

**AGENDA  
REGULAR MEETING**

**JULY 22<sup>nd</sup>, 2013  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

July 19, 2013

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, July 22, 2013 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 p.m.**

By Order

Neil A. Martin  
City Clerk

# ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

**AGENDA**  
**REGULAR MEETING**  
**JULY 22<sup>nd</sup>, 2013**  
**4:30 p.m.**

**At appropriate places in this agenda, the names of people have been removed or edited out so as to comply with the Newfoundland and Labrador Access to Information and Protection of Privacy Act.**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (July 8<sup>th</sup>, 2013)**
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    1. Memorandum dated July 17, 2013 from the Manager of Planning & Information  
Re: Application to Allow Building Height of 16 Storeys, Civic Number 50 Tiffany Lane  
Applicant : KMK Capital Inc.  
St. John's Municipal Plan Amendment Number 112, 2013  
St. John's Development Regulations Amendment Number 562, 2013 **(Ward 4)**
    2. Memorandum dated July 16, 2013 from the Manager of Planning & Information  
Re: St. John's Urban Regional Region Plan Amendment Number 3, 2013  
St. John's Municipal Plan Amendment Number 111, 2013 and Development Regulations  
Amendment Number 560, 2013  
Blackhead Road and Blackhead Crescent **(Ward 5)**
    3. Memorandum dated July 19, 2013 from the Manager of Planning and Information  
Re: 430-436 Water Street **(Ward 2)** Proposed Site Redevelopment for a 6-Storey  
Extension to an Office Bldg. - Santec Architecture for the MundRE Group
  - 4. Other Matters**
  - 5. Notices Published**
    - a. Discretionary Use Application** has been submitted by B & B Restaurant Limited requesting permission to establish a Take-Out Restaurant at **civic number 14 Forbes Street**. The total floor area of the restaurant is 186 m<sup>2</sup>, with no seating area proposed. Proposed hours of operation are Sunday to Wednesday 11a.m.-8 p.m. and Thursday to Sunday 11a.m. – 10 p.m. No alcohol is to be served at the restaurant, on-site parking is provided. **(Ward 3)**

**6 Public Hearings**

- a. **Public Hearing Report dated July 9<sup>th</sup>, 2013**  
Re: Proposed Rezoning to Institutional (INST) Zone  
Civic 24 and 28 Road DeLuxe (Ward 3)  
Applicant: Anglican Homes Inc.
- b. **Public Hearing Report dated March 12, 2013**  
Re: Proposed Rezoning from CDA to RQ Zone for a 6-Lot Residential Subdivision  
Quidi Vidi Village Road (former School House Hill Site)  
(Ward 2) - Applicant: Powder House Hill Investments Ltd.

**7. Committee Reports**

- a. Development Committee Report dated July 16<sup>th</sup>, 2013
- b. Planning and Housing Standing Committee Report dated July 5<sup>th</sup>, 2013
- c. Heritage Advisory Committee Report dated July 11<sup>th</sup>, 2013
- d. Parks and Recreation Standing Committee report dated July 17<sup>th</sup>, 2013
- e. Nomenclature Committee Report dated July 15<sup>th</sup>, 2013
- f. Special Events Advisory Recommendations

**7. Resolutions**

**8. Development Permits List**

**9. Building Permits List**

**10. Requisitions, Payrolls and Accounts**

**11. Tenders**

**12. Notices of Motion, Written Questions and Petitions**

**13. Other Business**

- a. Memorandum dated July 18, 2013 from Deputy City Manager, Corporate Services & City Clerk Re: Travel by Deputy Mayor Duff
- b. Memorandum dated July 10, 2013 from the Deputy City Manager, Public Works Re: Repair of Bowring Park Caribou Monument
- c. Memorandum dated June 26, 2013 from the Deputy City Manager, Planning, Development & Engineering Re: Margaret's Place Sidewalks
- d. Memorandum dated July 4, 2013 from the Director of Engineering Re: Assessment Policy Revision

**e. Ratification of Phone Polls**

- i. Approval of Luncheon – Shad Memorial 2013
- ii. Approval of Tender – Riverhead WWTF Digester #2 – Gas Proof Liner  
LeGroupe Lefebvre M.R.P. Inc. @ \$1,722,391.20

**f. Correspondence from the Mayor's Office**

**g. Items Added by Motion**

**14. Adjournment**

**July 8<sup>th</sup>, 2013**

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 4:30 p.m. today.

His Worship the Mayor presided.

There were present also: Deputy Mayor Duff, Councillors O'Leary, Hickman, Hann, Colbert, Breen, Galgay, Tilley and Collins.

Regrets: Councillor Hanlon.

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Financial Management; Deputy City Manager, Planning, Development & Engineering; Deputy City Manager, Community Services; Director of Engineering; Manager, Planning & Information; Acting City Solicitor; and Manager, Corporate Secretariat were also in attendance.

### **Call to Order and Adoption of the Agenda**

#### **SJMC2013-07-08/294R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Collins: That the Agenda be adopted as presented with the following additional item:**

- a. RFP – Kenmount Road Comprehensive Land Use Plan for Lands above the 190 m contour

### **Adoption of Minutes**

#### **SJMC2013-07-08/295R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Collins: That the minutes of June 25<sup>th</sup>, 2013 be adopted as presented with the following correction:**

**Page 15 - Notice of Motion to rescind the Council Pension By-Law No. 1472 corrected to read “ Notice of Motion to amend the Council Pension By-law No. 1472”.**

**Business Arising**

**Notice of Motion - St. John’s Mobile Vending By-Law**

**SJMC2013-07-08/296R**

**Pursuant to Notice of Motion - It was moved by Councillor Breen; seconded by Councillor Tilley: That the following Mobile Vending (Amendment No. 1-2013) By-law be adopted:**

**BY-LAW NO.**

**MOBILE VENDING (AMENDMENT NO. 1 – 2013) BY-LAW**

**PASSED BY COUNCIL ON JULY 8, 2013**

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Pursuant to the powers vested in it under the City of St. John’s Act, RSNL 1990 c.C-17, as amended and all other powers enabling it the City of St. John’s enacts the following By-Law relating to the regulation of mobile vending.

**BY-LAW**

1. This By-Law may be cited as the “St. John’s Mobile Vending (Amendment No. 1 – 2013) By-Law”.
2. Section 7(2)(f) of the St. John’s Mobile Vending By-Law is repealed.
3. Section 8(2) is amended by deleting the word “portable”.

**IN WITNESS WHEREOF** the Seal of the City of St. John’s has been hereunto affixed and this By-Law was signed by the Mayor and City Clerk this 8<sup>th</sup> day of July, 2013

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**The motion being put was unanimously carried.**

**Notice of Motion – Council Pension By-Law No. 1472**

**SJMC2013-07-08/297R**

**Pursuant to Notice of Motion, it was moved by Councillor Breen, seconded by Councillor Hickman: That the following Council Pension By-Law (Amendment No. 1 – 2013) be adopted:**

**BY-LAW NO.**

**COUNCIL PENSION BY-LAW (AMENDMENT NO. 1 – 2013) BY-LAW PASSED BY COUNCIL ON JULY 8, 2013**

Pursuant to the powers vested in it under the City of St. John’s Act, RSNL 1990 c.C-17 as amended and all other powers enabling it, the City of St. John’s enacts the following By-Law relating to the establishment of a pension plan for members of Council.

**BY-LAW**

1. This By-Law may be cited as the “Council Pension (Amendment No. 1 – 2013) By-Law.
2. The following is added as Section 1.1:
  - “1.1 (1) This By-Law shall apply to only those persons who have served on Council prior to July 1, 2013;
  - (2) (i) Persons subject to this By-Law may opt out of its provisions by giving notice to the City Clerk on October 7, 2013;
  - (ii) Persons who choose to opt out of this By-Law on October 7, 2013, shall not be able to choose to be subject to this By-Law at a later date and shall receive no credit for service accumulated pursuant to the terms of this By-Law.

**IN WITNESS WHEREOF** the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk on behalf of the St. John’s Municipal Council this 8<sup>th</sup> day of July, 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**The motion being put was unanimously carried.**



**Notices Published**

- a. **A Discretionary Use Application** has been submitted requesting permission to operate a Dance School at **Civic Number 82 O'Leary Avenue** as a commercial school. The proposed floor area of the business is 278m<sup>2</sup> and will be operated Monday to Thursday, 5 to 9 p.m., Friday 4 to 6 p. m. and Saturday to Sunday 9 a.m. to 4 p.m. There will be three studios in operation, one hour per class, approximately 10 students per class, for a total of 30 students on site at any one time. Adequate on-site parking is provided. **(Ward 4)**

**SJMC2013-07-08/298R**

**It was moved by Councillor Hann; seconded by Councillor O'Leary: That the application be approved, subject to all applicable City requirements.**

**The motion being put was unanimously carried.**

- b. **A Discretionary Use Application** has been submitted by the St. John's Native Friendship Centre requesting permission to convert the dwelling located at **Civic Number 97 Elizabeth Avenue** into a Daycare Centre. The proposed business will consist of three classrooms, which occupy a floor area of approximately 150 m<sup>2</sup> combined. The daycare will be operated Monday to Friday, 8:30 a.m. to 5:30 p.m. The business will involve caring for 36 children. There are six on-site parking spaces proposed for the business. **(Ward 4)**

**Eight (8) Written Submissions**

**One (1) Verbal objection**

**SJMC2013-07-08/299R**

**It was moved by Councillor Hickman; seconded by Councillor Breen: That the application be rejected.**

Council considered a number of submissions of objection to the proposed application including a petition. Residents feared commercialization of a residential neighbourhood. Concerns of traffic, safety and loss of quiet and peaceful enjoyment of their properties were also expressed. Councillor Hickman expressed concern about the appropriateness of a daycare at the proposed location and the potential parking and traffic issue.

During discussion, Councillors Galgay and Tilley agreed that the application should be deferred pending review by staff of the submissions received. Some members of Council pointed out during discussion that there is a huge demand for day care facilities in the City, and therefore, agreed that the application and concerns raised by the residents merit further review.

**SJMC2013-07-08/300R**

**It was then moved by Councillor O’Leary; seconded by Councillor Tilley: That the application be deferred pending review by staff of the submissions received.**

**The motion to defer being put was carried with Councillor Hickman, Breen and Colbert dissenting.**

**Public Hearing Report**

**Public Hearing Report dated June 18, 2013**

**1372 Blackhead Road – Application to develop a Campground/Private Park and Dwelling Unit**

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Council considered a memorandum dated July 4, 2013 from the Acting Director of Planning regarding an application to develop a campground/private park and dwelling unit at 1372 Blackhead Road. Councillor Hickman presented a report on the public meeting held on June 18, 2013 to discuss the application. The subject property has an area of 8.6 hectares (21 acres) and street frontage of 105 metres (345 feet).

**SJMC2013-07-08/301R**

**It was moved by Councillor Hickman; seconded by Councillor Collins: That the application to develop vacant private property at 1372 Blackhead Road, just outside the main part of the Blackhead Village, for a family campground and private residence be rejected.**

(During discussion His Worship the Mayor left the meeting and Deputy Mayor Duff assumed the Chair).

Members of Council considered concerns raised by area residents relative to traffic, noise and safety. They commended the plan presented for the park and agreed that there is a need within the City for campground facilities. However, along with concerns

relative to alcohol control, noise control, traffic and safety issues, serious concern was raised by Councillor Collins along with other members of Council that if a fire occurred there is only one road into and out of the area leading to Cape Spear.

(His Worship the Mayor returned to the meeting and assumed the Chair during discussion).

**Following discussion, the motion to reject being put was unanimously carried.**

**Development Committee Report dated July 2, 2013**

Council considered the following Development Committee Report of July 2, 2013:

**1. Development of Non-Conforming Lot  
Proposed Construction of Single Detached Dwelling  
Civic No. 607 Main Road (Ward 5)  
Rural Residential Infill (RRI) Zone**

It is the recommendation of the Development Committee that this application be approved as a non-conforming lot in accordance with Section 7.12.1(c) of the Development Regulations, and the driveway access to the lot must be from Race Track Road. No driveway access from Main Road is allowed.



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Robert F. Smart, City Manager  
Chair – Development Committee

**SJMC2013-07-08/302R**

**It was moved by Councillor Hann; seconded by Councillor Tilley: That the Committee's recommendation be approved.**

**The motion being put was unanimously carried.**

**Mayor's Advisory Committee on Seniors, June 19, 2013**

Council considered the following Mayor's Advisory committee Report on Seniors dated June 19, 2013:

**In Attendance:** Allan Miller, Chairperson  
Councillor Bruce Tilley  
Councillor Tom Hann  
Margaret Adey  
Frank Lee  
Nancy Knight  
Boyd Smith  
Devonne Ryan, Nexter Representative  
Heather Hickman, Manager of Community Development  
Judy Tobin, Senior Housing Officer, Urban Living  
Derek Duggan, Community Services Coordinator  
Brian Head, Manager of Parks  
Philip Hiscock, Manager of Streets  
Sandy Abbott, Recording Secretary

A special welcome was extended to Margaret Adey and Frank Lee, who are attending their final meeting of the Committee.

Dr. Catherine Donovan was introduced and welcomed as a representative of Memorial University.

Thanks were extended to special guests, Brian Head, Manager of Parks, and Philip Hiscock, Manager of Streets, for attending this meeting to address the *Age Friendly Communities Recommendations*.

**1. New Members**

An electronic vote was held among Committee members and, as a result, the Committee recommends Council approve the following three Agency appointments:

- 1) **Dr. Harold Press, Anglican Homes Inc.**
- 2) **Ms. Betty Lou Kennedy, Retired Teachers Association of NL**
- 3) **Ms. Kim Pratt-Baker, Canadian Hard of Hearing Association**

Councillor Tom Hann  
Chairperson

**SJMC2013-07-08/303R**

**It was moved by Councillor Hann; seconded by Councillor Tilley: That the Committee’s recommendation be approved.**

**The motion being put was unanimously carried.**

**Development Permits**

Council considered as information the following Weekly Development Permits for the period June 21, 2013 to July 4, 2013:

DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF June 21, 2013 TO July 4, 2013

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	HOMEWORX	Eight (8) Lot Mobile Home Subdivision	Hussey Drive	1	Approved	13-06-21
RES		Demolition/ Rebuild of Dwelling	150 Blackmarsh Rd	3	Approved	13-06-21
RES	Fairview Investments	Sixteen (16) Lot Residential Subdivision	Waterford Bridge Road (adjacent to Beaconfield Junior High School)	3	Approved	13-06-25
RES		Proposed Dwelling	89 Cochrane Pond Road	5	Approved	13-06-26
IND	United Sail Works	Extension to Building	4 East White Hills Road	1	Approved	13-06-27
COM	Bristol Developments Inc.	Clearing and Grubbing	Kelsey Drive – Lot 5	4	Approved	13-06-28
RES		Demolition and Rebuild of Dwelling	484 Empire Avenue	3	Approved	13-06-28

<p>* Code Classification:  RES - Residential  COM - Commercial  AG - Agriculture  OT - Other</p>	<p>INST - Institutional  IND - Industrial</p>
<p>** 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.</p>	

Gerard Doran  
Development Officer  
Department of Planning

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**Building Permits List – June 21 to July 4, 2013**

**SJMC2013-07-08/304R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Hickman: That the recommendation of the Deputy City Manager, Planning, Development & Engineering with respect to the following building permits be approved:**

**Building Permits List  
Council's July 8, 2013 Regular Meeting**

Permits Issued: 2013/06/20 To 2013/07/03

**Class: Commercial**

27 Austin St	Co	Office
576 Water St	Co	Retail Store
11 Major's Path	Nc	Accessory Building
40 Aberdeen Ave	Ms	Retail Store
50 Aberdeen Ave	Sn	Retail Store
15 Aberdeen Ave	Sn	Car Washing Establishment
92 Elizabeth Ave	Ms	Service Shop
92 Elizabeth Ave	Ms	Office
336 Freshwater Rd	Ms	Communications Use
12-20 Highland Dr	Ms	Clinic
189 Higgins Line	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
37 O'leary Ave	Ms	Retail Store
24 Stavanger Dr	Sn	Retail Store
386 Stavanger Dr	Ms	Service Shop
25 Stavanger Dr	Ms	Retail Store
644 Topsail Rd	Ms	Club
286 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Tavern
320 Torbay Rd	Ms	Eating Establishment
139 Torbay Rd-Tim Hortons	Sn	Eating Establishment
Trans Canada Highway-Glencrest	Sn	Vacant Land
576 Water St	Sn	Retail Store
3-7 Cashin Ave	Co	Retail Store
14-24 Pepperrell Rd Compressor	Rn	Industrial Use

14-24 Pepperrell Rd, Overhead	Rn	Industrial Use
18 Mews Pl	Rn	Retail Store
141 Torbay Rd, Vale Nl & Lab.	Rn	Office
28 Stavanger Dr	Rn	Service Station
2a Hussey Dr	Nc	Communications Use
465 East White Hills Rd	Rn	Warehouse
48 Kenmount Rd	Rn	Retail Store
30 Eastland Dr - Lot 4	Nc	Office
25 Hebron Way	Nc	Office
370 Torbay Rd	Rn	Clinic
222 Kenmount Rd	Ex	Retail Store

This Week \$ 4,641,200.00

**Class: Industrial**

422 Logy Bay Rd	Nc	Accessory Building
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This Week \$ 500.00

**Class: Government/Institutional**

509 Main Rd	Rn	Admin Bldg/Gov/Non-Profit
314 Topsail Rd	Rn	Church

This Week \$ 32,000.00

**Class: Residential**

56 Airport Rd	Nc	Accessory Building
8 Ann-Jeannette Pl	Nc	Patio Deck
21 Anthony Ave	Nc	Fence
24 Balmoral Pl	Nc	Fence
28 Bar Haven St	Nc	Fence
104 Barnes Rd	Nc	Fence
408 Blackmarsh Rd	Nc	Accessory Building
111 Blue Puttee Dr, Lot 89	Nc	Single Detached Dwelling
12 Branscombe St	Nc	Patio Deck
43 Brooklyn Ave	Nc	Accessory Building
43 Brooklyn Ave	Nc	Fence
59 Burry Port St	Nc	Accessory Building
129 Campbell Ave-Unit 1	Nc	Townhousing
129 Campbell Ave-Unit 2	Nc	Townhousing
129 Campbell Ave-Unit 3	Nc	Townhousing
129 Campbell Ave-Unit 4	Nc	Townhousing
129 Campbell Ave	Nc	Townhousing
24 Cappahayden St, Lot 29	Nc	Single Detached & Sub.Apt
26 Cappahayden St, Lot 28	Nc	Single Detached & Sub.Apt
105 Castle Bridge Dr	Nc	Accessory Building
13 Cedarhurst Pl	Nc	Accessory Building
37 Cornwall Hts	Nc	Fence
13 Country Grove Pl	Nc	Patio Deck
18 Cowan Ave	Nc	Accessory Building
18 Cox's Lane	Nc	Patio Deck
16 Douglas St	Nc	Fence
16 Douglas St	Nc	Accessory Building
20 Douglas St, Lot 256	Nc	Single Detached & Sub.Apt
11 Douglas St, Lot 261	Nc	Single Detached Dwelling
78 Eastbourne Cres	Nc	Fence

11 Elm Pl	Nc	Accessory Building
2 Escasoni Pl	Nc	Fence
2 Falkland St	Nc	Fence
16 Falkland St	Nc	Patio Deck
48 Forest Rd	Nc	Fence
59 Franklyn Ave	Nc	Patio Deck
61 Franklyn Ave	Nc	Fence
161 Freshwater Rd	Nc	Accessory Building
11 Gairlock St	Nc	Patio Deck
18 Gibbons Pl, Lot 14	Nc	Single Detached Dwelling
90 Glenlonan St	Nc	Accessory Building
33 Great Eastern Ave	Nc	Accessory Building
1 Hamlet St	Nc	Fence
35 Hamlet St	Nc	Accessory Building
219 Hamilton Ave	Nc	Fence
13 Harrington Dr	Nc	Accessory Building
49 Hillview Dr E	Nc	Patio Deck
54 Huntingdale Dr	Nc	Patio Deck
67 Huntingdale Dr	Nc	Accessory Building
77 Julieann Pl	Nc	Patio Deck
48 Kenai Cres, Lot 199	Nc	Single Detached Dwelling
1 Kenai Cres, Lot 246	Nc	Single Detached & Sub.Apt
61 Kenai Cres, Lot 221	Nc	Single Detached Dwelling
200 Ladysmith Dr, Lot 497	Nc	Single Detached & Sub.Apt
214 Ladysmith Dr, Lot 504	Nc	Single Detached & Sub.Apt
230 Ladysmith Dr, Lot 512	Nc	Single Detached & Sub.Apt
237 Ladysmith Dr, Lot 588	Nc	Single Detached Dwelling
2 Ledum Pl	Nc	Fence
44 Meadowbrook Dr	Nc	Fence
769-771 Main Rd	Nc	Single Detached Dwelling
18 Margaret's Pl	Nc	Fence
27 Maxwell Pl	Nc	Accessory Building
26 Miranda St	Nc	Patio Deck
181 Mundy Pond Rd	Nc	Fence
359 Newfoundland Dr	Nc	Fence
9 Organ Pl	Nc	Patio Deck
33 Park Lane	Nc	Patio Deck
52 Parkhill St	Nc	Fence
72 Airport Heights Dr	Nc	Fence
15 Power St	Nc	Fence
59 Quidi Vidi Village Rd	Nc	Fence
45 Rose Abbey St	Nc	Patio Deck
45 Rose Abbey St	Nc	Fence
31 Rotary Dr , Lot 126	Nc	Single Detached & Sub.Apt
33 Rotary Dr, Lot 127	Nc	Single Detached & Sub.Apt
18 Seaborn St	Nc	Accessory Building
45 Smithville Cres	Nc	Accessory Building
307 Stavanger Dr	Nc	Fence
25 Sudbury St	Nc	Accessory Building
56 Teakwood Dr	Nc	Patio Deck
94 Teakwood Dr	Nc	Fence
331 Thorburn Rd	Nc	Single Detached Dwelling
20 Tigress St - Lot 618	Nc	Single Detached & Sub.Apt
26 Tigress St, Lot 621	Nc	Single Detached Dwelling
9 Titania Pl, Lot 169	Nc	Single Detached Dwelling
19 Tunis Crt	Nc	Patio Deck
21 Sitka St, Lot 284	Nc	Single Detached Dwelling
118 University Ave	Nc	Fence
17 Viscount St	Nc	Fence
17 Waterford Bridge Rd	Nc	Patio Deck
35 Nautilus St	Cr	Subsidiary Apartment
59 Reid St	Cr	Subsidiary Apartment
11 Wexford St	Cr	Subsidiary Apartment
22 Bavidge St	Ex	Patio Deck



35 Green Acre Dr	Ex	Single Detached & Sub.Apt
147 Old Petty Harbour Rd	Ex	Accessory Building
23 Pine Bud Pl	Ex	Single Detached Dwelling
59 Wishingwell Rd	Ex	Single Detached & Sub.Apt
20 Albany Pl	Rn	Single Detached & Sub.Apt
14 Allan Sq	Rn	Single Detached Dwelling
14 Amherst Hts	Rn	Single Detached Dwelling
13 Baltimore St	Rn	Single Detached Dwelling
32 Beaumont St	Rn	Single Detached Dwelling
2 British Sq	Rn	Single Detached Dwelling
21 Brophy Pl	Rn	Public Housing
23 Brophy Pl	Rn	Public Housing
25 Brophy Pl	Rn	Public Housing
27 Brophy Pl	Rn	Public Housing
29 Brophy Pl	Rn	Single Detached Dwelling
31 Brophy Pl	Rn	Public Housing
80 Calver Ave	Rn	Single Detached Dwelling
154 Castle Bridge Dr	Rn	Subsidiary Apartment
22 Cook St	Rn	Single Detached Dwelling
45 Country Grove Pl	Rn	Single Detached Dwelling
28 Flavin St	Rn	Townhousing
5 Forest Ave	Rn	Single Detached Dwelling
69 Freshwater Rd	Rn	Single Detached Dwelling
103 Great Eastern Ave, Lot 86	Rn	Single Detached & Sub.Apt
219 Hamilton Ave	Rn	Single Detached Dwelling
4 Inverness Pl	Rn	Single Detached Dwelling
19 Johnson Cres	Rn	Single Detached Dwelling
20 Kenai Cres	Rn	Single Detached Dwelling
57 Leslie St	Rn	Single Detached Dwelling
13 London Rd	Rn	Single Detached Dwelling
4 Meadowbrook Park Pl	Rn	Mobile Home
28 Miranda St	Rn	Single Detached Dwelling
354 Newfoundland Dr	Rn	Single Detached Dwelling
39 Patrick St	Rn	Semi-Detached Dwelling
13 Pluto St	Rn	Single Detached Dwelling
39 Quidi Vidi Rd	Rn	Single Detached Dwelling
97 Quidi Vidi Rd	Rn	Single Detached Dwelling
29 Richmond St	Rn	Single Detached Dwelling
126 Waterford Bridge Rd	Rn	Single Detached Dwelling
67 Campbell Ave	Sw	Single Detached Dwelling
72 Edison Pl	Sw	Single Detached Dwelling
67 Ennis Ave	Sw	Single Detached Dwelling
49 Hillview Dr E	Sw	Single Detached Dwelling
6 Teakwood Dr	Sw	Single Detached Dwelling

This Week \$ 6,245,984.00

**Class: Demolition**

484 Empire Ave	Dm	Single Detached Dwelling
17 Cookstown Rd	Dm	Semi-Detached Dwelling
19 Cookstown Rd	Dm	Semi-Detached Dwelling
61 Feild St	Dm	Single Detached Dwelling
200 Waterford Bridge Rd	Dm	Parish Hall
23-47 Lemarchant Rd	Dm	Retail Store

This Week \$ 149,500.00

This Week's Total: \$ 11,069,184.00

Repair Permits Issued: 2013/06/20 To 2013/07/03 \$ 270,152.00

Legend

- Co Change Of Occupancy
- Cr Chng Of Occ/Renovtns
- Ex Extension
- Nc New Construction
- Oc Occupant Change
- Rn Renovations
- Sw Site Work
- TI TENANT IMPROVEMENTS
- Sn Sign
- Ms Mobile Sign
- Cc Chimney Construction
- Cd Chimney Demolition
- Dv Development File
- Ws Woodstove
- Dm Demolition

YEAR TO DATE COMPARISONS			
July 8, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$132,600,600.00	\$48,600,500.00	-63
Industrial	\$3,600,100.00	\$130,500.00	-96
Government/Institutional	\$12,700,700.00	\$71,300,200.00	461
Residential	\$87,700,700.00	\$70,900,000.00	-19
Repairs	\$2,300,500.00	\$1,800,200.00	-22
Housing Units (1 & 2 Family Dwellings)	310	235	
<b>TOTAL</b>	<b>\$238,902,600.00</b>	<b>\$192,731,400.00</b>	<b>-19</b>

Respectfully Submitted,

David Blackmore, R.P.A.  
Deputy City Manager - Planning, Development & Engineering

**Payrolls and Accounts**

**SJMC2013-07-08/305R**

**It was decided on motion Councillor Colbert; seconded by Councillor Hickman: That the following Payrolls and Accounts for the week ending June 27<sup>th</sup>, and July 4<sup>th</sup>, 2013 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending June 27, 2013**

**Payroll**

<b>Public Works</b>	<b>\$ 411,970.41</b>
<b>Bi-Weekly Casual</b>	<b>\$ 60,665.78</b>
<b>Accounts Payable</b>	<b>\$ 3,695,906.43</b>
<b>Total:</b>	<b>\$ 4,168,542.62</b>

**Weekly Payment Vouchers  
For The  
Week Ending July 4, 2013**

**Payroll**

<b>Public Works</b>	<b>\$ 479,393.29</b>
<b>Bi-Weekly Administration</b>	<b>\$ 775,138.77</b>
<b>Bi-Weekly Management</b>	<b>\$ 752,463.66</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 588,060.99</b>
<b>Accounts Payable</b>	<b>\$ 2,794,681.83</b>
<b>Total:</b>	<b>\$ 5,389,738.54</b>

**Tenders**

- a. Tender – Supply of Road Gravel
- b. Tender – Supply of Crushed Washed Stone

**SJMC2013-07-08/306R**

**It was decided on Councillor Colbert; seconded by Councillor Hickman: That the recommendations of the Deputy City Manager, Corporate Services be approved and the tenders awarded as follows:**

- a. Weir’s Construction @ \$ 100,500.00, taxes extra
- b. Clarke’s Trucking 20 mm per ton - \$9.50  
40 mm per ton - \$9.00  
Delivery per ton - \$4.00  
(taxes extra to prices quoted)

**Other Business**

**Ratification of E Polls**

**1. SJMC2013-07-08/307R**

**It was decided on motion Councillor O’Leary; seconded by Deputy Mayor Duff: That the following e-poll be ratified:**

**Council Approval of an extension to the existing contract with professional Grading & Contracting for the production of Landfill Cover Material at the tender price of \$7.69 per tonne (July 2, 2013)**

**2. SJMC2013-07-08/308R**

**It was decided on motion Councillor Hann; seconded by Deputy Mayor Duff: That the following e-poll be ratified:**

**Council approval granted to implement a parking fee exemption program for veterans who are eligible under the Nationally established criteria to receive a veterans license plate, with certain stipulations to be established by our Parking Services Division. (June 27, 2013)**

**3. SJMC2013-07-08/309R**

**It was decided on motion Councillor Hickman; seconded by Councillor Breen: That the following e-poll be ratified:**

**Council Approval of Tender – 2013 Sewer Improvements (June 27, 2013)**

**Request for Proposals, Kenmount Road Comprehensive Land Use Plan for Lands above the 190 m contour**

**SJMC2013-07-08/310R**

**It was decided on motion Councillor Hickman; seconded by Councillor Breen: That the contract for the Kenmount Road Comprehensive Land Use Plan for Lands above the 190 m contour be awarded to Hatch Mott MacDonald.**

**The motion being put was unanimously carried.**

**His Worship the Mayor**

His Worship advised that he has been approached by the Principle of St. Peter's Elementary School in Mount Pearl concerning overcrowding in the school which is creating a questionable educational environment. The Mayor pointed out that a significant percentage of the students are residents of St. John's and joint effort between the City of St. John's and the City of Mount Pearl is needed to address the problem. It was suggested that His Worship the Mayor write the Provincial Government concerning capacity issues at Peter's Elementary School in Mount Pearl.

**Councillor Tilley**

Councillor Tilley advised that he will be holding information sessions on July 11, 2014 in the Foran/Green Room to update the area residents on the Mary Brown's Restaurant and Drive-Thru at Civic No. 632 Topsail Road, as well as the Proposed (120) Unit Apartment Building - Six (6) Storeys in Height, 485 Topsail Road.

**Councillor Galgay**

Councillor Galgay congratulated Mr. Tom Jackman who was recently presented the Queen's Diamond Jubilee Medal for his significant contribution to the Autism Society of Newfoundland and Labrador. Mr. Jackman is also a member of the National Advisory Committee for Adults on the Spectrum at Autism Society Canada. Councillor Galgay asked that His Worship the Mayor on behalf of Council forward a letter of congratulations to Mr. Jackman.

**Councillor Breen**

Councillor Breen advised that Calgary Street has a history of being used as a short cut from Portugal Cove Road up to Newfoundland Drive, which is causing some concerns for the area residents. He asked that the matter be referred to the Police and Traffic Committee and arrange to have staff meet with the area residents to discuss some potential solutions to the problem.

**Councillor Hann**

Councillor Hann, in response to queries concerning the funding of the Trolley Bus, advised that aside from a small grant provided by the City's Tourism Dept., the operation is funded by a number of partners throughout the community involved in the tourism industry.

Deputy Mayor Duff asked if the Rennies River Fluvarium can be included on the Trolley Bus Route. Councillor Hann noted the group can make contact with him or approach Parks Canada in this regard.

**Councillor Hickman**

At the request of Councillor Hickman the Deputy City Manager, Public Works provided an update on the recent watermain break on Wishingwell Road, noting that crews responded and repairs were completed.

The Deputy City Manager, Public Works noted that there have been a number of water main breaks on Wishingwell Road over the years and based on the latest one a review will be carried out to try to determine if there is in fact something that needs to be addressed and recommendations will be brought forward.

**Councillor O'Leary**

Councillor O'Leary suggested that a communications protocol be developed that would assist residents in need of information during situations such as watermain breaks, flooding etc.

Councillor O'Leary asked the status of the Open Space Master Plan. The Deputy City Manager advised that the RFP document should be finalized and out in few weeks, noting that the plan is to have the work finalized before the end of this year.

Councillor O’Leary asked the status on discussions with the School Board about the west end high school and potential joint use of recreational facilities.

The City Manager advised now that construction of the West End high school has started, a process has commenced to determine where exactly on that property the school will be positioned and whether the land left vacant adjacent to the school would be suitable to construct another structure that could be shared with the School Board. He noted that solid information should be available now that school construction has started.

**Adjournment**

There being no further business the meeting adjourned at 5:50 p.m.

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**MAYOR**

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**CITY CLERK**

# MEMORANDUM

Date: July 17, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-05-13/6**  
**Department of Planning File Number B-17-T.2 / 12-00366**  
**Application to Allow Building Height of 16 Storeys**  
**Civic Number 50 Tiffany Lane (Ward 1)**  
**Applicant: KMK Capital Inc.**  
**St. John's Municipal Plan Amendment Number 112, 2013,**  
**and St. John's Development Regulations Amendment Number 562, 2013**

At its regular meeting on May 13, 2013, Council adopted resolutions for the amendments noted above. Their effect is to allow a building height of 16 storeys rather than 10 storeys at 50 Tiffany Lane. The amendments are in reference to an application from KMK Capital to develop two (2) new residential buildings for seniors, each having a height of 16 storeys. Copies of the amendments, as adopted by Council, are attached for information.

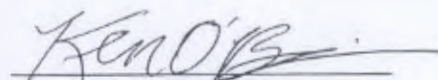
Council appointed Wayne Thistle, QC, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the amendments. The hearing was held at City Hall on June 4, 2013.

Commissioner Thistle has submitted his report, in which he recommends approval of the amendments. A copy of the commissioner's report is attached for Council's information and consideration.

## Recommendation

It is recommended that Council approve the resolutions for St. John's Municipal Plan Amendment Number now approve the resolution for St. John's Municipal Plan Amendment Number 112, 2013, and St. John's Development Regulations Amendment Number 562, 2013, as adopted by Council on May 13, 2013.

If the amendments are approved by Council, they will be referred to the Department of Municipal Affairs with a request for provincial registration, as required by the Urban and Rural Planning Act.

  
Ken O'Brien, MCIP  
Manager of Planning and Information

KOB/sf

Attachments

I:\WPWORK\PLANNING\Mayor - 50 Tiffany Lane -Commissioner's report - July 17, 2013.docx

# ST. JOHN'S

DEPARTMENT OF PLANNING

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



**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 562, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane ("Tiffany Village").

**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.

**Amend Section 10.32.3(e) [INSTITUTIONAL ZONE – Zone Requirements – Building Height (maximum)] by deleting the existing and replacing it with the following:**

**“3 storeys (Subject to a Land Use Assessment Report, may be increased to 10 storeys; and for property located at 50 Tiffany Lane (“Tiffany Village”), may be increased to 16 storeys.”**

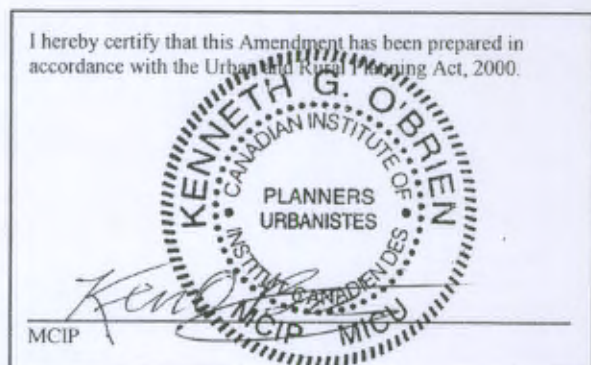
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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



**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 112, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane ("Tiffany Village").

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

**Amend Part III, Section 5.3.1. [LAND USE DISTRICT POLICIES INSTITUTIONAL DISTRICT – Building Height] by deleting the existing and replacing it with the following:**

**“Building heights in this District are limited to three storeys. Subject to a Land Use Assessment Report, zones may be permitted allowing building heights up to 10 storeys or a maximum Floor Area Ratio of 2.0; however, for property located at 50 Tiffany Lane (“Tiffany Village”), building height may be increased to 16 storeys.”**

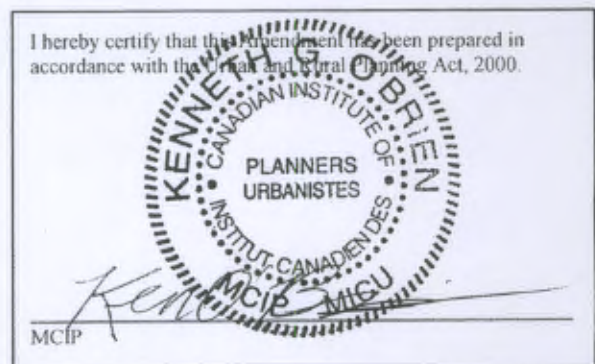
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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



**St. John's Municipal Plan Amendment Number 112, 2013**  
**Application to Allow Building Height of 16 Storeys (Ward 4)**  
**And**  
**St. John's Municipal Plan Amendment Number 112, 2013 and**  
**St. John's Development Regulations Amendment Number**  
**2013 – Civic 50 T 562, 2013 – Tiffany Village – Stage 2**

**Re: Civic 50 Tiffany Lane – Tiffany Village – Stage 2**  
Tiffany Village is a residential development aimed at senior citizens aged 50 and older, made up of residential condominium units as well as independent living and assisted living. It is located on Torbay Road, Glenbrook Lodge and Mary Queen of Peace School and Church.

**Hearing Date: June 4, 2013**

**Recommendation Date: June 28, 2013**

**Report of the Commissioner**

**Wayne Thistle, Q.C., C. Arb., C. Med.**

At the Regular Meeting of Council held on March 26, 2007, Council approved the concept plan and a Land Use Assessment Report for the proposed Tiffany Village Seniors' Residential Complex comprised of five (5) ten (10) story buildings and thirty (30) townhouse units for a total of 453 seniors' apartments/assisted living units and redevelopment of the former Salvation Army Training College for associated amenity

**Re: Department of Planning File Number B-17-T.**

**Application to Allow Building Height of 16 Storeys (Ward 4)  
St. John's Municipal Plan Amendment Number 112, 2013 and  
St. John's Development Regulations Amendment Number 562,  
2013 – Civic 50 Tiffany Lane – Tiffany Village – Stage 2**

### **Background Information**

Tiffany Village is a residential development aimed at senior citizens aged 50 and older, made up of residential condominium units as well as buildings for independent living and assisted living. It is located on Tiffany Lane at the former Salvation Army Training College near Torbay Road, Glenbrook Lodge and Mary Queen of Peace School and Church.

At the Regular Meeting of Council held on March 26, 2007, Council approved the concept plan and a Land Use Assessment Report for the proposed Tiffany Village Seniors' Residential Complex comprised of five (5) ten (10) story buildings and thirty (30) townhouse units for a total of 453 seniors' apartments/assisted living units and redevelopment of the former Salvation Army Training College for associated amenity

space and support services. At the same meeting, Council granted an Approval-in-Principle for the construction of Stage I of the development for building "A" which is now completed as a ten (10) storey building and contains 182 seniors' apartments/assisted living units.

At the Regular Meeting of Council held on February 2, 2009, Council approved the Land Use Assessment Report for Stage 2 of the Tiffany Village Seniors' Residential Complex and granted an Approval-in-Principle for Stage 2 of the development which consisted of the redevelopment of the former Salvation Army Training College for amenity space and support services, construction of the thirty (30) townhouses and construction of the remaining four (4) ten (10) storey seniors' apartments/assisted living buildings. The former Salvation Army Training College currently contains temporary classroom space for Memorial University which occupancy has been approved by the City. The applicant has now submitted to the City a revised plan for Stage 2 of the Tiffany Village Seniors' Residence Complex which eliminates the proposed remaining four (4) ten (10) storey seniors' apartments/assisted living buildings and thirty (30) townhouse units and in its place proposes two (2) sixteen (16) storey seniors' apartments/assisted living buildings. The buildings footprints of the original approved concepts encompassed 81,386 square feet of land area whereas the revised Stage2 reduces the footprints by 32%, down to

55,435 square feet. The total number of seniors' apartments/assisted living units has been reduced from the original 453 down to 423. Parking under the original submission provided for 166 indoor parking spaces and 180 surface spaces (total: 346 spaces) versus 301 indoor spaces and 168 surface spaces (total: 469 spaces). The parking being provided exceeds the City's parking requirements under the St. John's Development Regulations. With the reduction in buildings footprints and reduction in surface parking the landscaped area/green space will be increased.

### **Planning Information**

The subject property is zoned Institutional as per the St. John's Development Regulations. A Seniors' Apartment Building is listed as Permitted Use in the Institutional Zone. The Development Regulations stipulate that the maximum building height in this zone is three (3) storeys with a maximum floor area ratio of 1.0. The Regulations do provide, however that subject to a Land Use Assessment Report, the building height may be increased by Council to a maximum of ten (10) storeys and the floor area ratio may be increased to 2. As the revised Stage 2 Tiffany plan proposes two (2) sixteen (16) storey buildings, a text amendment would be required to the St. John's Development

Regulations and the St. John's Municipal Plan to accommodate the proposed sixteen (16) storey building height for two new buildings.

The City's Transportation Engineer has advised that with the reduction of the number of seniors' apartments/assisted-living units and the conversion of the former Salvation Army Training College from Memorial University classroom space to amenity space and support services for the complex at full build-out, traffic from the development will be reduced from the original plan and is not anticipated to cause any significant impact on streets in the area.

As information respecting current city planning policies, Part III, Section 1.2 of the St. John's Municipal Plan which deals with the urban form of development in serviced areas of the city, states that the City shall encourage the development and redevelopment in areas serviced with municipal water and sewer extending networks in adjacent areas where capacity is sufficient but, especially emphasizing opportunities within currently serviced areas where existing systems can accommodate increased density or infill This section also states the City shall encourage a compatible mix of residential buildings of varying densities in all zones.

## **Public Hearing and the Role of the Commissioner**

Pursuant to s. 18 – 23 of the *Urban and Rural Planning Act, 2000*, Council is required to set a date, time and place for the holding of a public hearing where a proposed plan and development regulations have been adopted under subsection 16(1). This hearing is to consider objections and representations which may be made by a person or association of persons to the plan or development regulations or a part of them. Where a proposed plan and development regulations have been submitted under subsection 16(2), Council shall appoint a Commissioner and may appoint one other person that is considered necessary to help the Commissioner in holding a public hearing and complete a report on that hearing.

Not fewer than two days before the date set for the public hearing, a person or association of persons may submit to Council, two signed, written statements of objections and representations with respect to a plan, development regulations or a part of them.

Where a public hearing held under the Act is completed, the Commissioner shall in the case of a plan and development regulations referred to in subsection 16(2), submit a written report on the public



hearing to Council together with two copies of evidence taken at the public hearing.

In the report, the Commissioner shall set out in detail his or her recommendations respecting objections and representations considered by him or her at the public hearing together with reasons and a statement showing objections and representations that came to the attention of the Commissioner but were not considered together with reasons why they were not considered.

At the Regular meeting of Council held on May 13, 2013, Council confirmed my appointment as commissioner for the public hearing scheduled for Tuesday, June 4, 2013 at 7 pm in the Foran/Greene Room, St. John's City Hall.

### **Public Notification of the Application and Public Response**

Various measures were taken to ensure that residents of the City be informed of the application and have an opportunity to provide input through a public hearing. These included a newspaper notice, notices mailed to property owners and residents in the area and posting of the LUAR on the City's website. The proposed development was

additionally featured in news articles or reports in the The Telegram and on CBC. The information is that 650 people received the notice of application. There were nineteen responses expressing opposition to the development and eight expressed support. Several others simply suggested certain things for further consideration.

A total of sixteen people attended the public meeting. Four represented the applicant, two were city staff and one Councillor attended. Four individuals who had provided written submissions spoke about the concerns they had regarding the development.

These numbers do not indicate a pervasive or collective expression of opposition to the development though the written and oral presentations against the development were supported by explanations given with conviction, and at times passion in the belief that it would be a mistake to proceed with the project. There was also conviction and passion on the part of many who had written in support of the development.

## **Representations Opposed to the Development**

There were a total of nineteen writing submissions from area residents and parents of children attending Mary Queen of Peace expressing opposition to the development. These can be considered in various categories including, but not limited to concerns regarding traffic, shadows, density, loss of view, the height of the building, fire safety and loss of green space.

Sample comments from the submissions include the following:

1. As a parent of two children that have attended Mary Queen of Peace School, I have witnessed over the last nine years increasing traffic concerns in the area of the school. There is no monitoring and no measures in place to reduce the speed and/or traffic in the area. It is not designed to handle all that volume of traffic.
2. Two additional 16 storey building will have a very negative impact on the amount of traffic using this road. Has a study been conducted to determine the impact these buildings will have on traffic flow?
3. I live in the East end of the city and feel these buildings will change the residential feel of this east end neighbourhood.
4. My child goes to Mary Queen of Peace school and the children play in their playground next to the Tiffany Lane development site. Having a sixteen storey building shadow the children as they play is just unacceptable.
5. I also object for the obvious fire safety reasons for the residents.

6. The new proposed buildings will cast shadows of varying degrees on a significant portion of the school building and its exterior amenities including the soccer field and play structures for an important part of the school day and for the majority of the school year. The shadows of the two proposed buildings will have a maximum impact on our school grounds during recess and the time when the children have an opportunity to go out and play in fine weather.
7. We need a development plan before exemptions to current building regulations are routinely granted to the detriment of citizens and to the city as a whole.
8. For the purpose of this submission, the School Council's concerns are focussed specifically on the implications of the increased height of the buildings proposed under the amended expansion plan. These structures will undoubtedly block access to sunshine to the students of MQP to varying degrees throughout the school year.
9. As a resident of the neighbourhood, I object for personal aesthetic reasons. I will see these buildings every day, and their visual impact on my neighbourhood is not a welcome one.
10. As a parent of a student at MQP, I am concerned about the shadowing of these buildings in the fall and winter. For much of the school year, the school building and play areas will be deprived of direct sunlight during the school day as a direct result of the proposed amendment.
11. Urban sprawl is a blight on our environment. But, we don't need 16 storey buildings to solve that problem.
12. I am concerned that the height of these buildings be kept in balance with the surrounding buildings; why is it necessary to go from 10 to 16?
13. Environment: We only have so much greenery in our city and we need to preserve it as much as possible. Sixteen storey buildings will compromise the beauty of our skylines.

14. Spoiling the landscape and allowing the extra traffic that will result spilling unto roads that are already congested to their limit in a school zone is inexcusable.
15. I strongly object to the height and also the added congestion.
16. Our objection is to the increased height and the obstruction of view for people living in their homes nearby.
17. Also, the towers are on the flight path of one of the approaches to St. John's airport.
18. Fire: Is our fire department equipped to cope with a 16 storey building.
19. My concern apart from the obvious wind tunnel effect that buildings of this height can potentially create is the one of traffic.
20. We are concerned with the proliferation of large buildings in our neighbourhood and approval of a 16 storey building will set a needless precedent.

### **Representations in Support of the Development**

There were a total of eight written submissions expressing support for the development. Sample comments from the submissions include the following:

1. I am firmly in favor of Tiffany Condo development and hope to see more and taller high rises in our city. This will help to alleviate incessant urban sprawl and our ever increasing dependence on the automobile which will ultimately destroy our pristine environment.
2. As a city, we can no longer afford to be afraid of height and density outside of the heritage areas we have a duty to protect. Stantec indicated in its proposal that increasing the height and density of the buildings makes greater amenities possible and more affordable for future residents.

3. As a young man in my 30s I want a smartly planned city with a bright future – not expanse of single-family, detached homes that spreads from here to Clarendville where we can't even get a single condo project approved because of shadows. There is absolutely nothing wrong with this proposed development. It increases density, brings in much more money for the city, makes servicing these lots more affordable ... it is a win/win situation.
4. I think the project is a fantastic infill development, and is the kind of project we need. The increased density could spark more development in the area while also providing a high density residential development in an area outside of our heritage-protected and controversial downtown.
5. If you want young people to stay, build a city where young people want to live.
6. The positioning of the building minimizes any shadowing effect on neighboring buildings such as houses, a school and the existing seniors' condo. As for traffic flow and safety, I'm sure the developers and Council will work together to ensure utmost safety and efficiency of traffic flow. As for height, (which will probably be one of the biggest concerns) I think it is very reasonable. The city of St. John's is a growing city and in order to sustain this growth we need to think progressively, and that means building up – not out. These buildings will be located in an area where view obstruction is minimal
7. Dense high-rise developments are a necessary piece to the urban fabric of a vibrant city which also combats urban sprawl and all of the horrible side effects of sprawl.
8. The great benefit of reduced footprint and height will be cost efficiency and design efficiency, allowing for increased benefits for the residents. I have seen an objection published based on shadowing and road design, but I believe the developer has addressed these in the proposed changes. Certainly, shadow objections appear to be exaggerated.

9. These towers signify a shift in the way the city has been growing over the past 20 years from suburban sprawl to densification. Density is a great thing to bring to the community. It also makes public transportation more feasible than say, someone living in the suburbs.

### **Land Use Assessment**

The Applicant was asked to prepare a Land Use Assessment Report (LUAR) for the proposed revised Stage 2 of the Tiffany Village Seniors' Residential Development. The Terms of Reference are set out in Appendix "A" to this Report. The LUAR was received on December 18, 2012 and addressed each of the areas identified in the Terms of Reference.

### **Key Issues arising from the Public Meeting:**

#### **Traffic**

A significant number of the written submissions by those objecting to the development were based on traffic concerns. In a letter dated March 8, 2013 the applicant made the following response to the traffic concerns:

Of the issues which were raised in the written responses, we note that the majority of them relate to concerns about traffic. We would suggest that this is not a relevant factor in the context of this application. The Land Use Assessment Report prepared by Stantec Architecture Limited, dated December 18, 2012, noted that a traffic impact study was conducted on June 10, 2011. This study would have been based on our previous proposal of four 10-storey

buildings, and concluded that there would be no significant impact on traffic. The proposed two buildings will contain fewer units than the four buildings, so the impact on traffic will be even less than that considered in the study. Further, we note that approval has already been granted by the City for our previous plan of four 10-storey buildings. The present application is only to allow a building height of 16 stories. There is no change in the use from that which the City has already approved. As such, traffic is not a consideration for this application.

The Traffic Impact Statement (TIS) referred to by the applicant was prepared by Genivar Inc, dated June 10, 2011 and was based on full build-out. The TIS concluded that trips generated by the full build-out of Tiffany Estates “will not have any significant impact to the Study Area streets or intersections.”

#### Conclusion of the Commissioner re Traffic:

While it is quite natural for residents of an area to have concerns when a development is proposed which will increase population and traffic in the area, the traffic issue must be evaluated through a technical traffic study. This has been completed and the evidence is that the development will not result in a traffic problem. I accept this finding and as a result, am not prepared to recommend against the development based on the traffic issue.



## **Potential Shadowing/Loss of Sunlight**

The LUAR dealt with this issue making reference to a 3-dimensional model prepared to study the impact of shadowing on adjoining properties. The diagrams prepared for June 21<sup>st</sup>, March/September 21<sup>st</sup> and December 21<sup>st</sup> show the following:

On Apartments to the West - Very little impact overall. Some shadows early morning in mid-summer and March/shadows

On the School - no impact in summer. By September 21st, some early-morning shadows on play field, none by lunch time. By December 21st shadows on part of play field by morning and proceed across the play field through the morning and early afternoon. Afternoon shadows fall primarily on parking area.

On Glenbrook Lodge – no shadows in morning. In mid-summer, some shadows by 16:00, in September/March shadows on back start in late afternoon and in midwinter, shadows start just before sunset.

As a result of the submissions from residents and parents regarding shadowing, the applicant provided supplementary information on June 3, 2013 noting that the shadowing study only applies to periods that the sun is actually shining and stated: “Based on historical weather data for St. John’s over a 30 year period it is mostly cloudy 97% of the time from

December 1<sup>st</sup> – February 28<sup>th</sup>. Further analysis was then provided for these three months with a conclusion that the potential shadow impact time for this period was 72 minutes.

For the period from March – September the applicant noted that at worst, shadowing impacts approximately 3.9% of the play area during this time. There is no shadow impact on June 21<sup>st</sup> so it is reasonable to conclude that for the month of May and June there is no impact.. The applicant submitted that the factual information clearly shows that the impact on the students of MQP with respect to shadowing from the proposed 16 story towers is virtually nonexistent, especially when analyzed from a practical use/weather perspective. The applicant noted that it is hard to conceive of where a high-rise building could be constructed in a city with such little impact on neighbouring properties.

#### Conclusion of the Commissioner re Potential Shadowing/Loss of Sunlight

After careful consideration of the concerns raised by residents and parents concerning shadowing and a review of the technical data regarding this issue, I have concluded there are no grounds to recommend against the amendments on the basis of the shadowing/loss of sunlight issue.

## **Potential Impact on Public Views**

The LUAR noted that while it will be visible from a number of vantage points, the proposed development will have a minimal impact on “public views.” The site is outside the view plane from the Confederation Building and the Merchant Mariners Monument.

It has to be expected that a 16 story building will certainly be visible from a significant portion of the City. This, of itself does not detract from the proposal since any new building development of any significant size will likely be visible given that the City does not have many buildings which can be categorized as “tall” buildings.

Conclusion of the Commissioner re Public Views:

After careful consideration of the concerns raised by residents in the area, I have concluded that there are no grounds to recommend against the amendments on the basis of the loss of public views issue.

## **Miscellaneous Issues: Fire Safety, Flight Path for Airport, ETCC**

The proposal does not contain reference to these issues and whereas it can be expected that residents would raise these matters, it is reasonable to conclude that the responsible authorities have addressed them.

## **Summary and Conclusion**

As indicated earlier in this Report, the role of the Commissioner, pursuant to the Act, in respect of this application is to hold a public hearing, prepare a report on that hearing, set out in detail his or her recommendations respecting objections and representations considered by him or her at the public hearing together with reasons. I have given careful consideration to those representations and, on balance find the evidence produced through the LUAR along with the technical and hard data contained in that report are sufficient to warrant my recommendation that Council should proceed with the proposed text amendments to the St. John's Municipal Plan, Amendment Number 112, 2013 and the St. John's Development regulations, Amendment Number 562, 2013. The effect of these amendments would be to increase the maximum building height from 10 storeys to 16 storeys, through site-specific amendments for 50 Tiffany Lane only.

Respectfully submitted as the recommendation of the Commissioner this  
28<sup>th</sup> day of June, 2013.

*W. Thistle*

Wayne Thistle, Q.C., C. Arb., C. Med.

Commissioner

# APPENDIX "A"

**TERMS OF REFERENCE  
FOR LAND USE ASSESSMENT REPORT  
PROPOSED TWO (2) SIXTEEN (16) STOREY  
SENIORS'/ASSISTED LIVING BUILDINGS  
TIFFANY LANE (WARD 4)  
PROPONENT: KMK PROPERTIES INC.**

---

The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts and where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the Report.

**A. Building Usage**

Identify all uses/occupancies within the proposed buildings by floor space.

**B. Elevation and Materials**

Provide elevations of the proposed buildings.

Identify the finish and colour of exterior building materials.

**C. Building Height & Location**

Identify the exact location and height of the proposed buildings. Additionally, identify the effect of the proposed buildings heights on properties adjoining the development site in terms of the following criteria:

- identify the proximity of the proposed buildings to property lines,
- potential shadowing/loss of sunlight on adjacent properties, and
- potential impacts on any public views.

**D. Exterior Lighting and Noise**

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

**E. Landscaping & Buffering**

Identify with landscaping plans details of site landscaping.

Identify the location and proposed methods of screening any electrical transformers and refuse containers to be used at the site.

**F. Snowclearing/Snow Storage**

Identify proposed method of snow clearing and snow storage.

**G. Off-Street Parking**

Identify the number and location of off-street parking to be provided.

**H. Servicing**

Provide design flows for sanitary and storm sewers and identify points of connection to City sewer mains.

Provide required fire flow for the building as per the Fire Underwriters Survey Guidelines. Conduct fire flow tests at nearest hydrant and provide City with the results indicating the available fire flow at 20 psi residual pressure.

**I. Traffic**

Provide the anticipated traffic generation rates associated with the proposed development for review by the City's Transportation Engineer. If the development is expected to generate in excess of 100 trips in any of the peak traffic periods, a traffic impact study may be required by the City to be undertaken by the proponent.

# MEMORANDUM

Date: July 16, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-B.8**  
**St. John's Urban Regional Region Plan Amendment Number 3, 2013**  
**St. John's Municipal Plan Amendment Number 111, 2013 and Development Regulations**  
**Amendment Number 560, 2013**  
**Blackhead Road and Blackhead Crescent (Ward 5)**

At the Regular Meeting of Council held on January 28, 2013, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial release for St. John's Municipal Plan Amendment Number 111, 2013 and St. John's Development Regulations Amendment Number 560, 2013. These amendments would re-designate and rezone land in an area south and east of Beaver Pond along both sides of Blackhead Road and Blackhead Crescent from the Open Space Reserve (OR) and Rural (R) Zones to the Rural Residential Infill (RRI) Zone. The purpose of the rezoning is to remove the Non-Conforming Use status from several existing single detached dwellings and to allow limited residential infill development in the affected area.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was necessary. The Department of Municipal Affairs has advised that it has now issued a Provincial release for the City's proposed amendments. The Department has also advised that the Minister has agreed to adopt St. John's Urban Region Regional Plan Amendment Number 3, 2013, which will re-designate the identified lands along Blackhead Road/Blackhead Crescent from "Restricted" to "Urban Development".

## Recommendation

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 111, 2013 and St. John's Development Regulations Amendment Number 560, 2013.

It is further recommended that Council appoint Mr. Stan Clinton, MCIP, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments. Mr. Clinton would also consider the proposed amendment to the Regional Plan at this same public hearing and would subsequently prepare a single report with recommendations for the consideration of both the Minister of Municipal Affairs and Council.

The proposed date for the public hearing is Tuesday, August 13, 2013 at 7pm at St. John's City Hall.

  
\_\_\_\_\_  
Ken O'Brien, MCIP  
Manager of Planning & Information

LLB/ sf

Attachment

I:\KOBrien\2013\Mayor - Blackhead Road and Blackhead Crescent - July, 2013(LLB).doc

# ST. JOHN'S

DEPARTMENT OF PLANNING

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



**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 111, 2013**

**WHEREAS** the City of St. John's wishes to make several existing single detached houses conforming/ permitted uses and to allow limited additional residential development along a small section of Blackhead Road and Blackhead Crescent.

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

**Redesignate land east and south of Beaver Pond that is situated with frontage along sections of Blackhead Road and/or Blackhead Crescent from the Restricted (RES) District to the Rural (R) District, as more specifically shown on the Map III-1A attached.**

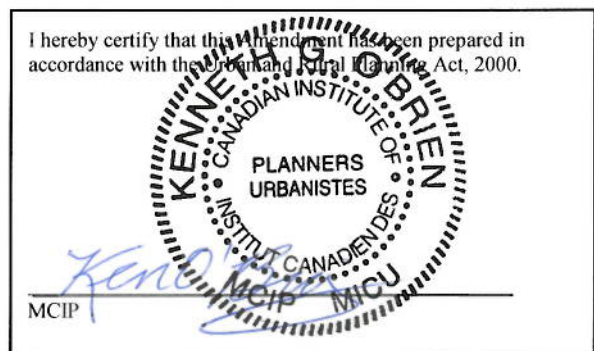
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

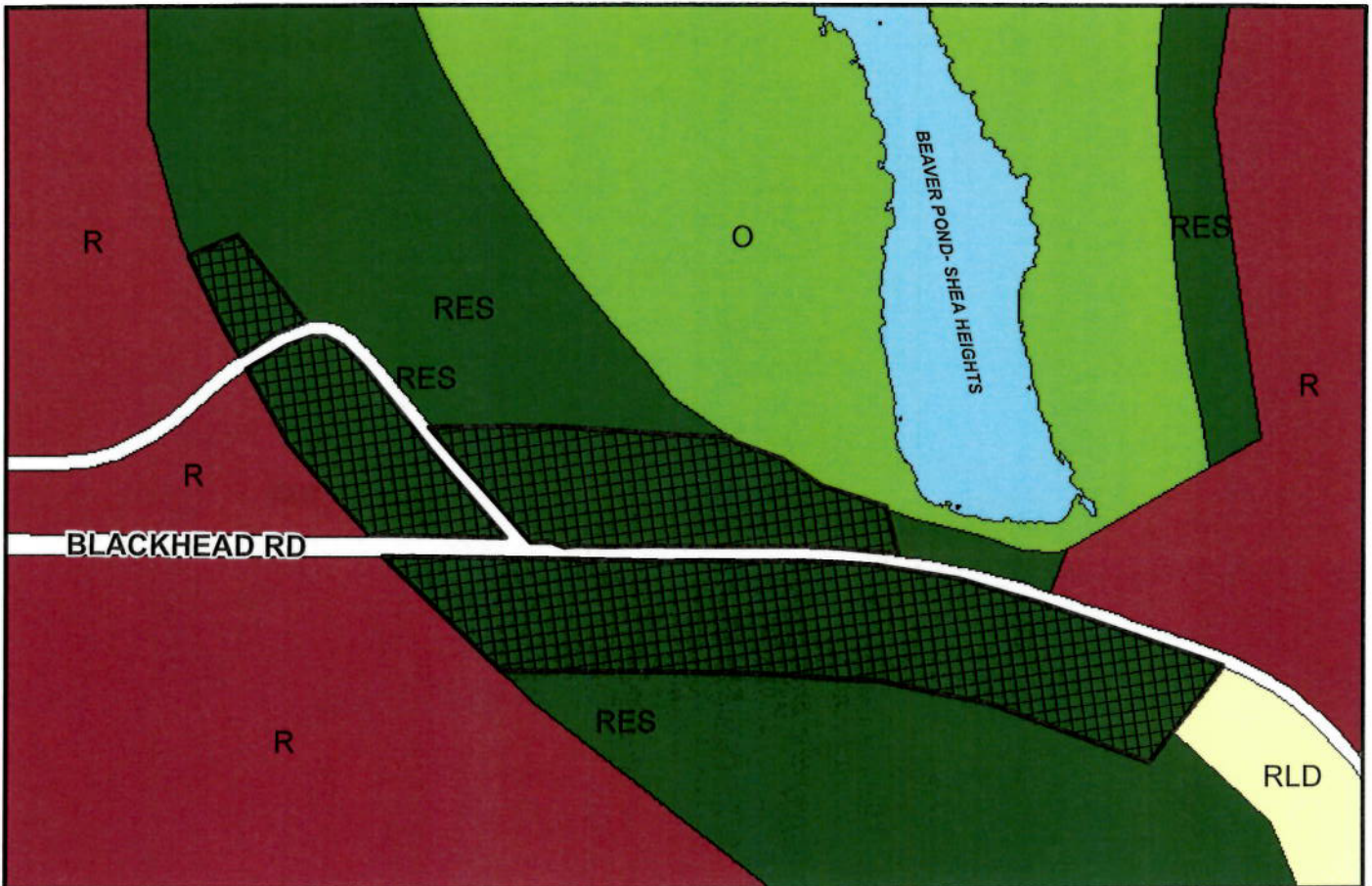
**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this  
day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

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

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





**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 111, 2013  
[Map III-1A]**

2013 02 11 SCALE: 1:4000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM RESTRICTED (RES) LAND USE DISTRICT TO RURAL (R) LAND USE DISTRICT

**BLACKHEAD ROAD/BLACKHEAD CRESCENT**



M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 560, 2013**

**WHEREAS** the City of St. John's wishes to make several existing single detached houses conforming/ permitted uses and to allow limited additional residential development along a small section of Blackhead Road and Blackhead Crescent.

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

**Rezone land east and south of Beaver Pond that is situated with frontage along sections of Blackhead Road and/or Blackhead Crescent from Open Space Reserve (OR) and the Rural (R) to Rural Residential Infill (RRI), as more specifically shown on the Map Z-1A attached.**

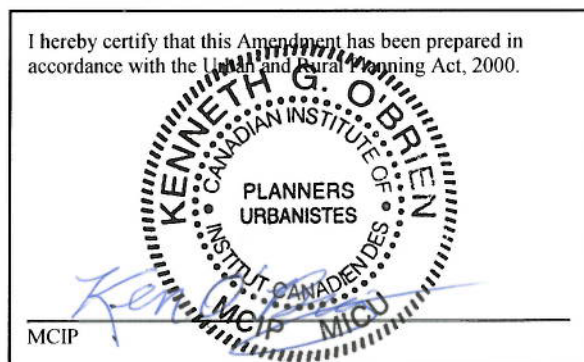
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

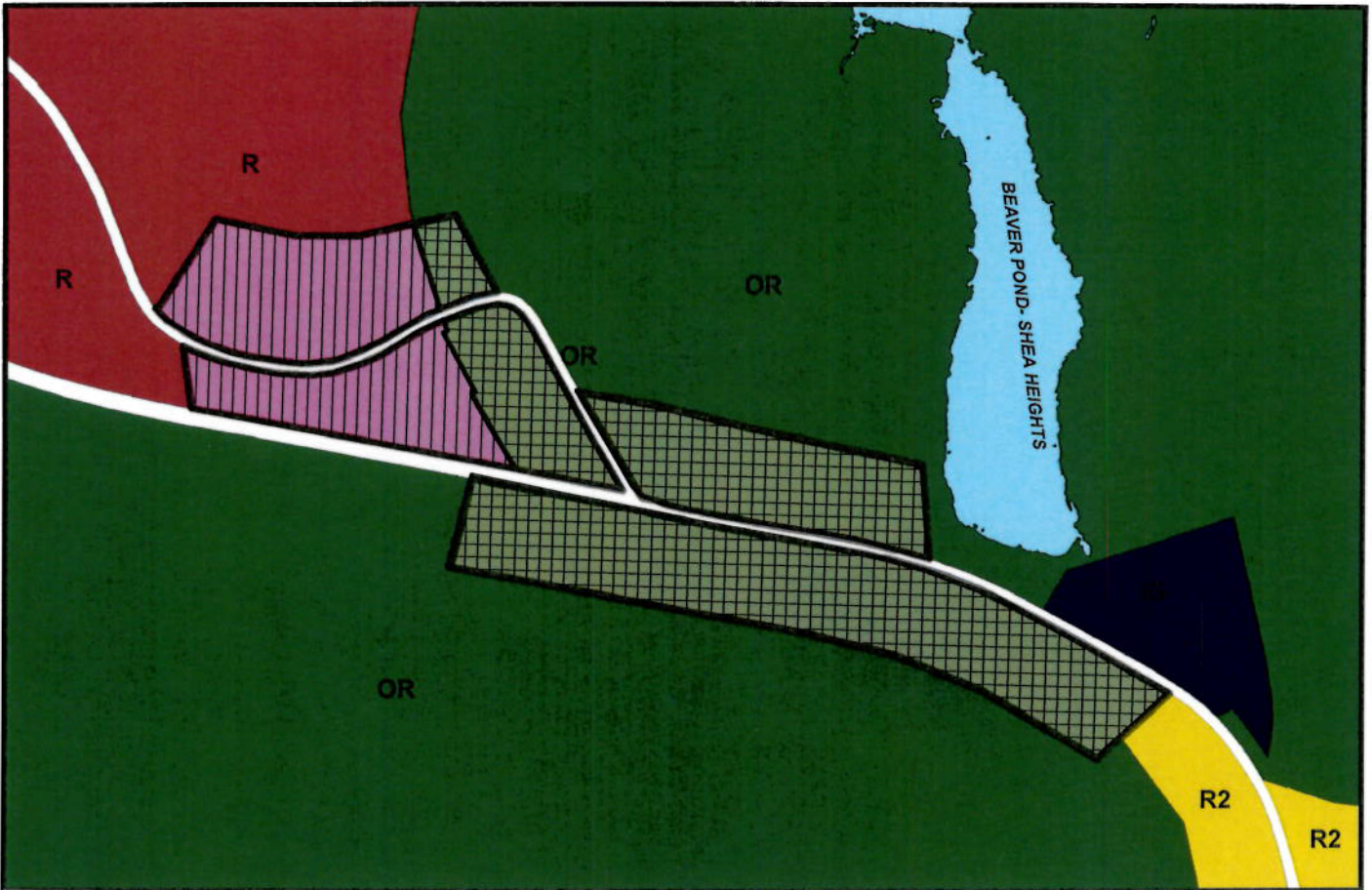
**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this day of \_\_\_\_\_, 2013.

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

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

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







**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 560, 2013  
[Map Z-1A]**

2013 02 11 SCALE: 1:5000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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

-  AREA PROPOSED TO BE REZONED FROM RURAL (R) LAND USE ZONE TO RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM OPEN SPACE RESERVE (OR) LAND USE ZONE TO RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE

**BLACKHEAD ROAD/BLACKHEAD CRESCENT**



*Kenneth G. O'Brien*  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

# MEMORANDUM

Date: July 19, 2013

To: His Worship the Mayor and Members of Council

**Re: Planning File B.17-W.1 (12-00287)**  
**430-436 Water Street (Ward 2)**  
**Proposed Site Redevelopment for a 6-Storey Extension to an Office Building**  
**Stantec Architecture for the MundRe Group**  
**Council Directive CD# R2013-06-25/3**

---

Stantec Architecture, on behalf of the MundRe Group, has applied for Approval-in-Principle to redevelop the Fraser Building at 430-436 Water Street (at the corner of Water, Springdale, and George Street West) by constructing a 6-storey extension on the rear of the existing 3-storey office building. The extension would be built over the parking lot and would maintain some of those parking spaces.

The application was referred to Council's regular meeting of June 25, 2013. At that time, the City had received a letter of objection (attached) from Technip Canada Ltd., a tenant in the building. By the directive noted above, Council directed staff to review the issues raised by Technip.


Aside from traffic flow, the temporary loss of a building entrance, parking meters, and noise, the main issue to be considered by Council at present (regarding whether to approve the redevelopment) is the loss of parking. The City will require 36 parking spaces for the redevelopment. The applicant can provide 20 spaces and has agreed to pay the cash-in-lieu payment for the other 16 spaces, as set out in the Downtown Parking Standards adopted by Council (Development Regulations, Section 9.1.2(IV)).

The acceptance of a cash-in-lieu payment is a discretionary decision of Council. Technip has pointed out that there is a serious deficiency in parking on the site, but as a tenant, this is a matter for them to address with the building owner. Council is aware of the parking deficiencies downtown and has taken steps to address it, by introducing the Downtown Parking Standards and cost-sharing public parking spaces in two parking garages under construction. Council has set out its discretionary authority to accept a cash-in-lieu payment for new developments such as the present one.

## **Recommendation**

It is recommended that Council proceed to consider the recommendations in the earlier staff memo (attached) and also to consider accepting a cash payment in lieu of the 16 parking spaces that cannot be provided for the proposed redevelopment of 430-436 Water Street.

This is provided for the consideration of Council.

---

**Ken O'Brien, MCIP**  
Manager of Planning and Information

/sf

E:\KOBrien\2013\Mayor - 430-436 Water Street parking - July 19, 2013.docx

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

# COUNCIL DIRECTIVE

## REGULAR MEETING

**Date: 2013/06/25 12:00:00 AM**

**CD# R2013-06-25/3**

**To:** Mr. Ken O'Brien  
**Position:** Acting Director of Planning  
**RE:** Council Directive R2013-05-27/18  
430-436 Water Street (Ward 2)  
Proposed Site Redevelopment 6-Storey Extension to Office Building  
Applicant: Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.

**DECISION:** Council agreed that the matter be deferred to allow staff an opportunity to respond to the issues raised in the submission presented by Technip Canada Limited.

**Action:** As required.  
**Date:** 2013/06/25  
**Signed by:** Neil A. Martin  
Deputy City Manager, Corporate Services & City Clerk  
**Directive Status:** Active

**Status Comments:**

kd

**cc:**

Eng./Planning/Bldg.

Brendan O'Connell/CSJ

**Response Required:** YES  
**Response deadline:** 2013/07/25  
**Response Received:**  
**Attachments:**



TECHNIP CANADA LIMITED

June 20, 2013

TC-CA-1565

**City Clerk Department**

City of St. John's

P.O. Box 908

St. John's, NL A1C 5M2

RE: Submission to Application - Text/Map Amendment 430-436 Water Street

In response to the above noted application from Stantec Architecture Ltd., on behalf of "MundRe Group o/a 2281461 Ontario Limited", Technip Canada Limited, an active and long term tenant of 430 Water Street would like to take this opportunity to provide comment to this proposed development.

After reviewing the application, we are asking that the City take into consideration the concerns we have listed below and in particular request that the City not exercise its discretion to allow the Applicant to provide a cash in lieu of payment for each required parking space that is deficient, which we understand to be approximately 16 deficient parking spaces for the new development.

- **Temporary loss of our parking lot.** During the construction phase of this project, how does MundRe plan to mitigate the loss of existing tenant parking for the existing building?
- **Traffic Flow:** The considerable construction on the East End of Water Street will have a long term impact on the traffic flow in the area. The Springdale/Water street intersection will become much busier than at present. Has the City of St John's commissioned a traffic flow study to fully understand the impacts of the new construction permits in the area? Will there be a new light proposed for the noted intersection? Does the city as a matter of prudent municipal planning undertake such traffic flow analysis prior to approving such applications?
- **Parking for additional square footage and parking distribution amongst tenants.** The proposed redevelopment will increase the gross floor area by an additional 77 % and contemplates taking over the majority of the existing parking lot. The first floor level of the extension will become the new parking area. The City has determined that under the new parking regulations the additional square footage (1932 m<sup>2</sup>) requires that the Applicant provide 36 off street parking spaces whereas the Applicant's proposal would provide only 20 off street parking spaces. The Applicant is looking to make cash payment in lieu of the provision of the deficient 16 off street parking spaces. Technip does not believe this is a situation where the City should exercise its discretion to allow the Applicant to make a cash payment in lieu of providing required off street parking spaces. The Fraser Building is already seriously deficient in available off street parking. The parking problem will only become significantly worse if the redevelopment is allowed to proceed with the increased square footage (and increased

Technip Canada Limited • Suite 300, Fraser Building • 430-434 Water Street • St. John's, NL A1C 1E2 • www.technip.com  
Tel : 709 724 1851 • Fax : 709 724 1855

tenancies) without the provision of adequate parking by the Applicant. If the City allows the redevelopment to proceed without the provision of appropriate offsite parking the City will negatively impact the lack of available parking for the existing tenants of the Fraser Building and for that area of the downtown, especially considering the nearby Fortis Development and required parking for that new development. Currently Technip has 22 spaces in the Fraser Building, Stantec has nine and the George Street United Church has 2 to 3 spaces. It is extremely inequitable to allow an Applicant to effectively take away parking for the existing building (and its tenants) for a redevelopment that in itself does not even comply with the new parking standards. It is therefore not appropriate for the City to exercise its discretion in these inequitable circumstances.

- **Lack of Communication.** There has been no information provided by MundRe to Technip to date as to how the proposed site redevelopment will impact Technip's existing parking and how the parking spaces at the rear of the building shall be distributed to existing tenants not to mention the potential new tenancies? Has MundRe given any consideration as to how parking amongst tenants will be distributed once the square footage of the building increases? As a long term tenant Technip expects to keep the same amount of parking spaces it currently has on site (22 parking spaces). With 160 employees, parking is a major concern for Technip and our plans to remain in the down town core. The City and/or the proponent are requested to review the parking situation for this re development and provide clarification on the same.
- **Temporary loss of rear building entrance, George Street West.** From the drawing it is clear that Technip will lose access to the **primary** entrance of the building during construction as well as two primary fire exits. If so, for what length of time? How does MundRe plan to mitigate? This will be a huge disruption to our business. The rear entrance is the only entrance with elevator access. The elevator is used frequently for delivery of office supplies, couriers, recycling pick-up, etc. Our service suppliers and vendors cannot be expected to use the stairs to transport their loads. As well, for wheelchair accessibility, the elevator at the rear entrance is the only access for the building to the second and third floor.
- **Temporary disruption of surrounding parking meters.** Will there be a disruption to the parking meters on George Street West during the construction phase? If the surrounding meter parking is disrupted it will directly affect staff and clients. With an existing shortage on parking, this too will be a huge disruption as our clients and staff members regularly park in these spaces.
- **Noise disruption.** Technip's hours of operation are 8:00 AM - 5:00 PM, Monday to Friday. Construction to the rear of our building while we work will directly impact the comfort level of our staff; noise, dust, debris. What considerations will be made to alleviate any discomfort?



# Technip

TECHNIP CANADA LIMITED

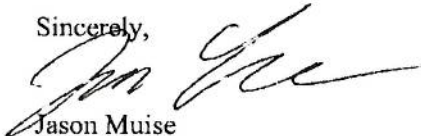
- **Safety during construction:** It is unclear to Technip how this construction can be completed safely with occupancy within the adjacent building. There are presently 160 employees in the Fraser Building who will walk by the construction site to gain access to their place of employment. It is unclear what will be the safe route from the various parking places to the Water Street entrance of the Fraser building. This should be duly considered with the other ongoing construction in the adjacent areas. Furthermore it is our understanding that the new building will be completed via modular lifting. It is unclear how this lifting can be completed adjacent to the existing building with tenants in the building. It should be noted that good practice would be to clear all occupants from the Fraser building during the erection phase. Technip would request clarification on the same.

To conclude Technip has numerous concerns regarding the impact this proposed expansion will have on our business during both the construction phase, and following the completion of the building. Without having further clarification on the points identified above, we must state our opposition to the proposed development

Finally Technip would like to notify the City of St. John's that by 2014 we will potentially be short approximately 80 parking spaces in the down town core. This is not a situation that Technip considers feasible in the long term. With the recent developments in the area and the impact this will have on parking Technip is currently evaluating keeping a presence in the down town core.

If you would like to discuss our concerns further, please contact me at (W) 757-0445 or (C) 749-1591.

Sincerely,



Jason Muise  
Managing Director, Technip

# MEMORANDUM

Date: June 20, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-05-27/18**  
**430-436 Water Street (Ward 2)**  
**Proposed Site Redevelopment 6-Storey Extension to Office Building**  
**Applicant: Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.**

---

At the Regular Meeting of Council held on May 27, 2013, Council agreed to accept the May 10, 2013 recommendation of the Planning and Housing Committee to consider both text and map amendments to the St. John's Municipal Plan and the St. John's Development Regulations for Civic 430-436 Water Street, and that the application be advertised for public review and comment. The public advertising process has been completed and the application is scheduled to be referred for decision by Council to the agenda for the Regular Meeting of Council to be held on June 25, 2013.

The proposed text and map amendments to both the St. John's Municipal Plan and the St. John's Development Regulations would have the effect of allowing the development of a 6 storey (21.6 metres) office building extension on the rear of the existing 3 storey office building at Civic 430-436 Water Street (corner of Springdale, Water and George), pursuant to an application by Stantec Architecture Ltd., on behalf of "MundRe Group o/a 2281461 Ontario Ltd.

The application has been advertised in The Telegram Newspaper and posted on the City website. In addition, notices have mailed to property owners located within a minimum radius of 150 metres from the application site. Any written public submissions received by the City Clerk's Department will be referred to the agenda for the Regular Meeting of Council to be held on June 25, 2013.

## Recommendation

Council should now determine if it wishes to move ahead with the amendment process for Civic Number 430-436 Water Street to allow the development of a 6 storey (21.6 metres) office building extension on the rear of the existing 3 storey office building. The Department of Planning recommends that Council proceed with the amendment process.

If Council determines that it wishes to move ahead with the amendments, then City staff will proceed to prepare the necessary text and map amendments to the Municipal Plan and Development Regulations and forward these to the Department of Municipal Affairs with the request for the issuance of a Provincial release for the amendments. Upon the issuance of the Provincial release, the amendments will then be referred to a Regular Meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing on the amendments.



Ken O'Brien, MCIP  
Acting Director of Planning

LLB/sf

Attachment

I:\KOBrien\2013\Mayor - 430-436 Water Street - June, 2013.doc

# ST. JOHN'S

DEPARTMENT OF PLANNING

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



BUCHANAN ST

9

426

WATER ST

GEORGE STW

430

385

SPRINGDALE ST

5

1

436A

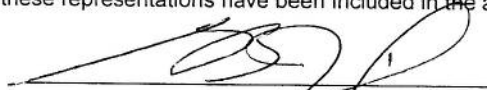
Planning File #: B.17-W.1 (12-00287)  
430-436 WATER STREET (Ward 2)  
Proposed Site Redevelopment - 6 Storey Extension to Office Building  
Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.

## 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 Monday, July 22, 2013**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	Civic Number 14 Forbes Street  Commercial Neighbourhood (CN) Zone	3	A Discretionary Use Application has been submitted by B & B Restaurant Limited requesting permission to establish a Take-Out Restaurant at <b>civic number 14 Forbes Street</b> . The total floor area of the Restaurant is 186 m <sup>2</sup> , with no seating area proposed. Proposed hours of operation are Sunday to Wednesday 11a.m.- 8 p.m. and Thursday to Sunday 11a.m. – 10 p.m. No alcohol is to be served at the restaurant, on-site parking is provided.	186 m <sup>2</sup>			no objections received	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>

The City Clerk's Department and the Planning and Development Division, 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.

  
 Jason Sinyard, P. Eng, MBA  
 Director of Planning and Development

# MEMORANDUM

Date: July 16, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-R.4  
Proposed Rezoning to the Institutional (INST) Zone  
Civic 24 and 28 Road DeLuxe (Ward 3)  
Applicant: Anglican Homes Inc.**

---

A public meeting, chaired by Councillor Galgay, was held on July 9, 2013 to provide an opportunity for public review and comment on the application submitted by Anglican Homes Limited, to rezone land located at Civic Number 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone. Civic Number 24 Road DeLuxe is a larger consolidated parcel which includes the original properties of Civic 20, 24 and 26 Road DeLuxe and Civic 243 Topsail Road. The purpose of the proposed rezoning is to allow for the future expansion to St. Luke's Homes, which will help to meet the increasing need of housing and services for an aging population.

The minutes of the public meeting are attached to this memorandum and will be referred to the agenda for the Regular Meeting of Council to be held on July 22, 2013.

In order to accommodate the proposed rezoning, it will be necessary to undertake an accompanying map amendment to the St. John's Municipal Plan, re-designating property from the Residential Low Density Land Use District to the Institutional Land Use District.

## Recommendation

Upon reviewing the minutes of the July 9, 2013 public meeting, Council should determine if it wishes to proceed with the proposed rezoning of property at Civic Number 24 and 28 Road DeLuxe to the Institutional (INST) Zone. The Department of Planning supports the rezoning and recommends Council proceed with the rezoning process.

If Council determines that it wishes to proceed with the rezoning process, then it is recommended that Council now adopt-in-principle, subject to the issuance of a Provincial release from the Department of Municipal Affairs, the attached resolutions for St. John's Municipal Plan Amendment Number 116, 2013 and St. John's Development Regulations Amendment Number 577, 2013.

If the amendments are adopted-in-principle by Council, the amendments will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act.

Upon issuance of the Provincial release, the amendments will be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing on the amendments.



Ken O'Brien, MCIP  
Manager of Planning & Information

LLB/sf  
Attachment

I:\KOBrien\2013\Mayor - 24 & 28 Road DeLuxe - July, 2013(LLB).doc

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 116, 2013**

**WHEREAS** the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

**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 Civic Number 24 and 28 Road DeLuxe from the Residential Low Density Land Use District to the Institutional Land Use District as shown on Map III-1A attached.**

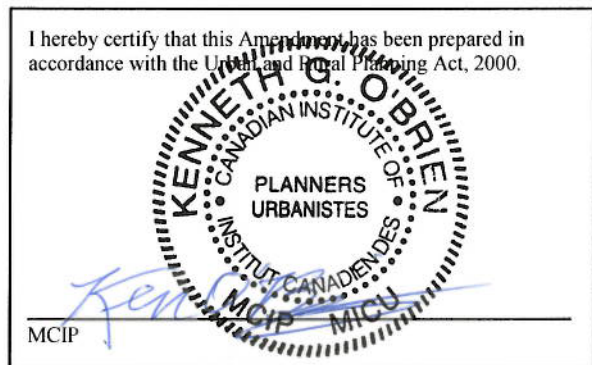
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

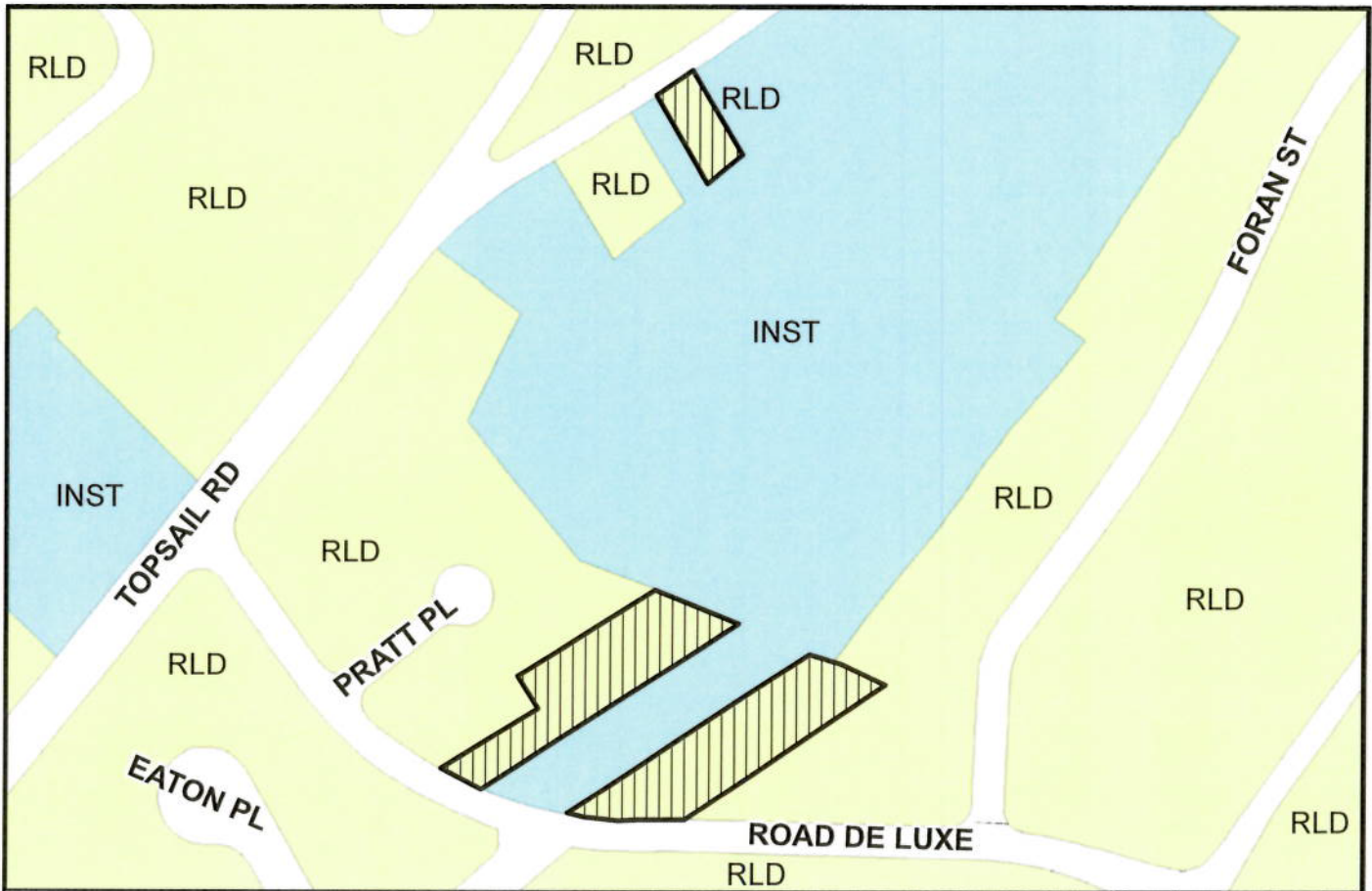
**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

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





**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 116, 2011  
[Map III-1A]**

2013 07 12 SCALE: 1:2500  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING



AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT  
TO INSTITUTIONAL (INST) LAND USE DISTRICT

St. Luke's Home  
Road De Luxe

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

Provincial Registration

**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 577, 2013**

**WHEREAS** the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

**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 Civic Number 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone as shown on Map Z-1A attached.**

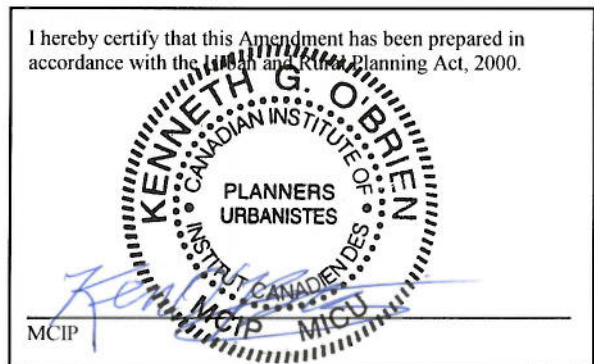
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**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 \_\_\_\_\_, 2013.

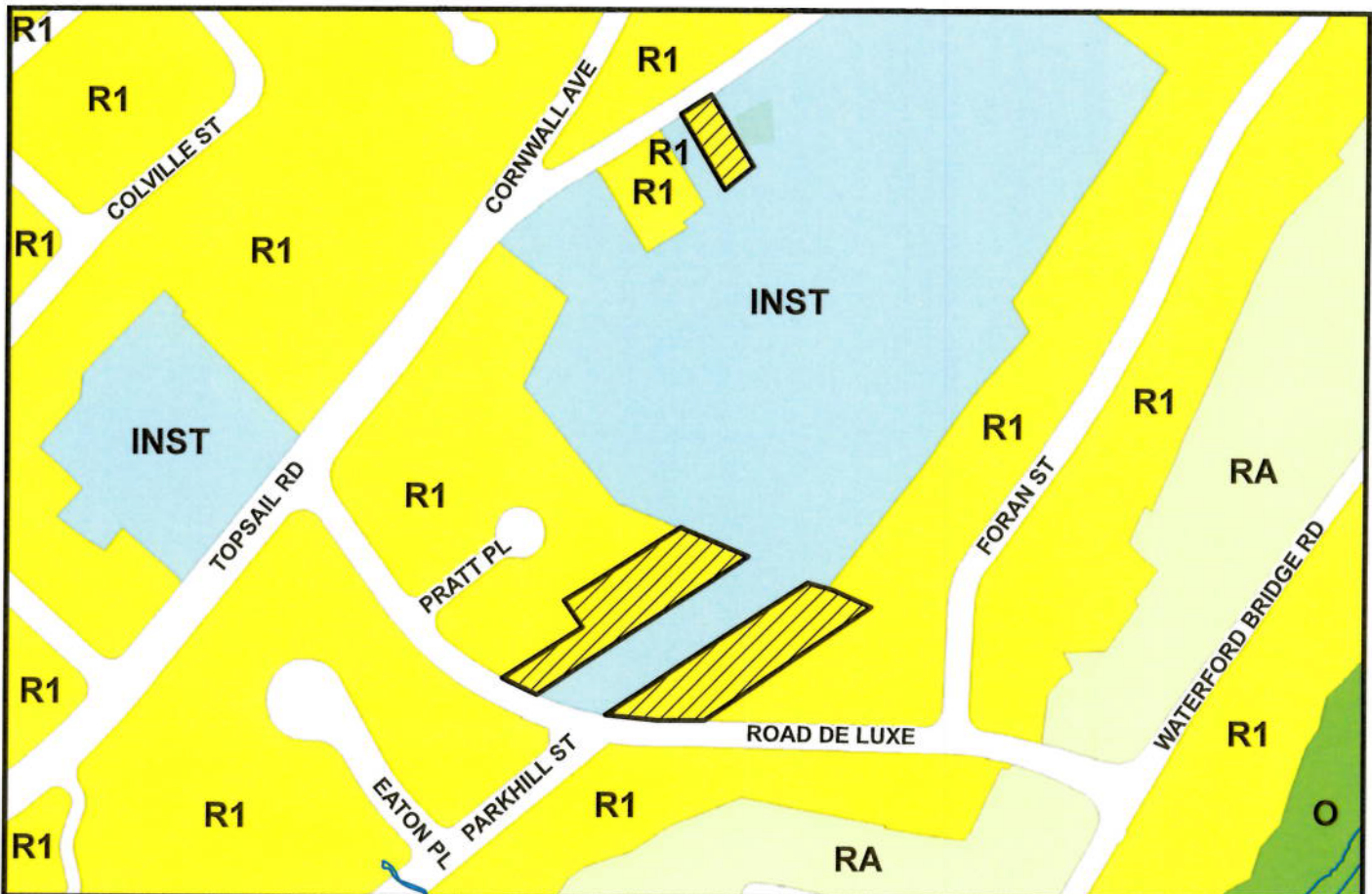
\_\_\_\_\_  
**Mayor**

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

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







**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 577, 2013  
[Map Z-1A]**

2013 05 02 SCALE: 1:10000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL LOW DENSITY (R1) TO  
INSTITUTIONAL (INST) LAND USE ZONE

St. Luke's Homes  
Road De Luxe



M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

A public meeting was held on Tuesday, July 9, 2013 at 7:00 p.m. in the Foran/Greene Room, City Hall.

In Attendance:           Councillor Frank Galgay, Chairperson  
                                  Councillor Bruce Tilley (Ward 3)  
                                  Lindsay Lyghtle-Brushett, Planner  
                                  Karen Chafe, Recording Secretary

Also present representing the proponent Anglican Homes Incorporated were: Carl Green and Barbara Ivany.

Approximately six people from the general public were also present.

The purpose of the meeting was to discuss the following application:

**Proposed rezoning of Civic numbers 24 and 28 Road DeLuxe to Institutional (INST) Zone from Residential Low Density (R1) Zone for the purpose of enabling future expansion to St. Luke's Homes.**

Councillor Galgay called the meeting to order and introduced council and staff members present. Ms. Lyghtle-Brushett, Planner, then outlined the planning review process involved as referenced in the memo from Acting Director Ken O'Brien to the Planning & Housing Standing Committee, dated May 6, 2013. A copy of this memo is on file with the City Clerk's Department and it concludes the following:

That the proposed Institutional expansion for Civic 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone allows for St. Luke's to expand services, which helps to meet the increasing need of housing and services for an aging population. The site is centrally located and provides a variety of services for those who require senior living accommodations.

The rezoning warrants consideration of approval. Development approval would only be considered, after additional detailed plans and information has been submitted and reviewed. Depending on the final proposed development, additional advertising or a Land Use Assessment Report may be required. All properties must be consolidated into the larger parcel of Civic 24 Road DeLuxe in order to meet minimum lot size requirements.

The rezoning requires a Municipal Plan amendment. At a later stage, the Municipal Plan amendment process would require a public hearing chaired by an independent commissioner appointed by Council.

Mr. Carl Green representing the proponent advised that he is a volunteer and board member of St. Luke's. They've purchased 3 properties to enable them to develop additional seniors housing. Eventually they would like to consider the development of a two storey 25 unit apartment building along Topsail Road which they hope will augment their existing housing

stock and to allow for several two bedroom units and accessible units for people with wheelchairs. There would be no access off Topsail Road and the present Agnes Pratt Home access will be converted to accommodate such access. The staff component will also not increase because these units will be geared to ambulatory tenants that require minimal attendance.

**Ben Vallis - 1 Pratt Place**

Mr. Vallis advised that he and his wife do not have any immediate objection to what they've heard; however, they do have concerns about the long term possibilities, particularly the idea that the building may rise in height beyond the permitted three storey allowance.

Their immediate concern is traffic flow and how it will increase with the increased number of people living at and visiting the complex. He referenced the existing problem of high traffic on Road Deluxe and the busy intersections at both Topsail Road and Waterford Bridge Road. Mr. Vallis believes that Road Deluxe should be converted to a southbound only or one-way street. He referenced the dangers of trying to turn left off Pratt Place onto Road Deluxe with speeding vehicles coming up the hill combined with the lack of site distance. He felt that drivers take their lives in their hands trying to make that left turn.

Mr. Vallis felt that the redevelopment of the property at civic number 243 Topsail Road should not have an impact on Pratt Place, but he questioned what would happen with the spaces below Pratt Place (24 to 28 Road DeLuxe) which are also being considered for rezoning.. Mr. Green stated that to the best of his knowledge as a board member at St. Luke's there is no future plan to develop those properties.

Ms. Lyghtle-Brushett advised that there is a maximum building height of 3 storeys. Should the applicant want to increase the height, they would have to submit a Land Use Assessment Report and a sight plan as well as go through a public hearing process which would have to be publicly advertised.

Mr. Vallis also questioned the impact on property values and Mr. Green stated that St. Lukes Homes is a quiet neighbor and he could not see them having any adverse impacts on the surrounding neighbourhood.

**Linda Vallis - 1 Pratt Place**

Ms. Vallis felt that the biggest issue is the future use of civic # 28 Road DeLuxe. At present, it is a green space which acts as a privacy buffer between the complex and the residential neighbourhood, particularly the properties on the south side of Pratt Place. She felt it should be kept as a green space.

Mrs. Vallis also agreed with her husband's concerns about traffic on Road Deluxe and the need to address that problem. Ms. Lyghtle-Brushett advised that the City's Traffic Division would assess the traffic impacts once a sight plan for development is submitted to the City.

With regard to the traffic on Road DeLuxe, Councillors Galgay and Tilley agreed to forward this

matter to staff for review as well as to the next meeting of the Police & Traffic Committee, particularly the problems with access and egress from Pratt Place.

**Sara Colbourne Penney**

Ms. Colburne Penney questioned the extent of notification circulated for this meeting. Ms. Lyghtle-Brushett advised that the City is required to send written notices to residents within a minimum radius of 150 meters.

**Adjournment**

Councillor Galgay thanked those present for attending the meeting and advised that the report would be submitted to the next regular council meeting for review and decision.

There being no further business, the meeting adjourned at 7:29 p.m.

Councillor Frank Galgay  
Chairperson

# MEMORANDUM

Date: July 19, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File No. B-17-Q.5**  
**Proposed Rezoning from CDA to RQ Zone for a 6-Lot Residential Subdivision**  
**Quidi Vidi Village Road (former School House Hill Site) (Ward 2)**  
**Applicant: Powder House Hill Investments Limited**

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An application has been submitted by Powder House Hill Investments Ltd. to rezone land on the former School House Hill site off Quidi Vidi Village Road for a proposed residential subdivision on which six (6) single detached houses with individual driveways would be developed. This was referred to a public meeting on March 12, 2013 (minutes attached). Since then, the applicant has submitted a revised site plan to address some of the concerns raised at the meeting.

The subject property is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Comprehensive Development Area 6 (CDA-6) and Open Space (O) under the St. John's Development Regulations. The CDA Zone is a holding zone, pending a comprehensive plan for development. Residential uses may be entertained in CDA-6 with a maximum density of 50 dwelling units per net hectare.

The Quidi Vidi Village Development Plan adopted in principle by Council in 2006 calls for a circle of green to be maintained around the upper reaches of the village. Regarding the subject property, the QVV Development Plan recommended that it could be developed with "roadside housing in a way that integrates the homes into the landscape". An underground pipeline bisects the site, and the applicant proposes to rezone the property north of the pipeline (furthest from the road, overlooking Quidi Vidi Lake) to the Open Space (O) Zone.

The application has been reviewed by the City's Transportation Engineer for site visibility from the proposed driveways and has been found suitable. The applicant has modified the site plan to provide a sidewalk along the frontage of the property, extending west along the frontage of the neighbouring house at 39 Quidi Vidi Village Road. Please note that this house (not part of the subject property) is also in the CDA-6 Zone and would be recommended by staff for rezoning.

The applicant was asked to provide typical building elevations for the development and provided photographs of similar houses (attached). These 3-storey houses are similar in style to the fairly new houses along Regiment Road nearby. Please note that this area is not a designated heritage area.

## Recommendation

There have been a number of development applications and ideas for this property, going back to when it was first proposed as a hotel site in the 1980s. The present application is for a low-density development that meets the recommendation of the Quidi Vidi Village Development Plan (2006) for "roadside housing in a way that integrates the homes into the landscape".

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

Therefore, it is recommended that Council direct staff to prepare amendments to rezone the front portion of the subject property from the CDA-6 Zone to the Residential Quidi Vidi (RQ) Zone. The adjoining house at 39 Quidi Vidi Village Road would also be rezoned. The rear portion of the subject property, from the underground pipeline to the northern boundary, would be rezoned from CDA-6 to the Open Space (O) Zone. No Municipal Plan amendment would be required.

This is provided for Council's information and direction.

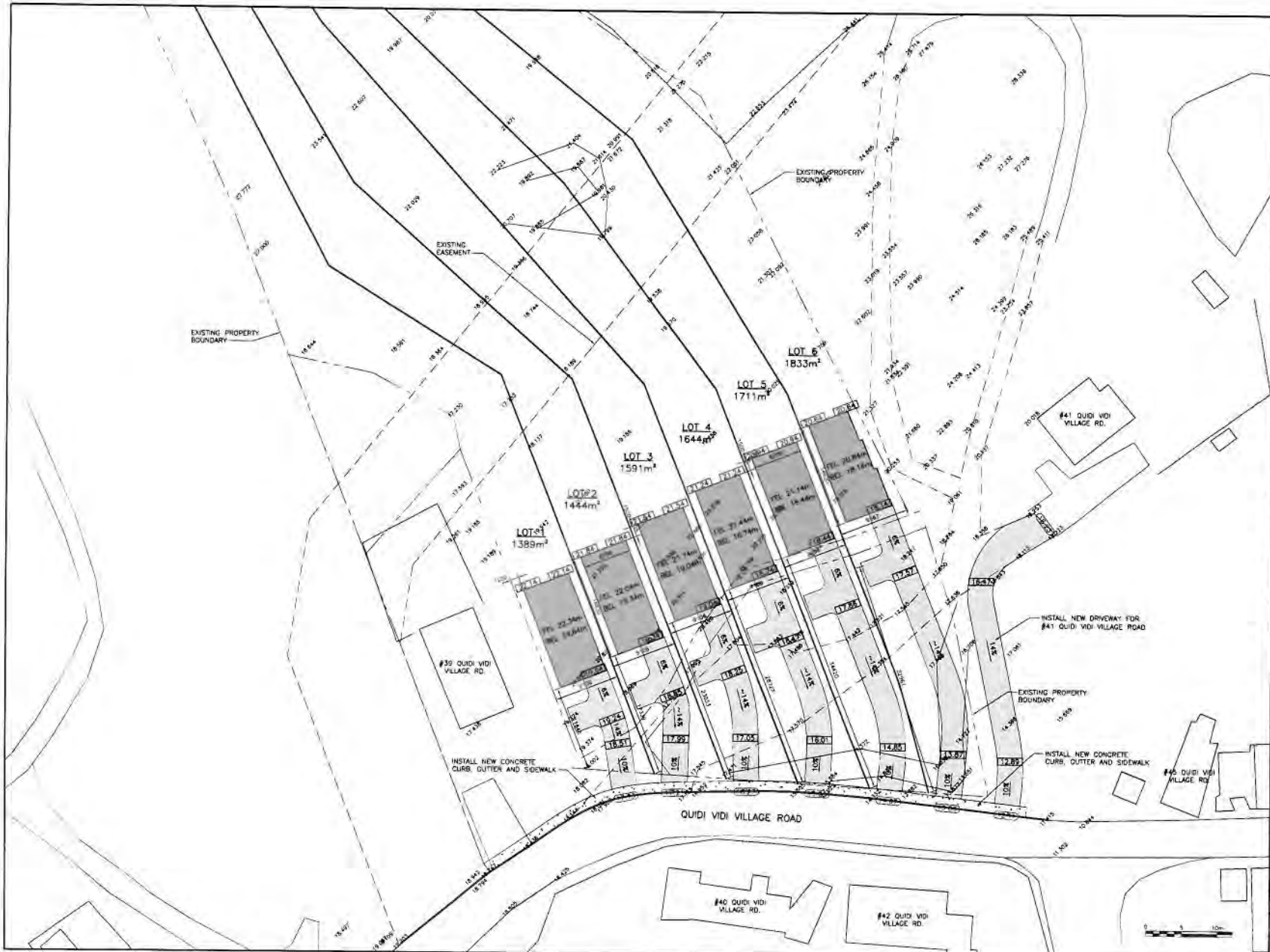


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Ken O'Brien, MCIP  
Manager of Planning and Information

/sf

Attachments



GENERAL NOTES

D	REVISED FOR CLIENT REVIEW	D.J.M. 08/2012
C	REVISED FOR CLIENT REVIEW	D.J.M. 08/2012
B	REVISED FOR CLIENT REVIEW	D.J.M. 08/2012
A	ISSUED FOR CLIENT REVIEW	D.J.M. 08/2012
NO.	REVISIONS	BY DATE

- A - PLAN, SECTION, ELEVATION OR DETAIL NO.
- B - NO. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE

STAMP

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

**DYNAMIC DEVELOPMENT SERVICES LTD.**

OWNER/CUSTOMER NAME  
**POWDER HOUSE HILL INVESTMENTS LIMITED**

PROJECT TITLE  
**PROPOSED RESIDENTIAL DEVELOPMENT QUIDI VIDI VILLAGE ROAD**

DRAWING TITLE  
**PRELIMINARY LOT LAYOUT**

DRAWN/DESIGNED BY	DATE
APPROVED BY	SCALE
PROJECT NO.	DRAWING NO.
08227	PR10
	D





A public meeting was held on Tuesday, March 12, 2013 at 7:00 p.m. in the Foran/Greene Room, 4<sup>th</sup> floor City Hall.

In Attendance: Councillor Frank Galgay, Chairperson (Ward 2 Councillor)  
Deputy Mayor Shannie Duff  
Councillor Sheilagh O’Leary  
Councillor Tom Hann  
Councillor Sandy Hickman  
Ken O’Brien, Acting Director of Planning  
Joe Sampson, Manager of Development  
Karen Chafe, Recording Secretary

There were approximately forty-five (45) people in attendance including three people representing the proponent: Bill Clarke, Ryan Clarke and Dick Cook .

**The purpose of the public meeting was to provide an opportunity for public review and comment on a revised application submitted to the City by Powder House Hill Investments Limited to rezone land on the former School House Hill site located off Quidi Vidi Village Road to allow the development of a proposed six lot residential subdivision on which six single detached houses with individual driveways would be constructed.**

The following submissions of objection were received from area residents and are included as part of this report:

- e-mail from Alick Tsui
- e-mail from Keith Fillier
- e-mail from Douglas Kennedy
- e-mail from David Smith
- letter from Dave Harnum
- letter from Maurice Arsenault

Councillor Galgay called the meeting to order and introduced City staff and members of Council present.

**Planning Staff Review:**

The Acting Director of Planning elaborated on the planning review process and outlined with the assistance of aerial maps the site in question. The following points were outlined:

- The subject property is in the Residential Medium Density District of the Municipal Plan and is zoned Comprehensive Development Area 6 (CDA-6) and Open Space (O) under the St. John’s Development Regulations. The CDA Zone is a form of holding zone, pending a comprehensive plan for development. Residential uses may be entertained with a maximum allowable density of 50 dwelling units per net hectare.

- The Quidi Vidi Village Development Plan (2006), adopted in principle by Council in August, 2006 calls for a circle of green to be maintained around the upper reaches of the Village. Regarding the subject property, the QVV Development Plan recommended that it could be developed with “roadside housing in a way that integrates the homes into the landscape”. An underground pipeline bisects the site and the applicant proposes to rezone all land north of the pipeline (furthest from the road, overlooking Quidi Vidi Lake) to Open Space (O) as part of this application.
- The application has been reviewed by the City’s Transportation Engineer to consider site visibility from the proposed driveway locations, and he has advised that the driveway locations are acceptable.

### **Submission/Presentation from Proponent**

Mr. Dick Cook speaking on behalf of the proponent displayed a number of photo samples depicting the general style of houses proposed - two storey and gable roofed, some of which have garages on the front. He advised that all the City’s requirements can be met with the current proposal and can be serviced by the existing infrastructure. The homes will be set back to allow for proper gradient from the street. Once the land is rezoned, the access to the rear of the proposed development will be cut off and will not be suitable for further development. The current proposal also provides the least density for the land and will have the least impact on traffic.

### **Public Feedback:**

The floor was opened for discussion. The following is a synopsis of the discussion that took place:

- Residents referenced a right-of-way access which is used by Mrs. Jenkins at 41 Quidi Vidi Road and they questioned if this would be maintained. The proponent advised that the right-of-way does not legally exist; however, arrangements will be made to ensure that an alternate and suitable access will be provided to and from 41 Quidi Vidi Village. Some residents disputed the proponent’s claim that a legal right-of-way does not exist, noting that it is delineated on the map displayed at the meeting.
- Residents referenced numerous incidents of traffic congestion, often resulting in delays of access and egress to their properties. The proponent advised that according to the traffic study, six additional residents should not impact the existing traffic conditions; however, residents challenged that assertion noting that a traffic study was never actually done. The Manager of Development Control did confirm that the City’s Transportation Engineer reviewed the matter and concluded that the development of six properties on the site did not impact on the existing traffic conditions. Residents stated, however, that recent development in Quidi Vidi goes beyond the six properties proposed at this meeting; there are at least seven other developments that have been given approval in the area. The Department of Engineering also confirmed that the area will eventually be subject to traffic calming measures.

- Residents advised that single lane traffic is quite common in the Village as the roads are too narrow, and this makes for perilous conditions during the winter months. More development only exacerbates an already dangerous situation.
- Mr. Arsenault of [REDACTED] read into the record his written submission of objection which is attached to this report and which outlines his reasoning as follows:
  - The addition of six new driveways on this blind curve road will increase the hazards that currently exist, particularly to hikers, joggers and cyclists who frequent the area. He questioned if sidewalks would be installed along these driveways to which the proponent advised that this would be at the City's discretion.
  - When approaching the Village from Forest Road, there will be six properties in perfect alignment according to the layout submitted. This style is inappropriate given the historic character of the area and he suggested some kind of random positioning of the houses. The proponent advised that this was something they could consider.
  - The area marked for rezoning is about three times the size needed for six lots. Why not limit the rezoning to the proposed six lots only and ensure that the rest of the land will be protected from inappropriate development.
- John O'Brien – [REDACTED]: his property is situated on the blind corner and he knows firsthand the tremendous hazards that exist when trying to cross the street.
- Sara Halfyard – [REDACTED]: questioned if the road is widened at the driveway section and whether or not it is the responsibility of the developer or the City? The Acting Director of Planning advised that it is the responsibility of the developer to adhere to the City's standards. Ms. Halfyard also referenced the significant amount of rock facing in the area and whether or not this would be blasted to level off the land. Mr. Cook indicated that the properties will not have basements and there will not be a need to take off more than necessary. The proponent also intends to get up to the existing grade for minimum excavation; however, more detailed engineering analysis will have to be conducted prior to anything definitive being planned. Ms. Halfyard advised that there is a big rock on the property partly owned by civic [REDACTED] and she would hate to see that destroyed, though she did state she was otherwise unopposed to the project.
- Doug Kennedy – his property has a view of the land in question and he asked about what arrangements have been made for open space allocation. He questioned why Quidi Vidi Village should become a place of houses with no open space. The City does not realize how many people appreciate the view of the Village which will now be replaced with a view of rooftops. He questioned how the gain of approximately \$12,000 in property tax justifies the loss of this view plane. With regard to the impacts on traffic, he did concur with the concerns expressed by other residents relative to the blind hill and the narrow roads which are used by vehicles, pedestrians and cyclists alike. He also cited water run-off from increased development as a major concern.
- Mrs. Bernadette Arsenault of [REDACTED] noted her opposition to the proposed development on the basis that she opposed the previous applications and reiterating the concerns previously expressed. She was particularly concerned about the future

development of the land at the rear, if this piece of property is permitted to be rezoned. The open space is lovely and should be retained.

- Mr. Todd Perrin of [REDACTED] also expressed concern about traffic congestion in the area and questioned why such developments are being considered prior to the traffic calming review. It would make better sense to consider such applications after that review has been conducted. The City also needs to take a broader look at the area as a whole, noting that it is unique and should be treated as such. It seems that residents are being surrounded by development taking place all over the Village to the point of being choked out. The idea of the Village being looked at through a different lens is long overdue and reference to the possibility of imposing a heritage designation is a good idea.
- Randy Walsh: referenced the idea of the by-pass road and whether or not it was taken into consideration when the conceptual drawings were developed. The Manager of Development advised that the idea of the east/west arterial which was under consideration many years ago has not been revisited. Mr. Walsh referenced a previous application from the same developer wherein it was proposed that the land at the rear of the subject property would be deeded to the City if approval was given for the townhouse development. He also referenced the 2006 concept plan which recommended that the City acquire the said property and he questioned what happened with this. The Acting Director of Planning advised that the City could not come to an agreement on the cost to acquire the land so it remains in private hands. Mr. Walsh questioned if there will be sidewalks installed. Staff advised that this will be considered in due course pending Council's approval of the application. He questioned if there are any parking accommodations.
- Gerald Power, Logy Bay: Requested that the City ensure Mrs. Jenkins' right-of-way is protected before any development approval is given. He referenced his own property which is now landlocked and cannot be developed as a result of its having no legal access.
- Judy Ryerson: noted that the turnout at tonight's meeting, which is good, would have been better had there not been a meeting at the Legion. She compared the proposed designs for the properties to be similar to those on Regiment Road which she felt do not integrate well with the vernacular of the Village. She spoke against the application and suggested that it should not even be considered until the issues that were outlined at tonight's meeting are properly addressed, specifically the traffic and rezoning issues. She noted that the other night, 58 cars came down the street at high speed and residents have to be very cautious. It is an accident waiting to happen. She requested that the Quidi Vidi Development Foundation be made aware of future proposed developments well in advance so that they can properly consult at the preliminary stages of development.
- David Fong – owner of Quidi Vidi Brewery: referenced the Quidi Vidi development plan which he recalled had referenced the concepts of commercial and tourism development which obviously brings more traffic to the area. He noted that his own business is a major generator of the traffic that goes through the Village. He felt that the traffic argument was not a valid one because the problem already exists and continues to be compounded by the

businesses which are encouraged in the area. He expressed no objection to freeing up open space for more development.

- One resident questioned the Quidi Vidi Foundation and whether or not it speaks on behalf of all citizens who live in the area. He also stated that if the attraction of tourism is the goal, then the City should be planning to accommodate, rather than deter the traffic that such generates.
- One resident stated that the view plane from her residence will be negatively impacted by the proposed development. She reiterated the concerns about traffic expressed by others, noting the dangerous and obvious hazards. Some drivers use the center of the road, leaving little or no space for two way traffic. On snowy days, traffic cannot get up the hill and the driveways going out onto the blind hill are particularly dangerous. On these grounds, she objected to the proposed development.
- Amanda Will spoke on behalf of Lorraine Michael, MHA for Quidi Vidi and Leader of the NDP. Ms. Michael could not attend the meeting due to other commitments. Ms. Will relayed the concerns expressed through Ms. Michael's constituency office about the proposed development, all of which have been negative for the same reasons outlined tonight. She wondered about the legality of the applicant's being able to keep the open space and the City's inability to purchase the property. The Acting Director of Development confirmed that the owner rejected the City's offer and the two parties never did agree on a price. Ms. Will stated that residents seem to be looking constantly over their shoulders with the uncertainty of future development in the area. She also referenced summary point number 5 in the executive summary of the Quidi Vidi concept plan which suggests that the City investigate the possibility of designating the Village as a heritage area. This is just one of many forward-looking ideas in the document which should be reviewed, reconsidered and incorporated into any future development of the area.
- One resident questioned what would stop the developer from buying out the home owners surrounding the development and thereby rendering the rear open space useful for development purposes.
- One resident stated that if the City is going to rezone, one of the conditions of approval should be that the rear of the property be given to the City so it is not open to further development. With regard to the proposed design, it was suggested that it be more fitting with the vernacular of the area and that any garages proposed should be situated at the rear instead of the front of the properties. The resident also agreed that the Village be given heritage designation and agreed with the need for sidewalks. Rezoning of this particular site should be conditional on the City's acquiring the land at the rear.

The meeting adjourned at 8:10 p.m.

Councillor Frank Galgay  
Chairperson

**Re: Proposed development for 6 lots off Quidi Vidi Road.**

I have grave concerns for the development of 6 building lots off Quidi Vidi road, for the following reasons.:

1. Quidi Vidi is an area deserved to be designated as an heritage site. Its picturesque scenery, green space and wild life are well known to tourists local and afar. You may choose to develop downtown in line with other metropolis but destroying a well known tourist attraction, on the other hand, is a big disgrace to our city.
2. Area of proposed development lies in a vantage point where the view of Quidi Vidi lake is unobscured. It is the best area for photography during event like the fireworks and Regatta. A housing development in that site will prevent people from watching fireworks if the site is rezoned to privately owned residential land.



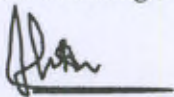
Picture taken at the site of development during fireworks display. What a fantastic vantage point for our New Year fireworks.

3. Yesterday at TEDx event held at Geo center, invited speakers were talking about "Communities". One of the hot topics was green space. Green space is vived as the most precious commodities in every north American city. "Once taken away from a city, one can never get that back". Quality of life for citizens in a community, according to another guest speaker, is measured by the amount of

green space available where citizens can enjoy nature. Please don't take away any more green space from this neighbourhood.

4. If you stand on the west end (near Dominion) of Quidi Vidi pond, you will see that at the present time, the view of the east end of the lake at sunrise is absolutely unobstructed and amazingly beautiful, you will not see any man-made structure other than the natural landscape, water and sky and sunrise. If the site is going to be developed, the natural landscape will be destroyed, this unobstructed view will be gone forever Its sunrise picturesque perspective will be forever changed and will never be even considered into getting mentioned by National Geographic. Natural landscape is precious and should be kept that way. Just stand by the west end of the Quidi Vidi pond (near Dominion side) at sunrise and you will appreciate the true beauty of nature of our Quidi Vidi pond. Don't let it be destroyed by a few houses.
5. The habitat of some ducks in the area will be adversely affected. You will never see ducks flying over that area anymore. Right now, you will have ducks flying over the neighbourhood on a regular basis.
6. The traffic flowing into the area will create danger to local citizens. 30 k/hr speed limit is never followed by traffic passing through the area. Unless there will be traffic lights or speed bump set up, cars turning in and out from the proposed site will, just a matter of time, be involved with a collision with one of those speeding cars coming out from Quidi vidi road or down from Forest road.

Please save our prestigious beautiful neighbour of Quidi Vidi.  
Please leave the site alone.  
I am in strong objection of having the proposed site developed.



Alick Tsui  
A concerned citizen in the neighbourhood.  
1 Regiment Road  
St. John's  
A1A 6B4  
[Alick.tsui@gmail.com](mailto:Alick.tsui@gmail.com)

4<sup>th</sup> March 2013



Quidi Vidi Village Road

Keith fillier

to:

cityclerk

2013/02/28 01:01 PM

Hide Details

From: "Keith fillier" [REDACTED]

To: <cityclerk@stjohns.ca>

History: This message has been forwarded.

Dear City Council,

Over my life time I was always fascinated by Quidi Vida Village, the Battery, and the Canada Parks areas of the city.

Sadly, too much of this wonderful landscape and its historic importance has been negatively eroded.

The problem is a serious lack of vision, in part, between the past, present and future developers of this amazing natural landscape.

Its tourism value potential is not being developed or explored.

We are sitting on a gold mine, one that has the potential to bring tourism as an industry in the city to greater heights, and prosperity to many. We could amaze the world with our planning abilities.

But, lack of preservation, and overdevelopment of these sites will have negative consequences.

Once we begin to realize our failures, we will be critiquing the damage done and the very things that should have been.

These areas of our city should not be over developed with more housing and condos.

Too much has all ready been lost, and poorly developed.

The losers, in the long run, will be everyone...our children and our children's children.

As partners, the city should bring together Parks Canada, the City developers, private investors, and the public, to examine the many ways by which we can preserve this amazing area for the better. Giving favor to a heritage look and reducing overdevelopment of this space, will profit us all.

Relative to the development of the property mentioned, I would respect two factors in helping to secure a sensibility to development: scale and design.

For example, if these six houses are oversized box houses...shouldered side-by side...the development has failed. The scale should fit the form and function of the concept. The external appearance should reflect a heritage design relative to the surrounding area. Thus blending into the idea proper.

Thanks,

Keith Fillier





**Fw: Quidi Vidi Village Road**  
Phyllis Bartlett to: Council\_group  
Cc: Karen Chafe

2013/03/12 12:05 PM

----- Forwarded by Phyllis BartlettCSJ on 2013/03/12 12:04 PM -----

From: Douglas Kennedy [REDACTED]  
To: [REDACTED] <[REDACTED].ca>,  
Date: 2013/03/12 12:00 PM  
Subject: Quidi Vidi Village Road

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With regards to Rezoning of this area;

As I am a resident on Regiment Road, this rezoning would have a direct effect on my view and lifestyle, a view that is not just enjoyed by myself, but for 1000's of people who walk through the area, residents and tourists alike. The view from the West end of Quidi Vidi lake would also be negatively impacted. I don't think the economic gains for the city or area are worth ruining such an iconic view when looking up the pond. A view enjoyed by 1000's every first Wednesday in August.

Also, as the area of Quidi Vidi often is a traffic nightmare during the summer with tourists flocking to the area, and allowing at times only one lane of traffic, I do not think another intersection is needed in the area. This is also a safety concern with the numerous amounts of children and adults that walk and run in the area. Also, as the hill is a natural "sponge" for water created by rain and snow, turning it to mostly asphalt will lead to an even higher amount of run off into "the gut", which would not be fair to such residents.

Please take this as a formal argument against letting this re-zoning take place.

*Douglas Kennedy*

*Directional Drilling Coordinator, Eastern Canada*

Schlumberger Drilling & Measurements

2 Panther Place

Mount Pearl Newfoundland

Canada A1N 5B1

Office: 709-724-4722

Fax: 709-748-7950

Cell: 709-764-3498

E-mail: dkenne@slb.com

**Schlumberger**

Fw: Proposed Development on School House Hill - Quidi Vidi  
Frank Galgay to: Karen Chafe

2013/03/12 06:51 PM

Phyllis Bartlett

----- Original Message -----

**From:** Phyllis Bartlett  
**Sent:** 2013/03/12 09:10 AM NDT  
**To:** Council\_group  
**Subject:** Fw: Proposed Development on School House Hill - Quidi Vidi

----- Forwarded by Phyllis Bartlett/CSJ on 2013/03/12 09:10 AM -----

**From:** David Smith [REDACTED]  
**To:** cityclerk@stjohns.ca,  
**Date:** 2013/03/11 03:30 PM  
**Subject:** Proposed Development on School House Hill- Quidi Vidi

---

Dear Sir/Madam, City Planning Department,

Re: Rezone Land on the former School House Hill Site located off Quidi Village Village Road

My name is David Smith and I am the owner of 22 Regiment Road.

I am writing reference to rezoning of land on the former School House Hill Site, located off Quidi Village Village Road, proposing a six (6) lot residential subdivision, comprising six (6) single detached houses, on the site.

I wish to confirm my opposition to the project on the grounds of;

- traffic congestion on Quidi Village Village Road due to access to the properties on a bend and incline in the road which is accessing/egressing Quidi Vidi
- development of the land detracts from the natural beauty of Quidi Vidi and Quidi Vidi Lake
- Quidi Vidi is a historical area of local interest and should be preserved from further development for the enjoyment and benefit of local people and be a true tourist attraction.
- Quidi Vidi is being considered for "Heritage Site" designation and therefore further development of the area should cease.

Regards,

David Smith

*labeled at mtg.*

March 12, 2013

To Whom It May Concern:

My name is Dave Harnum and I live on [REDACTED]

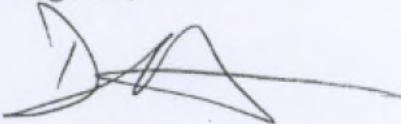
I completely disagree with the re-zoning of the former School House Hill site located off Quidi Vidi Village Road for the proposed development of a 6 lot residential subdivision by Powder House Hill Investment Limited.

Traffic in the area is already constrained. The roads in Quidi Vidi Village are extremely narrow and navigating through the historic area via automobile is treacherous.

The specific area of Quidi Vidi Village Road that the proposed subdivision will be built is extremely narrow. Cars leaving and arriving in the driveways of the proposed subdivision will only add to this congestion and increase the potential for accidents in the area. Not to mention that there are two houses already under construction on Quidi Vidi Village Road directly across the street from this proposed subdivision - when construction is complete and people move into these houses it will add even more traffic congestion.

This is a historic area, and the addition of these houses will add nothing but an increase in traffic accidents. Do not re-zone the area to allow for this proposed subdivision by Power House Hill Investment Limited.

Regards,



Dave Harnum

My name is Maurice Arsenault and I live at [REDACTED] Quidi Vidi Village.

With respect to the development of six new residences on Quidi Village Road, I would like be on record with the following three points.

1. The addition of six new driveways outflowing onto this narrow blind curved road would add to the already risky business of dodging traffic in that specific area for hikers, joggers and cyclists. The Quidi Village Road is very narrow, without any sidewalk, and we cannot see the oncoming traffic from the direction of Forest Road. To make the matter worse, most traffic travels above the speed limit of 30km/hr. **Question: When will we have sidewalks along that section of road?**
2. When approaching the Village from Forest road, we will see six houses in a perfect alignment, according to the layout, making this a straight row of houses that is very inappropriate in my view. We are trying to maintain the historic character of the village. **Question: Could we not see some randomly positioned houses on these lots?**
3. According to the aerial photograph submitted, the area marked out to be rezoned is about three times the size needed for the six lots. **Questions: Why not limit the rezoning to the proposed six lots? How will the rest of the land be protected from inappropriate development if all of it is rezoned?**

Until the above issues are resolved to my satisfaction, I am opposed to the rezoning of the land in question.

# REPORT / RECOMMENDATIONS TO COUNCIL

## Development Committee

### Tuesday, July 16, 2013

The following matters were considered by the Development Committee at its meeting held on July 16, 2013. A staff report is attached for Council's information.

1. Crown Land Grant Referral for 4.59 hectares  
2750 Trans Canada Highway (Ward 5)  
Applicant: Farrell's Excavating Limited  
Mineral Working (MW) Zone

The Development Committee recommends that the application for the Crown Land grant be approved. Should the applicant be successful in obtaining a Crown Land grant, a development application must be submitted for review.

2. Application Crown Land Grant/0.032 Hectares  
27 Barrows Road Ward 2  
Industrial Quidi Vidi (IQ) Zone

The Development Committee recommends that Council defer this application pending a review of the Quidi Vidi Development Plan and possible overlay zoning for Quidi Vidi Village.

3. Proposed Residential Building Lot  
Department of Environment & Conservation File 1035997  
Crown Land Grant Referral for 0.065 hectares  
Maxwell Place (Ward 2) – Residential Low Density (R1) Zone

The Development Committee recommends that Council reject the application for the subject Crown Land Grant.

4. Oceanex Terminal, Piers 4 and 5  
Request for Approval of Noise Deterrent Measures

The Development Committee recommends that Council approve this proposal on a trial basis subject to public reaction regarding any noise related issues.



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Robert F. Smart, City Manager  
Chair – Development Committee

RFS/sba  
attachment

# MEMORANDUM

**Date:** July 18, 2010

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

**From:** Dave Blackmore, Deputy City Manager  
Acting Chair-Development Committee

**Re:** **Department of Planning File No.13-00169/B-17-T.28**  
**Department of Environment & Conservation File reference No. 103169**  
**Crown Land Grant Referral for 4.59 hectares**  
**2750 Trans Canada Highway (Ward 5)**  
**Applicant: Farrell's Excavating Limited**  
**Mineral Working (MW) Zone**

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The Provincial Department of Environment and Conservation has referred an application to the City on behalf of Farrell's Excavating Ltd. requesting a grant of a parcel of Crown Land which land is proposed to be used for parking area for private vehicles and the company's fleet. The applicant has also noted that the parcel of land contains a reservoir which can be used for water supply for on-site fire response.

The Development Committee has reviewed the proposal and recommends that the subject land be considered for development.

## **Recommendation**

It is the recommendation of the Development Committee that application for the Crown Land grant be approved.

Should the applicant be successful in obtaining a Crown Land grant, a development applicant must be submitted for review.

(Original signed)

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Dave Blackmore  
Acting Chair-Development Committee

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

# MEMORANDUM

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Date: July 18, 2013

To: His Worship the Mayor and Members of Council

From: David Blackmore, R.P.A.  
Deputy City Manager-Planning, Development and Engineering

**Re: Department of Planning File Number 13-00187/B-17-B.30  
Department of Environment and Conservation File No.1036171  
Application Crown Land Grant / 0.032 Hectares  
27 Barrows Road Ward 2  
Industrial Quidi Vidi (IQ) Zone**

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The Provincial Department of Environment and Conservation has referred an application for Crown Land to the Department of Planning, Development and Engineering for the above-referenced property to accommodate a wharf extension from private property at No. 27 Barrows Road in Quidi Vidi Harbour. The subject Crown property is 6 metres in width and 40 metres in length and is located between private land and the water of the harbour.

**Recommendation:**

Council not consider this application at this time as the proposed wharf extension is located where a harbour walk has been contemplated under the Quidi Vidi Development Plan. Development Committee is of the opinion that Council defer any decision for the subject Crown Land application for the wharf extension.

(original signed)

\_\_\_\_\_  
Dave Blackmore  
Deputy City Manager-Planning, Development and Engineering

/amh

**ST. JOHN'S**

# MEMORANDUM

Date: July 18, 2013  
To: His Worship the Mayor and Members of Council  
From: David Blackmore, R.P.A.  
Deputy City Manager-Planning, Development and Engineering

**Department of Planning File No. 13-00163/B-17-M.24**  
**Proposed Residential Building Lot**  
*Department of Environment & Conservation File 1035997*  
**Crown Land Grant Referral for 0.065 hectares**  
**Maxwell Place (Ward 2) – Residential Low Density (R1) Zone**

A Crown Land Referral has been submitted to the City pertaining to the above noted property. The Development Committee has reviewed the referral and are of the opinion that the proposed development should not be permitted. Crown Land such as this parcel, should be treated in the same manner as City owned open space lands, in that they are not to be released or disposed of except under special circumstances. This area of the City is located within the pre 1981 boundaries where Crown Land are regulated by Section 69 of the City of St. John's Act.

Section 69 of the City of St. John's Act does empower Council to manage and control of all land within the City limits. Section 69 of the City of St. John's Act is included in this correspondence.

**69.** *(1) The management and control of all land, situated within the city limits and belonging to the Crown, whether in possession, reversion or remainder, shall devolve upon and become vested in the council, who shall have power to collect rent due by tenants of Crown property by an action in the name of the city, and may grant leases of Crown property or renew existing leases of Crown property,*

*(2) Subsection (1) shall not apply to property in the use and occupancy of the government.*

*(3) Subsection (1) shall not apply to the property known as Fort William and contained within the area bounded on the north by Forest Road, on the east by Empire Avenue, on the south by Plymouth Road and on the west by King's Bridge Road or an area included within the city limits after June 1, 1981.*

**Recommendation:** Council reject the application for the subject Crown Land Grant.

(original signed)

\_\_\_\_\_  
Dave Blackmore  
Deputy City Manager-Planning, Development and Engineering

# ST. JOHN'S



# MEMORANDUM

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**Date:** March 7, 2013

**To:** His Worship the Mayor  
And Members of Council

**From:** Robert Smart, Chair – Development Committee

**Re:** Oceanex Terminal, Piers 4 and 5  
Request for Approval of Noise Deterrent Measures

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A request has been submitted by Oceanex to use noise deterrent measures on birds for Piers 4 and 5 (finger pier) St John's Harbour. These measures would be employed 60 minutes after daylight and 60-90 minutes before dark, Sunday to Friday from July to November. This is required as part of their quality control and occupational health and safety program for their operation. To date they have tried several other deterrents with little success. Approval has been obtained from Environment Canada and St John's Regional Fire Department for this operation.

As per **Section 5 of the St John's Noise By-Law Council** may grant an exemption provided that it is satisfied with the reasons for the exemption and may impose conditions as part of any approval. The Development Committee met with the proponents and reviewed the proposal at its meeting of July 9/2013.

## Recommendation

It is the recommendation of the Development Committee that Council approval this proposal on a trial basis subject to public reaction regarding any noise related issues.

(Original signed)

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Robert Smart, City Manager

# ST. JOHN'S

DEPARTMENT OF BUILDING  
& PROPERTY MANAGEMENT

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

**REPORT / RECOMMENDATIONS**  
**Planning and Housing Standing Committee**  
**July 5, 2013**

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**In Attendance:** Councillor Tom Hann, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Sandy Hickman  
Councillor Sheilagh O’Leary  
Councillor Bruce Tilley  
Councillor Frank Galgay  
Councillor Danny Breen  
Robert Smart, City Manager  
Robin King, Transportation Engineer  
Ken O’Brien, Acting Director of Planning  
Brendan O’Connell, Manager, Environmental Services  
Dave Blackmore, Director of Building and Property Management  
Paul Mackey, Deputy City Manager, Public Works  
Sean Janes, City Internal Auditor  
Jason Sinyard, Director of Planning and Development  
Sandy Abbott, Recording Secretary

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**1. Proposed New Zoning for Glencrest (Ward 5)**  
**Representatives of KMK Capital re Glencrest Development**  
**Future ideas for zoning (Ward 5).**

The Committee met with Cliff Johnston, Justin Ladha and Trevor Moore of KMK Capital. The representatives noted that as Glencrest is a large geographic area that is not yet developed, there is a unique opportunity for a planned community concept for this project. They are asking the City to consider creating new zoning specific to Glencrest, similar to what has been done on Kenmount Road and Quidi Vidi.

*Staff recommends that the KMK Capital be free to present ideas for new land use zones for the Glencrest Development.*

**2. Department of Planning File Number B-17-C.20/10-00220**  
**Proposed Rezoning from Residential Low Density (R1) Zone**  
**to Apartment Medium Density (R2) Zone**  
**16 Francis Street (Ward 5)**

Kavanagh Associates have submitted an application to rezone property fronting on Francis Street, Tralee Street, and Castlebridge Drive to permit the development of a six (6) storey residential condominium building with 96 units. The proposed rezoning is from the Residential Low Density

(R1) Zone to Apartment Medium Density (A2) Zone. A Municipal Plan amendment would be required.

*Staff recommend a public meeting, but without the requirement for an LUAR. At a later stage, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner.*

**3. Department of Planning File Number B-17-A.7  
Proposed Rezoning to the Residential Medium Density (R2) Zone  
Civic Number 38 Anthony Avenue (Ward 3):**

The applicant has submitted an application to rezone property at Civic Number 38 Anthony Avenue. The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan and is presently zoned Residential (R1) Zone. The proposed rezoning to the Residential Medium Density (R2) Zone would allow for the construction of two (2) semi-detached residential units.

*Staff recommends that the proposed rezoning of Civic Number 38 Anthony Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone, allowing two (2) semi-detached dwellings be advertised for public review and comment.*

**4. Department of Planning File Number B-17-O.4  
Proposed Rezoning from Residential Low Density (R1) Zone  
to Commercial Neighbourhood Zone (CN) Zone  
Civic Number 4 Oxen Pond Road (Ward 4)**

Management Unlimited Inc. has submitted an application to rezone property at Civic Number 4 Oxen Pond Road from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) Zone. The proposed rezoning would allow the existing dwelling to be converted into office space for the neighbouring Don Cherry's Restaurant. A Municipal Plan amendment would be required.

*Staff recommends that the proposed rezoning be referred to a public meeting to be chaired by a member of Council. If considered by Council, at a later stage the Municipal Plan amendment process would also require a public hearing chaired by an independent commissioner appointed by Council.*

Councillor Tom Hann  
Chairperson

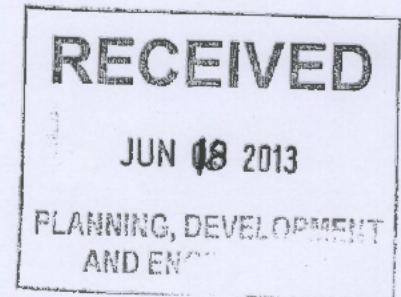
# KmK

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## CAPITAL

June 14, 2013

Councillor Tom Hann  
Chairperson, Planning and Housing Standing Committee  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2



Dear Councillor Hann:

**Re: The Glencrest Development**

As the Planning and Housing Committee is aware, the Glencrest Development, located south of Pitts Memorial Drive and to the west of Southlands, is intended to be a major new mixed land use development in the west end of St. John's. To be built over the course of the coming years, the development will provide a unique opportunity to develop the area as a planned community with a distinct sense of place. The developer wishes to ensure that the various components in the planning and design of the development, the land use layout, the architecture and landscape, community amenities and civic landmarks work well together so as reinforce each other to produce a community that works efficiently, conserves natural resources and connects people to one another.

To take advantage of this unique opportunity to plan for a whole new community, the development plan for Glencrest needs to create a distinct identity in terms of character and quality. We understand that by necessity, the current City zoning and development regulations are applied in the same fashion to a number of properties across the city; for example, a new residential development proposed for the east end of the city may have the same form of zone designation as a property in the central part of the city. Given however, that the Glencrest Development encompasses a very large geographic area and will be developed on presently largely vacant land, the developer sees this as an opportunity to establish appropriate new zoning and development regulations which will allow Glencrest to be on the leading edge of best practices for new community design for a fully planned community.

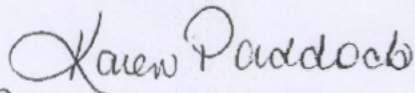
We would like to propose that the developer take the lead in researching and drafting appropriate new zoning and development regulations for the Glencrest Development which allow the developer to achieve the community cornerstones that we want to achieve for the development. Our proposal is that the developer's planning and engineering consultants would

work closely with appropriate City staff throughout the process to discuss the long-term objectives that we wish to achieve for the development while ensuring the City's requirements can be met to allow the City's ultimate approval of the new zoning and regulations.

We have recently met with David Blackmore, Deputy City Manager - Planning, Development & Engineering and Ken O'Brien, Manager of Planning & Development, to discuss our proposal for the planning of the Glencrest Development. It was suggested that it would be appropriate to bring this matter to the Planning and Housing Standing Committee for discussion. If agreeable to you as Chairperson of the Planning and Housing Standing Committee, we would be pleased to attend a meeting of the Committee to present and discuss our proposal.

Working closely with the City, we feel that we can prepare a comprehensive development plan that will see the Glencrest Development become a true legacy development for the new residents who will live there and an important new community within the City of St. John's that incorporates and reflects many of the City's municipal planning goals and objectives as set out in the St. John's Municipal Plan.

Regards,



for Kevin King, President,  
KMK Capital Ltd.

- cc Mr. Robert Smart, City Manager  
Mr. David Blackmore, Deputy City Manager - Planning, Development & Engineering  
Mr. Jason Sinyard, P.Eng., Director of Planning and Development  
Mr. Ken O'Brien, MCIP, Manager of Planning and Development ✓  
Mr. Cliff Johnston, MCIP, Planning Consultant

# MEMORANDUM

Date: July 18, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-C.20 / 10-00220**  
**Proposed Rezoning from Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone**  
**16 Francis Street (Ward 5)**

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Kavanagh Associates have submitted an application to rezone property fronting on Francis Street, Tralee Street, and Castlebridge Drive to permit the development of a six (6)-storey residential condominium building with 96 units. The proposed rezoning is from the Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone. A Municipal Plan amendment would be required.

The application was discussed at Council's Planning and Housing Committee meeting on July 5 (report attached). The staff recommendation was to consider rezoning, subject to a land-use assessment report (LUAR) and a public meeting. The LUAR is not mandatory under Section 5.6 of the St. John's Development Regulations but was recommended as a discretionary decision.

Subsequent to the meeting, the applicant informed staff that he had been advised at an earlier stage that an LUAR would not be required. Under the St. John's Municipal Plan (Part III, page III-11), an LUAR is to be used "where the compatibility of the proposed uses cannot be adequately evaluated". In this case, the proposed residential building borders houses along Francis Street, Tralee Street, Rose Abbey Street and Castle Bridge Drive; some future lots have not been developed, pending the outcome of this application. There may be some concern about shadowing or privacy for nearby houses, but these can be addressed with some good drawings and elevations showing the proposed building, rather than requiring a full LUAR.

Based on this further information, staff recommend a public meeting as before, but without the requirement for an LUAR. At a later stage, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner.

This is provided for the consideration of Council.

*(Original signed)*

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Ken O'Brien, MCIP  
Manager of Planning and Information

/sf

I:\KOBrien\2013\Mayor - 16 Francis St - Castlebridge - July 18, 2013.docx

# ST. JOHN'S

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

# MEMORANDUM

Date: May 28, 2013

To: Chair and Members  
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-C.20 / 10-00220**  
**Proposed Rezoning from Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone**  
**16 Francis Street (Ward 5)**

Kavanagh Associates have submitted an application to rezone the property situated on Castlebridge Drive with the intention of developing a six (6) storey residential condominium building. The proposed rezoning is from the Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone. A Municipal Plan amendment will be required for this application.

## BACKGROUND

The subject property has an approximate total site area of 0.93 hectares (9,300 square metres). The proposed site plan provides for access to the development from both Castle Bridge Drive on the south and Francis Street on the north. The subject property is a greenfield site that has never been developed. Only the eastern portion of the development rests within the municipal boundary of the City of St. John's. The western portion of the subject property resides in the City of Mount Pearl. Mount Pearl's Planning staff will be making changes to their Development Regulations to accommodate the proposed development.

The Brookfield Plains subdivision occupies the site of the former Sprung Greenhouse. It has been developed with single detached houses. Near the subject property, there are houses along Francis Street, Tralee Street, Rose Abbey Street and Castle Bridge Drive.

## PLANNING CONSIDERATIONS

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
<b>Proposed</b>	Residential High Density (RHD) District	Apartment Medium Density (A2) Zone

# ST. JOHN'S

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

## **St. John's Municipal Plan**

The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan.

Under the Residential Low Density (RLD) District, Section 2.3.1 of the Municipal Plan states that:

*"Subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow such Medium Density Residential uses as may be deemed by Council to be compatible with single detached dwellings".*

Under Residential Low Density (RLD) District, an apartment building would not be permitted. Given the proposed building height of six (6) storeys, it would be preferable to consider the Residential Medium Density (RMD) District, which contemplates building heights up to six (6) storeys, subject to an LUAR based on Terms of Reference determined by Council.

## **St. John's Development Regulations**

The subject property is zoned Residential Low Density (R1) Zone under the St. John's Development Regulations. This zone can accommodate single family detached homes only. The purpose of the application is to amend the current zoning from R1 zone to the Apartment Medium Density (A2) Zone to facilitate the proposed development.

Under Section 10.13.3 of the Development Regulations, the Apartment Medium Density (A2) Zone allows for 1 dwelling unit per 90 square metres of lot area. As stated on the revised Site Plan (as received by the City, May 9, 2013), the Condominium Development Area is 9,300 square metres (0.93 hectares). Given the density permitted under the proposed A2 Zone, the development could accommodate 103 units. The six storey condominium building is proposing 96 units.

## **PLANNING APPROACH**

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form. Given the infill nature of the site, this development proposal would make efficient use of land. With an aging population there is a greater demand for higher density forms of housing.

The overall development on both the St. John's and Mount Pearl side will offer higher density residential living as well as some local commercial services. There may be some concern about shadowing or privacy for nearby houses, but these can be addressed in the LUAR.

## **TECHNICAL CONSIDERATIONS**

- The Engineering Department does not have any issues with the proposed development, from an Approval-in-Principal standpoint.
- Detailed design for the site and stormwater runoff from the site may proceed in accordance with the City's Commercial Development Policy, Subdivision Design Guidelines and Specifications Book.
- The existing site in its current configuration appears to meet safety standards for ingress and egress from a Transportation Engineering perspective. However, the proposed use will be a more



intensive use of the site than it is currently zoned for (single family dwellings). Consequently a Traffic Impact Study may be required.



*The view of the subject property, looking northwest from the intersection of Castle Bridge Drive and Tralee Street.*

## **CONCLUSION AND RECOMMENDATION**

This rezoning application warrants further review. The application would require an amendment to the Municipal Plan as well as a rezoning.

The rezoning would require a land-use assessment report (LUAR) under terms of reference set by Council. Once the report is received, it would be referred to public review.

If it is the desire of the Committee, it is reasonable to consider amending the relevant sections of the Municipal Plan and the Development Regulations to provide an appropriate Residential Land-Use District and Land Use Zone. Because there are several single detached dwellings adjacent to the subject property, Staff recommends that the application be advertised for public review in accordance with the requirements of Section 5.5 of the Development Regulations. A public meeting chaired by a member of Council would be required and at a later stage the Municipal Plan amendment would require a public hearing chaired by an independent commissioner appointed by Council.

This is provided for the consideration of the Planning and Housing Committee.

Ken O'Brien, MCIP  
Manager of Planning & Information Services

Mark Hefferton  
Planner

/dlm

# MEMORANDUM

Date: June 14, 2013

To: Chair and Members  
Planning and Housing Committee

Re: **Department of Planning File Number B-17-A.7**  
**Proposed Rezoning to the Residential Medium Density (R2) Zone**  
**Civic Number 38 Anthony Avenue (Ward 3)**

The applicant has submitted an application to rezone property at Civic Number 38 Anthony Avenue. The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan, and is presently zoned Residential (R1) Zone. The proposed rezoning to the Residential Medium Density (R2) Zone would allow for the construction of two (2) semi-detached residential units.

The rezoning application warrants further review.

## BACKGROUND

The subject property is located near the intersection of Anthony Avenue and Mundy Pond Road. The property is currently vacant with the exception of an existing shed on the property. Municipal water and sewer services are available in the area. There are no overlay districts or zones affecting the subject property.

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
Proposed	Existing	Residential Medium Density (R2) Zone

## PLANNING CONSIDERATIONS

1. The subject property is designated Residential Low Density (RLD) District under the Municipal Plan, and applies to those areas characterized by a predominance of single detached dwellings. Mundy Pond Road Planning Area 4, under the Municipal Plan, is an area where multi-family housing shall be concentrated along Blackmarsh Road.
2. The property would need to be rezoned from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone to accommodate two (2) semi-detached dwellings. A Municipal Plan amendment would not be required.

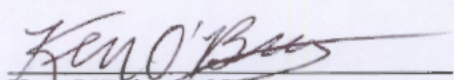


3. The property is located within a residential neighbourhood, where most all of the dwellings are single detached homes. Although spot-zoning is not usually recommended, there have been at least two other examples where the Residential Medium Density (R2) Zone has been introduced into Planning Area 4 for the purpose of developing semi-detached dwellings.
4. The Department of Engineering has no concerns regarding municipal services or road access.

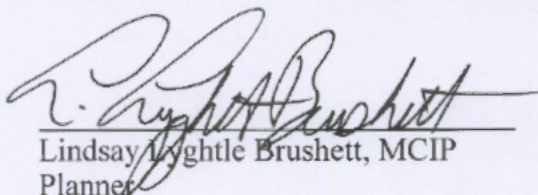
#### CONCLUSION AND RECOMMENDATION

The City has recently advertised several other applications to rezone properties from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow semi-detached housing projects in Planning Area 4. Therefore it is recommended that the proposed rezoning of Civic Number 38 Anthony Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone, allowing two (2) semi-detached dwellings be advertised for public review and comment.

This is provided for the consideration of the Planning and Housing Committee.



Ken O'Brien, MCIP  
Manager of Planning & Information Services



Lindsay Lyghtle Brushett, MCIP  
Planner

LLB/dlm

# MEMORANDUM

Date: June 28, 2013

To: Chair and Members  
Planning and Housing Committee

Re: **Department of Planning File Number B-17-O.4  
Proposed Rezoning from Residential Low Density (R1) Zone to Commercial  
Neighbourhood Zone (CN) Zone  
Civic Number 4 Oxen Pond Road (Ward 4)**

Management Unlimited Inc has submitted an application to rezone property at Civic Number 4 Oxen Pond Road from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) Zone. The proposed rezoning would allow the existing dwelling to be converted into office space for the neighbouring Don Cherry's restaurant. A Municipal Plan amendment would be required.

The rezoning application warrants further review.

## BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
Proposed	Commercial General (CG) District	Commercial Neighbourhood (CN) Zone

Civic 4 Oxen Pond Road is within the Residential Low Density (RLD) Land Use District under the St. John's Municipal Plan and is zoned Residential Low Density (R1). The site is approximately 754 square metres in area, with frontage on Oxen Pond Road where it shares a common entrance/exit with Don Cherry's restaurant. The existing single dwelling is proposed to be converted into office space for Don Cherry's, which currently employs 5 office staff. There are two existing parking spaces on the property, along with access to day-time parking in the restaurant's parking lot.

Land surrounding the subject property is zoned Residential Low Density (R1), with the exception of the two commercial properties located on either corner of Oxen Pond Road and Freshwater Road; Don Cherry's restaurant, an office building (Freshwater Dentistry and Certified General Accountants) and a single dwelling are all zoned Commercial Neighbourhood, while Stockwood's Bakery and Deli is zoned Commercial Highway.

There are no overlay districts or zones affecting the subject property. Municipal water and sewer services are available in the area.

# ST. JOHN'S

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

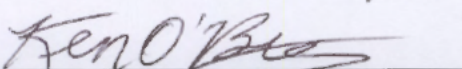
## PLANNING CONSIDERATIONS

1. The Municipal Plan strives to maintain neighbourhood character and quality of life in residential neighbourhoods as well as to encourage a mixture of land uses where appropriate. The subject property is within the Residential Low Density District, which does not allow office use. A Municipal Plan amendment would be required, redesignating the subject property to the Commercial General (CG) District, which would permit the Commercial Neighbourhood (CN) Zone.
2. Currently zoned Residential Low Density (R1), the subject property would need to be rezoned to the Commercial Neighbourhood (CN) Zone, to allow the proposed office use. The CN Zone is one of the more restrictive commercial zones, making it more compatible with the neighbouring residential rezone, as its permitted uses are less intensive. Civic Number 4 Oxen Pond Road will need to be consolidated with Civic 290 Freshwater Road if approved for rezoning; otherwise it would be non-conforming with regard to lot size for the CN Zone.
3. Four parking spaces are required for the office use, and adequate parking is provided on-site between Civic 4 Oxen Pond Road and Civic 290 Freshwater Road. If rezoned, any future changes in the use of the property to a more intensive commercial use will be limited due to the availability of adequate parking. Currently Don Cherry's parking lot extends behind the rear yards of Civic 4 and 6 Oxen Pond Road, extending the CN zone to already border neighbouring residential properties.
4. A Land Use Assessment Report (LUAR) is required, as the CN Zone is a conditional zone within the Commercial General District. Council can accept this staff report as fulfilling the requirement for an LUAR. Therefore, it is recommended that the staff report serve as the LUAR.
5. Buffering would be required along the boundary of the subject property to screen adjacent residential properties from the commercial use. A fence should be erected at a minimum of 1.8metres in height along the side lot line. Appropriate measures are also required to mitigate the potential sound and visual nuisance impacts of the commercial development upon neighbouring residential properties.
6. The Department of Engineering has reviewed the application and has no concerns.

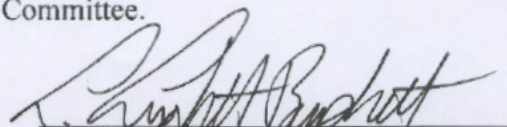
## CONCLUSION AND RECOMMENDATION

The applicant's proposal to rezone Civic 4 Oxen Pond Road to the Commercial Neighbourhood (CN) Zone supports the Municipal Plan's policy to encourage a mixture of land uses where appropriate. As the proposed office use is a relatively low intensity use in the CN Zone, and abuts the rear yards of several of the neighbouring properties, one being the property proposed for rezoning; it is recommended that the proposed rezoning be referred to a public meeting to be chaired by a member of Council. If considered by Council, at a later stage the Municipal Plan amendment process would also require a public hearing chaired by an independent commissioner appointed by Council.

This is provided for the consideration of the Planning and Housing Committee.



Ken O'Brien, MCIP  
Manager of Planning & Information Services



Lindsay Lyghtle Brushett, MCIP  
Planner

**Report/Recommendations  
Heritage Advisory Committee  
July 11, 2013**

**Attendees:** Deputy Mayor Shannie Duff, Chairperson  
George Chalker, Heritage Foundation of NL  
Wayne Purchase, Downtown St. John's  
Representative Jeremy Bryant, NL Association of Architects  
Gerard Hayes, Citizen Representative  
Ken O'Brien, Manager of Planning & Information  
Peter Mercer, Heritage Officer  
Karen Chafe, Recording Secretary

**Report:**

1. **114 Cabot St. – Proposed Renovation**

The Committee considered an application for the proposed exterior renovation of 114 Cabot St. A copy of the elevations is attached.

**The Committee recommends approval of the renovation as outlined.**


Deputy Mayor Shannie Duff  
Chairperson

**ST. JOHN'S**



**Persepective**  
SCALE: NTS

1  
A-0.2

Architect  
  
**RON FOUGERE ASSOCIATES LTD.**

Discipline **ARCHITECTURAL**

Sub-Consultant : Structural

Sub-Consultant : Mechanical & Electrical

Drawn <b>I.H.</b>	Checked <b>T.H.</b>
Designed <b>R.F.</b>	Approved <b>R.F.</b>

Consultant's Project No. **2150-13**

Professional Stamp & Permit

**Preliminary**  
NOT FOR CONSTRUCTION

- Notes:
1. DO NOT SCALE FROM THIS DRAWING
  2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
  3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
  4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

No.	Revisions	MM/DD/YY
C	ISSUED FOR REVIEW	06/19/2013
B	ISSUED FOR TENDER	06/28/2013
A	ISSUED FOR PERMIT	06/22/2013

Drawing Nomenclature

Detail/Section No. **3** Dwg. No. **A-1** where detailed

Project Title

**Stella Burry Renovation**

**114 Cabot Street, St John's Newfoundland & Labrador**

MAIN FLOOR

**PERSPECTIVE**

SCALE As Shown	DRAWING NO. <b>A-0.2</b>
DATE June 2013	
REVISION NO. C	

**Report/Recommendations  
Parks and Recreation Standing Committee  
July 17, 2013**

**Attendees:** Councillor Frank Galgay, Chairperson  
Councillor Danny Breen  
Councillor Bruce Tilley  
Councillor Tom Hann  
Councillor Sheilagh O’Leary  
Councillor Sandy Hickman  
Bob Smart, City Manager  
Jill Brewer, Deputy City Manager of Community Services  
Paul Mackey, Deputy City Manager of Public Works  
Bob Bishop, Deputy City Manager of Financial Services  
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering  
Tanya Haywood, Director of Recreation  
Brian Head, Manager of Parks & Open Spaces  
Heather Hickman, Manager of Community Development  
Carla Lawrence, Manager of Sport & Communications  
Karen Chafe, Recording Secretary

**Report:**

1. **Chafe’s Lane and Huck Williams Park (Proposed Concept Plan)**

The Committee considered background information regarding the above noted, a copy of which is on file with the City Clerk’s Department. An aerial map outlining the proposed configuration and amenities for the park is attached to this report. It is recommended that a multipurpose court and playground be installed the total cost of which is \$249,000. It is proposed that a portion of this cost will be shared by the developer with the City’s contribution being allocated through the open space reserve fund.

**The Committee on motion of Councillor Hann; seconded by Councillor Tilley: recommends Council’s approval of a multipurpose court and playground situated at Chafe’s Lane and Huck Williams Park, the cost of which will be shared with the developer as per the following break-down:**

○ Developer:	<b>\$111,000 *</b>
○ City:	<b><u>\$138,000</u></b>
○ Total Cost	<b>\$249,000</b>

**\*Developer’s contribution is subject to the cost being equal to or greater than the normal open space requirements imposed for new subdivisions.**



2. **Johnson Geo- Vista Park Proposal**

The Committee considered a memo dated June 18, 2013 from the Manager of Parks and Open Spaces regarding the proposal presented by Mr. Paul Johnson to the Parks and Recreation Standing Committee on April 30, 2013.

**The Committee on motion of Councillor O’Leary; seconded by Councillor Hickman: recommends approval of the recommendations outlined by staff in the attached memo dated June 18, 2013.**

3. **Goulds Sports Fields – Commemorative Name Designations**

The Committee considered a memo dated July 16, 2013 from the Manager of Parks and Open Spaces regarding the above noted.

**The Committee on motion of Councillor Tilley; seconded by Councillor Hickman: recommends that Council approve the renaming of the following fields as proposed by the Goulds Recreation Association:**

- **Goulds Men’s Softball IField to Joe Peddle Softball Field**
- **Goulds Ladies Softball Field to Helena Sullivan Softball Field**
- **Arena Soccer Pitch to Alf Sullivan Soccer Pitch**

4. **Bowring Park (West Parking Lot)**

The Committee considered an e-mail from Fraser Piccott expressing concern about the City’s intent to remove the grassy berm situated at the west end parking lot of Bowring Park which separates the lot from the public sidewalk. Staff explained that the parking lot will be paved and configured such that it will have more parking availability. There will also be a separation of the parking lot from the sidewalk with a green buffer area. The berm has to be removed to facilitate the required parking space, as the only other alternative is to move the park back toward the old rail bed which will also impact the privacy along the trail as well as necessitate the removal of trees.

**The Committee on motion of Councillor Hickman; seconded by Councillor Breen: recommends approval of the parking plan prepared by the City, a copy of which is attached to this report.**

5. **Memorial Monument to Sergeant Donald Lucas**

The Committee considered a letter from Sgt. J.G. Butler with the Royal Canadian Regiment Canadian Forces Base Gagetown, requesting that the City consider supporting the installation of a memorial to Sergeant Donald Lucas who lost his life during the Afghanistan conflict in 2007.

**The Committee on motion of Councillor Breen; seconded by Councillor Tilley: recommends that Council grant approval to install a monument to Sergeant Donald**

**Lucas subject to approval of the site location. This approval is not a funding approval.**

6. **Ron Penney Tennis Complex**

The Committee considered a memo dated July 2, 2013 from the Director of Recreation regarding the decommissioning of the Ron Penney Tennis Complex at Wedgewood Park due to the construction of the new Wedgewood Park Recreation Centre.

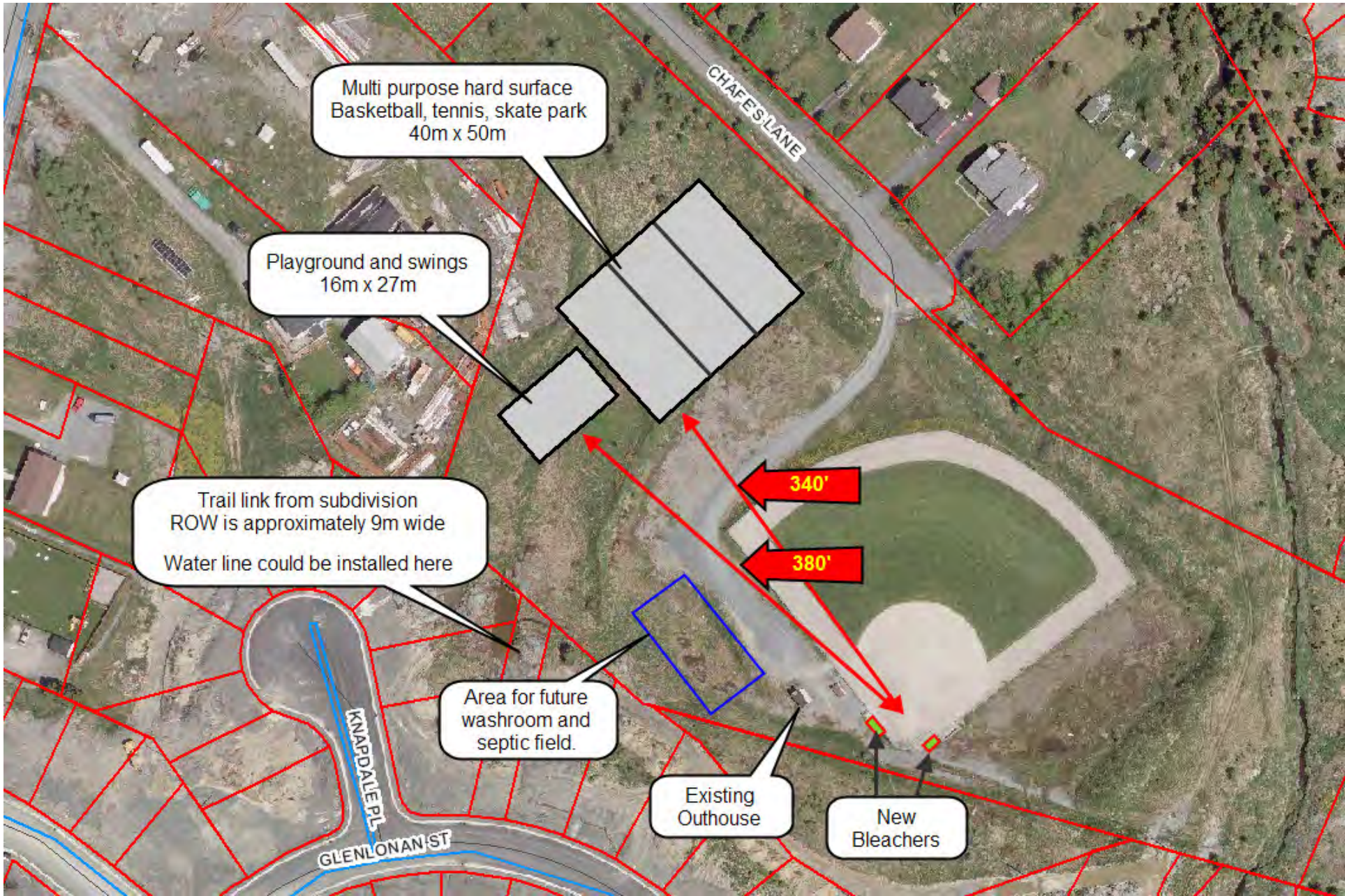
**The Committee on motion of Councillor Breen; seconded by Councillor Hickman: recommends that the tennis courts located in the Spruce Meadows Playground be renamed the “Ron Penney Tennis Complex.”**

7. **Parks and Open Space Master Plan – Request for Proposal**

The Committee considered a memo dated July 9, 2013 from the Manager of Parks and Open Spaces Division regarding the above noted matter. The City of St. John’s is currently in a sustained period of residential/commercial growth and development. In an effort to ensure the open space and park land amenities meet the needs of current and future residents, a contemporary planning document is required. The Parks and Open Space Master Plan will define the future direction, policies, priorities and actions for the provision of passive and programmed open space use in the City of St. John’s for the short and long term. The Master Plan will provide a blueprint for the orderly acquisition of land; development and maintenance of land and open space facilities; and the provision of associated services.

**The Committee on motion of Councillor Breen; seconded by Councillor Hickman: recommends Council’s approval to set a budget of \$100,000 to undertake an RFP for the Parks and Open Spaces Master Plan with the document to be completed within 120 days of contract award. The Terms of Reference for the Parks and Open Space Master Plan is attached.**

Councillor Frank Galgay  
Chairperson



Multi purpose hard surface  
Basketball, tennis, skate park  
40m x 50m

Playground and swings  
16m x 27m

Trail link from subdivision  
ROW is approximately 9m wide  
Water line could be installed here

Area for future  
washroom and  
septic field.

Existing  
Outhouse

New  
Bleachers

CHAFES LANE

KNAPDALE PL  
GLENLONAN ST

340'

380'

# MEMORANDUM

Date: June 18,2013

To: Paul Mackey, Deputy City Manager, Public Works

From: Brian Head, Manager Parks and Open Spaces Division

Re: **Johnson Geo – Vista Park Proposal**  
**CD#R2013-05-13/17**

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The Parks and Open Spaces Division has reviewed the proposal presented by Mr. Paul Johnson to the Parks and Recreation Committee on April 30, 2013 and recommends the following;

## **Harbour Vista – Geo Park Assimilation**

- Approval in principal to the combining of the Geo Park and the Harbour Vista Park to create one entity.
- This combined park will be renamed the Johnson Geo - Vista Park.
- The land upon which both parks are located be conveyed to the City of St. John's.
- Johnson Geo Centre building should not be included in the transfer of property to the City. The operation of this facility should be administered by others.
- Maintenance of the landscaped property including the lawns, vegetation and trails, trail structures etc. be addressed by the Grand Concourse Authority under an arrangement similar to that in place for the Grand Concourse Trail system.
- An additional 8 space paved parking lot within the Harbour Vista portion not be installed at the present time. The necessity can be evaluated when visitation rates deem it to be required.
- Request for the installation of the second crosswalk be evaluated by the Dept. of Engineering.
- Donation boxes be carefully considered as no other City park solicits donations. Infrastructure is maintained as an operational expense. The parks are available for use by all citizens regardless of economic disposition.
- Further discussion is required regarding the establishment of a Park Management Board as this administrative model is a departure from normal operating practices.

# ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS & PARKS  
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

### **Military Rd Promenade**

- Approval in principal for the placement of story boards depicting significant Newfoundland wartime events, in the green space adjacent to Government House grounds on Military Rd.
- Placement of the display to be situated as not to interfere with the snow clearing of adjacent sidewalks and road.
- Detailed plans to be submitted for review, prior to project approval.

### **Cavendish Square Traffic Island Redevelopment**

- Approval not be granted for the redevelopment of the traffic island. The site is difficult for pedestrians to access, grades will require modification thereby damaging the mature trees, monument relocation will be required, existing vegetation will be lost, Ordinance St. elevation will prohibit viewing of the feature, amenity will provide a distraction to drivers at the busy intersection and significant cost.

---

Brian Head  
Manager Parks and Open Spaces Division

**June 12, 2013.**

**TO: His Worship, Mayor Dennis O'Keefe.**

**CC: Deputy Mayor Shannie Duff.  
Councilor Frank Galgay.  
✓City Manager, Bob Smart.**

**FR: Paul Johnson.**

**RE: "Johnson GEO-VISTA PARK".**

1. I am pleased to send you the design to be used for the unified GEO PARK and Harbour Vista Park, to become known by the combined name of  

"Johnson GEO-VISTA PARK".
2. There will be two, double-sided, roadside signs, of this design, on the West side of Signal Hill Road, at the lower and upper vista parking lots, on either end of Deadman's Pond.
3. We will have the existing, round logos on the stone-columns entering GEO PARK, replaced by smaller-size circular GEO-VISTA PARK Signs. The present, square information signs will be replaced with the same size, with the insignia of the City of St. John's, the Province, and the GEO CENTRE.
4. We need confirmation that the City has approved the name and establishment of a GEO-VISTA PARK Management Board, to provide direction for operation of the beautiful, combined, 35-acre, already-developed Park.
5. Will the two City nominees to the Park Management Board be chosen by the Parks & Recreation Committee, and would another City appointee come from the City's Tourism Staff? We are eager to have the Board established, and must determine the Members from JFF, GEO, and Memorial.

6. We will need to have By-Laws for GEO - VISTA PARK. We can prepare a draft for review of what would suit.
7. The Management Board, will report jointly to the City and the Johnson Family Foundation, each of whom have legal ownership.
8. The GEO CENTRE presently has some summer camps, outdoor Exhibit tours, and may start Park Picnics (by pre-booking), similar to Ferryland. It would seem advisable that any GEO CENTRE outdoor initiatives / programs have GEO - VISTA Management involvement.
9. A walking Exhibit Tour needs to be established for the 14 Historyboards and Observation Deck in the new, Vista part of the Park. The GEO CENTRE's experienced Interpretation people could recommend an approach to Staffing-and-Supervision of the GEO-VISTA paid-for, conducted Tours.
10. Consideration could be given to standard-practice with Bowring Park, so that the two Parks each operate with break-even Tour-pricing.
11. The City's East and West Parks could provide professional, appropriate Interpretation for local and tourist visitors. The City would likely wish to promote the new park in tandem with Bowring Park ? Harbourside and Bannerman Parks might introduce similar approaches.
12. We urge early attention to as many as possible of the above points. The tourist season has already begun and the GEO - VISTA PARK must be properly established and identified. Approval and signage are immediate needs and appear quite straight-forward.

Sincerely,



Paul Johnson, CM, ONL, LL.D.

P.S. Cost of signage has been funded as part of the (Harbour) Vista Project.

Encl: Design of the Johnson GEO-VISTA PARK Signage.



**Johnson  
GEO-VISTA  
PARK**

ST. JOHN'S

  
Newfoundland  
Labrador

GRAND CONCOURSE AUTHORITY



CITY OF ST. JOHN'S

# Parks and Open Spaces Master Plan

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Request for Proposals

Department of Public Works

8/21/2013

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**City of St. John's**  
**Parks and Open Space Master Plan**  
**Terms of Reference for Consulting Services**

**1. INTRODUCTION**

The City of St. John's Parks and Open Space Master Plan (the Master Plan) will define the future direction, policies, priorities and actions for the provision of passive and programmed open space use in the City of St. John's in the short and long term. The Master Plan will provide a blueprint for the orderly acquisition of land, development and maintenance of land and facilities and the provision of services.

The City of St. John's is the largest City, and capital of the province of Newfoundland and Labrador. The City occupies an area of 480 square kilometers (about 185 square miles) and currently expected to increase at a modest rate over the next 10 years. The St. John's Census Metropolitan Area occupies an area of 850 square kilometers (328 square miles) and has a population of approximately 181,000. To meet the needs of the current and future residents, a comprehensive review of the City's parks and open spaces is necessary.

**2. PURPOSE**

The City of St. John's proposes to engage the services of a consultant to develop the Master Plan in order to determine and position priorities, policies and procedures for the parks and open spaces over the next several years. Professional services are needed to develop a process and work program for preparing the Master Plan. This will include a process for engaging the St. John's community and its affiliated external agencies. The consultant is also required to complete the work program and develop the Master Plan by undertaking required research, facilitating workshops and meetings and providing technical expertise on the approach, structure and content of the Master Plan.

The objective of this Request for Proposal is to provide the City with qualified consultants capable of carrying out the work herein defined. The subsequent consultant submissions will form the basis for evaluation and selection.

### **3. PROJECT DESCRIPTION**

#### **3.1 Scope of Work**

The Scope of Services will include meeting with the Steering Committee and necessary department staff and officials, to assess the overall requirements and project needs.

Working with the Project Steering Committee, the consultant is required to undertake a complete design of the Master Plan and to develop it in consultation with City staff and affiliated community organizations.

Site visits will be required or desired to ensure a complete understanding of the operational requirements, infrastructure and activities.

The Consultant will create concept drawings and mapping for the Master Plan, including designated and proposed parkland, trails, open spaces, playgrounds, wetlands etc., in relation to the needs of the residential service area and the size of the amenity. These will be based on research, standards, steering committee and community input.

The scope of the work shall include, but not limited to the following:

#### **A. Assess the Parks and Open Space Inventory**

- i. Assess the inventory of parks, playgrounds, trails and open spaces located within the municipality.
- ii. Evaluate existing service delivery approaches with reference to the designing and planning of parks services.
- iii. Parkland assembly, development, utilization and evolution of use. Include reference to the City of St. John's Municipal Plan (current), Transportation Plan and master plans for Recreation and Parks, various municipal parks, Urban Forest Management etc.
- iv. Review studies and plans currently in revision and development ie. St. John's Municipal Plan, Glencrest Development, Lands Above the 190m Contour.
- v. Outdoor facilities development, infrastructure maintenance, upgrading and replacement.

- vi. Evaluate the current trails and green space systems and make recommendations regarding connectivity, incorporating reference to the City's Cycling Plan, the Grand Concourse, East Coast Trail, future residential developments and adjacent communities.

**B. Determine Current and Future Demand**

- i. Perform an inventory analysis of all City parks to identify capacities and utilization levels.
- ii. Review the national best practices and trends for the provision of parks and open spaces and analyze how the level of services provided by the City of St. John's compares with these national standards and with the level of service of other comparable Canadian cities.
- iii. Provide recommendations for action with regard to :
  - a. Parks, playgrounds, open spaces, trails, dog parks etc. maintenance and development
  - b. Future development of parks, playgrounds, open spaces, trails, wetlands, dog parks etc

**C. Community Engagement**

- i. Engage relevant community groups, interest groups and other stakeholders to ensure consideration is given to their needs.

**D. Policy and Standards**

- i. Review and update policies and standards regarding parkland requirements in new and existing neighbourhoods. Vegetation retention, grading, play space, amenities, size, parking, linkages, etc. are important.
- ii. With regard to the future development of large public parks and recreational open space, identify parcels of land the City should acquire and retain in a land bank. These sites will likely exist within currently undeveloped land in outlying areas of the City.
- iii. Identify Open Space – centrally located public lands within neighbourhoods and sub- divisions that should be developed for passive and active recreational uses, including locations that afford panoramic views or that are significantly beneficial.

- iv. Identify the location of Environmentally Valuable Areas (EVAs), set development buffers to protect them and identify areas appropriate for public recreational areas adjacent to the EVAs. These will include wetlands, waterways and steep sloped areas.
- v. Identify the standards for the sizes, location and number of neighbourhood and regional parks within a development, planning area or ward. The consultant is to consider population density, service area and distance from other parks.
- vi. Several parcels of land of various sizes may be required due to the size of the development area and the need to keep neighborhood parks within a reasonable distance to residential homes. Large open space sites are necessary if they are to include an outdoor sports facility. Locations for outdoor sports facilities should be recommended.
- vii. Evaluate and recommend alternatives to the existing requirement for 450 – 900 sq. metre “tot lots” within sub divisions.
- viii. Evaluate the adequacy of the current requirement for Developers to transfer ownership to the City of St. John’s, 10% of the developable land for parks and open space, not including wetlands and buffers. Open space adjacent to wetlands may be desirable.
- ix. Walking and Cycling Trails – The consultant will be expected to develop linkages for walking and cycling trails. Where possible, trails shall be multi-use and link neighbourhoods. Links to the Grand Concourse Trail system and to other walking and cycling trails within and adjacent to the City of St. John’s, are desirable.
- x. Identify and address current and future environmental issues that affect the City of St. John’s parks and open spaces, capital and operational plans.
- xi. Consider open space and parkland within the context of City’s Cycling and Urban Forest Management Master Plan.

## **4. PROJECT DETAILS**

### **4.1 Design Considerations**

- i. Shared facilities and trails linking neighboring municipalities
- ii. Neighbourhood linkages
- iii. Administration, storage, user group amenities
- iv. Maintenance efficiency
- v. City of St. John's related master plans
- vi. Barrier free designs

### **4.2 Site Considerations**

- i. Maximize parkland, open space and recreational field development to meet national standards
- ii. Co-operative functionality and safety of adjacent facilities and users
- iii. Protection of green space and wetlands
- iv. Parking and access
- v. Impacts on adjacent property owners
- vi. Impacts on vehicular traffic

## **5. PROPOSAL SUBMISSION INSTRUCTIONS**

### **5.1 General**

The City is requesting proposals from consultants who are capable of undertaking the project. The onus is on the consultant to show their knowledge, understanding and capacity to conduct the work outlined in this Request for Proposals. The detail and clarity of the written submission will be considered indicative of the respondent's expertise and competence.

### **5.2 Proposal Contents**

The Proposal should be prepared corresponding to the sections listed below. Each section shall address the particular requirements noted.

#### **I. Qualifications**

What we are looking for:

- A narrative demonstrating the firm's understanding of the full scope of services and ability to meet the requirements of the scope of work.



- Firm's corporate history
  - Years since founding/incorporating
  - Corporation, partnership or proprietorship
  - Principals and their titles
  - Affiliated companies sharing common ownership
- Resumes or curriculum vitae of members of the project team clearly indicating each member's years of experience; identification of the personnel's educational qualifications, professional affiliations and the number of years with the firm.
- Demonstration of your team's ability to provide innovative and sustainable design.
- Demonstration of your ability and work similar to this project in your portfolio. All portfolio materials will be made available for pick up after the completion of the selection process.

## II. Experience

What we are looking for:

- Demonstration of proven experience in delivering a similar scope of work for a municipality.
- A summary of the firm's experience specifically in the Province of Newfoundland, and in the City of St. John's.
- Firm's applicable experience with similar projects and provide a reference for each.
- Identify the role of the firm (i.e. prime consultant, associate, specialty consultant, etc.)

## III. Project Team

What we are looking for:

- Composition of the Project Team. Identify all firms and their designate proposed for the project.

- How the team will be organized and how it fits within the existing structure of the firm. List of recent projects the team has worked on together.
- The consultant shall identify within its proposal submission an individual who shall be the Designated Prime Consultant (“DPC”). The DPC shall be the prime consultant firm’s project leader responsible for the delivery of all contracted services to the project. The DPC and not subordinate staff shall at all times be directly responsible for the management of the project. The DPC shall be responsible for attending and chairing meetings of the project team during the research and design stages of the project. The DPC shall not be replaced without the prior written consent of the City.

#### IV. Adherence to Timelines

- A statement committing your firm to accomplish the scope of work within the designated time line.

#### V. Local Content

- The utilization of resources, workforce, infrastructure, equipment, etc. located in the Province of Newfoundland and Labrador to provide accessible and cost efficient design services.

## 6. EVALUATION CRITERIA AND PROCESS

### 6.1 Evaluation Team

An evaluation team will evaluate proposals. By responding to this Request for Proposals, consultants agree to accept the recommendation of the Evaluation Team as to the successful consultant and acknowledge and agree that the City has absolute discretion in making the final selection.

### 6.2 Evaluation Criteria

The proposal will be evaluated against the criteria as outlined in Section 5 and using the following allocations:

Qualifications	30 points
Experience	30 points
Project team	30 points
Adherence to timelines and local content	10 points

## **7. TERMS AND CONDITIONS**

### **7.1 Insurance and Indemnification**

The successful consultant shall at its own expense obtain and maintain until the Termination of the contract, and provide the City with evidence of:

- i. Professional Liability: The consultant shall carry insurance covering the work and services described in this Agreement. Such policy shall provide coverage for an amount being the greater of, Two Million (\$2,000,000) dollars or the estimated value of the contract.
- ii. Comprehensive general liability insurance on an occurrence basis for an amount not less than Two Million (\$2,000,000) dollars and shall include the City as an additional insured with respect to the consultant's operations, acts and omissions relating to its obligations under this Agreement. Such policy to include non-owned automobile liability, personal injury, broad form property damage, contractual liability, City's and contractors' protective, products and completed operations, contingent employers liability, cross liability and severability of interest clauses.
- iii. Automobile liability insurance for an amount not less than Two Million (\$2,000,000) dollars on forms meeting statutory requirements covering all vehicles used in any manner in connection with the performance of the terms of this Agreement.

The policies shown above will not be cancelled or permitted to lapse unless the insurer notifies the City in writing at least thirty (30) days prior to the effective date of cancellation or expiry.

The successful Consultant, by its acceptance of a negotiated agreement and purchase order, agrees to indemnify and hold harmless the City, its elected officials, agents and employees from and against all loss or expense that may be incurred by the City, its officials, officers, employees and agents as a result of bodily injury, including death, sustained by any person or persons, or on account of damage to property, including loss of use thereof arising out of or as a consequence of the performance of the work stipulated in the Request for Proposal and any negotiated agreement.

### **7.2 Business License**

All consultants shall be registered to carry on business in the Province of Newfoundland and Labrador and be in good standing with the appropriate local professional association.

### **7.3 Conflict of Interest**

By submitting their proposal, the Consultant warrants and represents that it is not in a conflict of interest with respect to the work proposed.

### **7.4 Sole Use of Reports**

Any report, design and other material provided by the consultant, or their sub-consultants, will become property of and for the sole use of, the City of St. John's.

### **7.5 Proposal Documents**

These terms of reference and the accepted proposal documents will form part of the contract made with the consultant. All proposals are subject to the provisions of the Province of Newfoundland and Labrador Freedom of Information and Privacy Act.

### **7.6 Personnel**

Only personnel listed in the successful proposal shall perform the work unless otherwise approved in writing by the City of St. John's.

### **7.7 Dispute Resolution**

Any disputes will first be attempted to be resolved via mutually accepted negotiations. If negotiations are unsuccessful, the dispute will be referred to a mutually agreeable mediator/arbitrator whose decision will be final and binding.

## **8. BUDGET**

The budget for Parks an Open Spaces Master Plan is \$100,000.00 plus Hst.

## **9. PROJECT COMPLETION**

The project is to be completed within one hundred and twenty (120) days of award to the successful bidder.

## **10. General**

Submission of a proposal indicates acceptance by the respondent of all of the conditions contained in this Request for Proposals.

The successful consultant will be expected to enter into a contract with the City of St. John's which clearly outlines the responsibilities of each party and the remuneration for the work.

### **10.1 Closing Date and Time**

Consultants should submit four (4) copies of their proposal to the Purchasing Department, 25 Blackler Ave, St. John's, NL, **before 3:00 pm local time, August 28, 2013.**

## 10.2 Late Requests for Proposals

Proposals received later than the specified closing time will be returned unopened to the consultant.

## 10.3 Questions/Inquiries

- i. Inquiries regarding this Request for Proposal are to be directed in writing to: Brian Head, Manager Parks and Open Spaces Division, Department of Public Works, City of St. John's, P.O. Box, 908, St. John's, NL, A1C 5M2 or by email at [bhead@stjohns.ca](mailto:bhead@stjohns.ca)
- ii. All clarification requests are to be sent in writing to the individual mentioned above. No clarification requests will be accepted by telephone. Responses to clarification requests will be provided to all known consultants.  
\*\*Clarification requests will be accepted up to 5 working days prior to close of competition
- iii. Any and all changes to the Request for Proposal will be issued in the form of a written Addendum. If Addenda are issued, their receipt must be acknowledged by the consultants in the appropriate section of the Form of Proposal. The City will assume no responsibility for oral instructions or suggestions.  
\*\*No addendums will be issued within 3 working days of the closing of Request for Proposal

## 10.4 Period of Acceptance

The terms and conditions of the proposal offer shall remain firm and open for acceptance by the City for a period of ninety (90) calendar days from date of closing.

## 10.5 Rights Reserved by the City

- i. The City is not liable for any costs incurred by interested parties in the preparation of their response to this request or interviews. Furthermore, the City shall not be responsible for any liabilities, cost, loss or damage incurred, sustained or suffered by any interested party, prior or subsequent to, or by reason of the acceptance or non-acceptance by the City of any response, or by reason of any delay in the acceptance of the response.
- ii. The City reserves the right to reject any or all proposals and to accept the proposal deemed most favorable in the interests of the City.

- iii. The City may, in its absolute discretion, reject any and all proposals submitted.
- iv. The development of the Open Space Master Plan is subject to the approval of the Council of the City of St. John's. The City reserves the right to cancel this project at any time, for any reason whatsoever without any compensation to anyone, including but not limited to those components listed in section 4.1.

**APPENDIX**

**Notice of Addendum**

Attach this addendum to Request for Proposals when submitting proposal

**Request for Proposals**

**For**

**Open Space Master Plan**

Original Issue Date: August 21, 2013

Addendum # \_\_\_\_\_ dated: \_\_\_\_\_

Details: Please note the following changes and/or additions:

This addendum must be included with the proposal package.

# MEMORANDUM

**Date:** July 15<sup>th</sup>, 2013  
**To:** His Worship the Mayor and Members of Council  
**From:** Nomenclature Committee  
**Re:** Committee Recommendation

---

**Council approval is requested for the following Street name:**

**Hussey Drive – Proposed Eight (8) Lot Mini Home Development  
Formerly 17A Hussey Drive  
Homeworx Modular Home Systems Inc. (Ward 4)**

- 1. Ryaye Place**

Phyllis Bartlett  
Manager, Corporate Secretariat

**ST. JOHN'S**



# MEMORANDUM

Date: July 16, 2013

To: Phyllis Bartlett  
Manager of Corporate Secretariat

From: Gregory Keating  
Manager of Geographic Information Systems

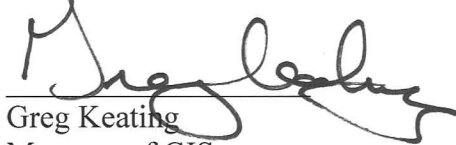
Re: **New Street Name**  
**Hussey Drive – Proposed Eight (8) Lot Mini Home Development**  
**Formerly 17A Hussey Drive**  
**Homeworx Modular Home Systems Inc. (Ward 4)**

---

Attached is our street name plan no. 2013-159-SN dated July 9, 2013 showing the location of a proposed new cul-de-sac located off Hussey Drive.

The Nomenclature Committee recommends that the street be named **RYAYE PLACE** at the request of the developer, Scott Mansfield of Homeworx Modular Home Systems Inc..

The proposed name has been approved by the St. John's Regional Fire Department. Would you please bring this matter to the next Regular Meeting of Council for their comments and approval.



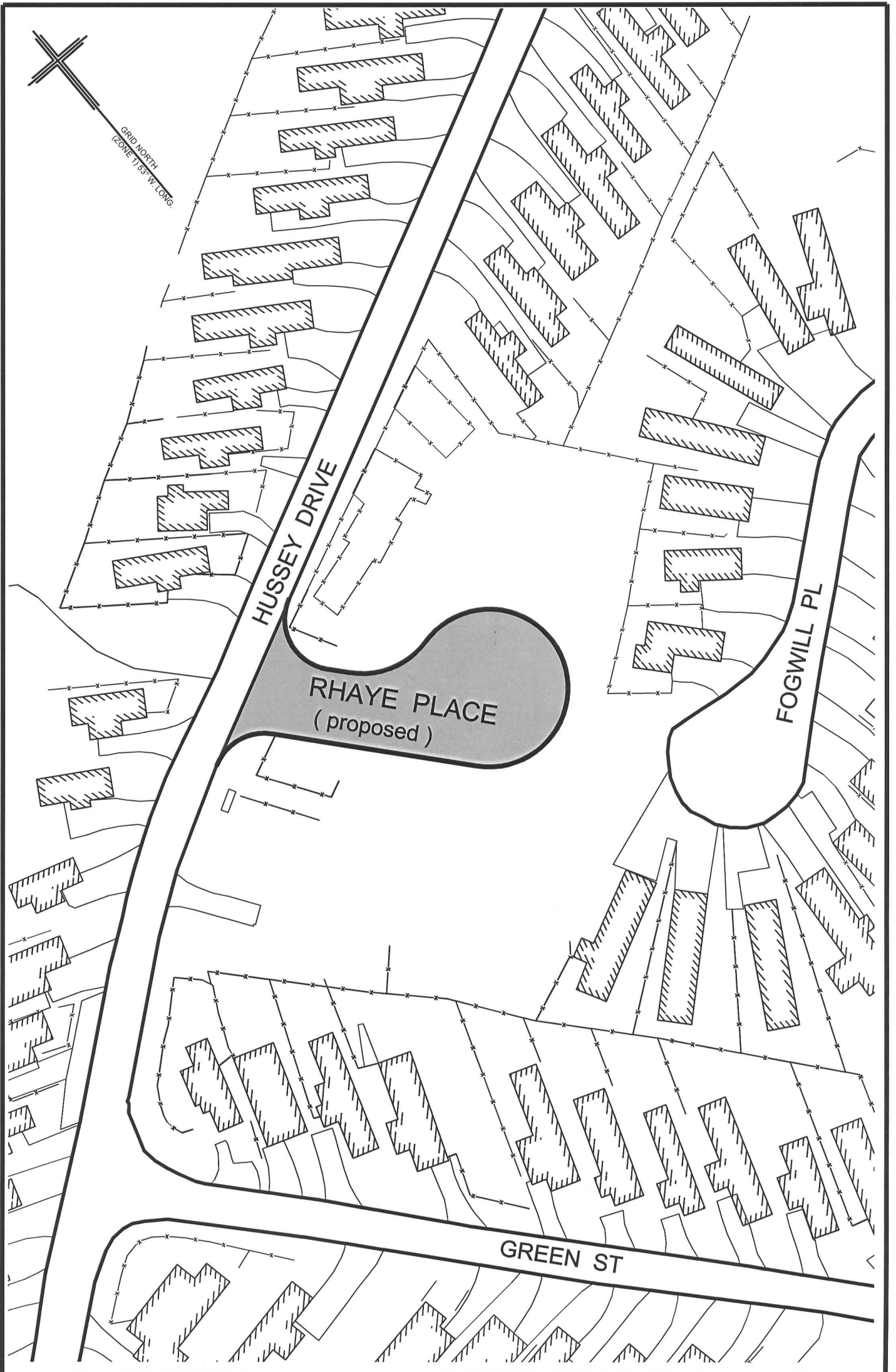
Greg Keating  
Manager of GIS

Enclosure

p. c. Mayor Dennis O'Keefe  
Robert Butt, Manager of Land Information Services

# ST. JOHN'S

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



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: JULY 09, 2013  
 SCALE: 1:750  
 DWG. 2013-159 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

**STREET NAME**  
**" RHAYE PLACE "**  
 ( PROPOSED MINI HOME DEVELOPMENT )

# MEMORANDUM

Date: July 18, 2013

To: His Worship the Mayor and Members of Council

From: Tanya Haywood.  
Chairperson - Special Events Advisory Committee

Re: Special Events Advisory Recommendation

---

The following recommendations of the Committee are forwarded to Council for approval in principle subject to any conditions that may be required by the Special Events Advisory Committee:

- 1) **Event:** Annual Royal St. John's Regatta  
**Location:** Quidi Vidi Lake  
**Date:** August 7, 2013 ( or alternate date)
  
- 2) **Event:** Annual George Street Festival  
**Location:** George Street – Prince Edward Plaza  
**Date:** August 1 – 6, 2013

This event requires the road closure of George Street from Adelaide Street to Water Street.

- 2) **Event:** Tely 10 Road Race  
**Location:** Start at Town of Paradise to Bannerman Park, St. John's  
**Date:** July 28  
**Time:** 8:00 am – 1:00 pm

This event will require road closures along the route.

## **Recommendation:**

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

---

Tanya Haywood, Director of Recreation  
Chairperson - Special Events Advisory Committee

# ST. JOHN'S

DEPARTMENT OF ENGINEERING

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

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF July 5, 2013 TO July 18, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Family Home Child Care	3 Newhook Place	4	Approved	13-07-08
COM		Family Home Child Care	302 Newfoundland Drive	1	Approved	13-07-09
COM	Northland Properties Corporation	Sandman Hotel	227-229 Kenmount Road	4	Approved	13-07-09
RES		Building Lot	117 Portugal Cove Road(subdivision)	4	Approved	13-07-05
RES	Republic Properties	Eleven (11) Building Lots	Old Petty Harbour Road (formerly 85 Old Petty Harbour Road)	5	Approved	13-07-10
RES		Two (2) Infill Housing Dwellings	26-28 Livingstone Street	2	Approved	13-07-17
COM	AMEC Americas Limited	Relocation of Medical Bulk Oxygen tank and Widening of Warners Road	300 Prince Philip Drive	4	Approved	13-07-18
RES	ND Dobbin	Fifteen (15) Unit Apartment Building Site Plan	640 Empire Avenue	3	Approved	13-07-18

*	Code Classification: RES - Residential COM - Commercial AG - Agriculture OT - Other	INST - Institutional IND - Industrial
**	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 Officer  
Department of Planning**

## Building Permits List Council's July 22, 2013 Regular Meeting

Permits Issued: 2013/07/04 To 2013/07/17

### Class: Commercial

281 Duckworth St	Co	Restaurant
16 Stavanger Dr -Birds Nest	Co	Retail Store
193 Water St - Black Sea	Oc	Restaurant
48 Kenmount Rd	Rn	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
95 Allandale Rd	Ms	Cultural Center
1 Anderson Ave	Ms	Clinic
37 Anderson Ave	Ms	Eating Establishment
22 Austin St	Ms	Office
260 Blackmarsh Rd	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
Carpasian Rd	Ms	Club
43 Churchill Sq	Sn	Retail Store
44 Crosbie Rd	Ms	Club
94 Elizabeth Ave	Ms	Retail Store
83 Elizabeth Ave	Ms	Commercial Garage
391-395 Empire Ave	Ms	Communications Use
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
36 George St	Sn	Restaurant
12 Gleneyre St	Ms	Service Shop
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Retail Store
75 Kelsey Dr	Ms	Eating Establishment
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
150 Kenmount Rd	Ms	Car Sales Lot
394 Kenmount Rd	Ms	Convenience Store
33 Kenmount Rd	Ms	Office
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
275 Kenmount Rd	Ms	Eating Establishment
351-361 Kenmount Rd	Ms	Office
479 Kenmount Rd	Ms	Car Sales Lot
147 Lemarchant Rd	Ms	Service Shop
484-490 Main Rd	Ms	Restaurant
53-59 Main Rd Rona	Ms	Retail Store
345-349 Main Rd	Ms	Eating Establishment
355-367 Main Rd	Ms	Office
239 Major's Path	Ms	Office
135 Mayor Ave	Ms	Club

34 New Cove Rd	Ms	Place Of Amusement
34 New Cove Rd	Ms	Place Of Amusement
445 Newfoundland Dr	Ms	Restaurant
445 Newfoundland Dr	Ms	Restaurant
57 Old Pennywell Rd	Ms	Place Of Amusement
78 O'leary Ave	Ms	Retail Store
82 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
31 Peet St	Ms	Retail Store
36 Pearson St	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Convenience Store
279 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
38-40 Ropewalk Lane	Ms	Office
St. Clare Ave	Ms	Place Of Assembly
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Bank
386 Stavanger Dr	Ms	Commercial School
15 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
86 Thorburn Rd	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
500 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Commercial School
644 Topsail Rd	Ms	Day Care Centre
656 Topsail Rd	Ms	Tavern
686 Topsail Rd	Ms	Restaurant
393 Topsail Rd	Ms	Other
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
120 Torbay Rd	Ms	Office
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Restaurant
350 Torbay Rd	Ms	Service Shop
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
139 Torbay Rd-Tim Hortons	Sn	Eating Establishment
178 Water St	Sn	Restaurant
178 Water St-Travola Restoran	Co	Restaurant
27 Austin St - Iohs	Rn	Office
130 Pearltown Rd	Ex	Warehouse
66 Kenmount Rd, Suite 203	Rn	Office
49-51 Kenmount Rd	Rn	Retail Store
300 Prince Philip Dr (Hsc)	Rn	Communications Use
50 White Rose Dr Bldg B	Rn	Retail Store
75 Kelsey Dr	Sw	Retail Store
136-140 Water St-Secunda Canad	Rn	Office
48 Kenmount Rd - Bench	Rn	Retail Store

This Week \$ 691,100.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

25 Adams Ave	Ms	Church
101 Torbay Road	Ms	Church
Waterford Bridge Rd	Ms	Recreational Use

This Week \$ 1,000.00

**Class: Residential**

39 Albany St	Nc	Accessory Building
75 Aldershot St	Nc	Patio Deck
75 Aldershot St	Nc	Fence
36 Allandale Rd	Nc	Fence
313 Anspach St	Nc	Fence
7 Antelope St	Nc	Accessory Building
57 Autumn Dr	Nc	Fence
148 Bay Bulls Rd	Nc	Accessory Building
58 Beacon Hill Cres	Nc	Accessory Building
28 Bellevue Cres	Nc	Accessory Building
1399 Blackhead Rd	Nc	Accessory Building
150 Blackmarsh Rd	Nc	Single Detached Dwelling
90 Blue Puttee Dr	Nc	Fence
13 Botwood Pl	Nc	Fence
300 Brookfield Road	Nc	Single Detached Dwelling
26 Brooklyn Ave	Nc	Patio Deck
7 Burling Cres	Nc	Fence
11 Cairo St	Nc	Patio Deck
65 Cashin Ave	Nc	Patio Deck
24 Castle Bridge Dr	Nc	Accessory Building
89 Cochrane Pond Rd	Nc	Single Detached Dwelling
46 Cornwall Ave	Nc	Fence
48 Cornwall Ave	Nc	Fence
32 Cornwall Cres	Nc	Fence
28 Country Grove Pl	Nc	Accessory Building
64 Cypress St, Lot 170	Nc	Single Detached Dwelling
3 Darling St	Nc	Fence
20 Dauntless St	Nc	Fence
54 Della Dr	Nc	Accessory Building
136 Dooling's Line	Nc	Patio Deck
14 Eastview Cres	Nc	Accessory Building
484 Empire Ave	Nc	Single Detached & Sub.Apt
421 Empire Ave	Nc	Fence
72 Forest Rd	Nc	Fence
38 Francis St	Nc	Fence
20 Gairlock St	Nc	Accessory Building
33 Georgina St	Nc	Fence
33 Georgina St	Nc	Accessory Building
27 Gillies Rd., Lot 2	Nc	Single Detached & Sub.Apt
72 Greenspond Dr	Nc	Patio Deck
15 Halley Dr	Nc	Accessory Building
2 Curling Pl	Nc	Patio Deck
2 Hebbard Pl	Nc	Accessory Building
8 Horlick Ave	Nc	Accessory Building
110 Howlett's Line	Nc	Single Detached Dwelling
40 Jennmar Cres	Nc	Accessory Building
73 Jennmar Cres	Nc	Accessory Building
35 Julieann Pl	Nc	Accessory Building
2b Keith Dr	Nc	Single Detached & Sub.Apt
26 Kenai Cres, Lot 189	Nc	Single Detached Dwelling
46 Kenai Cres, Lot 198	Nc	Single Detached Dwelling
56 Kenai Cres	Nc	Fence

31 Kenai Cres, Lot 236	Nc	Single Detached Dwelling
47 Kenai Cres, Lot 228	Nc	Single Detached Dwelling
31 Kincaid St	Nc	Fence
172 Ladysmith Dr, Lot 483	Nc	Single Detached & Sub.Apt
194 Ladysmith Dr, Lot 494	Nc	Single Detached & Sub.Apt
196 Ladysmith Dr, Lot 495	Nc	Single Detached & Sub.Apt
212 Ladysmith Dr, Lot 503	Nc	Single Detached Dwelling
228 Ladysmith Dr, Lot 511	Nc	Single Detached Dwelling
89 Ladysmith Dr, Lot 176	Nc	Single Detached Dwelling
97 Ladysmith Dr, Lot 180	Nc	Single Detached Dwelling
121 Ladysmith Dr, Lot 192	Nc	Single Detached Dwelling
167 Ladysmith Dr, Lot 342	Nc	Accessory Building
215 Ladysmith Dr, Lot 599	Nc	Single Detached & Sub.Apt
235 Ladysmith Dr , Lot 589	Nc	Single Detached & Sub.Apt
3 Lismore Pl, Lot 304	Nc	Single Detached & Sub.Apt
242-250 Main Rd	Nc	Accessory Building
22 Miranda St	Nc	Patio Deck
5 Mooney Cres	Nc	Fence
75-77 Mountainview Dr	Nc	Patio Deck
18 Navajo Pl	Nc	Fence
4 Nerissa Pl	Nc	Fence
359 Newfoundland Dr	Nc	Patio Deck
26 Oakley Pl	Nc	Fence
22 Oberon St	Nc	Patio Deck
391 Old Pennywell Rd	Nc	Accessory Building
55 Parade St	Nc	Fence
10 Parsonage Dr, Lot 5	Nc	Single Detached Dwelling
18 Parsonage Dr, Lot 9	Nc	Single Detached Dwelling
227 Petty Harbour Rd	Nc	Fence
20 Picea Lane	Nc	Accessory Building
18 Rhodora St	Nc	Accessory Building
5 Road De Luxe	Nc	Accessory Building
26 Rose Abbey St, Lot 162	Nc	Single Detached Dwelling
20 Ross Rd	Nc	Accessory Building
89 Rotary Dr	Nc	Accessory Building
25 Sequoia Dr, Lot 314	Nc	Single Detached Dwelling
86a Shoal Bay Rd	Nc	Accessory Building
45 Smithville Cres	Nc	Patio Deck
200 Stavanger Dr, Lot 1	Nc	Single Detached Dwelling
214 Stavanger Dr, Lot 8	Nc	Single Detached Dwelling
21 Sumac St	Nc	Accessory Building
21 Sumac St	Nc	Fence
30 Thorburn Rd	Nc	Patio Deck
558 Thorburn Rd	Nc	Accessory Building
13 Titania Pl, Lot 167	Nc	Single Detached Dwelling
6 Sitka St., Lot 269	Nc	Single Detached & Sub.Apt
14 Sitka St, Lot 273	Nc	Single Detached Dwelling
18 Sitka St, Lot 275	Nc	Single Detached Dwelling
19 Sitka St, Lot 285	Nc	Single Detached Dwelling
9 Wigmore Crt, Bldg 1	Nc	Patio Deck
11 Woodwynd St	Nc	Patio Deck
23 Woodwynd St	Nc	Fence
15 Lake View Dr	Co	Home Occupation
1 Crabapple Pl	Cr	Subsidiary Apartment
10 Edmonton Pl	Cr	Single Detached & Sub.Apt
287 Elizabeth Ave	Cr	Subsidiary Apartment
15 Argus Pl	Ex	Patio Deck
471 Empire Ave	Ex	Single Detached & Sub.Apt
23 Ennis Ave	Ex	Single Detached Dwelling
2 Hebbard Pl	Ex	Single Detached Dwelling
79 Penney Cres	Ex	Single Detached Dwelling
109-113 Petty Harbour Rd	Ex	Single Detached Dwelling
136 Rennie's Mill Rd	Ex	Single Detached Dwelling
50 Ridgemount St	Ex	Single Detached Dwelling
18 Albany Pl	Rn	Apartment Building
22 Balmoral Pl	Rn	Fence



12 Balsam St	Rn	Townhousing
18 Bannerman St	Rn	Single Detached Dwelling
3 Bradbury Pl	Rn	Patio Deck
92 Circular Rd	Rn	Single Detached Dwelling
117 Circular Rd	Rn	Single Detached Dwelling
24 Darcy St	Rn	Single Detached Dwelling
21 Devine Pl	Rn	Single Detached Dwelling
136 Dooling's Line	Rn	Swimming Pool
73 Duckworth St	Rn	Restaurant
161 Freshwater Rd	Rn	Single Detached Dwelling
117 Gower St	Rn	Townhousing
33 Kenai Cres	Rn	Single Detached Dwelling
53 Lady Anderson St	Rn	Single Detached & Sub.Apt
7 Leslie St	Rn	Single Detached Dwelling
371 Newfoundland Dr	Rn	Single Detached Dwelling
17 Oberon St	Rn	Single Detached Dwelling
22 Power St	Rn	Townhousing
9 Riverview Ave	Rn	Single Detached Dwelling
124 St. Clare Ave	Rn	Single Detached Dwelling
28 Serpentine St	Rn	Single Detached Dwelling
9 Sumac St	Rn	Single Detached Dwelling
40 William St	Rn	Semi-Detached Dwelling
20-22 Young St	Rn	Townhousing
19 Aldergrove Pl	Sw	Single Detached Dwelling
6 Canso Pl	Sw	Single Detached Dwelling
169 Cheeseman Dr	Sw	Single Detached Dwelling
171 Cheeseman Dr	Sw	Single Detached Dwelling
6 Dickinson Pl	Sw	Single Detached Dwelling
10 Glenlonan St	Sw	Single Detached Dwelling
7 Glenlonan St-Lot 74	Sw	Single Detached Dwelling
60 Prince Of Wales St	Sw	Single Detached Dwelling
32 Rotary Dr	Sw	Single Detached Dwelling
12 Gleneyre St	Ms	Retail Store
497 Kenmount Rd	Ms	Car Sales Lot

This Week \$ 7,715,817.00

**Class: Demolition**

6 Cumberland Cres	Dm	Single Detached Dwelling
55 Duckworth St	Dm	Office

This Week \$ 27,000.00

This Week's Total: \$ 8,434,917.00

Repair Permits Issued: 2013/07/04 To 2013/07/17 \$ 284,218.00

Legend

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Cc	Chimney Construction
Nc	New Construction	Cd	Chimney Demolition
Oc	Occupant Change	Dv	Development File
Rn	Renovations	Ws	Woodstove
Sw	Site Work	Dm	Demolition
Ti	Tenant Improvements		

<b>Year To Date Comparisons</b>			
<b>July 22, 2013</b>			
<b>Type</b>	<b>2012</b>	<b>2013</b>	<b>% Variance (+/-)</b>
Commercial	\$135,800,800.00	\$53,200,800.00	-61
Industrial	\$3,600,100.00	\$131,000.00	-96
Government/Institutional	\$12,700,200.00	\$71,300,200.00	461
Residential	\$101,900,200.00	\$84,800,200.00	-17
Repairs	\$2,900,500.00	\$2,300,600.00	-21
Housing Units (1 & 2 Family Dwellings)	354	269	
<b>Total</b>	<b>\$256,901,800.00</b>	<b>\$211,732,800.00</b>	<b>-18</b>

Respectfully Submitted,

David Blackmore, R.P.A.  
Deputy City Manager - Planning, Development & Engineering

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 11, 2013**

### **Payroll**

<b>Public Works</b>	<b>\$ 429,619.75</b>
<b>Bi-Weekly Casual</b>	<b>\$ 113,601.77</b>
<b>Accounts Payable</b>	<b>\$ 4,162,768.62</b>
<b>Total:</b>	<b>\$ 4,705,990.14</b>

# **ST. JOHN'S**

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DARLENE SHARPE	00055062	CLEANING SERVICES	\$600.00
RECEIVER GENERAL FOR CANADA	00055063	PAYROLL DEDUCTIONS	\$201,420.54
SHIRLEY BISHOP	00055064	CLEANING SERVICES	\$400.00
RICK MAGILL	00055065	CLEANING SERVICES	\$80.00
RECEIVER GENERAL FOR CANADA	00055066	PAYROLL DEDUCTIONS	\$618,849.44
NEWFOUNDLAND POWER	00055067	ELECTRICAL SERVICES	\$8,379.48
BELL MOBILITY	00055068	CELLULAR PHONE USAGE	\$381.67
BELL ALIANT	00055069	TELEPHONE SERVICES	\$4,946.68
PIK-FAST EXPRESS INC.	00055070	BOTTLED WATER	\$54.78
VOKEY'S JANITORIAL SERVICE	00055071	JANITORIAL SERVICES	\$1,061.07
ENCON GROUP INC.	00055072	HEALTH PREMIUMS	\$237.52
JOHNSON INVESTMENTS INC.	00055073	PROFESSIONAL SERVICES	\$1,341.63
BELL MOBILITY	00055074	CELLULAR PHONE USAGE	\$259.13
BELL ALIANT	00055075	TELEPHONE SERVICES	\$788.77
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055076	REGISTRATION OF EASEMENT	\$100.00
CITY OF ST. JOHN'S	00055077	REPLENISH PETTY CASH	\$191.78
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055078	PAYROLL TAX JUNE 2013	\$121,881.55
DAY, DAVID	00055079	TRAVEL REIMBURSEMENT	\$1,056.62
NATIONAL FIRE PROTECTION ASSOC	0000000634	SUBSCRIPTION RENEWAL	\$1,361.69
ALERT-ALL CORP.	0000000635	PROMOTIONAL ITEMS	\$4,201.98
GFI SOFTWARE	0000000636	SOFTWARE RENEWAL	\$1,707.64
TOMY CANADA LIMITED	0000000637	PROMOTIONAL ITEMS	\$180.60
NAFA FLEET MANAGEMENT ASSOCIATION	0000000638	MEMBERSHIP RENEWAL	\$564.39
NEWFOUND CONSTRUCTION LTD.	00055080	PROGRESS PAYMENTS	\$526,337.94
CMH CONSTRUCTION LIMITED	00055081	PROGRESS PAYMENTS	\$82,164.19
NET IQ CORPORATION	00055082	SOFTWARE	\$2,182.16
BELL MOBILITY	00055083	CELLULAR PHONE USAGE	\$655.74
PARTS FOR TRUCKS INC.	00055084	REPAIR PARTS	\$1,890.98
CITY OF ST. JOHN'S	00055085	REPLENISH PETTY CASH	\$226.43
BRISTOW MOYSE LAWYERS IN TRUST	00055086	LEGAL CLAIM	\$17,500.00
NEIL PAYNE	00055087	TRAVEL REIMBURSEMENT	\$237.74
KINCADE, DEANNE	00055088	TRAVEL REIMBURSEMENT	\$265.74
IRVING OIL MARKETING GP	00055089	GASOLINE & DIESEL PURCHASES	\$8,768.69
CERTIFIED GENERAL ACCOUNTANTS' ASSOCIATION OF N	00055090	MEMBERSHIP RENEWAL	\$1,001.18
ROGERS BUSINESS SOLUTIONS	00055091	DATA & USAGE CHARGES	\$9,492.00
GORDON BARNES	00055092	PROFESSIONAL SERVICES	\$2,400.00
STANTEC ARCHITECTURE LTD.	00055093	PROFESSIONAL SERVICES	\$64,911.35
MANULIFE FINANCIAL	00055094	LTD PREMIUMS	\$525.60
WENDY ZDEBIAK	00055095	COURT APPLICATION	\$13.00
BUTTON, VICKI	00055096	REIMBURSEMENT EDC WEB SEMINAR	\$141.78
THE TELEGRAM	00055097	ADVERTISING	\$320.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LA BREA INT'L INC.	00055098	PROMOTIONAL MATERIALS	\$2,782.63
ORKIN CANADA	00055099	PEST CONTROL	\$123.74
ST. JOHN'S TRANSPORTATION COMMISSION	00055100	TROLLEY LINE	\$2,825.00
CITY OF ST. JOHN'S	00055101	MUNICIPAL TAX BILL	\$307.50
EVEREST	00055102	PROMOTIONAL ITEMS	\$278.10
TOMY CANADA LIMITED	000000639	PROMOTIONAL ITEMS	\$51.57
CAREW SERVICES LTD.	00055103	PROGRESS PAYMENTS	\$14,912.93
CANCELLED	00055104	CANCELLED	\$0.00
PYRAMID CONSTRUCTION LIMITED	00055105	PROGRESS PAYMENTS	\$1,321,371.68
RECEIVER GENERAL FOR CANADA	00055106	PAYROLL DEDUCTIONS	\$142,427.77
RECEIVER GENERAL FOR CANADA	00055107	PAYROLL DEDUCTIONS	\$24,727.40
PARTS FOR TRUCKS INC.	00055108	REPAIR PARTS	\$3,227.20
EASTERN WASTE MANAGEMENT	00055109	3RD QUARTER FUNDING	\$954,905.60
MILLER, EDMUND & JANET	00055110	REFUND OVERPAYMENT OF TAXES	\$341.36
BARRY SULLIVAN, WINNIE SULLIVAN & LISA PARSONS-SUI	00055111	REFUND OVERPAYMENT OF TAXES	\$1,699.38
JIM MACDONALD	00055112	ARTS GRANT	\$1,500.00
O'GRADY, LYNN	00055113	REIMBURSEMENT CONFERENCE FEE	\$918.85
ST. JOHN'S TAXI COOPERATIVE SOCIETY LTD.	00055114	TAXI FEES	\$90.00
CITY OF ST. JOHN'S	00055115	REPLENISH PETTY CASH	\$133.04
SARAH JOY STOKER	00055116	ARTS GRANT	\$1,000.00
DWYER, MIKE	00055117	TRAVEL REIMBURSEMENT	\$8.67
LINDA PENNEY	00055118	SMOKING CESSATION PROGRAM	\$54.00

**TOTAL: \$4,162,768.62**

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending July 18, 2013**

## **Payroll**

<b>Public Works</b>	<b>\$ 411,283.24</b>
<b>Bi-Weekly Administration</b>	<b>\$ 805,441.09</b>
<b>Bi-Weekly Management</b>	<b>\$ 752,463.66</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 692,348.62</b>
<b>Accounts Payable</b>	<b>\$2,786,690.99</b>

**Total: \$ 5,448,227.60**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KIRKLAND BALSOM & ASSOC.	00055119	COURT OF APPEAL REFUND	\$400.00
FROG POND HOLDING LTD.	00055120	COURT OF APPEAL REFUND	\$200.00
COUNTRY RIBBON INC.	00055121	COURT OF APPEAL REFUND	\$200.00
TRACT CONSULTING INC	00055122	PROFESSIONAL SERVICES	\$82,243.20
CITY OF ST. JOHN'S	00055123	REPLENISH PETTY CASH	\$235.88
NEWFOUNDLAND POWER	00055124	ELECTRICAL SERVICES	\$410,948.83
BELL MOBILITY	00055125	CELLULAR PHONE USAGE	\$184.27
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055126	REGISTRATION OF EASEMENT	\$298.00
ST. JOHN'S TRANSPORTATION COMMISSION	00055127	CHARTER SERVICES	\$3,045.00
PUBLIC SERVICE CREDIT UNION	00055128	PAYROLL DEDUCTIONS	\$6,671.88
ACKLANDS-GRAINGER	00055129	INDUSTRIAL SUPPLIES	\$649.19
ACTION TRUCK CAP & ACCESSORIES	00055130	REPAIR PARTS	\$66.66
APEX CONSTRUCTION SPECIALTIES INC.	00055131	REPAIR PARTS	\$582.35
ATLANTIC OFFSHORE MEDICAL SERV	00055132	MEDICAL SERVICES	\$15,035.12
AVALON ANIMAL HOSPITAL LTD.	00055133	PROFESSIONAL SERVICES	\$269.65
AVALON FORD SALES LTD.	00055134	AUTO PARTS	\$89.84
BABB LOCK & SAFE CO. LTD	00055135	PROFESSIONAL SERVICES	\$720.38
MUNICIPAL CONSTRUCTION LIMITED	00055136	ASPHALT	\$19,882.16
COSTCO WHOLESALE	00055137	MISCELLANEOUS SUPPLIES	\$273.82
BRINK'S CANADA LIMITED	00055138	DELIVERY SERVICES	\$1,058.07
FEDERAL EXPRESS CANADA LTD.	00055139	COURIER SERVICES	\$770.91
KELLOWAY CONSTRUCTION LIMITED	00055140	CLEANING SERVICES	\$36,216.50
CAREW SERVICES LTD.	00055141	RECYCLING CONTAINERS	\$1,556.01
RDM INDUSTRIAL LTD.	00055142	INDUSTRIAL SUPPLIES	\$542.98
ROBERT BAIRD EQUIPMENT LTD.	00055143	RENTAL OF EQUIPMENT	\$12,545.98
DISCOUNT CAR & TRUCK RENTALS	00055144	VEHICLE RENTAL	\$8,012.83
HERCULES SLR INC.	00055145	REPAIR PARTS	\$545.02
DOMINION STORES 924	00055146	MISCELLANEOUS SUPPLIES	\$114.32
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00055147	STATIONERY & OFFICE SUPPLIES	\$3,719.06
VERMEER CANADA INC.	00055148	REPAIR PARTS	\$1,031.24
TOWN OF CONCEPTION BAY SOUTH	00055149	GARBAGE COLLECTION	\$200.00
THE HUB TROPHIES & MEDICAL SUPPLIES	00055150	NAME PLATES	\$65.44
LANDSCAPE NFLD. & LABRADOR	00055151	MEMBERSHIP FEES	\$16.95
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00055152	MEDICAL SERVICES	\$875.75
CUSTOM SYSTEMS ELECTRONICS LTD	00055153	PROFESSIONAL SERVICES	\$1,356.00
CHARLES R. BELL LTD.	00055154	APPLIANCES	\$2,285.99
DULUX PAINTS	00055155	PAINT SUPPLIES	\$289.42
STANLEY CANADA CORPORATION	00055156	REPAIR PARTS	\$380.92
BEST DISPENSERS LTD.	00055157	SANITARY SUPPLIES	\$1,574.79
ASPENS & OAKS	00055158	PROFESSIONAL SERVICES	\$160.00
ROCKWATER PROFESSIONAL PRODUCT	00055159	CHEMICALS	\$2,383.74
GRAPHIC ARTS & SIGN SHOP LIMITED	00055160	SIGNAGE	\$1,944.45

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SIGNS NOW	00055161	SIGNAGE	\$274.08
RBC DEXIA INVESTOR SERVICES	00055162	SINKING FUND	\$706.25
CAMPBELL SCIENTIFIC CANADA CORP.	00055163	REPAIR PARTS	\$881.40
BRENKIR INDUSTRIAL SUPPLIES	00055164	PROTECTIVE CLOTHING	\$3,369.02
FARRELL'S EXCAVATING LTD.	00055165	ROAD GRAVEL	\$183.96
OFFICEMAX GRAND & TOY	00055166	OFFICE SUPPLIES	\$1,000.20
COMPUTERSHARE INVESTOR SERVICE ACCOUNTS RECEI	00055167	PROFESSIONAL SERVICES	\$1,678.05
WESTERN HYDRAULIC 2000 LTD	00055168	REPAIR PARTS	\$1,053.16
FLAGHOUSE INC	00055169	RECREATIONAL SUPPLIES	\$937.22
OUTFITTERS	00055170	PROTECTIVE CLOTHING	\$1,861.93
ATLANTIC TRAILER & EQUIPMENT	00055171	REPAIR PARTS	\$817.02
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00055172	STATIONERY & OFFICE SUPPLIES	\$229.57
C & W INDUSTRIAL FABRICATION & MARINE EQUIPMENT L	00055173	WELDING SERVICES	\$85.88
CABOT BUSINESS FORMS/CABOT PROMOTIONS	00055174	PROFESSIONAL SERVICES	\$4,277.05
TRIWARE TECHNOLOGIES INC.	00055175	COMPUTER EQUIPMENT	\$2,514.02
NEW WORLD FITNESS	00055176	MEMBERSHIP DUES FOR FIREFIGHTERS	\$162.63
CHESTER DAWE CANADA - O'LEARY AVE	00055177	BUILDING SUPPLIES	\$1,542.22
CBS RENTALS LTD.	00055178	EQUIPMENT RENTALS	\$183.96
CABOT FORD LINCOLN SALES LTD.	00055179	REPAIR PARTS	\$358.33
AEARO CANADA LIMITED	00055180	PRESCRIPTION SAFETY GLASSES	\$865.15
CAMPBELL'S SHIP SUPPLIES	00055181	PROTECTIVE CLOTHING	\$392.90
CAMPBELL RENT ALLS LTD.	00055182	HARDWARE SUPPLIES	\$458.53
ANNEX PUBLISHING & PRINTING	00055183	PUBLICATIONS	\$646.68
AIR LIQUIDE CANADA INC.	00055184	CHEMICALS AND WELDING PRODUCTS	\$3,010.85
DAVE CARROLL	00055185	BAILIFF SERVICES	\$574.00
CARSWELL DIV. OF THOMSON CANADA LTD	00055186	PUBLICATIONS	\$694.12
CANADA CLEAN GLASS	00055187	CLEANING OF WINDOWS	\$565.00
CHES'S SNACKS LTD.	00055188	MEAL ALLOWANCES	\$187.74
WAL-MART 3196-ABERDEEN AVE.	00055189	MISCELLANEOUS SUPPLIES	\$826.65
SOBEY'S INC	00055190	PET SUPPLIES	\$1,157.88
NORTRAX CANADA INC.,	00055191	REPAIR PARTS	\$6,400.74
ROLEY CONSTRUCTION LTD.	00055192	RENTAL OF EQUIPMENT	\$988.75
MAC TOOLS	00055193	TOOLS	\$463.11
JOE JOHNSON EQUIPMENT INC.	00055194	REPAIR PARTS	\$313.55
NORTH ATLANTIC SUPPLIES INC.	00055195	SAFETY SUPPLIES	\$90.40
ATLANTIC POWERTRAIN EQUIPT INC	00055196	REPAIR PARTS	\$270.07
KENT BUILDING SUPPLIES	00055197	BUILDING SUPPLIES	\$288.13
CBCL LIMITED	00055198	PROFESSIONAL SERVICES	\$15,751.88
CLARKE'S TRUCKING & EXCAVATING	00055199	GRAVEL	\$1,054.34
CLEARWATER POOLS LTD.	00055200	POOL SUPPLIES	\$810.15
WAL-MART 3093-MERCHANT DRIVE	00055201	MISCELLANEOUS SUPPLIES	\$471.52
DULUX PAINTS	00055202	PAINT SUPPLIES	\$5,166.20



NAME	CHEQUE #	DESCRIPTION	AMOUNT
COLONIAL GARAGE & DIST. LTD.	00055203	AUTO PARTS	\$19,050.55
CONSTRUCTION SIGNS LTD.	00055204	SIGNAGE	\$11,272.03
CONTROLS & EQUIPMENT LTD.	00055205	REPAIR PARTS	\$350.30
COPY CANADA	00055206	PRINTING SERVICES	\$700.54
SCOTT WINSOR ENTERPRISES INC.,	00055207	REMOVAL OF GARBAGE & DEBRIS	\$226.00
COUNTER CORNER LTD.	00055208	BUILDING SUPPLIES	\$641.28
J-3 CONSULTING & EXCAVATION LIMITED	00055209	EQUIPMENT RENTALS	\$628.28
CRANE SUPPLY LTD.	00055210	PLUMBING SUPPLIES	\$164.69
JAMES G CRAWFORD LTD.	00055211	PLUMBING SUPPLIES	\$311.51
HACH	00055212	REPAIR PARTS	\$7,602.64
SHU-PAK EQUIPMENT INC.	00055213	REPAIR PARTS	\$1,292.95
CROSBIE INDUSTRIAL SERVICE LTD	00055214	CONTRACT PAYMENT	\$46,957.15
FASTENAL CANADA	00055215	REPAIR PARTS	\$221.53
CUMMINS EASTERN CANADA LP	00055216	REPAIR PARTS	\$1,661.83
CHESTER DAWE CANADA - TOPSAIL RD	00055217	BUILDING SUPPLIES	\$119.31
CHESTER DAWE CANADA - GOULDS	00055218	BUILDING SUPPLIES	\$114.91
AUTO TRIM DESIGN	00055219	REPAIR PARTS	\$2,124.40
CONCRETE SERVICES LTD	00055220	REPAIR SERVICES	\$3,771.38
CABOT READY MIX LIMITED	00055221	WASHED STONE	\$4,774.95
DICKS & COMPANY LIMITED	00055222	OFFICE SUPPLIES	\$13,154.36
H. KHALILI PH.D. & ASSOCIATES	00055223	PROFESSIONAL SERVICES	\$300.00
THE BUTTON SHOP	00055224	PROFESSIONAL SERVICES	\$47.46
REEFER REPAIR SERVICES LTD.	00055225	REPAIR PARTS	\$566.47
DOMINION RECYCLING LTD.	00055226	PIPE	\$210.18
THYSSENKRUPP ELEVATOR	00055227	ELEVATOR MAINTENANCE	\$1,689.35
G & M PROJECT MANAGEMENT	00055228	PROFESSIONAL SERVICES	\$55,778.78
CANADIAN TIRE CORP.-ELIZABETH AVE.	00055229	MISCELLANEOUS SUPPLIES	\$2,134.40
CANADIAN TIRE CORP.-MERCHANT DR.	00055230	MISCELLANEOUS SUPPLIES	\$99.35
CANADIAN TIRE CORP.-KELSEY DR.	00055231	MISCELLANEOUS SUPPLIES	\$1,202.67
ROGERS BUSINESS SOLUTIONS	00055232	DATA & USAGE CHARGES	\$2,712.00
EAST COAST MARINE & INDUSTRIAL	00055233	MARINE & INDUSTRIAL SUPPLIES	\$310.75
EASTERN INDUSTRIES & HYDRAULICS LTD.	00055234	REPAIR PARTS	\$370.08
EAST CHEM INC.	00055235	REPAIR PARTS	\$2,526.70
ECONOMY DRYWALL SUPPLIES	00055236	BUILDING SUPPLIES	\$738.06
EMCO SUPPLY	00055237	REPAIR PARTS	\$569.63
ENVIROMED ANALYTICAL INC.	00055238	REPAIR PARTS AND LABOUR	\$1,084.80
ACWWA	00055239	PROFESSIONAL SERVICES	\$440.70
THE TELEGRAM	00055240	ADVERTISING	\$904.00
EXECUTIVE COFFEE SERVICES LTD.	00055241	COFFEE SUPPLIES	\$85.75
DOMINION STORE 935	00055242	MISCELLANEOUS SUPPLIES	\$323.68
BASIL FEARN 93 LTD.	00055243	REPAIR PARTS	\$582.59
EMERGENCY REPAIR LIMITED	00055244	AUTO PARTS AND LABOUR	\$12,230.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MEDICALMART NEWFOUNDLAND & LABRADOR	00055245	MEDICAL SUPPLIES	\$1,222.67
FRESHWATER AUTO CENTRE LTD.	00055246	AUTO PARTS/MAINTENANCE	\$2,000.00
FUN "N" FAST 1986 LTD.	00055247	REPAIR PARTS	\$16.43
IMPACT SIGNS AND GRAPHICS	00055248	SIGNAGE	\$118.65
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	00055249	FOOD AND REFRESHMENTS	\$229.83
MILLENNIUM EXPRESS	00055250	COURIER SERVICES	\$301.71
GREENWOOD SERVICES INC.	00055251	OPEN SPACE MAINTENANCE	\$5,026.71
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00055252	INDUSTRIAL SUPPLIES	\$4,436.11
PETTENS SERVICES	00055253	REPAIRS TO EQUIPMENT	\$904.00
PROVINCIAL FENCE PRODUCTS	00055254	FENCING MATERIALS	\$553.70
PENNEY'S HOLDINGS LIMITED	00055255	REPAIR SERVICES	\$740.15
GBC CANADA INC.	00055256	OFFICE SUPPLIES	\$220.35
WOLSELEY CANADA WATERWORKS	00055257	SAFETY SUPPLIES	\$1,894.11
DOMINION STORES 934	00055258	MISCELLANEOUS SUPPLIES	\$85.16
XYLEM CANADA COMPANY	00055259	REPAIR PARTS	\$10,241.54
APPLIANCE SOLUTIONS	00055260	REPAIR PARTS	\$107.26
EASTERN PROPANE	00055261	PROPANE	\$608.54
HARRIS & ROOME SUPPLY LIMITED	00055262	ELECTRICAL SUPPLIES	\$318.66
HARVEY & COMPANY LIMITED	00055263	REPAIR PARTS	\$22,888.05
HARVEY'S OIL LTD.	00055264	PETROLEUM PRODUCTS	\$68,432.63
HVAC SPECIALITIES INC.	00055265	REPAIR PARTS	\$415.84
MS GOVERN	00055266	PROFESSIONAL SERVICES	\$55,897.71
INTERSTATE ALL BATTERY CENTER	00055267	BATTERIES	\$431.08
GUILLEVIN INTERNATIONAL CO.	00055268	ELECTRICAL SUPPLIES	\$103.90
HEATING PRODUCT 1978 LTD.	00055269	REPAIR PARTS	\$163.85
CANADIAN LINEN & UNIFORM	00055270	MAT RENTALS	\$2,493.51
SPORTCHEK-VILLAGE MALL	00055271	CLOTHING ALLOWANCE	\$101.69
BRENNTAG CANADA INC	00055272	CHLORINE	\$31,439.99
PRACTICAR CAR & TRUCK RENTALS	00055273	VEHICLE RENTAL	\$3,023.88
GRAYMONT (NB) INC.,	00055274	HYDRATED LIME	\$16,971.61
INMAGIC CANADA SOFTWARE	00055275	ANNUAL MAINTENANCE FEE	\$3,292.82
A TASTE OF CLASS INC	00055276	FOOD AND REFRESHMENTS	\$1,412.54
HICKMAN MOTORS LIMITED	00055277	AUTO PARTS	\$294.71
BELL DISTRIBUTION INC.,	00055278	CELL PHONES & ACCESSORIES	\$479.73
HISCOCK RENTALS & SALES INC.	00055279	HARDWARE SUPPLIES	\$194.07
KNIGHTSBRIDGE ROBERTSON SURRETTE	00055280	PROFESSIONAL SERVICES	\$11,300.00
HOLDEN'S TRANSPORT LTD.	00055281	EQUIPMENT RENTALS	\$1,635.68
FLEET READY LTD.	00055282	REPAIR PARTS	\$779.42
CAR GUYS APPEARANCE CENTER INC.	00055283	AUTO CLEANING	\$721.89
SHOOTER'S CHOICE LTD.	00055284	RECREATIONAL SUPPLIES	\$298.05
DISTRIBUTION BRUNET INC.,	00055285	REPAIR PARTS	\$2,736.79
ON GRADE (NL) INC.,	00055286	SURVEY EQUIPMENT	\$310.52

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HYFLODRAULIC LIMITED	00055287	REPAIR PARTS	\$7,458.65
CSSE	00055288	MEMBERSHIP DUES	\$220.35
ONX ENTERPRISE SOLUTIONS LIMITED	00055289	COMPUTER EQUIPMENT	\$132.50
PINNACLE ENGINEERING LTD.	00055290	PROFESSIONAL SERVICES	\$1,344.70
THE STEVENS COMPANY	00055291	VETERINARY SUPPLIES	\$912.55
CDMV	00055292	VETERINARY SUPPLIES	\$1,272.64
WESTERN FINANCIAL GROUP	00055293	VETERINARY SUPPLIES	\$600.00
YMCA OF NORTHEAST AVALON	00055294	MEMBERSHIP FEES	\$753.00
DBI-GARBAGE COLLECTION REMOVAL LTD.	00055295	GARBAGE COLLECTION	\$36,471.67
PFIZER ANIMAL HEALTH	00055296	VETERINARY SUPPLIES	\$542.63
VITALAIRE CUSTOMER CARE	00055297	OXYGEN	\$133.38
RJ BARTLETT ENGINEERING LTD.	00055298	PROFESSIONAL SERVICES	\$5,457.90
WORK AUTHORITY	00055299	SAFETY SUPPLIES	\$816.82
KENT BUILDING SUPPLIES	00055300	BUILDING SUPPLIES	\$424.85
PARKING DEVELOPMENT GROUP	00055301	PROFESSIONAL SERVICES	\$2,167.06
DILLON CONSULTING LTD.	00055302	PROFESSIONAL SERVICES	\$3,446.50
ATLANTICA MECHANICAL SERVICES	00055303	REPAIR SERVICES	\$1,863.94
THE CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE	00055304	REGISTRATION FEES	\$214.70
K & R CATERING	00055305	FOOD AND REFRESHMENTS	\$570.00
INTERNATIONAL PAINT	00055306	PAINT SUPPLIES	\$109.33
STERICYCLE INC.,	00055307	PROFESSIONAL SERVICES	\$244.19
CENTINEL SERVICES	00055308	REPAIR PARTS	\$251.43
MULTI-MATERIALS STEWARDSHIP BOARD (MMSB)	00055309	REGISTRATION FEES	\$310.75
KERR CONTROLS LTD.	00055310	INDUSTRIAL SUPPLIES	\$311.47
KING'S PLUMBING & HEATING LTD.	00055311	PLUMBING SUPPLIES	\$6,992.71
LIFTOW LIMITED C/O T8092	00055312	REPAIR PARTS	\$187.35
MARK'S WORK WEARHOUSE	00055313	PROTECTIVE CLOTHING	\$423.75
JT MARTIN & SONS LTD.	00055314	HARDWARE SUPPLIES	\$232.51
MARTIN'S FIRE SAFETY LTD.	00055315	SAFETY SUPPLIES	\$1,966.78
MCCLOUGHLAN SUPPLIES LTD.	00055316	ELECTRICAL SUPPLIES	\$21,782.50
MEMORIAL UNIVERSITY OF NFLD.	00055317	EMPLOYEE TRAINING	\$2,500.00
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	00055318	LEASING OF PHOTOCOPIER	\$85.08
MODERN BUSINESS EQUIPMENT LTD.	00055319	LEASING OF EQUIPMENT	\$35.12
WAJAX INDUSTRIAL COMPONENTS	00055320	REPAIR PARTS	\$1,624.75
NU-WAY EQUIPMENT RENTALS	00055321	EQUIPMENT RENTALS	\$15,042.56
NEWFOUND DISPOSAL SYSTEMS LTD.	00055322	DISPOSAL SERVICES	\$53.52
NEWFOUNDLAND DISTRIBUTORS LTD.	00055323	INDUSTRIAL SUPPLIES	\$1,091.33
TRC HYDRAULICS INC.	00055324	REPAIR PARTS	\$5,267.82
NFLD KUBOTA LTD.	00055325	REPAIR PARTS	\$615.38
BELL ALIANT	00055326	TELEPHONE SERVICES	\$55.70
TOROMONT CAT	00055327	AUTO PARTS	\$8,016.71
ORNAMENTAL CONCRETE LTD.	00055328	CONCRETE/CEMENT	\$341.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PBA INDUSTRIAL SUPPLIES LTD.	00055329	INDUSTRIAL SUPPLIES	\$1,413.73
GCR TIRE CENTRE	00055330	TIRES	\$4,066.98
PERIDOT SALES LTD.	00055331	REPAIR PARTS	\$765.65
POWERLITE ELECTRIC LTD.	00055332	INSPECTION REFUND	\$636.42
PYRAMID CONSTRUCTION LIMITED	00055333	LINE REMOVAL	\$3,390.00
REPROGRAPHICS LTD.	00055334	TONER CARTRIDGES	\$320.10
RIDEOUT TOOL & MACHINE INC.	00055335	TOOLS	\$163.79
ROYAL FREIGHTLINER LTD	00055336	REPAIR PARTS	\$2,551.41
LIFESAVING SOCIETY NFLD & LAB.	00055337	AQUATIC RECERTIFICATION	\$23.17
S & S SUPPLY LTD. CROSSTOWN RENTALS	00055338	REPAIR PARTS	\$1,838.11
ST. JOHN'S BOARD OF TRADE	00055339	LUNCHEON	\$146.90
BIG ERICS INC	00055340	SANITARY SUPPLIES	\$1,663.55
SAUNDERS EQUIPMENT LIMITED	00055341	REPAIR PARTS	\$9,082.87
SANSOM EQUIPMENT LTD.	00055342	REPAIR PARTS	\$406.59
SCALE SHOP 1985 LTD.	00055343	PROFESSIONAL SERVICES	\$217.53
SKYLINE DISPLAYS	00055344	PROFESSIONAL SERVICES	\$362.17
SMITH'S HOME CENTRE LIMITED	00055345	BUILDING SUPPLIES	\$130.80
CHANDLER	00055346	SAFETY CLOTHING	\$101.70
SPORTSCRAFT 1990 LTD.	00055347	RECREATIONAL SUPPLIES	\$467.14
STEELFAB INDUSTRIES LTD.	00055348	STEEL	\$603.42
SUPERIOR OFFICE INTERIORS LTD.	00055349	OFFICE SUPPLIES	\$1,421.54
SUPERIOR PROPANE INC.	00055350	PROPANE	\$182.08
TEMPLETON TRADING INC.	00055351	PAINT SUPPLIES	\$51.84
TRACTION DIV OF UAP	00055352	REPAIR PARTS	\$22,377.90
TULKS GLASS & KEY SHOP LTD.	00055353	PROFESSIONAL SERVICES	\$28.82
URBAN CONTRACTING JJ WALSH LTD	00055354	REFUND WATER DEFERRAL PERMIT	\$8,178.00
CANSEL WADE	00055355	MEASURING WHEEL	\$1,189.78
WEIRS CONSTRUCTION LTD.	00055356	ASPHALT	\$1,882.58
WAL-MART 3092-KELSEY DRIVE	00055357	MISCELLANEOUS SUPPLIES	\$1,202.99
DR. KARL MISIK	00055358	MEDICAL EXAMINATION	\$20.00
ASSOCIATION OF NEWFOUNDLAND & LABRADOR ARCHIV	00055359	EMPLOYEE TRAINING	\$150.00
NEWFOUNDLAND & LABRADOR FOLK ARTS SOCIETY	00055360	LUNCHTIME CONCERT	\$900.00
DR. ANDREW S. HUTTON	00055361	MEDICAL EXAMINATION	\$40.00
DR. ROBERT WOODLAND	00055362	MEDICAL EXAMINATION	\$20.00
DR. D.S. SQUIRE	00055363	MEDICAL EXAMINATION	\$20.00
DR. RANDY HART	00055364	MEDICAL EXAMINATION	\$20.00
SEAN GULLIVER	00055365	REFUND SECURITY DEPOSIT	\$1,500.00
DR. MARK PORTER	00055366	MEDICAL EXAMINATION	\$20.00
SUTTON GROUP REALTY CAPITAL LTD. IN TRUST	00055367	REFUND MAINTENANCE DEPOSIT	\$11,000.00
BELL MOBILITY INC. RADIO DIVISION	00055368	MAINTENANCE CHARGES & REPAIRS	\$5,573.87
HUNGRY HEART CAFE	00055369	FOOD AND REFRESHMENTS	\$194.64
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055370	LICENSE RENEWAL	\$450.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FRED ROCHE	00055371	REFUND DAY CAMP	\$75.00
HILLMAN, DR. A.	00055372	MEDICAL EXAMINATION	\$40.00
TUCKER, JOHN	00055373	REFUND DAY CAMP	\$85.00
GILL, DR. ATAMJIT	00055374	MEDICAL EXAMINATION	\$20.00
TAYLOR, ANDREW	00055375	SOCCER REFEREE	\$72.90
TRELA, CONRAD	00055376	SOCCER REFEREE	\$23.38
YETMAN, BILLI ANN	00055377	SOCCER REFEREE	\$11.00
WILLIAM J. O'KEEFE PROFESSIONAL LAW CORP	00055378	REUND COMPLIANCE LETTER	\$150.00
A HOLDING PLACE	00055379	PROFESSIONAL SERVICES	\$365.00
GREEN BELT TENNIS CLUB	00055380	REAL PROGRAM	\$450.00
BARRY ROSS	00055381	POSTER DISTRIBTION	\$92.40
AMY COPELAND	00055382	REFUND DAY CAMP	\$170.00
THE PEOPLE CENTRE	00055383	PROFESSIONAL SERVICES	\$680.00
WINDOWS ON THE WEST	00055384	ST. JOHN'S DAY CELEBRATIONS	\$1,230.85
TAMMY MEWS	00055385	REFUND DAY CAMP	\$150.00
DR. S. NAFISI	00055386	MEDICAL EXAMINATION	\$20.00
SOBEYS ROPEWALK LANE	00055387	MISCELLANEOUS SUPPLIES	\$276.89
DR. J.H. OOSTHUIZEN	00055388	MEDICAL EXAMINATION	\$20.00
DR. M. PAUL	00055389	MEDICAL EXAMINATION	\$20.00
THE GOVERNING COUNCIL SALVATION ARMY CANADA E.	00055390	TAX REFUND	\$45,674.82
DR. DAVID MERCER	00055391	MEDICAL EXAMINATION	\$20.00
SARAH LAWRENCE	00055392	REFUND SWIMMING LESSONS	\$220.00
CONSEIL SCOLAIE FRANCO PONE PROVINCIAL DE TERRE	00055393	TAX REFUND	\$232.75
ST. PAUL FIRE & MARINE INSURANCE COMPANY	00055394	PROFESSIONAL SERVICES	\$47,630.16
JEFFREY CAREW	00055395	REFUND PERMIT	\$1,242.00
ERIN DALTON	00055396	REFUND DAY CAMP	\$85.00
GERRY LACEY	00055397	MAINTENANCE SUPPLIES	\$57.80
MELANIE QUINLAN	00055398	REFUND DAY CAMP	\$145.00
TERRA NOVA ARTS FOUNDATION	00055399	GRANT	\$10,000.00
LAURA DAWE	00055400	REFUND LADIES PROGRAM	\$60.00
SCOTT ABELSETH	00055401	REFUND SECURITY DEPOSIT	\$500.00
MATTHEW O'CALLAGHAN	00055402	REFUND SECURITY DEPOSIT	\$1,700.00
SEB ELECTRICAL LTD.	00055403	REFUND PERMIT	\$181.50
CHERRY J. PIKE, M.D.	00055404	MEDICAL EXAMINATION	\$20.00
RICHARD & MICHELLE FOLLETT	00055405	TAX REFUND	\$243.00
DONNA ROSE	00055406	TAX REFUND	\$357.92
ALPHONSUS CURTIS	00055407	TAX REFUND	\$442.02
ROSE BYRNE	00055408	REFUND PERMIT	\$72.00
DIANA PELLE	00055409	REFUND DAY CAMP	\$85.00
WANDA-LEE BRAZIL	00055410	REFUND SWIMMING LESSONS	\$40.00
KENDRA WRIGHT	00055411	REFUND DAY CAMP	\$85.00
REBECCA PHILLIPS	00055412	REFUND DAY CAMP	\$65.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MICHAEL GODSELL	00055413	REFUND PERMIT	\$1,242.00
SUSAN DRODGE	00055414	REFUND SWIMMING LESSONS	\$35.00
CRYSTAL KNIGHT	00055415	REFUND SWIMMING LESSONS	\$40.00
LYLE WHITEWAY	00055416	REFUND DAY CAMP	\$85.00
BOBBY BUTT	00055417	REFUND SWIMMING LESSONS	\$40.00
PAM HUNT	00055418	REFUND DAY CAMP	\$65.00
DR. CHRISTOPHER COX	00055419	MEDICAL EXAMINATION	\$20.00
JOHN & ALICE WHITTY	00055420	TAX REFUND	\$1,388.15
LINDA GREENE	00055421	TAX REFUND	\$727.83
HABITAT FOR HUMAIT N & L	00055422	TAX REFUND	\$1,062.73
OFFICE OF PUBLIC TRUST	00055423	TAX REFUND	\$25.00
FRANCO-JEUNES DE TERRA NEUVE ET DU LABRADOR INC	00055424	TAX REFUND	\$143.90
LESLEY TOMBLIN	00055425	TAX REFUND	\$1,219.60
DR. YASIR KHAN	00055426	MEDICAL EXAMINATION	\$20.00
RECEIVER GENERAL FOR CANADA	00055427	ANNUAL LICENCE FEE	\$994.50
DR. CAROLINE ALTEEN	00055428	MEDICAL EXAMINATION	\$20.00
MCCARTHY'S PARTY	00055429	PROFESSIONAL SERVICES	\$50.00
BUTT, SHELLY	00055430	REFUND DAY CAMP	\$25.00
HURLEY, TRACEY	00055431	REFUND DAY CAMP	\$45.00
WALSH, SHIRLEY	00055432	REFUND BUS OUTING	\$25.00
APPLEBY, SHERRY	00055433	REFUND YOUTH PROGRAM	\$75.00
MCKINLAY, CAROLYN	00055434	REFUND SOCCER	\$130.00
WILLIAMS, CAROL ANNE	00055435	REFUND SOCCER	\$130.00
DICKS, JOAN	00055436	REFUND SOCCER	\$130.00
QUINLAN, CATHY	00055437	REFUND LADIES PROGRAM	\$60.00
GLASGOW, JENNIFER	00055438	REFUND LADIES PROGRAM	\$60.00
KILFOY, SUSANNE	00055439	REFUND LADIES PROGRAM	\$60.00
FLYNN, JENNIFER	00055440	REFUND LADIES PROGRAM	\$60.00
CONNORS, JANICE	00055441	REFUND TENNIS	\$42.00
THE UNITY GUY INC.	00055442	PROFESSIONAL SERVICES	\$339.00
DALEY, BECKY	00055443	SOCCER REFEREE	\$34.38
MATTATALL, DAVID	00055444	SOCCER REFEREE	\$57.76
MILLS, AIDEN	00055445	SOCCER REFEREE	\$33.00
ROBERT CLANCEY	00055446	SMOKING PROGRAM	\$29.50
WALSH, BERNADETTE	00055447	LUNCHEON	\$62.87
BARRY MORECOMBE	00055448	SMOKING PROGRAM	\$106.62
HAYWARD, ELIZABETH	00055449	MILEAGE	\$11.65
ANNETTE OLDFORD	00055450	VEHICLE BUSINESS INSURANCE	\$204.00
EDWARDS, AMANDA	00055451	RECREATIONAL SUPPLIES	\$31.08
TUCKER, WALLY	00055452	VEHICLE BUSINESS INSURANCE	\$178.00
QUIGLEY, CRAIG	00055453	EMPLOYEE TRAINING	\$650.54
CLARKE, ELIZABETH	00055454	VEHICLE BUSINESS INSURANCE	\$352.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PHILLIPS, JASON	00055455	VEHICLE BUSINESS INSURANCE	\$313.00
WILLIAMSON, HELEN	00055456	MILEAGE	\$138.71
EASON, DERMOND	00055457	SMOKING PROGRAM	\$89.23
BARFITT, ANGELA	00055458	MILEAGE	\$47.44
MELISSA MURRAY	00055459	MILEAGE	\$37.35
OLDFORD, GERALD	00055460	VEHICLE BUSINESS INSURANCE	\$255.00
MAHER, TRAVIS	00055461	VEHICLE BUSINESS INSURANCE	\$428.15
FURLONG, LOYOLA	00055462	CLOTHING ALLOWANCE	\$118.63
SHEA FRANCIS	00055463	MILEAGE	\$18.33
PARDY, SHELLEY	00055464	REFUND DAY CAMP	\$170.00
MCGRATH, CINDY	00055465	MILEAGE	\$60.93
FOWLER, TINA	00055466	MILEAGE	\$61.16
WARREN DWYER	00055467	MEMBERSHIP DUES	\$282.50
KINCADE, DEANNE	00055468	VEHICLE BUSINESS INSURANCE	\$60.00
MIKE DOOLING	00055469	VEHICLE BUSINESS INSURANCE	\$38.00
TONILYNN HAYES	00055470	MEDICAL EXAMINATION	\$20.00
HILLIER, HEATHER	00055471	MILEAGE	\$122.14
DAY, DAVID	00055472	FOOD AND REFRESHMENTS	\$39.29
COREY SMITH	00055473	VEHICLE BUSINESS INSURANCE	\$49.00
WATERWORKS SUPPLIES DIV OF EMCO LTD	00055474	REPAIR PARTS	\$2,634.98
WESTLUND A DIVISION OF EMCO CORP.	00055475	REPAIR PARTS	\$17.85
SIMPLEX GRINNELL	00055476	PROFESSIONAL SERVICES	\$631.67
ALLIED CONSTRUCTORS INC.	00055477	CONTRACT PAYMENT	\$207,934.76
ITS CONSTRUCTION	00055478	REFUND DEPOSIT	\$2,000.00
GORDON BARNES	00055479	PROFESSIONAL SERVICES	\$2,400.00
PARTS FOR TRUCKS INC.	00055480	REPAIR PARTS	\$65.07
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055481	LICENSE RENEWAL	\$350.00
MAGNA CONTRACTING & MANAGEMENT	00055482	CONTRACT PAYMENT	\$201,278.88

# MEMORANDUM

**Date:** July 18<sup>th</sup>, 2013

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

**From:** Deputy City Manager, Corporate Services & City Clerk

**Re:** Attendance by Deputy Mayor Duff at Meeting of the Urban Municipalities Committee of MNL in Corner Brook, August 16 and 17<sup>th</sup>, 2013

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Council approval is requested for Deputy Mayor Duff 's attendance at the above noted meeting.

Neil A. Martin  
Deputy City Manager  
Corporate Services & City Clerk

**ST. JOHN'S**

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



# MEMORANDUM

Date: July 10, 2013

To: His Worship the Mayor and Members of Council

From: Paul Mackey, P. Eng.,  
Deputy City Manager, Public Works

**Re: Repair of Bowring Park Caribou Monument**

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## ISSUE

The Caribou Monument in Bowring Park requires extensive repairs to the antlers. To facilitate the repairs, the sculpture has to be removed from its mounting, transported to a repair shop, cut open, a new stronger internal support structure constructed, the antlers reattached, the disturbed area refinished and the sculpture reinstalled.

A Request for Proposals (RFP) was issued for this repair work. Three packages were picked up and one bid in the amount of \$44,409 (HST included) was submitted by Newfoundland Bronze Foundry (Morgan MacDonald).

This is an unplanned and unbudgeted expenditure, however, the Caribou is an iconic monument in the City's busiest park and I recommend that we proceed with the repair. Funding will come from the existing Parks Open Spaces budget which will be adjusted where possible to accommodate this item, however, Council should be aware that this significant expenditure may cause this budget to be exceeded by year end.

## RECOMMENDATION

I recommend that Council approve the award of the contract for the repair of the Caribou Monument in accordance with the terms and conditions of the RFP to Newfoundland Bronze Foundry for the submitted bid of \$44,409 (HST).



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Paul Mackey, P. Eng.,  
Deputy City Manager, Public Works

# ST. JOHN'S

# MEMORANDUM



Date: June 26, 2013

To: Mayor Dennis O'Keefe  
and Members of Council

From: David Blackmore, R.P.A.  
Deputy City Manager,  
Planning, Development & Engineering

Re: Margaret's Place Sidewalks

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The City held an Open House meeting for the residents of Margaret's Place on June 19, 2013, to discuss changes to the proposed sidewalk installation and alignment. The attached plan shows a decrease in the asphalt surface width to 9.1m to provide a greater setback for the homes along this street which subsequently provides for longer driveway lengths. The previous sidewalk alignment would not have permitted some properties to park the entirety of their vehicle within the limits of their driveway without utilizing a portion of the sidewalk.

The Contractor for this development has provided a quote for the original scope of work at \$122,000.00 plus HST, and a quote for the required new scope of work at \$155,000.00 plus HST. The difference in the two quotes is \$33,000.00 plus HST or \$37,290.00

In order to facilitate this additional work, Council approval is requested for the payment of \$37,290.00 to the Developer to cover the extra cost associated with the relocation of the sidewalk.

  
David Blackmore

/dm

# ST. JOHN'S

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



# MEMORANDUM

[REDACTED]

Date: July 4, 2013

To: His Worship the Mayor and Members of Council

From: Brendan O'Connell, P. Eng.,  
Director of Engineering

Re: **Assessment Policy Revision**

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## BACKGROUND

With the pace of development of the Kelsey Drive and Ladysmith Drive areas, for traffic reasons it is necessary to link those two streets by completing Kiwanis Street at this time, rather than waiting for the natural progress of private development.

The current Assessment Policy does not deal with a situation such as this.

## DISCUSSION

The Assessment Policy sets rates that are used to assess existing frontages for street improvements. Assessment rates that are set annually cover only approximately 25% of the real cost of those types of improvements. Assessments are due within 30 days of billing.

For the case of Kiwanis Street, this street will open up new frontage and correspondingly increase adjacent property values. Full cost recovery is therefore appropriate.

On the other hand affected land owners have a case that the timing of the creation of the new street is not of their choosing. One of the land owners concerned has written to the City requesting that the monies not be payable until the property is either sold or developed.

To accommodate this type of situation there is a need to amend the Assessment Policy to account for full cost recovery, with provision for payment when the property frontage is utilised, or when the property is sold.

# ST. JOHN'S

**RECOMMENDATION**

It is recommend that:

The Assessment Policy be amended to require full cost recovery for construction of new streets, with an option to delay payment of assessments until sale or development of affected properties.

I am attaching proposed amendments that will need Council approval to accomplish this recommendation.

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Brendan O'Connell, P. Eng.

BO'C/dm

Attach.

**PROPOSED AMENDMENTS TO ASSESSMENT POLICY FOR NEW STREET  
CONSTRUCTION**

**3.0 Definitions**

Delete 3.3 in its entirety and substitute the following in its place:

“3.3 **New Street Creation** means creation of a new street.”

**4.1 Calculation of Base Assessment Rates**

Delete the line beginning with “11. New Street”, and substitute the following in its place:

“ Item 11 New Street Creation Full cost recovery”

Rename “**8.0 Collection of Assessments**” to “**8.0 Collection of Assessments other than for New Street Creation**”

Add a new section as follows:

**“8.5 Collection of Assessments – New Street Construction**

Assessments shall be applied to each affected property immediately upon completion of the new street. In lieu of payment within 30 days, the owner shall provide the City with registered mortgage on the property for the amount owing. Mortgage will be payable upon sale of the property or upon further development of the property. Mortgage interest costs shall be as incurred by the City.”

**Appendix A – Calculation of Base Assessment Rates**

Delete the page entitled “**NEW STREET ASSESSMENT**” including the spreadsheet, and substitute the following:

**“NEW STREET CREATION ASSESSMENT                      Full Cost Recovery**

Applicable assessment costs shall include the following:

- Full construction costs, including professional costs (engineering, legal)
- Land acquisition costs shall be applied to the property where costs are incurred in acquiring the property, including expropriation costs)
- Where land required for new street creation is donated no land acquisition costs shall apply.”

**Ratification  
E-Poll, July 9<sup>th</sup>, 2013**

**Approval of Luncheon – Shad Memorial 2013**

	Yes	No
Mayor Dennis O’Keefe	<b>X</b>	
Deputy Mayor Shannie Duff	<b>X</b>	
Councillor Sheilagh O’Leary	<b>X</b>	
Councillor Tom Hann	<b>X</b>	
Councillor Sandy Hickman	<b>X</b>	
Councillor Gerry Colbert	<b>X</b>	
Councillor Danny Breen	<b>X</b>	
Councillor Frank Galgay	<b>X</b>	
Councillor Bruce Tilley	<b>X</b>	
Councillor Debbie Hanlon	<b>X</b>	
Councillor Wally Collins	<b>X</b>	



**Ratification  
E-Poll, July 1<sup>th</sup>, 2013**

**Approval of Tender – Riverhead WWTF  
Digester No. 2 - Gas Proof Liner  
LeGroupe Lefebvre M.R.P. Inc. @ \$1,722,391.20**

	Yes	No
Mayor Dennis O’Keefe	<b>X</b>	
Deputy Mayor Shannie Duff	<b>X</b>	
Councillor Sheilagh O’Leary	<b>X</b>	
Councillor Tom Hann	<b>X</b>	
Councillor Sandy Hickman	<b>X</b>	
Councillor Gerry Colbert	<b>X</b>	
Councillor Danny Breen	<b>X</b>	
Councillor Frank Galgay	<b>X</b>	
Councillor Bruce Tilley	<b>X</b>	
Councillor Debbie Hanlon	<b>X</b>	
Councillor Wally Collins	<b>X</b>	

# MEMORANDUM

Date: July 10, 2013

To: His Worship the Mayor and Members of Council

From: Brendan O'Connell, P. Eng.,  
Director of Engineering

Re: **Tender – Riverhead WWTF Digester No.2 Gas Proof Liner**


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The following tenders have been received for the project “**Riverhead WWTF Digester No.2 Gas Proof Liner**”:

1.Groupe Lefebvre M.R.P. Inc.	\$1,722,391.20
2.Jacques Daoust Coatings Management Inc.	\$1,974,737.15

## RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder, Le Groupe Lefebvre M.R.P Inc. in the amount of One Million, Seven Hundred Twenty-Two Thousand, Three Hundred Ninety-One Dollars and Twenty Cents (\$1,722,391.20).

  
Brendan O'Connell, P. Eng.,  
Director of Engineering

/amh

# ST. JOHN'S