

**AGENDA  
REGULAR MEETING**

**June 12, 2017  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

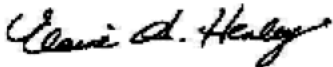
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June 9, 2017

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, June 12, 2017 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 **4:00 p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

## **AGENDA**

### **REGULAR MEETING - CITY COUNCIL**

**June 12, 2017 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall**

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#### **1. CALL TO ORDER**

#### **2. APPROVAL OF THE AGENDA**

#### **3. ADOPTION OF THE MINUTES**

- Minutes of June 5, 2017

#### **4. BUSINESS ARISING FROM THE MINUTES**

- **Included in the Agenda:**

##### **Other Matters:**

- Application to rezone land to the Commercial Regional (CR) Zone for the development of Galway  
REZ1700008  
100 Danny Drive  
Applicant: 10718 Newfoundland Inc.

#### **5. NOTICES PUBLISHED**

- A Discretionary Use application has been submitted for 220 Newfoundland Drive requesting permission to convert a portion of the main floor (1416 m<sup>2</sup>) from commercial use into 10-12 residential apartments.
- A change of Non-Conforming Use application has been submitted requesting permission to occupy the building located at 180 Hamilton Avenue for packaging savory.
- A Discretionary Use Application has been submitted requesting permission to convert 68.8m<sup>2</sup> of floor area from existing Office space into five (5) additional Rental Storage units at 431-435 Main Road.
- A Discretionary Use Application has been submitted to the City of St. John's by Eastlink requesting to construct a telecommunications tower located at 165 Doyle's Road.

#### **6. PUBLIC HEARINGS**

#### **7. COMMITTEE REPORTS**

- a. Planning and Development Committee Report – May 31, 2017
- b. Special Events Advisory Committee Report – June 8, 2017

## **8. RESOLUTIONS**

## **9. DEVELOPMENT PERMITS LIST**

- June 1, 2017 – June 7, 2017

## **10. BUILDING PERMITS LIST**

- June 1, 2017 – June 7, 2017

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

- Week Ending June 7, 2017

## **12. TENDERS/RFPS**

- a. Tender 2017084 – Repair/Replace/Straighten Guard Rails
- b. Tender 2017097 – Two Snow Blower Attachments
- c. Tender 2017100 – One (1) New Cube Van

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

## **14. OTHER BUSINESS**

- a. Economic Update June 2017

## **15. ADJOURNMENT**

## **MINUTES**

### **REGULAR MEETING - CITY COUNCIL**

**June 5, 2017 – 4:30 p.m. - Council Chambers, 4<sup>th</sup> Floor, City Hall**

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**Present** Deputy Mayor R. Ellsworth  
Councillor T. Hann  
Councillor D. Breen  
Councillor B. Tilley  
Councillor W. Collins  
Councillor A. Puddister  
Councillor S. Hickman

**Regrets** Mayor D. O'Keefe  
Councillor S. O'Leary  
Councillor D. Lane  
Councillor J. Galgay

**Others** Kevin Breen, City Manager  
Leslie O'Brien, Acting Deputy City Manager of Public Works  
Tanya Haywood, Deputy City Manager of Community Services  
Derek Coffey, Deputy City Manager of Financial Administration  
Cheryl Mullett, City Solicitor  
Ken O'Brien, Chief Municipal Planner  
Elaine Henley, City Clerk  
Kathy Driscoll, Legislative Assistant

### **CALL TO ORDER/ADOPTION OF AGENDA**

#### **SJMC2017-06-05/252R**

**Moved – Councillor Collins; Seconded – Councillor Tilley**

That the agenda be adopted as presented.

**CARRIED UNANIMOUSLY**

### **ADOPTION OF MINUTES**

#### **SJMC2017-06-05/253R**

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

That the minutes of May 29, 2017 be approved as presented.

**CARRIED UNANIMOUSLY**

## **NOTICES PUBLISHED**

**A Discretionary Use application requesting permission for a Dog Training Facility by Newfoundland Athletic Dog Associates at 163 Doyle's Road.**

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Council considered the above noted notices published:

**SJMC2017-06-05/254R**

**Moved – Councillor Puddister; Seconded – Councillor Collins**

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

**CARRIED UNANIMOUSLY**

## **COMMITTEE REPORTS**

**Development Committee Report – May 30, 2017**

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[Link to Report](#)

Council considered the above noted report.

**SJMC2017-06-05/255R**

**Moved – Councillor Puddister; Seconded – Councillor Hann**

**That the above noted report and its recommendations be adopted as presented. This includes:**

- **that the application for an extension to an Accessory Building at 138-142 Bennett's Road be rejected as it exceeds the maximum size of an accessory building within a protected watershed, as determined by Council.**

**CARRIED UNANIMOUSLY**

**Special Events Committee Report – June 1, 2017**

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Council considered the above noted report.

**SJMC2017-06-05/256R**

**Moved – Councillor Breen; Seconded – Councillor Hickman**

That the above noted report and its recommendations be adopted as presented. This includes:

- Closure of the cul-de-sac section of Lerner Street for a Bike Rodeo on June 11, 2017. Event is Co-hosted by the RNC and MHA Cathy Bennett.

**CARRIED UNANIMOUSLY**

#### **DEVELOPMENT PERMITS LIST**

[Link to List](#)

Council considered, for information, the above-noted for the period May 18, 2017 to May 24, 2017.

#### **BUILDING PERMITS LIST**

[Link to List](#)

Council considered the Building Permits for the period of May 25, 2017 to May 31, 2017.

#### **SJMC2017-06-05/257R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

That the building permits list for the period May 25, 2017 to May 31, 2017 be approved as presented.

**CARRIED UNANIMOUSLY**

#### **REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending May 31, 2017.

#### **SJMC2017-06-05/258R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

That the requisitions, payrolls and accounts for the week ending May 31, 2017 in the amount of \$1,464,060.28 be approved as presented.

**CARRIED UNANIMOUSLY**

**TENDERS/RFPS**

**Tender 2017071 – Streets Rehab Program Contract #2**

Council considered the above noted tender.

**SJMC2017-06-05/258R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That Council award Tender 2017071 to the lowest bidder meeting specifications, Modern Paving Limited \$2,883,951.72, as per the Public Tendering Act.**

**Lis of streets requested from councilor Collins – public works committee**

**Taxes (HST) are included in price quoted.**

**CARRIED UNANIMOUSLY**

**Tender 20170702 – Metrobus Accessible Routes Sidewalk Contract**

Council considered the above noted tender.

**SJMC2017-06-05/260R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That Council award Tender 20170702 to the lowest bidder meeting specifications, Modern Paving Limited \$680,495.25, as per the Public Tendering Act**

**Taxes (HST) are included in price quoted.**

**CARRIED UNANIMOUSLY**

**Tender 2017088 – St. John's Community Market**

Council considered the above noted tender.

**SJMC2017-06-05/261R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That Council award tender 2017088 to the lowest bidder meeting all specifications, Redwood Construction Limited \$2,407,012.10, as per the Public Tendering Act.**

**Taxes (HST) are included in the price quoted.**

**CARRIED UNANIMOUSLY**

**Tender 2017093 – CIPP Watemain Lining Project**

Council considered the above noted tender.

**SJMC2017-06-05/262R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That Council award tender 2017093 to the lowest bidder meeting specifications, Dexter Construction Company Limited, \$8,150,050.00, as per the Public Tendering Act.**

**Taxes (HST) are included in the price quoted.**

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

**Decision Note dated May 10, 2017 re: Amendments to the Election Finance By-Law**

**SJMC2017-06-05/263R**

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

**Council referred this to the Finance Committee while it continues to be evaluated to ensure they are in line with our by-laws and the Elections Act.**

**CARRIED UNANIMOUSLY**

**Councillor Puddister**

- Requested an update from City Solicitor on 265 Brookfield Road property complaints. The property owner is operating a residential property as a commercial enterprise. The owner has been charged with violation of bylaws. Requested that the City Manager write a letter and ask that the owner stop operating as a commercial property

**Councillor Hann**

- Requested that the City Manager look at accusations made by a developer on Ropewalk Lane so that they may look at the problem and see if there is anything that they can do to help with the issue.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:08 p.m.

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**MAYOR**

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**CITY CLERK**

## **REPORTS/RECOMMENDATION**

### **Development Committee**

**May 30, 2017 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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#### **1. 138 – 142 Bennett's Road - Proposed Extension to Accessory Building in the Watershed Town of Portugal Cove – St. Philip's – INT1700070**

It is recommended that the application for an extension to an Accessory Building be rejected as it exceeds the maximum size of an accessory building within a protected watershed, as determined by Council.

**Jason Sinyard**

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

Addendum to Council Minutes of June 5, 2017

# DECISION/DIRECTION NOTE

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**Title:** Proposed Extension to Accessory Building in the Watershed  
Town of Portugal Cove – St. Philip's  
INT1700070  
138-142 Bennett's Road

**Date Prepared:** May 30, 2017 (Date of Next meeting: June 5, 2017)

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

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

**Ward:** Not Applicable

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**Decision/Direction Required:**

To reject the application for a proposed extension to an Accessory Building in the Watershed.

**Discussion – Background and Current Status:**

The proposed Accessory Building extension is at 138-142 Bennett's Road, which is located within the Broad Cove Protected Watershed. The maximum floor area which can be considered for an accessory Building in the Watershed is 30m<sup>2</sup>, as determined by Council. The existing accessory building on the property has a floor area of 39.5m<sup>2</sup>, and the applicant has proposed an extension of 20m<sup>2</sup>. As the existing accessory building already exceeds the maximum allowable, the extension cannot be considered.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans:  
Regional Drinking Water Study
4. Legal or Policy Implications:  
Section 104 of the City of St. John's Act
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.

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9. Other Implications: Not Applicable.

**Recommendation:**

It is recommended that the application for an extension to an Accessory Building be rejected as it exceeds the maximum size of an accessory building within a protected watershed, as determined by Council.

**Prepared by/Signature:**

Andrea Roberts – Development Officer

Signature: 

**Approved by/Date/Signature:**

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

Signature: 

AAR/dlm

**Attachments:** Not Applicable.

Addendum to Council Minutes of June 5, 2017

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** June 1, 2017

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approval of road closure for bike rodeo.

**Discussion – Background and Current Status:**

The Special Events Advisory Committee has received application for the following event, requiring road closure approval.

<b>Event</b>	Bike Rodeo
<b>Date</b>	June 11, 2017 11:30am – 2:00pm
<b>Detail</b>	Closure of the cul-de-sac section of Lander Street for a Bike Rodeo. Event is Co-hosted by the RNC and MHA Cathy Bennett.



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**Key Considerations/Implications:**

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

**Recommendation:** Council approve the above noted street closure. These events are subject to the conditions set out by the Special Events Advisory Committee.

**Prepared by/Signature:**

Beverley Skinner – Manager of Program & Service Delivery

Signature B. Skinner

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature T. Haywood

**ST. JOHN'S**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF May 25, 2017 TO May 31, 2017**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Demolition & Rebuild of Dwelling	51 Spencer Street	2	Approved	17-05-25
COM	Dewcor	Galway CP07C – Regional Stormwater Pond – Revised Submission	15 Duffett's Road	5	Approved	17-05-25

<p><b>*</b></p> <p><b>Code Classification:</b></p> <table> <tr> <td>RES</td><td>- Residential</td> <td>INST</td><td>- Institutional</td> </tr> <tr> <td>COM</td><td>- Commercial</td> <td>IND</td><td>- Industrial</td> </tr> <tr> <td>AG</td><td>- Agriculture</td><td></td><td></td> </tr> <tr> <td>OT</td><td>- Other</td><td></td><td></td> </tr> </table>				RES	- Residential	INST	- Institutional	COM	- Commercial	IND	- Industrial	AG	- Agriculture			OT	- Other		
RES	- Residential	INST	- Institutional																
COM	- Commercial	IND	- Industrial																
AG	- Agriculture																		
OT	- Other																		
<p><b>**</b></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 Supervisor**  
**Planning, Engineering and**  
**Regulatory Services**

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Addendum to Council Minutes of June 5, 2017

# Building Permits List

## Council's June 5, 2017 Regular Meeting

Permits Issued: 2017/05/25 To 2017/05/31

### Class: Commercial

50 Aberdeen Ave	Ms	Retail Store
62a Allandale Rd	Sn	Convenience Store
83 Elizabeth Ave	Ms	Retail Store
9 Hallett Cres	Ms	Retail Store
76 Kenmount Rd	Sn	Retail Store
274 Kenmount Rd	Ms	Retail Store
274 Kenmount Rd	Ms	Retail Store
25 Kenmount Rd Art & Frame	Sn	Retail Store
193 Kenmount Rd	Ms	Restaurant
203 Kenmount Rd	Ms	Retail Store
1 Marconi Pl	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
57 Old Pennywell Rd	Ms	Retail Store
4 Portugal Cove Rd	Ms	Recreational Use
10 St. Clare Ave	Ms	Recreational Use
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Retail Store
320 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Retail Store
350 Torbay Rd	Ms	Office
141 Torbay Rd	Ms	Service Shop
611 Torbay Rd	Ms	Retail Store
30-70 White Rose Dr	Ms	Club
30-70 White Rose Dr	Ms	Take-Out Food Service
146-152 Water St	Cr	Restaurant
57 Bonaventure Ave	Rn	Apartment Building
219 Major's Path, Turbo Tech	Co	Commercial Garage
2 Freshwater Rd	Rn	Retail Store
123-125 Quidi Vidi Rd	Cr	Restaurant
80 Kenmount Rd	Cr	Office
215 Water St, Suite 101	Rn	Office
24 Stavanger Dr	Rn	Communications Use
150 New Gower St	Nc	Hotel

This Week \$ 20,828,734.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

This Week \$ .00

Addendum to Council Minutes of June 5, 2017

**Class: Residential**

3 Adventure Ave	Nc	Accessory Building
59 Almond Cres	Nc	Fence
27 Beauford Pl	Nc	Accessory Building
53 Brad Gushue Cres	Nc	Patio Deck
1 Burin St	Nc	Fence
177 Castle Bridge Dr., Lot 349	Nc	Single Detached Dwelling
18 Claddagh Road - Lot Cr9	Nc	Single Detached Dwelling
16 Cook St	Nc	Accessory Building
77 Cornwall Cres	Nc	Fence
6 Cumberland Cres	Nc	Patio Deck
66 Doyle St	Nc	Fence
48 Dunkerry Cres, Lot 266	Nc	Single Detached Dwelling
40 Duntara Cres	Nc	Accessory Building
2 Fairwood St	Nc	Fence
10 Gallipoli St, Lot 255	Nc	Single Detached Dwelling
59 Galway Blvd - Lot Gb18	Nc	Single Detached Dwelling
25 Golf Ave	Nc	Patio Deck
71 Guzzwell Dr	Nc	Fence
10 Hopedale Cres	Nc	Accessory Building
39 Hyde Park Dr	Nc	Patio Deck
39 Hyde Park Dr	Nc	Fence
21 Long Beach St	Nc	Accessory Building
80 Maurice Putt Cres, Lot 262	Nc	Single Detached Dwelling
15 Mogridge St	Nc	Accessory Building
12 Mullock St	Nc	Accessory Building
12 Mullock St	Nc	Fence
51 Orlando Pl	Nc	Fence
95 Parkhill St	Nc	Fence
20 Power's Rd	Nc	Accessory Building
168 St. Clare Ave	Nc	Fence
27 Sugar Pine Cres	Nc	Fence
561 Thorburn Rd	Nc	Accessory Building
25 Winter Ave	Nc	Single Detached Dwelling
297 Airport Heights Dr	Co	Single Detached Dwelling
15 Hunt's Lane	Ex	Patio Deck
20 Pitcher's Path	Ex	Patio Deck
90 Bond St	Rn	Single Detached & Sub.Apt
9 Cherokee Dr	Rn	Single Detached Dwelling
162 Diamond Marsh Dr	Rn	Single Detached Dwelling
46 Durdle Dr	Rn	Single Detached Dwelling
416 Empire Ave	Rn	Single Detached Dwelling
4 Holbrook Pl	Rn	Single Detached Dwelling
93 Lemarchant St	Rn	Single Detached Dwelling
57 Long's Pl	Rn	Semi-Detached Dwelling
71 Macdonald Dr	Rn	Single Detached Dwelling
27 Madigan Pl	Rn	Single Detached Dwelling
47 Margaret's Pl	Rn	Condominium
2 Maxwell Pl	Rn	Townhousing
4 Maxwell Pl	Rn	Townhousing
6 Maxwell Pl	Rn	Townhousing
8 Maxwell Pl	Rn	Townhousing
43 Newman St	Rn	Single Detached Dwelling
59 Queen's Rd	Rn	Patio Deck
49 Ricketts Rd	Rn	Townhousing
51 Ricketts Rd	Rn	Townhousing
53 Ricketts Rd	Rn	Townhousing
55 Ricketts Rd	Rn	Townhousing
57 Ricketts Rd	Rn	Townhousing

Addendum to Council Minutes of June 5, 2017

59 Ricketts Road	Rn	Townhousing
61 Ricketts Rd	Rn	Townhousing
63 Ricketts Rd	Rn	Townhousing
65 Ricketts Rd	Rn	Townhousing
67 Ricketts Rd	Rn	Townhousing
69 Ricketts Rd	Rn	Townhousing
71 Ricketts Rd	Rn	Townhousing
73 Ricketts Rd	Rn	Townhousing
75 Ricketts Rd	Rn	Townhousing
77 Ricketts Rd	Rn	Townhousing
79 Ricketts Rd	Rn	Townhousing
81 Ricketts Rd	Rn	Townhousing
83 Ricketts Rd	Rn	Townhousing
85 Ricketts Rd	Rn	Townhousing
87 Ricketts Rd	Rn	Townhousing
89 Ricketts Rd	Rn	Townhousing
91 Ricketts Rd	Rn	Townhousing
93 Ricketts Rd	Rn	Townhousing
95 Ricketts Rd	Rn	Townhousing
14 Robinsons Pl	Rn	Townhousing
74 St. Clare Ave	Rn	Semi-Detached Dwelling
287 Southern Shore Hwy	Rn	Single Detached Dwelling
177 University Ave	Rn	Single Detached Dwelling
76 Whiteway St	Rn	Single Detached Dwelling
4 Chesley Dr	Sw	Single Detached & Sub.Apt
9 Seaborn St	Sw	Semi-Detached Dwelling

This Week \$ 4,102,224.00

**Class: Demolition**

This Week \$ .00

This Week 'S Total: \$ 24,930,958.00

Report Permits Issued: 2017/05/25 To 2017/05/31 \$ 199,410.00

**Legend**

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

Year To Date Comparisons			
June 5, 2017			
Type	2016	2017	% Variance (+/-)
Commercial	\$58,302,615.00	\$54,164,003.00	-7
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,942,084.00	\$436,000.00	-93
Residential	\$21,544,676.00	\$27,092,846.00	26
Repairs	\$1,501,806.00	\$1,222,506.00	-19
Housing Units (1 & 2 Family Dwelling)	59	61	
<b>Total</b>	<b>\$87,291,181.00</b>	<b>\$82,915,355.00</b>	<b>-5</b>

Respectfully Submitted,

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

Addendum to Council Minutes of June 5, 2017

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending May 31, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 450,581.52</b>
<b>Bi-Weekly Administration</b>	<b>\$ 767,154.44</b>
<b>Bi-Weekly Management</b>	<b>\$ 857,527.77</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 702,864.59</b>
<b>Accounts Payable</b>	<b>\$ 1,464,060.28</b>

**Total: \$ 4,242,188.60**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

# DECISION/DIRECTION NOTE

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**Title:** Application to rezone land to the Commercial Regional (CR) Zone for the development of Galway  
REZ1700008  
100 Danny Drive  
Applicant: 10718 Newfoundland Inc.

**Date Prepared:** June 7, 2017

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

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

**Ward:** 5

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**Decision/Direction Required:**

That Council adopt the attached resolution for St. John's Development Regulations Amendment 656, 2017.

**Discussion – Background and Current Status:**

The City has received an application from 10718 Newfoundland Inc. to rezone land in Galway to accommodate future commercial development. The property is located along Pitts Memorial Drive, with access from Danny Drive, and has an approximate area of 33.78ha (83.47 acres). The parcel of land is currently zoned Comprehensive Development Area – Southlands (CDA-Southlands), and is proposed to be rezoned to the Commercial Regional (CR) Zone. There are no specific engineering or development concerns with the proposed rezoning at this time. Prior to development approval, the developer will be required to submit detailed plans for review and approval. A Municipal Plan amendment is not required.

The proposed rezoning was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified, along with the City of Mount Pearl. Written submissions were received by the City Clerk and are included in the agenda for the Regular Meeting of Council.

A submission from the City of Mount Pearl was received, which highlights concerns regarding traffic, storm water management, public transit, pest control and other development issues contained in a submission earlier this year. Staff met with the City of Mount Pearl and discussed these concerns. At this time, a response to address the most recent letter is being prepared.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:  
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Increase access to range/type of housing, while providing a range of amenities and services.

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4. Legal or Policy Implications:  
Meets the intent of Municipal Plan policies, which encourage compact urban form, while minimizing sprawl through the encouragement of large-scale integrated developments in all expansion areas. The Municipal Plan also encourages commercial areas that directly serve residential neighbourhoods, in suitable locations close to residential neighbourhoods, with easy accessibility for visitors.
5. Engagement and Communications Considerations: Not applicable
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications: Not applicable

**Recommendation:**

It is recommend that Council adopt St. John's Development Regulations Amendment Number 656, 2017, which will rezone land at 100 Danny Drive from the Comprehensive Development Area – Southlands (CDA-Southlands) Zone to the Commercial Regional (CR) Zone, to accommodate future commercial development in Galway. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

**Prepared by - Date/Signature:**

Lindsay Lyghtle Brushett, MCIP – Planner III

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

**Approved by - Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner  
Planning, Engineering and Regulatory Services

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

LLB/dlm

**Attachments:**

Site Plan

Resolution

Public submissions



**SUBJECT PROPERTY**

TRANS CANADA HWY

PITTS MEMORIAL DR

DANNY DR

BEAUMONT HAMEL WAY

CDA-SOUTHLANDS

CDA-SOUTHLANDS

CDA-SOUTHLANDS

CDA-SOUTHLANDS

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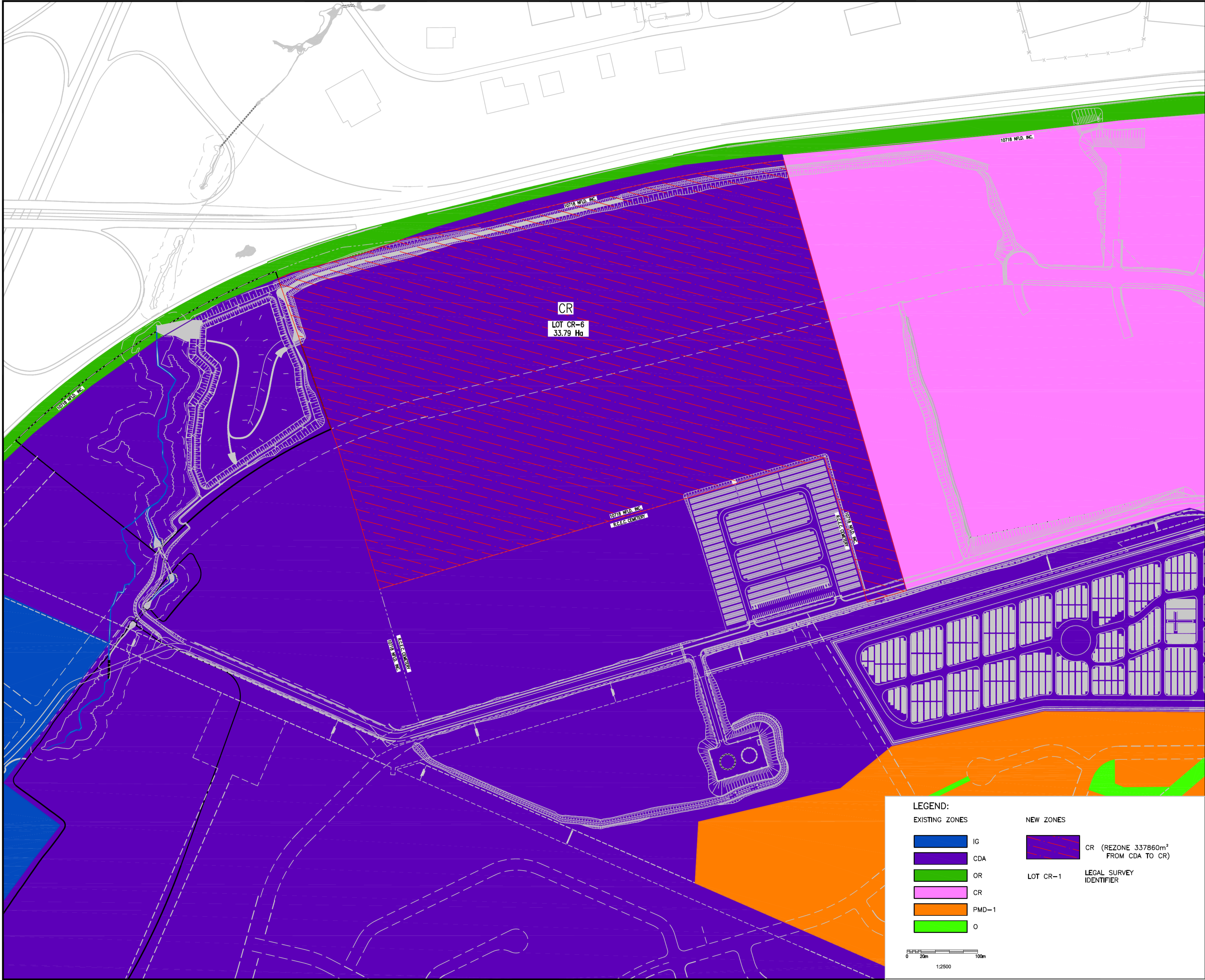
CR

IG

IG

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

W:\Engwork\Planw\2017 projects\100 danny drive.mxd



DRAWN	C.L.W.	CHECKED	—
DESIGNED	—	APPROVED	—

NOTE:

B	ISSUED FOR APPROVAL	CLW	17/03/15
A	ISSUED FOR APPROVAL	CLW	17/03/10
No.	REVISIONS	BY	Y/M/D

DETAIL REFERENCE

DETAIL/SELECTION No.

DWG. No. WHERE TAKEN

DWG. No. WHERE DETAILED

CLIENT

PROJECT TITLE

GALWAY

DRAWING TITLE

REZONING PLAN

SCALE

As Noted

PROJECT No. NA

SHEET No. 1 of 1

DRAWING No.

DSK-17

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 656, 2017**

**WHEREAS** the City of St. John's wishes to allow the future commercial development in the Galway development for lands in the area of 100 Danny Drive.

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

**Rezone land in the area of 100 Danny Drive [Parcel ID# 402658] from the Comprehensive Development Area – Southlands (CDA – Southlands) Zone to the Commercial Regional (CR) Zone as shown on Map Z-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of \_\_\_\_\_, **2017**.

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

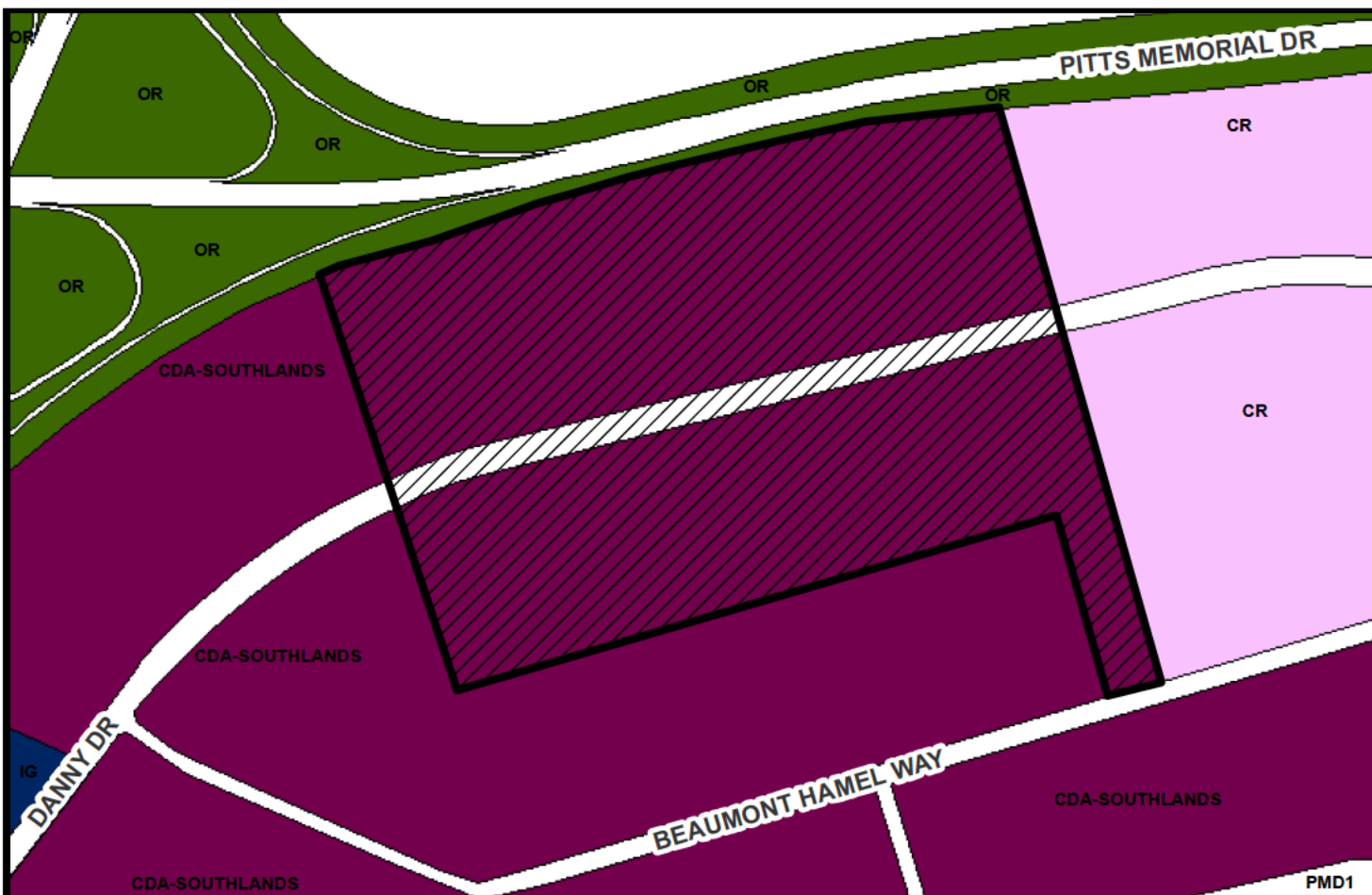
\_\_\_\_\_  
**MCIP**

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

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

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

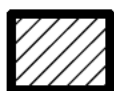
\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 656, 2017  
[Map Z-1A]**

2017 05 16 Scale: 1:7500  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM  
COMPREHENSIVE DEVELOPMENT AREA - SOUTHLANDS  
(CDA-SOUTHLANDS) LAND USE ZONE TO  
COMMERCIAL REGIONAL (CR) LAND USE ZONE

**100 DANNY DRIVE  
Parcel ID 402658**

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

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

June 7, 2017

File: 122-3

*(also sent via e-mail to: [llyghtlebrushett@stjohns.ca](mailto:llyghtlebrushett@stjohns.ca))*

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

Dear Ms. Lyghtle Brushett:

**COMMENTARY IN RESPONSE TO CITY OF ST. JOHN'S REFERRAL  
REGARDING PROPOSED REZONING OF LAND TO CR  
100 DANNY DRIVE – GALWAY DEVELOPMENT**

The City of Mount Pearl thanks you for the opportunity to provide commentary on the above-noted proposed rezoning of land to Commercial Regional (CR) at 100 Danny Drive in the Galway area. Appropriate City staff, as well as the Committee of the Whole of Council at their meeting of June 6, 2017, have reviewed the documents available at this time and now provide you with the following commentary.

Generally, Council refers to the City of Mount Pearl's letter of March 15, 2017, to the City of St. John's (copy attached) with commentary relating to the proposed rezoning of 705 Southlands Boulevard to CR and A3. As stated in the letter, the commentary is also relevant to all future rezoning applications for the Galway Development, including this currently proposed rezoning for 100 Danny Drive.

Specifically, with regard to the currently proposed rezoning of 100 Danny Drive, in addition to the commentary by the City of Mount Pearl in the March 15, 2017 letter, the City provides the following commentary:

**To:** Ms. Lindsay Lyghtle Brushett, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed Rezoning – Galway Development  
**From:** Peter Howe, Director of Planning and Development  
**Date:** June 7, 2017  
**Page:** 2 of 3

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### **Traffic, Road Construction and Phasing**

- The City of Mount Pearl reiterates traffic issues as previously discussed and as outlined in the March 15, 2017 letter.
- The City of Mount Pearl expresses concern regarding planning for traffic impacts on Mount Pearl streets and businesses, and planned timing of construction, particularly as it relates to the Ruth Avenue corridor.
- It appears that additional access into Donovan's Business Park is not recommended / has been eliminated. The City of Mount Pearl requests information as to whether or not this has been confirmed by the traffic consultant.
- The City of Mount Pearl recommends that the secondary access from the Trans Canada Highway be paved, completed and opened once development of this phase proceeds in order to alleviate some of the traffic concerns entering and existing the development.

### **Storm Water Management**

- Storm water management and erosion/siltation prevention measures are recommended to prevent downstream flooding and siltation into the Waterford River watershed.
- The management and prevention measures are also to be considered during any of the construction phases.

### **Public Transit**

- The City of Mount Pearl requests to be advised if there have been any discussions with Metrobus regarding the provision of public transit services to the Galway community, and also whether or not there are any anticipated changes to the bus routing in Mount Pearl.

### **Rodent Control Plan**

- The City of Mount Pearl requests that the City of St. John's require the developer to:
  - engage a professional pest control company in advance of any further clearing, grubbing, and/or construction commencing in order to control and eliminate rodents that may be associated with the development,
  - continue to retain the services of a professional pest control company throughout the construction process as required generally, and
  - specifically to respond to any reports of rodents as a result of disturbance of the grounds and construction.

### **Placement of Illuminated Signage**

- The placement of illuminated and changeable message signage, and parking lot and building lighting, should be placed so as not to negatively affect adjacent properties. The City trusts that signage placement will be in accordance with municipal and provincial requirements.

**To:** Ms. Lindsay Lyghtle Brushett, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed Rezoning – Galway Development  
**From:** Peter Howe, Director of Planning and Development  
**Date:** June 7, 2017  
**Page:** 3 of 3

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The City of Mount Pearl thanks the City of St. John's for the opportunity to comment on this matter. Please contact me at 709-748-1029 or by e-mail at [phowe@mountpearl.ca](mailto:phowe@mountpearl.ca) if you require clarification or wish to discuss further the City's commentary outlined above.

Yours truly,

  
Peter Howe  
Director of Planning and Development

PH/JS/paf

Attachment – Copy of City of Mount Pearl Letter of March 15, 2017

cc Michele Peach, Chief Administrative Officer  
Gerry Antle, Director of Infrastructure and Public Works  
Jason Silver, Director of Corporate Services  
Jason Collins, Director of Community Services  
Mark Stuckless, Project Manager, Engineering Services  
Julia Schwarz, Manager of Planning & Inspection Services  
Catherine Howell, Planner  
Mona Lewis, Deputy City Clerk

March 15, 2017

FILE: 122-3

*(also sent via e-mail to: [llyghtlebrushett@stjohns.ca](mailto:llyghtlebrushett@stjohns.ca))*

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

Dear Ms. Lyghtle Brushett:

**COMMENTARY IN RESPONSE TO CITY OF ST. JOHN'S REFERRAL  
REGARDING PROPOSED REZONING OF LAND TO CR AND A3  
705 SOUTHLANDS BOULEVARD – GALWAY DEVELOPMENT**

The City of Mount Pearl thanks you for the opportunity to provide commentary on the above-noted proposed rezoning of land to Commercial Regional (CR) and Apartment High Density (A3) Zones in the Galway area. Appropriate City staff, as well as the Committee of the Whole of Council at their meeting of March 14, 2017, have reviewed the documents available at this time and now provide you with the following commentary.

**Zoning**

- Mount Pearl supports the relocation of the Commercial Regional zoning from the interior of the Galway development to the adjacent highway area and likewise the Apartment Use Zone to the interior of the development. This will keep in line with the current Commercial Zoning adjacent to Pitts Memorial Drive west of the Ruth Avenue overpass.
- The placement of illuminated and changeable message signage and parking lot and building lighting along Pitts Memorial Drive should be placed so as not to negatively affect the residential enjoyment of the Mount Pearl residents in the Wilson Crescent residential area.

**To:** Ms. Lindsay Lyghtle Brushett, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed Rezoning – Galway Development  
**From:** Julia Schwarz, MCIP, CSLA, Manager of Planning and Inspection Services  
**Date:** March 15, 2017  
**Page:** 2 of 4

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### **Traffic, Road Construction and Phasing**

- With the proposed changes to focus on a regional commercial centre and high density residential development, and the attraction of Costco as an anchor tenant, it is anticipated that there will be an increase in traffic in the Pitts Memorial Drive - Ruth Avenue interchange area into Mount Pearl.
- The City of Mount Pearl inquires if the existing traffic study (Traffic Impact Study Proposed Glencrest Development St. John's, NL, by Hatch Mott MacDonald March 20, 2013) is being updated to reflect these changes as well as changes to the rates of development in Southlands. The City of Mount Pearl requests that any updated information be released to Mount Pearl.
- The City of Mount Pearl is of the position that a joint meeting between Mount Pearl, St. John's and the provincial Department of Transportation and Works is required, to discuss traffic impact, phasing of construction, and the timing of construction of a second roundabout, and that construction should not proceed prior to such a consultation meeting having taken place.

### **Public Transit**

- The City of Mount Pearl requests to be advised if there have been any discussions with Metrobus in regards to the provision of public transit services to the Galway community, and also whether or not there are any anticipated changes to the bus routing in Mount Pearl.

### **Impacts on City of Mount Pearl Business**

- With the proposed changes to the Ruth Avenue corridor and Old Placentia Road intersection, any changes will affect the existing Mount Pearl businesses, the St. John's Regional Fire Department fire station on Olympic Drive, the three (3) schools and access into Donovan's Business Park. No detailed discussions concerning traffic impact, improvements, and planned financial responsibilities for these affects have been held thus far. These matters could be discussed at the joint meeting referenced above. Mount Pearl trusts that it is the Galway developer's financial responsibility to undertake regional infrastructure road improvements, as is common with any new development.

### **Schools**

- The City inquires, with regard to the proposed number of potential new units at 5,900, if there have been any discussions or consultations with the school board regarding potential locations or future zoning for schools; and, if not, the City would recommend such consultation as schooling will have an impact on the Mount Pearl school system.

**To:** Ms. Lindsay Lyghtle Brushett, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed Rezoning – Galway Development  
**From:** Julia Schwarz, MCIP, CSLA, Manager of Planning and Inspection Services  
**Date:** March 15, 2017  
**Page:** 3 of 4

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### **Stormwater**

- The City of Mount Pearl has a zero net run off and on-site storm detention policy for all new development in Mount Pearl and would like to see this maintained as a requirement as part of this proposed development, in terms of its effects on Mount Pearl. The City understands that a similar policy applies in St. John's. The City of Mount Pearl requests that the City of St. John's clarify whether or not there are any anticipated downstream impacts associated with this development.

### **Sanitary / Water Servicing**

- The City has no objections to the proposed rezonings provided that the future development of this area does not negatively affect the City of Mount Pearl's existing water and sewer capacities and future needs. This is of particular concern with respect to trunk sewer capacities and regional development above the 190m contour. The City of Mount Pearl presumes that the City of St. John's has undertaken some capacity analysis of the trunk sewer system in relation to the overall Galway/Glencrest Development and requests that this information be made available to the City of Mount Pearl.

### **Rodent Control Plan**

- The City of Mount Pearl has already received concerns from residential neighbourhoods regarding rodent problems that residents suspect have been caused by the disturbance of lands being prepared for development in the Galway/Glencrest area. At those times, the concerns were relayed to the developer for follow up and resolution.
- With regard to the further development of the Galway/Glencrest area, the City of Mount Pearl requests that the City of St. John's require the developer to engage a professional pest control company in advance of any further clearing, grubbing, and/or construction commencing in order to control and eliminate rodents that may be associated with the development, and to continue to retain the services of a professional pest control company throughout the construction process as required generally, and specifically to respond to any reports of rodents as a result of disturbance of the grounds and construction.

The City of Mount Pearl requests that the above commentary be considered in relation to the proposed rezonings being specifically considered at this time; and that the City of St. John's also carry forward this commentary for consideration in their review of development applications and other matters regarding the entire Galway/Glencrest development area.

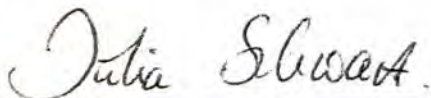
**To:** Ms. Lindsay Lyghtle Brushett, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed Rezoning – Galway Development  
**From:** Julia Schwarz, MCIP, CSLA, Manager of Planning and Inspection Services  
**Date:** March 15, 2017  
**Page:** 4 of 4

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City of Mount Pearl staff will be in contact with City of St. John's staff to make arrangements for the joint meeting of representatives of Mount Pearl, St. John's, and the provincial Department of Transportation and Works, to discuss matters as outlined above, with this meeting to take place prior to any construction.

Once again, the City of Mount Pearl thanks the City of St. John's for the opportunity to participate in the public consultation referral process. Please contact me at 709-748-1151 or by e-mail at [jschwarz@mountpearl.ca](mailto:jschwarz@mountpearl.ca) if you require clarification or wish to discuss further the City's commentary outlined above.

Best regards,



---

Julia Schwarz, MCIP, CSLA  
Manager of Planning and Inspection Services

JS/MS/CYH/paf

cc John Morrissey, Manager of Highway Design and Traffic Engineering, Transportation and Works  
Chief Administrative Officer  
Directors  
Mark Stuckless, Project Manager, Engineering Services  
Catherine Howell, Planner  
Mona Lewis, Deputy City Clerk

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on June 12, 2017.**

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	Commercial Office Hotel (COH) Zone	1	A Discretionary Use application has been submitted for <b>220 Newfoundland Drive</b> requesting permission to convert a portion of the main floor (1416 m <sup>2</sup> ) from commercial use into 10-12 residential apartments.	1416 m <sup>2</sup>			no submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	Residential Low Density (R3) Zone	2	A change of Non-Conforming Use application has been submitted requesting permission to occupy the building located at <b>180 Hamilton Avenue</b> for packaging savory. The proposed use would occupy an area of 74 m <sup>2</sup> and will replace the previous Professional Apparel & Dry Cleaning use. The business would employ one (1) person and will operate for approximate 4-12 hours a week, any time between 9 a.m. – 5 p.m., Monday to Friday. Parking is provided for the one (1) employee.	74 m <sup>2</sup>	1	1	one submissions received <b>(attached)</b>	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
3	Commercial Neighbourhood (CN) Zone	5	A Discretionary Use Application has been submitted requesting permission to convert 68.8m <sup>2</sup> of floor area from existing Office space into five (5) additional Rental Storage units at <b>431-435 Main Road.</b>	68.8m <sup>2</sup>			no submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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
4	Agricultural (AG) Zone	5	<p>A Discretionary Use Application has been submitted to the City of St. John's by Eastlink requesting to construct a telecommunications tower located at <b>165 Doyle's Road</b>.</p> <p>In accordance with its obligations under the Radiocommunications Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 165 Doyle's Road of Eastlinks' intention to install an antenna system consisting of:</p> <ul style="list-style-type: none"> <li>• A slim monopole tower measuring 30 metres in height.</li> <li>• Six (6) antennas will be placed at approximately 29 metres in height.</li> <li>• A tower base measuring 3 metres by 2 metres.</li> <li>• A standard chain link fence 8 feet high will enclose the 15 x 15 metre compound.</li> <li>• The tower will be equipped with an anti-climb apparatus which prohibits the use of the ladder on the tower in case the fence is breached.</li> </ul>				no submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

The Office of the City Clerk and the Department of Planning, Development & Engineering, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applica

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

From: [REDACTED]  
To: [planning@stjohns.ca](mailto:planning@stjohns.ca), [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)  
Date: 2017/05/18 01:46 PM  
Subject: Re: Public Notice Update - Application - 180 Hamilton Avenue

i support this application

[REDACTED]

On Thu, May 18, 2017 at 12:49 PM, St. John's e-Updates <[eupdates@stjohns.ca](mailto:eupdates@stjohns.ca)> wrote:  
City of St. John's Media Relations has issued the following:

=====

Public Notice

Tue, 2017/05/30 - 9:30am

Application - 180 Hamilton Avenue

A change of Non-Conforming Use application has been submitted requesting permission to occupy the building located at \*180 Hamilton Avenue \*for packaging savory. The proposed use would occupy an area of 74 m2 and will replace the previous Professional Apparel & Dry Cleaning use. The business would employ one person and will operate for approximate 4 to 12 hours a week, any time between 9 a.m. – 5 p.m., Monday to Friday. Parking is provided for the one employee.

Information regarding this application may be viewed at the Department of Planning, Engineering, and Regulatory Services, fourth floor, John J. Murphy Building (City Annex). For further information, please phone [709-576-8220](tel:709-576-8220); or by email [planning@stjohns.ca](mailto:planning@stjohns.ca) [1].

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by \*9:30 a.m., Tuesday, May 30, 2017\*, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: [709-576-8474](tel:709-576-8474) or email: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) [2]. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on \*Monday, June 12, 2017\*, at which time Council is scheduled to make a decision on this application.

Location Map [3]

[1] <mailto:planning@stjohns.ca?subject=180%20Hamilton%20Avenue%20>

[2] <mailto:cityclerk@stjohns.ca?subject=180%20Hamilton%20Avenue%20>

[3][http://www.stjohns.ca/sites/default/files/CSJ\\_FileUpload/Planning/180%20HAMILTON%20AVENUE\\_0.pdf](http://www.stjohns.ca/sites/default/files/CSJ_FileUpload/Planning/180%20HAMILTON%20AVENUE_0.pdf)

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## REPORT

### PLANNING & DEVELOPMENT COMMITTEE MEETING

May 31, 2016 – 12:00 p.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall

- Present:** Councillor A. Puddister (Chair) Left at 12:32 in which Councillor Hann assumed Chair until 12:37 pm  
Deputy Mayor R. Ellsworth (arrived at 12:12 pm)  
Councillor T. Hann  
Councillor B. Tilley  
Councillor W. Collins  
Councillor S. Hickman  
Councillor D. Breen (arrived at 12:05 pm)  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services)  
Ken O'Brien, Chief Municipal Planner  
Arthur MacDonald, Planner III – Urban Design and Heritage  
Brian Head, Manager – Parks & Open Spaces  
Cheryl Mullett, City Solicitor  
Linda Bishop, Senior Legal Counsel  
Gord Tucker, Manager – Capital Works, Buildings  
Leslie O'Brien, Manager – City Buildings  
Abdullah Almamun, Work Term Student  
Kathy Driscoll, Legislative Assistant
- Others:** Samantha Long – allnewfoundlandandlabrador.com  
Ron Peters, 2 Cook's Hill  
Bill Clarke, Developer  
Ryan Clarke, Developer  
Danny Madden, Dynamic Engineering Ltd.  
Justin Constantine, Platinum Construction Co. Ltd.  
Tony Gosse, Platinum Construction Co. Ltd.

## REPORT

### 1. 50 Bennett Avenue (former I.J. Samson School site) Rezoning for Townhouses (Ward 2) – Mr. Bill Clarke

Mr. Clarke gave an overview of the above noted stating his proposal was for a town housing development at the former I.J. Samson School site. He advised he required redesignation from the Institutional District to the Residential Medium Density District and rezoning from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone. He also proposes seniors' apartment buildings (that will look like townhouses) on much of the property; these are a permitted use in the INST Zone, so no rezoning will be required for them. The Committee thanked Mr. Clarke for attending the meeting and he left the meeting at 12:15 pm.

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

# ST. JOHN'S

The Committee recommends Council's approval to redesignate 50 Bennett Avenue (portion thereof) from the Institutional District to the Residential Medium Density District and rezone from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone, as submitted, and be considered subject to the City's Commercial Landscaping Policy, Parks and Open Space Master Plan and any applicable Development and Engineering Requirements.

Further, staff recommend referral to a Public Meeting chaired by a member of Council. After this, the application would then be referred to a regular meeting of Council for consideration of adoption. An amendment to the Municipal Plan is required, a Commissioner's Hearing will be required at a later date.

**CARRIED UNANIMOUSLY**

## **2. 75 Incinerator Road – Rezoning to allow a quarry near the Trans-Canada Highway (Ward 5)**

---

Mr. Justin Constantine and Tony Gosse of Platinum Construction provided the Committee with an update on their proposed project. They advised they came up with a plan to minimize the visibility of the quarry from site lines on the Trans-Canada Highway and access to the site would be on Incinerator Road. Provincial staff with Transportation and with Tourism support their efforts. The Committee thanked Mr. Constantine and Mr. Gosse for attending the meeting and they left at 12:30 pm.

**Moved – Councillor Collins; Seconded – Councillor Hickman**

The Committee recommends Council's approval to consider the request to rezone 75 Incinerator Road from the Rural (R) Zone to the Mineral Working (MW) Zone, as submitted. Staff recommend Public Advertisement and Public Notices to be sent to all properties within a 1000 meters radius of the property. Public comments will then be forwarded to Council for their consideration.

Furthermore, it is recommended that the request for the Crown Land Grant for 75 Incinerator Road be approved.

Development Approval will be conditional upon receiving a mineral workings permit from the Department of Natural Resources, and compliance with all requirements of the City of St. John's.

**CARRIED UNANIMOUSLY**

## **3. Tree Regulations**

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The Deputy City Manager of Planning, Engineering and Regulatory Services provided an overview of the above noted. Conversation ensued and Councillor Hickman asked that consideration be given to ensure asphalt driveways be a condition of new construction. It was

decided that staff provide a report on this request and bring it forward to the next Planning and Development Standing Committee meeting.

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

The Committee recommends Council's approval to add the requirement for the tree(s) to the general landscape requirements and take an overall landscape deposit from the permit holder for the lot. Once all landscaping, including the tree planting, is complete the deposit will be returned. This is similar to the approach used in neighbouring municipalities. While this does introduce a deposit, it differs from the May 3rd recommendation in that the deposit is for the overall landscaping and is not specific to the tree. The By-Law will have to be amended to include the tree(s) as part of the general landscaping plans. Enforcement is not anticipated to be an issue as the deposit creates the incentive to complete the landscaping.

Further, this provides the necessary incentive to ensure that the trees are planted and is consistent with other jurisdictions in the region. It is further recommended that the landscape deposit be set after consultation with the home builder industry.

**CARRIED UNANIMOUSLY**

**4. Built Heritage Experts Panel Report – April 9, 2017**

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The Committee discussed the above noted.

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

The Committee recommends Council's approval of the report and its recommendations as presented.

**CARRIED UNANIMOUSLY**

**5. 150 Howlett's Line, text amendment for aquaponics operation (Ward 5)**

---

The Committee spoke to the above noted. Councillor Collins has been approached by some neighbours who have concerns about their wells running dry if the new development draws large amounts of water. It was suggested further review from staff would be required.

**Moved – Councillor Breen; Seconded – Councillor Collins**

To defer text amendment for aquaponics operation, 150 Howlett's Line, until staff bring forward more information on the volume of water required for the development.

**CARRIED UNANIMOUSLY**

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**6. Universal design in City-owned buildings and the issue of accessibility**

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The Deputy Mayor spoke to the above noted. He suggested in order to ensure universal design the City take a leadership role in meeting higher standards than what is required to be met by the National Building Code of Canada. He recognized the new Paul Reynolds Centre incorporated universal design in its construction and that future builds should continue in the same pattern. The Deputy Mayor suggested the City consider setting universal designated principles standards. The Deputy City Manager of Planning, Engineering and Regulatory Services noted the City has to determine and discuss what it would want to adopt as its own minimum standards.

The Manager of Capital Works, Buildings noted there are principles of universal design; however, nothing to be enforced in relation to design. He advised that construction is built up to standard and in some cases it is exceeded. He further noted there are additional costs associated with universal design. The Deputy Mayor requested that staff provide a report on setting City universal design standards. The Manager of Capital Works, Buildings advised he sits on a Universal Design Network and in consulting with inside and outside groups it could take up to four months to provide this report. The Deputy Mayor made the following motion:

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

**That Staff provide a follow-up report giving direction to setting universal design principles which will be brought forward late November for review and further discussion.**

**CARRIED UNANIMOUSLY**

The Deputy Mayor continued discussion on existing City buildings, noting City Hall, as not all washrooms are accessible. He asked staff to review the washrooms and determine if any accommodations for wheelchair accessibility could be made and further that signage be placed in City buildings to advise accessible as well as non-accessible washrooms. The Manager of City Buildings advised she would follow-up on this request.

Councillor Art Puddister  
Chairperson

# DECISION/DIRECTION NOTE

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<b>Title:</b>	To Redesignate from the Institutional District to the Residential Medium Density District and rezone from Institutional (INST) Zone to the Residential Medium Density (R2) Zone File No. MPA1700002 50 Bennett Avenue (portion thereof) – Former I. J. Samson Junior High School
<b>Date Prepared:</b>	May 10, 2017
<b>Report To:</b>	Chair and Members, Planning & Development Committee
<b>Councillor &amp; Role:</b>	Councillor Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	2

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## **Decision/Direction Required:**

To redesignate from the Institutional District to the Residential Medium Density District and rezone from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone a portion of the lands known as 50 Bennett Avenue, the former I. J. Samson Junior High School, to enable a townhousing development.

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

The City received an application to enable the development of 20 townhouses and 58 senior's apartments at 50 Bennett Avenue. The 58 senior's apartments, contained in 9 separate buildings, is deemed a permitted use in the INST Zone. The portion of the lands intended for 20 townhouses requires a rezoning from the INST Zone to the R2 Zone. A Municipal Plan amendment is required.

The property is located in Planning Area 3 (Georgetown/Rabbittown/Higher Levels), in the Institutional District and located in the INST Zone. The proposed development does not exceed three storeys in height or a Floor Area Ratio (FAR) of 1.0. Therefore a Land Use Assessment Report (LUAR) is not required.

The Plan states where institutional lands have traditionally provided open space or recreational uses, the City shall encourage the provision of open space or recreational use as part of any redevelopment of such lands. The former I. J. Samson School provided a large open space for informal play for the neighbourhood. It is recommended the City consider the request subject to the City's Commercial Landscaping Policy and Parks and Open Space Master Plan.

The block encompassing 50 Bennett Avenue has a Commercial Neighbourhood (CN) Zone (Lawton's Drugs) and a Residential Mixed (RM) Zone (Trophy Factory) at the corner of Campbell and Beaumont. The remaining balance of the block along Beaumont Street and Blackmarsh Road is located in the R2 Zone. Directly across from 50 Bennett Avenue is zoned Residential Low Density (R1). Overall the proposed rezoning to R2 is conforming to the area uses. In light of the above, the application is recommended for consideration.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.

# ST. JOHN'S

2. Partners or Other Stakeholders:  
Property Developer, neighbourhood citizens and associations, and the City, including the City's Parks and Open Spaces Division.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Increase access to range/type of housing.
4. Legal or Policy Implications: Not Applicable.
5. Engagement and Communications Considerations:  
Recommended to be advertised with a Public Meeting chaired with a member of Council. After which a Commissionaire's Hearing will be required.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

**Recommendation:**

It is recommended the request to redesignate 50 Bennett Avenue (portion thereof) from the Institutional District to the Residential Medium Density District and rezone from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone, as submitted, be considered subject to the City's Commercial Landscaping Policy, Parks and Open Space Master Plan and any applicable Development and Engineering Requirements.

Staff recommend referral to a Public Meeting chaired by a member of Council. After this, the application would be referred to a regular meeting of Council for consideration of adoption. An amendment to the Municipal Plan is required, a Commissioner's Hearing will be required at a later date.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

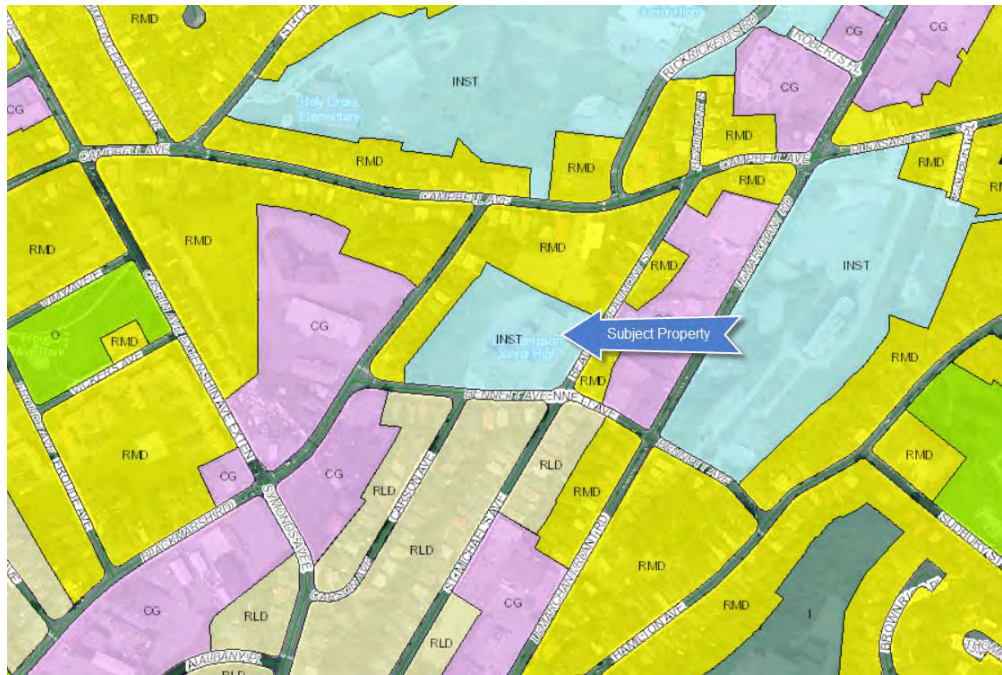
Signature: \_\_\_\_\_

AMD/dlm

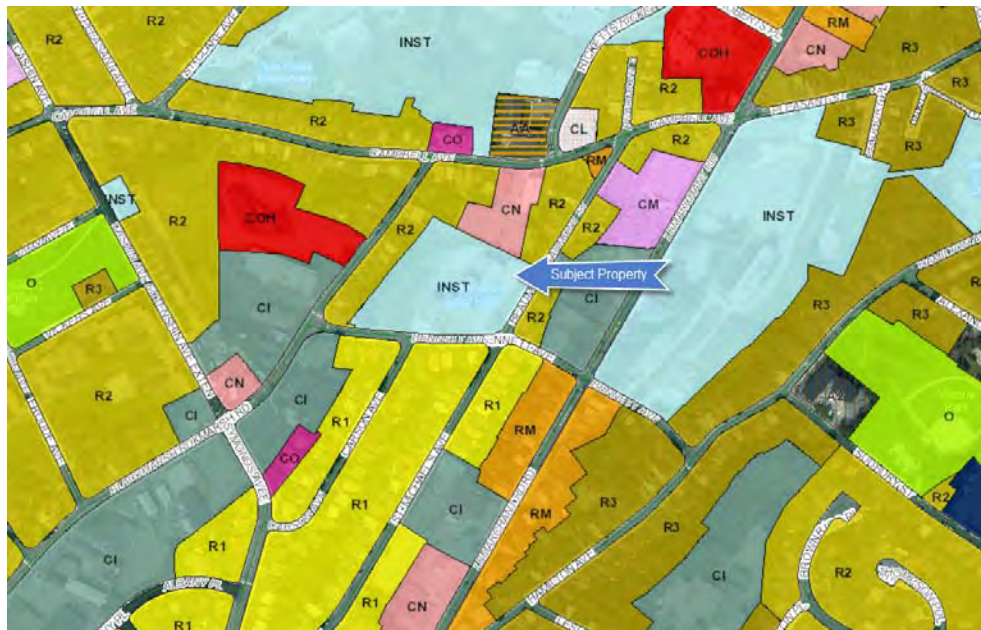
**Attachments:**

Photos/Maps

Applicant's Submission



**50 Bennett Avenue – District Map**



**50 Bennett Avenue – Zoning Map**



**50 Bennett Avenue from corner of Bennett and Beaumont**



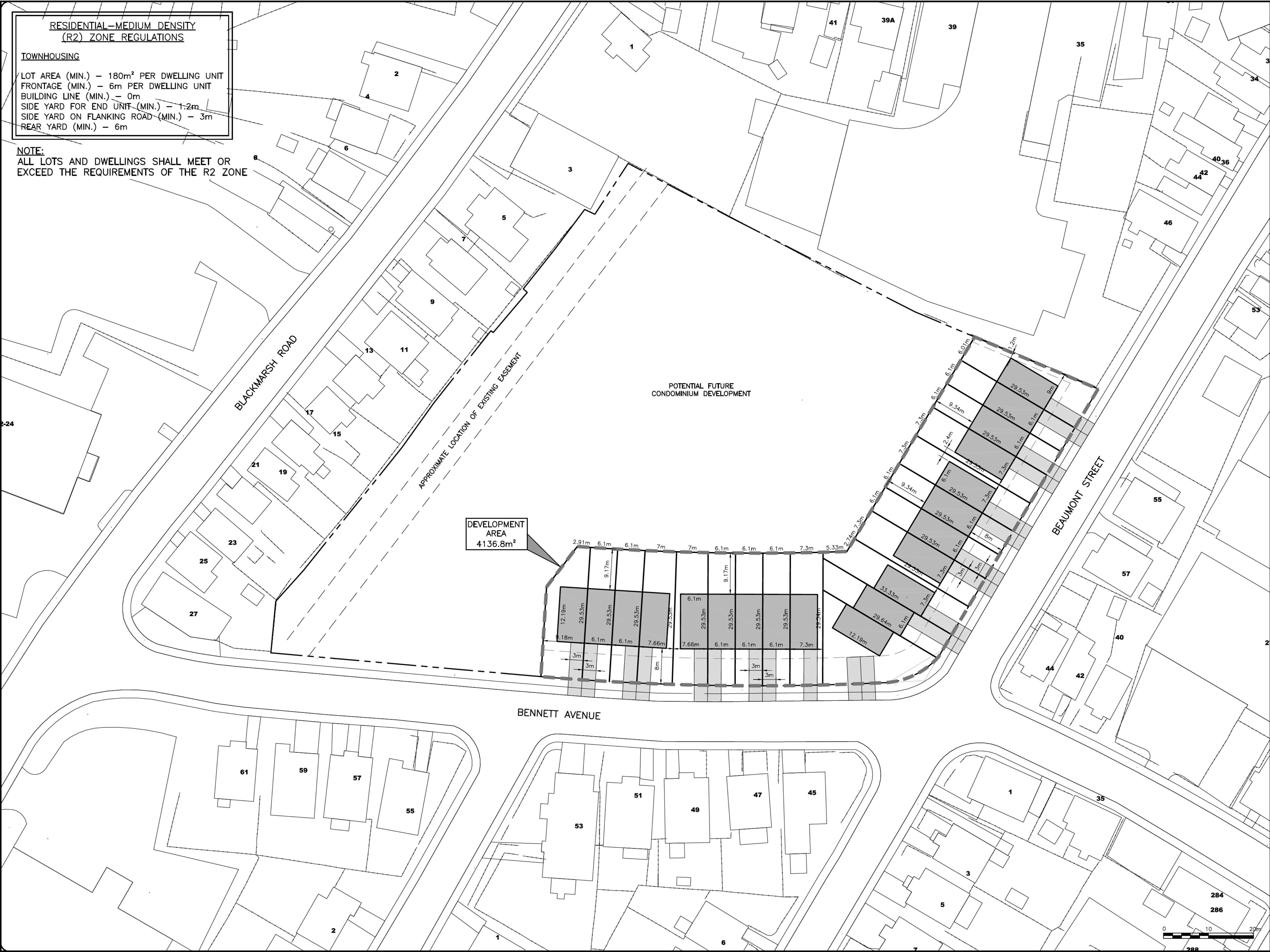
**Townhouses along Beaumont Street zoned R2**



Subject Area  
Area = 4695 sq. m

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

W:\Engwork\Planw\2017 projects\50 bennett avenue rezoning.mxd



**RESIDENTIAL-MEDIUM DENSITY  
(R2) ZONE REGULATIONS**

**TOWNHOUSING**

LOT AREA (MIN.) - 180m<sup>2</sup> PER DWELLING UNIT  
FRONTAGE (MIN.) - 6m PER DWELLING UNIT  
BUILDING LINE (MIN.) - 0m  
SIDE YARD FOR END UNIT (MIN.) - 1.2m  
SIDE YARD ON FLANKING ROAD (MIN.) - 3m  
REAR YARD (MIN.) - 6m

**NOTE:**  
ALL LOTS AND DWELLINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE R2 ZONE

NOTES:

No.	REVISIONS	BY	DATE
C	REVISED FOR APPLICATION	D.J.M.	04/21/17
B	REVISED FOR CLIENT REVIEW	D.J.M.	01/18/17
A	ISSUED FOR CLIENT REVIEW	D.J.M.	01/17/17

A

A - PLAN, SECTION, ELEVATION, OR DETAIL No.

B

B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

**DYNAMIC**  
ENGINEERING LTD.  
PROJECT MANAGEMENT, ENGINEERING & CONSULTING

62 CAMPBELL AVENUE  
ST. JOHN'S, NL  
A1E 2Z6

TEL: (709) 368-1669  
FAX: (709) 368-0318  
info@DynamicEngineering.ca

CLIENT:  
**TREBLE CONSTRUCTION  
LIMITED**

PROJECT TITLE:  
**PROPOSED MULTI-UNIT  
RESIDENTIAL DEVELOPMENT  
BENNETT AVE, ST. JOHN'S**

DRAWING TITLE:  
**PRELIMINARY SITE LAYOUT  
20 TOWNHOUSING UNITS**

DRAWN/DESIGNED BY:  
D.J.M.

DATE:  
JANUARY 2017

APPROVED BY:  
D.J.M.

SCALE:  
AS SHOWN

PROJECT No.:  
16235

DRAWING No.:  
PR1

REV.:  
C



Front Elevation

Notes:

- Contractor to check all dimensions
- All work to be done in accordance with the National Building Code.
- Do Not Scale drawings for construction purposes.
- Exact window sizes to be provided by Window Manufacturer
- Engineered roof truss plans to be provided by Truss Manufacturer
- All interior doors to be 2'-8" wide. Exterior to be 2'-10" unless otherwise noted.
- Ceilings to be 8' unless otherwise noted
- All electrical lights, switches, receptacles etc to be determined on site in consultation with Owner/ Contractor
- All doors entering garage and/or apartment from dwelling to be 20 min. fire rated c/w closures
- Kitchen & bathroom cabinets, plumbing and light fixtures, siding, shingles, paint colors, floor finishes etc. to be selected by Owner
- All interior trim for windows, doors, baseboards, cove mouldings etc. to be selected by Owner
- All lintels to be 2-2x10 unless otherwise noted
- Construction Services Ltd does not assume any liability for errors or omissionson on these plans unless advised in writing prior to start of consturction

Construction Services Ltd.

Tele: 709-754-7911 Cell 709-682-0888

email..csl@nl.rogers.com Website..www.carterdesigns.com

Title:

Scale:

1/10"=1'-0"

Location:

Owner:

Contractor

Plan #



Rear Elevation

**Notes:**

- Contractor to check all dimensions**
- All work to be done in accordance with the National Building Code.**
- Do Not Scale drawings for construction purposes.**
- Exact window sizes to be provided by Window Manufacturer**
- Engineered roof truss plans to be provided by Truss Manufacturer**
- All interior doors to be 2'-8" wide. Exterior to be 2'-10" unless otherwise noted.**
- Ceilings to be 8' unless otherwise noted**
- All electrical lights, switches, receptacles etc to be determined on site in consultation with Owner/ Contractor**
- All doors entering garage and/or apartment from dwelling to be 20 min. fire rated c/w closures**
- Kitchen & bathroom cabinets, plumbing and light fixtures, siding, shingles, paint colors, floor finishes etc. to be selected by Owner**
- All interior trim for windows, doors, baseboards, cove mouldings etc. to be selected by Owner**
- All lintels to be 2-2x10 unless otherwise noted**
- Construction Services Ltd does not assume any liability for errors or omissionson on these plans unless advised in writing prior to start of consturction**

# **Construction Services Ltd.**

**Tele: 709-754-7911 Cell 709-682-0888**

**email..csl@nl.rogers.com**

**Website..www.carterdesigns.com**

**Title:**

**Scale:**

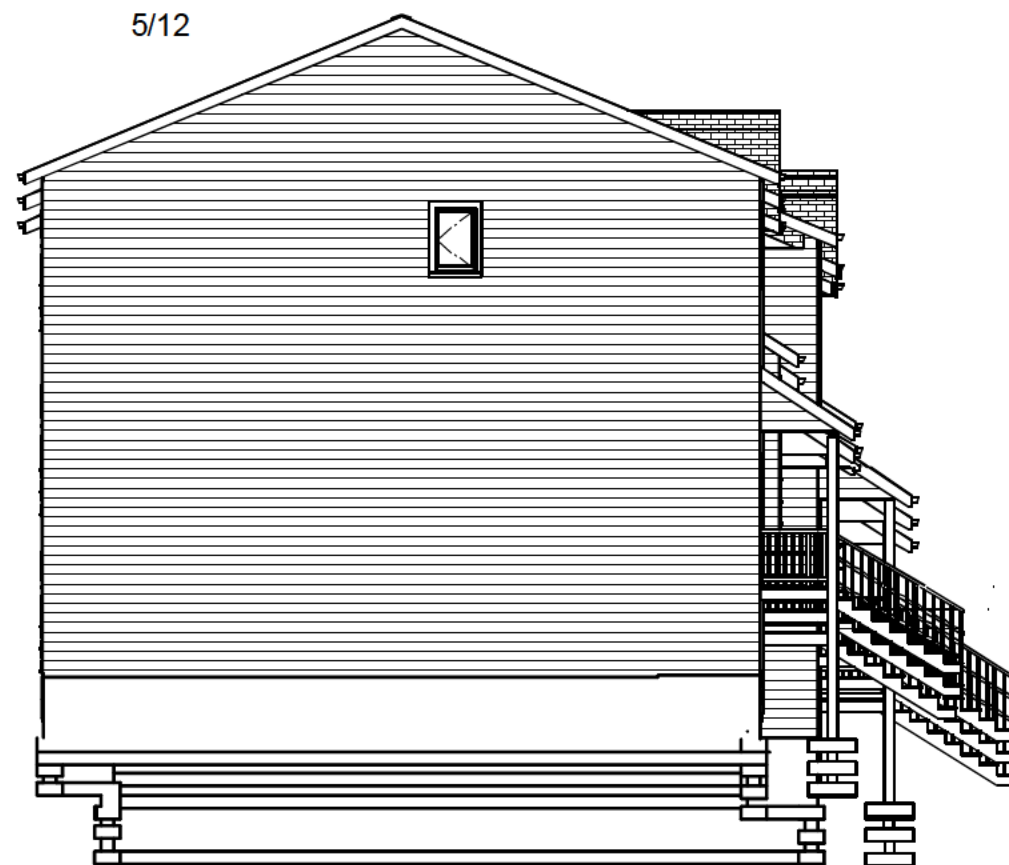
1/10"=1'-0"

**Location:**

**Owner:**

**Contractor**

**Plan #**



Left Elevation



Right Elevation

**Notes:**

**Contractor to check all dimensions**

**All work to be done in accordance with the National Building Code.**

**Do Not Scale drawings for construction purposes.**

**Exact window sizes to be provided by Window Manufacturer**

**Engineered roof truss plans to be provided by Truss Manufacturer**

**All interior doors to be 2'-8" wide. Exterior to be 2'-10" unless otherwise noted.**

**Ceilings to be 8' unless otherwise noted**

**All electrical lights, switches, receptacles etc to be determined on site in consultation with Owner/ Contractor**

**All doors entering garage and/or apartment from dwelling to be 20 min. fire rated c/w closures**

**Kitchen & bathroom cabinets, plumbing and light fixtures, siding, shingles, paint colors, floor finishes etc. to be selected by Owner**

**All interior trim for windows, doors, baseboards, cove mouldings etc. to be selected by Owner**

**All lintels to be 2-2x10 unless otherwise noted**

**Construction Services Ltd does not assume any liability for errors or omissionson on these plans unless advised in writing prior to start of consturction**

**Construction Services Ltd.**

**Tele: 709-754-7911 Cell 709-682-0888**

**email..csl@nl.rogers.com**

**Website..www.carterdesigns.com**

**Title:**

**Scale:**

1/10"=1'-0"

**Location:**

**Owner:**

**Contractor**

**Plan #**

# DECISION/DIRECTION NOTE

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<b>Title:</b>	To rezone lands from the Rural (R) Zone to the Mineral Workings (MW) Zone and approval of a Crown Land Grant Application; File No. REZ1700007 75 Incinerator Road; Property ID # 33247
<b>Date Prepared:</b>	May 12, 2017
<b>Report To:</b>	Chair and Members, Planning & Development Committee
<b>Councillor &amp; Role:</b>	Councillor Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	5

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## **Decision/Direction Required:**

To rezone lands at 75 Incinerator Road from the Rural (R) Zone to the Mineral Workings (MW) Zone to enable the development of a rock quarry to facilitate the making of roadway fill, structural fill, Class “A” and Class “B” gravels.

To approve the Crown Land Grant Application for 75 Incinerator Road.

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

The City received an application to enable the development of a rock quarry off of the Foxtrap Access Road on lands known as 75 Incinerator Road. These lands are visible from the Trans-Canada Highway. The quarry operation will include the drilling, blasting and crushing of rock. A minimum buffer radius of 1000-metre will be maintained between the quarry and any area which is zoned for Residential or Apartment Use. There is a residence on the other side of the TCH, within the 1000 metres buffer, however, it is located in the Forestry (F) Zone where Mineral Workings are as a Discretionary Use. A Municipal Plan amendment is not required.

The City also received an application to approve a Crown Land Grant Application in respect to 75 Incinerator Road.

The property is located in Planning Area 15, in the Rural District and in the Rural (R) Zone. The lands are designated as Rural on the St. John's Urban Region Regional Plan. The property is bounded by the TCH, the Foxtrap Access Road and Incinerator Road. Across Incinerator Road is an existing quarry, zoned Mineral Workings (MW). The remaining lands surrounding the site are zoned Rural (R), Forestry (F) and Industrial General (IG).

The applicant has applied for an access from the Foxtrap Access Road. If this access is unsuitable, the applicant has indicated a second access option from Incinerator Road. Both accesses provide for a connection to the TCH for trucking of the quarry materials. The Newfoundland and Labrador Department of Transportation and Works has been notified of the application and the client has been advised of their responsibilities to close the highway during blasting operations.

# ST. JOHN'S

The proposed quarry use is generally in keeping with the uses in the area. As per Section 7.11 of the St. John's Development Regulations, a 30 metre wide landscaped buffer shall be maintained between any public street and a Mineral Working. The landscaped buffer is intended to minimize the visual effects of the quarry. Even with the buffer, the proposed quarry will be visible from the Trans-Canada Highway and from the Foxtrap Access Road.

The Municipal Plan identifies Natural Resources Areas such as mineral working to be managed to minimize the impacts on the natural environment and to preserve the scenic quality of the rural landscape. At the development permit state, the applicant shall submit information needed to satisfy the requirements of Section 7.11 (Mineral Working) as outlined in Section 5.3.4 of the St. John's Development Regulations. In light of the above, it is recommended that the proposed rezoning from the Rural (R) Zone to the Mineral Workings (MW) Zone be considered subject to conditions.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Applicant, neighbourhood citizens and associations, the City and provincial departments.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: A City for All Seasons – Support year-round tourism and industry activities.
4. Legal or Policy Implications:  
The rezoning will be conditional upon approval of a Crown Land Application. Development Approval will be conditional upon receiving a mineral workings permit from the Department of Natural Resources.
5. Engagement and Communications Considerations:  
Recommended to be advertised with a Public Notice distributed to all properties within a 1000 metres radius of the property.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

**Recommendation:**

It is recommended that the request to rezone 75 Incinerator Road from the Rural (R) Zone to the Mineral Workings (MW) Zone, as submitted, be considered. Staff recommend Public Advertisement and Public Notices to be sent to all properties within a 1000 metres radius of the property. Public comments will then be forwarded to Council for their consideration.

It is recommended that the request for the Crown Land Grant for 75 Incinerator Road be approved.

Development Approval will be conditional upon receiving a mineral workings permit from the Department of Natural Resources, and compliance with all requirements of the City of St. John's.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

AMD/dlm

**Attachments:**

Maps

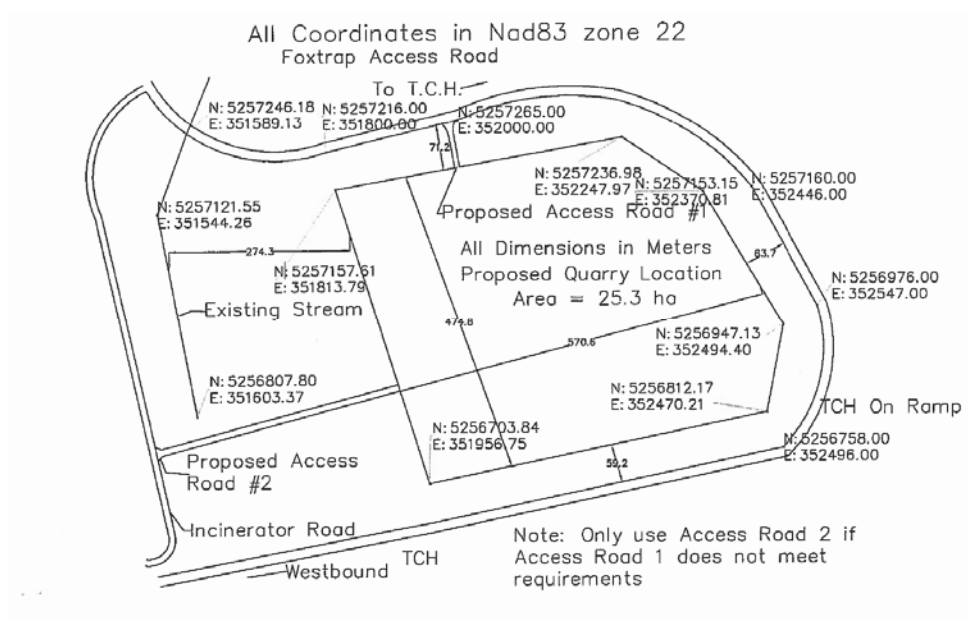
Applicant's Site Map



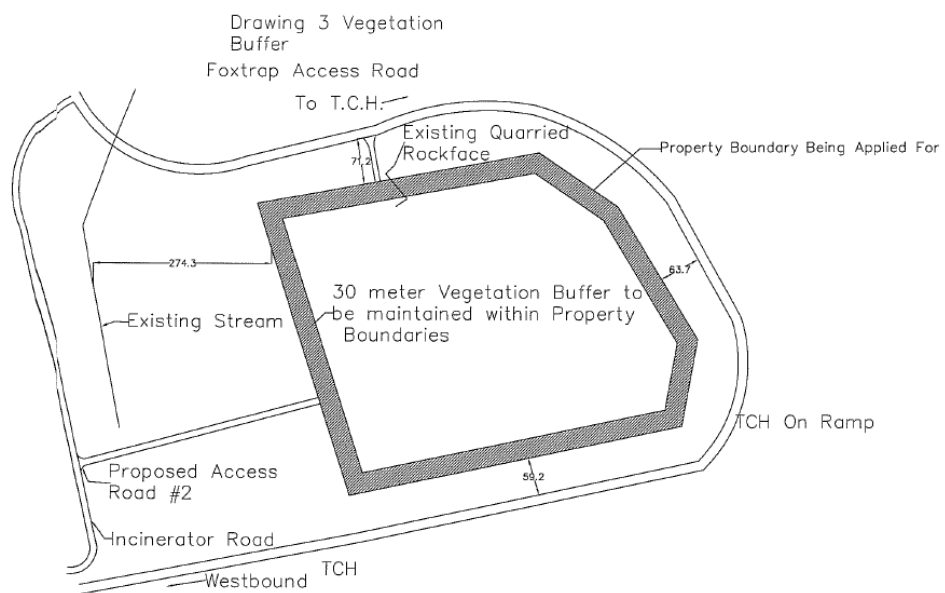
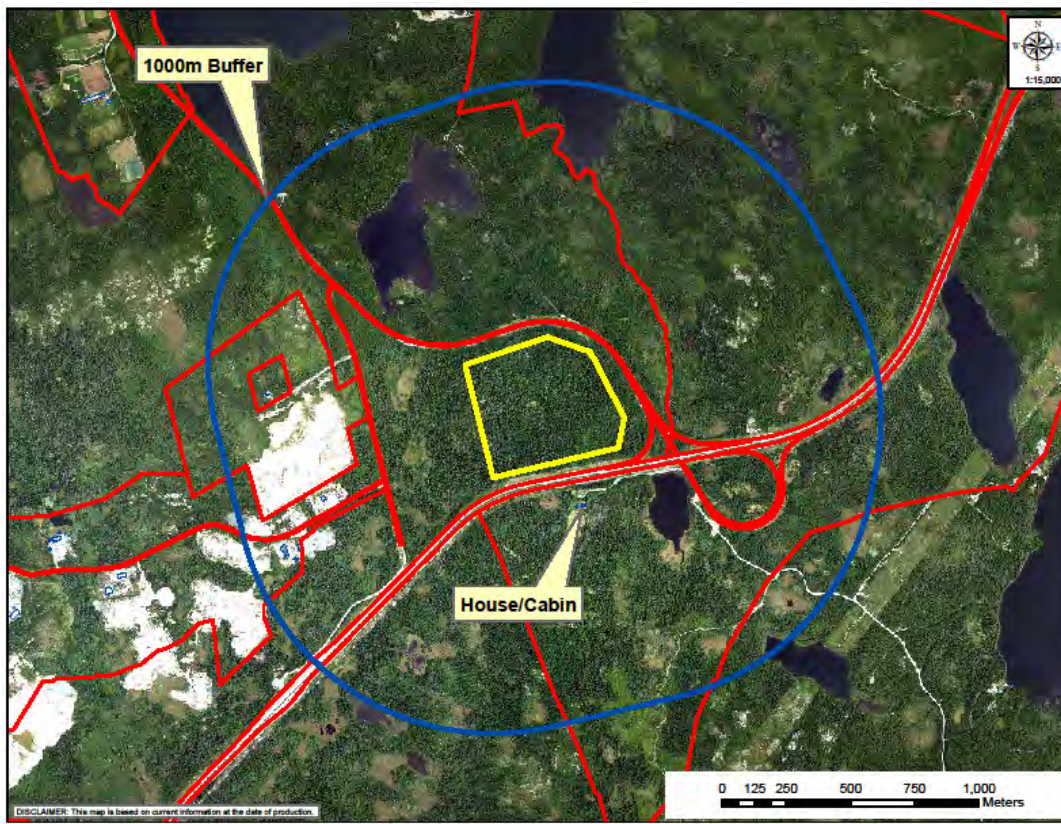
**Fox Trap Access Road – District Map**



**50 Bennett Avenue – Zoning Map**



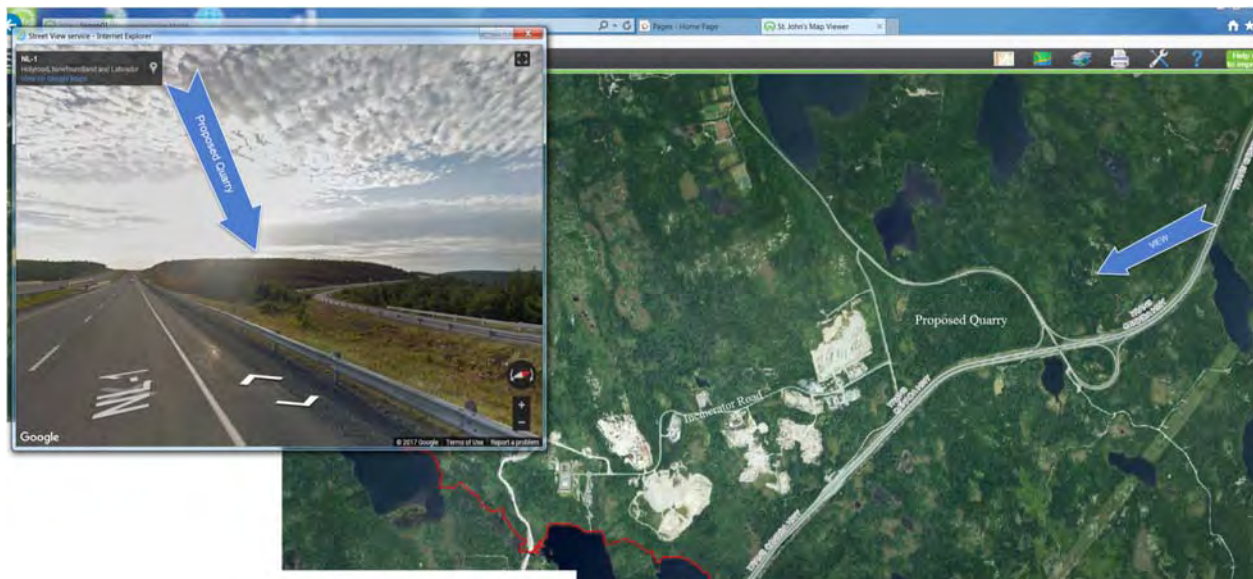
**Road Access – Foxtrap Access Road or alternatively Incinerator Road**



**30 metre wide landscaped buffer sketch**

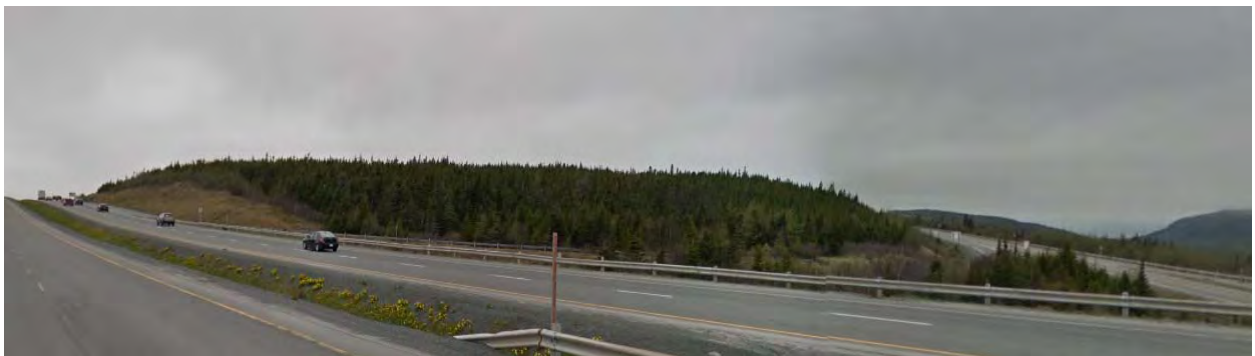


75 Incinerator Road – Proposed Quarry





Quarry will be visible from the TCH





View from TCH off-ramp onto Foxtrap Access Road



View from intersection of Foxtrap Access Road and Incinerator Road



View from Incinerator Road



Platinum Construction Co. Ltd.  
94 Dunn's Hill Road  
P.O. Box 16008, Station Foxtrap  
Conception Bay South, Newfoundland  
A1X 2E2

Phone: (709) 834 – 5116 Fax (709) 834-6216

Platinum Construction Company Limited is applying to the City of St. John's for the rezoning of a parcel of land near the southwestern city limits. The parcel of land is located approximately 200 meters from the TCH-Foxtrap Access road overpass, and is enclosed by the TCH to the south, Foxtrap Access road to the north and east, and Incinerator Road to the west. The parcel ID for this plot of land is The attached image shows a rough site area and attached drawing one shows the coordinates of site boundaries. The land is currently zoned as a Rural and Platinum Construction Company Limited is applying to have the land rezoned to a Mineral Workings area.

Platinum Construction intends to use this site for quarry operations and to be the location of an office building with an attached garage. The site operation will be an ongoing process for multiple years.

In the first year or two of the operation only quarrying will be taking place. This quarrying will be completed in area A until the rock source is depleted, the outline of this area is shown on the attached drawing two. Once the quarrying operations have been completed in area A it will then be moved to area B. Within the footprint of area A Platinum Construction will designate a location for the office, garage, parking areas, equipment storage areas and laydown areas. A rough building layout plan is shown on attached drawing number three.

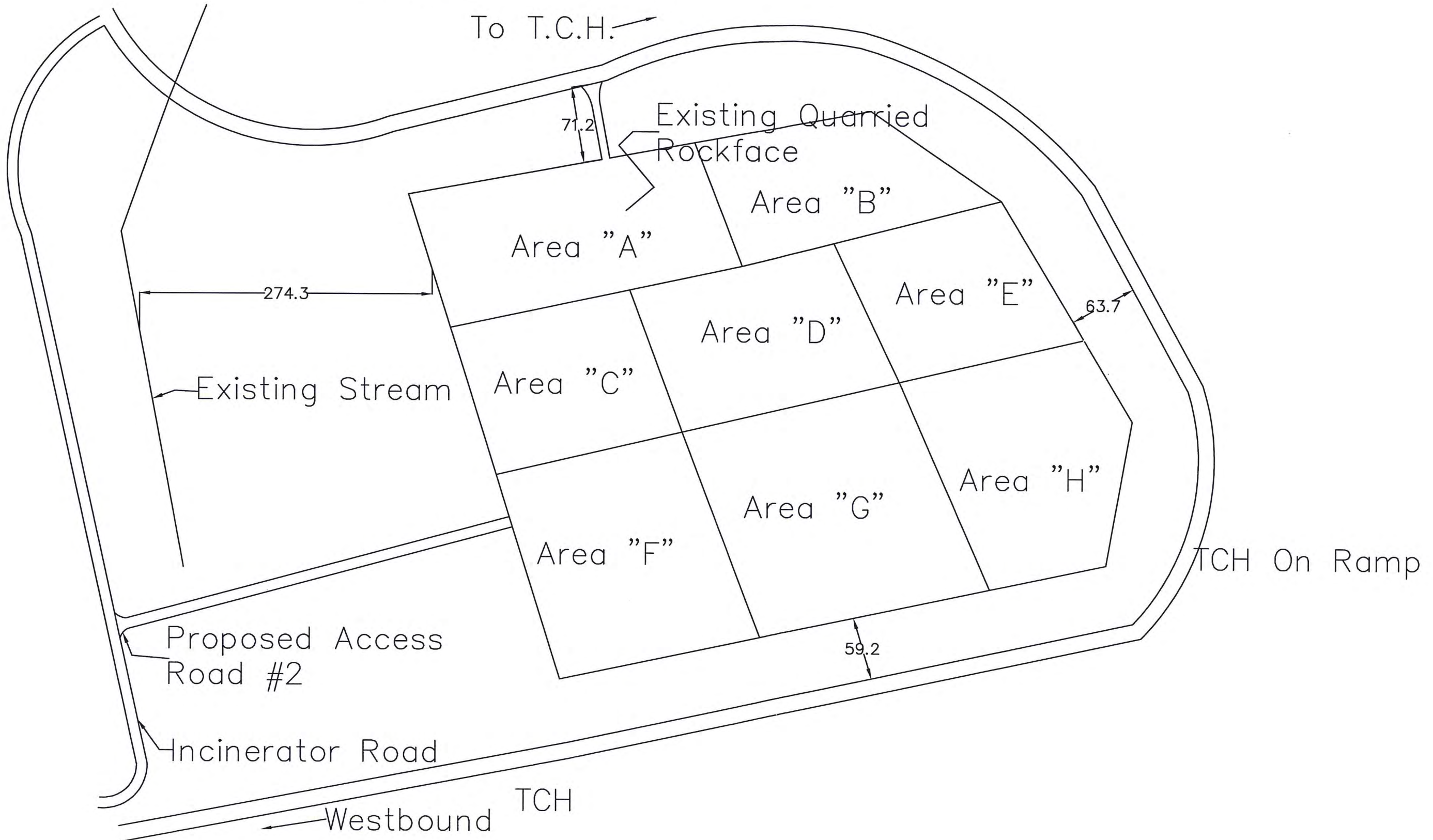
Once quarrying of Area B has started, the office, garage, parking area and equipment storage areas will then be constructed within the footprint of area A. The office and garage building will be constructed to meet all applicable codes and standards including the use of a drilled well and septic system to service the building. All other areas previously disturbed by the quarry operations in area A will be reclaimed to the condition prior to disturbance.

Following construction of the office and garage building quarrying operations will continue in area B until the rock source has been depleted. Once depleted the quarrying operations will move to area C and Area B will be reclaimed to the condition prior to disturbance. This process will remain ongoing until all areas have been quarried and reclaimed, a general layout off the areas to be quarried within the site boundaries can be seen on attached drawing three. The reclaiming process will include the placement of any topsoil/organic material previously stripped and stockpiled from the area to facilitate quarrying operations as well as a tree/shrub planting program allowing the site to regrow to the same condition prior to disturbance.

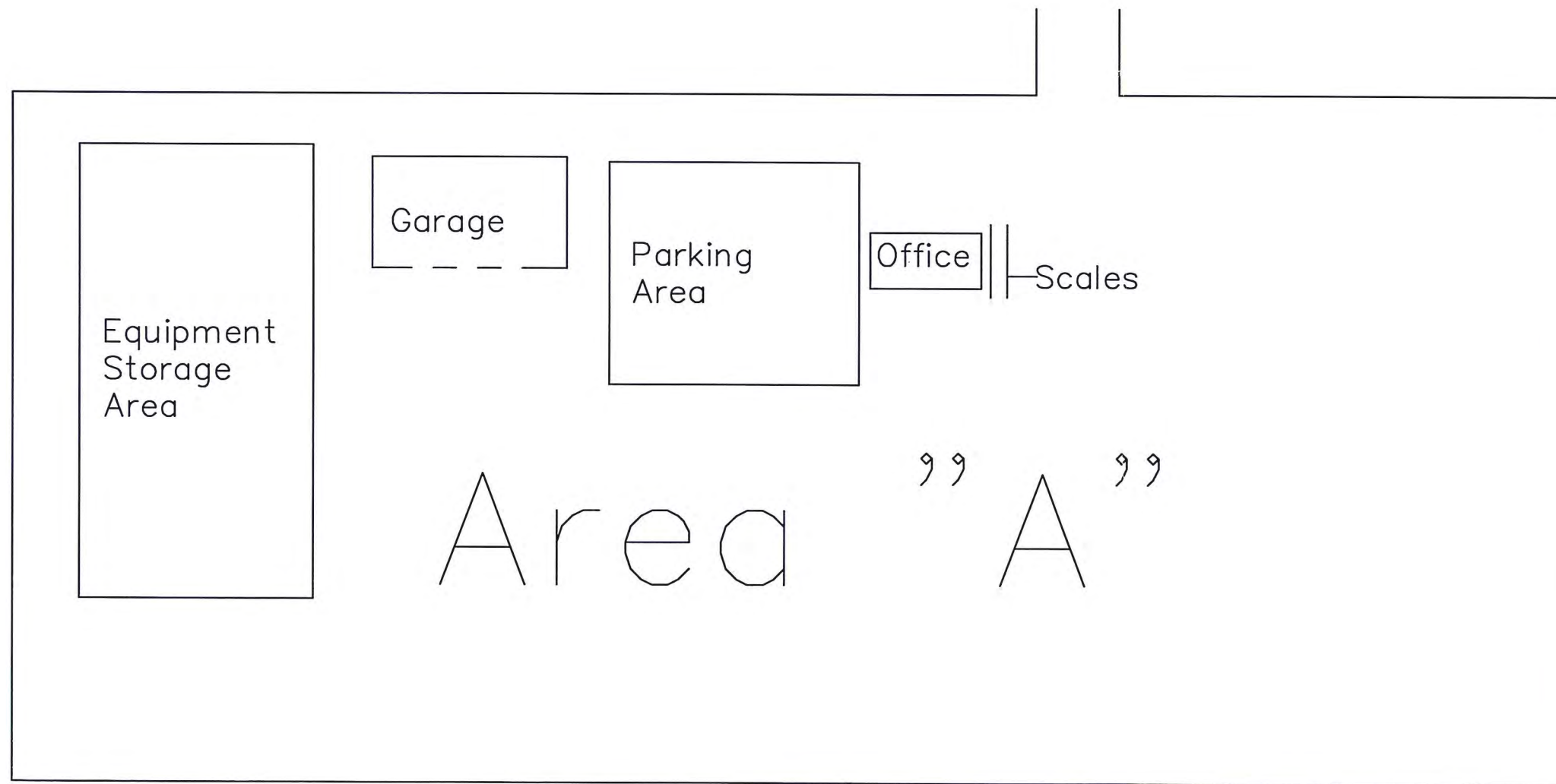
Drawing 2

Foxtrap Access Road

To T.C.H. →



# Drawing 3



# DECISION/DIRECTION NOTE

**Title:** Residential Tree Planting

**Date Prepared:** May 25, 2017

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

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

**Ward:** N/A

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## **Decision/Direction Required:**

A decision is required regarding the preferred method of implementing the proposed regulations which require trees to be planted in new developments – a minimum of one tree per residential lot.

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

At the May 3rd meeting of the Planning & Development Committee, a recommendation was brought forward to amend the regulations to require a minimum of one tree per 8 metres of street frontage be planted. It was proposed that a refundable security deposit of \$150 be paid by the building permit applicant. The deposit was to be refunded once the City confirmed the tree(s) was planted and established. If a homeowner did not wish to plant a tree, the deposit would be used by the City to plant a tree on public land in the area. The Committee agreed with the proposed changes to require the trees but did not agree with the \$150 deposit for the tree. Instead it was suggested that the tree become part of the landscaping requirements and its planting be enforced in the same way that other landscaping is enforced. This was referred back to staff to consider the implications and to research the practices in neighbouring municipalities.

At present, the City does not require a deposit for landscaping nor do we require landscaping to be completed prior to obtaining an Occupancy Permit. There are many reasons that landscaping may not be completed at time of occupancy. Several years ago the City moved to a system that would allow final occupancy without landscaping completed. In such cases, it would be noted on the occupancy permit that a separate permit would be required for landscaping. The local home building industry was satisfied with this system and it works. The City enforces the requirement to landscape through the Residential Property Standards By-Law. The City's by-law enforcement is a complaint based system wherein if a complaint is received the City will investigate and take appropriate action to ensure compliance. This has not been an issue with landscaping as homeowners wish to have their properties landscaped.

As part of this review, staff contacted the neighbouring municipalities of Mount Pearl, Paradise and CBS. Each municipality requires a landscaping deposit and landscaping includes the planting of a tree. The deposits range from \$500 to \$1500. The deposit is paid by the permit holder for the home construction. These municipalities report the system is working well.

# ST. JOHN'S

Based on the Committee's previous direction and the research done there are two viable options for implementation of the tree planting regulation.

**Option 1:**

Add the requirement for the tree(s) to the general landscape requirements and enforce as is currently done. If a complaint is received, the property will be inspected. If the tree is not there, the City will require the tree be planted under the Residential Property Standards By-Law. The by-law will have to be amended to include the tree(s) as part of the general landscaping requirements. Enforcement may involve a lengthy and resource intense process through the courts.

**Option 2:**

Add the requirement for the tree(s) to the general landscape requirements and take an overall landscape deposit from the permit holder for the lot. Once all landscaping, including the tree planting, is complete the deposit will be returned. This is similar to the approach used in neighbouring municipalities. While this does introduce a deposit, it differs from the May 3rd recommendation in that the deposit is for the overall landscaping and is not specific to the tree. As with option 1, the by-law will have to be amended to include the tree(s) as part of the general landscaping plans. Enforcement is not anticipated to be an issue as the deposit creates the incentive to complete the landscaping.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
Both options introduce the cost of purchasing and installing a tree to the permit holder. Option 2 also introduces a landscape deposit which will be returned in full once the landscaping requirements are met.
2. Partners or Other Stakeholders:
  - a. New home owners
  - b. The home building industry
3. Alignment with Strategic Directions/Adopted Plans:
  - a. A City for all seasons by supporting a weather-resilient city
  - b. Neighbourhoods build our City by adding to the City's beautification
  - c. St. John's Urban Forest Master Plan
4. Legal or Policy Implications:
  - a. Requires changes to the Development Regulations and the Residential Property Standards By-Law.
  - b. Option A would require court action to ensure compliance with by-law
5. Engagement and Communications Considerations  
Communications with the CHBA-NL.
6. Human Resource Implications: Not Applicable.

7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications:  
As this is a change in Regulations, this will only apply to new homes built after the change comes into affect.

**Recommendation:**

Option 2 is recommended as it provides the necessary incentive to ensure that the trees are planted and is consistent with other jurisdictions in the region. It is further recommended that the landscape deposit be set after consultation with the local home builder industry.

**Prepared by/Signature:**

Sylvester Crocker, Manager of Technical Services

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

**Approved by/Date/Signature:**

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

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

SC/dlm

**Attachment:**

Not Applicable.

**REPORT**  
**BUILT HERITAGE EXPERTS PANEL MEETING**  
**May 9, 2017 – 12:00 p.m. – Conference Room A**

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**Present**      Glenn Barnes NLAA, MRAIC, Chair  
                 Bruce Blackwood, Contractor  
                 Ken O'Brien – Chief Municipal Planner  
                 Michael Philpott, Heritage Foundation of NL  
                 Rob Schamper - Plans Examiner/ Senior Building Inspector  
                 Garnet Kindervater, Canadian Homebuilders NL  
                 Sylvester Crocker, Manager of Technical Services  
                 Arthur MacDonald, Co-Lead Staff Member  
                 Mark Whelan, Architect – Fougere Menchenton Architecture Inc.  
                 Lydia Lewycky, Atlantic Planners Institute  
                 Stacey Corbett – Legislative Assistant

Regrets:        Matthew Mills, Provincial Association of Landscape Architects

**1.      Decision Note dated April 18, 2017 re: Renovations with Upper Deck – 2 Cook's Hill**

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The City received an application to renovate 2 Cook's Hill. The property is located in Heritage Area 3 and zoned Commercial Central Mixed (CCM). The building is not designated as a Heritage Building. The renovations include an upper deck which will be visible from Cook's Hill. The upper deck is not located on the roof but rather is supported by the side of the building (inside) as well as 6 in. by 6 in. posts to grade (outside). All portions of the deck, including the railing, will be located below the third storey eave of the front portion of the building. The upper deck will be located above the second storey peak of the rear portion of the building.

Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations is attached for your review.

The proposed upper deck does not obscure any original architectural features of the existing building and is located below the third storey eave of the front portion of the building. The deck is considered out of character with the Heritage Area Standards as it does face (is visible from) a public street, Cook's Hill. The proposed upper deck is set-back from the street right-of-way.

Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations enables out of character developments to be approved by Council. The proposed stairs and decks will clutter the alleyway and will be visible from Cook's Hill. The neighbours will also be impacted visually, lose a sense of openness as well as a sense of privacy. However, the owner has the right to build a structure right to

the property boundary line in the CCM Zone and the set back from the street will diminish the visual impact from the street. In light of the above, staff is recommending the application be considered with conditions.

The renovations also include new windows along the front façade facing Cook's Hill. It is recommended that the second storey window be changed to single hung windows with a central meeting bar to match the first and third floor windows. Wide trims should be installed on all windows and doors

### **Recommendation**

**Moved by Garnet Kindervater; Seconded by Mark Whelan**

**It is recommended that the proposed renovations to 2 Cook's Hill be approved subject to the following:**

- 1) That the underside of the upper deck be screened-in on the south and east sides with a partially opaque fencing material;**
- 2) Exterior handrail and guard to have its vertical members installed between top and bottom rail. Face nailed balustrades typical of new home construction is not acceptable within the heritage areas;**
- 3) All pressure treated wood, including the partially opaque fencing material (item 1) to be painted or stained with solid colour stain.**
- 4) That the second storey front façade window be changed to two single hung windows to match the top windows**
- 5) That wide trims be installed around all windows and doors in keeping with the heritage requirements; and**
- 6) That the door styles be in keeping with the heritage requirements.**

**CARRIED UNANIMOUSLY**

## **2. Decision Note dated April 18, 2017 re: Heritage Designation – Spring 2017**

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On April 26, 2016 Council approved Directive R2016-0426/29 and directed staff to contact property owners of homes/buildings that merit designation as Municipal Heritage Buildings.

The initial mail out of 92 letters (total of 97 properties) in September, 2016 resulted in nine (9) property owners agreeing to proceed with designation. A second round of

mail-outs initiated in early 2017 resulted in seven (7) more properties agreeing to proceed with designation.

**Recommendation**

**Moved by Bruce Blackwood; Seconded by Michael Philpott**

**It is recommended to proceed to designate the buildings listed above as Heritage Buildings by directing Legal to proceed with the drafting of a Designation By-law for each building for Council's consideration at a future meeting.**

**CARRIED UNANIMOUSLY**

**3. Decision Note dated April 17, 2017 re: 40 Rennie's Mill Road, Façade Renovations**

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The City received an application for renovations to the façade of 40 Rennie's Mill Road. The subject property is located in Heritage Area 1, located in the Residential Low Density (RLD) District and zoned Residential Low Density (R1). The building is designated by Council as a Heritage Building. A copy of the building's Statement of Significance is enclosed for your review.

The subject property is a recipient of a Heritage Financial Incentive Grant for repairs and replacements of all exterior trim and refurbishment of the front façade, replacement of the front concrete step as well as painting.

According to the City of St. John's Act a building designated by the council shall not be demolished or built upon nor shall the exteriors of the building or structure be altered, except with the approval of the Council. The applicant intends to maintain as much as possible the original features of the existing façade. The Character Defining Elements as outlined in the Building's Statement of Significance will not be adversely affected. In light of the above, it is recommended that the request to renovate the façade of 40 Rennie's Mill Road as submitted, be approved.

**Recommendation**

**Moved – Michael Philpott: Seconded Lydia Lewycky**

**It is recommended that the request to renovate the façade of 40 Rennie's Mill Road as submitted, be approved.**

**CARRIED UNANIMOUSLY**

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**Glenn Barnes, NLAA, MRAIC  
Chairperson**

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Renovations with Upper Deck 2 Cook's Hill
<b>Date Prepared:</b>	April 18, 2017
<b>Report To:</b>	Built Heritage Experts Panel
<b>Councillor and Role:</b>	Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	2

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## **Decision/Direction Required:**

To seek approval for proposed renovations to 2 Cook's Hill, as submitted.

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

The City received an application to renovate 2 Cook's Hill. The property is located in Heritage Area 3 and zoned Commercial Central Mixed (CCM). The building is not designated as a Heritage Building. The renovations include an upper deck which will be visible from Cook's Hill. The upper deck is not located on the roof but rather is supported by the side of the building (inside) as well as 6 in. by 6 in. posts to grade (outside). All portions of the deck, including the railing, will be located below the third storey eave of the front portion of the building. The upper deck will be located above the second storey peak of the rear portion of the building.

Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations is attached for your review.

The proposed upper deck does not obscure any original architectural features of the existing building and is located below the third storey eave of the front portion of the building. The deck is considered out of character with the Heritage Area Standards as it does face (is visible from) a public street, Cook's Hill. The proposed upper deck is set-back from the street right-of-way.

Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations enables out of character developments to be approved by Council. The proposed stairs and decks will clutter the alleyway and will be visible from Cook's Hill. The neighbours will also be impacted visually, lose a sense of openness as well as a sense of privacy. However, the owner has the right to build a structure right to the property boundary line in the CCM Zone and the set back from the street will diminish the visual impact from the street. In light of the above, staff is recommending the application be considered with conditions.

The renovations also include new windows along the front façade facing Cook's Hill. It is recommended that the second storey window be changed to single hung windows with a central meeting bar to match the first and third floor windows. Wide trims should be installed on all windows and doors.

## **Key Considerations/Implications:**

1. Budget/Financial Implications – Not Applicable
2. Partners or Other Stakeholders – Not Applicable

# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications – Not Applicable
5. Engagement and Communications Considerations – Not Applicable
6. Human Resource Implications – Not Applicable
7. Procurement Implications – Not Applicable
8. Information Technology Implications – Not Applicable
9. Other Implications – Not Applicable

**Recommendation:**

It is recommended that the proposed renovations to 2 Cook's Hill be approved subject to the following:

- 1) That the underside of the upper deck be screend-in on the south and east sides with a partially opaque material such as, but not limited to, privacy plus lattice to a minimum of 0.6m above grade;
- 2) Exterior handrail and guard to have its vertical members installed between top and bottom rail. Face nailed balustrades typical of new home construction is not acceptable within the heritage areas;
- 3) All pressure treated wood to be painted or stained with solid colour stain.
- 4) That the second storey front façade window be changed to single hung windows to match the third floor windows;
- 5) That wide trims be installed around all windows and doors in keeping with the heritage requirements; and
- 6) That the door styles be in keeping with the heritage requirements.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

**Attachments:**

Heritage Area Standards Table  
Location Map and Photos  
Applicant's Plans

**Heritage Areas Standards Table**

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



**2 Cook's Hill – Location Map**







2 COOKS  
HILL

NEW ROOFING

NEW  
WINDOWS  
C/W TRIM  
TO SUIT  
ST JOHN'S  
HERITAGE

EXIST. VINYL

EXIST.  
DWELLING

NEW  
ELEC.  
PANEL

EXIST.  
DNST

DOOR TO BE  
CLOSED (INOPERABLE)

CONC. STEP

WEST ELEVATION

3/16" 1'-0"

TOP OF RAIL TO BE  
BELOW ROOF LINE  
6" MIN.

MAINTAIN  
FROM P.L.

EXIST.  
DWELLING

NOTE ALL DECKING  
TO BE P.T. STAINED  
OR PAINTED & MEET  
ST JOHN'S HERITAGE  
GUIDELINES.

GRG PT  
TYP.

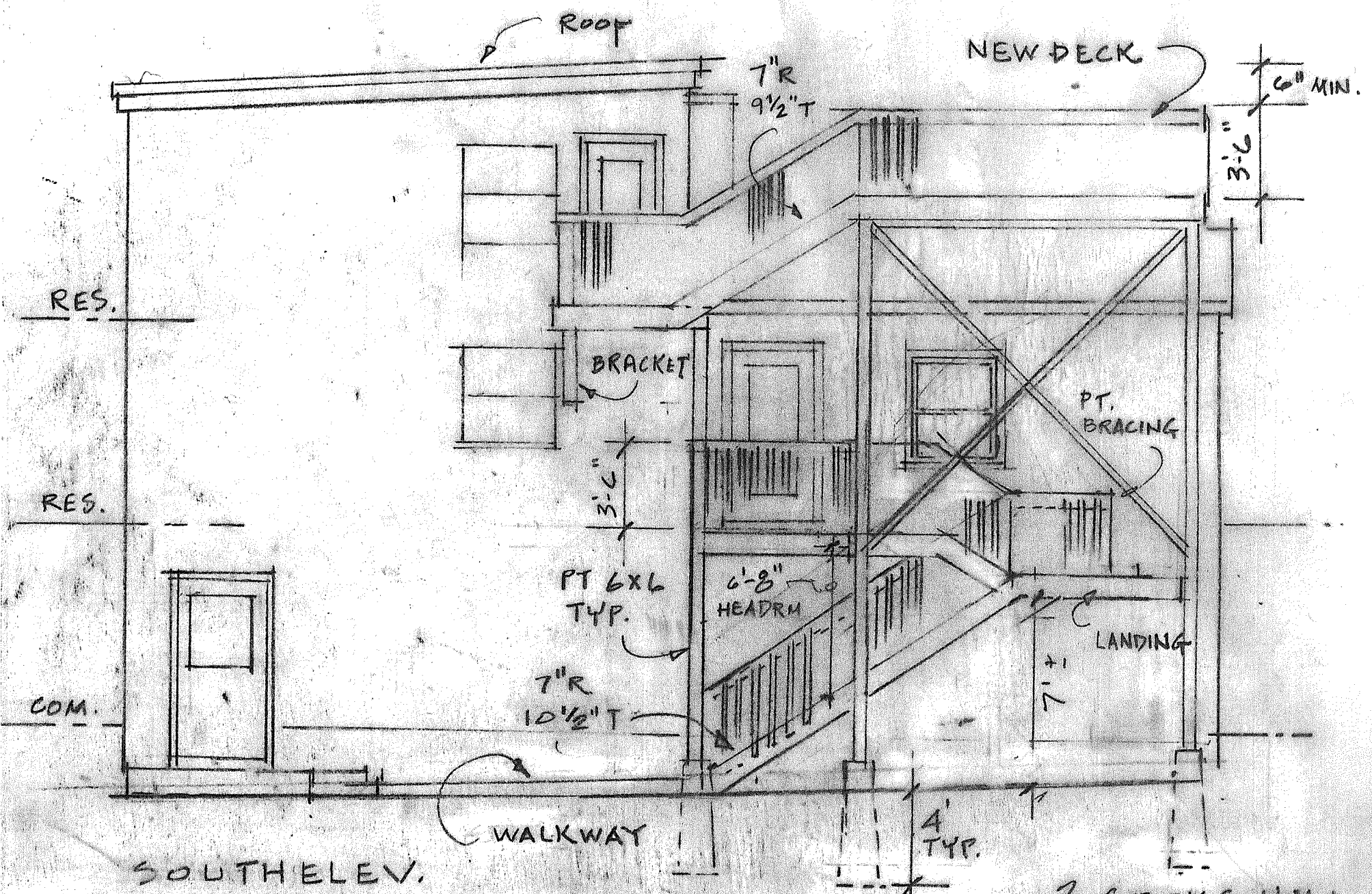
8'4" TO 4'  
BELOW GRADE TYP

2 COOKS HILL

MAY 17/17



2 COOKS  
HILL  
APR 24/17



SOUTHELEV.

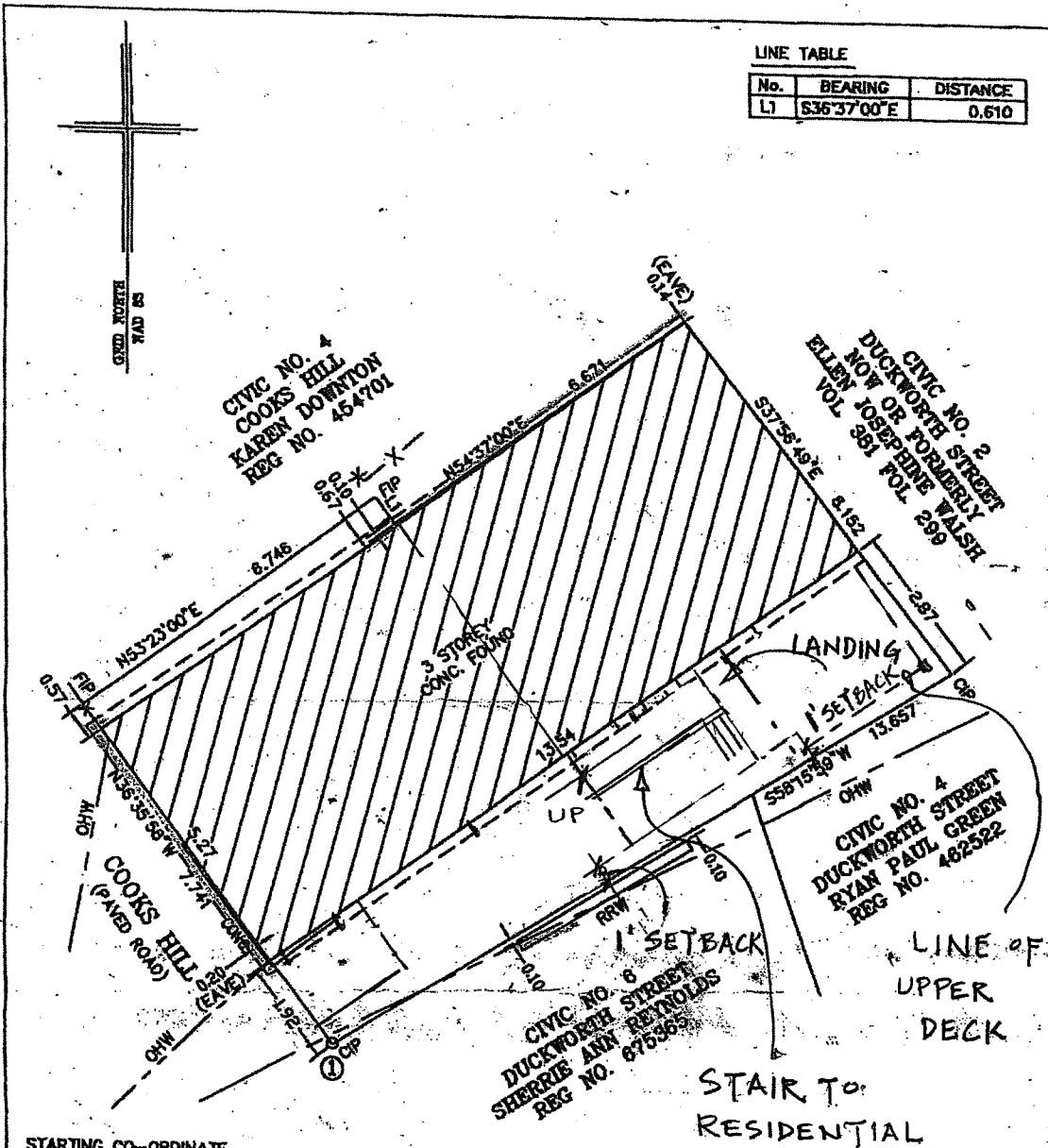
3/16" - 1'-0"

2 COOKS HILL

REV, APRIL 17/17

REV. APRIL 18/17

6/7



**LINE TABLE**

No.	BEARING	DISTANCE
L1	S36°37'00"E	0.610

**LEGEND**

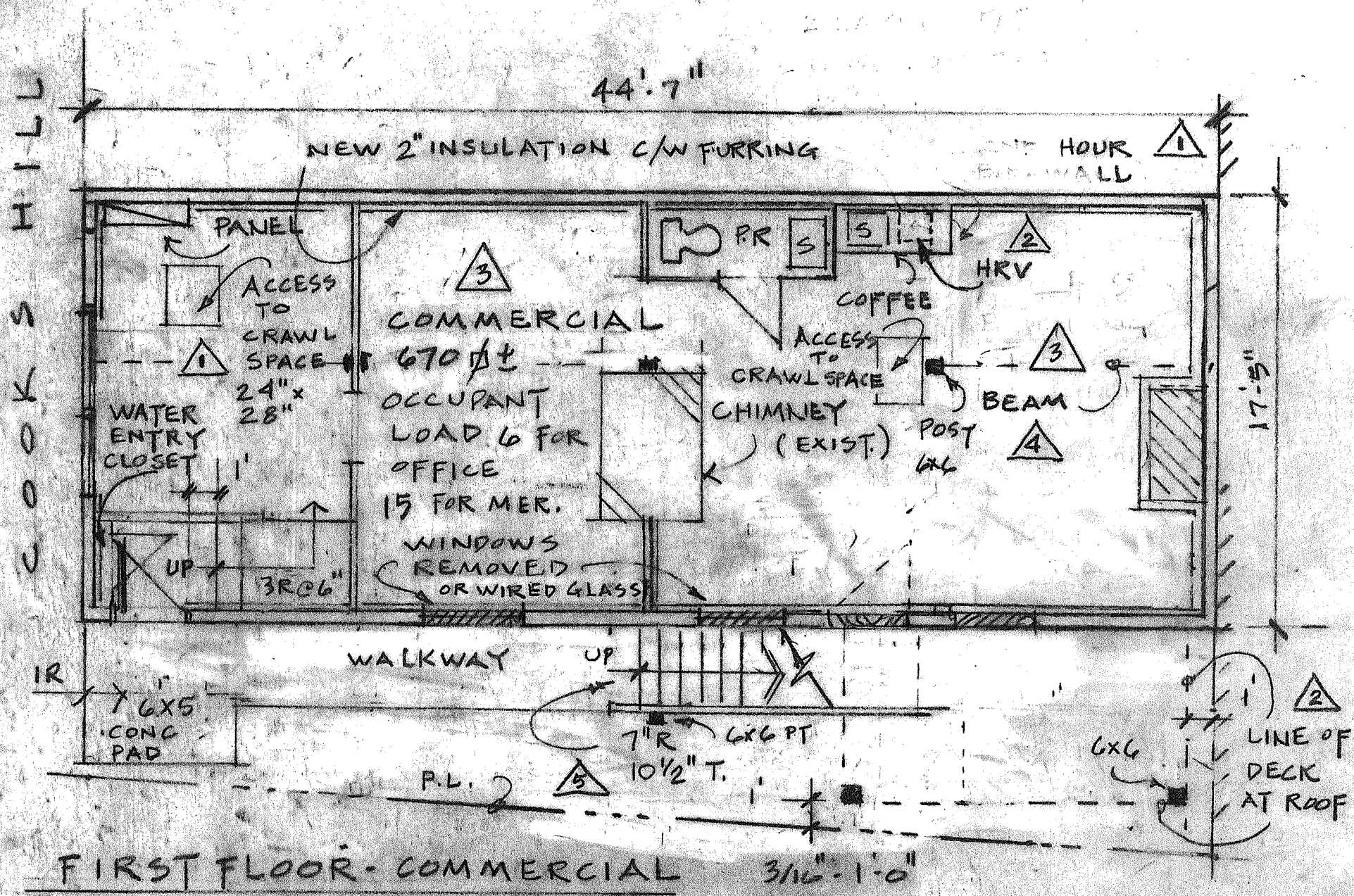
- O - WOOD FENCE POST
- C/W - CONCRETE WALK
- CIP - CAPPED IRON PIN
- FIP - FOUND IRON PIN
- OHW - OVER HEAD WIRE
- \*-\*-\* FENCE
- CONC. - CONCRETE

**NOTES**

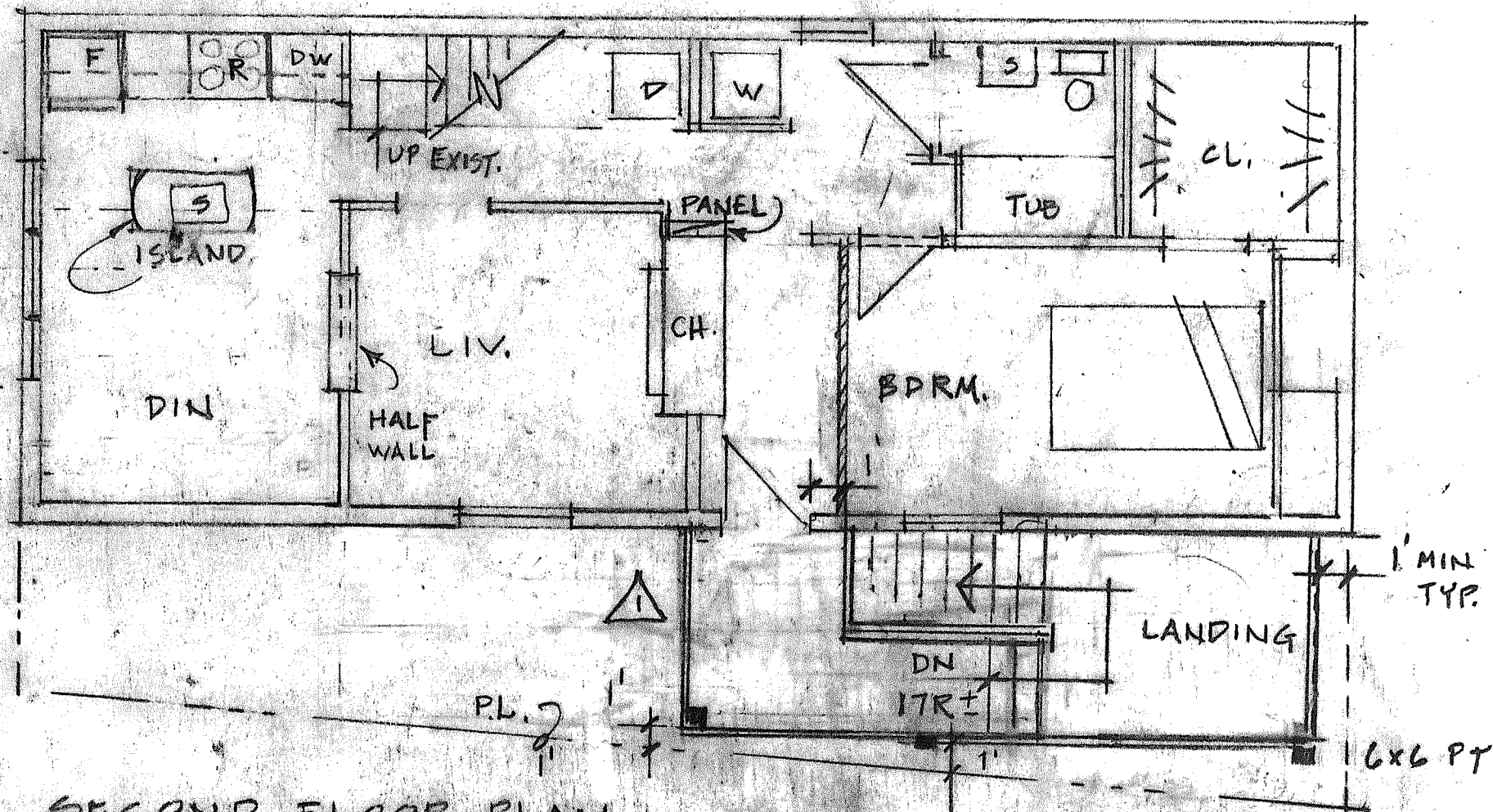
THIS PLAN CERTIFIES THE INFORMATION SHOWN AS OF JUNE 1, 2016 AND ONLY AS OF THAT DATE.  
 ALL DISTANCES SHOWN ARE METRIC.  
 THIS IS PAGE 3 OF 3 OF THE REAL PROPERTY REPORT  
 © WILLIAM DOYLE, NEWFOUNDLAND LAND SURVEYOR, 2016.  
 UNAUTHORIZED USE, ALTERATION OR REPRODUCTION IS PROHIBITED BY LAW AS OUTLINED IN "THE COPYRIGHT ACT".



<b>SURVEYOR'S REAL PROPERTY REPORT</b>	
CIVIC NO. 2 COOKS HILL ST. JOHN'S, NL	
WILLIAM DOYLE & ASSOCIATES LTD. Newfoundland Land Surveyors	
SCALE: 1:100	JOB NO. 16-367
DATE: JUNE 1, 2016	DRAWN BY: J.B.



4 APRIL 17 3 APRIL 3/17 5 APRIL 21/17 2 COOKSHILL ST. JOHN'S NL 2/1



SECOND FLOOR PLAN

3/16" 1'-0"

2 COOKS HILL

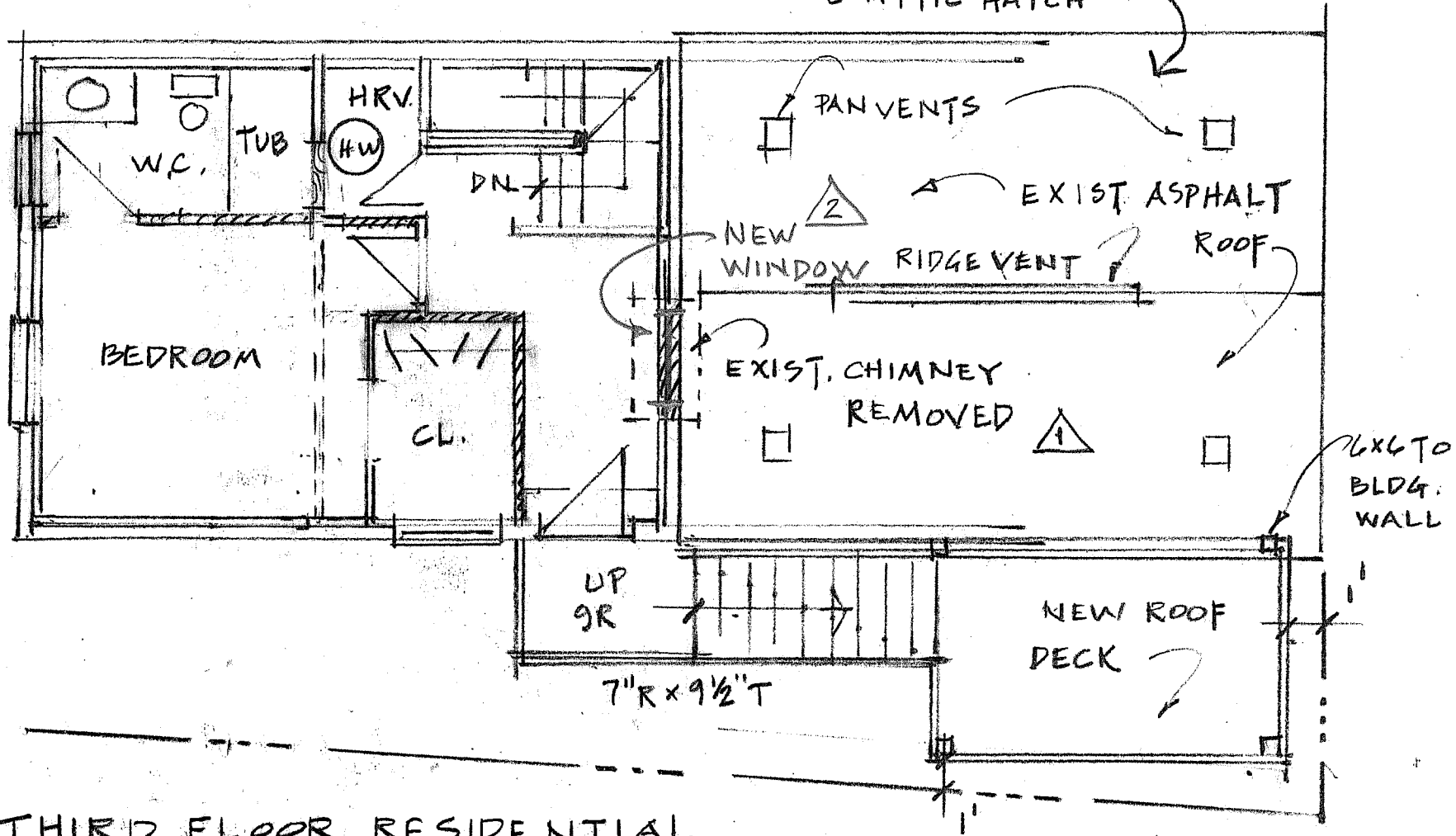
APRIL 17/17

△ APRIL 21/17

3M



NOTE: ATTIC TO BE INSULATED  
WITH R-40 CELLULOSE C/W 6 MIL V.B.  
& ATTIC HATCH



THIRD FLOOR RESIDENTIAL

3/16" - 1'-0"

REV. MAR 20

- △ 1 APRIL 17/17
- △ 2 APRIL 26/17

2 COOKS HILL  
ST. JOHN'S NL 4/7

# DECISION/DIRECTION NOTE

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**Title:** Heritage Designation – Spring 2017

**Date Prepared:** April 18, 2017

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

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

**Ward:** All

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**Decision/Direction Required:**

That Council proceed with the required steps to designate the buildings listed below as Municipal Heritage Buildings.

**Discussion – Background and Current Status:**

On April 26, 2016 Council approved Directive R2016-0426/29 and directed staff to contact property owners of homes/buildings that merit designation as Municipal Heritage Buildings.

The initial mail out of 92 letters (total of 97 properties) in September, 2016 resulted in nine (9) property owners agreeing to proceed with designation. A second round of mail-outs initiated in early 2017 resulted in seven (7) more properties agreeing to proceed with designation.

- 1) 68 St. Clare Avenue;
- 2) 90 Pleasant Street;
- 3) 355 Southside Road;
- 4) 3 Forest Road;
- 5) 3A Forest Road;
- 6) 27 Henry Street; and
- 7) 29 Henry Street.

A copy of their Statements of Significance with their Designation Ranking Sheet is attached for your review and consideration.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
Costs associated with designation as well as their Heritage Plaques.
2. Partners or Other Stakeholders:  
The City will partner with the property owners to promote, conserve and enhance the City's heritage resources.

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# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans:  
A City for All Seasons: Support year-round tourism and industrial activity.
4. Legal or Policy Implications:  
Legal will draft a Designation By-law for each building for Council's consideration.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

It is recommended to proceed to designate the buildings listed above as Heritage Buildings by directing Legal to proceed with the drafting of a Designation By-law for each building for Council's consideration at a future meeting.

**Prepared by/Signature:**

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

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

AMD/dlm

**Attachments:**

Proposed Statements of Significance  
Designation Ranking Sheet

## Statement of Significance



### 68 St. Clare Avenue

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building

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

68 St. Clare Avenue is a three storey semi-detached structure located on St. Clare Avenue, in St. John's. The municipal heritage designation is confined to the footprint of the building.

#### **Heritage Value**

68 St. Clare Avenue was designated a Municipal Heritage Building by the City of St. John's because of its aesthetic value.

68 St. Clare Avenue achieves aesthetic value because it is a good, surviving example of a semi-detached Second Empire style of architecture. Though the building shall been resided with vinyl siding and had its upper dormer altered it still retains the mansard style roof and two storey bay window projection typical of the Second Empire style.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

#### **Character Defining Elements**

All those elements that embody the Second Empire style, including:

- polygonal bay windows;
- mansard roof;
- size, shape and fenestration of windows; and
- right gable entrance with enclosed porch.

## Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	68 St. Clare Avenue
Construction (circa)	1890's
Style	Second Empire
Building Plan	Rectangular

## Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 68 ST. CLARE AVENUE - CONFIRMED BY EMAIL

Applicant Name [REDACTED] ne (h) [REDACTED] (c) [REDACTED]

Mailing Address [REDACTED] Email [REDACTED]

ARCHITECTURE (maximum 35)

SECTION A

	E	VG	G	F/P
1. Style <u>SECOND EMPIRE</u>	20	(10)	5	0
2. Construction	15	(8)	4	0
3. Age	10	(8)	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	8	(4)	2	0
6. Interior	4	2	(1)	0
Sub Total	31			

HISTORY (maximum 35)

SECTION B

	E	VG	G	F/P
7. Person	25	10	5	(0)
8. Event	15	8	4	(0)
9. Context	10	5	(2)	0
Sub Total				

ENVIRONMENT (maximum 15)

SECTION C

	E	VG	G	F/P
10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	5	(3)	1	0
Sub Total	9			

INTEGRITY (maximum 15)

SECTION D

	E	VG	G	F/P
13. Site	(5)	3	1	0
14. Alterations	5	(3)	2	0
15. Condition	(5)	3	2	0
Sub Total	13			
TOTAL SCORE	55			

SIGNATURE

Reviewed by: ARTHUR MACDONALD Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## Statement of Significance



### **90 Pleasant Street**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

90 Pleasant Street, built in 1882 for George E. Taylor, is a wooden two-and-a-half storey Second Empire style building with a pair of symmetrical two storey (three storey including basement level) three sided bay window projections with a central dormer window placed eloquently in the mansard roof. The designation is confined to the footprint of the building.

#### **Heritage Value**

90 Pleasant Street has been designated by the City of St. John's for its aesthetic and historic value.

90 Pleasant Street is aesthetically valuable because of its architectural style. The symmetrical front façade with its pair of symmetrical two storey (three storey including basement level) three sided bay window projections with a central dormer window placed eloquently in the mansard roof is a classic example of a large Second Empire style home.

90 Pleasant Street is historically valuable because of its age and associations with previous occupants. Most notably was Mr. Henry V. Simms, Master Cooper, who purchased the property in 1902. He was an active member of the Prohibition committee in 1915 and became Vice President of the Master Coopers Association in 1917. The dwelling was passed on to his son William, also a cooper, upon Henry's death in 1947. The Master Coopers of St. John's supplied the salt fish trade with barrels, casks, and drums, for the transport of fish to Europe and the West Indies. In the 1870's, Coopers were the largest single trade in Newfoundland's industrial sector. The local coopers demand for staves were the sole reason for the existence of some small saw mills in Trinity and Bonavista Bays. This house played a significant role as part of the national economy - the fishing industry. This area has lost its working class history including the barrel-making trade which has practically disappeared from living memory.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

### Character Defining Elements

All elements of the building that are reflective of its age, construction, and design in the Second Empire style, including:

- mansard roof and returned eaves;
- bow windows and central dormer window;
- size, shape, decoration and placement of windows;
- original side entrance;
- window size and fenestration; and
- location, orientation, dimensions.

### Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	90 Pleasant Street
Construction (circa)	1882
Style	Second Empire
Building Plan	Rectangular square with rear addition

### Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 90 PLEASANT STREET - CONFIRMED BY EMAIL

Applicant Name [REDACTED] Phone (h) [REDACTED]

Mailing Address [REDACTED]

ARCHITECTURE (maximum 35)

SECTION A

	E	VG	G	F/P
1. Style <u>SECOND EMPIRE</u>	20	(10)	5	0
2. Construction	15	(8)	4	0
3. Age	(10)	8	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	8	(4)	2	0
6. Interior	4	2	(1)	0
Sub Total	33			

HISTORY (maximum 35)

SECTION B

7. Person <u>HENRY V. SIMMS - MASTER COOPER</u>	(25)	10	5	0
8. Event	15	(8)	4	0
9. Context	10	(5)	2	0
Sub Total	35			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	5	(3)	1	0
Sub Total	9			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	5	3	(2)	0
15. Condition	5	(3)	2	0
Sub Total	10			
TOTAL SCORE	87			

SIGNATURE

Reviewed by: ARTHUR MacDONALD Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## Statement of Significance



### **355 Southside Road**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

355 Southside Road is a two and a half storey semi-detached structure located on Southside Road, St. John's NL. The Municipal Heritage Designation is confined to the footprint of the building.

#### **Heritage Value**

355 Southside Road has been designated a Municipal Heritage Building because of its aesthetical and historic values.

355 Southside Road achieves aesthetic value because it is a good, surviving example of a mid-19th century semi-detached wooden structure, built in the Victorian Bracketed style of architecture. This style is reflected in the steep peaked roof, first storey bay window and elaborate decorative balustrade and eaves brackets.

355 Southside Road is historical valued as the original owner, William Blacker, was a prominent planter, a very prosperous fisherman. In 1894 William Blacker sold the home to Frederick W. Knight. The present owner, Mrs. Emily Knight (the estate of) is the granddaughter-in-law of Frederick Knight.

**Source:** Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.

#### **Character Defining Elements**

All elements of the building's Victorian Bracketed design including:

- 2 ½ storey construction;
- steep gable roof;
- decorative eaves brackets and detailing under the gable end;

- narrow wood clapboard;
- the placement, shape and size of windows;
- window and door trim;
- single dormer with gable pediment projection;
- side entrance veranda with scalloped wooden singles below windows;
- centralized clay pot chimney;
- first storey 3 sided bay window with brackets and roof top railing with balusters; and,
- size and dimensions of building.

### Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	355 Southside Road
Construction (circa)	Between 1845 and 1871.
Style	Victorian Bracketed
Building Plan	Semi-detached – irregular with large rear attachment

### Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 355 Southside Road - CONFIRMED BY LETTER

Applicant Name [REDACTED] Phone (h) [REDACTED] (c) [REDACTED]

Mailing Address [REDACTED] Email [REDACTED]

ARCHITECTURE

SECTION A

	E	VG	G	F/P
1. Style <u>VICTORIAN BRACKETED</u>	(20)	10	5	0
2. Construction	15	(8)	4	0
3. Age	(10)	8	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	(8)	4	2	0
6. Interior	4	(2)	1	0
Sub Total	35			

HISTORY (maximum 35)

SECTION B

7. Person <u>WILLIAM BLACKER</u>	25	(10)	5	0
8. Event	15	8	4	(0)
9. Context	10	5	(2)	0
Sub Total	12			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	5	(3)	1	0
Sub Total	9			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	5	(3)	2	0
15. Condition	5	(3)	2	0
Sub Total	11			

TOTAL SCORE 67

SIGNATURE

Reviewed by: ARTHUR MACDONALD Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## **Statement of Significance**



### **3 Forest Road – Devon Place**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

Devon Place is a wood and nogging, two and one half storey hip roofed house located at 3 Forest Road, St. John's, NL. Built between 1843 and 1849, the home is a fine example of one of oldest homes in St. John's built in the Classic Revival style. The designation is confined to the footprint of the building.

#### **Heritage Value**

Devon Place, 3 Forest Road, has been designated a Heritage Building by the City of St. John's because of its aesthetic, historical and cultural value.

Devon Place has aesthetic value as it one of the finest domestic examples of Classical design in the City of St. John's. At the time of its construction, this house would have been among the most magnificent in St. John's. Even with the presence of numerous Classical design elements, Devon Place exudes an aura of elegance and refined simplicity, as its decorative facade is essentially regular and symmetrical. Devon Place also stands as a testament to the skill, craftsmanship and creativity of the city's builders and tradesmen.

Devon Place has historical value because of its age and association with several individuals who played key roles in the political, economic and social evolution of Newfoundland and Labrador. In 1843, merchant and politician William Thomas acquired a grant for a piece of land between Forest Road and King's Bridge Road. By 1849, Noad's map of St. John's shows a home on this plot. Devon Place is therefore one of the older original buildings in this area to have survived the great city fires of the nineteenth century. Also of historical note is the changing ownership of

Devon Place by several influential residents of St. John's. These men would help shape the political, economic and social development of both the city and the colony; for example, William P. Thomas, merchant and politician, James Murray, merchant, Robert J. Pinsent, Supreme Court Judge, Charles Bowring, merchant, Harry Duff Reid, Reid Newfoundland Company, Dr. Charles Howlett, dentist and mayor of St. John's, and Dr. Charles Hutton, Chief Medical Examiner for the province.

Devon Place has cultural value as it stands as a physical reminder of an earlier time and place. The area of St. John's in which Devon Place is located was developed in the early nineteenth century by the upper class, whose wealth was evidenced in the stately residences they had constructed away from the congestion of the downtown core. The original homes in the historic Forest Road area speak to the prosperity of the business and merchant elite in this small colony.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

### **Character Defining Elements**

All those original, exterior elements that embody the Classical Revival style of architecture, including:

- number of storeys;
- hip roof;
- entablature on eave;
- pediment on left gable end;
- placement and style of pediment dormers;
- dormer window size, style, trim and placement;
- narrow clapboard;
- engaged columns on corners with carved Corinthian capitals;
- window size, style, trim and placement;
- size, style, trim and placement of bays on front and side facade;
- size, style, trim and placement of windows in front bays;
- engaged columns on front bay windows;
- entablature and decorative frieze with triglyphs on front bay windows;
- size, style, trim and placement of doors on side bays;
- size, style, trim and placement of windows in side bays;
- cut and leaded glass in side bays;
- moulded lintels on upper windows on left gable end;
- size, style, trim and placement of exterior doors;
- location of porch on front facade;
- fluted columns on front porch;
- entablature and decorative frieze with triglyphs on front porch;
- chimney style and placement; and
- dimension, location and orientation of building.

## Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	3 Forest Road
Construction (circa)	1843 - 1849
Style	Classical Revival
Building Plan	Square

## Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 3 FOREST STREET - CONFIRMED BY EMAIL

Applicant Name [REDACTED] Phone (h) [REDACTED] (c) [REDACTED]

Mailing Address [REDACTED] Email [REDACTED]

ARCHITECTURE

SECTION A

	E	VG	G	F/P
1. Style <u>CLASSICAL REVIVAL</u>	(20)	10	5	0
2. Construction	(15)	8	4	0
3. Age	(10)	8	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	(8)	4	2	0
6. Interior	(4)	2	1	0
Sub Total	35			

HISTORY (maximum 35)

SECTION B

7. Person <u>WILLIAM P. THOMAS, ROBERT J. PILSENT, DR. CHARLES H. HOLT</u>	(25)	10	5	0
8. Event	15	(8)	4	0
9. Context	10	(5)	2	0
Sub Total	35			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	(5)	3	1	0
Sub Total	11			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	(5)	3	2	0
15. Condition	(5)	3	2	0
Sub Total	15			

TOTAL SCORE 96

SIGNATURE

Reviewed by: ARTHUR MAC DONALD Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## Statement of Significance



### **3A Forest Road – Devon Place**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

3A Forest Road is a wooden two storey house located at 3A Forest Road, St. John's, NL known as part of the double dwelling of Devon Place located at 3 Forest Road. The designation is confined to the footprint of the building.

#### **Heritage Value**

3A Forest Road has been designated a Heritage Building by the City of St. John's because of its aesthetic and historical value.

3A Forest Road has aesthetic value as it one of the finest domestic examples of Classical design in the City of St. John's. It is attached to 3 Forest Road, Devon Place, with the presence of numerous Classical design elements. The combination of both properties provides an elegance to the streetscape and stands as a testament to the skill, craftsmanship and creativity of the city's builders and tradesmen.

3A Forest Street has historical value because of its age and association with several individuals who played key roles in the political, economic and social evolution of Newfoundland and Labrador. In 1843, merchant and politician William Thomas acquired a grant for a piece of land between Forest Road and King's Bridge Road. By 1849, Noad's map of St. John's shows a home on this plot. 3 Forest Street (Devon Place) and 3A Forest Street are a fine example of older original homes to have survived the great fires of the nineteenth century. The original homes in the historic Forest Road area speak to the prosperity of the business and merchant elite in this small colony.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

## Character Defining Elements

All those original, exterior elements that embody the Classical Revival style of architecture, including:

- number of storeys;
- narrow clapboard;
- window size, style, trim and placement;
- size, style, trim and placement of front porch entrance;
- entablature on eave particularly above the front porch entrance;
- pair of fluted columns on either side of the front porch entrance;
- cornerboards and trims;
- moulded lintels on lower first storey windows; and
- dimension, location and orientation of building.

## Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	3A Forest Road
Construction (circa)	1843 - 1849
Style	Classical Revival
Building Plan	Square

## Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 3A FOREST STREET - CONFIRMED BY EMAIL

Applicant Name

Mailing Address

ARCHITECTURE (maximum 35)

SECTION A

	E	VG	G	F/P
1. Style <u>CLASSICAL REVIVAL</u>	(20)	10	5	0
2. Construction	(15)	8	4	0
3. Age	(10)	8	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	(8)	4	2	0
6. Interior	(4)	2	1	0
Sub Total	35			

HISTORY (maximum 35)

SECTION B

7. Person <u>WILLIAM P. THOMAS, ROBERT J. PULSEN, DR. CHARLES HOWLETT</u>	(25)	10	5	0
8. Event	15	(8)	4	0
9. Context	10	(5)	2	0
Sub Total	35			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	(5)	3	1	0
Sub Total	11			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	(5)	3	2	0
15. Condition	(5)	3	2	0
Sub Total	15			

TOTAL SCORE 96

SIGNATURE

Reviewed by: ARTHUR MACDONALD Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## Statement of Significance



### **27 Henry Street - Julia Baird House**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

The Julia Baird House located at 27 Henry Street, St. John's is a fine example of Victorian style architecture. The designation is confined to the footprint of the building.

#### **Heritage Value**

The Julia Baird House located at 27 Henry Street has been designated a Heritage Building by the City of St. John's because of its aesthetic and historical value.

The Julia Baird House has aesthetic value as it one of the finest domestic examples of Victorian Bracketed architecture in the City of St. John's.

The Julia Baird House has historical value because of its age and association with the Hon. Moses Monroe. The house was built on the old Samuel Bulley estate. Bulley founded the firm of Job Brothers in 1730. In 1893 the property was deeded to the Hon. Moses Monroe in trust for Julia Baird, his sister. Monroe was born at Moira, Country Down, Ireland, and came to Newfoundland in 1861. He was a member of the Legislative Council from 1886 until his death on May 19<sup>th</sup>, 1895. A monument to Moses Monroe, a noted local philanthropist, stands in Victoria Park. It was erected by voluntary contributions of all classes as a token of the respect and esteem in which Monroe was held.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

## Character Defining Elements

All elements of the building that are reflective of its age, construction, and design in the Victorian Bracketed style, including:

- exterior decoration;
- narrow wood clapboard with scalloped shingle cladding;
- peaked dormer window projection from mansard roof with bracket dentils below and detailed pediment above capped with a decorative finial;
- first floor decorative three bay window with rounded windows with dentils below a hipped roof;
- peaked dormer window projection above front entranceway with bracket dentils below and detailed hipped roof capped with a decorative finial;
- mansard roof;
- clay pot chimney;
- wooden door entrance with upper transoms with central rounded transom window and sidelights with elaborate brackets and entablature;
- size, shape, placement and decoration of windows;
- decorative stringcourse between first and second floors with left side cornerboard; and
- size and dimensions of building.

## Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	27 Henry Street
Construction (circa)	1893
Style	Victorian Bracketed
Building Plan	Square with rear ell addition

## Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 27 HENRY STREET - CONFIRMED BY EMAIL

Applicant Name

Mailing Address

ARCHITECTURE (maximum 35)

SECTION A

	E	VG	G	F/P
1. Style <u>VICTORIAN BRACKETED</u>	(20)	10	5	0
2. Construction	(15)	8	4	0
3. Age	10	(8)	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	(8)	4	2	0
6. Interior	4	(2)	1	0
Sub Total	35			

HISTORY (maximum 35)

SECTION B

7. Person <u>MOSES MONROE, JULIA BAIRD</u>	(25)	10	5	0
8. Event	15	8	(4)	0
9. Context	10	(5)	2	0
Sub Total	34			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	5	(3)	1	0
Sub Total	9			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	(5)	3	2	0
15. Condition	5	(3)	2	0
Sub Total	13			

TOTAL SCORE 91

SIGNATURE

Reviewed by: ARTHUR MAC DONALD

Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

## Statement of Significance



### **29 Henry Street**

#### **Formal Recognition Type**

City of St. John's Registered Heritage Building.

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

29 Henry Street is a wooden two and one half storey mansard roofed row house built in the Second Empire (Victorian Mansard) style. The designation is confined to the footprint of the building.

#### **Heritage Value**

29 Henry Street has been designated by the City of St. John's for its aesthetic value.

29 Henry Street is aesthetically valuable because it is a fine example of a row house done in the Second Empire (Victorian Mansard) style of architecture. The detailed dentils along the eave, the mansard roof and the rounded arched dormers are typical features of the Victorian Mansard style of architecture. The vertical alignment of the fenestrations provides a balance to the façade even though the dormers are centered in the mansard roof and off-set from the fenestrations. The detailing of the entrance door with a decorative lintel above the transom window as well as the decorative lintel above the first storey paired single hung windows provides a humble but elegant façade.

**Source: Designated at a regular meeting of the St. John's Municipal Council held \_\_\_\_\_, Council Directive # \_\_\_\_\_.**

## Character Defining Elements

All elements of the building that are reflective of its age, construction, and design in the Second Empire style, including:

- mansard roof;
- rounded arched dormers;
- detailed dentils along eave;
- narrow wooden clapboard with corner boards;
- main door, including transom with decorative lintel;
- size, shape, decoration and placement of windows; and
- building's location, orientation and dimensions.

## Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	29 Henry Street
Construction (circa)	1893
Style	Second Empire (Victorian Mansard)
Building Plan	Rectangular Plan (Center of 3 row houses)

## Additional Photos



Heritage Building Designation

PROPERTY LOCATION

Civic Address 29 HENRY STREET

\* CONFIRMED BY EMAIL

Applicant Name

Mailing Address

ARCHITECTURE (maximum 35)

SECTION A

	E	VG	G	F/P
1. Style <u>SECOND EMPIRE</u>	20	(10)	5	0
2. Construction	15	(8)	4	0
3. Age	10	(8)	5	0
4. Architect <u>UNKNOWN</u>	8	4	2	(0)
5. Design	8	(4)	2	0
6. Interior	4	2	(1)	0
Sub Total	31			

HISTORY (maximum 35)

SECTION B

7. Person	25	10	(5)	0
8. Event	15	8	(4)	0
9. Context	10	5	(2)	0
Sub Total	11			

ENVIRONMENT (maximum 15)

SECTION C

10. Continuity	5	(3)	1	0
11. Setting	5	(3)	1	0
12. Landmark	5	(3)	1	0
Sub Total	9			

INTEGRITY (maximum 15)

SECTION D

13. Site	(5)	3	1	0
14. Alterations	(5)	3	2	0
15. Condition	5	(3)	2	0
Sub Total	13			
TOTAL SCORE	64			

SIGNATURE

Reviewed by: ARTHUR MACDONALD

Date (yyyy-mm-dd) 2017-03-31

E - Excellent

VG - Very Good

G - Good

F/P - Fair/Poor

# DECISION/DIRECTION NOTE

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**Title:** 40 Rennie's Mill Road, Façade Renovations

**Date Prepared:** April 17, 2017

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

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

**Ward:** 2

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**Decision/Direction Required:**

To seek approval for renovations to the façade of 40 Rennie's Mill Road, as submitted.

**Discussion – Background and Current Status:**

The City received an application for renovations to the façade of 40 Rennie's Mill Road. The subject property is located in Heritage Area 1, located in the Residential Low Density (RLD) District and zoned Residential Low Density (R1). The building is designated by Council as a Heritage Building. A copy of the building's Statement of Significance is enclosed for your review.

The subject property is a recipient of a Heritage Financial Incentive Grant for repairs and replacements of all exterior trim and refurbishment of the front façade, replacement of the front concrete step as well as painting.

According to the City of St. John's Act a building designated by the council shall not be demolished or built upon nor shall the exteriors of the building or structure be altered, except with the approval of the Council. The applicant intends to maintain as much as possible the original features of the existing façade. The Character Defining Elements as outlined in the Building's Statement of Significance will not be adversely affected. In light of the above, it is recommended that the request to renovate the façade of 40 Rennie's Mill Road as submitted, be approved.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:  
Values: Continue to do things better.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.

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

**Recommendation:**

It is recommended that the request to renovate the façade of 40 Rennie's Mill Road as submitted, be approved.

**Prepared by/Signature:**

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

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

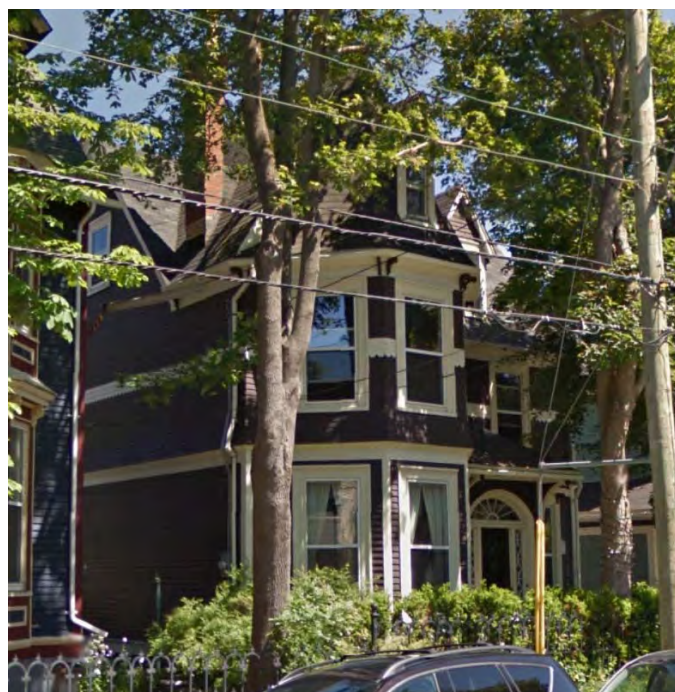
AMD/dlm

**Attachments:**

Location Map and Streetscape Photo  
Submission  
Statements of Significance



40 Rennie's Mill Road – Location Map



I wish to restore the home to its original splendor.

Proposed work on the facade of 40 Rennie's Mill Rd. The home is already designated as a heritage property. Repair and replace all exterior trim and refurbish the façade in its entirety. This would include painting all clapboard , trim and foundation ,doors, entranceway and replacing any material that cannot be repaired.(Windows will not be replaced as they are in good condition)

Because of the unique architectural style and embellishments all this woodwork requires customized and handmade wood working. They are not available off the shelf and the custom work will be far more expensive than standard trim

**Notes:**



## Quote

.....  
November 1, 2016

Attn: Diane Humber

Re: 40 Rennies Mill Rd (front of house)

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- Repair and or replace where necessary custom trim including Corner boards, fascia and skirt board, water table, window trim and window sills, door trim and threshold. As well as decorative panel under all windows. Replace front concrete step with one in keeping with the architectural style of the home. Scrape, spot prime and paint the front of the house. Replace all existing eaves through and downspouts. Replace and or repair all mud sills where necessary.
- \$22,000 + hst

Any questions call Perry Greeley @ 749-9544.

# Statement of Significance



## **40 Rennie's Mill Road**

### **Formal Recognition Type**

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

### **Description of Historic Place**

40 Rennie's Mill Road, two and a half storey structure located on Rennie's Mill Road, in downtown St. John's. The municipal heritage designation is confined to the footprint of the building.

### **Heritage Value**

40 Rennie's Mill Road was designated a Municipal Heritage Building by the City of St. John's because of its aesthetic and historic value.

40 Rennie's Mill Road achieves aesthetic value because it is a good example of a pre-1892 fire wooden structure, built in the Queen Anne style of architecture. The asymmetrical facade with modest exterior ornamentation is typical for this style of building. Windows placement with their vertical 2:1 orientation was typical of the style of architecture.

40 Rennie's Mill Road achieves historic value because of its association with the Herder family. William James Herder was the founder of "The Evening Telegram" newspaper. After an apprenticeship with the weekly newspaper "The Courier" Herder bought the paper in 1879. He published the first edition of The Evening Telegram on April 3 of that year from his Duckworth Street, St. John's press. Within one year demand for the daily newspaper increased from 400 four-page newspapers to over 2000 eight-page newspapers. Today the paper is run under the name "The Telegram" and is the oldest continuously published daily in the province.

40 Rennie's Mill Road also achieves historic value because of its association with William James Herder's three sons and daughter, all whom served in World War I. Elsie Herder was a member of the Voluntary Aid Detachment and served as a Nurse in field hospitals behind the lines from 1916-1918. Arthur, Hubert and Ralph Herder went "over the top" at Beaumont Hamel on July 1, 1916 with 800 fellow Newfoundlanders. After this battle 732 Newfoundlanders either lay dead,

wounded or were presumed missing, a slaughter of almost unimaginable magnitude for a tiny Dominion of 250,000 people. Lt. Hubert Herder was among the dead; Brothers Arthur and Ralph were wounded. Arthur Herder returned to the front in 1917 and was killed by a Sniper at the Battle of Cambrai on December 1, 1917. Ralph Herder served from Gallipoli and was wounded yet again in 1918 and was discharged back to St. John's.

40 Rennie's Mill Road served as the Herder family home until 1977 when it was sold to John Austin.

Source: City of St. John's, Council Meeting held January 23, 2017 Council Directive No. 2017-01-23/24.

### Character Defining Elements

All those elements that encompass the Queen Anne style of architecture including:

- asymmetrical front façade;
- two and half storey with a steep pitched gable roof design;
- narrow clapboard;
- window and door trim style; and
- window openings, dimensions and placement.

### Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	40 Rennie's Mill Road
Construction (circa)	Pre-1892
Style	Queen Anne
Building Plan	Rectangular with ell at rear

### Additional Photos



# DECISION/DIRECTION NOTE

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<b>Title:</b>	Proposed Text Amendment to enable Aquaponics as a Discretionary Use in the Rural (R) Zone; Approval of an Aquaponics Operation at 150 Howlett's Line; and, Approval of a Crown Land Grant Application. REZ 1700010; CRW1700012; 150 Howlett's Line
<b>Date Prepared:</b>	May 17, 2017
<b>Report To:</b>	Chair and Members, Planning & Development Committee
<b>Councillor &amp; Role:</b>	Councillor Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	5

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## **Decision/Direction Required:**

To seek approval for a text amendment to enable Aquaponics as a Discretionary Use in the Rural (R) Zone; approval of an Aquaponics Operation at 150 Howlett's Line; and, approval of a Crown Land Grant Application, as submitted.

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

The City received an application for a text amendment to enable an Aquaponics Operation at 150 Howlett's Line and an approval of a Crown Land Grant Application. An amendment to the Municipal Plan is not required.

The subject property is located in Planning Area 16, Goulds, located in the Rural District and zoned Rural (R). Currently, Aquaponics is a Discretionary Use in the Agricultural (AG) Zone. The use of a greenhouse in conjunction with an Aquaponics Operation is also discretionary in the AG Zone, however, in this application, the Aquaponics Operation will be wholly enclosed within a warehouse. No greenhouses will be established.

Aquaponics refers to any system that combines conventional aquaculture (raising aquatic animals such as snails, fish, crayfish or prawns in tanks) with hydroponics (cultivating plants in water) in a symbiotic environment. In normal aquaculture, excretions from the animals being raised can accumulate in the water, increasing toxicity. In an aquaponic system, water from an aquaculture system is fed to a hydroponic system where the by-products are broken down by nitrifying bacteria initially into nitrites and subsequently into nitrates, which are utilized by the plants as nutrients, and the water is then recirculated back to the aquaculture system.

Agricultural-Livestock and Horticultural Operations are Permitted Uses in the R Zone. Enabling Aquaponics Operations in the R Zone is a logical extension to these permitted uses. In light of the above, it is recommended that the application be considered as a Discretionary Use in the R Zone.

Though this application is not utilizing a greenhouse, future applications in the R Zone may. Therefore, it is recommended to keep the greenhouse aspect of the aquaponics operation use as a Discretionary Use. This will be consistent with Horticulture, Hydroponic, Aqua-Culture and Aquaponics operations in the AG Zone.

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**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Property developers, neighbourhood citizens and associations, and the City.
3. Alignment with Strategic Directions/Adopted Plans:  
A City for All Seasons: Support year-round tourism and industry activity.
4. Legal or Policy Implications: Not Applicable.
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable

**Recommendation:**

It is recommended the request for a text amendment to enable an Aquaponics Operation as a Discretionary Use in the Rural (R) Zone and the request for an Aquaponics Operation at 150 Howlett's Line be considered. Staff recommends the amendment and the Discretionary Use application be advertised currently for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

It is recommended the Crown Land Grant request be considered, as submitted.

**Prepared by/Signature:**

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

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

**Approved by/Date/Signature:**

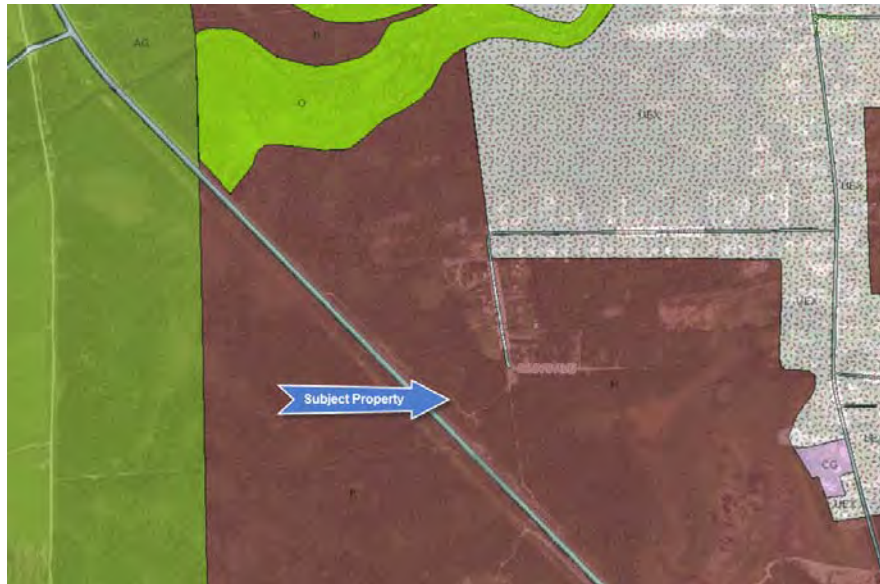
Ken O'Brien, MCIP – Chief Municipal Planner

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

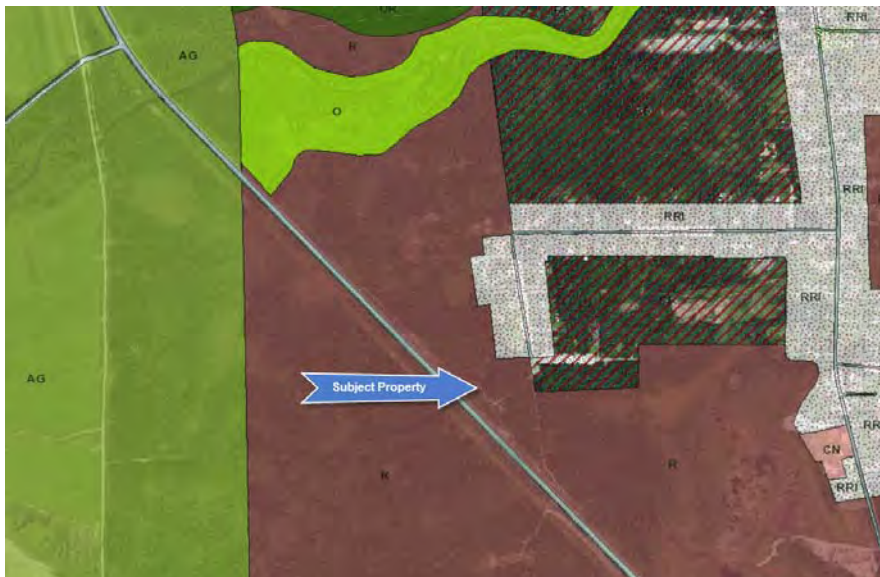
AMD/dlm

**Attachments:**

Location Maps  
Applicant's Site Map  
Resolutions



**150 Howlett's Line – District Map**



**150 Howlett's Line – Zoning Map**



SUBJECT PROPERTY

ROBERT E. HOWLETT MEMORIAL DR

HOWLETT'S LINE

DINN'S AVE

RRI

RRI

1 RR

2

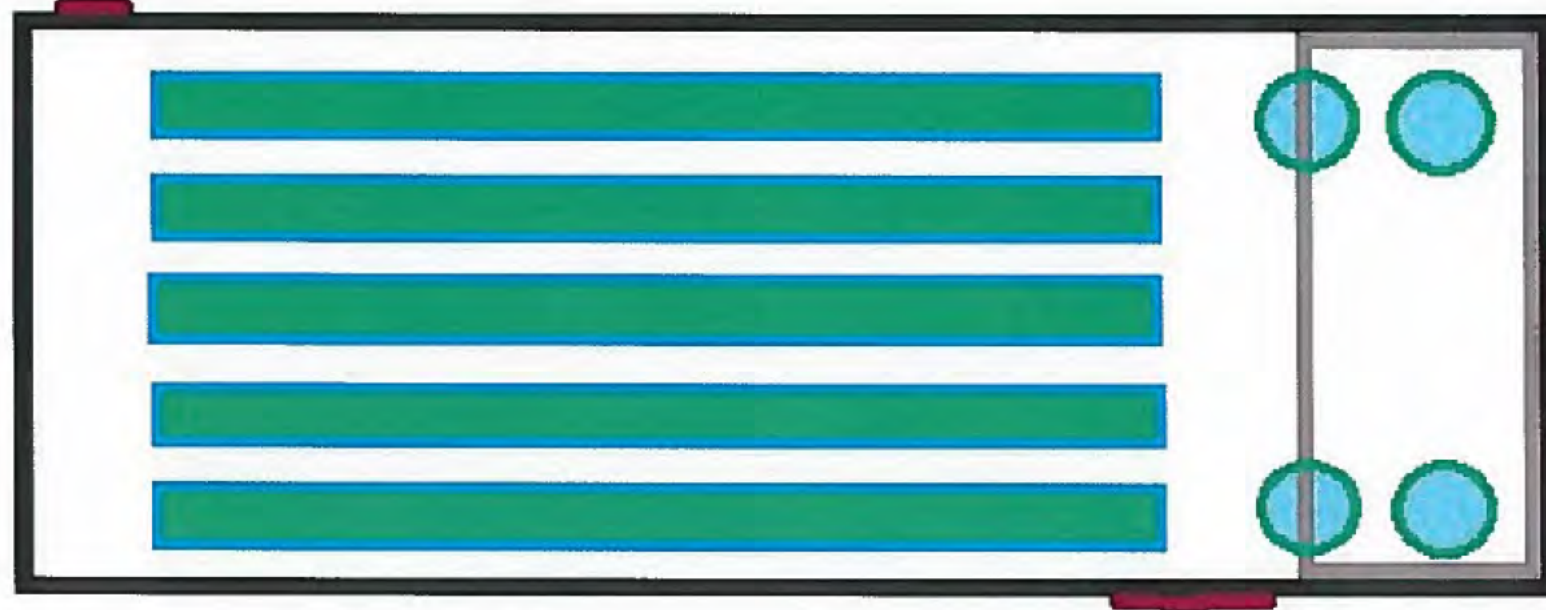
R

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Side Entrance

120'

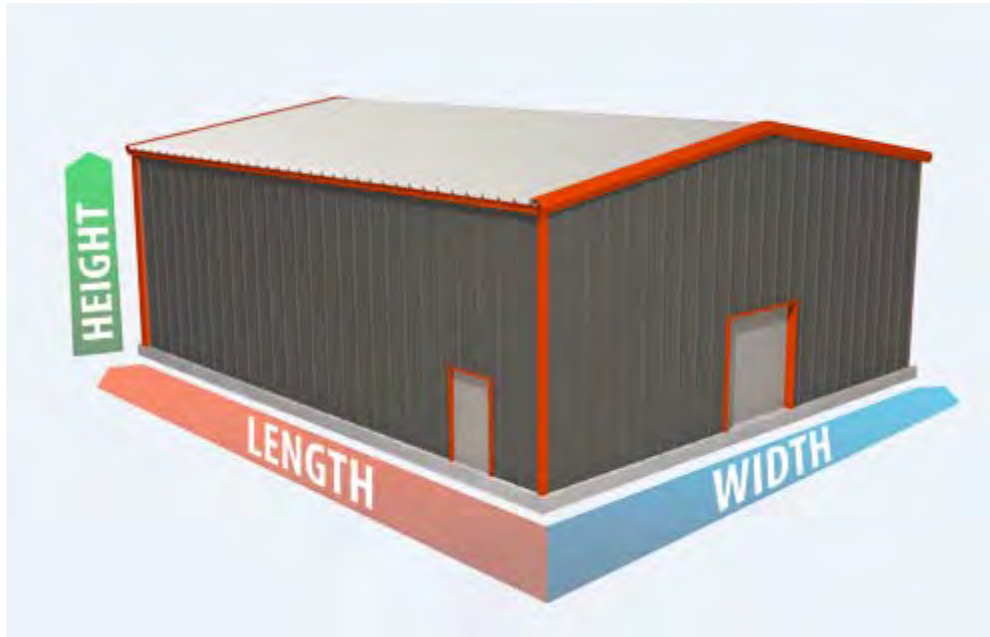


Main  
Entrance

48'

Bay Door

**150 Howlett's Line  
Aquaponics Operation**



**Proposed Building**

**Description:**

Attached is the basic design of the building, the size is 48'x120'x18', the only thing added is 5 windows on the upper level into some office areas.

There may be additional buildings in the future; however, each additional building would be exactly the same design and not impact surrounding neighbours.

The driveway for the property would come off the bulb end of Howlett's Line, follow the property line and then run parallel to the highway into the building. Power and phone services will follow the same path. As per discussion with you, we are awaiting comments from your engineering department regarding City requirements for the same ie> curb & gutter requirements, paved lot, etc, as we will use these in finalizing our plans.

A drilled well and septic will be located on the property, in addition to a rain catch and storage system.

It is a warehouse application and there will be no traditional greenhouse on site. No lights will disturb the surrounding households. Any noise generated would be the result of circulating fans and water pumps within building and will be contained.

Waste bi-products of the operation would be compost only. A rolling compost system eliminates odour, so that will not affect the local neighbourhood or have any negative environmental impacts.

If you need any further information or clarification do not hesitate to ask. Thank you

Lewis and Jackie

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** June 8, 2017

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approval of lane reductions and road closures for various road events.

## Discussion – Background and Current Status:

The Special Events Advisory Committee has received applications for the following events, requiring lane reduction and road closure approval.

<b>Event</b>	National Aboriginal Day – Sunrise Ceremony in Bannerman Park
<b>Date</b>	June 19, 2017
<b>Organizer</b>	St. John's Native Friendship Centre
<b>Detail</b>	Requesting exemption to the noise bylaw.  6:00am to 7:00am  Sunrise ceremony celebrating National Aboriginal Day. Event includes ceremony directions, prayers, and traditional hand drumming. A small speaker will be used for sound amplification.

<b>Event</b>	Shoppers Drug Mart Run For Women
<b>Date</b>	June 25, 2017
<b>Organizer</b>	Running Room
<b>Detail</b>	Road Closures and Lane Reductions will be in place. Local access permitted. Organizer will have marshals at intersections as well as RNC vehicles on site.  Course set up begins at 7am, race starts at 8:30am Take down to follow the last runner.  <b>5km Route</b> travels around Quidi Vidi Lake: The Boulevard Carnell Drive Lake Avenue Empire Avenue Quidi Vidi Road Forest Road

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	<p>Quidi Vidi Village Road The Boulevard <b>10km Route</b> follows the same as the 5Km route with runners continuing to:</p> <p>East White Hills Rd Churchill Ave Trail Section - Virginia River trail to Virginia Place McGregor Street Newfoundland Drive Middleton Street Harding Road White Hills Rd The Boulevard</p>
--	--

<b>Event</b>	Canada Day Block Party – Lancaster Street
<b>Date</b>	July 1, 2017
<b>Detail</b>	Closure of a section of Lancaster Street, from intersection of Lancaster/Branscombe up to and including driveways of civic numbers 3, 4 and 5 Lancaster.

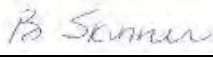
#### Key Considerations/Implications:

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

**Recommendation:** Council approve the above noted closures and lane reductions. These events are subject to the conditions set out by the Special Events Advisory Committee.

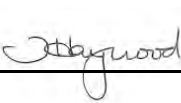
**Prepared by/Signature:**

Beverley Skinner – Manager of Program & Service Delivery

Signature 

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature 

**ST. JOHN'S**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF June 1, 2017 TO June 7, 2017**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Admiration Services	144A Higgins Line	4	<b>Approved</b>	17-05-05
RES		Home Office for Imagine Consulting & Design	85 Castle Bridge Drive	5	<b>Approved</b>	17-05-06
COM	BCL Group Inc.	3 Unit Commercial Building	372 Kenmount Road	4	<b>Approved</b>	17-05-07

\* Code Classification:  
RES - Residential      INST - Institutional  
COM - Commercial      IND - Industrial  
AG - Agriculture  
OT - Other

\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Gerard Doran**  
**Development Supervisor**  
**Planning, Engineering and**  
**Regulatory Services**

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# Building Permits List

## Council's June 12, 2017 Regular Meeting

Permits Issued: 2017/06/01 To 2017/06/07

### Class: Commercial

130 Kelsey Dr., Freedom 55	Cr	Office
55 Hebron Way, Axtion	Nc	Place Of Amusement
Avalon Mall, Softmoc	Sn	Retail Store
435 Blackmarsh Rd	Sn	Office
131 Kelsey Dr, Technipfmc	Sn	Office
125 Water St	Sn	Hotel
55 Hebron Way	Nc	Accessory Building
Southside Rd, Pier 24	Nc	Accessory Building
10 Fort William Pl	Rn	Office
Torbay Airport	Nc	Recreational Use
10 Factory Lane, Suite 203	Rn	Office
419 Petty Harbour Rd	Rn	Recreational Use
Avalon Mall-0185/0195/0197/200	Rn	Retail Store
Avalon Mall, Soft Moc	Cr	Retail Store
130 Kelsey Dr., Freedom 55	Cr	Office
14 International Pl	Cr	Office

This Week \$ 1,158,398.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

This Week \$ .00

### Class: Residential

23 Ballylee Cres, Lot 375	Nc	Single Detached Dwelling
56 Bay Bulls Rd, Unit 001	Nc	Condominium
56 Bay Bulls Rd, Unit 101	Nc	Condominium
56 Bay Bulls Rd, Unit 002	Nc	Condominium
56 Bay Bulls Rd, Unit 003	Nc	Condominium
56 Bay Bulls Rd, Unit 004	Nc	Condominium
56 Bay Bulls Rd, Unit 005	Nc	Condominium
56 Bay Bulls Rd, Unit 102	Nc	Condominium
56 Bay Bulls Rd, Unit 201	Nc	Condominium
56 Bay Bulls Rd, Unit 103	Nc	Condominium
56 Bay Bulls Rd, Unit 202	Nc	Condominium
56 Bay Bulls Rd, Unit 203	Nc	Condominium
56 Bay Bulls Rd, Unit 104	Nc	Condominium
56 Bay Bulls Rd, Unit 204	Nc	Condominium
56 Bay Bulls Rd, Unit 205	Nc	Condominium
56 Bay Bulls Rd, Unit 105	Nc	Condominium
128 Blackmarsh Rd	Nc	Accessory Building
52 Bonaventure Ave	Nc	Patio Deck

22 Bulrush Ave	Nc	Accessory Building
9 Capulet St	Nc	Accessory Building
198 Cheeseman Dr	Nc	Single Detached Dwelling
197 Cheeseman Dr	Nc	Fence
203 Cheeseman Dr	Nc	Swimming Pool
35 Cornwall Ave	Nc	Swimming Pool
77 Cornwall Cres	Nc	Patio Deck
103 Craigmillar Ave	Nc	Fence
26 Diana Rd	Nc	Accessory Building
12 Dumbarton Pl	Nc	Patio Deck
4 Frampton Ave- Lot 212	Nc	Single Detached Dwelling
38 Franklyn Ave	Nc	Patio Deck
4 Halliday Pl	Nc	Fence
4 Hazelwood Cres	Nc	Accessory Building
50 Hayward Ave	Nc	Accessory Building
11 Ireland St	Nc	Accessory Building
22 Lannon St	Nc	Fence
42 Long Beach St	Nc	Accessory Building
3 Mckay St	Nc	Fence
562 Main Rd, Unit 1	Nc	Condominium
562 Main Rd, Unit 2	Nc	Condominium
562 Main Rd, Unit 3	Nc	Condominium
562 Main Rd, Unit 4	Nc	Condominium
562 Main Rd, Unit 5	Nc	Condominium
72 Maurice Putt Cres	Nc	Fence
89 Maurice Putt Cres	Nc	Accessory Building
21 Morris Ave	Nc	Accessory Building
66 Neptune Rd	Nc	Accessory Building
84 Old Bay Bulls Rd	Nc	Swimming Pool
69 Parsonage Dr., Lot 3.10	Nc	Single Detached Dwelling
33 Portugal Cove Rd	Nc	Fence
26 Reid St	Nc	Accessory Building
28 Rose Abbey St	Nc	Accessory Building
16 Rosscommon Pl	Nc	Accessory Building
28 Rosscommon Pl	Nc	Fence
28 Rosscommon Pl	Nc	Patio Deck
25 Sorrel Dr	Nc	Fence
645a Southside Rd	Nc	Accessory Building
24 Sugar Pine Cres, Lot 363	Nc	Single Detached & Sub.Apt
223 Topsail Rd	Nc	Accessory Building
4 Vancouver St	Nc	Accessory Building
22 Willenhall Pl	Nc	Fence
47 Cherrybark Cres	Co	Subsidiary Apartment
77 Fox Ave	Co	Single Detached & Sub.Apt
295 Topsail Rd	Co	Single Detached Dwelling
19 Warren Pl	Co	Office
357 Anspach Street	Rn	Townhousing
359 Anspach St	Rn	Townhousing
365 Anspach St	Rn	Townhousing
367 Anspach St	Rn	Townhousing
371 Anspach St	Rn	Townhousing
373 Anspach St	Rn	Townhousing
375 Anspach St	Rn	Townhousing
377 Anspach St	Rn	Townhousing
379 Anspach St	Rn	Townhousing
381 Anspach St	Rn	Townhousing
383 Anspach St	Rn	Townhousing
385 Anspach St	Rn	Townhousing
387 Anspach St	Rn	Townhousing
101 Freshwater Rd	Rn	Semi-Detached Dwelling
24 Gower St	Rn	Semi-Detached Dwelling

24 Macleod Pl	Rn	Townhousing
26 Macleod Pl	Rn	Townhousing
28 Macleod Pl	Rn	Townhousing
30 Macleod Pl	Rn	Townhousing
32 Macleod Pl	Rn	Townhousing
34 Macleod Pl	Rn	Townhousing
36 Macleod Pl	Rn	Townhousing
38 Macleod Pl	Rn	Townhousing
1 Macleod Pl	Rn	Townhousing
3 Macleod Pl	Rn	Townhousing
5 Macleod Pl	Rn	Townhousing
7 Macleod Pl	Rn	Townhousing
9 Macleod Pl	Rn	Townhousing
11 Macleod Pl	Rn	Townhousing
13 Macleod Pl	Rn	Townhousing
15 Macleod Pl	Rn	Townhousing
17 Macleod Pl	Rn	Townhousing
19 Macleod Pl	Rn	Townhousing
21 Macleod Pl	Rn	Townhousing
23 Macleod Pl	Rn	Townhousing
25 Macleod Pl	Rn	Townhousing
27 Macleod Pl	Rn	Townhousing
29 Macleod Pl	Rn	Townhousing
31 Macleod Pl	Rn	Townhousing
33 Macleod Pl	Rn	Townhousing
35 Macleod Pl	Rn	Townhousing
37 Macleod Pl	Rn	Townhousing
39 Macleod Pl	Rn	Townhousing
41 Macleod Pl	Rn	Townhousing
43 Macleod Pl	Rn	Townhousing
120 Springdale St	Rn	Semi-Detached Dwelling
120a Springdale St	Rn	Semi-Detached Dwelling
28 Rosscommon Pl	Sw	Single Detached Dwelling
3 Stenlake Cres	Sw	Single Detached Dwelling

This Week \$ 3,644,023.00

**Class: Demolition**

This Week \$ .00

This Week' S Total: \$ 4,802,421.00

Repair Permits Issued: 2017/06/01 To 2017/06/07 \$ 94,400.00

**Legend**

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

YEAR TO DATE COMPARISONS			
	June 12, 2017		
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$58,819,115.00	\$55,322,401.00	-6
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,942,584.00	\$436,000.00	-93
Residential	\$24,531,463.00	\$30,736,869.00	25
Repairs	\$1,668,491.00	\$1,316,906.00	-21
Housing Units (1 & 2 Family Dwelling)	77	66	
<b>TOTAL</b>	<b>\$90,961,730.00</b>	<b>\$87,812,242.00</b>	-3

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending June 7, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 438,669.27</b>
<b>Bi-Weekly Casual</b>	<b>\$ 23,248.79</b>
<b>Accounts Payable</b>	<b>\$ 3,521,915.04</b>

**Total: \$ 3,983,833.10**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 [WWW.STJOHNS.CA](http://WWW.STJOHNS.CA)

NAME	CHEQUE #	DESCRIPTION	AMOUNT
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS (IAEI)	0000001266	MEMBERSHIP DUES	327.70
INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION (IMSA)	0000001267	MEMBERSHIP DUES	116.06
AMERICAN WATER WORKS ASSOC.	0000001268	MEMBERSHIP DUES	255.33
SOLARWINDS	0000001269	ANNUAL MAINTENANCE RENEWAL	9,975.61
APPRAISAL INSTITUTE	0000001270	PURCHASE OF BOOKS	122.89
COASTAL BLDG. PRODUCTS & SERV.	00110567	PROGRESS PAYMENT	111,856.70
CITY OF ST. JOHN'S	00110568	REPLENISH PETTY CASH	171.87
THE WORKS	00110569	PAYROLL DEDUCTIONS	512.26
NAPE	00110570	PAYROLL DEDUCTIONS	720.00
CUPE LOCAL 569	00110571	PAYROLL DEDUCTIONS	24,331.76
ASSOCIATION OF OCCUPATIONAL HEALTH NURSES,NL	00110572	REGISTRATION & MEMBERSHIP FEE	150.00
10718 NFLD. INC.	00110573	REFUND - COURT OF APPEAL	200.00
DYNAMICS HOMEOPATHIC INC.	00110574	REFUND - MUNICIPAL TAX	3,033.48
STANLEY DUNNE	00110575	REFUND - CHRISTMAS TREE PERMIT	100.00
JACK BROWN	00110576	TRAVEL GRANT	250.00
54039 NEWFOUNDLAND & LAB. LTD.	00110577	COST SHARING FEE	5,750.00
GRIFFITHS, GARETH	00110578	TRAVEL REIMBURSEMENT	808.53
BISHOP, LINDA	00110579	TRAVEL REIMBURSEMENT	1,798.26
LAWRENCE, ELIZABETH	00110580	TRAVEL REIMBURSEMENT/ADVANCE	4,682.39
MIKE JOYCE	00110581	TRAVEL ADVANCE	693.55
CYNTHIA CULLIMORE	00110582	TRAVEL ADVANCE	214.00
MCGRATH, CINDY	00110583	TRAVEL ADVANCE	1,161.71
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	00110584	PAYROLL DEDUCTIONS	1,185,962.53
BELL MOBILITY PAGING	00110585	RENTAL OF PAGERS	135.85
BELL MOBILITY INC.	00110586	CELL PHONE CHARGES	22,576.80
CITY OF ST. JOHN'S	00110587	FLOAT FOR PAUL REYNOLDS COMM CTR	410.00
RECEIVER GENERAL FOR CANADA	00110588	PAYROLL DEDUCTIONS	1,502.58
PP AUTOMOTIVE LTD.	00110589	REFUND - DEVELOPMENT APPLICATION	150.00
ABDULLAH AL MANUN	00110590	HONORARIUM	100.00
POMERLEAU INC.,	00110591	PROGRESS PAYMENT	103,864.01
BRANDT POSITIONING TECHNOLOGY	00110592	SURVEYING SUPPLIES	493.40
UNIFORM WORKS LIMITED	00110593	UNIFORM CLOTHING	3,476.15
BELL MOBILITY INC.	00110594	CELL PHONE CHARGES	5,463.75

DARLENE SHARPE	00110595	CLEANING SERVICES	750.00
SMITH STOCKLEY LTD.	00110596	PLUMBING SUPPLIES	469.97
ACKLANDS-GRAINGER	00110597	INDUSTRIAL SUPPLIES	603.59
ADT SECURITY SERVICES CANADA	00110598	BURGLAR ALARM MONITORING	133.15
RBC INVESTOR & TREASURY SERVICES	00110599	PROFESSIONAL SERVICES	718.75
ALLSTAR REBAR LIMITED	00110600	REINFORCING STEEL	38.64
ROBERT BAIRD EQUIPMENT LTD.	00110601	RENTAL OF MINI-EXCAVATOR	2,113.67
NEWFOUNDLAND EXCHEQUER ACCOUNT	00110602	RENEWAL OF CERTIFICATES	1,518.00
HERCULES SLR INC.	00110603	INDUSTRIAL SUPPLIES	113.57
ALBERT C SPURRELL PICTURE FRAMING	00110604	FRAMING SERVICES	40.00
BATTLEFIELD EQUIP. RENTAL CORP	00110605	EQUIPMENT RENTAL	566.10
STAPLES THE BUSINESS DEPOT - MP	00110606	STATIONERY & OFFICE SUPPLIES	650.26
CANADIAN PAYROLL ASSOCIATION	00110607	REGISTRATION FEE	458.85
HAROLD SNOW & SONS	00110608	REPAIRS TO EQUIPMENT	2,184.35
TONY'S TAILOR SHOP	00110609	CLOTHING REPAIRS & ALTERATIONS	270.25
S & L ENTERPRISE	00110610	ASPHALT REPAIRS	29,751.55
CLASS C SOLUTIONS GROUP	00110611	INDUSTRIAL SUPPLIES	475.29
SPLASHABLES INC	00110612	POOL SUPPLIES	1,314.97
WILDLAND TOURS	00110613	GIFT BASKET	100.00
CHESTER DAWE CANADA - O'LEARY AVE	00110614	BUILDING SUPPLIES	229.77
CAMPBELL'S SHIPS SUPPLIES	00110615	SAFETY SUPPLIES	628.20
THOMSON REUTERS CANADA	00110616	MONTHLY ONLINE CHARGES	422.99
WALMART 3196-ABERDEEN AVE.	00110617	MISCELLANEOUS SUPPLIES	71.16
BEATTIE INDUSTRIAL	00110618	INDUSTRIAL SUPPLIES	89.70
NEWFOUNDLAND GLASS & SERVICE	00110619	SUPPLY & INSTALL SAFETY GLASS	209.30
CANADIAN RED CROSS	00110620	LIFEGUARD COURSE PACKAGES	720.30
DULUX PAINTS	00110621	PAINT & PAINT SUPPLIES	1,645.45
CONSTANTINE'S ENGINE & PERFORMANCE LTD.	00110622	CYLINDER REPAIRS	2,702.50
MCINNES COOPER	00110623	PROFESSIONAL SERVICES	11,012.49
WAJAX POWER SYSTEMS	00110624	REPAIR PARTS	286.58
ATLANTIC HOSE & FITTINGS	00110625	INDUSTRIAL SUPPLIES	348.28
G & M PROJECT MANAGEMENT	00110626	REPAIRS TO EQUIPMENT	11,496.55
GOODLIFE FITNESS	00110627	MEMBERSHIP DUES	555.03
CANADIAN TIRE CORP.-HEBRON WAY	00110628	SLEDGEHAMMER	66.69

CANADIAN TIRE CORP.-MERCHANT DR.	00110629	MISCELLANEOUS SUPPLIES	481.90
CANADIAN TIRE CORP.-KELSEY DR.	00110630	MISCELLANEOUS SUPPLIES	1,182.92
EMCO SUPPLY	00110631	WATERWORKS SUPPLIES	768.66
OMB PARTS & INDUSTRIAL INC.	00110632	REPAIR PARTS	54.86
MARY KENNEDY	00110633	INSTRUCTOR FEES	362.80
BURSEY CLEANERS LIMITED	00110634	JANITORIAL SERVICES	741.75
OMNITECH INC.	00110635	REPAIR PARTS	2,954.35
CENTAUR PRODUCTS ATLANTIC INC.	00110636	SUPPLIES - RECREATION DEPARTMENT	10,350.13
IKM TESTING CANADA LTD.	00110637	PRESSURE GAUGE	161.00
GUILLEVIN INTERNATIONAL CO.	00110638	ELECTRICAL SUPPLIES	71.05
GRAYMONT (NB) INC.,	00110639	CHEMICALS	20,842.14
RONA	00110640	BUILDING SUPPLIES & HARDWARE	1,197.18
HISCOCK RENTALS & SALES INC.	00110641	REPAIRS & REPAIR PARTS	532.92
INFINITY CONSTRUCTION	00110642	TOPSOIL	690.00
IRC NEWFOUNDLAND LTD.	00110643	PLUMBING SUPPLIES	149.39
SPARTAN INDUSTRIAL MARINE	00110644	INDUSTRIAL SUPPLIES	363.96
ISLAND HOSE & FITTINGS LTD	00110645	INDUSTRIAL SUPPLIES	317.93
PINNACLE ENGINEERING LTD.	00110646	PROFESSIONAL SERVICES	7,352.10
CDMV	00110647	VETERINARY SUPPLIES	804.19
JOHNSON CONTROLS LTD.	00110648	PROFESSIONAL SERVICES	5,692.50
STAPLES ADVANTAGE	00110649	STATIONERY & OFFICE SUPPLIES	176.31
MCDONALD'S HOME HARDWARE	00110650	MISCELLANEOUS SUPPLIES	186.83
DISTRIBUTION NOW	00110651	PAINT SUPPLIES	78.38
BEVERLEY LAMBERT, PROFESSIONAL ART CONSERVATOR	00110652	ART CONSERVATION	200.00
LIFCO HYDRAULICS LTD.	00110653	REPAIR PARTS	1,414.50
GCR TIRE CENTRE	00110654	TIRES	2,083.34
THE ROYAL GARAGE LTD.	00110655	REPAIR PARTS	109.83
ROYAL FREIGHTLINER LTD	00110656	REPAIR PARTS	1,651.07
SPORTSCRAFT 1990 LTD.	00110657	MEASURING TAPES	206.97
TRACTION DIV OF UAP	00110658	REPAIR PARTS	2,384.64
WATERWORKS SUPPLIES DIV OF EMCO LTD	00110659	PLUMBING SUPPLIES	12,501.23
WEIRS CONSTRUCTION LTD.	00110660	ROAD GRAVEL	2,302.17
WALMART 3092-KELSEY DRIVE	00110661	MISCELLANEOUS SUPPLIES	49.91
MAX ARTS ATHLETICS WELLNESS	00110662	REAL PROGRAM	649.58

SUPREME COURT OF NEWFOUNDLAND AND LABRADOR	00110663	FILING FEES	123.00
STEVE & STEPHANIE MATTHEWS	00110664	REFUND - MUNICIPAL TAX	3,808.50
STAPLES THE BUSINESS DEPOT - KELSEY DR	00110665	STATIONERY & OFFICE SUPPLIES	170.94
MELANIE COURAGE PHOTOGRAPHER	00110666	INSTRUCTOR FEES	300.00
BARRY ROSS	00110667	WELCOME SIGN DISTRIBUTION	84.70
TODD ROBBINS SERVICES INC.	00110668	PROPERTY REPAIRS	5,635.00
CRAIG & JENNIFER HEAD	00110669	REFUND - MUNICIPAL TAX	1,526.17
ZURICH INSURANCE CO.	00110670	UNDER-DEDUCTABLE FEES	4,755.43
SECURITY NATIONAL INSURANCE COMPANY	00110671	VEHICLE DAMAGE CLAIM	13,860.21
10718 NFLD. INC.	00110672	REFUND - MUNICIPAL TAX	71,864.44
MARK WEBBER MAGIC	00110673	PERFORMANCE FEE	175.00
PROVINCIAL INVESTMENTS INC.	00110674	COURIER SERVICES	610.82
BEST BUY CANADA LIMITED	00110675	SUPPLIES - RECREATION DEPARTMENT	436.99
JOAN PATEY	00110676	REFUND - RECREATION PROGRAM	38.00
MORLEY GARRETT	00110677	PROPERTY DAMAGE CLAIM	78.20
THOMAS BREWER	00110678	PROPERTY DAMAGE CLAIM	112.70
MATTHEW BARTLETT	00110679	PROPERTY DAMAGE CLAIM	131.10
NORMA STACEY	00110680	VEHICLE DAMAGE CLAIM	221.32
SHERRY HOUSE	00110681	HERITAGE GRANT	2,314.50
CHRIS NOLAN	00110682	PROPERTY DAMAGE CLAIM	115.00
KENNETH AND PAULA SOOLEY	00110683	PROPERTY DAMAGE CLAIM	195.50
CHARLOTTE AND WALTER DINHAM	00110684	PROPERTY DAMAGE CLAIM	154.20
INDIGO PARKING CANADA INC.	00110685	PARKING FEES	48.00
ANNE PARSONS	00110686	REFUND - RECREATION PROGRAM	19.00
ANN ROBERTS	00110687	REFUND - MUNICIPAL TAX	234.48
SHARON CHAFE	00110688	REFUND - MUNICIPAL TAX	189.78
WILLIAM PEACH LTD.	00110689	REFUND - UTILITY BILLING	166.38
LAURIE AND NEIL DUNNE	00110690	PROPERTY DAMAGE CLAIM	2,989.00
HARRIS CENTER	00110691	SPONSORSHIP PACKAGE	500.00
ERIC B. WINSOR	00110692	PROPERTY DAMAGE CLAIM	278.30
SHANE BOLAND	00110693	PROPERTY DAMAGE CLAIM	209.30
JOAN TOOKE	00110694	PROPERTY DAMAGE CLAIM	103.50
JUDY FACEY	00110695	REFUND - SECURITY DEPOSIT	300.00
DARIANN MALONEY	00110696	VEHICLE DAMAGE CLAIM	389.25

O'REGAN HOLDINGS INC.	00110697	PROPERTY DAMAGE CLAIM	750.00
SGNL PLACES INC.	00110698	REFUND - MUNICIPAL TAX	46,312.50
RAYMOND & KATHLEEN KERRIVAN	00110699	REFUND - MUNICIPAL TAX	550.35
TOM HOGAN	00110700	REFUND - MUNICIPAL TAX	1,446.75
THOMAS WHITE & SHELLY TULK	00110701	REFUND - MUNICIPAL TAX	3,218.63
VINCENT JACKMAN	00110702	REFUND - MUNICIPAL TAX	1,354.95
DOUGLAS WESTCOTT & SHERRY CABLE	00110703	REFUND - MUNICIPAL TAX	629.24
THOMAS & JO-ANN BYRNE	00110704	REFUND - MUNICIPAL TAX	1,601.81
CATHY JACKMAN	00110705	PROPERTY DAMAGE CLAIM	167.90
O'GRADY, LYNN	00110706	REGISTRATION FEE	408.25
THOMAS, RHONDA	00110707	VEHICLE BUSINESS INSURANCE	126.50
DINN, KAREN	00110708	MILEAGE	251.69
SAMPSON, RICHARD	00110709	VEHICLE BUSINESS INSURANCE	106.95
SHERRIFFS, KAREN	00110710	VEHICLE BUSINESS INSURANCE	195.50
CROWE, DAVID	00110711	MILEAGE	196.18
DUGGAN, DEREK	00110712	MILEAGE	49.68
NADINE MARTIN	00110713	VEHICLE BUSINESS INSURANCE	381.95
COOPER, LYNN	00110714	WEBINAR FEES	1,127.77
TYRONE GOSSE	00110715	VEHICLE BUSINESS INSURANCE	216.20
MULLETT, CHERYL	00110716	REIMBURSEMENT - COURSE FEES	143.75
ADAM HILL	00110717	VEHICLE BUSINESS INSURANCE	127.32
CHAD MURPHY	00110718	VEHICLE BUSINESS INSURANCE	41.67
MAX BURKE	00110719	VEHICLE BUSINESS INSURANCE	29.40
HEALTH CARE FOUNDATION	EFT000000000646	PAYROLL DEDUCTIONS	10.00
CITY HALL SOCIAL CLUB	EFT000000000647	PAYROLL DEDUCTIONS	5,042.40
CUPE LOCAL 1289	EFT000000000648	PAYROLL DEDUCTIONS	15,615.28
PUBLIC SERVICE CREDIT UNION	EFT000000000649	PAYROLL DEDUCTIONS	6,120.67
SIDEWINDER CAPITAL CORP. DBA WATERFUN PRODUCTS	EFT000000000650	WATER FLUME RIDE - BOWRING PARK	47,696.25
PARTS FOR TRUCKS INC.	EFT000000000651	REPAIR PARTS	1,976.20
NEWFOUNDLAND POWER	EFT000000000652	ELECTRICAL SERVICES	494,444.28
MCLOUGHLAN SUPPLIES LTD.	EFT000000000653	ELECTRICAL SUPPLIES	2,658.59
AFONSO GROUP LIMITED	EFT000000000654	CCTV INSPECTIONS	3,818.00
SMS EQUIPMENT	EFT000000000655	REPAIR PARTS	1,376.93
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000000656	WATER PURIFICATION SUPPLIES	180.67

AUDIO SYSTEMS LTD.	EFT000000000657	REPAIRS TO AUDIO EQUIPMENT	373.17
B & B SALES LTD.	EFT000000000658	SANITARY SUPPLIES	172.50
BABB SECURITY SYSTEMS	EFT000000000659	HARDWARE SUPPLIES	572.70
RDM INDUSTRIAL LTD.	EFT000000000660	HAND TOOLS	722.90
GRAND CONCOURSE AUTHORITY	EFT000000000661	PROFESSIONAL SERVICES	8,501.26
JENKINS POWER SHEET METALS INC	EFT000000000662	REPAIR PARTS	69.00
CABOT PEST CONTROL	EFT000000000663	PEST CONTROL SERVICES	956.48
ROCKWATER PROFESSIONAL PRODUCT	EFT000000000664	CHEMICALS	3,955.26
BRENKIR INDUSTRIAL SUPPLIES	EFT000000000665	SAFETY SUPPLIES	3,787.03
CANSEL SURVEY EQUIPMENT INC.	EFT000000000666	SURVEYING SUPPLIES	82.11
THE OUTFITTERS	EFT000000000667	SAFETY FOOTWEAR	230.00
CANADA POST CORPORATION	EFT000000000668	POSTAGE	9,434.84
CANADIAN CORPS COMMISSIONAIRES	EFT000000000669	SECURITY SERVICES	159.34
AIR LIQUIDE CANADA INC.	EFT000000000670	CHEMICALS	4,116.66
NORTH ATLANTIC SUPPLIES INC.	EFT000000000671	SAFETY SUPPLIES	103.50
KENT	EFT000000000672	BUILDING & HARDWARE SUPPLIES	612.15
CBCL LIMITED	EFT000000000673	PROFESSIONAL SERVICES	50,692.00
PF COLLINS CUSTOMS BROKER LTD	EFT000000000674	BROKERAGE FEES	92.26
COLONIAL GARAGE & DIST. LTD.	EFT000000000675	REPAIR PARTS	1,209.73
CONSTRUCTION SIGNS LTD.	EFT000000000676	SIGNAGE	342.13
CRANE SUPPLY LTD.	EFT000000000677	PLUMBING SUPPLIES	512.87
JAMES G CRAWFORD LTD.	EFT000000000678	PLUMBING SUPPLIES	1,293.62
CUMMINS EASTERN CANADA LP	EFT000000000679	REPAIR PARTS	223.79
CRAWFORD & COMPANY CANADA INC	EFT000000000680	ADJUSTING FEES	1,155.00
DICKS & COMPANY LIMITED	EFT000000000681	STATIONERY & OFFICE SUPPLIES	7,866.30
EAST COAST HYDRAULICS	EFT000000000682	INDUSTRIAL SUPPLIES	2,304.89
HITECH COMMUNICATIONS LIMITED	EFT000000000683	REPAIRS TO EQUIPMENT	258.75
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000000684	REPAIR PARTS	46.00
ENVIROMED ANALYTICAL INC.	EFT000000000685	REPAIRS TO EQUIPMENT	258.75
THE TELEGRAM	EFT000000000686	ADVERSITING	2,208.00
DOMINION STORE 935	EFT000000000687	FOOD & REFRESHMENTS	301.23
BASIL FEARN 93 LTD.	EFT000000000688	REPAIR PARTS	5,090.94
IPS INFORMATION PROTECTION SERVICES LTD.	EFT000000000689	DOCUMENT SHREDDING	355.70
NL EMPLOYERS' COUNCIL	EFT000000000690	REGISTRATION FEE	345.00

EMERGENCY REPAIR LIMITED	EFT000000000691	REPAIRS TO EQUIPMENT	16,553.81
CONTROL PRO DISTRIBUTOR INC.	EFT000000000692	INDUSTRIAL SUPPLIES	88.47
FRESHWATER AUTO CENTRE LTD.	EFT000000000693	REPAIRS TO EQUIPMENT	7,103.05
GAZE SEED 2015 INCORPORATED	EFT000000000694	HORTICULTURAL SUPPLIES	40.19
PRINCESS AUTO	EFT000000000695	MISCELLANEOUS SUPPLIES	628.76
GLOBALSTAR CANADA SATELLITE CO	EFT000000000696	SATELITE TELEPHONE	183.95
BOOMIT	EFT000000000697	REPAIRS TO EQUIPMENT	1,690.50
PROVINCIAL FENCE PRODUCTS	EFT000000000698	SUPPLY & INSTALL FENCING	5,169.83
ISLAND OFFICE FURNITURE	EFT000000000699	OFFICE FURNITURE	3,914.89
HARVEY & COMPANY LIMITED	EFT000000000700	REPAIR PARTS	14,303.64
HARVEY'S OIL LTD.	EFT000000000701	LUBRICANTS	1,465.56
BRENNTAG CANADA INC	EFT000000000702	CHLORINE	11,698.49
HICKMAN MOTORS LIMITED	EFT000000000703	REPAIR PARTS	161.36
FLEET READY LTD.	EFT000000000704	REPAIR PARTS	3,027.49
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000000705	REPAIR PARTS	473.80
UNIVAR CANADA	EFT000000000706	CHEMICALS	4,175.33
HOUSEHOLD MOVERS & SHIPPERS LTD	EFT000000000707	MOVING SERVICES	3,156.75
PENNECON ENERGY TECHNICAL SERVICE	EFT000000000708	REPAIRS TO EQUIPMENT	11,442.82
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000000709	UNIFORM CLOTHING	501.31
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000000710	PROFESSIONAL SERVICES	3,680.00
WORK AUTHORITY	EFT000000000711	SAFETY FOOTWEAR	400.47
KENT BUILDING SUPPLIES-STAVANGER DR	EFT000000000712	BUILDING & HARDWARE SUPPLIES	1,345.67
KERR CONTROLS LTD.	EFT000000000713	INDUSTRIAL SUPPLIES	384.50
THE CARPET FACTORY SUPERSTORE	EFT000000000714	FLOORING	5,006.12
MACKAY COMMUNICATIONS	EFT000000000715	REPAIRS TO EQUIPMENT	4,694.25
JT MARTIN & SONS LTD.	EFT000000000716	REPAIR PARTS	167.90
MARTIN'S FIRE SAFETY LTD.	EFT000000000717	SAFETY INSPECTION	167.90
REXEL CANADA ELECTRICAL INC.,	EFT000000000718	WIRE	143.51
CUTTING EDGE LAWN CARE INC.,	EFT000000000719	GROUNDS MAINTENANCE	5,200.81
PRINTERS PLUS	EFT000000000720	TONER CARTRIDGE	117.30
WAJAX INDUSTRIAL COMPONENTS	EFT000000000721	INDUSTRIAL SUPPLIES	162.23
NU-WAY EQUIPMENT RENTALS	EFT000000000722	RENTAL OF EQUIPMENT	1,380.00
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000000723	INDUSTRIAL SUPPLIES	50.60
NEWFOUNDLAND DESIGN ASSOCIATES	EFT000000000724	PROFESSIONAL SERVICES	48,396.06

TRC HYDRAULICS INC.	EFT000000000725	REPAIRS & REPAIR PARTS	465.08
TOROMONT CAT	EFT000000000726	REPAIR PARTS	361.70
NORTH ATLANTIC PETROLEUM	EFT000000000727	FURNACE FUEL	36,888.42
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000000728	INDUSTRIAL SUPPLIES	152.97
CW PARSONS LIMITED	EFT000000000729	CONTRACT SERVICES	52,702.71
K & D PRATT LTD.	EFT000000000730	INDUSTRIAL SUPPLIES	7,504.91
RIDEOUT TOOL & MACHINE INC.	EFT000000000731	HAND TOOLS	591.85
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000000732	REPAIR PARTS	4,243.02
ST. JOHN'S PORT AUTHORITY	EFT000000000733	RENTAL OF QUARRY SITE	5,602.32
BIG ERICS INC	EFT000000000734	SANITARY SUPPLIES	483.00
SAUNDERS EQUIPMENT LIMITED	EFT000000000735	REPAIR PARTS	1,344.42
TOWER TECH COMMUNICATIONS & SPORTS FIELD LIGHTING	EFT000000000736	YEARLY MAINTENANCE	6,353.75
TULKS GLASS & KEY SHOP LTD.	EFT000000000737	KEYS CUT	791.19
FJ WADDEN & SONS LTD.	EFT000000000738	SANITARY SUPPLIES	136.39
WESCO DISTRIBUTION CANADA INC.	EFT000000000739	ELECTRICAL SUPPLIES	1,326.32
BELL MOBILITY INC. RADIO DIVISION	EFT000000000740	MONTHLY MAINTENANCE CHARGES	472.21
ACE CLEANING COMPANY	EFT000000000741	CLEANING SERVICES	17,988.58
GFL ENVIRONMENTAL INC.	EFT000000000742	WASTE DISPOSAL	1,591.60
FAGAN, STEPHEN	EFT000000000743	TRAVEL ADVANCE	611.94
SULLIVAN, DAPHNE	EFT000000000744	VEHICLE BUSINESS INSURANCE	284.05
JAMES LENNON MATCHIM	EFT000000000745	CLOTHING ALLOWANCE	209.15
LISA BENNETT	EFT000000000746	MILEAGE	33.02
FORT GARRY FIRE TRUCKS LTD.	EFT000000000747	PROGRESS PAYMENT	532,660.83
ROGERS COMMUNICATIONS CANADA INC.	EFT000000000748	DATA USAGES	4,348.52
HARRIS & ROOME SUPPLY LIMITED	EFT000000000749	ELECTRICAL SUPPLIES	1,117.37
IRVING OIL MARKETING GP	EFT000000000750	GASOLINE & DIESEL	3,143.52
NEWFOUNDLAND POWER	EFT000000000751	ELECTRICAL SERVICES	657.88
HANLON SERVICES	EFT000000000752	PROFESSIONAL SERVICES	1,319.38
MASTEC CANADA INC.	EFT000000000753	PROGRESS PAYMENT	179,343.23
			<b>3,521,915.04</b>

# MEMORANDUM

Date: June 1, 2017

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: John Hamilton

Re: Council Approval for Tender 2017084 Repair/Replace/Straighten Guard Rails

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The results of Tender 2017084 Repair/Replace/Straighten Guard Rails is as follows:

Vendor	Total Value
Lawlor Homes & Services Limited	\$105,001.90 (disqualified)
<b>Magnum Contracting Limited</b>	<b>\$109,020.00</b>
John F. Power Construction	\$121,900.00
Farrell's Excavating Limited	\$143,865.00
C.W. Parsons Limited	\$175,376.15
CFE HOLDINGS INC.	\$179,489.13
Hi-Vis Traffic Control Inc.	\$206,304.02

It is recommended to award this tender to the lowest bidder meeting specifications **Magnum Contracting Limited \$109,020.00**, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton  
Senior Buyer

## ST. JOHN'S

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

# MEMORANDUM

Date: June 7, 2017

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: Gregory Baker

Re: Council Approval for Tender 2017097 Two Snow Blower Attachments

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The results of Tender 2017097 Two Snow Blower Attachments is as follows:

Vendor	Total Value
<b>J.A. Larue Inc.</b>	\$241,380.40
Saunders Equipment	\$253,710.70

It is recommended to award this tender to the lowest bidder meeting specifications **J.A. Larue Inc, two hundred Forty one thousand three hundred eighty dollars and forty cents (241,380.40)**, as per the Public Tendering Act.

Taxes are included with submitted bid.

Gregory Baker  
Buyer

## ST. JOHN'S

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

# MEMORANDUM

Date: June 1, 2017

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: John Hamilton

Re: Council Approval for Tender 2017100 One (1) New Cube Van

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The results of Tender 2017100 One (1) New Cube Van is as follows:

Vendor	Total Value
Hickman Motors Limited	\$69,681.20

It is recommended to award this tender to the lowest bidder meeting specifications **Hickman Motors Limited \$69,681.20**, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton  
Senior Buyer

## ST. JOHN'S

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

# ECONOMIC UPDATE

## JUNE 2017



Visit us at  
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### ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 99.5 in March 2017 down -0.7%\*\*

The Consumer Price Index for St. John's Metro was 135.2 in April 2017 up 3.5%\*

Retail trade for Newfoundland and Labrador was \$769 million in March 2017 up 2.6%\*

\* same month in the previous year.

\*\* With the release of the New Housing Price Index (NHPI) January 2017 data, the index base period, for which the NHPI equals 100, is December 2016.

### LABOUR FORCE CHARACTERISTICS

St. John's Metro, (seasonally adjusted, three-month moving average)

	April 17	Chg.*
Labour Force	122,600	-1.9%
Unemployment Rate	8.3%	0.9pt
Employment Rate	61.3%	-2.8pt
Participation Rate	66.8%	-2.4pt

\* same month in the previous year.

## BUSINESS BRIEFS

### West White Rose project moving forward

Husky Energy and partners recently approved the West White Rose project which will see the construction of a fixed wellhead platform that will be tied back to the SeaRose floating production, storage and offloading vessel. The total cost is expected to be \$5.2 billion over project life with first oil expected in 2022. Wellhead platform construction will begin in late 2017. It is anticipated that there will be more than 10 million person-hours of employment during the engineering and construction phases and 250 permanent platform jobs once operational. At the same time, Husky also announced a new oil discovery at Northwest White Rose.

### 2016 Census St. John's Census Metropolitan Area (CMA): age and dwelling type

The latest batch of 2016 census data released in May 2017 by Statistics Canada shows the portion of the working age population (15 to 64) in the St. John's CMA declined to 69.4% from 71.4% in the 2011 census. In comparison, the national percentage was 66.5% for the population aged 15 to 64. In 2016, the proportion of children under 15 years old was 15.8% in the St. John's CMA, exceeding the share of those aged 65 and older at 14.8%. In comparison, the national percentages were 16.6% for the population aged 0 to 14 and 16.9% for the population aged 65 and older.

There were 85,015 occupied private dwellings in the St. John's CMA. Single-detached houses

represented 54.6% of all occupied private dwellings in 2016. Apartments in buildings with 5 or more storeys made up 0.6% of all private occupied dwellings in St. John's. Average household size was 2.4 persons.

### St. John's startup unveils \$2M in funding

HeyOrca, a growing St. John's company has received \$2 million in equity funding from private investors to expand into the U.S. market, grow its product and double the size of its team to 30. Co-founded by Memorial graduates Joe Teo and Sahand Seifi in 2015, HeyOrca has developed software that helps marketing agencies work with clients in planning and approving social media content. HeyOrca was also recently added to the Top 10 social tools to consider by app review site G2 Crowd. [www.heyorca.com](http://www.heyorca.com)

# ST. JOHN'S

## Business Approvals

Cellicon

Avalon Mall

Quesada Burritos &amp; Tacos

15 Hebron Way

Empower Fitness

15 Hebron Way

Granite Countertop sales

61 Main Rd.

Mr. Souvlaki

Avalon Mall

Mucho Burrito

Avalon Mall

Pannizza

Avalon Mall

Bad Bones Ramen

152 Water St.

New Home -  
Based Businesses

Architectural Colour Consultant

24 Logy Bay Rd.

Electrical contractor

35 Durdle Dr.

Occupational Health &amp;

Safety Consulting

13 Myrick Place

Bookkeeping office

19 Warren Pl.

Electrical contractor

2 Chafe Ave.

Electrical contractor

37 Birmingham St.

Electrical contractor

297 Airport Heights Dr.

**Total Year to Date 59**

Regular 34

Home-based 25

## City Building Permits (Year-to-date as of June 5, 2017)

Type	2016	2017	% Variance
Commercial	\$58,302,615	\$54,164,003	-7
Industrial	\$0	\$0	0
Government/Institutional*	\$5,942,084	\$436,000	-93
Residential	\$21,544,676	\$27,092,846	26
Repairs	\$1,501,806	\$1,222,506	-19
<b>Total</b>	<b>\$87,291,181</b>	<b>\$82,915,355</b>	<b>-5</b>

\* Government/institutional data doesn't include the full range of permit activity undertaken by the provincial government and its agencies.

## Upcoming Events

Economic Developers Assoc of NL AGM	June 15-16	jeff.lawlor@pcsp.ca
2017 Oral Health Convention	June 15-17	www.nlda.net
International Small Island Cultures Conference	June 15-19	www.mun.ca/harriscentre
International Symposium on the Ediacaran-Cambrian Transition	June 15-29	www.isect2017.org
Noia Oil & Gas Conference 2017	June 19-22	www.noia.ca
Canada Business NL Guest Advisor - Accounting & Legal	June 21	kim.fleming2@canada.ca
Nickel Film Festival	June 20-24	www.nickelfestival.com
Atlantic Canada Petroleum Show	June 21-22	https://atlanticcanadapetroleumshow.com
Unifor National Media Council Conference	June 21-25	www.unifor.org

## CITY INITIATIVES

Demographic and Opinion Survey –  
Additional Data Products Available

The City of St. John's released the results of the demographic and opinion survey, which took place from February to July 2016. The survey was conducted to help inform policy, planning and the delivery of services. Questions asked during the survey covered a range of topics including: transportation; city services; demographics; how people receive information; quality of life; challenges facing municipalities; and the downtown. This citizen survey gathered information and perspectives from residents in a number of geographies: St. John's metro, the City of St. John's as a whole, and the City of St. John's as divided into five geographic areas. Infographics have been developed and are now available based on the data for five areas within the City, specifically, Downtown, Central, West, East, and Goulds/Shea Heights. The latest infographics can be found in the Publications section of [www.stjohns.ca](http://www.stjohns.ca) under the heading Business Reports. For further information, contact [business@stjohns.ca](mailto:business@stjohns.ca)

ST. JOHN'S

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