Linegar Avenue, St. John's beginning at the advertised time of 7:00 pm. In addition to the commissioner, the public hearing was attended by Lindsay Lyghtle-Brushett, MCIP-Planner III with the City. Also in attendance were Doug Strickland and Tina Hennessey

who are co-owners of the property under application for rezoning. Leona Dillon attended the hearing with Mr. Strickland and Ms. Hennessey.

The individual who submitted an email to the City Clerk outlining concerns/objections to the proposed planning amendments, Chris Shortall, was not in attendance at the public hearing.

No formal or taped transcript of the public hearing was made and the notes made by your commissioner constitute the record of the hearing. All persons in attendance were afforded the opportunity to speak.

2.0 The Issue

The City received an application to develop two (2) single detached dwellings at Civic Number 364 Blackhead Road. The land intended for development is currently zoned as Industrial General (IG) and Open Space Reserve (OR) and would need to be rezoned to the Residential Medium Density (R2) Zone to allow the proposed dwellings. The City proposes to also rezone a small area of City owned land adjacent to the site of the proposed new dwellings from the Industrial General (IG) Zone to the Open Space Reserve (OR) Zone. The land under consideration for rezoning to the R2 Zone has municipal water and sanitary sewer located across the frontage of the proposed new residential building lots.

In order to accommodate the proposed rezoning of the subject property for the two (2) proposed residential building lots, a map amendment to the St. John's Municipal Plan is required to redesignate the subject property from the Rural Land Use District to the Residential Low Density Land Use District.

Also in order to accommodate the proposed rezoning of the subject property to the R2 Zone, a map amendment to the St. John's Urban Region Regional Plan to redesignate the property from Rural to Urban Development is required. The Minister of Municipal Affairs and Environment adopted the St. John's Urban Region Regional Plan Amendment Number 2, 2018 on February 12, 2019 to redesignate the

subject property from Rural to Urban Development. The proposed Regional Plan amendment is designed to align the Regional Plan with the proposed St. John's Municipal Plan Amendment Number 146, 2018 and the proposed St. John's Development Regulations Amendment Number 677, 2018.

Prior to the Minister's adoption's of the Regional Plan Amendment, the City of St. John's, at the direction of the Department of Municipal Affairs and Environment, consulted with all the municipalities on the Northeast Avalon Peninsula who are subject to the St. John's Urban Region Regional Plan with regards to the proposed map amendment to the Regional Plan. The proposed Regional Plan amendment was also advertised by the City for public information and public review on the City's website and on two occasions in The Telegram newspaper. No written objections to the proposed Regional Plan amendment from any of the contacted municipalities or members of the public were submitted to the City of St. John's.

3.0 The Public Hearing

The public hearing was called to order at 7:00 pm. This commissioner outlined the purpose of the public hearing and his mandate from the Department of Municipal Affairs and Environment and the City of St. John's. This commissioner then outlined the format of the public hearing and his subsequent reporting requirements from the hearing to the Department of Municipal Affairs and Environment and the City.

Ms. Lyghtle-Brushett, Planner-III with the City, outlined the proposed planning amendments to the St. John's Urban Region Regional Plan and the St. John's Municipal Plan and the St. John's Development Regulations using a large scale aerial photograph of the subject area. Ms. Lyghtle-Brushett also outlined the history and purpose of the proposed planning amendments and advised of the City's support for the proposed amendments.

Mr. Strickland and Ms. Hennessey verbally indicated to this commissioner, their support for the proposed planning amendments.

At the public hearing, this commissioner verbally summarized the concerns/objections to the proposed planning amendments outlined in the email submitted by Chris Shortall to the City Clerk on April 5, 2019. As noted, Mr. Shortall was not in attendance at the public hearing. Mr. Shortall's concerns are summarized by this commissioner as follows:

- a) Sprawl from used car/condemned automobiles at a nearby salvage yard into the adjacent areas particularly across the road into a restricted area;
- b) A need for current property surveys to confirm the ownership of lands surrounding this proposal and the areas adjacent;
- c) A need for an environmental assessment before any zoning changes are made; and
- d) Several questions: is the nearby pond is part of the water supply and if the "sprawl" is contained on personal property or public land?

A copy of Mr. Shortall's submission to the City Clerk is attached to this report.

Prior to concluding the public hearing, this commissioner advised that he will submit his report on the public hearing with his recommendations to the Department of Municipal Affairs and Environment and the City of St. John's within thirty (30) days of the date of the hearing. He advised that his report provides recommendations only on the proposed planning amendments which are not binding on either the Minister of Municipal Affairs and Environment or the St. John's Municipal Council. The public hearing concluded at approximately 7:30 pm.

4.0 Commissioner's Observations and Conclusions

- a) The proposed rezoning of the subject property at Civic Number 364 Blackhead Road to the Residential Medium Density (R2) Zone to allow the development of two (2) residential building lots for single detached houses is consistent with the existing land use pattern of residential development along this section of Blackhead Road.
- b) The proposed rezoning is consistent with the objectives and policies of the St. John's Municipal Plan and the City's Strategic Plan.
- c) There do not appear to any major public concerns respecting the proposed rezoning of the subject property to allow the development of two (2) new single detached houses;
- d) There have not been any concerns expressed by members of the public or the municipalities on the Northeast Avalon Peninsula who are subject to the St. John's Urban Region Regional Plan, to the proposed map amendment to the Regional Plan.
- e) The City staff have verbally advised that the pond in the vicinity of the property which is subject of the proposed planning amendments is not a current part of the City water supply. The City staff have also verbally advised that an environmental assessment of the proposed development of the subject property is not required as the proposed future use of the property is for residential use.
- f) The public has been afforded a full opportunity to comment on the proposed St. John's Urban Region Regional Plan Amendment Number 2, 2018 and the proposed St. John's Municipal Plan Amendment Number 146, 2018 and the St. John's Development Regulations Amendment Number 677, 2018.
- g) The City of St. John's supports the proposed planning amendments to the St. John's Urban Regional Plan and the St. John's Municipal Plan and the St. John's Development Regulations.

5.0 Commissioner's Recommendations

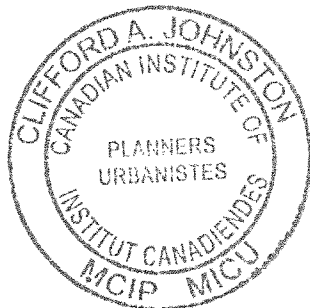
It is recommended that the St. John's Urban Region Regional Plan Amendment Number 2, 2018 as adopted by the Minister of Municipal Affairs and Environment on February 12, 2019, now be approved by the Minister.

It is further recommended that the St. John's Municipal Plan Amendment Number 146, 2018 and the St. John's Development Regulations Amendment Number 677, 2018 as adopted by the St. John's Municipal Council on April 1, 2019, now be approved by Council.

Respectfully submitted this 6th day of May, 2019.



Clifford Johnston, MCIP
Commissioner



To: Lindsay Lyghtle Brushett
Subject: RE: Public Hearing - 364 Blackhead Road

From: CityClerk <cityclerk@stjohns.ca>
Sent: Friday, April 5, 2019 11:45 AM
To: Chris Shortall [REDACTED] Planning <planning@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>
Subject: RE: Public Hearing - 364 Blackhead Road

Good Morning Mr. Shortall:

We acknowledge receipt of your email and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this matter.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Chris Shortall [REDACTED]
Sent: Friday, April 5, 2019 10:07 AM
To: Planning <planning@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>
Subject: Re: Public Hearing - 364 Blackhead Road

as the images show

there is currently sprawl from used car/condemned automobiles into the adjacent areas particularly across the road into a restricted area and at 366 blackhead road towards the pond/public open space

i advise that there need to be current property surveys attached to the submission to confirm the ownership of lands surrounding this proposal and the areas adjacent - without real actual land surveys of ownership of property I don't know how this can proceed.

furthermore, as the adjacent property abuts public lands and highlights the surrounding restricted development - an environmental assessment of the subject properties would need to be conducted before any zoning changes are made.

is the nearby pond part of the water supply?

is the sprawl contained on personal property or public lands?

please advise
chris shortall

On Thu, Apr 4, 2019 at 3:59 PM St. John's e-Updates <eupdates@stjohns.ca> wrote:

City of St. John's Media Relations has issued the following:

=====

Public Notice

Wed, 2019/05/01 - 7:00pm

Public Hearing - 364 Blackhead Road

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 146, 2018, and St. John's Development Regulations Amendment Number 677, 2018, on April 1, 2019, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal Affairs and Environment, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan amendment would be to re-designate **364 Blackhead Road** from the Rural (R) Land Use District to the Residential Low Density (RLD) Land Use District.

The effect of the Development Regulations amendment would be to rezone 364 Blackhead Road from the Industrial General (IG) and Open Space Reserve (OR) Zones to the Residential Medium Density (R2) and Open Space Reserve (OR) Zones.

These amendments are in reference to an application to develop two single detached dwellings.

In order to allow the proposed amendments to the St. John's Municipal Plan and Development Regulations, an amendment to the St. John's Urban Region Regional Plan is required. St. John's Urban Region Regional Plan Amendment Number 2, 2018 is proposed to re-designate land at 364 Blackhead Road from Rural to Urban Development.

Information regarding these amendments may be viewed at the Department of Planning, Engineering, and Regulatory Services, fourth floor, John J. Murphy Building (City Hall Annex). For further information, please phone 709-576-8220; email planning@stjohns.ca.

The Public Hearing will be held on **Wednesday, May 1, 2019, at 7 p.m.**, Shea Heights Community Centre, 130 Linegar Avenue and will be conducted by an independent Commissioner jointly appointed by the Minister of Municipal Affairs and Environment and St. John's City Council. Any person wishing to make a submission on the proposed amendments

must provide a signed written statement, including your name and street address, to the Office of the City Clerk by **9:30 a.m., Monday, April 29, 2019**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly. If no written objections to the amendments are received by the deadline noted, the public hearing for these amendments may be cancelled by the City in accordance with the provisions of the Urban and Rural Planning Act.

Background Information

DISCLAIMER

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**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 146, 2018**

WHEREAS the City of St. John's wishes to allow two Single Detached Dwellings at 364 Blackhead 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 364 Blackhead Road [Parcel ID# 403925 & 31917] from the Rural (R) Land Use District to the Residential Low Density (RLD) 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 Affairs and Environment 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 _____, 2018.

Mayor

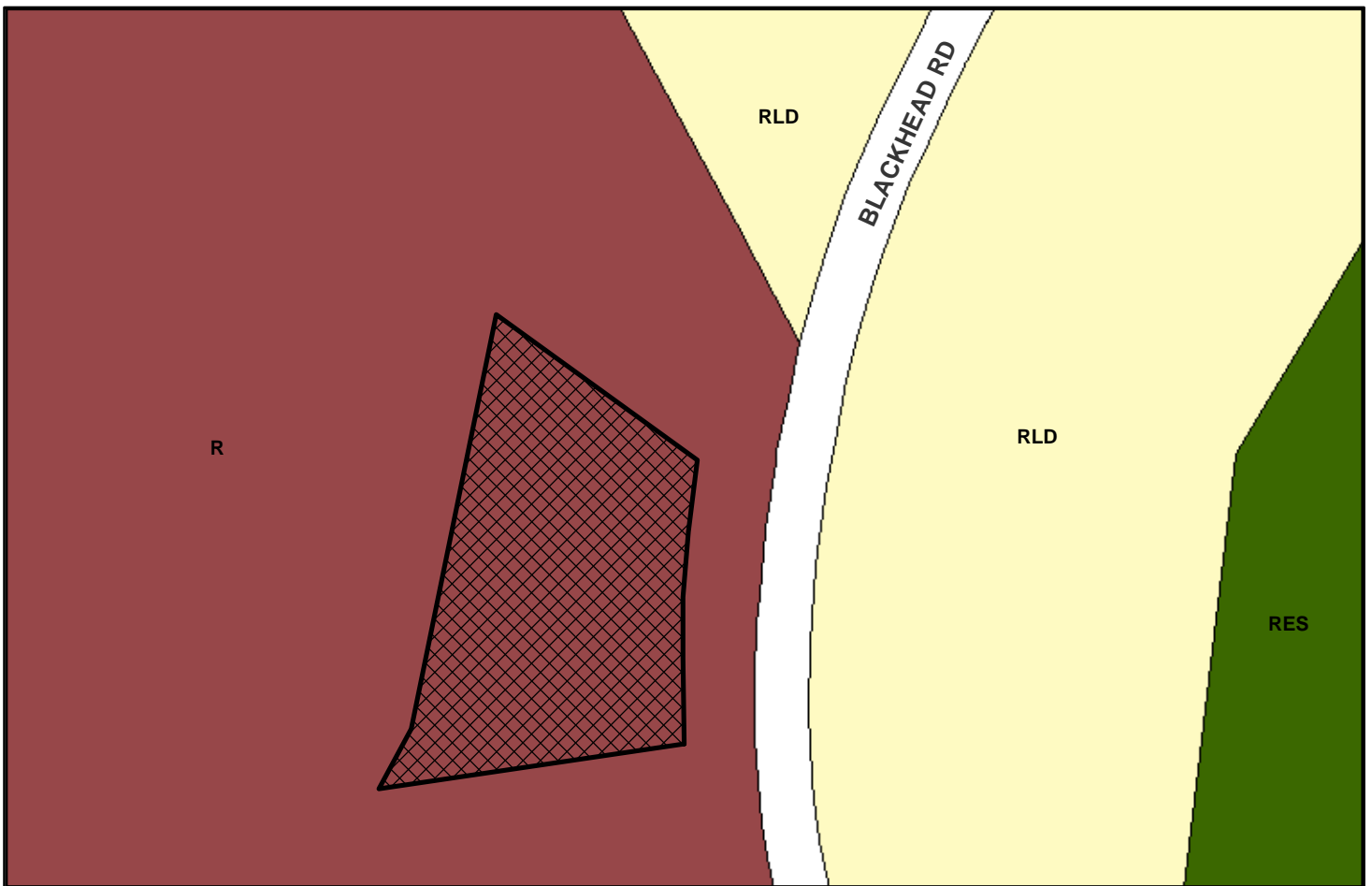
MCIP

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

City Clerk

Council Adoption

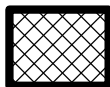
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 146, 2018
[Map III-1A]**

2018 04 12 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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

 AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

**364 BLACKHEAD ROAD
Parcel ID 403925 & 31917**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 677, 2018**

WHEREAS the City of St. John's wishes to allow two Single Detached Dwellings at 364 Blackhead 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 364 Blackhead Road [Parcel ID# 403925 & 31917] from the Industrial General (IG) and Open Space Reserve (OR) Zones to the Residential Medium Density (R2) and Open Space Reserve (OR) Zones as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment 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 _____, 2018.

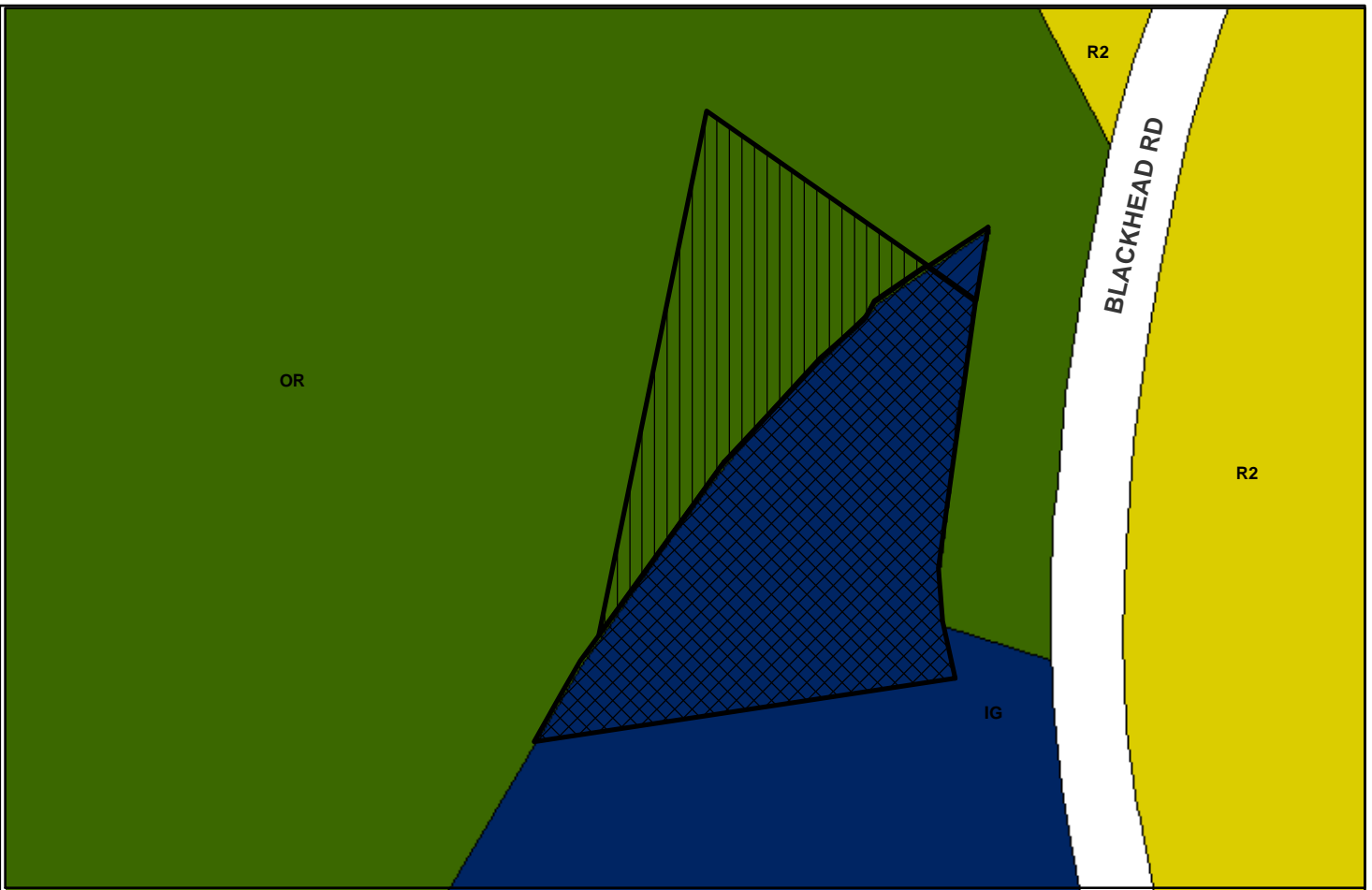
Mayor

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
DEVELOPMENT REGULATIONS
Amendment No. 677, 2018
[Map Z-1A]**

2018 04 12 Scale: 1:750
City of St. John's
Department of Planning, Development
& Regulatory Services

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

-  AREA PROPOSED TO BE REZONED FROM INDUSTRIAL GENERAL (IG) LAND USE ZONE TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM INDUSTRIAL GENERAL (IG) LAND USE ZONE TO OPEN SPACE RESERVE (OR) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM OPEN SPACE RESERVE (OR) LAND USE ZONE TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**364 BLACKHEAD ROAD
Parcel ID 403925 & 31917**

M.C.I.P. signature and seal

Mayor

City Clerk

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 6, 2019.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	Residential Mixed (RM) Zone Ward 2	An Extension of a Non-Conforming Use application has been submitted by Christine's Place for an addition to the existing Lounge at 210 Lemarchant Road. The existing Lounge has a floor area of 111.5 m ² with a proposed addition of 51.9 m ² to be added within the existing building.	no Submissions Received	It is recommended to approve the application subject to all applicable City requirements

The Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, 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\Notices Published\2019\15 - May 6 2019.docx

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

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 13, 2019**.

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	Commercial Regional (CR) Zone Ward 1	<p>A Discretionary Use application has been submitted requesting permission for a Light Industrial Use at 5 Sea Rose Avenue.</p> <p>The proposed one-storey building will have a floor area of 340m² and will be used as a Multi-Disciplinary Laboratory.</p>	1 Submission Received (attached)	It is recommended to approve the application subject to all applicable City requirements

The Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, 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.

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

Elaine Henley

From: Early Achievers [REDACTED]
Sent: Thursday, April 25, 2019 1:14 PM
To: CityClerk
Cc: 'Early Achievers'
Subject: 5 Sea Rose Ave.

Importance: High

Good Afternoon,

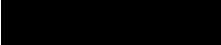
We have received a letter regarding a Discretionary Use application requesting permission for Light Industrial Use at 5 Sea Rose Ave. We are a licensed child care facility and the children in our care use the playground located directly behind our school on a daily basis. We have some concerns regarding the new building to be constructed near our playground and want to ensure there are no environmental concerns for the children, noise, pollution, odour etc.

Thank you,

Krista Sinnott
Vice Principal
B. Ed (Elementary)
NAMC Montessori Certified



35 Hebron Way,
St. John's, NL
A1A 0P9



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ST. JOHN'S

Committee of the Whole

Council Chamber

Report

May 1, 2019

9:00 a.m.

4th Floor City Hall

Present:

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Wally Collins

Regrets:

Councillor Maggie Burton
Councillor Hope Jamieson
Councillor Ian Froude

Staff:

Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

Others:

Linda Bishop, Senior Legal Counsel
Kelly Maguire - Communications and Public Relations Officer

Present for relevant agenda items were:

Randy Carew - Manager of Regulatory Services
Elizabeth Lawrence, Director of Economic Development,

Supporting documentation for these minutes can be found [here](#).

Culture & Partnerships
Heather Mills-Snow, Economic Development Officer

Community Services & Events - Councillor Jamie Korab

1. Inclusion Advisory Committee Report - April 15, 2019

1. Information Note dated March 25, 2019 re: Committee Engagement of Public Projects

While this matter was presented to the IAC as an Information Note, discussion at the meeting generated a recommendation for the Committee's consideration.

Recommendation

Moved By Councillor Korab

Seconded By Councillor Hanlon

That the Inclusion Advisory Committee be consulted prior to final implementation, given the potential impact of the Rawlins Cross Pilot Project, particularly as it relates to pedestrian traffic flow and safety.

CARRIED UNANIMOUSLY

Planning & Development - Councillor Maggie Burton

1. Built Heritage Experts Report - April 18, 2019

The Committee considered the above-noted report

1. Decision note dated April 15, 2019 re: Metal Roofs and Solar Panels

The Committee agreed to defer this Information Note pending receipt of clarification by staff. The matter will be raised at the next meeting of Committee of the Whole.

2. Decision Note dated April 17, 2019 re: Streamlining Maintenance Applications for Designated Heritage Buildings

Supporting documentation for these minutes can be found [here](#).

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

That minor maintenance applications for designated heritage buildings be evaluated by staff and sent directly to a Council meeting for Council's approval.

Further, that any applications that would alter the building or character defining elements of the building will follow the existing process of being referred to the BHEP for a recommendation to Council.

CARRIED UNANIMOUSLY

Decision Note dated April 23, 2019 re: Mobile Vending Leased Space - Churchill Square

Consideration was given to the Decision Note which is seeking Council's approval to permit the lease of a parking stall in Churchill Square for the purposes of operating a motorized mobile vending unit.

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

That Council grant the request of the Association of New Canadians and allow an additional mobile vendor to operate out of Churchill Square as proposed.

CARRIED UNANIMOUSLY**7. Transportation - Councillor Debbie Hanlon**

1. Decision Note dated May 1, 2019 re: Parking at Canada Post Community Mailboxes
-

Supporting documentation for these minutes can be found [here](#).

The Committee considered the above-cited which considered the impact of implementing of parking restrictions at select Canada Post locations as requested by the public and Councillors.

Recommendation

Moved By Councillor Hanlon

Seconded By Councillor Stapleton

That Council maintain status quo with respect to parking near community mailboxes with the exception of Clancey Drive, Larkhall Street, Terra Nova Road where a "15 minute parking only" sign will be erected.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins
Against (1): Councillor Hickman

CARRIED WITH DISSENT (7 to 1)

Mayor Danny Breen

Chairperson

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
May 7, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

- 1. Parking Relief
INT1900043
135 Harbour Drive**

Recommendation

The Development Committee recommends that parking relief be granted as requested.

- 2. DEV1900078
Request for 10% Variance on Lot Area
61 Merrymeeting Road**

Recommendation

The Development Committee recommends that Council approve the 10% lot variance as requested.

- 3. Request for Parking Relief
108 Pennywell Road
DEV1800219**

Recommendation

The Development Committee recommends that Council approve the parking relief for 94 spaces, to allow a total of 102 spaces on the site.

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

DECISION/DIRECTION NOTE

Title: Parking Relief
INT1900043
135 Harbour Drive

Date Prepared: May 13, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek parking relief for 4 parking spaces at 135 Harbour Drive.

Discussion – Background and Current Status:

Council previously approved the development of Eating Establishment & Tavern on March 7, 2019, and a required “total of nineteen (19) off-street parking spaces” as per the Downtown Parking Study as a part of the approval.

An application has now been submitted for to construct a 12 x 44’ deck at the rear of the property. The proposed deck will eliminate 4 parking spaces which are currently used by Beir Market staff.

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 9 – Off Street Parking Requirements 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 parking relief be granted.

Prepared by/Signature:

Ashley Murray –Development Officer II

Signature: Ashley Murray

Approved by/Date/Signature:

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

Signature: 

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: DEV1900078
Request 10% Variance on Lot Area
61 Merrymeeting Road

Date Prepared: May 7, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for a 10% variance of the lot area and develop 2 townhouse dwellings.

Discussion – Background and Current Status:

An application was submitted to redevelop both 59 & 61 Merrymeeting Road. The property is situated in the Residential High Density (R3) Zone where minimum lot area required is 140m². The proposed reduced lot size will be 126m², which will require a 10% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered.

The intent of the developer is to reduce the size of 61 Merrymeeting Road, in order to increase the lot area of 59 Merrymeeting Road to make it more conforming. Both lots will then be developed as 2 townhouse lots.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4, Section 10.3.3 (I) (ii) and Section 8.3.1 of the St. John's Development Regulations
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.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

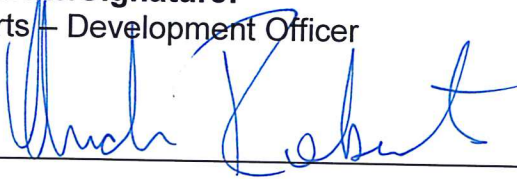
Recommendation:

It is recommended that council approve the 10% Lot Variance.

Prepared by/Date/Signature:

Andrea Roberts – Development Officer

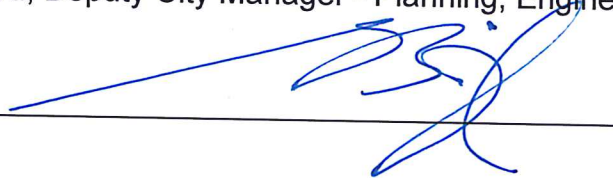
Signature: _____



Approved by/Date/Signature:

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

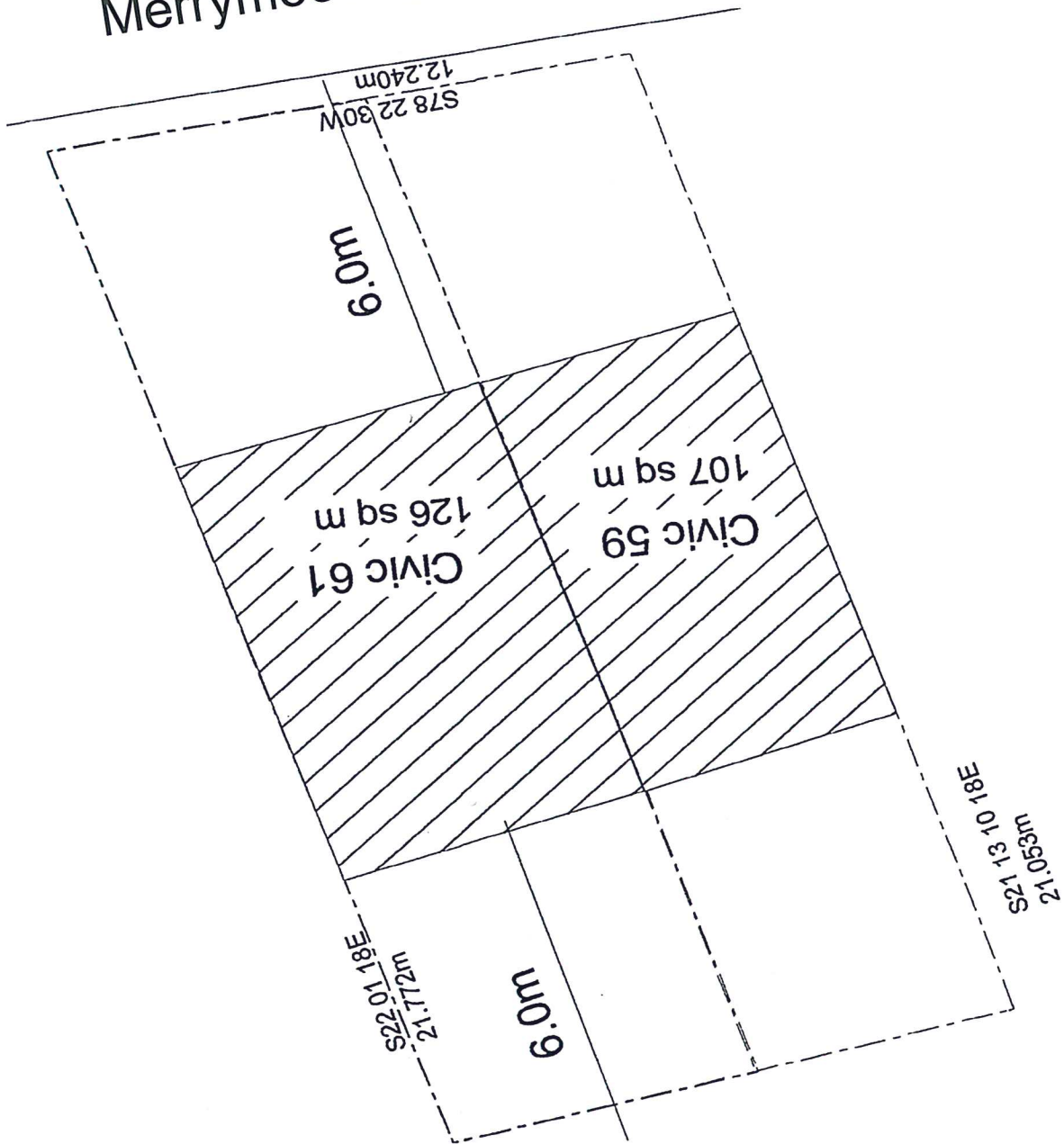
Signature: _____



AAR/dlm

Attachments: Lot Layout

Merrymeeting Road



DECISION/DIRECTION NOTE

Title: Request for Parking Relief
108 Pennywell Road
DEV1800219

Date Prepared: May 7, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek parking relief for the proposed redevelopment of the former Bishop's College into a Senior's Apartment Building.

Discussion – Background and Current Status:

An application was submitted to renovate the and redevelop the site at 108 Pennywell Road. Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.

The total parking required for this development would be 196 Spaces: 20 for the individual units, 125 for 1140m² of floor area used for suites, and 51 for the gymnasium on site. The parking proposed for the site is 102 spaces, requiring Council to relieve 94 spaces.

The applicant has indicated that considering the size of the suites, using the floor area calculation would result in requiring more than one parking space per resident. It was indicated that it is highly unlikely that any residents of the home would have a vehicle. The applicant is proposing that 102 spaces will be more than adequate for the 102 residents, guests, and the occasional use of the gymnasium.

Please also note that City's Transportation Manager has also indicated that the proposed parking reduction is acceptable and could possibly be reduced further if required.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

3. Alignment with Strategic Direction/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 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.

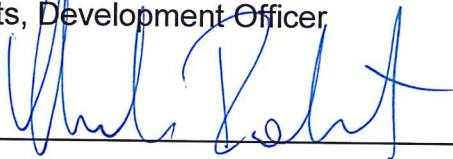
Recommendation:

It is recommended that Council approve the parking relief for 94 spaces, to allow a total of 102 spaces on the site.

Prepared by/Signature:

Andrea Roberts, Development Officer

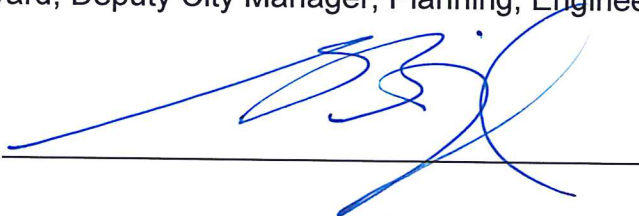
Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: Not applicable.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF May 2, 2019 TO May 8, 2019**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Nova Consultants Inc	Parking Lot Upgrades	310 Elizabeth Avenue	4	Approved	19-05-07
RES	Maidment Consulting Inc.	Demo/Rebuild for Single Family Dwelling	6 Maple Street	4	Approved	19-05-08

* 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**

Permits List
Council's May 13, 2019 Regular Meeting

Permits Issued: 2019/05/02 to 2019/05/08

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
11 Henry Larsen St	Renovations	Subsidiary Apartment
12 Belfast St	Renovations	Single Detached Dwelling
13 Banyan Pl	Renovations	Single Detached Dwelling
16 Hayward Ave	Renovations	Townhousing
17 Petite Forte Dr	Fence	Fence
18 St. Shotts Pl	Renovations	Single Detached Dwelling
20 Prim Pl	Renovations	Townhousing
216 Canada Dr	Extension	Single Detached w/ apt.
22 Prim Pl	Renovations	Townhousing
24 Prim Pl	Renovations	Townhousing
26 Prim Pl	Renovations	Townhousing
28 Prim Pl	Renovations	Townhousing
30 Fitzgibbon St	Accessory Building	Accessory Building
30 Prim Pl	Renovations	Townhousing
32 Prim Pl	Renovations	Townhousing
45 Brooklyn Ave	Renovations	Single Detached Dwelling
5 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
52 O'regan Rd	Accessory Building	Accessory Building
53 Henry Larsen St	Accessory Building	Accessory Building
53 Henry Larsen St	Fence	Fence
532 Main Rd	Accessory Building	Accessory Building
54a Donovan's Rd	Accessory Building	Accessory Building
57 Doyle's Rd	Accessory Building	Accessory Building
58 Maurice Putt Cres	New Construction	Single Detached Dwelling
60 Mcniven Pl	Renovations	Communications Use
62 Orlando Pl	Fence	Fence
65 Old Petty Harbour Rd	Deck	Patio Deck
7 Coughlan Pl	Fence	Fence
7 Pleasantville Ave	Accessory Building	Accessory Building
8 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.

98-100 Donovan's Rd	Fence	Fence	This Week:	\$1,139,048.00
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Commercial

Location	Permit Type	Structure Type		
120 Lemarchant Rd	Renovations	Day Care Centre		
125 Water St	Change of Occupancy/Renovations	Restaurant		
177 Brookfield Rd	Deck	Patio Deck		
180 Portugal Cove Rd	Renovations	Hotel		
217 Brookfield Rd	Renovations	Commercial Garage		
220 Kenmount Rd	Change of Occupancy/Renovations	Office		
220 Newfoundland Dr	Change of Occupancy	Office		
335-343 Water St	Sign	Retail Store		
336 Water St	Renovations	Eating Establishment		
370 Torbay Rd	Change of Occupancy/Renovations	Office		
48 Kenmount Rd	Renovations	Retail Store		
55 Kenmount Rd	Renovations	Public Utility		
95 Stavanger Dr	Sign	Office		
			This Week:	\$1,510,855.00

Government/Institutional

Location	Permit Type	Structure Type		
			This Week:	\$0.00

Industrial

Location	Permit Type	Structure Type		
			This Week:	\$0.00

Demolition

Location	Permit Type	Structure Type		
			This Week:	\$0.00

This Week's Total: \$2,649,903.00

REPAIR PERMITS ISSUED: \$22,730.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
May 13, 2019			
TYPE	2018	2019	% Variance (+/-)
Residential	\$29,414,593.00	\$11,915,645.98	-59
Commercial	\$61,134,486.00	\$52,603,681.00	-14
Government/Institutional	\$2,423,682.00	\$221,800.00	-91
Industrial	\$5,000.00	\$0.00	-100
Repairs	\$748,405.00	\$325,580.00	-56
TOTAL	\$93,726,166.00	\$65,066,706.98	-31
Housing Units (1 & 2 Family Dwelling)	40	22	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 8, 2019

Payroll

Public Works	\$ 385,093.21
Bi-Weekly Casual	\$ 36,115.79
Accounts Payable	\$ 5,105,581.41

Total: \$ 5,526,790.41

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
BELL ALIANT	120744	TELEPHONE SERVICES	23,373.09
TAMIE & DALE TEMPLEMAN	120745	REFUND SECURITY DEPOSIT	399.00
MELISSA SEXTON & NEIL HANLON	120746	REFUND SECURITY DEPOSIT	300.00
MICHAEL & HEATHER HAINES	120747	REFUND SECURITY DEPOSIT	255.00
RECEIVER GENERAL FOR CANADA	120748	PAYROLL DEDUCTIONS	1,507.52
COLLEEN FRAMPTON	120749	REFUND SECURITY DEPOSIT	85.02
STELLA'S CIRCLE	120750	REFUND SECURITY DEPOSIT	280.00
BELL MOBILITY INC.	120751	CELLULAR PHONE USAGE	90.09
BELL ALIANT	120752	TELEPHONE SERVICES	1,093.99
NEWFOUNDLAND EXCHEQUER ACCOUNT	120753	PROFESSIONAL SERVICES	345.00
BELL ALIANT	120754	TELEPHONE SERVICES	1,398.40
ATLANTIC MAYORS CONGRESS	120755	CONFERENCE FEE	750.00
STEELE COMMUNICATIONS	120756	ADVERTISING	1,380.00
H. KHALILI PH.D. & ASSOCIATES	120757	PROFESSIONAL SERVICES	900.00
ECONOMY DRYWALL SUPPLIES	120758	BUILDING SUPPLIES	363.09
ARTIMPORT	120759	PROMOTIONAL ITEMS	480.27
LIFESAVING SOCIETY	120760	WATERFRONT SAFETY STANDARDS	46.75
MICROSOFT CANADA	120761	SOFTWARE RENEWAL	314,211.65
DR. JACQUELINE VERGE, M.D. CCF	120762	MEDICAL EXAMINATION FEE	20.00
MANNA EUROPEAN BAKERY AND DELI LTD	120763	REFRESHMENTS	105.19
KONICA MINOLTA BUSINESS SOLUTIONS CAN/	120764	LEASING OF OFFICE EQUIPMENT	18.17
DR. KRISTIAN GREEN	120765	MEDICAL EXAMINATION FEE	20.00
THE NETWORK CAFE	120766	CATERING SERVICES	137.82
PRAXAIR PRODUCTS INC.	120767	CARBON DIOXIDE	546.15
SPEEDY AUTO SERVICE	120768	VEHICLE MAINTENANCE	433.22
TIBBS STARTERS & ALTERNATORS	120769	REPAIRS TO ALTERNATOR	310.50
DR. W.M. FLEXI & ANNA LAWTON FELIX	120770	REFUND OVERPAYMENT OF TAXES	812.01
CHRISTOPHER MOLLOY	120771	REFUND OVERPAYMENT OF TAXES	2,000.00
RYAN O'DEA & SHANNON O'DEA, KELLY O'DEA/	120772	REFUND OVERPAYMENT OF TAXES	509.07
FINLEY BAGG	120773	REFUND SECURITY DEPOSIT	100.00
HOWARD & GERALYN HANSFORD	120774	REFUND OVERPAYMENT OF TAXES	258.70
FREDERICK & MARJORIE FRAMPTON	120775	REFUND OVERPAYMENT OF TAXES	239.39
SUSAN INGERSOLL	120776	PROFESSIONAL SERVICES	50.00
MICHELLE PORTER	120777	PROFESSIONAL SERVICES	50.00
VICTORIA MULLINS	120778	REFUND SECURITY DEPOSIT	50.00
BRIAN WARREN	120779	REFUND SECURITY DEPOSIT	50.00
STAN DRAGLAND	120780	PROFESSIONAL SERVICES	50.00
MALCOLM SHANAHAN AND COLONIAL GARAC	120781	LEGAL CLAIM	2,962.72
TINA HEARN & COLLISION CLINIC	120782	LEGAL CLAIM	919.66
STEPHEN & TIFFANY BARNES	120783	LEGAL CLAIM	1,415.00
BERNADETTE GENTRY	120784	HONORARIUM	95.00
PLAZA BOWL - YBC	120785	SCHOLARSHIP TOURNAMENT FEES	70.00
LAUREN BENNETT & DANIEL COLLINS	120786	REFUND OVERPAYMENT OF TAXES	11.63
BABB LAW OFFICE	120787	REFUND COMPLIANCE LETTER	150.00
DR. STEPHEN FURLONG	120788	MEDICAL EXAMINATION FEE	20.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AVALON MINOR FOOTBALL	120789	SPORTS GRANT	3,000.00
SWILERS RUGBY CLUB	120790	REFUND OVERPAYMENT OF TAXES	187.18
DR. DAN MALONE	120791	MEDICAL EXAMINATION FEE	20.00
DR. A.R. ROLFE	120792	MEDICAL EXAMINATION FEE	20.00
MARCH, JASON	120793	PERFORMANCE FEE	50.00
DR. ANNA SMITH	120794	MEDICAL EXAMINATION FEE	20.00
EAST COAST MUSIC ASSOCIATION	120795	2020 ECMA HOSTING DEPOSIT 1 OF 2	100,000.00
BAILEY, MARK	120796	ENTERTAINMENT	280.00
JOAN RYAN	120797	RECREATION PROGRAM REFUND	28.00
DANIELLE KNUSTGRAICHEN	120798	PERFORMANCE FEE	172.50
ANDREA CALLANAN	120799	PROFESSIONAL SERVICES	50.00
KENMOUNT ROAD ANIMAL HOSPITAL	120800	PROFESSIONAL SERVICES	674.99
CGL SIGNWORKS	120801	PROFESSIONAL SERVICES	517.50
DBA CONSULTING ENGINEERS LTD.	120802	LEGAL CLAIM	1,265.00
DBA CONSULTING ENGINEERS LTD.	120802	PROFESSIONAL SERVICES	1,265.00
HISCOCK RENTALS & SALES INC.	120803	HARDWARE SUPPLIES	2,736.89
NOEL O'DEA	120804	COURT OF APPEAL REFUND	200.00
CHEEMA HOLDINGS LTD.	120805	COURT OF APPEAL REFUND	200.00
ROBERT & MARILYN NICHOLS	120806	COURT OF APPEAL REFUND	60.00
CHRISTOPHER O'KEEFE & SANDRA ESCANDOR	120807	COURT OF APPEAL REFUND	60.00
B.A. CARTER & LAURA CARTER	120808	COURT OF APPEAL REFUND	60.00
BRIAN & JANINE VALLIS	120809	COURT OF APPEAL REFUND	60.00
JERRY & NANCY MCGRATH	120810	COURT OF APPEAL REFUND	60.00
CIBC MELLON GLOBAL SECURITIES	EFT000000015644	EMPLOYEE DEDUCTIONS	5,383.28
RBC GLOBAL SERVICES/RBC INVESTOR SERVICE	EFT000000015645	PAYROLL DEDUCTIONS	1,254,120.03
HEALTH CARE FOUNDATION	EFT000000015646	PAYROLL DEDUCTIONS	8.00
DARLENE SHARPE	EFT000000015647	CLEANING SERVICES	750.00
THE WORKS	EFT000000015648	MEMBERSHIP FEES	390.72
HB GROUP INSURANCE MANAGEMENT	EFT000000015649	EMPLOYEE PAYROLL DEDUCTIONS	8,919.60
CITY HALL SOCIAL CLUB	EFT000000015650	PAYROLL DEDUCTIONS	4,534.00
NAPE	EFT000000015651	PAYROLL DEDUCTIONS	672.00
CUPE LOCAL 569	EFT000000015652	PAYROLL DEDUCTIONS	25,793.80
CUPE LOCAL 1289	EFT000000015653	PAYROLL DEDUCTIONS	18,550.52
PUBLIC SERVICE CREDIT UNION	EFT000000015654	PAYROLL DEDUCTIONS	5,190.80
SUPPORT ENFORCEMENT AGENCY	EFT000000015655	WAGE GARNISHMENTS	2,928.76
IAFF, LOCAL 1075	EFT000000015656	PAYROLL DEDUCTIONS	23,753.66
NEWFOUNDLAND POWER	EFT000000015657	ELECTRICAL SERVICES	9,717.24
MIOVISION TECHNOLOGIES INC.	EFT000000015658	PROFESSIONAL SERVICES	2,327.41
DESJARDINS FINANCIAL SECURITY	EFT000000015659	PAYROLL DEDUCTIONS	1,343,678.69
SSQ INSURANCE COMPANY INC.	EFT000000015660	PAYROLL DEDUCTIONS	10,365.95
NEWFOUNDLAND POWER	EFT000000015661	ELECTRICAL SERVICES	87,920.81
CREWE, RYAN	EFT000000015662	CLOTHING ALLOWANCE	3,803.00
DOMINIQUE BAKER	EFT000000015663	TRAVEL ADVANCE	80.00
NEWFOUNDLAND POWER	EFT000000015664	ELECTRICAL SERVICES	4,196.73
NEWFOUNDLAND POWER	EFT000000015665	ELECTRICAL SERVICES	62,979.38

NAME	CHEQUE #	DESCRIPTION	AMOUNT
INDUSTRIAL SCIENTIFIC CANADA ULC	EFT000000015666	INET GAS MONITORING SUBSCRIPTIONS	1,785.78
RBC INVESTOR & TREASURY SERVICES	EFT000000015667	CUSTODY FEES	718.75
HARRIS & ROOME SUPPLY LIMITED	EFT000000015668	ELECTRICAL SUPPLIES	212.94
SMITH STOCKLEY LTD.	EFT000000015669	PLUMBING SUPPLIES	2,822.93
NEWFOUNDLAND POWER	EFT000000015670	ELECTRICAL SERVICES	480,935.53
HARRIS & ROOME SUPPLY LIMITED	EFT000000015671	ELECTRICAL SUPPLIES	145.97
INDUSTRIAL SCIENTIFIC CANADA ULC	EFT000000015672	INET GAS MONITORING SUBSCRIPTIONS	1,785.78
ACKLANDS-GRAINGER	EFT000000015673	INDUSTRIAL SUPPLIES	240.92
ACTION CAR AND TRUCK ACCESSORIES	EFT000000015674	AUTO PARTS	3,972.31
AIMS LTD.	EFT000000015675	REPAIRS TO OVERHEAD DOORS	10,858.53
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000015676	CONCRETE	991.88
ASHFORD SALES LTD.	EFT000000015677	REPAIR PARTS	181.53
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000015678	WATER PURIFICATION SUPPLIES	4,820.90
AQUAM	EFT000000015679	RECREATION SUPPLIES	5,229.74
KELLOWAY CONSTRUCTION LIMITED	EFT000000015680	CLEANING SERVICES	50,490.75
RDM INDUSTRIAL LTD.	EFT000000015681	INDUSTRIAL SUPPLIES	1,670.09
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000015682	ANNUAL OPERATING FEES	96.25
HERCULES SLR INC.	EFT000000015683	REPAIR PARTS	728.02
BATTLEFIELD EQUIPMENT RENTALS	EFT000000015684	REPAIR PARTS	177.85
GRAND CONCOURSE AUTHORITY	EFT000000015685	MAINTENANCE CONTRACTS	35,818.76
SMS EQUIPMENT	EFT000000015686	REPAIR PARTS	1,626.97
HAROLD SNOW & SONS	EFT000000015687	HARDWARE SUPPLIES	1,352.54
TONY'S TAILOR SHOP	EFT000000015688	PROFESSIONAL SERVICES	450.45
CABOT PEST CONTROL	EFT000000015689	PEST CONTROL	284.05
BEST DISPENSERS LTD.	EFT000000015690	SANITARY SUPPLIES	487.72
PIK-FAST EXPRESS INC.	EFT000000015691	BOTTLED WATER	7.25
ROCKWATER PROFESSIONAL PRODUCT	EFT000000015692	CHEMICALS	13,739.86
TRACT CONSULTING INC	EFT000000015693	PROFESSIONAL SERVICES	4,930.63
CANSEL SURVEY EQUIPMENT INC.	EFT000000015694	REPAIR PARTS	1,495.63
FARRELL'S EXCAVATING LTD.	EFT000000015695	ROAD GRAVEL	1,607.31
JLG TRANSPORTATION LTD.	EFT000000015696	TAXI SERVICES	208.00
BDI CANADA INC	EFT000000015697	REPAIR PARTS	3,213.10
CABOT BUSINESS FORMS AND PROMOTIONS	EFT000000015698	BUSINESS FORMS	2,392.92
CABOT FORD LINCOLN SALES LTD.	EFT000000015699	PURCHASE OF VEHICLES (4)	166,568.45
CANADIAN CORPS COMMISSIONAIRES	EFT000000015700	SECURITY SERVICES	12,090.82
AIR LIQUIDE CANADA INC.	EFT000000015701	CHEMICALS AND WELDING PRODUCTS	27,769.77
HISCOCK'S SPRING SERVICE	EFT000000015702	HARDWARE SUPPLIES	322.98
THE PRINTING PLACE	EFT000000015703	OFFICE FORMS	274.85
INTEREX	EFT000000015704	METAL/STEEL	379.50
COASTAL DOOR & FRAME LTD	EFT000000015705	DOORS/FRAMES	711.85
NORTH ATLANTIC SYSTEMS	EFT000000015706	REPAIR PARTS	1,449.12
BLUE WATER MARINE & EQUIPMENT	EFT000000015707	REPAIR PARTS	84.99
NORTH ATLANTIC SUPPLIES INC.	EFT000000015708	REPAIR PARTS	276.00
KENT	EFT000000015709	BUILDING SUPPLIES	484.03
CBCL LIMITED	EFT000000015710	PROFESSIONAL SERVICES	9,122.29

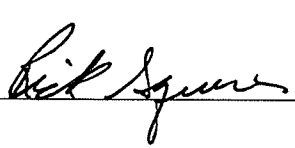
NAME	CHEQUE #	DESCRIPTION	AMOUNT
CLARKE'S TRUCKING & EXCAVATING	EFT000000015711	SNOW CLEARING SERVICES	26,066.67
RENTOKIL CANADA CORPORATION	EFT000000015712	PEST CONTROL	19,643.15
CANADIAN RED CROSS	EFT000000015713	CPR RECERTIFICATION	426.40
DULUX PAINTS	EFT000000015714	PAINT SUPPLIES	1,924.39
PF COLLINS CUSTOMS BROKER LTD	EFT000000015715	DUTY AND TAXES	76.65
COLONIAL GARAGE & DIST. LTD.	EFT000000015716	AUTO PARTS	1,514.40
COUNTER CORNER LTD.	EFT000000015717	BUILDING SUPPLIES	200.56
MAXXAM ANALYTICS INC.	EFT000000015718	WATER PURIFICATION SUPPLIES	1,284.55
CRANE SUPPLY LTD.	EFT000000015719	PLUMBING SUPPLIES	1,894.97
JAMES G CRAWFORD LTD.	EFT000000015720	PLUMBING SUPPLIES	1,175.95
ENVIROSYSTEMS INC.	EFT000000015721	PROFESSIONAL SERVICES	54,530.95
FASTENAL CANADA	EFT000000015722	REPAIR PARTS	1,577.98
ENGINEERING & ENVIRONMENTAL PRODUCTS	EFT000000015723	REPAIR PARTS	3,538.32
CRAWFORD & COMPANY CANADA INC	EFT000000015724	ADJUSTING FEES	759.00
CABOT READY MIX LIMITED	EFT000000015725	CONCRETE	648.60
DICKS & COMPANY LIMITED	EFT000000015726	OFFICE SUPPLIES	6,437.93
MIC MAC FIRE & SAFETY SOURCE	EFT000000015727	SAFETY SUPPLIES	551.08
EAST COAST HYDRAULICS	EFT000000015728	REPAIR PARTS	1,265.37
VOKEY'S JANITORIAL SERVICE	EFT000000015729	JANITORIAL SERVICES	568.10
HITECH COMMUNICATIONS LIMITED	EFT000000015730	REPAIRS TO EQUIPMENT	2,343.40
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000015731	REPAIR PARTS	7,165.55
DOMINION RECYCLING LTD.	EFT000000015732	PIPE	325.91
THYSSENKRUPP ELEVATOR	EFT000000015733	ELEVATOR MAINTENANCE	372.44
CAHILL TECHNICAL SERVICES	EFT000000015734	PROFESSIONAL SERVICES	832.31
RUSSEL METALS INC.	EFT000000015735	METALS	1,848.65
CANADIAN TIRE CORP.-HEBRON WAY	EFT000000015736	MISCELLANEOUS SUPPLIES	583.48
CANADIAN TIRE CORP.-MERCHANT DR.	EFT000000015737	MISCELLANEOUS SUPPLIES	171.31
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000015738	MISCELLANEOUS SUPPLIES	466.78
EAST CHEM INC.	EFT000000015739	CHEMICALS	460.69
EASTERN MEDICAL SUPPLIES	EFT000000015740	MEDICAL SUPPLIES	162.45
EASTERN TURF PRODUCTS	EFT000000015741	REPAIR PARTS	468.02
ELECTRIC MOTOR & PUMP DIV.	EFT000000015742	REPAIR PARTS	562.35
ELECTRONIC CENTER LIMITED	EFT000000015743	ELECTRONIC SUPPLIES	14.89
EMCO SUPPLY	EFT000000015744	REPAIR PARTS	1,199.95
ENVIROMED ANALYTICAL INC.	EFT000000015745	REPAIR PARTS AND LABOUR	340.40
HOME DEPOT OF CANADA INC.	EFT000000015746	BUILDING SUPPLIES	326.93
BASIL FEARN 93 LTD.	EFT000000015747	REPAIR PARTS	645.84
NL EMPLOYERS' COUNCIL	EFT000000015748	MEMBERSHIP FEES	1,725.00
EMERGENCY REPAIR LIMITED	EFT000000015749	AUTO PARTS AND LABOUR	28,015.84
CONTROL PRO DISTRIBUTOR INC.	EFT000000015750	REPAIR PARTS	706.97
FRESHWATER AUTO CENTRE LTD.	EFT000000015751	AUTO PARTS/MAINTENANCE	7,280.30
PRINCESS AUTO	EFT000000015752	MISCELLANEOUS ITEMS	94.30
DALHOUSIE UNIVERSITY	EFT000000015753	TUITION FEES	2,835.00
BURSEY CLEANERS LIMITED	EFT000000015754	CLEANING SERVICES	22,626.64
STELLAR INDUSTRIAL SALES LTD.	EFT000000015755	INDUSTRIAL SUPPLIES	55.66

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REVOLUTION ENVIRONMENTAL SOLUTIONS LF	EFT000000015756	PROFESSIONAL SERVICES	6,072.00
BOOMIT	EFT000000015757	PROFESSIONAL SERVICES	333.50
WOLSELEY CANADA INC.	EFT000000015758	REPAIR PARTS	593.63
TROY LIFE & FIRE SAFETY LTD.	EFT000000015759	PROFESSIONAL SERVICES	1,092.50
HARVEY & COMPANY LIMITED	EFT000000015760	REPAIR PARTS	6,116.55
HARVEY'S OIL LTD.	EFT000000015761	PETROLEUM PRODUCTS	264.13
GRAYMONT (NB) INC.,	EFT000000015762	HYDRATED LIME	22,878.28
STELLA BURRY COMMUNITY SER.	EFT000000015763	CATERING SERVICES	71.50
ECONOLITE CANADA INC.,	EFT000000015764	REPAIR PARTS	38,485.41
HOLDEN'S TRANSPORT LTD.	EFT000000015765	RENTAL OF EQUIPMENT	2,121.75
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000015766	REPAIR PARTS	901.78
UNIVAR CANADA	EFT000000015767	CHEMICALS	15,980.22
GERALD PENNEY ASSOCIATES LIMITED	EFT000000015768	PROFESSIONAL SERVICES	17,521.80
ULINE	EFT000000015769	SAND BAGS	873.87
CH2M HILL	EFT000000015770	PROFESSIONAL SERVICES	15,998.23
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000015771	PROMOTIONAL ITEMS	830.93
CAL-CHEK CANADA	EFT000000015772	PROFESSIONAL SERVICES	557.75
HICKMAN DODGE JEEP CHRYSLER	EFT000000015773	AUTO PARTS	118.51
PINNACLE ENGINEERING (2018) LIMITED	EFT000000015774	PROFESSIONAL SERVICES	9,464.50
CLEAN AIR SOLUTIONS	EFT000000015775	PROFESSIONAL SERVICES	2,319.55
TRANE CANADA CO.	EFT000000015776	PROFESSIONAL SERVICES	1,938.04
KENT BUILDING SUPPLIES-STAVANGER DR	EFT000000015777	BUILDING MATERIALS	818.22
XYLEM WATER SOLUTIONS CANADA	EFT000000015778	REPAIR PARTS	1,337.45
ETHREE CONSULTING INC.	EFT000000015779	PROFESSIONAL SERVICES	1,667.50
KING PROCESS TECHNOLOGY	EFT000000015780	PROFESSIONAL SERVICES	1,465.33
MACKAY COMMUNICATIONS - CANADA, INC.	EFT000000015781	PROFESSIONAL SERVICES	2,853.96
CARMICHAEL ENGINEERING LTD.	EFT000000015782	PROFESSIONAL SERVICES	1,526.05
MARK'S WORK WEARHOUSE	EFT000000015783	PROTECTIVE CLOTHING	665.50
ALYSSA'S PROPERTY SERVICES PRO INC.	EFT000000015784	PROFESSIONAL SERVICES	5,060.00
GRATEC LIMITED	EFT000000015785	REPAIR PARTS	2,735.85
REXEL CANADA ELECTRICAL INC.,	EFT000000015786	REPAIR PARTS	71.26
MIKAN SCIENTIFIC INC.	EFT000000015787	REPAIR PARTS	499.68
CUTTING EDGE LAWN CARE INC.,	EFT000000015788	PROFESSIONAL SERVICES	230.00
SUMMIT PLUMBING & HEATING LTD.	EFT000000015789	PROFESSIONAL SERVICES	3,216.60
SHORELINE LUBRICANTS & INDUSTRIAL SUPPL	EFT000000015790	CHEMICALS	327.06
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000015791	INDUSTRIAL SUPPLIES	1,424.80
TOROMONT CAT	EFT000000015792	AUTO PARTS	200.43
NORTH ATLANTIC PETROLEUM	EFT000000015793	PETROLEUM PRODUCTS	55,749.77
NOVA CONSULTANTS INC.	EFT000000015794	PROFESSIONAL SERVICES	24,730.75
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000015795	INDUSTRIAL SUPPLIES	79.27
GCR TIRE CENTRE	EFT000000015796	TIRES	4,857.87
K & D PRATT LTD.	EFT000000015797	REPAIR PARTS AND CHEMICALS	6,544.77
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000015798	PROTECTIVE CLOTHING	121.91
RIDEOUT TOOL & MACHINE INC.	EFT000000015799	TOOLS	2,349.79
NAPA ST. JOHN'S 371	EFT000000015800	AUTO PARTS	2,711.14

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE ROYAL GARAGE LIMITED	EFT000000015801	AUTO PARTS	237.36
ROYAL FREIGHTLINER LTD	EFT000000015802	REPAIR PARTS	352.91
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000015803	REPAIR PARTS	398.60
BIG ERICS INC	EFT000000015804	SANITARY SUPPLIES	650.13
SAUNDERS EQUIPMENT LIMITED	EFT000000015805	REPAIR PARTS	16,313.36
SANSOM EQUIPMENT LTD.	EFT000000015806	REPAIR PARTS	797.03
SMITH STOCKLEY LTD.	EFT000000015807	PLUMBING SUPPLIES	890.75
TERRA NOVA MOTORS LTD.	EFT000000015808	PURCHASE OF VEHICLES (3)	114,357.15
TRACTION DIV OF UAP	EFT000000015809	REPAIR PARTS	3,065.61
TRICO LIMITED	EFT000000015810	REPAIR PARTS	1,127.00
TULKS GLASS & KEY SHOP LTD.	EFT000000015811	PROFESSIONAL SERVICES	1,244.56
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000015812	REPAIR PARTS	18,612.91
DR. WADE MERCER	EFT000000015813	MEDICAL EXAMINATION FEE	20.00
GLENN BARNES, MRAIC	EFT000000015814	PROFESSIONAL SERVICES	11,195.25
BELL MOBILITY INC. RADIO DIVISION	EFT000000015815	MAINTENANCE CHARGES & REPAIRS	513.36
HUNGRY HEART CAFE	EFT000000015816	PASTRY TRAYS	44.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	EFT000000015817	OFFICE SUPPLIES	218.45
SOBEYS ROPEWALK LANE	EFT000000015818	MISCELLANEOUS SUPPLIES	501.93
KROWN PROPERTY INVESTMENTS	EFT000000015819	PROFESSIONAL SERVICES	258.75
PIZZA DELIGHT	EFT000000015820	MEAL ALLOWANCES	94.87
GFL ENVIRONMENTAL INC.	EFT000000015821	PROFESSIONAL SERVICES	20,293.28
WENDY MUGFORD	EFT000000015822	EMPLOYMENT RELATED EXPENSES	31.67
WINSOR, MICHELLE	EFT000000015823	EMPLOYMENT RELATED EXPENSES	140.66
JONES, CHRISTINA	EFT000000015824	EMPLOYMENT RELATED EXPENSES	168.22
GODDEN, NATALIE	EFT000000015825	EMPLOYMENT RELATED EXPENSES	45.99
WILLIAMS, KEITH	EFT000000015826	VEHICLE BUSINESS INSURANCE	179.75
JEFF CHUBBS	EFT000000015827	EMPLOYMENT RELATED EXPENSES	80.00
FALLON, MARK	EFT000000015828	CLOTHING ALLOWANCE	161.00
MILLS SNOW, HEATHER	EFT000000015829	MILEAGE	13.94
CHRISTINE FITZGERALD	EFT000000015830	MILEAGE	55.90
ROBYN DOBBIN	EFT000000015831	MILEAGE	92.88
MELISSA COCHRANE	EFT000000015832	EMPLOYMENT RELATED EXPENSES	209.46
OLDFORD, GERALD	EFT000000015833	VEHICLE BUSINESS INSURANCE	35.40
MAHER, TRAVIS	EFT000000015834	MILEAGE	108.22
SPURRELL, SHALANE	EFT000000015835	CLOTHING ALLOWANCE	125.00
O'BRIEN, LESLIE	EFT000000015836	MILEAGE	157.98
CRYSTAL BARRON	EFT000000015837	MILEAGE	111.72
BLAIR MCDONALD	EFT000000015838	EMPLOYMENT RELATED EXPENSES	474.60
KATIE CROMWELL	EFT000000015839	MILEAGE	37.91
THEA MORASH	EFT000000015840	EMPLOYMENT RELATED EXPENSES	100.00
MARK SNOW	EFT000000015841	EMPLOYMENT RELATED EXPENSES	110.00
SARAH HARDIMAN	EFT000000015842	MILEAGE	15.49
SARAH NICHOLS	EFT000000015843	MILEAGE	134.75
JESSICA FOLEY	EFT000000015844	EMPLOYMENT RELATED EXPENSES	57.49
KYLE KEARSEY	EFT000000015845	MILEAGE	159.28

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARIANNE ALACOQUE	EFT000000015846	EMPLOYMENT RELATED EXPENSES	288.54
ROBERT BALDWIN	EFT000000015847	CLOTHING ALLOWANCE	161.00
IMP SOLUTIONS	EFT000000015848	SOFTWARE RENEWAL	50,440.07
VALLEN	EFT000000015849	REPAIR PARTS	781.40
PARSONS PAVING LTD.	EFT000000015850	SNOW CLEARING & ICE CONTROL	45,833.25
IGGY'S CLEANING SERVICES LTD.	EFT000000015851	CLEANING SERVICES	10,902.00
ALLTASK EXCAVATING INC	EFT000000015852	SNOW CLEARING & ICE CONTROL	19,901.09
KEMIRA WATER SOLUTIONS CANADA INC	EFT000000015853	CHEMICALS	45,181.44
THE SHOP INDUSTRIAL INC.	EFT000000015854	REPAIR PARTS	222.29
ITM INSTRUMENTS	EFT000000015855	REPAIR PARTS	4,199.18
BURSEY EXCAVATING & DEVELOPMENT LTD.	EFT000000015856	PROGRESS PAYMENT	19,377.53
WEIRS CONSTRUCTION LTD.	EFT000000015857	PROGRESS PAYMENT	42,072.75
TOTAL: \$			<u>5,105,581.41</u>

BID APPROVAL NOTE

Bid #	2019044		
Bid Name	Supply & Delivery of Uniforms		
Department	Public Works	Division	Multiple divisions in PW
Budget Code	3011-55788 & 4122-55788		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This is required for the purchase of uniforms for personnel.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two (2) years with two (2) one (1) year potential extensions		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Chandler, as per the Public Procurement Act for the amount of \$37,659.86 including HST per year.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager			Date 2019-05-07
Deputy City Manager*			Date

*Only required for a bid exception (contract award without open call or professional services).



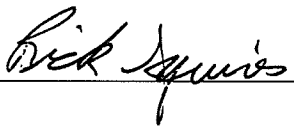
2019044

Supply & Delivery of Uniforms

Closing Date: Friday, April 05, 2019

<u>Vendor</u>	<u>Bid Amount</u>
Canadian Linen	Disqualified
Chandler	\$37,659.86
Cabot Business Forms	\$45,856.25
Imprint Specialty Promotions	\$46,039.78
Professional Uniforms and Mats	\$46,581.96
77713NL Inc. trading as The Uniform Shop +	\$50,395.59

BID APPROVAL NOTE

Bid #	2019107		
Bid Name	Supply & Delivery of 1 New Forklift, 2019 or Newer to RHB		
Department	Public Works	Division	Waste & Recycling
Budget Code	0000-36885 (Reserve Robin Hood Bay Equipment Replacement)		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Replacement of existing unit that was put into service in 2010		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One time purchase		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Atlantic Trailer and Equipment Ltd, as per the Public Procurement Act, for the amount of \$101,711.75 including HST.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	May 8, 2019
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).



2019107

Supply & Delivery of One (1) New, not previously used, Forklift, 2019 or Newer

Closing Date: Thursday, May 02, 2019

Vendor

Bid Amount

Atlantic Trailer and Equipment Ltd	\$101,711.75
King Lifts Limited	\$106,867.66
Liftow Ltd	\$114,425.00
AIMS Ltd	\$131,700.30
Harvey & Company Ltd	\$137,971.25
Wajax Limited	\$156,234.40

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact amendments to the St. John's Ticketing Amendment By-Law to reflect the changes made by the Province in the *Accessible Parking Regulations*.

DATED at St. John's, NL this day of April, 2019.

COUNCILLOR

Economic Update **May 2019**



The **New Housing Price Index** for St. John's Metro was 98.1 in February 2019 down -0.9%*

The **Consumer Price Index** for St. John's Metro was 138.4 in March 2019 up 1.0%*

Retail trade for New foundland and Labrador was \$739 million in February 2019 down -2.4%*

* same month in the previous year. Source: Statistics Canada



... as of **March 2019**

Labour Force	125,300 (up 5.8%)
Unemployment Rate	7.8% (down 1.1 pts)
Employment	115,500 (up 6.9%)
Participation Rate	67.4% (up 3.5 pts)

St. John's CMA, seasonally adjusted, three-month moving average. Percentage change reflects the same month previous year. Source: Statistics Canada

Business Briefs



CoLab Software to join Y Combinator

St John's based CoLab Software has become the first Atlantic Canada startup to be accepted into the United States-based Y Combinator's seed accelerator program. The accelerator program will help CoLab connect with global investors and customers alike. CoLab was founded in 2017, having created a cloud-based mechanical issue tracking and design management platform. It allows design teams to view 3D files, gather feedback from "stakeholders", track issues, and manage projects in a shared cloud environment. The platform was designed specifically for mechanical systems and product design, with the goal of reducing the amount of time wasted on poor communication during the design lifecycle by 20 percent.

Economic importance of culture and sport

According to Statistics Canada's Provincial and Territorial Culture Indicators for 2017, culture and sport gross domestic product (GDP) combined was \$59.7 billion, supporting 784,500 jobs in Canada. In this study, the term "culture industries" includes audio-visual and interactive media, visual and applied arts, written and published works, live performance, heritage and libraries and sound recording as well as the fine arts. Sport GDP is the GDP associated with sport activities, including the hosting of amateur and professional sporting events. The direct economic impact of cultural and sport industries in Newfoundland and Labrador was \$519.8 million, supporting 5,753 jobs in the province. statcan.gc.ca

Futurpreneur Canada Start-Up Program

If you are ready to launch or buy a business, Futurpreneur Canada may be able to assist. Futurpreneur Canada is the only national non-profit that supports young entrepreneurs (those between 18-39 years old) with financing, mentorship and business resources. In partnership with the BDC, they can provide financing up to \$45,000 towards the start-up (or purchase) of a business for eligible applicants. Futurpreneur Canada has supported over 12,000 young entrepreneurs and helped facilitate the creation

of over 10,000 businesses. Over the past 4 years, Futurpreneur Canada helped support over 85 youth-based businesses in Newfoundland and Labrador. For more details on the Program including eligibility requirements please visit Futurpreneur.ca or contact Scott Andrews, Business Development Manager (NL) at 709.769.1205 or sandrews@futurpreneur.ca



City Building Permits (year to date)

As of May 6, 2019 the value of:

- **Commercial** permits were up 10% from \$46,656,986 in 2018 to \$51,092,826 in 2019
- **Industrial** permits were valued at \$5,000 for 2018 and \$0 for 2019
- **Government/Institutional** permits were down from \$2,423,682 in 2018 to \$221,800 in 2019*
- **Residential** permits down 62% to \$10,776,597 for 2019 over \$28,215,797 for 2018
- **Repair** permits were down 51%, from \$619,115 in 2018 to \$302,850 in 2019
- **Total** value of all permits was down 20% to \$62,394,073 for 2019 over \$77,920,580 for 2018

* Note that this data does not include the full range of permit activity undertaken by the provincial government and Memorial University.



Business Approvals

Car detailing and washing, 355 Main Rd.
Easy Financial, 95 Stavanger Dr.

Home-based Businesses

Office for off-site vacation rental, 90 Allandale Pl.
Preschool program, 62 Francis St.
Engineering consulting, 122 Terra Nova Rd.
Bookkeeping, 56 Long Pond Rd.
Marketing consultant, 10a Keat's Pl.

2019 Total 60

- Regular 38
- Home-based 22

City Initiatives



City of St. John's: Open for Business

The St. John's Welcome Centre aims to be the first stop resource for businesses, residents, newcomers and visitors to the City of St. John's. Starting a business? We're here to help!

If you are starting, expanding or operating a business in the city, contact the Centre to check for regulations that might impact your new start-up. You can find out about: zoning, permits, and taxes. Knowledgeable staff can guide you to the resources you need to prepare a business plan, conduct market research, or identify potential sources of financing for your business. The Centre also provides demographic, economic and industry specific information. Conveniently located at 348 Water Street in the heart of the downtown, the City operates a walk-in business information service Monday to Friday, 9 a.m. to 4:30 p.m. You may also call (709) 576-8107 or e-mail: business@stjohns.ca. Visit the Doing Business page at www.stjohns.ca for information on operating a business in the City of St. John's.

Upcoming Events

- May 14-16 [Canadian Urban Transit Assoc. Symposium](#)
- May 15 [Export Opportunities in Colombia](#)
- May 16 [Pitch to the Puffins](#)
- May 22 [Nowe Information Session for the 2019 Noia Oil & Gas Conference](#)
- May 24 [Deliver Your Message with Poise, Confidence, Clarity, and Character](#)
- May 29-Jun 1 [Canadian Condominium Institute national Leaders Forum](#)
- May 31 [Just Google It: Getting REAL business questions answered quickly webinar](#)
- May 31-Jun 2 [Hacking Oil and Gas](#)
- Jun 6 [Let's Talk Exports](#)



Department of Community Services | Economic Development, Culture and Partnerships
(709) 576-8107 | business@stjohns.ca | www.stjohns.ca



Title: Linegar Avenue - Street Design
Date of Meeting: May 13, 2019
Report To: His Worship the Mayor and Members of Council
Councillor/Theme: Debbie Hanlon - Transportation
Ward: Ward 5

Decision/Direction Required:

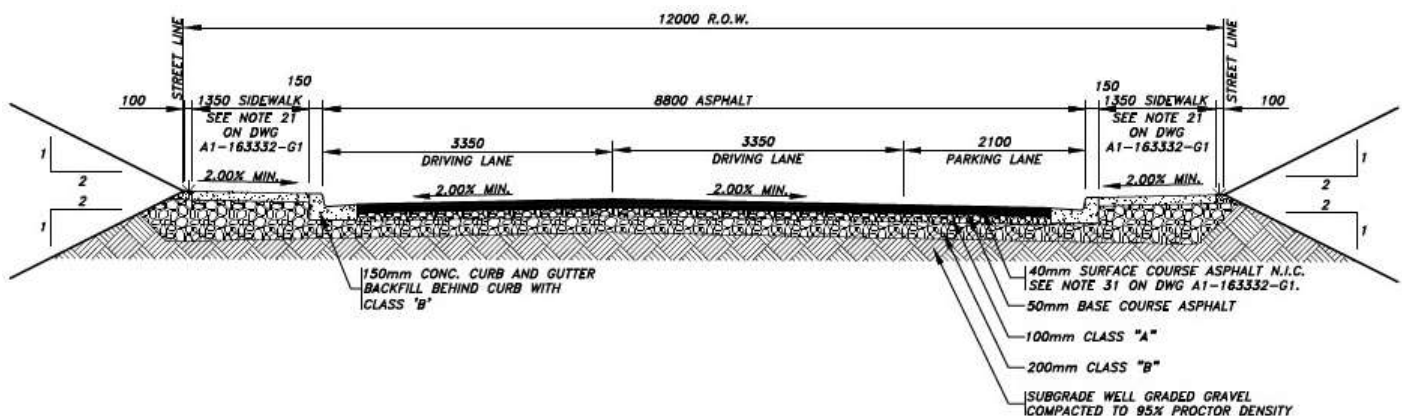
Decision is required to proceed with status quo for the upgrade of Linegar Avenue.

Discussion – Background and Current Status:

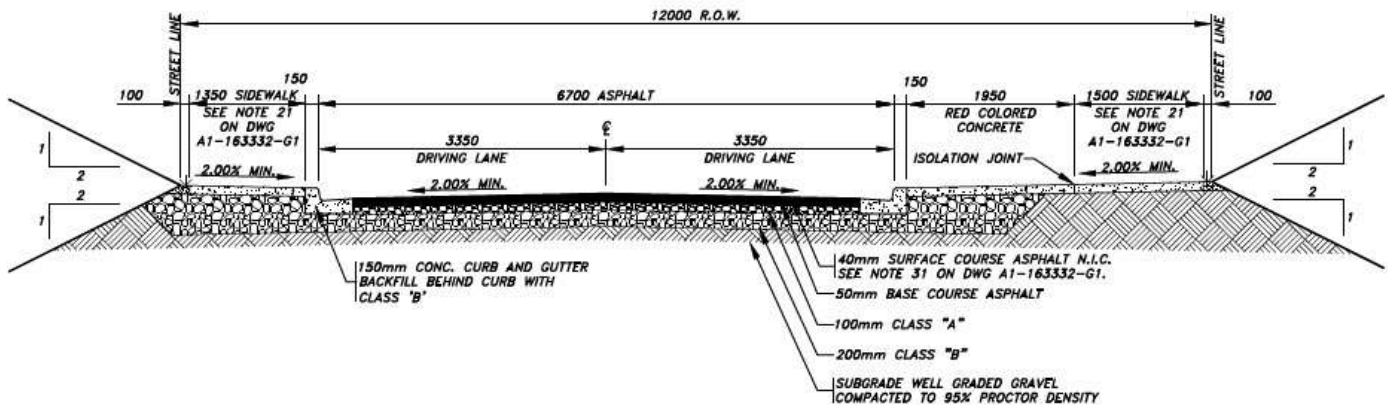
Linegar Avenue is being upgraded from Civic #6 to Civic #105. This project includes a new storm system and a revised urban roadway cross-section. The intention of the revised cross-section is to include curb, gutter, and sidewalks to accommodate drainage and improve safety for pedestrians and drivers in the area. Through neighbourhood consultation in advance of the project proceeding, the desire to maintain some on-street parking was expressed. The roadway design was developed with these considerations within the constrained 12.0m right-of-way available.

Below are typical cross-sections of the design; the first layout includes two travel lanes and on-street parking on one side of the street while the second includes two travel lanes. A boulevard (similar to curb extensions) is included in the cross-section design to prevent parking in areas with constrained sightlines and to provide additional pedestrian safety. In both layouts 3.35m (11 foot) travel lanes are provided and 1.5m sidewalks are included along both sides of the street. A 2.1m parking lane is provided where on-street parking is permitted.

Typical Linegar Avenue Street Cross-Section with On-Street Parking



Typical Linegar Avenue Street Cross-Section without On-Street Parking



The project scope also includes the Warford Road/Linegar Avenue intersection. The intersection was improved by realigning the intersecting angle to reduce the skew and provide better sightlines and shorter crossing distances at the intersection. The intersection design includes 8.0m corner radii to further reduce pedestrian crossing distances and slow turning traffic. This is the current standard for corner radii on residential roads.

The project designs reflect the City's commitment to a complete streets approach that improves *"the balance of safety, accessibility, convenience, and comfort of all street users"* and to that strategic objective to *"Facilitate the creation of transportation networks that support and connect neighbourhoods, provide quality options for active transportation, integrate transit, and prioritize user safety"* (Envision St. John's Municipal Plan, 2019).

Phase 1 construction of this work from Civic #6 to Civic #63 began in spring of 2018 and is ongoing. Work completed in this area includes servicing, curb and gutter installation along both sides of the street, and sidewalk installation on the south side of the roadway. Budget for the next phase of this project has been approved with construction anticipated to being in the next few months. The photo below was taken in April 2017 in the project area.

Linegar Avenue Looking East Towards Warford Road



Concern has been raised by area residents that the revised cross-section does not provide adequate lane width for drivers and the intersection realignment at Warford Road is too tight. City staff and Council representatives have attended a community organized meeting at Shea Heights Community Centre as well as a follow up focus group meeting hosted at City Hall. The following changes to the constructed cross-section were discussed:

- i. Removing the boulevard between Hennessey Place and Warford Road to widen the road in that area.
- ii. Removing all curb extensions from the entire project to widen the road.
- iii. Widen the intersection of Linegar Avenue and Warford Road by increasing the corner radii

The changes discussed were requested by area residents. None of these changes are supported from a technical perspective.

Technical Justification

Extensive research in the transportation engineering field has been conducted on lane widths to understand their relationship to vehicle speeds, collision frequency and severity, and overall effect on road safety. Past practices relied on wider travel lanes, around 3.65m (or 12'), to create a forgiveness buffer for drivers and promote vehicle capacity. New research on this topic is indicating that this approach was misguided and may have resulted in significant negative safety consequences. The relationship between lane width and collision frequency or severity is complex; however, the past assumption that wider lanes are safer has been disproved.¹ The documented relationship between lane widths and vehicle speeds is clearer and indicates narrowing lane widths results in reduced speeds.² While wider lanes are appropriate for high-speed roadways (60 km/hr and above), narrow lanes are appropriate for lower-speed conditions (less than 60km/hr).³

The Transportation Association of Canada (TAC), the National Association of City Transportation Officials (NACTO) and other international technical associations at the forefront of this field have updated the design guidance for lane width design. The TAC Geometric Design Guide for Canadian Roads (2017) provides a recommended minimum lane width on urban streets of 3.0m (approximately 10') increasing to a minimum of 3.3m (approximately 11')

¹ Ingrid Potts, Douglas W. Harwood, and Karen R. Richard, *Relationship of Lane Width Safety on Urban and Suburban Arterials* (NCHRP Project 3-72 MRI Project 110286, 2006)

Relationship Between Lane Width and Speed Review of Relevant Literature, (Washington, D.C.: Parsons Transportation Group, 2003)

² Organization for Economic Co-Operation and Development, *Behavioral Adaptations to Changes in the Road Transport System* (Paris: Road Transport Research, Scientific Expert Group, 1990)

³ Peterniak et al., *Safety Evaluation of Lane Widths in the City of Edmonton*, (TAC Saskatoon Conference, 2018)

on bus routes. Lane widths of 3.35m (11') are provided along the reconstructed portions of Linegar Avenue.

In our local context, many existing streets have a similar cross-section to the reconstructed portions of Linegar Avenue, a few of which are outlined in Table 1.

Table 1: St John's Roadway Cross-Sections, Minimum Travel Lane Width

Street	Travel Lane Width
Linegar Avenue (new)	3.35m (~11')
Waterford Bridge Road (transit route)	2.9m (~9 ½')
Monkstown Road	3.2m (~10 ½')
Forest Road	3.2m (~10 ½')
Topsail Road	3.1m (~10')

These references are some examples in areas where only two travel lanes are provided (no on-street parking). There are numerous examples of City streets where travel lanes are 3.35m or less due to permitted on-street parking.

Wider lanes may give drivers a feeling of comfort but, as a result, create conditions that are less safe for all road users. This is a fundamental trade-off common in the complete streets approach where drivers' expectations need to be adjusted to better accommodate other modes and improved safety. Prioritizing driver comfort over the safety of all road users is not acceptable engineering practice in this context.

Removing the boulevard area to allocate that space for drivers has adverse effects. It would allow vehicle travel lane immediately adjacent the sidewalk, removing the protective space between pedestrians and drivers. This negatively impacts the comfort of pedestrians.

This boulevard area also provides space for snow storage immediately after a snow event, rather than storing snow on the sidewalk. Concerns related to snow events may occur a handful of times each year. These situations familiar to residents all over St. John's. A complete streets approach recognises that a change such as

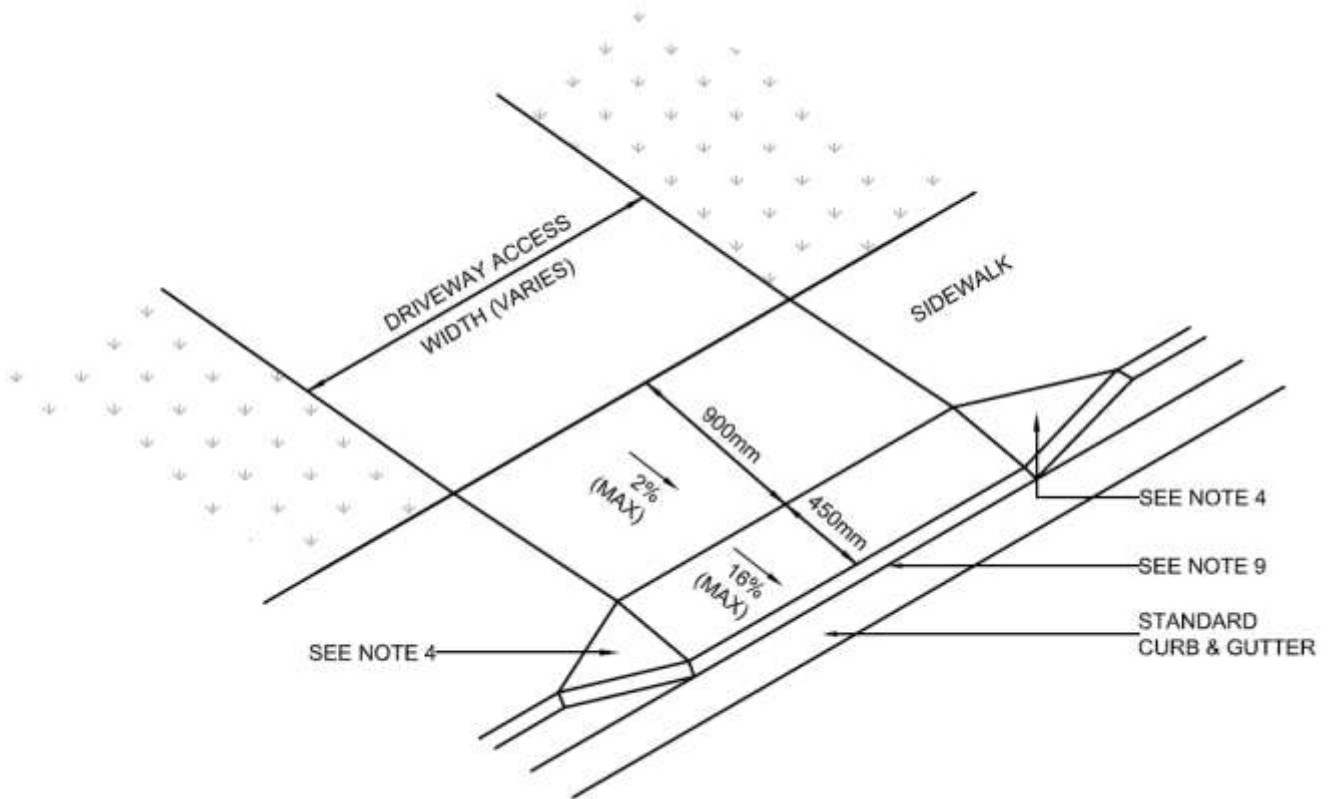


Linegar Avenue Boulevard, May 2019

contemplated to accommodate vehicles during the worst of snow events comes at the cost of improved safety through the entire year.

If the boulevard is to be removed the design of the sidewalk will also be affected. Currently the sidewalk maintains a consistent grade as it passes driveways. With no boulevard present the sidewalk will need to be lowered for each driveway. This would create an uncomfortable “roller coaster” effect, especially for those who rely on mobility assistive devices.

An alternative to this is to redesign the driveway ramp so that it is much shorter and leaves a level surface available for passage (see diagram below). This treatment has not been applied yet in St. John’s but is successful in other jurisdictions. This is the driveway design recommended for areas with no boulevard.



Finally, please note that removing curb extensions next to areas of on-street parking does not increase the effective width of travel lanes as drivers align their travel path to avoid parked cars.



It has been suggested that the corner radii at the Linegar Avenue/Warford Road intersection be changed to better accommodate heavy vehicles. The design of corner radii at intersection can significantly affect safety and pedestrian comfort. Generally, a smaller corner radius creates a shorter crossing distance, improves sightlines, enables straight and direct connections between the sidewalk, curb ramp, and crosswalk, and increases the visibility of pedestrians. It also encourages slower vehicle turning speeds.⁴

Design parameters must be carefully chosen to balance the needs of vehicle traffic and the safety of pedestrians. It is recommended that the smallest possible radii should be chosen to accommodate needs and that the effective turning radius of design vehicles should be considered. Trucks are able to make relatively tight corners at slow speeds. These professional drivers are also familiar with their ability to use additional space on the road when required to negotiate constrained areas.

In cases where a vehicle can adjust their lateral position on the road as they approach a turn the “effective turning radius” may be different than the radius constructed on that corner. This occurs when a driver is able to “cut the corner” and make a shallower turn than they otherwise would. Removing the boulevard area between Hennessey Place and Warford Road would serve to increase both the width of the driving surface and the effective turning radius. As such a radius larger than 8m is not necessary to flatten the corner if the boulevard is removed.

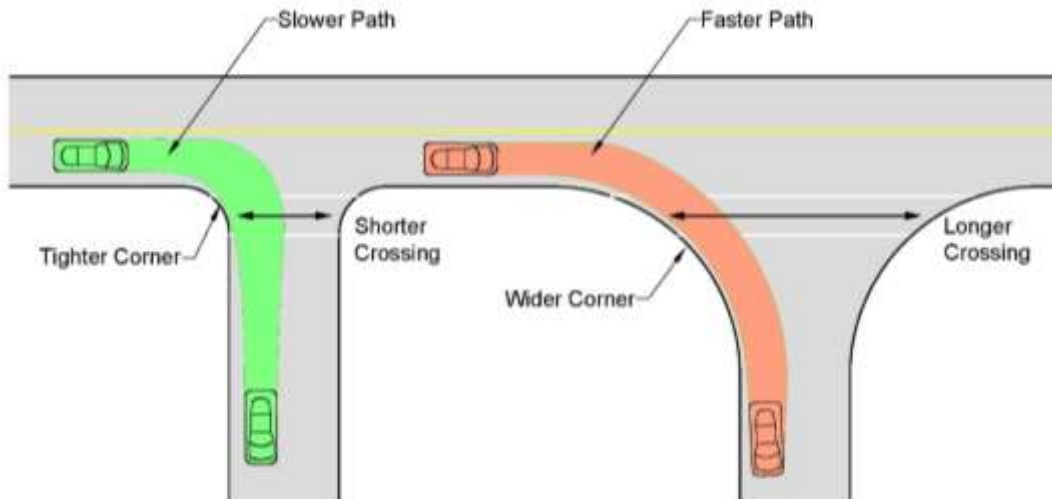
The graphic below illustrates the relationship between pedestrian crossing distance and changes to the corner radii.

In industrial areas and at intersections where frequent heavy truck traffic and low pedestrian volumes are expected, larger corner radii are appropriate. Plans illustrating the increase of the 8.0m corner radii to 9.0m or 10.0m are attached. While this increase would facilitate less restricted movement for larger vehicles, it is not likely to satisfy the stated desires of the community.

Removal of boulevard area and/or increases to the corner radii at Warford Road will reduce the safety performance of this street relative to the status quo. These changes can in no way be recommended from a transportation engineering perspective.

⁴ *Geometric Design Guide for Canadian Roads* (Ottawa ON, Transportation Association of Canada, 2017)

Effect of Corner Radius on Pedestrian Crossing Distances and Vehicle Speed



Key Considerations/Implications:

1. Budget/Financial Implications

Proceeding with the project with the design as planned would incur no additional cost.

Costs associated with the optional changes are as follows:

- i. Removal of the boulevard between Hennessey Place to Warford Road:
\$28,000
- ii. Removal of all boulevard from the project area:
\$80,000
- iii. Widening of the Warford Road/Linegar Avenue intersection by increasing the curb return radii to 10m:
\$15,000 plus undetermined property acquisition costs

2. Partners or Other Stakeholders

Metrobus has indicated that they have experienced no concerns with bus travel along Linegar Avenue.

3. Alignment with Strategic Directions/Adopted Plans

Any decision to widen the current cross-section design explicitly opposes the Complete Streets concepts included in the City's Envision Plan. This aspect of the Envision Plan would need to determine what safety improvements and other street design trade offs Council is willing to adopt.

4. Legal or Policy Implications

If a decision was made to widen the curb return radii at the Warford Road/Linegar Avenue intersection, property acquisition would be required.

While not outside the limits of the design domain, a decision to remove the boulevard would reduce the expected safety performance of the street and, as such, may have liability implications. A larger radius creates similar concerns, though a small change in radius is a lesser concern.

5. Privacy Implications n/a

6. Engagement and Communications Considerations

Several meetings with the community have been held on this project including design options presented before being finalized, the recommended design being presented, and meetings to hear community concerns. Individual Councillors and staff attended each of these.

Following a decision by Council on this matter it is recommended that the decision be communicated directly to the community.

7. Human Resource Implications n/a

8. Procurement Implications n/a

9. Information Technology Implications n/a

10. Other Implications n/a

Recommendations:

It is recommended that Council proceed with the construction of Linegar Avenue with no changes to the existing design.

Prepared by:

Anna Bauditz, Transportation Systems Engineer

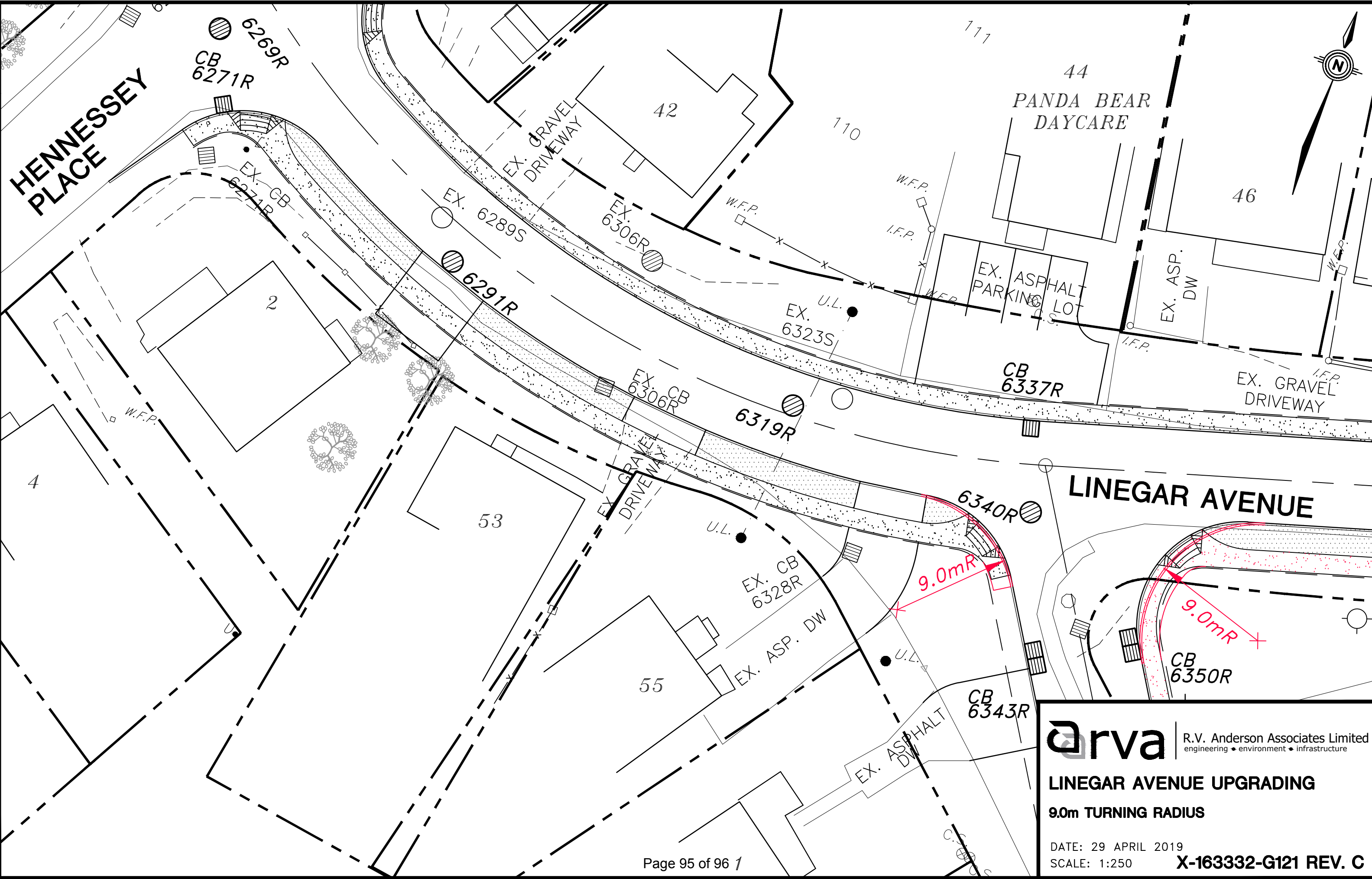
Signature: _____

Approved by:

Garrett Donaher, Manager - Transportation Engineering

Signature: _____

Attachments: 9.0m and 10.0m radius figures



HENNESSEY PLACE

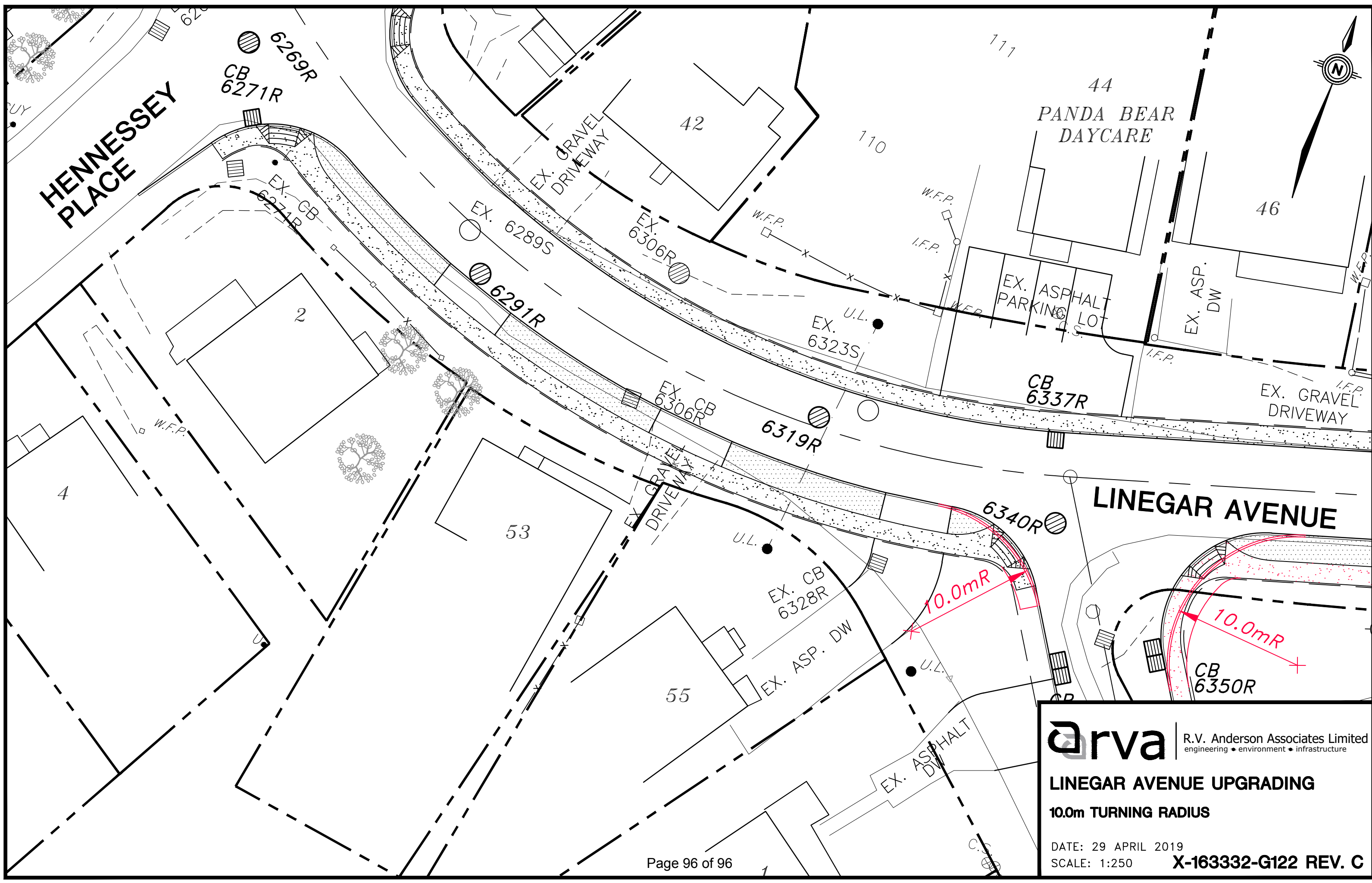
PANDA BEAR DAYCARE

LINEGAR AVENUE

arva | R.V. Anderson Associates Limited
 engineering • environment • infrastructure

LINEGAR AVENUE UPGRADING
9.0m TURNING RADIUS

DATE: 29 APRIL 2019
 SCALE: 1:250 **X-163332-G121 REV. C**



arva | R.V. Anderson Associates Limited
 engineering • environment • infrastructure

LINEGAR AVENUE UPGRADING
10.0m TURNING RADIUS

DATE: 29 APRIL 2019
 SCALE: 1:250 **X-163332-G122 REV. C**