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

[Signature]

Elaine Henley
City Clerk
Regular Meeting - City Council
Agenda

May 13, 2019
4:30 p.m.
4th Floor City Hall

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
   4.1 Adoption of Minutes - May 6, 2019

5. BUSINESS ARISING FROM THE MINUTES
   5.1 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 (DEFERRED FROM MAY 1st MEETING)
   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.
   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.
   5.4 Application to Rezone Land to Residential Medium Density (R2) Zone for Development of two Single Detached Dwellings - 364 Blackhead Road
6. NOTICES PUBLISHED

6.1 Extension of Non-Conforming Use application re: Christine's Place for an addition to the existing lounge at 210 Lemarchant Road

6.2 Discretionary Use Application for Light Industrial Use at 5 Sea Rose Avenue

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - May 1, 2019

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

2. Built Heritage Experts Panel Report - April 18, 2019

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

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

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

8.2 Development Committee Report - May 7, 2019

1. Decision Note dated May 13, 2019 re: Parking Relief - INT1900043 - 135 Harbour Drive

2. Decision Note dated May 7, 2019 re: DEV1900078 - Request 10% Variance on Lot Area - 61 Merrymeeting Road

3. Decision Note dated May 7, 2019 re: Request for Parking Relief - 108 Pennywell Road - DEV1800219

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

10.1 Development Permits List - May 2-8, 2019
11. **BUILDING PERMITS LIST**

11.1 Building Permits List - May 2-8, 2019

12. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

12.1 Weekly Payment Vouchers - week ending May 8, 2019

13. **TENDERS/RFPS**

13.1 Bid Approval Note 2019044 - Supply of Uniforms

13.2 Bid Approval Note -2019107 - Supply & Delivery of 1 New Forklift, 2019 or Newer to RHB

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

14.1 Notice of Motion - St. John's Ticketing Amendment By-Law

15. **OTHER BUSINESS**

15.1 May Economic Update

15.2 Decision Note dated May 13, 2019 re: Linegar Avenue - Street Design

16. **ADJOURNMENT**
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
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.
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:


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.

7. Procurement Implications: Not Applicable.

8. Information Technology 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: [Signature]

Approved by/Date/Signature:
Dave Wadden, M.Eng., P. Eng., Manager of Development Engineering

Signature: [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.
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 increased 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/dIm

**Attachments:** Zoning Map
Resolution
Wetland Area

Approx. Area = 49.56 ha

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

W:\Engwork\Plans\2019 projects\galway living phase 2 rezoning area.mxd

Page 15 of 96
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]

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

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

M.C.I.P. signature and seal

Mayor

City Clerk
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

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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

Department of Community Development
3 Centennial Street | Mount Pearl, NL | A1N 1G4 | T 709-748-1029 | F 709-748-1111 | www.mountpearl.ca
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:

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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

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 m²
(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%
<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Area (minimum)</th>
<th>Lot Frontage (minimum)</th>
<th>Building Line (minimum)</th>
<th>Rear Yard (minimum)</th>
<th>Side Yard (minimum)</th>
<th>Building Height (maximum)</th>
<th>Lot Coverage (maximum)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(2) Semi-Detached Dwelling</strong></td>
<td>164 m² per dwelling unit</td>
<td>6m per dwelling unit</td>
<td>7.5m</td>
<td>6m</td>
<td>1.8m and 0m (common lot line)</td>
<td>12.2m</td>
<td>45%</td>
</tr>
<tr>
<td><strong>(3) Townhousing</strong></td>
<td>164 m² per dwelling unit</td>
<td>6m per dwelling unit</td>
<td>7.5m</td>
<td>6m</td>
<td>One of 1.8m</td>
<td>12.2m</td>
<td>45%</td>
</tr>
<tr>
<td><strong>(4) Townhouse Cluster</strong></td>
<td>554 m²</td>
<td>18.2m</td>
<td>7.5m</td>
<td>6m</td>
<td>4.5m</td>
<td>12.2m</td>
<td>45%</td>
</tr>
<tr>
<td><strong>(5) Stacked Townhouse</strong></td>
<td>182 m² per building</td>
<td>12m per building</td>
<td>7.5m</td>
<td>6m</td>
<td>2.4m</td>
<td>12.2m</td>
<td>45%</td>
</tr>
<tr>
<td><strong>(6) Apartment Building</strong></td>
<td>554 m²</td>
<td>18.2m</td>
<td>4.5m</td>
<td>6m</td>
<td>1 metre per storey</td>
<td>7 storeys</td>
<td>50%</td>
</tr>
</tbody>
</table>

| Density | 60 Dwelling Units per building |
10.53.3 Off-Street Parking Requirements
Notwithstanding Section 9 the following off-street parking requirements shall apply:

<table>
<thead>
<tr>
<th>Type of Nature of Building</th>
<th>Minimum Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential – Apartment Building</td>
<td>1.5 spaces per Dwelling Unit</td>
</tr>
<tr>
<td>Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhoused</td>
<td>2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)</td>
</tr>
<tr>
<td>Residential – Stacked Townhouse</td>
<td>1 space per Dwelling Unit</td>
</tr>
</tbody>
</table>

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]

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

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

M.C.I.P. signature and seal

Mayor

City Clerk

Page 32 of 96
May 1, 2019

Via e-mail to: lyghtlebrushett@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 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:


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.


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
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
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

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

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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       M C I P

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
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

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Page 50 of 96  Provincial Registration
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]

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

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption
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.**

<table>
<thead>
<tr>
<th>Ref #</th>
<th>Property Location/ Zone Designation And Ward</th>
<th>Application Details</th>
<th>Submissions Received</th>
<th>Planning and Development Division Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Mixed (RM) Zone Ward 2</td>
<td>An Extension of a Non-Conforming Use application has been submitted by Christine’s Place for an addition to the existing Lounge at <strong>210 Lemarchant Road.</strong> The existing Lounge has a floor area of 111.5 m² with a proposed addition of 51.9 m² to be added within the existing building.</td>
<td>no Submissions Received</td>
<td>It is recommended to approve the application subject to all applicable City requirements</td>
</tr>
</tbody>
</table>

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.
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.

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

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\16 - May 13 2019.docx

Jason Sinyard, P. Eng, MBA
Deputy City Manager, Planning, Engineering and Regulatory Services
From: Early Achievers
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

Winner of Top Choice Award since 2015!
http://www.topchoiceawards.com
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.
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
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: ____________________________

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:


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.

7. Procurement Implications: Not Applicable.

8. Information Technology Implications: Not Applicable.


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

**Prepared by/Date/Signature:**
Andrea Roberts - Development Officer

Signature: [Signature]

**Approved by/Date/Signature:**
Jason Sinyard, Deputy City Manager - Planning, Engineering & Regulatory Services

Signature: [Signature]

AAR/dlm

**Attachments:** Lot Layout
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: [Signature]

Approved by/Signature:
Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: [Signature]

AAR/dlm

Attachments: Not applicable.
<table>
<thead>
<tr>
<th>Code</th>
<th>Applicant</th>
<th>Application</th>
<th>Location</th>
<th>Ward</th>
<th>Development Officer's Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>COM</td>
<td>Nova Consultants Inc.</td>
<td>Parking Lot Upgrades</td>
<td>310 Elizabeth Avenue</td>
<td>4</td>
<td>Approved</td>
<td>19-05-07</td>
</tr>
<tr>
<td>RES</td>
<td>Maidment Consulting Inc.</td>
<td>Demo/Rebuild for Single Family Dwelling</td>
<td>6 Maple Street</td>
<td>4</td>
<td>Approved</td>
<td>19-05-08</td>
</tr>
</tbody>
</table>

* Code Classification:
  - RES - Residential
  - COM - Commercial
  - AG  - Agriculture
  - IND - Institutional
  - 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**

<table>
<thead>
<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 Henry Larsen St</td>
<td>Renovations</td>
<td>Subsidiary Apartment</td>
</tr>
<tr>
<td>12 Belfast St</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>13 Banyan Pl</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>16 Hayward Ave</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>17 Petite Forte Dr</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>18 St. Shotts Pl</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>20 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>216 Canada Dr</td>
<td>Extension</td>
<td>Single Detached w/ apt.</td>
</tr>
<tr>
<td>22 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>24 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>26 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>28 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>30 Fitzgibbon St</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>30 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>32 Prim Pl</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>45 Brooklyn Ave</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>5 Sir Wilfred Grenfell Pl</td>
<td>New Construction</td>
<td>Single Detached w/ apt.</td>
</tr>
<tr>
<td>52 O'regan Rd</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>53 Henry Larsen St</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>53 Henry Larsen St</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>532 Main Rd</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>54a Donovan's Rd</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>57 Doyle's Rd</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>58 Maurice Putt Cres</td>
<td>New Construction</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>60 Mcniven Pl</td>
<td>Renovations</td>
<td>Communications Use</td>
</tr>
<tr>
<td>62 Orlando Pl</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>65 Old Petty Harbour Rd</td>
<td>Deck</td>
<td>Patio Deck</td>
</tr>
<tr>
<td>7 Coughlan Pl</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>7 Pleasantville Ave</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>8 Sir Wilfred Grenfell Pl</td>
<td>New Construction</td>
<td>Single Detached w/ apt.</td>
</tr>
</tbody>
</table>
This Week: $1,139,048.00

**Commercial**

<table>
<thead>
<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>98-100 Donovan's Rd</td>
<td>Fence</td>
<td>Fence</td>
</tr>
<tr>
<td>120 Lemarchant Rd</td>
<td>Renovations</td>
<td>Day Care Centre</td>
</tr>
<tr>
<td>125 Water St</td>
<td>Change of Occupancy/Renovations</td>
<td>Restaurant</td>
</tr>
<tr>
<td>177 Brookfield Rd</td>
<td>Deck</td>
<td>Patio Deck</td>
</tr>
<tr>
<td>180 Portugal Cove Rd</td>
<td>Renovations</td>
<td>Hotel</td>
</tr>
<tr>
<td>217 Brookfield Rd</td>
<td>Renovations</td>
<td>Commercial Garage</td>
</tr>
<tr>
<td>220 Kenmount Rd</td>
<td>Change of Occupancy/Renovations</td>
<td>Office</td>
</tr>
<tr>
<td>220 Newfoundland Dr</td>
<td>Change of Occupancy</td>
<td>Office</td>
</tr>
<tr>
<td>335-343 Water St</td>
<td>Sign</td>
<td>Retail Store</td>
</tr>
<tr>
<td>336 Water St</td>
<td>Renovations</td>
<td>Eating Establishment</td>
</tr>
<tr>
<td>370 Torbay Rd</td>
<td>Change of Occupancy/Renovations</td>
<td>Office</td>
</tr>
<tr>
<td>48 Kenmount Rd</td>
<td>Renovations</td>
<td>Retail Store</td>
</tr>
<tr>
<td>55 Kenmount Rd</td>
<td>Renovations</td>
<td>Public Utility</td>
</tr>
<tr>
<td>95 Stavanger Dr</td>
<td>Sign</td>
<td>Office</td>
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This Week: $1,510,855.00

**Government/Institutional**

<table>
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<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
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</table>

This Week: $0.00

**Industrial**

<table>
<thead>
<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
</table>

This Week: $0.00

**Demolition**

<table>
<thead>
<tr>
<th>Location</th>
<th>Permit Type</th>
<th>Structure Type</th>
</tr>
</thead>
</table>

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*

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2018</th>
<th>2019</th>
<th>% Variance (+/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$29,414,593.00</td>
<td>$11,915,645.98</td>
<td>-59</td>
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<tr>
<td>Commercial</td>
<td>$61,134,486.00</td>
<td>$52,603,681.00</td>
<td>-14</td>
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<tr>
<td>Government/Institutional</td>
<td>$2,423,682.00</td>
<td>$221,800.00</td>
<td>-91</td>
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<tr>
<td>Industrial</td>
<td>$5,000.00</td>
<td>$0.00</td>
<td>-100</td>
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<tr>
<td>Repairs</td>
<td>$748,405.00</td>
<td>$325,580.00</td>
<td>-56</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$93,726,166.00</strong></td>
<td><strong>$65,066,706.98</strong></td>
<td><strong>-31</strong></td>
</tr>
</tbody>
</table>

| 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

Page 72 of 96
<table>
<thead>
<tr>
<th>NAME</th>
<th>CHEQUE #</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BELL ALIANT</td>
<td>120744</td>
<td>TELEPHONE SERVICES</td>
<td>23,373.09</td>
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<tr>
<td>TAMIE &amp; DALE TEMPLEMAN</td>
<td>120745</td>
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**TOTAL: $ 5,105,581.41**
# BID APPROVAL NOTE

<table>
<thead>
<tr>
<th>Bid #</th>
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<tbody>
<tr>
<td>Bid Name</td>
<td>Supply &amp; Delivery of Uniforms</td>
</tr>
<tr>
<td>Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>Budget Code</td>
<td>3011-55788 &amp; 4122-55788</td>
</tr>
<tr>
<td>Source of Funding</td>
<td>Operating</td>
</tr>
<tr>
<td>Purpose</td>
<td>This is required for the purchase of uniforms for personnel.</td>
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<tr>
<td>Results</td>
<td></td>
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<tr>
<td>Expected Value</td>
<td>As above</td>
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<tr>
<td>Contract Duration</td>
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<td>Bid Exception</td>
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<tr>
<td>Recommendation</td>
<td>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.</td>
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<tr>
<td>Supply Chain Buyer</td>
<td>Sherri Higgins</td>
</tr>
<tr>
<td>Supply Chain Manager</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Deputy City Manager*</td>
<td>[Signature]</td>
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*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

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<thead>
<tr>
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<td>Canadian Linen</td>
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<tr>
<td>Chandler</td>
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<tr>
<td>Cabot Business Forms</td>
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<td>Imprint Specialty Promotions</td>
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<td>Professional Uniforms and Mats</td>
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<td>77713NL Inc. trading as The Uniform Shop +</td>
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**BID APPROVAL NOTE**

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<tr>
<td>Bid Name</td>
<td>Supply &amp; Delivery of 1 New Forklift, 2019 or Newer to RHB</td>
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<tr>
<td>Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>Division</td>
<td>Waste &amp; Recycling</td>
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<tr>
<td>Budget Code</td>
<td>0000-36885 (Reserve Robin Hood Bay Equipment Replacement)</td>
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<td>Source of Funding</td>
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<td>Purpose</td>
<td>Replacement of existing unit that was put into service in 2010</td>
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<td>Results</td>
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<td>Expected Value</td>
<td>As above</td>
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<td>Contract Duration</td>
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<td>Recommendation</td>
<td>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.</td>
</tr>
<tr>
<td>Supply Chain Buyer</td>
<td>Sherri Higgins</td>
</tr>
<tr>
<td>Supply Chain Manager</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Deputy City Manager*</td>
<td>[Signature]</td>
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*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

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<th>Vendor</th>
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<tr>
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<tr>
<td>King Lifts Limited</td>
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<td>Liftow Ltd</td>
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<td>AIMS Ltd</td>
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<td>Harvey &amp; Company Ltd</td>
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<td>Wajax Limited</td>
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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
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 Newfoundland and Labrador was $739 million in February 2019 down -2.4%*

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

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

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

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.

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 5,000 new businesses.
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.

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.

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**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

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**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. Know legible 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.

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**Upcoming Events**

May 14-16  | Canadian Urban Transit Assoc. Symposium  
May 15  | Export Opportunities in Colombia  
May 16  | Pitch to the Puffins  
May 22  | Now e 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
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
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.
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’)

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\(^3\) 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

<table>
<thead>
<tr>
<th>Street</th>
<th>Travel Lane Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linegar Avenue (new)</td>
<td>3.35m (~11’)</td>
</tr>
<tr>
<td>Waterford Bridge Road (transit route)</td>
<td>2.9m (~9 ½’)</td>
</tr>
<tr>
<td>Monkstown Road</td>
<td>3.2m (~10 ½’)</td>
</tr>
<tr>
<td>Forest Road</td>
<td>3.2m (~10 ½’)</td>
</tr>
<tr>
<td>Topsail Road</td>
<td>3.1m (~10’)</td>
</tr>
</tbody>
</table>

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
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 then 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.

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