

**AGENDA
REGULAR MEETING**

**MARCH 31st, 2014
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

March 27, 2014

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, **March 31, 2014 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:00 p.m.**

By Order

Neil A. Martin
City Clerk

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

**AGENDA
REGULAR MEETING
MARCH 31st, 2014
4:30 p.m.**

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

1. Call to Order

2. Approval of the Agenda

3. Adoption of the Minutes (March 24th, 2013)

4. Business Arising from the Minutes

A. Included in the Agenda

i. Memorandum dated from the Chief Municipal Planner
St. John's Municipal Plan Amendment Number 120, 2014 and
Development Regulations Amendment Number 590, 2014
288 Back Line (**Ward 5**)

ii. Memorandum dated March 26, 2014 from the Chief Municipal Planner
Proposed Expansion to Existing Quarry
East White Hills Road (**Ward 1**)
Capital Ready Mix Limited

B. Other Matters

5. Notices Published

- a. **A Discretionary Use Application** has been submitted by Lester Farms Inc. to construct a greenhouse for Aquaponics and Hydroponics operations on **land adjacent to 90 Pearltown Road**. The proposed greenhouse has a floor area of 1,021 square metres. 'Aquaponics' is a food production system that combines Aquaculture with Hydroponics Operations. 'Hydroponic Operations' means the cultivation of plants without soil. It is proposed that artificial light will be used. (**Ward 5**)

One (1) submission

(Memorandum dated March 26, 2014 from the Director of Planning & Development)

- b. **A Discretionary Use Application** has been submitted requesting permission to occupy **310-316 Petty Harbour Road as a Home Occupation for a Fitness Studio**. The proposed business will offer fitness classes for a maximum of eight (8) students per class. It will occupy a floor area of approximately 40 m² and will operate Monday to Saturday, between 5:30 p.m. and 9 p.m., three (3) days per week. Each class is one (1) hour long, with a fifteen (15) minute break in between, with a maximum of two (2) classes per day. On-site parking is available and the applicant is the sole employee. (**Ward 5**)

6. Public Hearings

Public Hearing Report dated February 19, 2014
Proposed 3-Storey Extension to the Scotia Centre
Eastport Properties Ltd.
235 Water Street (**Ward 2**)

7. Committee Reports

- a. Development Committee Report dated March 25, 2014
- b. Public Works Committee Report dated March 20, 2014
- c. Para Transit Advisory Committee Report dated February 26, 2014

8. Resolutions

11. Development Permits List

12. Building Permits List

13. Requisitions, Payrolls and Accounts

14. Tenders

Rental of Heavy Equipment (Robin Hood Bay)

15. Notices of Motion, Written Questions and Petitions

16. Other Business

- a. Memorandum dated March 26, 2014 from the City Solicitor
Re: City Land Adjacent to 134 Rennie's Mill Road
- b. Snow Clearing Report (to be tabled)
 - 1. **Correspondence from the Mayor's Office**
 - 2. **Items Added by Motion**

17. Adjournment

March 24th, 2014

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

His Worship the Mayor presided.

There were present also: Deputy Mayor Ellsworth; Councillors Hann, Hickman, Lane, Puddister, Galgay, Tilley, Davis and Collins.

City Manager, Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works, Deputy City Manager, Planning, Development & Engineering, Deputy City Manager, Community Services; Director of Engineering, Chief Municipal Planner, Acting City Solicitor, and Manager, Corporate Secretariat, were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-03-24/133R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the Agenda be adopted as presented.

Adoption of Minutes

SJMC2014-03-24/134R

It was decided on motion of Councillor Davis; seconded by Councillor Puddister: That the minutes of March 18th, 2014 be adopted as presented.

Business Arising

SJMC2014-03-24/135R

Pursuant to Notice of Motion, It was moved by Councillor Collins; seconded by Councillor Galgay: That the previous decision of Council dated August 5, 2013 rejecting the application to rezone property on Maddox Cove Road to Residential Rural Infill, be rescinded.

Councillor Puddister asked if he would be in conflict of interest to take part in discussions on the matter due to the fact that a family member owns land on the opposite side of the road

and located in a different zone. The City Clerk declared him not to be in a conflict of interest.

All members of Council felt that the proposed rezoning of property to the Rural Residential Infill should be permitted, and were satisfied that a previous issue with ground water, identified by the Province, has been rectified; that wherever possible some of the existing landscape will be maintained and that the area proposed is already serviced by the City.

The motion to rescind being put was unanimously carried.

SJMC2014-03-24/136R

It was then moved by Councillor Collins; seconded by Councillor Davis: That the application to rezone property on Maddox Cove Road to Residential Rural Infill, be approved.

The motion being put was unanimously carried.

Internet Voting

Under business arising, Council considered as information a memorandum dated March 19, 2014 from the Deputy City Manager, Corporate Services & City Clerk which provided a chronology of events that have been undertaken by staff with respect to the introduction of internet voting as an option during municipal elections. His Worship the Mayor indicated that the City has been a forerunner in the fight for internet voting and will continue to do so.

Councillor Puddister referred to a document from Mr. Chris Cates, a citizen residing in Edmonton, Alberta, concerning internet voting, a copy of which is on file with the City Clerk's office.

Committee Reports

Development Committee Report dated March 18, 2014

Council considered the following Development Committee Report dated March 18, 2014:

The following matter was considered by the Development Committee at its meeting held on March 18, 2014. A staff report is attached for Council's information.

- 1. Proposed Crown Land Grant for Extension to Private Property**
Department of Environment & Conservation File 1036422
Crown Land Grant Referral for 0.25 Hectares
32 Petty Harbour Road (Ward 5)
Rural Residential Infill (RRI) Zone
-

Recommendation:

Council reject the subject Crown Land Grant referral application.

SJMC2014-03-24/137R

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

The motion being put was unanimously carried.

Planning & Development Standing Committee Report dated March 18, 2014

Council considered the following Planning & Development Committee Report dated March 18, 2014.

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Wally Collins
Councillor Art Puddister
Councillor Sandy Hickman

Councillor Bernard Davis
Robert Smart, City Manager
Dave Blackmore, Deputy City Manager of Planning, Development &
Engineering
Jason Sinyard, Director, Planning and Development
Ken O'Brien, Chief Municipal Planner
Karen Chafe, Recording Secretary

Also present from VOXM Radio was Lacy Barnes

1. 729 Fowler's Road, Ward 5

Application to Rezone Land to Institutional (INST) Zone for Proposed Addictions Treatment and Residential Recovery Facility

Applicant: Teen Challenge Canada

The Committee met with a delegation representing Teen Challenge Canada: Glen Barnes, Ivan Hynes, Don Fortaniere and Dan Murray. The purpose of the meeting was to discuss the above-noted application. Though the Committee was generally receptive to the application, the issue of upgrading the road to municipal standards was of major concern given the safety and liability concerns that would be imposed upon the City should emergency vehicles be obstructed from entering the site.

The Committee on motion of Councillor Puddister; seconded by Councillor Davis, with Deputy Mayor Ellsworth and Councillor Collins dissenting: recommends that the matter be deferred so that the City can investigate the possibility of the proponent's providing cost-shared funding to upgrade the road to municipal standards and as well, to ascertain what the proponent is willing to commit toward road maintenance in the long-term.

2. 34 Logy Bay Road, Ward 1

Application to Rezone Land to Apartment High Density (A3) Zone

Philip Pratt Architect for 5167 Newfoundland and Labrador Limited

The Committee considered a memorandum dated March 11, 2014 from the Chief Municipal Planner regarding the above-noted matter. The application is to rezone approximately 8,550 square metres (2.1 acres) of undeveloped land on the northeast corner of Logy Bay Road and Selfridge Road from the Apartment Medium Density (A2) Zone to the Apartment High Density (A3) Zone. The requested rezoning is to allow development of two 10-storey apartment buildings containing 141 apartment dwelling units. Each building will also have a small commercial component; the Gross Floor Area of the commercial space will be about 557 square metres (6000 ft²).

The Committee on motion of Councillor Hickman; seconded by Councillor Tilley, with Deputy Mayor Ellsworth, Councillors Puddister and Davis dissenting: recommends that Council approve the attached draft Terms of Reference for the proposed rezoning and development of the subject property. Following receipt of a satisfactory Land Use Assessment Report (which must include impacts from the proposed development's close proximity to the Bally Hally Golf Course), that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations. A public meeting chaired by a member of Council is also recommended. At a later time, a public hearing chaired by an independent commissioner will be required.

**3. 30-64 Crosbie Road, Ward 4
Proposed Rezoning from Apartment Low Density (A1) Zone to the Apartment
Medium Density (A2) Zone
Applicant: AE Consultants**

The Committee considered a memorandum dated March 13, 2014 from the Chief Municipal Planner regarding the above noted matter. The purpose of the application is to rezone the subject property from the Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone to permit an additional apartment building of four (4) storeys in height.

The Committee on motion of Councillor Hickman; seconded by Councillor Collins: recommends that the attached Terms of Reference for a Land Use Assessment Report (LUAR) be approved. Once the report is prepared by the applicant and accepted by the City, staff recommends that it be referred to a public meeting chaired by a member of Council. Due to the fact that there are over a dozen houses that border the subject property, it would be appropriate to have this public discussion. No Municipal Plan amendment would be required.

**4. 1460 Blackhead Road “Parcel B” (Ward 5)
Proposed Rezoning from Rural (R) Zone to the Rural Residential (RR) Zone**

The Committee considered a memorandum dated March 13, 2014 from the Chief Municipal Planner regarding the above-noted matter. The property owner has submitted an application to rezone the property situated on 1460 Blackhead Road near the intersection with Blackhead Village Road. The purpose is to rezone the subject property from the Rural (R) Zone to the Rural Residential (RR) Zone to allow for future residential development on unserviced 4000 square metre (1 acre) lots.

The Committee on motion of Councillor Puddister; seconded by Deputy Mayor Ellsworth with Councillor Collins dissenting: recommends that this application be rejected given that it goes against the Municipal Plan’s policies to curb sprawl and new unserviced residential development along Blackhead Road. Extending the rural Residential (RR) designation into the Rural (R) designation to allow more residential development would increase sprawl and be detrimental to the visual character of the designated Scenic Road under the Regional Plan.

**5. 11 Petty Harbour Road (Ward 5)
Proposed Driveway in the Floodplain of a River**

The Committee considered a memorandum dated March 12, 2014 from the Chief Municipal Planner regarding the above noted. The owner of property situated at 11 Petty Harbour Road has applied for a text amendment to the St. John's Development Regulations respecting development in the floodplain of a designated waterway (Section 11.2/Overlay Districts – Bodies of Water and Development). The requested amendment, if approved, would allow the development of a private driveway within a floodplain.

The Committee on motion of Councillor Puddister; seconded by Councillor Davis with Councillor Collins dissenting: recommends that the application be rejected on the basis that the amendment sought by the applicant is contrary to the Municipal Plan and good planning practice. In addition, it is also possible that the proposed amendment would be contrary to the Regional Plan and Provincial policies.

**6. 146-148 Ladysmith Drive (Ward 5)
Proposed Rezoning to Apartment Medium Density (A2)
11368 NL Ltd.**

The Committee considered a memorandum dated March 14, 2014 from the Chief Municipal Planner regarding the above-noted. The City has received an application from 11368 NL Ltd. to have property at 146-148 Ladysmith Drive rezoned from the Institution (INST) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the subdivision of land for development of 28 row house lots along Ladysmith Drive and development of a large lot to the rear of the row house lots on which would be located three apartment buildings containing a total of 181 apartment units. The applicant has provided preliminary subdivision and development concept plans/survey drawings.

The Committee on motion of Councillor Tilley; seconded by Councillor Davis: recommends Council's approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report. Further, that the application be advertised in accordance with the requirements of Section 5.5

of the Development Regulations and a public meeting chaired by a member of Council be held. At a later stage, a public hearing chaired by an independent commissioner will be required.

Councillor Tom Hann
Chairperson

At the request of Councillor Puddister, Council agreed that Item #2 - 34 Logy Bay Road be dealt with separately.

SJMC2014-03-24/138R

It was moved by Councillor Hann; seconded by Councillor Lane: That the Committee's recommendations pertaining to Items 1, 3, 4, 5 and 6 be approved.

The motion being put was unanimously carried.

SJMC2014-03-24/139R

Regarding Item #2, 34 Logy Bay Road - It was moved by Councillor Hann; seconded by Councillor Hickman: That the Committee's recommendation be approved.

Members of Council opposing the motion indicated their objection to the proposed height of the buildings, their proximity to the park and the residential component.

Following discussion, the motion being put there voted for it the mover, seconder, Councillors Galgay, Tilley and Lane. Voting against the motion were His Worship the Mayor, Deputy Mayor Ellsworth, Councillors Puddister, Davis and Collins. The motion was lost.

Development Permits List

Council considered as information the following weekly development permits list for the period March 13 to March 19, 2014:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF March 13, 2014 TO March 19, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG		Proposed Filling of Land	17 Ruby Line	5	Approved	2014-03-18
RES		Proposed Buidling Lot	1 Melville Street	2	Rejected – Located in Flood Plain	2014-03-19
COM		Home Office for Off Site Sleep consulting	19 Durdle Drive	5	Approved	2014-03-19
COM	Bell Mobility	Cellular Antenna on Water Tower	Camrose Drive		Approved	2014-03-18

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

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

Gerard Doran
 Development Officer
 Department of Planning

Building Permits List – March 24, 2014

SJMC2014-03-241/140R
It was moved by Councillor Collins; seconded by Councillor Puddister: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:

Building Permits List Council's March 24, 2014 Regular Meeting

Permits Issued: 2014/03/13 To 2014/03/19

Class: Commercial

10 Fort William Pl, Patricia's	Co	Eating Establishment
39 Kelsey Dr, Bulk Barn	Sn	Retail Store
135 Mayor Ave	Ms	Club
350 Torbay Rd (Pet Zone)	Sn	Retail Store
286 Torbay Rd., Jungle Jims	Rn	Restaurant
125 Kelsey Dr	Rn	Office
48 Kenmount Road, Rogers Com.	Rn	Retail Store
655 Topsail Rd Seedlings	Co	Commercial School
365-367 Water St Boston Pizza	Rn	Restaurant
131 Kelsey Dr. (Bristol 3)	Rn	Office
456 Logy Bay Rd	Nc	Warehouse

This Week \$ 2,549,798.00

Class: Government/Institutional

This Week \$.00

Class: Residential

381 Blackhead Rd	Nc	Accessory Building
9 Capulet St Lot 213	Nc	Single Detached Dwelling
2 Cherrybark Cres., Lot 208	Nc	Single Detached & Sub.Apt
41 Cherrybark Cres, Lot 235	Nc	Single Detached & Sub.Apt
43 Cherrybark Cres, Lot 234	Nc	Single Detached & Sub.Apt
37 Critch's Path	Nc	Single Detached Dwelling
171 Doyle's Rd - Lot 5	Nc	Single Detached & Sub.Apt
23 Glenlonan St Lot 106	Nc	Single Detached & Sub.Apt
23b Glenlonan St., Lot 106a	Nc	Single Detached & Sub.Apt
180 Great Eastern Ave	Nc	Accessory Building
202 Hamilton Ave	Nc	Patio Deck
109 Ladysmith Dr, Lot 186	Nc	Single Detached Dwelling
62 Orlando Pl, Lot 196	Nc	Single Detached Dwelling
237 Petty Harbour Rd	Nc	Accessory Building
46 Burry Port St	Cr	Subsidiary Apartment
6 Galashiels Pl	Cr	Subsidiary Apartment
8 Fairwood St	Rn	Single Detached Dwelling
150 Linegar Ave	Rn	Single Detached & Sub.Apt
611 Main Rd	Rn	Single Detached Dwelling
55 Prince Of Wales St	Rn	Semi-Detached Dwelling
16 Signal Hill Rd	Rn	Semi-Detached Dwelling
163 Doyle's Rd	Sw	Vacant Land
1 Roche St	Sw	Single Detached Dwelling

This Week \$ 1,738,211.00

Class: Demolition

194 Lemarchant Rd

Dm Admin Bldg/Gov/Non-Profit

This Week \$ 15,000.00

This Week's Total: \$ 4,303,009.00

Repair Permits Issued: 2014/03/13 To 2014/03/19 \$ 6,000.00

Legend

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

TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$32,800,000.00	\$15,418,000.00	-53
Industrial	\$25,000.00	\$0.00	-100
Government/Institutional	\$6,771,000.00	\$42,455,000.00	527
Residential	\$19,178,000.00	\$22,153,000.00	16
Repairs	\$492,000.00	\$363,000.00	-26
Housing Units (1 & 2 Family Dwellings)	54	31	
TOTAL	\$59,266,000.00	\$80,389,000.00	36

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2014-03-24/141R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending March 19, 2014 be approved:

**Weekly Payment Vouchers
For The
Week Ending March 19, 2014**

Payroll

Public Works **\$ 481,197.88**

Bi-Weekly Casual **\$ 22,514.02**

Accounts Payable **\$3,289,341.61**

Total: **\$3,793,053.51**

Tenders

- a. RFP – Contract for Insurance Brokerage and Risk Management Services

SJMC2014-03-24/142R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the recommendations of the Deputy City Manager, Corporate Services & City Clerk be approved and the tender awarded as follows:

- a. AON – the contract to begin April 1, 2014, for 3 years with the option to extend the contract for an extra 2 years. The annual cost of the service will be \$72,000.00

Snow Clearing Report

Council considered as information the snow clearing report for the period January 1 to March 21, 2014, showing a negative variance of \$742,357.

At this point His Worship the Mayor asked Deputy City Manager of Public Works to explain the situation pertaining to the layoff of snow clearing crews. The Deputy City Manager advised that normal time for scale back of temporary snow clearing staff is the third week of March, going from 180 operators to 50 operators. He noted that the 50 workers were responding Monday as normal. He advised that a situation with back to back storms or extended storms will be covered off through overtime, also the City has the ability to recall or reassign crews during a storm to assist the crews on the normal day shift. The Deputy City Manager indicated that the actual work load is less in terms of snow clearing this time of year given the City is finished with snow removal and snow blower operations.

Councillor Galgay

Councillor Galgay has concerns that the City's Parking Permit System is subject to abuse and asked that the matter be referred to the Community Services & Housing Committee for discussion and review. He asked that staff evaluate the system and perhaps consider suspending the issuance of any more permits pending the result of an evaluation.

Councillor Davis

Councillor Davis advised that he has received calls from residents of the Mt. Scio Road area that skidoo activity is affecting the animals. He asked that the matter be referred to staff to see what the City in conjunction with the RNC can do to mitigate the problem.

Retirement – Manager, Corporate Secretariat

His Worship the Mayor and members of Council congratulated and extended best wishes to Mrs. Phyllis Bartlett on her retirement.

Adjournment

There being no further business the meeting adjourned at 6:20 pm

MAYOR

CITY CLERK

MEMORANDUM

Date: March 26, 2014

To: His Worship the Mayor and Members of Council

**Re: Department of Planning File Number B-17-B.49
St. John's Municipal Plan Amendment Number 120, 2014 and Development
Regulations Amendment Number 590, 2014
288 Back Line, Ward 5**

Following the issuance of public notices in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and the consideration of the brief public meeting chaired by Councillor Puddister on November 26, 2013; at the Regular Meeting of Council held on February 17, 2014 Council agreed to continue with the amendments to the St. John's Development Regulations and the St. John's Municipal Plan as each pertains to the property situated at Civic Number 288 Back Line. The purpose of the planning amendments is to accommodate a proposal to allow the construction of one (1) single detached dwelling.

In accordance with the Council Directive of October 28, 2013, the applicable amendments to the St. John's Municipal Plan and the St. John's Development Regulations were prepared by City staff and then referred to the Department of Municipal Affairs with a request for the issuance of a Provincial Release for the amendments. These amendments were granted Provincial release on February 5, 2014.

Subsequent to receipt of the Provincial Release, at the Regular Meeting of Council of February 17, 2014 Council adopted resolutions for the St. John's Municipal Plan Amendment Number 120, 2014 and the St. John's Development Regulations Amendment Number 590, 2014. Dr. Chris Sharpe was appointed as the commissioner to conduct a public hearing on these amendments on Thursday, March 6, 2014 at 7 p.m. in St. John's City Hall. Due to a scheduling conflict, Dr. Sharpe was unable to act as commissioner and this duty was taken on by another person from the City's approved list - Jason Thistle.

There were no representations concerning the proposed amendments received by the stated deadline and consequently the hearing was cancelled under the provisions of the Urban and Rural Planning Act.

ST. JOHN'S

RECOMMENDATION

It is recommended that Council now give formal approval to St. John's Municipal Plan Amendment Number 120, 2014 and St. John's Development Regulations Amendment Number 590, 2014.

If the amendments are approved by Council, these will then be sent in accordance with the provisions of the Urban and Rural Planning Act to the Department of Municipal Affairs with a request for Provincial registration of the amendments.



Ken O'Brien, MCIP
Chief Municipal Planner
Department of Planning, Development and Engineering

MH/sba

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 120, 2014**

WHEREAS the City of St. John's wishes to allow a residential development at Civic Number 288 Back Line [Parcel ID #21041].

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

**Redesignate the land at 288 Back Line from the Open
Space (O) Land Use District to the Rural (R) Land Use
District as shown on Map III-1A attached.**

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2014.

Mayor

City Clerk

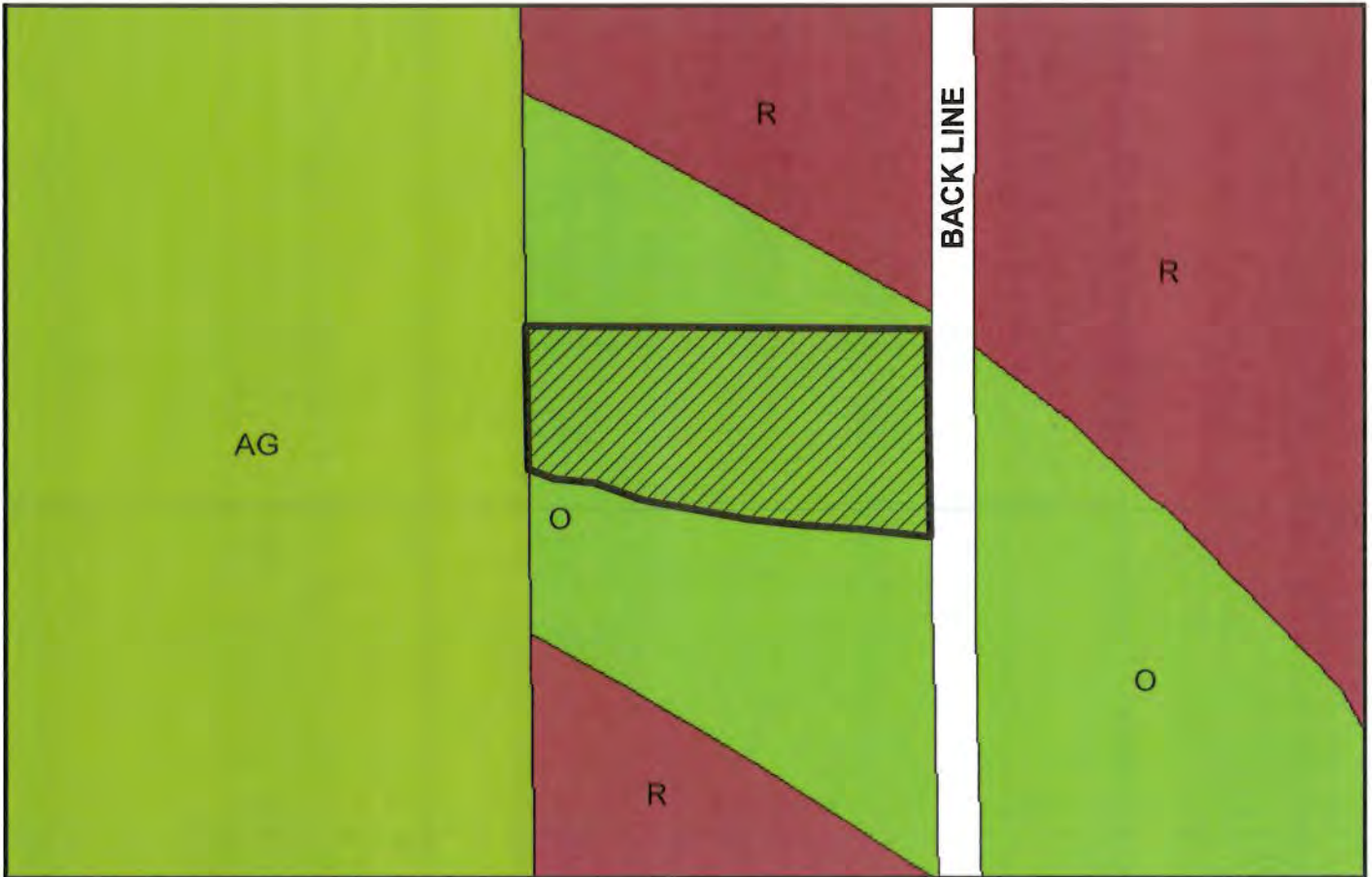
Council Adoption

MCIP

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

Provincial Registration

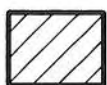




**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 120, 2013
[Map III-1A]**

2013 11 04 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

 AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RURAL (R) LAND USE DISTRICT

288 BACK LINE



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 590, 2014**

WHEREAS the City of St. John's wishes to allow a residential development at Civic Number 288 Back Line [Parcel ID #21041]. .

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Rezone land at Civic Number 288 Back Line from the
Open Space (O) Zone to the Rural Residential Infill
(RRI) Zone as shown on Map Z-1A attached.**

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

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

Mayor

City Clerk

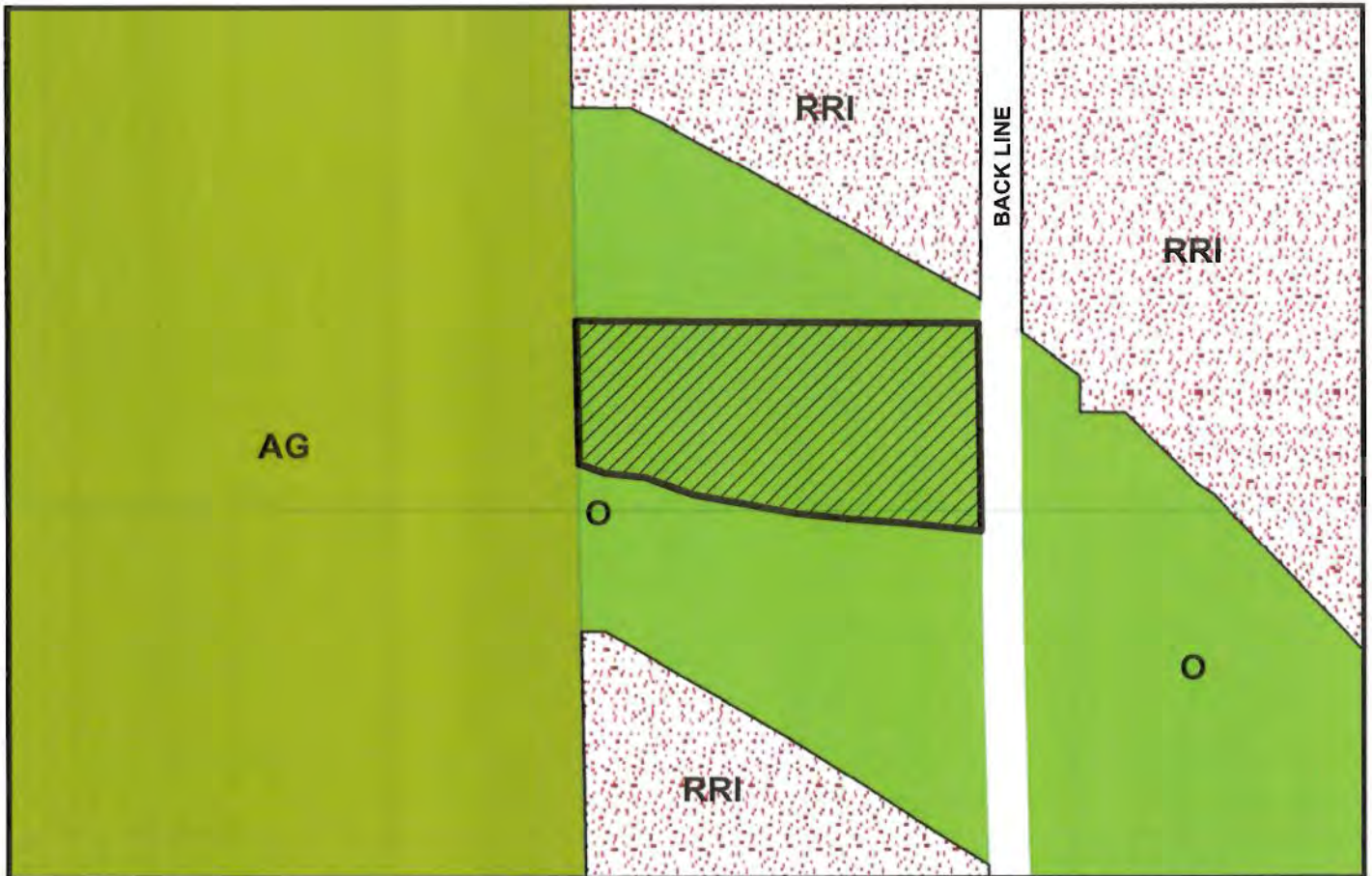
Council Adoption

MCIP

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

Provincial Registration





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 590, 2013
[Map Z-1A]**

2013 11 04 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE

288 BACK LINE



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MEMORANDUM

Date: March 26, 2014

To: His Worship the Mayor and Members of Council

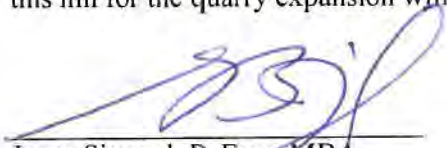
Re: **Proposed Expansion to Existing Quarry
East White Hills Road (Ward 1)
Capital Ready Mix Limited**

Council Directive R2014-13-10/2 instructed staff to provide advice on the meteorological impact of the proposed quarry expansion. This directive precipitated from a request for a climatological assessment from a resident of East Point Landing who had previously experienced odours from the adjacent Robin Hood Bay Waste Management Facility. The resident's concern is that extending the quarry and thereby removing a portion of the hill will have a negative impact in the area. This has been investigated and the following comments provided for Council's consideration.

In 2010 the City received an increase in the number of complaints of landfill odour. The City retained Tech Environmental, a firm specializing in air quality and odour control, to undertake an assessment of the landfill operation and prepare an Odour Response Action Plan. As the City carried out the recommendations in the plan, there was a noticeable improvement in the frequency and intensity of landfill odours and subsequently the odour complaints discontinued. In preparing the Action Plan, Tech Environmental noted that:

- meteorological and terrain conditions play a huge role in conveyance of odour from the landfill
- the landfill is surrounded on two sides by complex terrain (when surrounding hills exceed the elevation of the emitting odour source, the terrain is called "complex terrain")
- in normal terrain, odorous emissions travel along the surface and become diluted as the plume spreads out with distance
- when surrounded by complex terrain, the plume spread can be inhibited, maintaining odour concentration over distance
- odour will still dilute in the vertical direction with complex terrain, unless there is a very still inversion day (low ceiling) when the atmosphere pushes down
- this condition occurs at Robin Hood Bay on foggy days when the wind is from east and landfill odours are pushed towards the neighbourhood with little dispersion in either vertical or horizontal directions

Based on the above findings in the Odour Response Action Plan, it is felt that the removal of a portion of this hill for the quarry expansion will not have a negative impact on odours in the area.


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

JS/dlm

G:\Planning and Development\Planning\2014\Mayor and Council\Mayor - East White Hills - Mar 26 2014(js) docx

ST. JOHN'S

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

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2014/03/10 12:00:00 AM

CD# R2014-03-10/2

To: Jason Sinyard
Position: Director of Planning and Development
RE: St. John's Urban Region Regional Plan Amendment Number 10, 2013
St. John's Municipal Plan Amendment Number 113, 2013 and
St. John's Development Regulations Amendment Number 567, 2013
Proposed Expansion to Existing Quarry Site
East White Hills Road (Ward 1)
Applicant: Capital Ready-Mix Ltd.

DECISION: Council agreed that the above noted matter be deferred and referred back to staff to provide advice on the meteorological impact of the proposed quarry expansion.

Action: As required.
Date: 2014/03/10
Signed by: Neil A. Martin
Deputy City Manager, Corporate Services & City Clerk
Directive Status: Active

Status Comments:

kd

CC:

Planning/Dev./Eng. (Minus Jason Sinyard); Councillor Danny Breen/Councillor - Ward1

Response Required: YES
Response deadline: 2014/03/31
Response Received:
Attachments:

MEMORANDUM

Date: March 3, 2014

To: His Worship the Mayor and Members of Council

Re: **St. John's Urban Region Regional Plan Amendment Number 10, 2013
St. John's Municipal Plan Amendment Number 113, 2013 and
St. John's Development Regulations Amendment Number 567, 2013
Proposed Expansion to Existing Quarry Site
East White Hills Road (Ward 1)
Applicant: Capital Ready-Mix Ltd.**

At the Regular Meeting of Council held on January 20, 2014, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013. The amendments are in reference to an application submitted to the City to re-designate and rezone land located off East White Hills Road, from the Rural (R) and Commercial Industrial (CI) Zones to the Industrial General (IG) Zone. The purpose of the rezoning is to allow expansion of the company's existing quarry operations. An amendment to the St. John's Municipal Plan is required.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was also required.

Council appointed Ms. Marie Ryan as the commissioner to conduct a joint public hearing to consider both the proposed amendment to the St. John's Urban Region Regional Plan and the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held at St. John's City Hall on February 6, 2014.

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

Recommendation

It is recommended that Council now approve the resolutions for St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013, as adopted by Council on January 20, 2014. If the Municipal Plan and Development

ST. JOHN'S

Regulations amendments are approved by Council, the amendments will then be referred by City staff to the Department of Municipal Affairs with a request for Provincial registration.

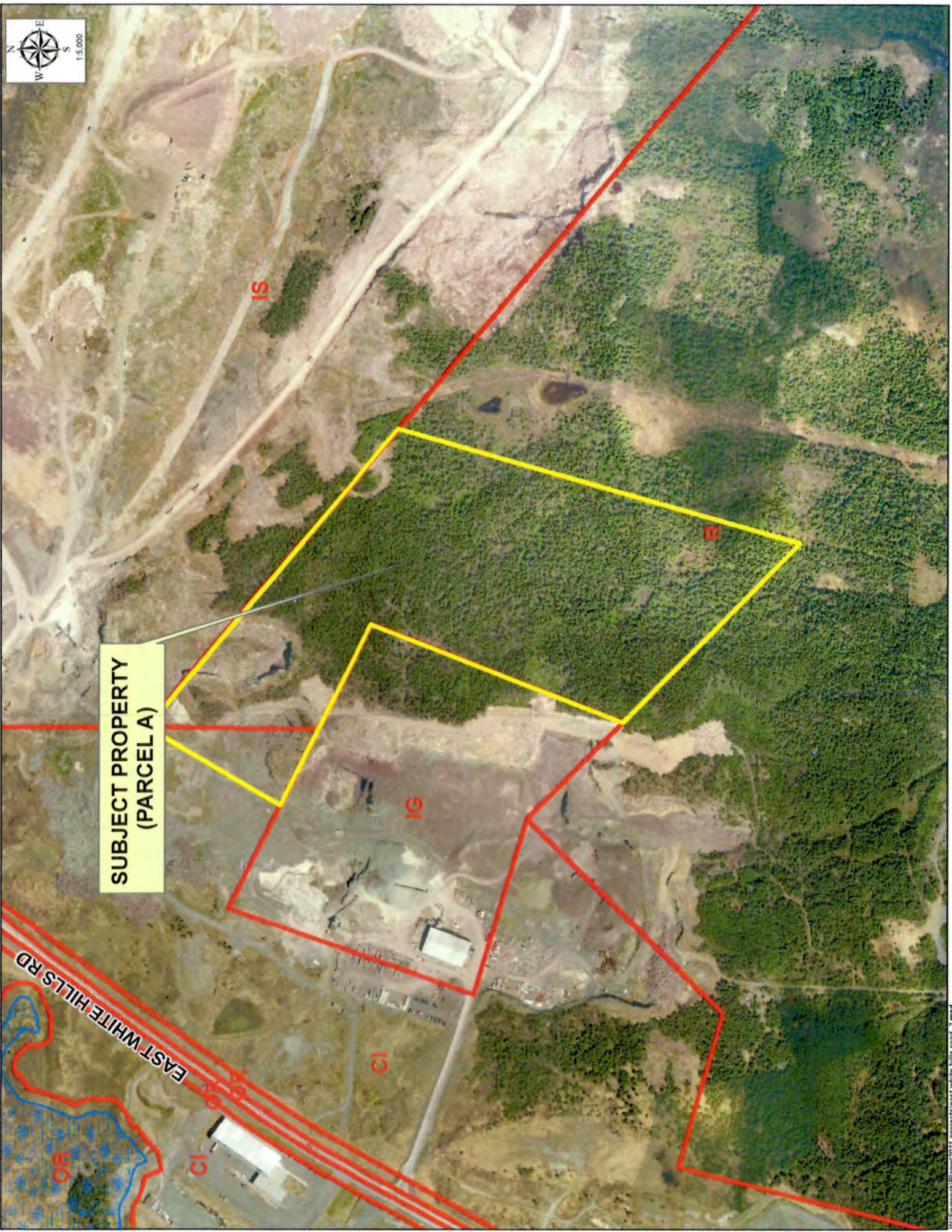
Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 10, 2013. A copy of the Commissioner's report has also been sent to the Minister for consideration.



Ken O'Brien, MCIP
Chief Municipal Planner
Department of Planning, Development and Engineering

LLB/sba

Enclosures



**SUBJECT PROPERTY
(PARCEL A)**

IS

R

IG

CI

OR

CI

EAST WHITE HILLS RD

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 113, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2014.

Mayor

City Clerk

January 20, 2014

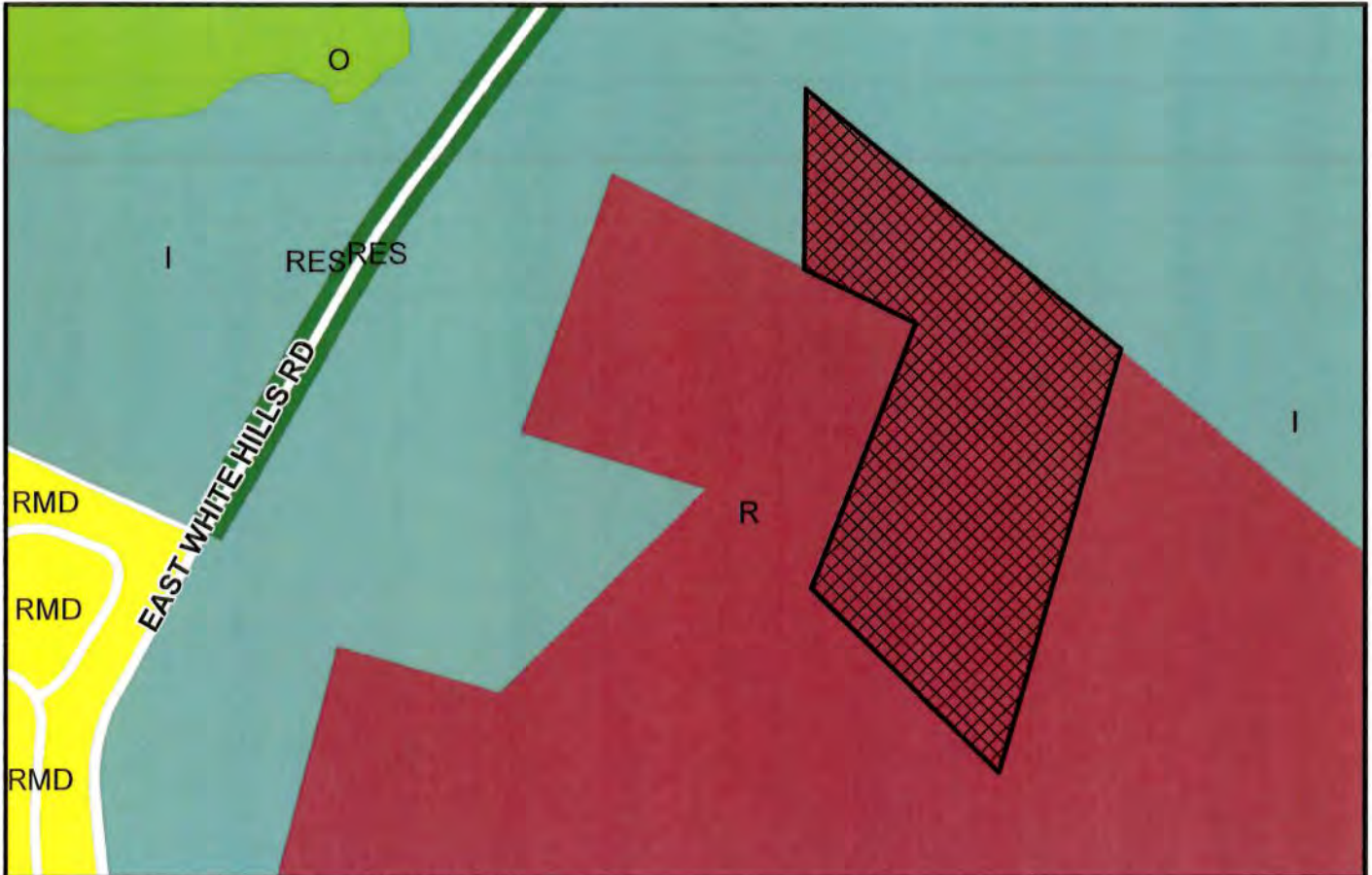
Council Adoption



MCIP

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

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 113, 2013
[Map III-1A]**

2011 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
INDUSTRIAL (I) LAND USE DISTRICT

EAST WHITE HILLS ROAD



M.C.I.P. signature and seal

Mayor

City Clerk

January 20, 2014

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 567, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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 East White Hills Road from
the Rural (R) Zone and the Commercial Industrial (CI)
Zone to the Industrial General (IG) Zone as shown on
Map Z-1A attached.**

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2014.

Mayor

City Clerk

January 20, 2014

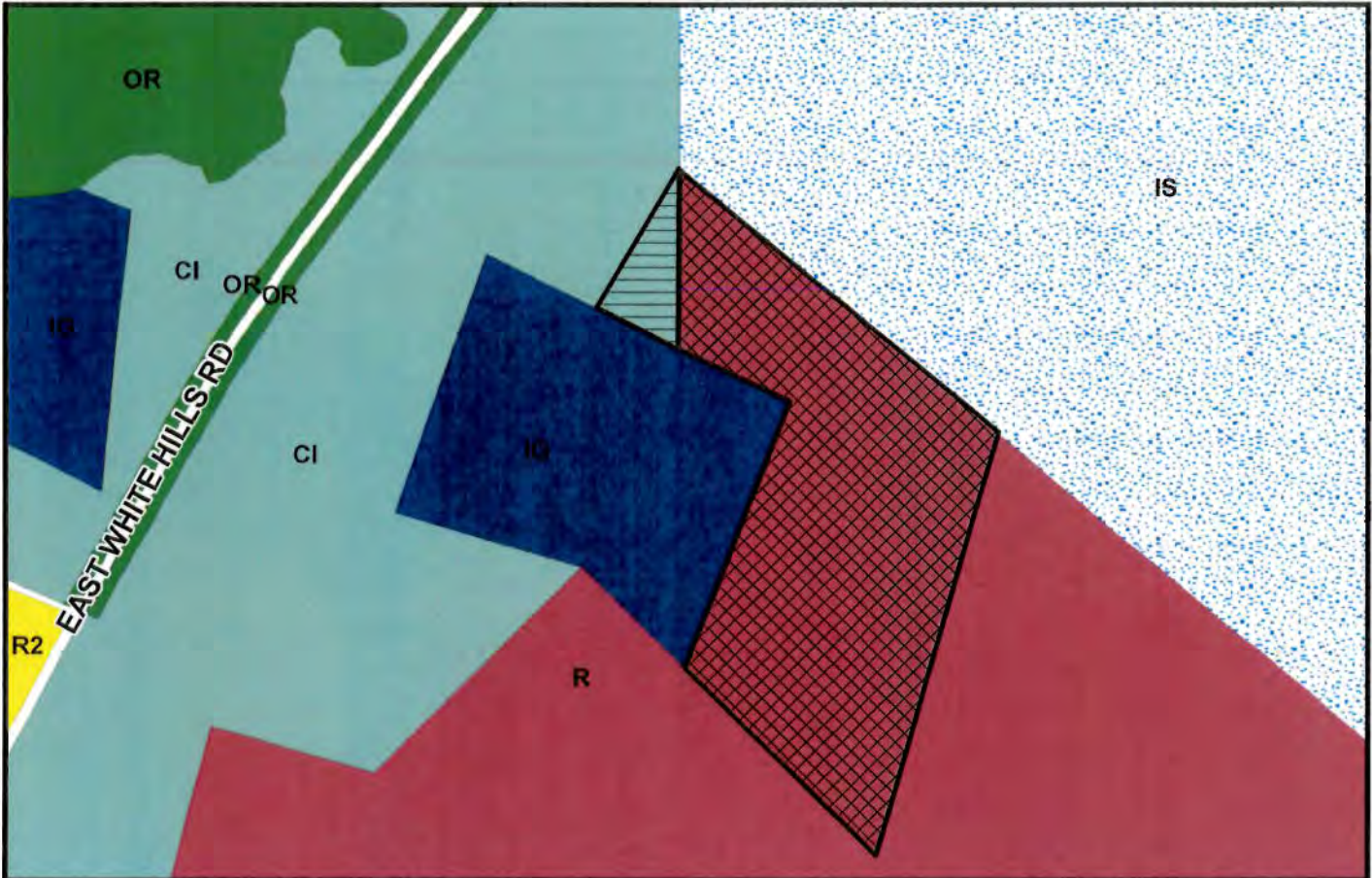
Council Adoption



MCIP

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

Provincial Registration

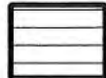


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 567, 2013
[Map Z-1A]**

2013 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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

 AREA PROPOSED TO BE REZONED FROM
RURAL (R) LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM
COMMERCIAL INDUSTRIAL (CI) LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

EAST WHITE HILLS ROAD



M.C.I.P. signature and seal

Mayor

City Clerk

January 20, 2014

Council Adoption

Provincial Registration

**COMMISSIONER'S REPORT ON THE
ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT No. 10, 2013**

and

**ST. JOHN'S MUNICIPAL PLAN
AMENDMENT No.113, 2013**

and

**ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT No. 567, 2013**

Prepared by:

Marie E. Ryan
Commissioner

February 28, 2014

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1.0 INTRODUCTION

At the Regular Meeting of the St. John's Municipal Council ("Council") held on January 20, 2014, I was appointed as the Commissioner to conduct a public hearing and prepare a report with recommendations with respect to proposed amendments to both the St. John's Municipal Plan (*Amendment Number 113, 2013*) and the St. John's Development Regulations (*Amendment Number 567, 2013*). The intent of these amendments is as follows:

St. John's Municipal Plan (*Amendment Number 113, 2013*)

- Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District

St. John's Development Regulations (*Amendment Number 567, 2013*)

- Rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone

This re-designation and rezoning would allow Capital Ready Mix (CRM) Ltd. to expand their existing quarry operations on East White Hills Road.

It is important to state that the St. John's Municipal Plan must conform to the St. John's Urban Region Regional Plan (the "Regional Plan"), which was adopted by the Province in 1976. The Regional Plan applies to all land in the St. John's Urban Region, which is essentially the Northeast Avalon Peninsula. The Regional Plan is the Province's principal document for determining land use and development in the Urban Region. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas and designated scenic roads. It is the framework within which municipal plans are prepared by municipalities on the Northeast Avalon.¹

An amendment to the Regional Plan (Amendment Number 10, 2013) is required in order to accommodate the aforementioned proposed amendments to the St. John's Municipal Plan and the St. John's Development Regulations. The intent of this amendment to the Regional Plan is as follows:

- Redesignate land in the area of East White Hills Road from Restricted and Public Open Space to Rural.

¹ City of St. John's. St. John's Municipal Plan (June 2007). Section I-1.4 Relation to Other Levels of Planning. Pg. 1-4.

My appointment as Commissioner was made by Council and the Minister of Municipal Affairs under the authority of Section 19 of the *Urban and Rural Planning Act, 2000* with the accompanying duties established in Section 21(2) and 22(1) which note that the Commissioner is to “[...] hear objections and representations orally or in writing [...]” and, subsequently, to submit a written report on the public hearing including recommendations arising from the hearing.

The Council and the Department of Municipal Affairs agreed that there would be one joint public hearing to consider the proposed amendments to the Regional Plan, as well as the St. John’s Municipal Plan and the St. John’s Development Regulations.

This public hearing was scheduled for Thursday February 6, 2014 at 7 p.m. at St. John’s City Hall. Prior to this date and as required by legislation the hearing was advertised in the Wednesday, January 22, 2014 and Saturday, February 1, 2014 editions of The Telegram and additionally the amendments were publicized on the City of St. John’s website (www.stjohns.ca). Notices were also mailed out to all property owners as required within a minimum radius of 150 metres of the subject property and to ensure those living in adjacent residential areas were notified, notices were sent to residents of Virginia Park. This notice provided a site plan and advised of the date, time, location and purpose of the upcoming public hearing.

The public hearing was convened on Thursday February 6, 2014 at 7 p.m. in the Foran/Greene Room of St. John’s City Hall. There were approximately 12 interested persons in attendance, including City residents with questions about the proposed rezoning and one representative from the East Coast Trail Association. Assistance at the meeting was provided to the Commissioner by the following City Staff: Ms. Lindsay Lyghtle Brushett, Planner, with the Department of Planning, Development and Engineering.

Prior to this hearing, three written submission were received. These submissions are referenced in this Report under the section “The Hearing” and the full text of each submission is found in Appendix “A”.

No formal/taped transcript of the public hearing was made and the notes made by your Commissioner constitute the record of the hearing. All those requesting the opportunity to speak were accorded that right.

1.1 The issue

The issue for your Commissioner and the topic for the hearing was whether or not the three amendments detailed in section 1.0 and presented below should be approved.

- St. John's Urban Region Regional Plan Amendment Number 10, 2013 - the intent of which is to redesignate land in the area of East White Hills Road from "Restricted" and "Public Open Space" to "Rural" (to accommodate the amendments to the St. John's Municipal Plan and St. John's Development Regulations)
- St. John's Municipal Plan Amendment Number 113, 2013 – the intent of which is to redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District
- St. John's Development Regulations Amendment Number 567, 2013 – the intent of which is to rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone.

These amendments are in reference to an application submitted by CRM to allow expansion of the company's existing quarry operations on East White Hills Road.

2.0 BACKGROUND

2.1 The application

The process leading to the hearing on the proposed amendments was triggered by an August 2012 submission from CRM to rezone two parcels of land on East White Hills Road: Parcel "A" - which is 13.65 hectares and currently tree-covered and undeveloped; and Parcel "C" - which is 3.42 hectares and has been stripped of all tree cover and is already being used for existing quarry operations (see Appendix "B" to view the two Parcels on the CRM site). The intent of this rezoning is to expand the company's existing quarry operations.

The subject property is located off East White Hills Road and has had an existing quarry operation on this site for over 70 years. The Robin Hood Bay Waste Management Facility is located northeast of the proposed development. CRM, owners of the existing quarry, manufacture and deliver such products as ready mix concrete, masonry and landscape products, along with a variety of sand and stone aggregate.

At the time of the application for rezoning, CRM was operating on land leased from the Province until 2022. The company had indicated that due to an increase in demand for their products and services, they were proposing to purchase both Parcel A and Parcel C from Crown Lands in order to further expand their existing operations. The proposed rezoning would not change the existing access points to the subject property.

As detailed in their submission to the City (Strategic Plan - White Hills Operations), CRM's development plans included:

- replacing their 50+ year old existing concrete ready-mix plant and relocating the new building to Parcel "C", which they stated would relieve truck congestion through their main yard, reduce the plant's visibility and provide a more efficient operation;
- creating more building and yard space arising from increased demand for their masonry products: moving the concrete ready mix plant would free up a parcel of land for product laydown and if required building expansion of CRM's block manufacturing facility; and
- revising their original quarry plans to facilitate the land remaining at the end of their operations to be more viable for other commercial development operations and be more visually appealing.

In their submission to the City, CRM describes their quarry operations in the White Hills as an essential part of their entire operations, providing material for masonry products, ready-mix concrete, and aggregate sales, which have increased significantly in recent years. CRM stated that they have, in retrospect, identified that the original quarry plan designed for the site (open pit) is not the best long-term strategy for the land because at the end of the quarry life, the quarry face would be visible to the public and a large hole in the ground would exist (see Appendix "C").

CRM's new quarry plan (which initiated the rezoning process) would involve extending the quarry limits so that the quarry floor would remain at the same elevation as the existing building floor. In their August 2012 submission, CRM states that "extraction of the aggregate in this manner would leave a level 25 hectare site at the end of the quarry life." They further state that it is their intention to use the excess material from the quarry to fill in the holes to the North that were created by past operations in order to rehabilitate these areas to an acceptable level site.

2.2 The review processes

The following provides a detailed overview of the relevant correspondence and activity related to the processing of this application from CRM.

November 26, 2012 – Correspondence from the Director of Planning and the Manager of Planning and Information to the City of St. John’s Planning and Housing Committee

This correspondence to the Planning and Housing Committee outlined CRM's proposed expansion to their existing quarry on East White Hill Road and detailed the required zoning changes and planning considerations to enable their application for this expansion.

The Regional Plan designates Parcel A as a mixture of Rural, Restricted and Public Open Space, while the St. John's Municipal Plan designates it as Industrial (I) and Rural (R). An amendment to both of these Plans would be required. The zoning for Parcel A, as per the St. John’s Development Regulations, is split between the Rural (R) and Commercial Industrial (CI) zones, and it was identified that a rezoning of this parcel of land would be required (see Table 2.1). As stated in section 1.0, it is proposed that this site be used for the future expansion of CRM’s quarry operations.

The Regional Plan designates Parcel C as Rural, while the St. John’s Municipal Plan designates it as Industrial (I) and as such no amendments would be required to either Plan. The zoning for Parcel C, as per the St. John’s Development Regulations, is Commercial Industrial (CI) Zone, necessitating a rezoning to the Industrial General (IG) Zone (see Table 2.1). As previously referenced, future plans for this parcel of land include the new location for the company’s ready mix concrete plant, reducing truck congestions and the plant’s visibility from East White Hills Road and providing more laydown room in the existing Industrial General site.

TABLE 2.1: EXISTING AND PROPOSED ZONING CHANGES FOR PARCELS A AND C.

	St. John’s Urban Region Regional Plan	St. John’s Municipal Plan	St. John’s Development Regulations
Existing	Parcel A: Rural, Restricted and Public Open Space Districts Parcel C: Rural District	Parcel A: Industrial (I) and Rural (R) Districts Parcel C: Industrial (I) District	Parcel A: Rural (R) and Commercial Industrial (CI) Parcel C: Commercial Industrial (CI) Zone
Proposed	Rural District	Industrial (I) District	Industrial General (IG) Zone.

This November 2012 correspondence provided extensive information about the proposed rezonings which included the following:

St. John's Urban Region Regional Plan

Parcel A is designated Rural, Restricted and Public Open Space under the Regional Plan, while Parcel C is designated Rural.

The Rural designation permits residential use, while still retaining qualities of the rural environment. Therefore, sand and gravel quarrying operations can be allowed provided:

- A rural, rather than an urban location is necessary;
- Amenity of the surrounding rural areas [is] protected;
- Adequate open space is provided around any industrial use such as a buffer of trees, shrubs or fencing;
- There is frontage on a public road and a limited number of vehicle exits/entrances; and
- Subject to the approval of the Department of Health.

No amendments are required to the Regional Plan for Parcels A or C in relation to this designation.

However, the Restricted and Public Open Space designations are intended to keep land free of development, due to physical constraints and to maintain key areas in the region solely for public use. These districts, into which portions of Parcel A fall, do not support quarry development.

An amendment to Regional Plan for Parcel A would be required.

St. John's Municipal Plan

Under the Municipal Plan, Parcel A is within the Industrial and Rural Districts – the latter does not support industrial use. Therefore an amendment from the Rural to the Industrial District would be required. The Industrial District allows general industry uses, recognizing those zones which permit major industry, heavy industry and other industrial uses that may cause a nuisance. Zones like the Industrial General (IG) Zone could be permitted.

St. John's Development Regulations

Parcel C is currently zoned Commercial Industrial (CI), therefore a rezoning would be required to the IG zone. Parcel A which is currently zoned Rural and Commercial Industrial also must be rezoned to IG.

Mineral Working use is a discretionary use under the IG Zone and as such is subject to Section 7.11 of the Development Regulations with regards to appropriate buffering. Current elevations along the rear of Parcel A provide a natural screen between East White Hills Road and the Robin Hood Bay Waste Management facility. View plans show that a portion of the hillside will be dug out during future extraction of material from the site, removing the natural buffer. Staff recommended therefore that screening in the form of a fence, should be installed along the northeast side of Parcel A to maintain a visual barrier between the public road and the Robin Hood Bay facility.

Input from other City Departments

The Department of Engineering expressed no concerns with the proposed rezoning/redesignations.

The Department of Public Works and Parks provided the following considerations:

- Further information needs to be submitted on the grades for the quarry expansion before final approval;
- All work should be contained within their property boundary;
- Final elevations do not seem to pose a problem for the (future) final elevation of the landfill;
- Water concerns and storm water leaving the site into the landfill site or adjacent properties needs to be addressed before final approval;
- Fencing/buffering along the north east side of the property to replace the natural hillside screen is suggested;
- As the hillside is being removed, the landfill should be indemnified from future litter complaints on Capital's site;
- Removal of the hillside may result in landfill odours being carried by the wind onto Capital's property, therefore the landfill should be indemnified from future odour complaints;

- The landfill may have a future need for quarry material, therefore either a portion of Parcel A be protected for that purpose or perhaps an agreement should be developed whereby CRM provides the landfill with the crushed material at reduced rates. (Note: following further consideration, it was determined that this would not be required.)

As detailed in the November 26, 2012 correspondence, it was recommended that CRM's application be considered for further review.

Stipulations identified at that time were:

- The application would be subject to approval of final site plans and elevations by the Departments of Engineering and Public Works and Parks.
- Land at Lundrigan's Marsh (owned by CRM and previously promised to be transferred to the City) would have to be transferred to the City, prior to final rezoning approval.

It was recommended that the review process proceed in two steps:

1. Advertise the rezoning application for Parcels A and C, along with an advertisement for the Mineral Working discretionary use.
2. At a later stage, hold a public hearing for amendments to the Regional Plan and the St. John's Municipal Plan in relation to Parcel A. This would require the joint appointment of an independent commissioner by Council and the Minister of Municipal Affairs.

March 21, 2013 - Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence presented the background to the application from CRM for the proposed expansion to the existing quarry on East White Hills Road. It detailed that the rezoning for both Parcels A and C had been advertised, as had the proposed discretionary use - Mineral Working.

It also informed the Mayor and Council that the application from CRM had merit and warranted the consideration of Council. It identified that if Council decided to proceed they could direct the Planning Department to prepare the necessary amendments to the St. John's Municipal Plan and Development Regulations, as well as to approach the Department of Municipal Affairs concerning the Regional Plan amendment for Parcel A. Once the amendments were prepared, they would be referred to a future Regular Meeting of Council for consideration of adoption.

March 25, 2013

At its Regular Meeting on March 25, 2013, Council directed staff to proceed with preparing the necessary amendments to the St. John's Municipal Plan and the St. John's Development Regulations for two parcels of land on East White Hills Road, and referred them to a future Regular Meeting of Council for consideration of adoption.

April 11, 2013 - Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence presented the background to the application from CRM for the proposed expansion to the existing quarry on East White Hills Road. Further, it recommended that Council adopt the following resolutions required to facilitate this application: Parcel A - St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013, and Parcel C - St. John's Development Regulations Amendment Number 568, 2013.

It further stated that if the amendments were adopted by Council, then the amendments related to Parcel A would be referred to the Department of Municipal Affairs for Provincial review and consideration of a Regional Plan amendment; and the amendment related to Parcel C would also be referred to the Department of Municipal Affairs with the request for Provincial registration.

April 15, 2013

At its regular meeting on April 15, 2013, Council deferred a decision to proceed with the proposed rezoning of Parcels A and C. Their reasons for doing so were two-fold:

- They required confirmation of the transfer of land at Lundrigan's Marsh from CRM to the City, as this had been identified as a stipulation for the rezoning (see November 26, 2012 correspondence).
- They wanted to have a mitigation plan from CRM, and asked that appropriate documentation be finalized for submission at the required commissioner's hearing for the Municipal Plan amendment.

April 18, 2013 – Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence provided additional information to Council in relation to the issues which led to the deferral of consideration of the proposed rezoning at their April 15, 2013 meeting.

- CRM had confirmed that the parcels of land in the Lundrigan's Marsh area, totaling 3.12 hectares (7.7 acres) were being transferred to the City ownership.
- Regarding a mitigation plan of the quarry off East White Hills Road, it was stated that the Province requires each quarry operator to file a 5-year quarry plan, including remediation of past operations. It was noted that CRM had committed that its final plan would be presented to Council for review in the near future and that it could be reviewed at the commissioner's public hearing.

This correspondence further stated that CRM had advised that the remediation done for their Foxtrap quarries has been adopted by the Province as the standard for pit remediation. They also advised that they had engaged MUN's Faculty of Engineering to develop two models showing the East White Hills quarry at the end of its useable life using vertical down extraction and the company's new proposed horizontal outward extraction. These engineering models were to be available for presentation at the public hearing.

It was once again recommended that Council adopt the amendments related to the rezoning of the quarry on East White Hills Road to allow for expansion (see April 11, 2013 correspondence) and refer these to the Province for required review and action.

April 23, 2013

At its regular meeting on April 23, 2013, Council adopted in-principle the following amendments in relation to the subject property on East White Hills Road: St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013, and St. John's Development Regulations Amendment Number 568, 2013.

April 25, 2013 - Correspondence from the Acting Director of Planning to the Manager of Land Use Planning, Department of Municipal Affairs

This correspondence detailed a request from Council to the Department of Municipal Affairs for the Department to review the amendments under consideration in relation to Parcel A (i.e., St.

John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013) against provincial interests and policies, with a request for the issuance of a Provincial release. In addition, Council requested that the Province undertake an amendment to its Regional Plan to redesignate the subject property to the Rural designation from its current designation of Rural, Restricted and Public Open Space.

Of note, the amendment in relation to Parcel C (St. John's Development Regulations Amendment Number 568, 2013) – which was not the subject of Your Commissioner's February 6, 2014 hearing was reviewed and registered by the Province.

June 26, 2013 - Correspondence from the Minister of Municipal Affairs, Kevin O'Brien to the Acting Director of Planning

This correspondence from the Minister of Municipal Affairs informed the Acting Director of Planning that the City could proceed with a public consultation related to the proposed amendment to the Regional Plan, as required by Section 14 of the *Urban and Rural Planning Act, 2000*, concurrent with the public consultation required for the proposed amendments to the City's Municipal Plan and Development Regulations.

The Minister also stated that this consultation was to include an opportunity for comment by the municipalities that are subject to the Regional Plan. The Minister requested a summary of the responses received from those consulted, along with any written representations received by the City.

August 22, 2013 – Correspondence from the Chief Municipal Planner to the Manager of Land Use Planning, Department of Municipal Affairs

This correspondence detailed that the City had written all municipalities on the Northeast Avalon Peninsula which are subject to the Regional Plan to seek their input on a possible amendment to the Plan to redesignate the subject property on East White Hills Road from the Restricted, Open Space and Rural designations to the Rural designation. The City received responses from six municipalities none of which expressed opposition or concerns with the proposed amendments.

- The City of Mount Pearl – no comments on the proposed amendments
- Town of Conception Bay South – no objections to the proposed amendments
- Town of Portugal Cove-St. Philip's – no objections to the proposed amendments
- Town of Pouch Cove – no issues with the proposed amendments

- Town of Petty Harbour-Maddox Cove – no concerns with the proposed amendments.
- Town of Paradise – no concerns with the proposed amendments

Given the lack of objection, the City requested that the Department advise if the Minister was prepared to release the City's proposed amendments and move forward to a public hearing on the Regional Plan amendment for the subject properties.

November 11, 2013 - November 23, 2013 – Email correspondence in relation to the assessment of the subject property along East White Hills Road against provincial interests

This correspondence noted that the Department of Municipal Affairs had sought input from the Pollution Prevention Division (Department of Environment and Conservation) as part of their review to ensure there were no outstanding provincial interests related to the proposed Regional Plan amendment for the subject property.

The Pollution Prevention Division raised the following three questions which were subsequently answered by a Planner with the Department of Planning, Development and Engineering

1. *Has the City sought input from their consultant on possible impacts of quarrying in Parcel A (e.g., blasting) on the landfill?*

Response from the City:

The City's engineers have reviewed the initial proposal and provided comments on the proposed rezoning and the quarry site in relation to the adjacent landfill. It was noted that the pre-blast inventory, carried out prior to blasting operations, should address any potential concerns/impacts on the landfill and adjacent residential areas. It further noted that if the amendments are approved, a more detailed engineering review (on bedrock impacts, water retention, runoff and other criteria) would be required before final development approval was granted.

2. *Has the City assessed the possible impacts of quarrying in Parcel C on the nearby residential areas?*

Response from the City:

The applicant will not be quarrying on Parcel C.

3. *Will this rezoning result in greater quarrying/trucking than at present?*

Response from the City:

Current quarrying and trucking to/from the site is based on supply and demand. Future activity would be based on this same principle. It was noted that the one exception would be if the area was rezoned as more land would be opened up for quarrying, therefore extending the life span of the quarry site.

November 29, 2013 – Correspondence from the Manager of Land Use Planning to the Chief Municipal Planner

This correspondence stated that the Minister of Municipal Affairs (Steve Kent) had adopted the Regional Plan Amendment Number 10, 2013. It further stated that in keeping with the requirements of Section 15 of the *Urban and Rural Planning Act, 2000*, the municipal amendments related to the proposed rezoning of the subject properties had been reviewed for conformity with provincial interest and law. These amendments were not found to conflict with any stated provincial policies and so a provincial release was issued. This allowed Council to consider adoption of the proposed amendments and moving forward with appointment of a Commissioner for a public hearing to consider both the Regional Plan amendment simultaneous with the associated amendments to the Municipal Plan and Development Regulations.

Additionally, it was identified that the City would notify the Minister in writing of who the City was to appoint as Commissioner so the City could formally appoint that person as Commissioner for the proposed amendment to the Regional Plan.

Further it was stated that the municipal amendments and the accompanying maps were to be certified by a full member of fellow of the Canadian Institute of Planners and dated, signed and embossed with the Council Seal. Of note, this certification was subsequently provided.

January 10, 2014 – Correspondence from the Chief Municipal Planner to the Mayor and Members of Council

This correspondence informed Council that the Department of Municipal Affairs had issued a Provincial release for the City's proposed amendments in relation to the expansion to the existing quarry site on East White Hills Road and that it had agreed to adopt the related Regional Plan amendment.

It was recommended that Council adopt resolutions for the St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013 to allow the proposed expansion. Further, it was recommended that Council appoint Marie Ryan (Your Commissioner) to conduct the public hearing on these amendments and the St. John's Urban Region Regional Plan Amendment (Number 10).

January 20, 2014

At the Regular Meeting of Council held on April 23, 2013, Council adopted the St. John's Municipal Plan Amendment Number 113, 2013 and the St. John's Development Regulations Amendment Number 567, 2013.

3.0 Written submissions received in advance of the hearing

Three written submissions were received in advance of the hearing – one from each of the following:

- Robin Whitaker
- Julie Halliday
- The East Coast Trail Association

3.1 Submission from R. Whitaker

R. Whitaker expressed a concern that the St. John's Development Regulations amendment Number 567, 2013 and the Municipal Plan amendment Number 113, 2013 would restrict access to a public open space currently used by many St. John's residents for a range of outdoor recreational activities. Further R. Whitaker felt that this rezoning contradicts the City's goal of promoting healthy, active lifestyles. R. Whitaker urged reconsideration of the proposed rezoning.

3.2 Submission from J. Halliday

J. Halliday expressed similar concerns to those of R. Whitaker. Ms. Halliday identified that as currently zoned (as per the Regional Plan) the subject property was available for the enjoyment of residents of St. John's and surrounding areas. She stated that she had availed of this space for outdoor recreational activity and felt that such a natural space within the City was a great resource.

Ms. Halliday felt that the proposed rezoning of the subject property would decimate the public open space and as such was not in the best interest of the citizens of St. John's. She urged Council to reconsider their decision on rezoning this property.

3.3 Submission from the East Coast Trail Association

This submission on behalf of the East Coast Trail Association (the "Association") was from Geryl Christmas, Vice President Land and Legal.

In their submission the Association highlighted that 2014 marks the 20th anniversary of the Trail. They also referenced that one of the Association's stated values is environmental stewardship – preserving the natural wilderness and its wild and rugged beauty, open spaces, magnificent vistas, seascapes and clean air.

Relevant to the subject properties is the fact that Sugarloaf Path is a portion of the East Cost Trail – running between Quidi Vidi and Logy Bay. The Association expressed two concerns² regarding the proposed rezoning:

- The resulting quarry expansion would impact views from points on this Path.
- The expected blasting activity would negatively impact hikers along the Trail.

In her correspondence, Ms. Christmas explained that on these concerns being raised, the Association was contacted by Mr. Hedley Blundon – President of CRM, to schedule a meeting to discuss these concerns. At the subsequent meeting, it was noted that Mr. Blundon and Mr. Rick Legge (Property Development Manager, Octagon Development Corporation) made a presentation to representatives of the Association which showed that the expanded quarry would not be visible from the portion of the Trail which is just above sea level.

Ms. Christmas stated that Mr. Blundon and Mr. Legge agreed to provide view planes to indicate degree of visibility of the expanded quarry from two highpoints on the Sugarloaf Path – an area near Quidi Vidi and from the top of Sugar Loaf south of Logy Bay. Further they offered to work with the Association to assess any impact on hikers from the blasting activity.

² These concerns also were expressed in writing to the Minister of Municipal Affairs and the Mayor and Council on June 25, 2013.

Ms. Christmas concluded by saying that if the view planes from the high points on the Trail indicate that there is minimal impact on the viewsapes the Association would withdraw its objection to the proposed expansion.

4.0 THE HEARING

Your Commissioner explained the intent of the hearing to those in attendance and spoke to the process to be undertaken during the course of same, i.e. presentation of the application by City staff, presentation by the proponent for the rezoning of the subject property, and presentation by/questions from any in attendance who desired to express their support/objections or concerns regarding the rezoning under consideration. Further, your Commissioner reminded those in attendance at the hearing that the intent of the proceedings was to discuss the merits (or lack thereof) of the rezoning and not to comment on the merits or lack thereof of the specifics of the proposed development for the subject properties.

4.1 Overview of the Application

Ms. Lindsay Lyghtle Brushett, Planner with the Department of Planning, Development and Engineering, presented the proposed amendments to the St. John's Municipal Plan and St. John's Development Regulations, describing the thrust of these amendments as rezoning of the subject property (Parcel A) at the request of CRM.

Ms. Brushett overviewed the history of the application process for the subject property explaining that CRM wanted to expand their quarry operations and that this could only be facilitated if the property was rezoned. As Ms. Brushett explained, the current zoning and designations of the property do not all consider quarry operations. She described Parcel A noting that it is approximately 13.65 hectares, undeveloped at this time, and accessible through the existing quarry site.

Ms. Brushett explained that the amendments had been referred to the Department of Municipal Affairs for review against their policies and that rezoning of the subject property also required an amendment to the Regional Plan. She then explained that after provincial release had been received from the Province, Council had adopted the amendments under consideration and scheduled the public hearing. Further, she stated that notices of the hearing had been mailed to areas beyond that required to ensure that all of Virginia Park (a well-established residential neighbourhood) received notification of the hearing, and thus an opportunity to make a written submission and/or attend the hearing.

Finally, Ms. Brushett referenced the other parcel of land, Parcel C, for which CRM had sought rezoning, noting this had been treated as a separate application. She also stated that this parcel had been rezoned.

4.2 Presentations

Mr. Hedley Blundon – President, CRM, and Mr. Rick Legge – Property Development Manager, Octagon Development Corporation (PowerPoint presentation)

Mr. Blundon and Mr. Legge provided those in attendance with an overview of the history of the CRM site along East White Hills Road, the current operations on their site, as well as the rationale for the request to rezone Parcel A. A PowerPoint presentation was used to show the two options which CRM has identified in relation to their future expanded quarry operations:

1. Vertical down extraction – i.e., continue to use the existing site and excavate/extract downwards resulting, at the end of the quarry's life, in a hole approximately 30 metres below the current elevation of the block plant building, which even post-remediation, was described as offering few opportunities for use post-quarry operations; or
2. Horizontal outward extraction - Expanding the existing site horizontally outwards (sloped) which would result in approximately 55 acre site that could be remediated for use by, for example, another industrial or commercial operation, post-quarry operations.

Of note, CRM presented models which showed the East White Hills quarry in approximately 25 years using vertical down extraction and the company's new proposed horizontal outward extraction.

The PowerPoint presentation also showed the site from many different view planes to demonstrate that proceeding with option #2 would have the least (minimal) impact on these views. As can be seen in Appendix "D", the view from Sugarloaf peak (which is about 2.4 kilometres from the quarry site) and from the Quidi Vidi peak (which is about 1.8 kilometres from the quarry site) will be minimally impacted. Those accessing the Trail will see a slightly different tree line – and more of the skyline but the quarry will not be visible.

Geralyn Christmas, Vice President Land and Legal with the East Coast Trail Association

Ms. Christmas reiterated the concerns about the proposed rezoning which were highlighted in their submission:

- The resulting quarry expansion would impact views from points on Sugarloaf Path running between Quidi Vidi and Logy Bay.
- The expected blasting activity would negatively impact hikers along the Trail.

She also referenced the meeting with representatives of CRM to discuss these concerns and reiterated that if the view planes from the high points on the Trail indicated minimal impact on the views from the Association would withdraw its objection to the proposed expansion.

Ms. Christmas requested that CRM forward to the Association, the photographs of the site (which had been shown in the PowerPoint) with a description of what the view would be once the quarry was expanded. She further noted that on the assumption that the quarry cannot be seen from the vista points under consideration, they withdraw their objection to the rezoning.

Mr. Hedley Blundon, also spoke to the fact that in advance of the next blasting operation, CRM would contact the Association. CRM would have individuals on the Trail to assess the impact/effect of the blast and as required develop a mitigation plan.

Ms. Julie Halliday

Ms. Halliday expressed several concerns most notably those highlighted in her submission, i.e., that the proposed rezoning of the subject property would decimate the public open space and negatively impact citizens' recreational enjoyment of this space and as such was not in the best interest of the citizens of St. John's. She said that people avail of the space now for berry picking, walking their dogs and hiking. While Ms. Halliday stated that she understands that quarrying has to take place somewhere, she said she wanted her concerns heard. Following discussion on this point with CRM representatives and a visual overview of how much of the land in the area was to be used, Ms. Halliday said that she felt that the proposed development was well-designed and would not impact the existing informal trail system too much.

A second point Ms. Halliday raised was the likelihood that CRM would purchase more open space/rural land and further expand its quarry at the end of 25 years, and and/or that the quarry would expand downward.

Representatives of CRM stated that as things stand today, they do not see any further expansion of the quarry either horizontally or vertically in 25 years. They noted that the value is in the land itself and so they want to ensure the land can support other industrial enterprises when they have exhausted its use.

Ms. Halliday also questioned remediation of the site and CRM's plans in that regard.

Representatives of CRM spoke at length to their remediation plans noting that when they submit a quarry plan there is a requirement for reclamation of the site. It was said that currently they have engaged an engineering company to determine how to rehabilitate a portion of the land.

The final question Ms. Halliday raised was in relation to the military artifacts which were recently discovered in the White Hills and whether this discovery was anywhere on the property under consideration for rezoning. CRM representatives clarified this point stating that the artifacts were discovered in another area of White Hills.

Mr. Gary Lane, Wedgewood Park

Mr. Lane said that while he was not living in an area proximal to the CRM site, he was interested to know about the surrounding lands and whether there was material there which would make it amenable to a quarry. CRM representatives stated they do not need to access the surrounding land for material, as they have sufficient quantities to carry them through to the mid-century.

Mr. Luke Nichols - Campbell Avenue

Mr. Nichols also stated that he uses the land for snow-shoeing and hiking and wondered as well whether or not there was going to be any further encroachment on the undeveloped land in the area. Specifically, he wondered whether there was any additional privately held land in the area which could be developed. CRM representatives stated that as far as they knew the land was federal and provincial crown land. Following the hearing, your Commissioner inquired about the land and was told by City staff that there are two large parcels behind CRM's site – one parcel owned by the Federal Government and extending to the shoreline, and one large parcel owned by the RCMP.

5.0 CONSIDERATIONS

In reaching a conclusion on the merits of the proposed amendments, your Commissioner considered the following information.

5.1 Consistency with the Municipal Plan

5.1.1 Industrial designation

As stated in Section III-4 "Industrial" of the St. John's Municipal Plan, the City of St. John's has service industries, manufacturing, high technology businesses, and warehouses serving many parts of Newfoundland and Labrador. Further, it states that most industry is in commercial-industrial areas such as O'Leary Industrial Park, at the harbour and the airport, or within easy access of the Trans-Canada Highway and its extension, the Outer Ring Road. In addition, it cautions that as these and other features of industrial operations can have significant impacts on other land uses, they must be located with care.

Is further noted in Section III-4.1 "Objective" that, in relation to industrial activity, the objective is to facilitate and promote industrial development in appropriate locations. In relation to "General Policies" (section III-4.2.1) it states that the City shall reinforce the industrial use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses.

Section III-4.3.1 speaks to the City designating land use zones for general industry which may permit major industry, heavy industry, airport and harbour-related activities and other industrial uses that may cause nuisance to other land uses.

5.1.2 Industrial and Rural Districts

Under the St. John's Municipal Plan, the subject property (Parcel A) is located within two Districts the Industrial (I) District (III-4.3.1) and the Rural (R) District (III-1.3.2).

As noted above, the Industrial District allows for general industry uses and as such a zone such as the Industrial General (IG) Zone could be permitted.

The Rural (R) District allows for zones which accommodate:

1. non-urban land uses, including agriculture, forestry, conservation, and protection of the natural environment, and dwellings accessory to such uses;
2. rural residential infill development along existing roads, provided the quality of the rural environs is protected and the municipal services required are acceptable to the City; and
3. Rental Storage Use, sales, rental and servicing of recreational equipment, auction houses, float plane operations, and related facilities.

It is evident that the Rural District does not contemplate industrial uses in any of these permitted zones.

The Rural District does allow for Conditional Zones, including industrial uses, provided it can be shown that a rural location is essential for the operation of a proposed industrial use. All conditional zones in this District are subject to a Land Use Assessment Report.

Given that a portion of Parcel A is already designated Industrial – which **permits** land use zones for general industry, it is prudent and practical to seek an amendment to have all of Parcel A located within the Industrial District.

5.2 St. John's Urban Region Regional Plan

As previously stated, and as detailed in Section I-1.4 of the Municipal Plan (Relation to Other Levels of Planning) the St. John's Municipal Plan must conform to the Regional Plan, which was adopted by the Province in 1976. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas, and designated scenic roads.

Section D ("Basis of the Plan") of the Regional Plan highlights that it is "the intent of the Plan to ensure that different land uses within the region develop in harmony with each other..." Further, Section E ("Urban Development") of the Regional Plan speaks to the Regional Centre ("a") which represents urban St. John's and its immediate environs as follows:

Within the area designated as the Regional Centre...the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads and street lighting will all be provided. These uses shall include ...heavy and light industrial uses where appropriate...

5.2.1 The proposed City amendments and the Regional Plan

Under the Regional Plan, Parcel A is designated Rural, Restricted and Public Open Space. Section F ("Non-Urban Development") of the Regional Plan speaks to all three designations as follows:

(b) Rural Uses

The Rural designation provides for the demand for residential and other forms of development in the rural areas. The uses permitted in the rural areas include:

(iii) residential, commercial or industrial development according to the particular provision[s] of this section

Further in relation to Rural Uses, the Regional Plan states that:

Certain industrial uses such as sand and gravel extractive operations, asphalt and concrete plants...may be established in the rural area in accordance with standards established in the Development Regulations provided that :

- a) it is clearly demonstrated that a rural, rather than an urban, location is necessary for the proposed industrial operation;
- b) no municipal services are needed;
- c) the amenity of the surrounding rural area [is] adequately protected;
- d) adequate open space is provided around an industrial use so that a buffer of trees, shrubs or fencing is provided;
- e) all such industrial sites shall front on public roads and they shall have only a limited number of openings for vehicle exits and entrances; and
- f) any proposed industrial location shall be subject to approval by the Department of Health.

It is important to highlight that the Regional Plan also details specific stipulations for applications for quarrying operations as follows:

...applications for such quarrying operations shall be considered only after taking into account the need to preserve scenic beauty and to generally restrict extractive operations to areas not exposed to public view.

Related policies speak to the need to ensure that there is effective screening around the area to be quarried or mined and that the site be adequately and appropriately remediated on completion of the quarrying operation.

(c) Restricted Development

The Restricted Development designation does not contemplate quarry development as the objective of this designation is to keep lands free of development primarily because of physical constraints (e.g., areas which have very wet soil conditions or significant watercourses). These areas are intended primarily for preservation and conservation of the natural environment.

(d) Public Open Space

The Public Open Space designation also does not contemplate quarry development as the objective of this designation equally is to keep lands free of development and, in particular, preserved solely for public uses. It is stated that these areas include existing provincial or national parks, proposed new ones, or extensions to existing parks.

5.3 The St. John's Development Regulations

Under the St. John's Development Regulations, Parcel A is split between two zones: The Rural (R) Zone and the Commercial Industrial Zone.

Section 10.27.1 - Commercial industrial Zone

The Commercial Industrial Zone does permit light industrial use. Light industrial use is defined in the St. John's Development Regulations as:

use of any land or Buildings for any Industrial Use that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance.

Section 10.38 - Rural Zone

The Rural Zone does not contemplate industrial uses.

Section 10.28 - Industrial General

It is proposed that Parcel A be rezoned to Industrial General (IG).

While one portion of Parcel A is zoned Commercial Industrial which supports light industrial use, it is proposed that Parcel A be rezoned to the Industrial General Zone (see site plan) which reflects Capital's existing operations, including block manufacturing and an associated lay down area. In the future, this area will also be used for a crushing and processing plant and to stockpile processed material. The Industrial General Zone is the more appropriate zone as it not only permits light industrial use but also supports larger scale industrial use defined in the St. John's Development Regulations as:

use of land or Buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and "industry" shall be construed accordingly.

Mineral working is a discretionary use under the Industrial General Zone and this use is subject to Section 7.11 of the Development Regulations with regards to appropriate buffering. As detailed previously, current elevations along the rear of Parcel A provide a natural screen between East White Hills Road and the Robin Hood Bay Waste Management facility. View planes show that a portion of the hillside will be dug out during future extraction of material from the site, removing the natural buffer. It has been recommended to Council that screening in the form of a fence, should be installed along the northeast side of Parcel A to maintain a visual barrier between the public road and the Robin Hood Bay facility.

6.0 CONCLUSION

In reaching a conclusion on the merits of the proposed Amendments, Your Commissioner considered the following:

Consistency with the Regional and Municipal Plans

The Municipal Plan speaks to the City facilitating and promoting industrial development in appropriate locations. Further, it states that the City shall reinforce the industrial use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses. The Regional Plan also contemplates industrial uses (where appropriate) for the Regional Centre, which represents urban St. John's and its immediate environs. As CRM's site has been used historically and up to today for quarry operations, has access to all available City services, has ready access to the Outer Ring Road, and is separated from incompatible land uses and located near a landfill, it is clear that this site is appropriate for industrial development.

The proposed expansion – Parcel A

The subject property has had an existing quarry operation on-site for over 70 years. The burgeoning economy and related demand for production from the CRM facility, has led CRM to seek rezoning to expand their quarry operations. Rather than do vertical down extraction that would result in a deep gouge which would likely render this site of little value or use at the end of the quarry life, CRM is proposing to undertake a horizontal outward extraction which would allow for other uses. This would appear to be a prudent move for the on-going use and eventual reclamation of the land.

Reclamation

As stated previously, at its regular meeting on April 15, 2013, Council requested that CRM prepare a mitigation plan for submission at the public hearing. It is important to note that CRM explained to Your Commissioner that the rehabilitation of the quarry was discussed in several meetings with the City's Development Committee and it was agreed that the rehabilitation plan would be part of an overall five-year development plan that would be presented to Council for approval. Preparation of this plan is underway.

Impact on the surrounding areas

Blasting

In terms of blasting and as noted previously, the City has stated that pre-blast inventory should address any potential concerns/impacts on the landfill and adjacent residential areas. Further, as stated by representatives of CRM, in advance of the next blasting operation, they will inform the East Coast Trail Association of this activity. CRM also will have individuals on the Trail to assess the impact/effect of the blast and as required develop a mitigation plan from that information.

Your Commissioner recommends that in advance of blasting CRM also inform (perhaps through a flyer) residential areas proximal to their site of this pending activity.

Recreational activities

While concern was expressed by some at the hearing that expansion of the quarry site will impact on citizens' enjoyment of an undeveloped area used for outdoor recreational purposes, it is important to state that there are no formal trailways/recreation sites on the parcel to be rezoned. While the proposed rezoning would result in a loss of some undeveloped treed land, it would appear that there remains much natural and untouched forested land in this area for such outdoor recreational use. This is consistent with the requirements of a Rural designation as per the Regional Plan which notes that:

- a) the amenity of the surrounding rural area [is] adequately protected;
- b) adequate open space is provided around an industrial use so that a buffer of trees, shrubs or fencing is provided.

Further, while it is difficult to predict activity in 25 years, it was stated by CRM that they did not see expansion beyond the current proposed Parcel A.

As well, there are no other private holdings in this area for which applications for development could come forward at this time.

Viewscapes from the East Coast Trail

As has been described herein, concerns expressed by the Association regarding viewscapes have been addressed. While those on the Trail will see more skyline than what currently can be seen, the distance from the Trail to the quarry will render this change negligible in terms of impacts on the view.

7.0 RECOMMENDATION

Based on the foregoing considerations, your Commissioner recommends the following:

Approval of the following amendments:

St. John's Urban Region Regional Plan (*Amendment Number 10, 2013*)

- Redesignate land in the area of East White Hills Road from Restricted and Public Open Space to Rural

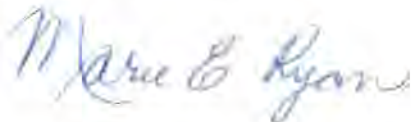
St. John's Municipal Plan (*Amendment Number 113, 2013*)

- Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District

St. John's Development Regulations (*Amendment Number 567, 2013*)

- Rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone

RESPECTFULLY SUBMITTED THIS 28TH DAY OF FEBRUARY 2014.



Marie. E Ryan,
Commissioner

APPENDIX "A" - Written Submissions

Office of the City Clerk
P.O. Box 908
St. John's, NL, A1C 5M2

February 4th 2014

Re: Rezoning of East White Hills

I am writing to express my concern about St. John's Municipal Plan Amendment Number 113, 2013 and the St. John's Development Regulations Amendment Number 567, 2013 adopted by Council on Monday, Jan. 20, 2014, which would result in the rezoning of land located off East White Hills Road. Land in this vicinity is used by many St. John's residents for a wide range of outdoor recreational activities, including hiking, dog-walking, snowshoeing and cycling.

I am very concerned that the proposed rezoning threatens to close off what is currently public open space and contradicts the City's goal of promoting healthy, active lifestyles. I therefore urge you to reconsider the proposed rezoning.

Yours sincerely,



Robin Whitaker
Cavell Avenue
St. John's A1A 1C7

Ph [REDACTED]

February 4, 2014

To: His Worship the Mayor and Members of Council

Re: St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013 – Proposed Expansion to Existing Quarry Site East White Hills Road (Ward 1) by Applicant Capital Ready Mix

Dear Mayor O'Keefe,

I am writing to object to the rezoning of a 13.65 hectare parcel of land on East White Hills Road, as well as the associated registration of Amendments 567 and 113 to the St. John's Development Regulations and St. John's Municipal Plan, respectively.

Currently this land is designated as a mixture of Rural, Restricted and Public Open Space, and as such is available for residents of St. John's and surrounding areas to enjoy. I myself spend on average, 8-12 hours a week enjoying this public open space while hiking in spring, summer and fall, or snowshoeing in winter. It is a great resource to have a natural, un-manicured space within the city to be enjoyed by its patrons. The proposed rezoning of land and resulting expansion of the quarry owned and operated by Capital Ready Mix would decimate this public open space; a problem which seems to be increasingly more common within the City of St. John's.

Overall, I feel the amendments that would allow this quarry expansion to take place are not in the best interest of the citizens of St. John's and neighboring communities, and I strongly urge you to reconsider your decision.

Regards,



Julie Halliday



Submission by East Coast Trail Association

Proposed expansion of the quarry on East White Hills Road

February 4, 2014

Background

2014 marks the 20th Anniversary of the East Coast Trail which consists of 265 km of developed hiking trail running from Cape St. Francis to Cappahayden along the east coast of the Avalon Peninsula. It is widely acknowledged as a world class tourist destination and a valued recreational asset for visitors and residents alike. One of the stated values of the East Coast Trail Association, as set out in its strategic plan 2013-2017, is "Environmental Stewardship" i.e. Preserving the natural wilderness and its wild and rugged beauty, open spaces, magnificent vistas, seascapes and clean air.

60 km of the trail is within the boundaries of the City of St. John's. Few other cities in the world can boast a wilderness hiking trail with magnificent coastal scenery and unspoiled woodland and open spaces within their municipal borders. It is the wilderness experience that hikers value when walking along the East Coast Trail.

Sugarloaf Path is a portion of the East Coast Trail that runs between Quidi Vidi and Logy Bay. See Appendix to this document. It was developed in partnership with the City of St. John's and hiking the path has proved a popular activity for residents of the city.

Concerns of the East Coast Trail Association

When it learned of this proposal, the Association expressed concern about the impact on views from points on Sugarloaf Path. In addition, we sought reassurance that the blasting activity would not cause distress to hikers on the trail.

We were contacted by Mr. Hedley Blundon to schedule a meeting to discuss our concerns. At that meeting, he and Mr. Rick Legge made a presentation to us about the planned expansion. In that

presentation, we saw slides of view planes from sea level which indicated that the expanded quarry would not be visible from that portion of the trail which is just above sea level. They also agreed to provide view planes to indicate visibility of the expanded quarry from two highpoints on the Sugarloaf Path i.e. Bawden's Highland near Quidi Vidi and the top of Sugar Loaf south of Logy Bay (see Appended map). They also offered to work with us to assess any impact on hikers from blasting activity.

Conclusion

If the view planes from high points on the trail indicate that there is minimal impact on the viewsapes, the Association will withdraw its objection to the proposed expansion.

Submitted by

Geralyn Christmas

Vice President Land and Legal and Director
East Coast Trail Association



APPENDIX "B" - Parcels "A" and "C"



PARCELA

PARCEL C

ROBIN HOOD BAY RD

EASTWHITE HILLS RD

WATSON ST

POLE CRES

MONTAGUE ST

GLOVER PL

HARDING RD

NEWFOUNDLAND DR

VIRGINIA PL

JERVIS PL

MOUNTBATTEN DR

CASSINO PL

LUCY ROSE LANE

COOKS LANE

PARCOVAGE DR

FRANCONIA

LOGYBARD

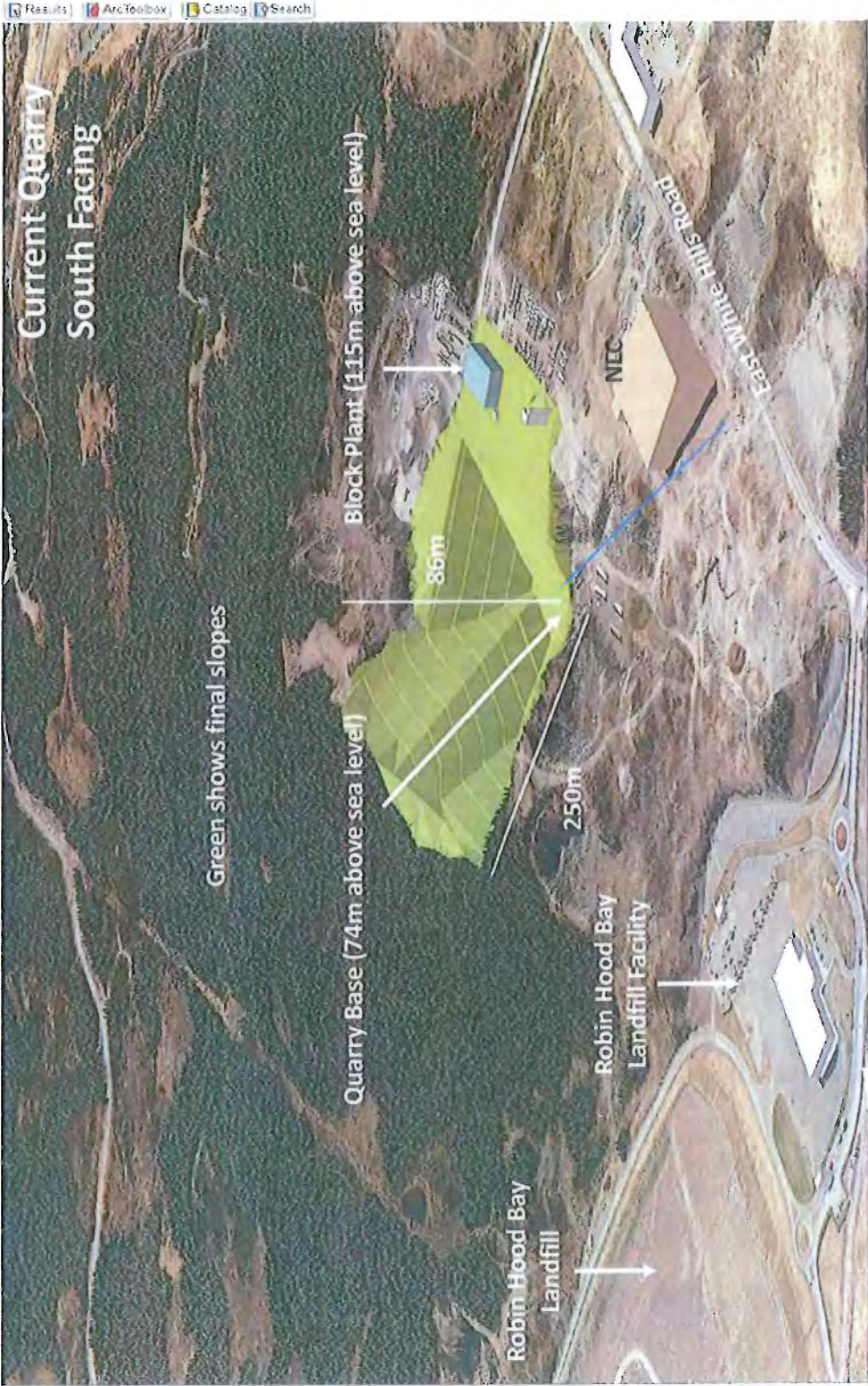
GENARD PL



**SUBJECT PROPERTY
(PARCEL A)**



APPENDIX “C” – View of the existing and proposed quarry site



Current Quarry
South Facing

Green shows final slopes

Quarry Base (74m above sea level)

86m

Block Plant (115m above sea level)

250m

Robbin Hood Bay
Landfill

Robbin Hood Bay
Landfill Facility

NEC

East White Hills Road

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- trees
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- mosaic_expansion.png
- Industrial Park

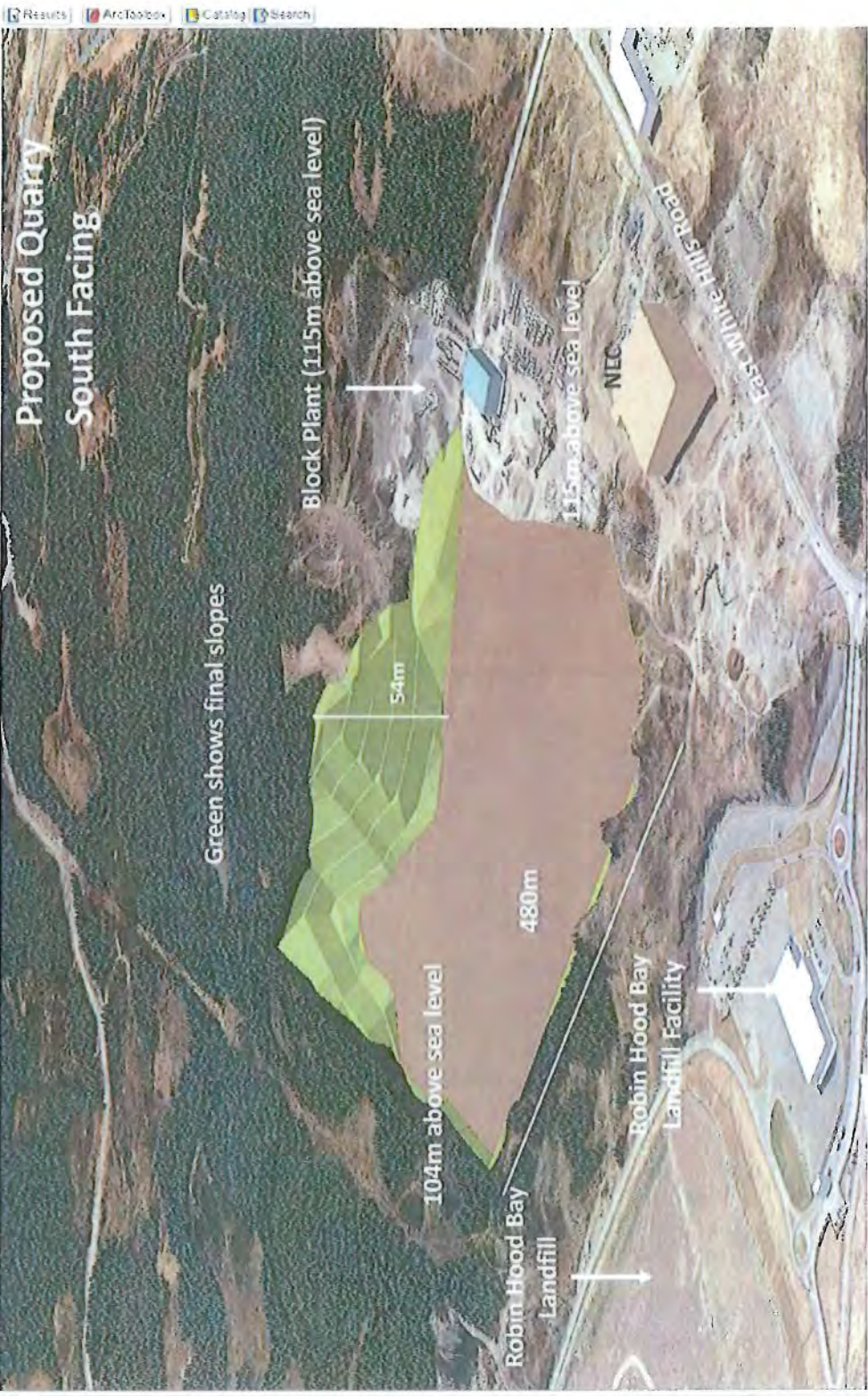


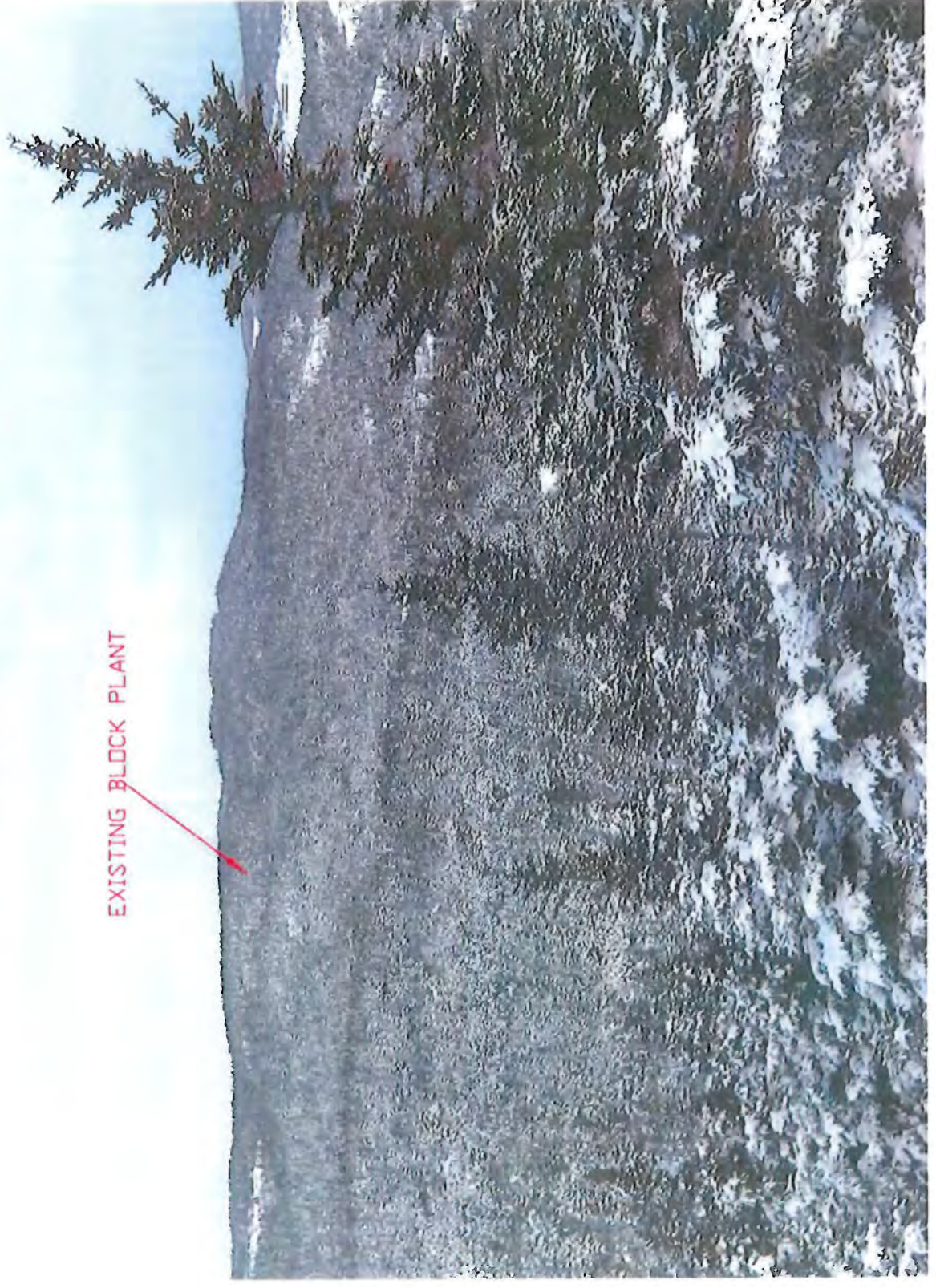
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- Industrial Park

APPENDIX “D” - Views from the East Coast Trail

VIEW FROM QUIDI VIDI PEAK

EXISTING BLOCK PLANT

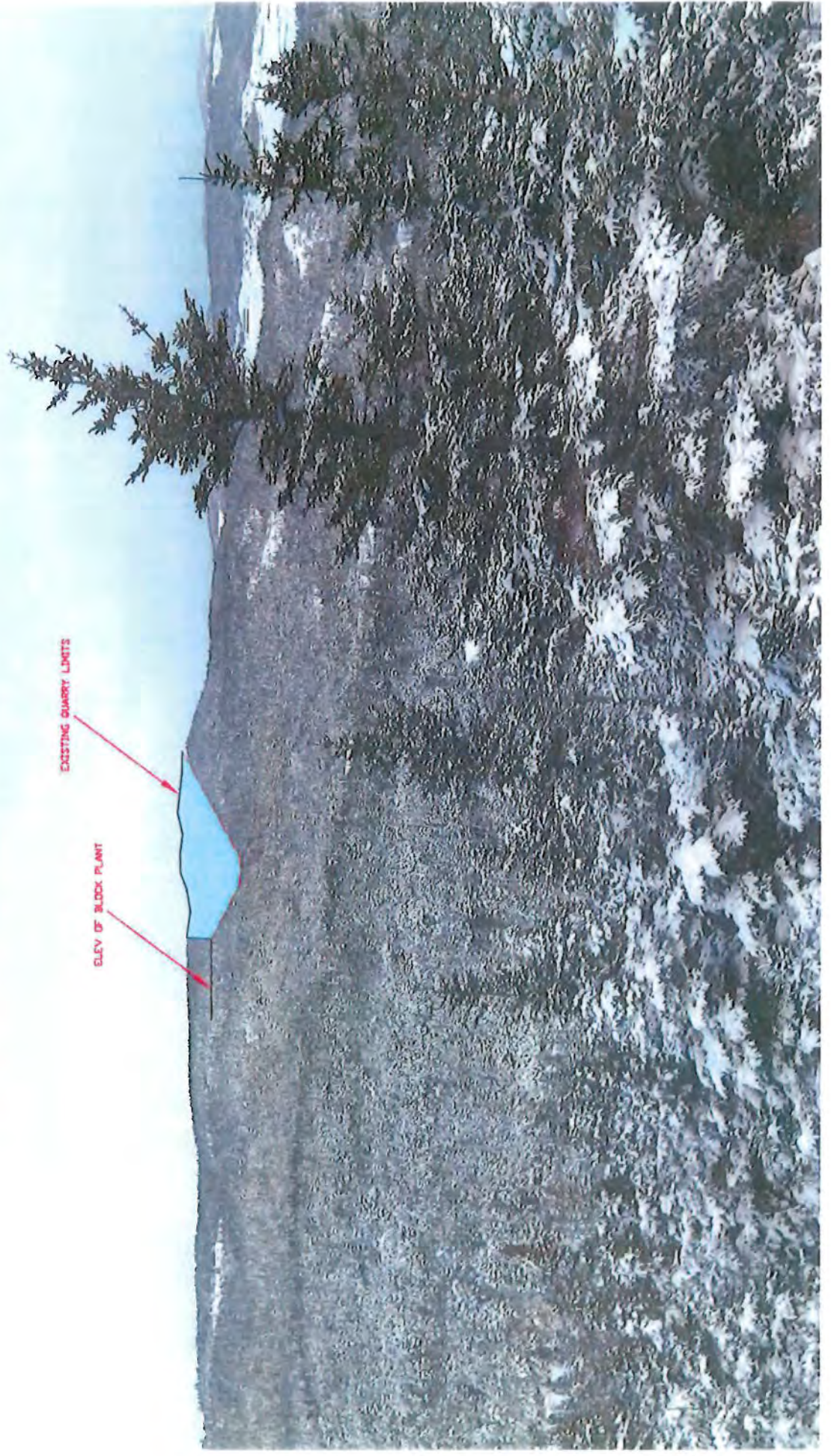


#1B

VIEW FROM QUIDI VIDI PEAK
OUTLINE OF EXISTING QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE

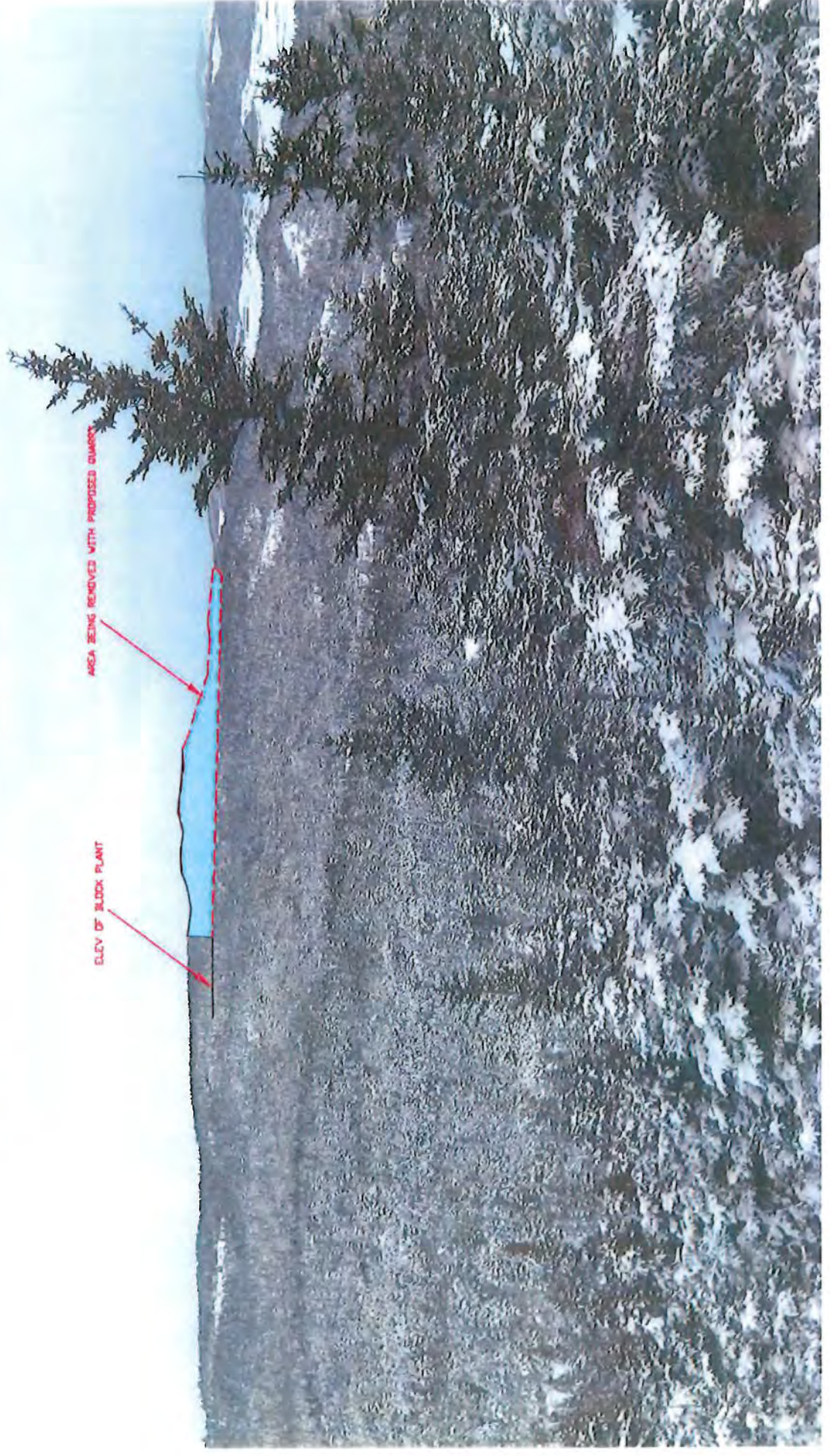
EXISTING QUARRY LIMITS

ELEV OF BLOCK PLANT



#10

VIEW FROM QUIDI VIDI PEAK
OUTLINE OF PROPOSED QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE



#2A



VIEW FROM SUGARLOAF PEAK

EXISTING BLOCK PLANT

92A

VIEW FROM SUGARLOAF PEAK
OUTLINE OF EXISTING QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE

EXISTING QUARRY LIMITS
ELEV OF BLOODY PLANT



#20

VIEW FROM SUGARLOAF PEAK
OUTLINE OF PROPOSED QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREE LINE

PROPOSED QUARRY LIMITS

EDGE OF BLOOD PLANT

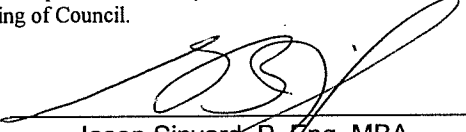


NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, March 31, 2014**

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	Lester Farms Agricultural (AG) Zone	5	"A Discretionary Use Application has been submitted by Lester Farms Inc. to construct a greenhouse for Aquaponics and Hydroponics operations on land adjacent to 90 Pearltown Road. The proposed greenhouse has a floor area of 1,021 square metres. <i>"Aquaponics" is a food production system that combines Aquaculture with Hydroponics Operations</i> ". <i>"Hydroponic Operations means the cultivation of plants without soil"</i> . It is proposed that artificial light will be used.				One submission received	The Planning and Development Division recommends approval of the application subject to conditions outlined in attached memorandum.
2	310-316 Petty Harbour Rd. Rural Residential (R3) Zone	5	A Discretionary Use Application has been submitted requesting permission to occupy 310-316 Petty Harbour Road as a Home Occupation for a Fitness Studio. The proposed business will offer fitness classes for a maximum of eight (8) students per class. It will occupy a floor area of approximately 40 m ² and will operate Monday to Saturday, between 5:30 p.m. – 9 p.m., three (3) days per week. Each class is one (1) hour long, with a fifteen (15) minute break in between, with a maximum of two (2) classes per day. On-site parking is available and the applicant is the sole employee.	40 m ²	1		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. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.


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

MEMORANDUM

Date: March 26, 2014

To: His Worship the Mayor and Members of Council

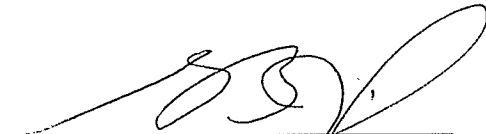
Re: **Notices Published Item #1**
Discretionary Use Application for Aquaponics and Hydroponics
Lands adjacent to 90 Pearltown Road, Ward 5
Lester Farms Incorporated

In reference to the above Discretionary Use Application, the following is provided for Council's information.

A similar application by the applicant was given approval in principle by Council in October 2013. Council Directive R2013-10-21/4 granted approval in principal for a proposed aquaculture use in the AG zone. The approval in principal was subject to the following conditions:

- No artificial lighting will be used as part of a greenhouse structure between 9:00 p.m. and 7:00 a.m.;
- A closed-containment system is used in accordance with the regulations outlined in the Fisheries Act provided by Fisheries and Oceans Canada; and
- Meeting all requirements of the Department of Planning, Development & Engineering.

The applicant subsequently withdrew that application. The current application for the Discretionary Use for Aquaponics and Hydroponics will be subject to the same conditions.



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

JS/dlm

G:\Planning and Development\Planning\2014\Mayor and Council\Mayor - Lester Farms Pearltown Rd - Notices Published March 26, 2014(js).docx

ST. JOHN'S

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

March 25, 2014

Office of the City Clerk
P.O. Box 908
St. John's, NL
A1C 5M2

RE: Application – Lester Farms – Lands adjacent to 90 Pearltown Road

The above reference development is located behind my home and will directly affect me and my family. The proposed structure that will house the hydroponics and use artificial light will be approximately 20 meters from the property line of the parcel of land which it will be constructed and approximately 70 meters from my rear property line. The commercial structure and lighting will be highly visible from my home and my rear yard.

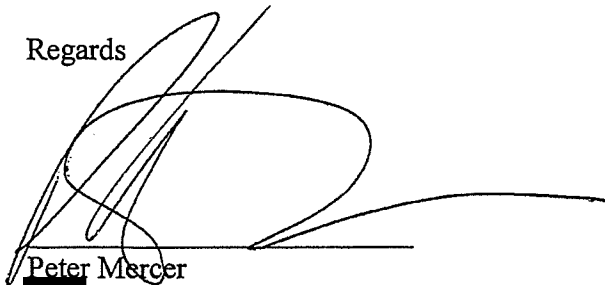
This development as it is proposed will have detrimental effects on adjacent residential properties; it will have a negative impact on the property values of the surrounding dwellings, it does not respect the nearby residential properties, and it will decrease the quality of life of the residents where their rear yards face this proposed commercial development.

I ask that council restrict the proposed location of the structure so that it is located a minimum of 60 meters from their property line, that a landscaped buffer be installed to filter and minimize the impact of the artificial lighting, and that council restrict the use of these artificial lights to the same hours they did in their previous review and approval for their similar proposal, "*No artificial lighting will be used as part of a greenhouse structure between the hours of 9:00 p.m. and 7:00 a.m.*".

I think these small changes to the proposed commercial development is not too much to ask for considering the space between it and our rear yards is flat with currently no trees or vegetation of any kind to block the light pollution.

Thank you for your time and consideration on this matter.

Regards



Peter Mercer
[REDACTED] Pearltown Road
St. John's, NL
A1G 1P3

MEMORANDUM

Date: March 26, 2014

To: His Worship the Mayor and Members of Council

Re: **PDE file no. 13-00122 / B-17-W.13**
Council Directive CD #R2014-01-06/7
Proposed 3-Storey Extension to the Scotia Centre
Eastport Properties Ltd.
235 Water Street, Ward 2
Commercial Central Retail (CCR) Zone – Bonus Area for Greater Bulk and Density

Following the directive noted above, a public meeting was held on Feb. 19, 2014 at City Hall to discuss the application submitted by Eastport Properties Ltd. for approval-in-principle to expand the Scotia Centre (see attached minutes of the meeting). As requested by Council, the applicant provided additional details on the proposed extension as well as how the remaining outdoor spaces will be improved (attached).

The proposed extension would be constructed on the podium deck (open area) next to the existing office tower facing Water Street and Ayre's Cove (opposite Atlantic Place). The extension will be three (3) storeys high and create 2,661 square metres of gross floor area. Primary use will be for offices, while retail use is proposed for a portion of the ground floor fronting Water Street.

The property has two outdoor podium areas. The one facing Water Street has an area of approximately 647 square metres; 290 square metres will remain. It offers a view from Water Street to the harbour and the Southside Hills and sees occasional use for buskers and informal gatherings, but there is no furniture or place to sit. To encourage public use, the proponent intends to revitalize the rear podium overlooking Harbour Drive, comprising about 500 square metres; it is reached from Water Street by walking along between the Scotia Centre and the Bowring building next door.

The subject site is in the Commercial Central Retail (CCR) Zone where the maximum building height is four (4) storeys and the maximum Floor Area Ratio (FAR) is 3.0. This property is also in Heritage Area 2. To allow the existing building to be built in the 1980s, Council designated the property as *an area of greater bulk and density* on Map F of the St. John's Development Regulations, allowing additional height up to ten (10) storeys and a Floor Area Ratio up to 6.0. If the expansion is approved, the expanded building will have an FAR of 4.5.

ST. JOHN'S

The three (3)-storey expansion is within the permitted height and preserves the light plane required under Section 11.5 of the Regulations. The expansion will require thirty-six (36) off-street parking spaces; the applicant intends to provide a cash-in-lieu payment to meet that requirement. At Council's direction, the developer met with City staff to explore other parking options but there are none.

CONCLUSION

The proposed development meets the conditions of permitted uses in the CCR Zone and does not require rezoning or a Municipal Plan amendment. It does require Council approval to add the additional bulk and density. Council is asked to consider granting approval-in-principle of the development, subject to the following conditions:

1. The project meets all the conditions as determined by the Department of Planning, Development and Engineering.
2. The developer provide to the City's Parks Services Division an acceptable landscape design and artwork for the remaining Water Street podium and the Harbour Drive podium.

This is provided for Council's consideration.



Ken O'Brien, MCIP
Chief Municipal Planner

KO'B/dlm

Attachments

A public meeting was held on Wednesday, February 19, 2014 at 7:00 p.m. at the Foran Greene Room, 4th floor, City Hall

In Attendance: Councillor Jonathan Galgay, Chairperson
Ken O'Brien, Chief Municipal Planner
Maureen Harvey, Senior Legislative Assistant

Strat Barrett, Stantec Architecture
Gerard Meaney, Carrick Engineering
Dex Pelley, East Port Properties
John Lindsay, East Port Properties
Judy Wall, East Port Properties
Kim Saunders, East Port Properties

Greg Morgan, █ Duckworth Street
Jacob Allderdice, █ Battery Road
Mike O'Leary, █ Smithville Crescent
Sean O'Leary
Sean Murray

The purpose of the meeting was to discuss the proposed expansion to Scotia Centre – Eastport Properties Ltd. 235 Water Street.

There were no written submissions received prior to the hearing in relation to the proposal.

Councillor Galgay called the meeting to order and advised of the process for presentation and feedback for this public meeting.

The Chief Municipal Planner also conducted an overview of the proposal with the aid of mapping. He noted the proponent is seeking approval-in-principle for an expansion of Scotia Centre. The proposed extension will be constructed on the podium deck (open area) to the north and east side of the existing office tower. The redevelopment will be three (3) storeys in height and create 2,661 square metres of gross floor area. Primary use of the expanded area will be for offices while retail use is proposed for a portion of the ground floor fronting Water Street.

The front podium has an open area of approximately 647 square metres; 290 square metres of front podium deck will remain undeveloped under the expansion proposal. To encourage greater public use, the proponent intends to revitalize the rear of the property (Harbour Drive side) and Ayre's Lane comprising an area of about 500 square metres.

The subject site is located in the (CCR) zone where the maximum height of a building is four (4) storeys and the maximum Floor Area Ratio (FAR) is set at 3.0. The site is also located within MAP F under the St. John's Development Regulations where Additional Building Height, up to

ten (10) storeys and Floor Area Ratio (maximum 6.0) is permitted. If developed, the entire building will have a FAR of 4.5. This property is also located in the Heritage Area 2.

It was noted that approval of this project is at the discretion of Council.

Proponent's Presentation

Strat Barrett of Stantec Architecture delivered a presentation on the proposed development, a copy of which is available from the Office of the City Clerk.

He noted the following:

- a. A proposed 3 floor infill addition
- b. Re-clad the existing bank to create a uniform and more lively streetscape
- c. The Water St. Forecourt area is smaller but more sheltered and useable.
- d. Signage and animation of Ayres Lane
- e. Improve site and building access from Harbour Drive
- f. Development of the back podium to encourage public use.

Mr. Pratt stated that the application was originally submitted in May 2013 and has been amended in response to concerns raised with respect to the loss of open space.

He claimed the podium spaces around the building, with the exception of a few tenant and public events are, in reality, hardly ever used, even in fine weather. The only large event is the Busker Festival which can attract several hundred people.

The proposed Water Street Forecourt Area will provide a sheltering and seating area for pedestrians. The increased setbacks and building overhangs will prove a more useful sheltered outdoor space. Retail uses along Water Street and leading into the building can have outdoor seating.

Mr. Barrett noted that the use of the laneway (Ayres Lane) will be encouraged by the use of designed signage, lighting and banners. It will be wide enough to accommodate vendors and the stair at the west end will allow access from Harbour Drive, to the podium through Ayres Lane to Water Street.

With respect to access to Harbour Drive it was stated that access from Harbour Drive at Ayres Cove will be improved including a semi-sheltered gathering space. The existing walkway along the south face will be widened and glass rails will provide some shelter, encouraging harbor viewing and more use of the back podium area.

Mr. Barrett spoke to the proposed design of the back podium noting that this 510 sqm area will accommodate up to 400 people for special events. The space will be designed to facilitate temporary shelters, audio visuals, vendors, and buskers. More casual use of this area will occur because of improved access, the provision of seating areas, and improved shelter from the wind by a glass rail. He suggested this area will become one of the few prime areas along Harbour

Drive accessible to the public for viewing the harbor from an elevated position above traffic and apron activity.

The building imagery including colors and details will be contemporary in keeping with the existing structure, but will have a better relationship with Water Street.

New glass and detailing on the existing bank portion, and on the new 3 storey infill will allow for a change of color and a more animated appearance. The proposed new infill and existing bank maintain the 3 storey streetscape and will be broken horizontally helping reestablish the more typical Water Street massing and rhythm.

In summary, there is approximately 27,000 square feet of new Class A office and retail space proposed. Full retail frontage will be provided on Water Street with a better street presence and scale. While there will be less open space to the front, it will be more useable and there will be improved open space overlooking the harbor. Parking obligations will be met through payment in lieu as per the City's new requirements.

The Chairman thanked Mr. Barrett for his presentation and opened the floor for questions or comments. They are summarized as follows:

1. If immediate approval is given, the project would likely start mid-year and run in to 2015.
2. During construction, parking space in front of the building will not be required.
3. Staging area for construction would be on the footprint of the proposed expansion area. It may involve limited use of Harbour Drive.
4. Proposal is positive for the downtown as the existing space is currently a wind tunnel making it less inviting for people to frequent.
5. The proposed seating area will attract pedestrians.
6. There is some uncertainty as to whether the proposal can deliver on the concept for Ayre's Lane. It was suggested that a provision be made there for seating and small retail outlets, coffee shops etc to attract pedestrians. It might even be worth working with the owners of the Bowring Building as they may have an interest in opening that side of their building for such use. In summary, identify creative ways to encourage more pedestrian traffic.
7. The proposed re-clad of the building is welcomed as by changing the façade will move away from the "office building" concept and promote a more pedestrian friendly atmosphere.
8. Proposed changes to the rear will promote activity along Harbour Drive and its corridor. Currently the building appears to be creating a "disconnect" between Harbour Drive and Water Street.
9. The proposed design and amenities could be more expansive and generous. i.e. stairs to Harbour Drive could be made wider or even give consideration to a second set of stairs.
10. To reduce the size of the existing forecourt area (one of few open spaces currently in the City) may be unwelcomed, particularly, as this open space was a requirement when the building was first built in 1986. This loss of open space should be addressed.
11. The proposal could use more decorative lighting standards and other accessories that would add to the character of downtown making it more expressive.

12. Consideration should be given to improving the sidewalk on Harbour Drive. Some areas are very narrow.
13. Given the frequency of cruise ship visits, to the City, consideration ought to be given to expanding retail opportunities along Harbour Drive.

There being no further comments or questions, the Chairperson, Councillor Galgay, thanked the public for attending the meeting and advised that the matter would be referred to Council within the next few weeks.

There being no further business, the meeting adjourned at 7:40 pm

Councillor Jonathan Galgay
Chairperson



EAST PORT PROPERTIES

Scotia Center Infill Expansion

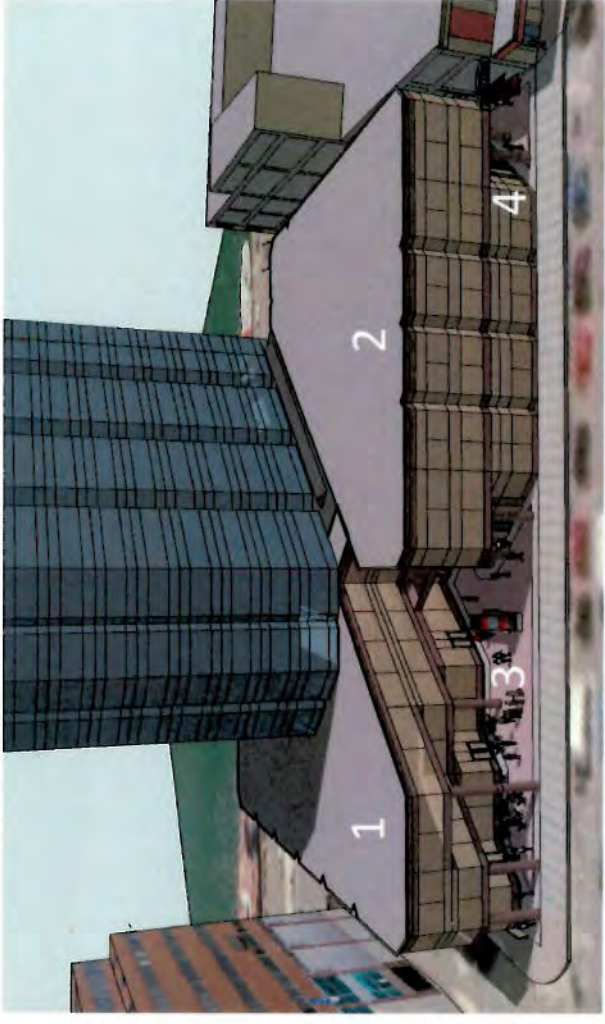
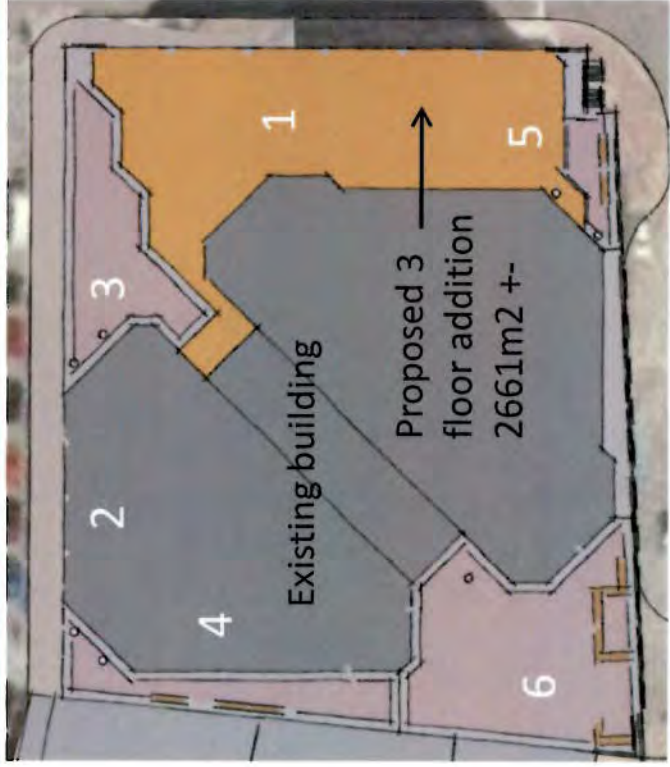
Public Presentation

Feb 19 2014

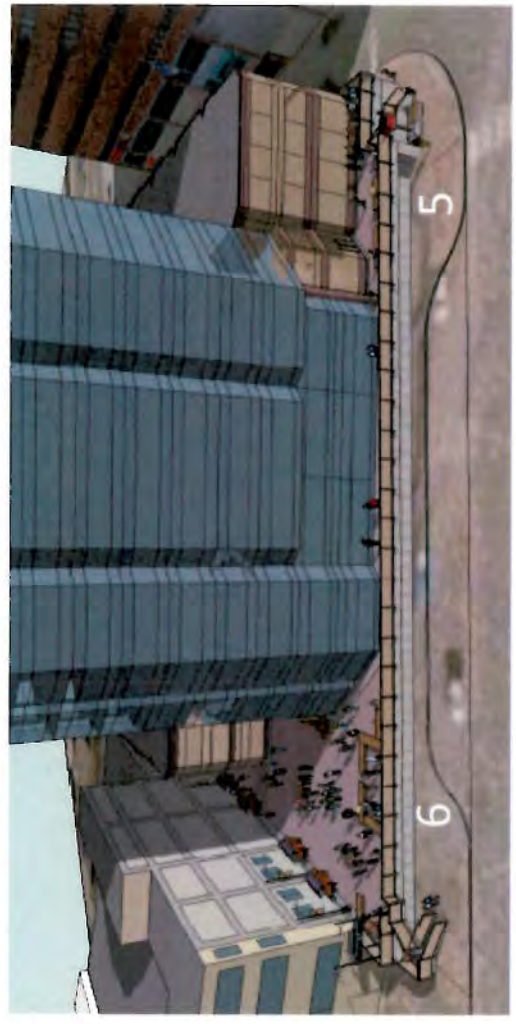
philipp Pratt architect@gmail.com



Basic Development Concept



- 1 A Proposed 3 floor infill addition.
- 2 Re-clad the existing bank to create a uniform and more lively streetscape.
- 3 The Water St Forecourt area is smaller but more sheltered and useable.
- 4 Identify and animate what we call Ayres Lane.
- 5 Improve site and building access from Harbour Drive.
- 6 Develop the back podium to encourage public use.



Overview



The podium spaces around the building, with the exception of a few tenant and public events, are in reality hardly ever used, even in fine weather. (photos taken lunch time July 30)
The only large event is the Busker Festival which can attract several hundred people.



First submitted in May 2013 by Stantec Architecture and Philip Pratt Architect, on behalf of East Port Properties, this proposal has been amended in response to concerns raised by several councilors, in particular the loss of open space.



Level 1 Plan

Site Area,	4478m2		
Existing Building	17625m2	FAR 3.9	
Proposed Infill	2661m2		
Total	20286m2	FAR 4.5	

Water St Forecourt Area



Sheltering overhangs

- The increased setbacks and building overhangs will provide a more useful sheltered outdoor space.
- Retail uses along Water Street and leading into the building can have outdoor seating.
- The area gets afternoon sun and will be sheltered from easterly winds.

This area gets afternoon sun.

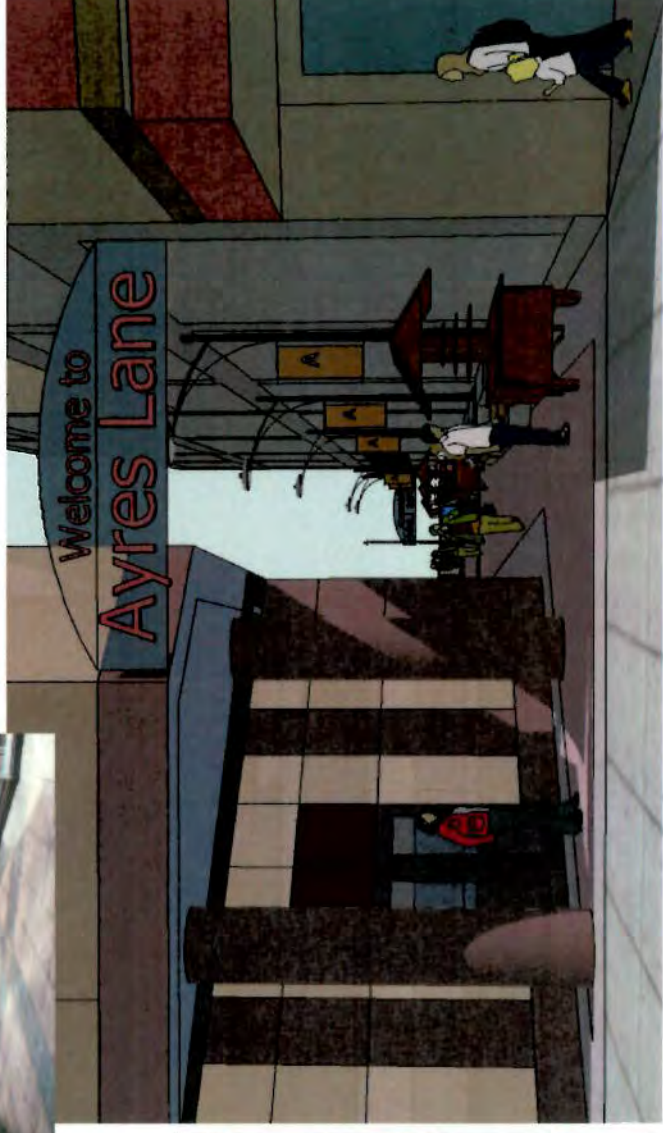
Seating for retail spaces.



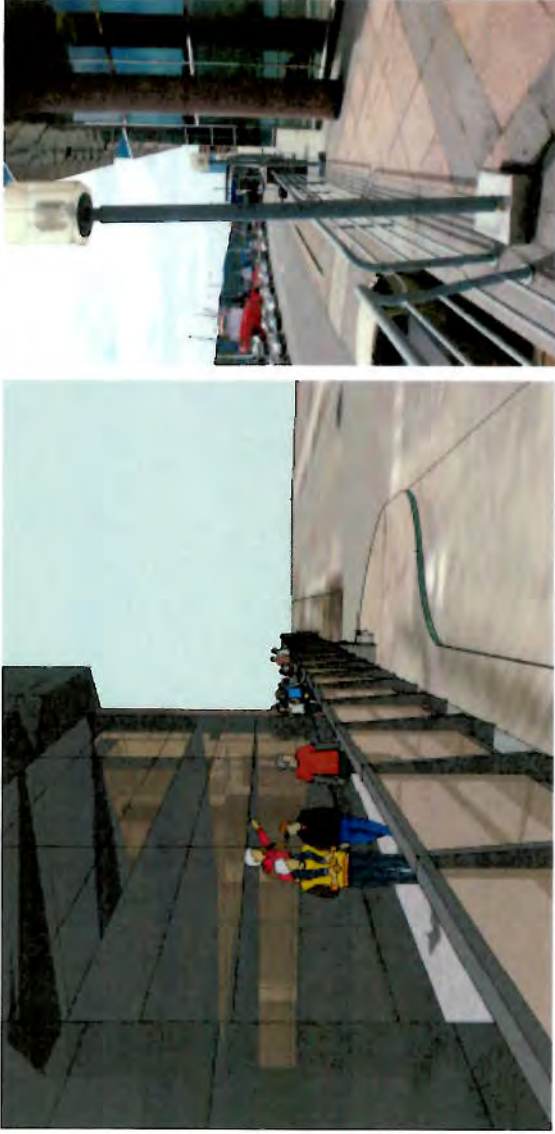
Sheltering area for waiting to cross street.



- Laneway use will be encouraged by the use of designed signage, lighting and banners.
- This space, especially at the ends, is wide enough to accommodate vendors.
- A stair at the west end will allow access from Harbour Drive, to the podium and through Ayres Lane to Water Street.



Harbour Drive

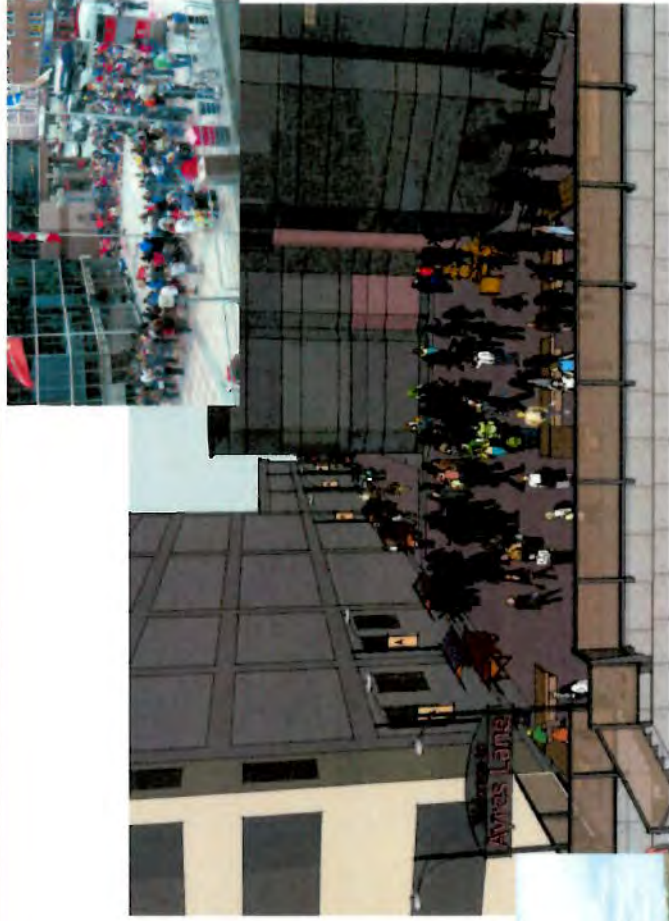


- Access from Harbour Drive at Ayres Cove is improved including a semi-sheltered gathering space.
- The existing walkway along the south face will be widened.
- Glass rails will provide some shelter, encouraging harbour viewing and more use of the back podium area.

The large bollards and light fixtures will be removed and the rail moved out.



Back Podium

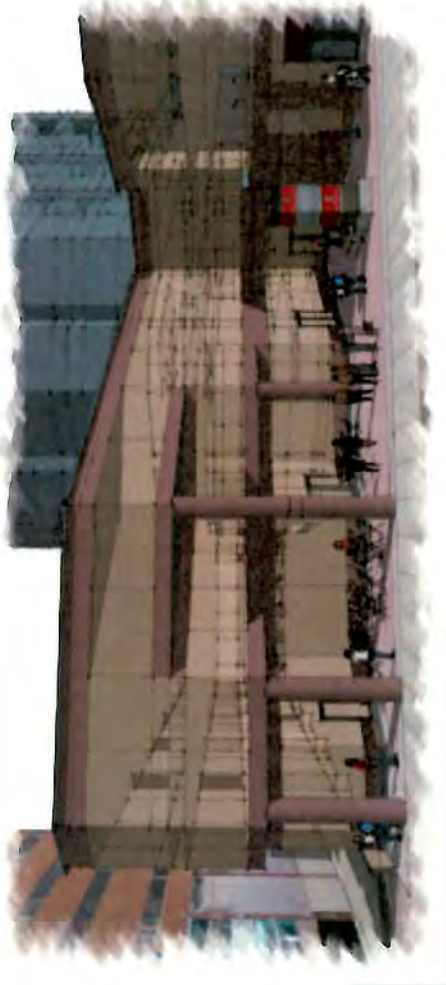


View from back deck.



- This 510sqm (5500sf) area will accommodate up to 400 people for special events. The space will be designed to facilitate temporary shelters, audio visuals, vendors, and buskers.
- More casual use of this area will occur because of improved access, the provision of seating areas, and improved shelter from the wind by a glass rail.
- This will become one of the few prime areas along Harbour Drive accessible to the public for viewing the harbour from an elevated position above traffic and apron activity.

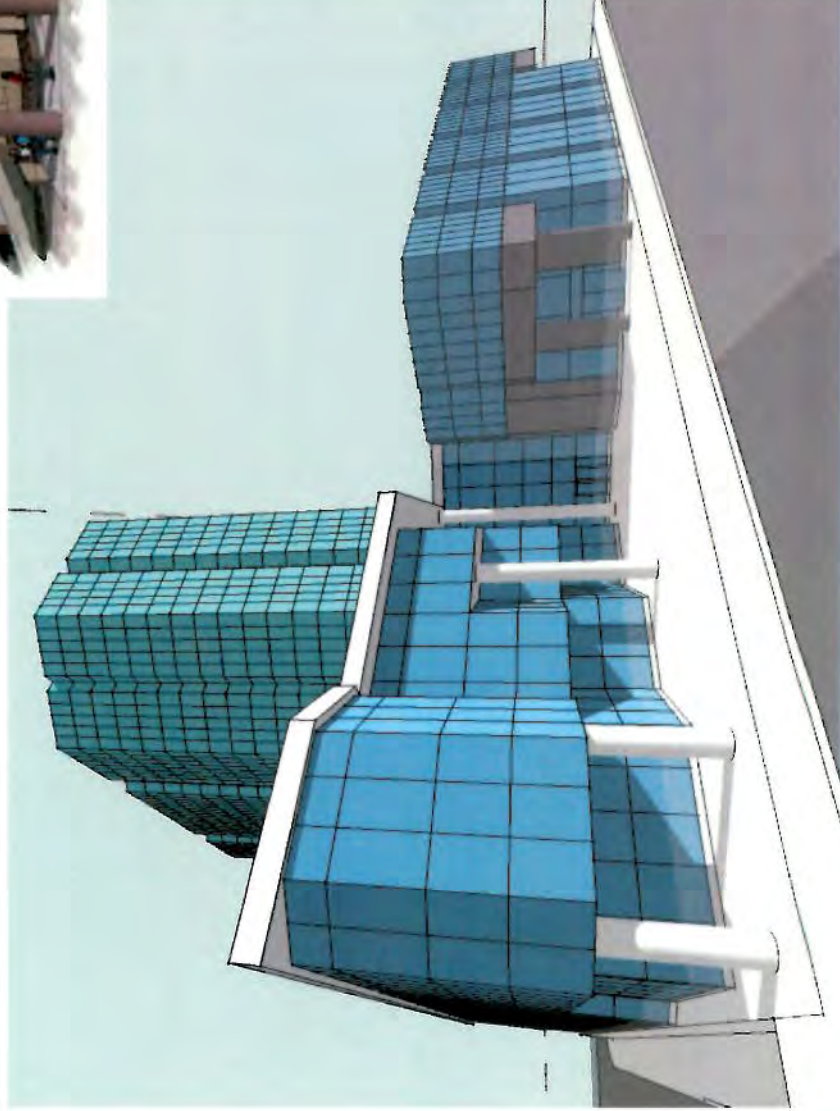


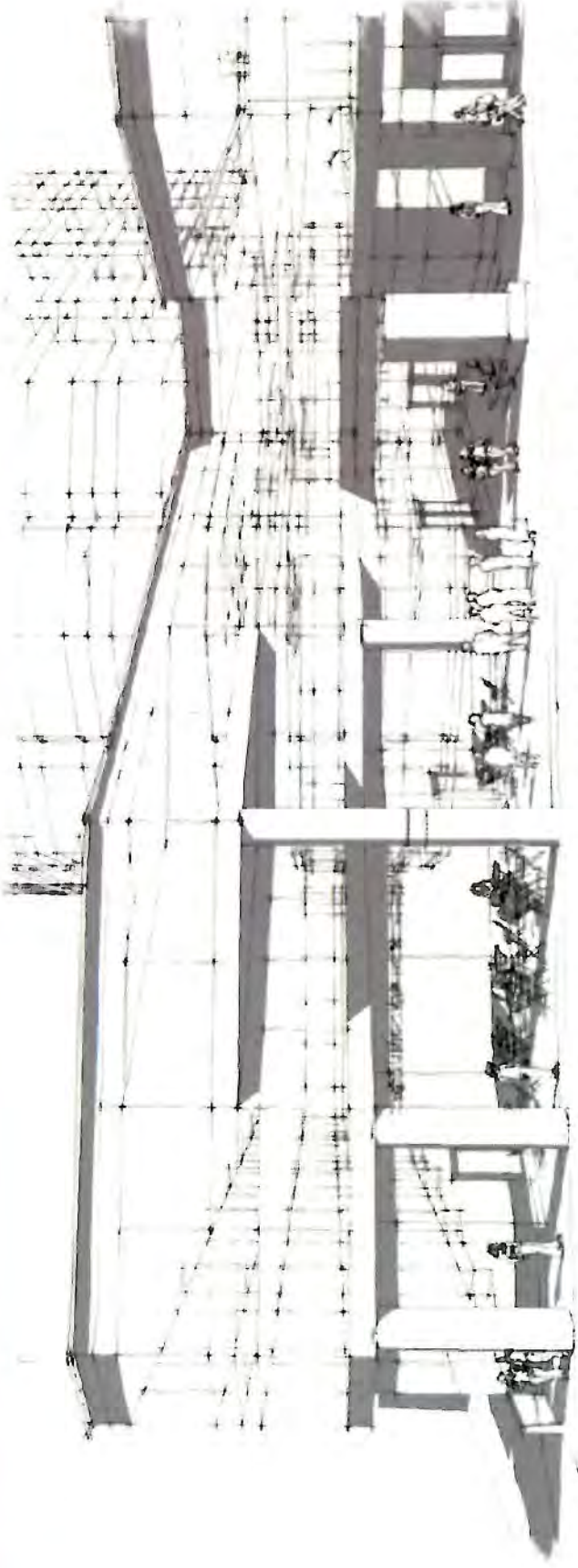


Building imagery including colors and details, a work in progress, will be contemporary in keeping with the existing structure, but will have a better relationship with Water Street.

New glass and detailing on the existing Bank portion, and on the new 3 storey infill will allow for a change of color and a more animated appearance.

The proposed new infill and existing bank will maintain the 3 storey streetscape and will be broken horizontally helping reestablish the more typical Water Street massing and rhythm.





The project, which is in reality a commercial infill, will conform to all City requirements. The project team will work with the City as details and building imagery are developed. Parking obligations will be met through payment in lieu as per the new regulations.

We feel that this will be a good project for the Owner by adding function and rentable area, for the City by increasing Downtown business and revenue, and for the Public by providing more useable outdoor spaces on both Water Street and overlooking the harbour.

- Approximately 27,000sf of new Class A Office and Retail Space.
- Full Retail frontage on Water Street.
- Better street presence and scale.
- Less but much more useable open space, with improved open space overlooking the harbour.
- Payment in Lieu for parking.
- Ready to start if approved.

REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee

Tuesday, March 25, 2014

The following matter was considered by the Development Committee at its meeting held on March 18, 2014. A staff report is attached for Council's information.

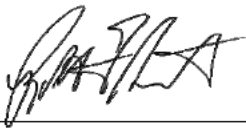
1. Approval-in-Principle

**Proposed Gas Bar with Convenience Store, and Food Service with Drive-Thru
5 Hebron Way (Ward 1) – Commercial Regional (CR) Zone**

Recommendation

Council grant an Approval-in-Principle for the development, subject to the following conditions:

1. Payment of all applicable fees and assessments. The Development fee is calculated at \$20.00 per square meter of gross floor area.
2. Advertising of the Drive-Thru lane as this is a Discretionary Use in this zone. This will be advertised once the revised site plan has been submitted and reviewed by staff.
3. A Site plan is to be submitted for review and subsequent approvals. The proposed development must be designed in accordance with the City's Construction Specifications Book, the Subdivision Design Manual and the Commercial Development Policy.
4. Compliance with the requirements of the Planning and Development Division;
5. This Development must meet the minimum parking requirements for the CR Zone for this type of occupancy;
6. The required Building Permits must be obtained from the City, prior to the commencement of any development.



Robert F. Smart, City Manager
Chair – Development Committee

RFS/jcd

attachment

ST. JOHN'S



**Report/Recommendations
Public Works Standing Committee
March 20, 2014**

In Attendance: Councillor Jonathan Galgay, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Sandy Hickman
Councillor Bruce Tilley
Councillor Bernard Davis
Councillor Wally Collins
Councillor Art Puddister
Paul Mackey, Deputy City Manager of Public Works
Brendan O'Connell, Director of Engineering
Don Brennan, Director of Roads & Traffic
Steve Colford, Manager of Waste & Recycling
Brian Head, Manager of Parks & Open Spaces
Union Representatives: Terry Bennett & Bob Harris
Karen Chafe, Recording Secretary

Also present from the media were Lacey O'Connell and Heather Gillis

1. **St. John's Clean & Beautiful Curbside Giveaway Program**

The Committee considered a memo dated March 13, 2014 from the Manager of Waste & Recycling regarding his response to St. John's Clean & Beautiful's proposal to implement a curbside giveaway program. The main purpose of the program is waste diversion from the landfill by promoting the reuse of still useable items. They have also asked the City to fund the printing and mailing of the marketing material and ensure adequate staffing to enforce by-law 1140 and handle possible issues as they arise. The Committee was concerned about the potential for items to be left behind on sidewalks if not collected, causing a proliferation of debris from potentially hundreds of households. Enforcement would have to be put in place to ensure that residents take back inside those items that were not collected at the end of the day. The Committee, with Councillor Hickman abstaining, recommends the following:

That the City not pursue the proposal from St. John's Clean & Beautiful to implement a curbside giveaway program.

2. **Snow Clearing Operational Review Expressions of Interest (EOI)**

The Committee considered a memo dated March 19, 2014 from the Deputy City Manager of Public Works requesting the Committee's consideration of a draft EOI document for a comprehensive operational review of snow clearing and fleet. The Committee on motion of Councillor Hickman; seconded by Councillor Davis, with Councillors Collins and Tilley dissenting, recommends Council's approval of the following:

That Council approve the issuance of the attached EOI document for a comprehensive review of snow clearing operations and that the study be funded from the snow clearing budget. A further recommendation for award of the study will be brought to Council for approval following receipt and evaluation of proposals.

3. Review of Curbside Leaf Collection Pilot Program

The Committee considered a memo dated March 12, 2014 from the Manager of Waste and Recycling regarding the above noted matter. The Committee on motion of Deputy Mayor Ellsworth; seconded by Councillor Davis recommends the following as outlined in greater detail in the attached memo:

That the City continue to provide the leaf mulching information to the general public and as well to continue the curbside leaf collection program as in the previous year. The Committee further recommends that the ten garbage bag limit remain as is and not be reduced as proposed. The Waste & Recycling Division will create a separate issue paper for that item in the future.

4. Communities in Bloom Participation Request

The Committee considered a memo dated March 3, 2014 from the Deputy City Manager of Public Works regarding a discussion paper prepared by Brian Head on the City's possible participation in the Communities in Bloom Challenge. The Committee on motion of Deputy Mayor Ellsworth; seconded by Councillor Davis recommends the following:

That the City consider participation in the 2015 competition and further that up to 2 City representatives attend the 2014 National Symposium & Ceremonies in PEI in September to gain a better understanding of the process and the scope of staff and financial contribution required.

5. Shea Heights Dog Park Proposal

The Committee considered a memo dated March 12, 2014 from the Deputy City Manager of Public Works regarding a proposed off-leash dog park in Shea Heights. Councillor Collins tabled a petition of support in this regard signed by 56 residents. The Committee on motion of Councillor Collins; seconded by Deputy Mayor Ellsworth recommends Council's approval of the following:

That Council proceed with the construction of an off-leash Dog Park in Shea Heights as per the attached report. Funding for the estimated \$14,000 cost is available from savings realized from existing capital works project allocations.

6. AMEC Weather Forecasting Services Contract

The Committee considered a memo dated March 18, 2014 from the Deputy City Manager of Public Works regarding the proposed extension to the City's current weather forecasting contract with AMEC. The Committee on motion of Councillor Tilley; seconded by Councillor Davis recommends Council's approval of the following:

That Council approve the proposed 4 year extension to the existing weather forecasting contract with AMEC including the amendments proposed in the attached report at a cost of \$9,950.00 per month.

Jonathan Galgay
Chairperson

MEMORANDUM

Date: March 13, 2014

To: Paul Mackey, Deputy City Manager – Public Works

From: Stephen Colford, P. Eng., MBA, Manager-Waste and Recycling

Re: St. John's Clean & Beautiful – Curbside Giveaway Program

Issue

St. John's Clean & Beautiful has proposed implementing a curbside giveaway program. Among a number of items they have requested, they have asked the City to fund the printing and mailing of the marketing material and ensure adequate staffing to enforce by-law 1140 and handle possible issues as they arise.

Discussion

The main purpose of the program is waste diversion from the landfill by promoting the reuse of still useable items.

I have met with representatives of St. John's Clean & Beautiful and discussed the program with them. As they have indicated a curbside giveaway program is used in many communities across Canada. However, the program in those municipalities is run by the municipalities. The Waste & Recycling Division is/will be promoting waste diversion through curbside recycling of containers and paper products. Most recently it implemented both a leaf mulching and curbside leaf collection program. In addition, this year it will promote residential grasscycling and possibly Robin Hood Bay wood diversion.

Waste & Recycling Division staff would have virtually no involvement in the curbside giveaway program. However, there are a few general comments/concerns I have:

- 1) As discussed with SJCB, there is a worry that individuals will not bring their items back in and leave them out at the curb which will lead to a messy City. They have indicated that this doesn't seem to be an issue with other municipalities that have this program. In addition, they have had discussions with By-Law enforcement about enforcing By-Law 1140 on any violators. The only issue is that unless inspectors drive the whole City the only way they will know if anyone is leaving items out is through complaints from other residents.
- 2) There will be pressure for the City to pick up any violators items which defeats the purpose of the bulk and metal recyclable program which is done by appointment only.
- 3) Presently, when items in the bulk program are put out to the curb by residents there is already an ad hoc giveaway program. People take items from these residents discarded goods all the time.

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- 4) In addition, while everyone doesn't have the internet, there is presently a web site with 6,353 subscribers called <http://trashnothing.com/st-johns-freecycle> in which the subscribers can list items they have to give away or want to receive for free. It might make more sense to promote that site.
- 5) SJCB may not support this after the first year and the City will have to take it over and fund the complete program including advertising.

I have given the document to Strategy and Engagement for their comments. There is a concern from them that they don't know how large the printed material will be so there is no idea on how much printing and mailing will cost. It could be roughly \$10,000 to \$15,000. They believe Clean & Beautiful should create their own communication plan, including costing out the pieces they want to do then, if necessary, approach the City through the proper channels to ask for additional support to implement that plan.

The Strategy and Engagement resources, including staff time and marketing and communication budget are to support and implement the communications from the City corporate structure and doesn't include working with external partners.



Curbside Giveaway Program

Curbside Giveaway weekend is an opportunity for residents to place unwanted re-useable items at the curb for others to pick up and re-use. The date we are proposing is June 14-15 2014.

The Curbside Giveaway Weekend has been modeled after very successful programs in Halifax, Ottawa and Winnipeg. Ottawa has held the event twice per year since 2007.

The intent of the Curbside Giveaway Weekend is threefold:

- Keep still useable items out of the landfill
- Educate residents regarding the “Re-use” component of the 3R’s- Reduce, Reuse and Recycle
- Contribute to a more sustainable Waste Management Facility

The Giveaway Weekend would take place June 13th & 14th. Items can be placed at the curbside on the morning of June 13th, and anything not claimed must be brought in by dusk June 14th

Any good re-useable items can be placed out for this event. Some suggestions would include books, furniture and small appliances, sports equipment and toys, tools, kitchen gadgets, etc. A complete list of suggestions will be included on the City of St. John’s and St. John’s Clean and Beautiful websites and Facebook pages. There will also be information sent to every household in St. John’s. Items that shouldn’t be given away such as mattresses or products listed on the consumer products safety bureau website.

It is important to mark “FREE” on all items so that there is no confusion by those searching for treasures. If you do not put a sticker on items people won’t know if you intended it to be taken or left behind. Treasure hunters should only take items marked free.

All unclaimed items to be brought in by dusk on Sunday, June 15, 2014. Items not removed by dusk on Sunday could result in the Residential Property Standards By-law # 1140; participants must remember not to place materials curbside unless it is your bulk garbage collection day.

Leftover re-useable items could be donated to local charities. A list will be provided on marketing material and St. John's Clean and Beautiful and City of St. John's websites and Facebook pages.

This Curbside Giveaway Weekend is a great way for residents to participate in this Waste Reduction Weekend.

MEMORANDUM

Date: March 19, 2014

To: Councillor Jonathan Galgay
Chairperson, Public Works Committee

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

**Re: Snow Clearing Operational Review
Expressions of Interest (EOI)**

Attached for your consideration is a draft EOI document for a comprehensive operational review of snow clearing operations that was prepared by Don Brennan in consultation with Public Works snow clearing and fleet staff.

Recommendation:

I recommend that Council approve the issuance of the attached EOI document for a comprehensive review of snow clearing operations and that the study be funded from the snow clearing budget. A further recommendation for award of the study will be brought to Council for approval following receipt and evaluation of proposals.

Paul Mackey

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

attach.

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DEPARTMENT OF PUBLIC WORKS

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

Request for Expressions of Interest (EOI):

Review of Winter Maintenance Services for the Public Works Department of the City of St. John's

Deadline for Submission: April 25, 2014, 12:00 noon NST

The City of St. John's is currently soliciting expressions of interest from qualified consulting firms with appropriate capabilities and experience to undertake a comprehensive review of Winter Maintenance operations conducted by the Public Works Department.

Background:

The City of St. John's has approximately 1400 lane-km of roads of various classifications and approximately 700 kilometres of concrete sidewalks. Winter maintenance is currently conducted on the full 1400 lane-km street inventory and a portion of the sidewalk inventory totaling approximately 134 km. The current winter maintenance budget is approximately \$15 million, including a salt budget of approximately \$3.1 million, salary budget of \$5.3 million, and fleet and equipment budget of approximately \$6.0 million. This considerable outlay of resources is allocated based on established levels of service and priority of response, and is reviewed and approval by Council.

Winter maintenance services are provided in-house by unionized staff of two divisions of the Public Works Department - the Roads division and the Parks and Open Spaces division. For the purposes of this initiative, the primary focus will be the street and sidewalk programs of the Roads division, but consideration must also be given to the operations of the parks and Open Spaces division who are responsible for public building access (steps and doorways), laneways, parks, pedestrian crossing areas, and other publicly accessible areas.

Growing demands for enhanced service together with a more engaged and aware citizenry have led to increasing calls for improvements and enhancements to existing service levels. The current levels of service (LOS) are approved by Council based on comparable LOS provided in other municipal jurisdictions which are considered reasonable and "industry standard". These have in fact evolved over time based on demands from the public, and are constantly under review to determine if they are meeting the established LOS and associated winter maintenance policies.

Prudent policy regarding either the construction of public infrastructure or the provision of a public service generally dictates that a moderate level of response capability is established which is contingent on reasonable, not worst case, budgetary allotments. It is common practice to base winter maintenance resource levels on the ability to provide a response to "average" storm intensities. Typical winter storm responses policies provide for a "reasonable" level of service (street condition) in a "reasonable" amount of time (priority) after a storm. However, public demand continues to provide upward pressure on this reasonable level of service. Given that pressure, it is appropriate to provide for periodic internal and external reviews of this service to determine if those levels are appropriate, and also to determine if resources are effectively allocated.

At this time, the City of St. John's intends to select an appropriately qualified consultant to perform a comprehensive review of its winter maintenance operations. This review will cover the operational components described subsequently, and will determine where current service levels, resource and budgetary allocations, or practices may differ from "state of the industry" as determined through a thorough jurisdictional review. Where gaps or opportunities are identified, recommendations will be provided for a series of options across concomitant levels of service and associated budgetary allocations necessary to support the option. These options and recommendations should be extended across appropriate time horizons, recognizing that the City of St. John's is currently undergoing a period of rapid growth and development which is expected to continue into the future.

The operational components which should be examined in this review include, but are not limited to:

- resource allocations (budget, equipment, personnel, materials) appropriate for a city of this size. This must take into account unique climactic, topographic, street geometrics, and any other factors that may be of significance, including projected growth rates,
- levels of service, priority, and policy issues which are required in support of the various options and recommendations generated,
- composition of snow clearing fleet for both the street and sidewalk clearing programs,
- staff training programs for operational safety and efficiency, regulatory compliance purposes, and reductions in liability exposure,
- fleet maintenance program, including factors influencing effectiveness of repairs as well as parts supply, equipment acquisition, adequate spare units of equipment in fleet for continuity of operations, indoor storage requirements for equipment, numbers and training of repair technicians, etc.
- schedules and shifts for both supervisory and bargaining unit personnel that will be required to achieve the targeted levels of service,

- levels of service appropriate to provide adequate satisfaction of end-users for both the street and sidewalk programs. This should be consideration in the Public Engagement process as well (further referenced below),
- number and location of maintenance depots for current and future time horizons, with appropriate consideration of anticipated rates of growth. Consideration should also be given to number, size, and strategic location of salt storage areas,
- optional snow dumping areas, including the harbor as currently used but also with the possible contingency that the harbor becomes unavailable for any reason. This should include provision for strategically located snow dump sites that are coordinated with existing and potential depot locations as required by City growth and development. The potential application of snow-melting technology should also be considered,
- consideration of the optimal mix of in-house services versus privately contracted services, giving due consideration to optimal term of private contracts as well as any impact on existing collective agreements,
- snow routing and planning, including priority and critical path assignment – roads and sidewalks
- the sidewalk snow-clearing program, and in particular the priority in relation to street snow clearing operations, as well as the appropriate mix of equipment. Comparison to other jurisdictions and state of the practice for modern municipal operations will be essential,
- The City of St. John’s has reviewed the best practices of other jurisdictions with regard to public engagement, and is developing its own framework for public engagement. Recommendations on means to engage the public in this review will be part of the required submission.

Evaluation of Submission and Consultant Selection

Submissions will be reviewed, evaluated and rated by a committee selected by the City of St. John’s. The following criteria will be used by staff to evaluate the submissions received:

Understanding of the Work (20%)

The best proposals will clearly convey that the consultant fully understands what is expected to be done in the course of completing this study.

Capability (30%)

- Project Manager Experience – the length and quality of the experience of the person named in the proposal as the Consultant’s project manager. It must be demonstrated by providing references and contacts that the Project Manager has extensive and relevant experience.
- Company Experience – the length and quality of experience of the company in doing similar work. Sample projects with references to be listed.
- Team Quality – the length and quality of the experience of the team members who have been selected by the consultant to work on this project. Detail resumes of key team members are to be included with the proposal submission.
- Historical Performance – past performance, either with the City of St. John’s or with other clients, in being able to complete projects within the specified schedule and within the budgetary allotments for the project.

Methodology (30%)

- The overall quality of the proposal and the level of effort that went into its preparation.
- Work Plan – the thoroughness and organization of the consultant’s approach to the project.
- Level of Effort – the total number of staff hours proposed and the distribution among team members.
- Acceptable Schedule – an evaluation of the consultant’s schedule for the completion of the project.
- Innovative Considerations – this allows for the discretionary granting of additional points to those consultants who are proposing innovations that will enhance the project.

Cost (20%)

The Consultant’s cost estimate for all work should be broken down and itemized in detail and a complete schedule of fees should be included. The minimum cost breakdown required is as follows:

- Fees for professional services
- Travel expenses, if any
- Printing and reproduction costs

- Other support services
- Contingencies
- H.S.T.

Mandatory Preliminary Meeting

A mandatory preliminary meeting will take place on (date) at (time) in the Board Room of the Municipal Depot on Blackler Avenue. Additional information regarding the scope of the project will be available at that time. It should be noted that, due to the anticipated complexity of this review and the interrelated nature of a number of operational components, that a level of effort (budget) has not yet been determined for this initiative. Guidance on the appropriate level of effort is one of the inputs that would be required in response to this request for expressions of interest. Subsequent approval from Council will then be required in order to proceed with the comprehensive review.

Inquiries regarding this project should be directed to:

Primary Contact: Don Brennan, P.Eng. – Director of Roads and Traffic, 576-8541

dbrennan@stjohns.ca

Alternate Contacts: Phil Hiscock – Manager of Roads, 576-8395

phiscock@stjohns.ca

Paul Mackey, P.Eng. – Deputy City Manager, Public Works, 576-8303

pmackey@stjohns.ca

Reservation of Rights:

Note that this Request for Expressions of Interest (EOI) is not a tender call. It also does not constitute an award commitment on the part of the City of St. John's, nor does it commit the City to pay for any cost incurred in the preparation of the EOI or in any other documents submitted. The City shall have the right in its sole discretion to cancel in part or in its entirety this EOI at any time.

MEMORANDUM

Date: March 12, 2014

To: Paul Mackey, Deputy City Manager – Public Works

From: Stephen Colford, P. Eng., MBA, Manager-Waste and Recycling

Re: Review of the Curbside Leaf Collection Pilot Program

This issue paper was developed by Janine Pillar of my division with input from Shelly Parady of Communications.

ISSUE

Review of the curbside leaf collection pilot program

BACKGROUND

In the fall of 2013 Council approved the closing of the two leaf drop-off locations at Bowring Park and Quidi Vidi Lake. As an environmentally friendly alternative to replace these drop-off locations the Waste & Recycling Division developed both a leaf mulching program and a curbside leaf collection pilot program for the City.

For the leaf collection program, the retail outlets that sell paper yard waste bags were asked to respond to an expression of interest to supply paper yard waste bags at a reduced rate. RONA and KENT responded. Rona offered to provide a coupon whereby residents could purchase one package of bags (5 bags) and get the second one free. They assured the City that bags would be readily available. Kent offered a reduced rate for the bags, but would only provide 4,500 units. They felt there would only be a 10% take up on the program. RONA was chosen.

Information brochures were mailed out in October which included information on leaf mulching, the curbside leaf collection program and a coupon for the paper yard waste bags.

For the month of November residents could set out leaves on their garbage days in either a paper yard waste bag or in plastic bags. The paper yard waste bags were collected separately and delivered to the landfill where they would be composted. All leaves that were in plastic bags were collected with the garbage and landfilled.

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

DISCUSSION

Drop-Offs

There were no complaints on the closure of the drop-off sites. Signs were set up to let residents know that they were closed. Approximately one tonne of leaves was dropped off at the sites throughout the month of November.

Time Frame

The pilot was conducted in the month of November.

Communications

Between facebook, twitter, the web page and advertising people were brought up to date about the program.

Advertising

A media release was sent out informing residents that the City would be handling leaves in a new way encouraging residents to mulch their leaves or bag them in paper yard waste bags and that they could no longer drop off leaves at Bowring Park or Quidi Vidi Lake.

The media release went out Oct 25. Radio advertising, digital sign advertising and some small print ads with Coffee Matters were purchased.

A facebook post of the media release was purchased for \$100 to reach St. John's residents and was seen by 19,000 people. Tweets were sent every day. No advertising was done on facebook.

There was also a facebook post promoted of a video on leaf mulching which no advertising was purchased and was seen by 652 people.

Brochures

Two brochures were created. A brochure was included on leaf mulching providing information on how to mulch leaves along with the benefits. The other brochure provided specific information on the curbside leaf collection program. The brochures were mailed out on the last week of October.

Based on the fact that residents who took part in the pilot program followed directions in what they were supposed to do suggests that the information provided was satisfactory. There were no negative comments about the brochures just positive feedback on facebook and twitter.

Staff received positive comments about the leaf mulching information and the curbside leaf collection brochures. They thought receiving both was useful.

Websites

The Curb It websites provided information on the leaf programs for both mulching and the curb side collection.

Statistics from google indicated that there 5,828 unique visits to the website for leaf information. People were staying on the page 1:31 minutes which suggests that people were visiting the page to get information.

Bags

At times residents were unable to purchase the paper yard waste bags. This was frustrating for the residents as they wanted to take part, but were unable to due to the shortage of bags. RONA had stated they would ensure there would be a continuous supply. However, there were times when they were out of bags at some of their stores. They did remedy the problem once notified. RONA sold 1,700 units of bags. KENT, and Canadian Tire all carried the bags and once they were sold out they were unable to bring in more bags due to how they control their inventory. Home Depot did not carry any of the bags but will next year.

It is difficult for stores to have the bags available as their inventory/ordering system is set to reorder what has been sold previously. Next year there should be a more bags available for purchase. With only a month for the program stores cannot replenish their supplies quickly.

The coupon worked out fine.

Collection

Tonnage Collected

City staff collected 64 tonnes of leaves. This included a dedicated leaf container set up at the RDO for residents to drop off their bagged leaves in paper yard waste bags.

The area that had the most tonnes collected was in Area 2. This area also has the highest tonnage in the City's Recycling program.

Leafs Collected and Dropped Off

	Tonnage	Area 1	Area 2	Area 3	Area 4	Area 5	RDO
Totals	63.91	5.77	18.76	13.5	9.23	11.72	4.93

Staff & Equipment

There was no additional funding provided for the program. It was funded out of existing budgets. The Parks & Open Spaces Division provided their collectomatic truck and two staff. Two garbage collectors who were scheduled to be laid off were kept on for the month of November for the leaf collection program. It was expected that three trucks would be out collecting leaves, however, due to both manpower and truck availability many times that was down to just two trucks. In fact four times in the month there was only one garbage/recycling truck that collected

leaves. There was also an issue with collecting leaves on the day following the Remembrance Day holiday since it was also a double collection day.

One of the difficulties was the area being covered. None of the split body trucks were used for collecting garbage and leaves. Thus, the extra trucks were put out in addition to the regular trucks that were collecting garbage. If there was one truck available it had to cover all 12 garbage routes which is approximately 250 kilometres. Two trucks had six routes which equated to 125 kilometres. The forepersons put the trucks in what they perceived to be the routes with a lot of leaves and instructed the workers on the regular garbage routes to radio back if they saw any of the paper yard waste bags out. They then directed the leaf trucks to those properties. Some leaf collections were missed and were collected the following day.

Complaints

There were very few complaints other than when residents could not purchase the bags. There were 38 missed collections recorded on the computer system.

Leaf Composting

There were no contamination issues with the collected leaves. All the leaves in the paper bags were good. Leaves are still composting in the pile at Robin Hood Bay. Currently they are turned when weather permits. Once the snow is gone the pile will be turned every couple of weeks and it is expected the leaves should be composted within the year.



RESULTS

Some points to keep in mind:

- This was a pilot for one month,
- There was a small window to inform residents,
- The main goal was to divert material from the landfill.

- There were some coordination issues with staff and equipment.
- Overall the only glitch was the difficulty with not having a continuous supply of bags.

RECOMMENDATIONS

It is recommended that the City continue with providing the leaf mulching information and also continue the curbside leaf collection program.

The idea is to reduce the amount of yard waste going to the landfill. Because it only runs for a month the curbside leaf collection program will be slow and need time to build. This spring there will also be information going to residents about grass mulching. Residents do not need to bag their grass clippings but simply leave them on the lawn which will save money on bags and fertilizer. As well, there will be a backyard composting program beginning in the spring that will encourage residents who take part to save their leaves for their composter.

Drop-Offs

Signs should be put up again this year.

Time Frame

Ideally it would be better to run the program from Nov 1 through to mid-December. However, due to operational issues there would not be adequate staff available for two weeks in December so the collection will operate again for the month of November. Residents can continue to drop off leaves at the Robin Hood Bay RDO throughout November and December.

Communications

The brochures should be put in the mail no later than the first week of October. Residents need time to absorb and consider the information. With the backyard composting program happening in the spring there should be some residents who will keep their leaves for their composter. There was no negative feedback so there is no need to change the brochures.

Once the media release is sent out, the paid advertising should begin directing everyone to the web pages for information. Weekends should have the most advertising. The Curb It web page will again have information about the Leaf Program on the front page.

With the Remembrance Day holiday occurring during the leaf collection program residents will be checking for the change in their collection day so the leaf information and a link should be on the page for “When is my collection day?”

PSA’s would be sent out as well and facebook advertising would be purchased.

Bags

Stores that usually carry the paper yard waste bags should be contacted well in advance and encourage them to order more than last year. As well, Costco should be approached to ask them to stock the bags. Home Depot will be carrying bags this fall. RONA was pleased with their results and look forward to increased sales.

Collection

This time the split body trucks will be used in heavily treed areas to collect the garbage and leaves. One side will be used for garbage while the other side will be used for leaves. Use of Parks & Open Spaces Division Collectomatic truck and two staff will allow the truck to travel in the areas that have small amounts of leaves and to assist in the heavily treed areas. With more individuals participating in the program it will be necessary to have a permanent service level change in the budget to hire an additional 3 employees for a month and a half.

It is also recommended that the bag limit for garbage be adjusted downward from 10 bags to 7 bags this year and 5 bags the year after. The majority of the bags being put out for collection were being put out in plastic bags. Reducing the bag limit is a non-monetary incentive for residents to use the paper yard waste bags and encourage recycling.

Complaints

A knowledge base should be set up for the website and ACR program.

Leaf Composting

There were no issues. The pile will be turned again once the snow is gone.

MEMORANDUM

Date: March 3, 2014

To: Councillor Jonathan Galgay
Chairperson, Public Works Committee

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

Re: Communities in Bloom Participation Request

Attached for your consideration is a discussion paper prepared by Brian Head on our possible participation in the Communities in Bloom Challenge.

Recommendation:

I recommend that we consider participation in the 2015 competition. I further recommend that up to 2 City representatives attend the 2014 National Symposium & Ceremonies in PEI in September to gain a better understanding of the process and the scope of staff and financial contribution required.

Paul Mackey

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

attach.

ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS

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

Date: February 14, 2014

To: Paul Mackey, Deputy City Manager Public Works

From: Brian Head, Manager Parks and Open Spaces

Re: Communities in Bloom Participation Request

The Parks and Open Spaces Division has reviewed the request to participate in the 2014 National Edition of Communities in Bloom and determined it to be beyond the capacity of staff to perform their regular duties and assume additional coordination responsibilities this year.

The Communities in Bloom Challenge is a judged event requiring a significant contribution from various municipal departments, several civic groups, many volunteers and the business community. It requires a capital contribution in order to address the various components of the evaluation. It also requires a dedicated staff person to coordinate.

It is recommended that should the City of St. John's consider becoming involved in the 2015 competition, 1 - 2 representatives attend the 2014 National Symposium and Ceremonies scheduled for Charlottetown, Prince Edward Island, September 17 - 20, 2014. This will enable a greater understanding of the process and the scope of contribution; staff and monetary.

The following is an overview of the components judged in the competition.

Communities in Bloom is a Canadian non-profit organization committed to fostering civic pride, environmental responsibility and beautification through community involvement, with focus on enhancing green spaces in communities.

During July and August, judges travel to participating communities to evaluate the overall contributions of the municipality; industry; businesses, private sector and volunteers with respect to the following criteria:

- **Tidiness**

Tidiness includes overall tidiness and effort. Elements for evaluation are green spaces (parks, etc.), medians, boulevards, sidewalks, streets; municipal, commercial, institutional and residential properties; ditches, road shoulders, vacant lots and buildings; weed control, litter clean-up, graffiti and vandalism programs.

- **Environmental Action**

Environmental action includes efforts and achievement with respect to: policies, by-laws, programs and best practices, 3-R initiatives (reduce/reuse/recycle), waste reduction, composting sites, hazardous waste collections, water conservation, naturalization, and environmental stewardship activities under the guiding principles of sustainable development pertaining to green spaces.

- **Heritage Conservation**

Heritage Conservation includes efforts to preserve heritage within their community. Priority in evaluation is given to natural heritage, as well as the integration of landscape and streetscapes as it pertains to the built heritage of a community. It also includes monuments, memorials, artifacts, museums and history, archives, traditions, customs, festivals and celebrations.

- **Urban Forestry**

Urban Forestry includes written policies, by-laws, standards for tree management (selection, planting, and maintenance), long and short-term management plans, tree replacement policies, tree inventory, Integrated Pest Management (IPM), heritage, memorial and commemorative trees.

- **Landscape**

Elements for evaluation include: native and introduced materials; balance of plants, materials and constructed elements; appropriate integration of hard surfaces and art elements, use of turf and groundcovers. Landscape design should harmonize the interests of all sectors of the community. Standards of execution and maintenance should demonstrate best practices, including quality of naturalization, use of groundcovers and wildflowers, turf management and maintenance.

- **Turf & Groundcovers**

This relates to turf management programs, maintenance, policies, standards, and best practices, as well as quality and use of groundcovers.

- **Floral Displays**

“Floral Displays” evaluates efforts to design, plan, execute, and maintain floral displays of high quality standards. Evaluation includes the design and arrangements of flowers and plants (annuals, perennials, bulbs, ornamental grasses) in the context of originality, distribution, location, diversity and balance, colour, and harmony. This pertains to flowerbeds, carpet bedding, containers, baskets and window boxes.

- **Community Involvement**

Community Involvement includes public involvement in various community programs and projects. Recognition of volunteers, and support toward community initiatives by the municipal, business, and private sector. Recognized as such a major component of the overall program, it has become a key sector to be included in each of the sections, and still retains a specific criteria award.

For your review and consideration.

MEMORANDUM

Date: March 12, 2014

To: Councillor Jonathan Galgay
Chairperson, Public Works Committee

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

Re: Shea Heights Dog Park Proposal

Attached for your consideration is a discussion paper prepared by Brian Head on a possible location for an off-leash Dog Park in Shea Heights.

Recommendation:

I recommend that Council proceed with the construction of an off-leash Dog Park in Shea Heights as per the attached report. Funding for the estimated \$14,000 cost is available from savings realized from existing capital works project allocations.

Paul Mackey

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

attach.

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DEPARTMENT OF PUBLIC WORKS

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

Date: March 11,2014
To: Paul Mackey, Deputy City Manager Public Works
From: Brian Head, Manager Parks and Open Spaces Division
Re: Shea Heights Dog Park Proposal
Melissa Earles - Druken

At the request of Councillor Collins the proposal submitted by Melissa Earles - Druken to install an off- leash dog park adjacent to the Richard Power Memorial Softball Field, Shea Heights was reviewed.

Ms. Earles – Druken, on behalf of the community residents, has requested that a safe facility in which residents can exercise their dogs off leash, be provided. Currently there is no suitable facility in the community and residents use the ball field for this activity. This is not desirable, as many dog owners do not fully clean up after their pets. Dog waste often remains on site creating an unhealthy environment for ball players and day camp participants.

It is anticipated the installation of the off leash park will divert the unwanted use, to the correct location.

The proposed site is located on open space adjacent to the third base line of the Richard Power Memorial Softball Field and is easily accessible from the Community Centre and Linegar Avenue. It provides approximately 5000ft. sq.(450 m. sq.) of secure open space for pet owners to exercise their animals.

The facility will include;

- 1.5 m chain link fenced enclosure
- two (2) pedestrian double gated accesses
- 3 m service entrance
- sand base
- park benches
- garbage containers
- "doggie bag" dispenser
- facility sign

Approximate project cost - \$14000

Funds are available from savings realized from the 2012 capital funded ball field netting installation project.

For your review and consideration.

Brian Head
Manager Parks and Open Spaces Division



PROPOSAL FOR OFF LEASH DOG PARK IN SHEA HEIGHTS

The Community of Shea Heights is home to approximately 2500 people, with a wide range of demographics. From single individuals, young families and senior citizens, Shea Heights is a diverse community within the City of St. John's. With in this community there are numerous dog owners.

The City of St. John's has numerous off-leash dog parks for citizens to avail of such as Mundy Pond, Waterford Bridge Road, and The Boulevard. The following list details the reasons supporting an off-leash dog park for the community of Shea Heights:

- The majority of Shea Heights does not have sidewalks, which makes walking, particularly with an animal, difficult and potentially dangerous.
- Currently, despite signage posted by the City of St. John's, some individuals use the Richard Power Memorial Softball Field as an off-leash dog park. This poses a potential health and safety issue, given that people often do not remove the waste from their animal(s). This has become a significant issue in recent years, given the consistent use of the field for softball and baseball events.
- Residents of Shea Heights often use the softball field as a level and safe location to walk (due to the lack of sidewalks). The use the field as an off-leash dog park discourages those who wish to walk the perimeter of the field, as they are concerned for their safety.
- An off-leash dog park in the Shea Heights area would serve not only residents of Shea Heights, but others as well, such as Southside Road, Fort Amherst, Blackhead and the downtown core.

Currently there is approximately 5000 square feet of unused space adjacent to the Richard Power Memorial Softball Field that would be an ideal location for an off leash dog park. The topography of this space would allow for two entrances to the park, one parallel to Linegar Avenue and the other next to the foot bridge on the rear of the Shea Heights Community Centre. (See Appendix A).

The proposed dog park would not interfere with the Richard Power Memorial Softball Field and the Shea Heights Skate Park. The park is primarily used as a U14 field, and while adults do use the facility, the potential disruption that a dog park would cause would be minimal at best.

I have consulted Ward 5 Counselor Wally Collins on September 9, 2013 on this matter, and he is favor of such a facility in the Shea Heights area.

It is clear that an off-leash dog park in the Community of Shea Heights is necessary and feasible. There is no doubt it is of tremendous benefit to the residents of Shea Heights and St. John's in general.

I welcome further discussion on this issue. I can be reached at 739-8520 or by email at mldruken2001@yahoo.ca.

Thanking you in advance for your consideration.

Sincerely,

Melissa Earles-Druken

Resident, Community of Shea Heights

MEMORANDUM

Date: March 18, 2014

To: Councillor Jonathan Galgay
Chairperson, Public Works Committee

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

Re: AMEC Weather Forecasting Services Contract

Attached for your consideration is a report prepared by Phil Hiscock on a proposed extension to our current weather forecasting contract with AMEC.

Recommendation:

I recommend that Council approve the proposed 4 year extension to the existing weather forecasting contract with AMEC including the amendments proposed in the attached report at a cost of \$9,950.00 per month.

Paul Mackey

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

attach.

ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS

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

MEMORANDUM

Date: March 14, 2014
To: Paul Mackey
From: Phil Hiscock
Re: Proposed Contract Ammendment with AMEC Earth and Environmental

Paul,

Back in 2001 Environment Canada announced that they were getting out of the business of 'private forecasting'. As a result council approved a contract with AMEC to provide an enhanced forecasting service which included a general forecast, and two site specific forecasts which included such things as road temperature, freezing temperature of the road surface, and a camera to send remote images every 10 minutes. This contract was signed in 2002

Four years later in 2006 we added an amendment to the contract for an additional four years service under the original requirements.

In 2009 we added a second amendment to the contract to construct two additional Road Weather Information Sites (RWIS) for an enhanced service, bringing our total RWIS requirement to four sites, strategically located throughout the City. Additionally the contract was amended to continue the service another four years.

In 2012 we added a third ammdement agreement to operate and warranty and provide data from a new camera site located on Kenmount Road.

As of October 2013, at the end of our contractual agreement the total contractual cost for AMEC was \$10, 245.00 per month.

At the present time we are at the final stage of renegotiating a new ammdement to our contract with AMEC. This new ammdement comes with all the services of the previous ammdements, a new 180 degree camera to be located on Ruth Avenue at a one time cost of \$16,034.00, two replacement cameras at Winsor Lake and Middle Pond sites. These cameras will be upgraded to 180 degree cameras. Additionally all four RWIS site cameras will be equipped with illuminators to enhance the picture quality at night. These camera views are also available on the City website making the images available to the public. The new ammdement also includes penalty clauses for strategic service reduction or stoppage.

ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS

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

The total cost for the next four years is \$9,950.00 per month, guaranteeing an enhanced service at a cost slightly reduced by \$295.00 per month. In 2017, the City has the right either to negotiate an additional four year extension agreement or examine the market place to see if there are other competent services providers with a local office.

I recommend that we renew our contract with AMEC including the enhancements we have requested and outlined above.

Submitted for your information,

.

Phil Hiscock
Manager, Roads Division
Public Works
City of St. John's
576-8395

**Report/Recommendations
Para Transit Advisory Committee
February 26, 2012**

Attendees: Cecil Whitten, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Tom Hann, City of St. John's
Cecil Goulding, Canadian Council of the Blind
Bill Westcott, Epilepsy NL
Scott Batten, ILRC
Sheena King, CNIB
Penney Abbott, ILRC
Annette Bridgeman
Morley Payne, Eastern Health
Jason Collins, City of Mount Pearl
Bob Bishop, Deputy City Manager of Financial Management
Gord Butler, Dept. of Advanced Education and Skills
Susan Ralph, Para Transit Coordinator (via teleconference)
Karen Chafe, Recording Secretary

1. Fare Parity Policy – Monthly Bus Passes

The Committee had previously met with representatives of Metrobus to discuss their fare parity policy and particularly their use of smart cards which can be reloaded at specific sales outlets or on-line. They charge a one-time \$5.00 fee on new m-Card activations. A hand held device used by the bus driver for charging fares is also required. The mCards as they are known, increase the capability to track rides and enable the quick downloading of data on a daily basis.

The Committee recommends Council's approval to implement the fare parity policy in line with that of Metrobus which will include the purchase of required equipment to integrate a smart card system for Go-Bus, similar to that used by Metrobus. The approximate cost to undertake this work is \$135,000 with a 10% variance on the American dollar.

2. Accessible Transit Coordinator – Proposed Relocation

Consideration is being given to the proposed relocation of the Accessible Transit Coordinator to the new office at the St. John's Transportation Commission (Metrobus). Prior to a decision being made, a logistical review will have to be undertaken to consider the extent of administrative and accessibility supports that would be available at the new

ST. JOHN'S

location to determine if it is the best fit for the Accessible Transit Coordinator and the clientele serviced.

The Committee recommends that the Deputy Mayor, being both a representative of the St. John's Transportation Commission and the Para Transit Advisory Committee, undertake a logistical review for the proposed relocation of the Accessible Transit Coordinator to the offices of the St. John's Transportation Commission. The purpose is to determine the viability of such a move and to provide a written report back to the Committee with proposed recommendations.

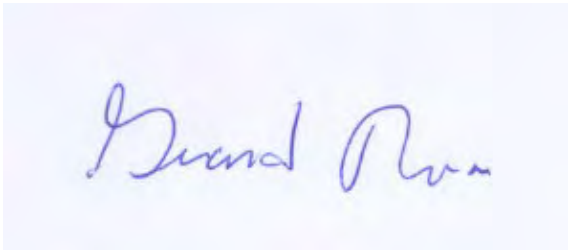
Cecil Whitten
Chairperson

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF March 20, 2014 TO March 26, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	MAE Design Ltd	Two (2) Building Lots	10 Oakmount Street	4	Approved	14-03-24
RES		Rebuild of Dwelling	690 Main Road	5	Approved	14-03-26
RES	71159 NFLD. and Lab. Inc.	Seven (7) Townhouse Dwellings	140 Freshwater Road	2	Approved	14-03-26
COMM	55732 Nfld. and Lab. Inc.	Starbucks Restaurant	12 Hebron Way	1	Approved	14-03-26

* 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 Officer
Department of Planning

Building Permits List

Council's March 31, 2014 Regular Meeting

Permits Issued: 2014/03/20 To 2014/03/26

Class: Commercial

15 Goldstone St, Unit 2	Co	Retail Store
79b Aberdeen Ave., Reitmans	Sn	Retail Store
349 Kenmount Rd-Crown Cabinets	Sn	Retail Store
355 Main Rd Jungle Jim	Sn	Eating Establishment
430 Topsail Rd	Sn	Retail Store
248 Torbay Rd, Mcdonalds	Sn	Restaurant
142 Patrick St	Rn	Mixed Use
320 Water St Club V	Rn	Tavern
430 Topsail Rd-Bell Aliant	Rn	Retail Store
161 Blackhead Rd	Nc	Accessory Building
162 Duckworth St-2nd Floor	Rn	Retail Store
430 Topsail Rd Easy Financial	Rn	Retail Store
430 Topsail Rd, Wicker Emp	Rn	Retail Store
430 Topsail Rd	Rn	Retail Store
145 Kelsey Dr, Bldg. 1, 2nd Fl	Rn	Office
410 East White Hills Rd	Ex	Office
79 Mews Pl, First Floor	Rn	Office
365-367 Water St Boston Pizza	Rn	Restaurant

This Week \$ 1,544,250.00

Class: Government/Institutional

This Week \$.00

Class: Residential

251 Back Line	Nc	Single Detached Dwelling
5 Capulet St, Lot 215	Nc	Single Detached Dwelling
20 Gary Dr	Nc	Accessory Building
128 Groves Rd	Nc	Accessory Building
26 Halley Dr	Nc	Patio Deck
16 Jacaranda Pl	Nc	Swimming Pool
118 Ladysmith Dr, Lot 221	Nc	Single Detached Dwelling
783-789 Main Rd	Nc	Single Detached Dwelling
1 Mooney Cres	Nc	Accessory Building
35 Oberon St	Nc	Accessory Building
19 Durdle Dr	Co	Single Detached & Sub.Apt
55 St. Clare Ave	Co	Single Detached Dwelling
695 Empire Ave	Cr	Subsidiary Apartment
26 Halley Dr	Cr	Subsidiary Apartment
19 McLoughlan St	Ex	Single Detached Dwelling
55 Guy St	Rn	Townhousing
57 Guy St	Rn	Townhousing
59 Guy St	Rn	Townhousing
61 Guy St	Rn	Townhousing
5 Laughlin Cres	Rn	Single Detached Dwelling
449 Main Rd	Rn	Single Detached Dwelling
132 Prowse Ave	Rn	Single Detached & Sub.Apt
1-4 Regatta Terrace	Rn	Townhousing
16 Summer St	Rn	Accessory Building

This Week \$ 1,901,671.00

Class: Demolition

187 Freshwater Rd
 Brookfield Rd, Rear Of 300

Dm Single Detached Dwelling
 Dm Accessory Building

This Week \$ 14,400.00

This Week's Total: \$ 3,460,321.00

Repair Permits Issued: 2014/03/20 To 2014/03/26 \$ 20,500.00

Legend

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

YEAR TO DATE COMPARISONS			
March 31, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$33,576,000.00	\$17,000,000.00	-49
Industrial	\$25,000.00	\$0.00	-100
Government/Institutional	\$6,771,000.00	\$42,455,000.00	53
Residential	\$20,826,000.00	\$24,100,000.00	16
Repairs	\$521,000.00	\$384,000.00	-26
Housing Units (1 & 2 Family Dwellings)	59	35	
TOTAL	\$61,719,000.00	\$83,939,000.00	36

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 26, 2014

Payroll

Public Works	\$ 539,059.04
Bi-Weekly Administration	\$ 739,891.96
Bi-Weekly Management	\$ 725,386.06
Bi-Weekly Fire Department	\$ 624,466.19
Accounts Payable	\$4,110,151.16

Total: \$ 6,738,954.41

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GRAND CONCOURSE AUTHORITY	00065951	ANNUAL MEMBERSHIP FEE GRANT	\$36,000.00
BLACK & MCDONALD LIMITED	00065952	PROFESSIONAL SERVICES	\$2,815.41
ST. JOHN'S CLEAN & BEAUTIFUL	00065953	CAPITAL GRANT	\$63,750.00
NEWFOUNDLAND POWER	00065954	ELECTRICAL SERVICES	\$52,425.50
CITY OF ST. JOHN'S	00065955	REPLENISH PETTY CASH	\$287.23
RESOURCE CENTRE FOR THE ARTS	00065956	OPERATING GRANT	\$50,000.00
FINANCIAL MANAGEMENT INSTITUTE OF CANADA	00065957	MEMBERSHIP FEE	\$60.00
EAST COAST TRAIL ASSOCIATION	00065958	INTERIM GRANT	\$25,000.00
QUIDI VIDI RENNIES RIVER DEVELOPMENT FOUN	00065959	OPERATING GRANT	\$25,000.00
CANADIAN RED CROSS	00065960	CAPITAL GRANT	\$20,000.00
JOHNSON GEO CENTRE	00065961	OPERATING GRANT	\$60,000.00
CORROSION PROBE INC.,	0000000759	CONSULTING FEES DIGESTER 2 RIVERHEAD	\$342,495.89
PETER'S AUTO WORKS INC.	00065962	TOWING OF VEHICLES	\$204.75
JJ MACKAY CANADA LTD.	00065963	PARKING METERS	\$661,350.44
PARTS FOR TRUCKS INC.	00065964	REPAIR PARTS	\$8,293.99
NEWALTA INDUSTRIAL SERVICES	00065965	INDUSTRIAL SUPPLIES	\$673.03
INDUSTRIES MACHINEX INC.	00065966	PROFESSIONAL SERVICES	\$13,854.89
YORK UNIVERSITY	00065967	TRAINING COURSE	\$3,961.22
ONTARIO TRAFFIC COUNCIL	00065968	TRAINING COURSE	\$1,695.00
SUSAN THISTLE	00065969	DAMAGE CLAIM	\$1,732.66
YETMAN, RONALD	00065970	TRAVEL ADVANCE	\$500.00
CONNOLLY, CHRIS	00065971	TRAVEL ADVANCE	\$500.00
HART, DUNCAN	00065972	TRAVEL ADVANCE	\$500.00
RAILWAY COASTAL MUSEUM	00065973	REPLENISH PETTY CASH	\$438.32
SOBEY'S #604	00065974	GROCERY ITEMS	\$39.89
ROGERS CABLE	00065975	INTERNET SERVICES	\$66.56
BELL ALIANT	00065976	TELEPHONE SERVICES	\$194.12
CITY OF ST. JOHN'S	00065977	REPLENISH PETTY CASH	\$113.27
IMSA ONTARIO	00065978	TRAINING COURSE	\$1,940.00
BREEN, DANNY	00065979	TRAVEL REIMBURSEMENT	\$169.77
DAY, DAVID	00065980	TRAVEL REIMBURSEMENT	\$222.62
PUBLIC SERVICE CREDIT UNION	00065981	PAYROLL DEDUCTIONS	\$6,112.31
BURSEY, ROBERT J.	00065982	TRAVEL REIMBURSEMENT	\$1,275.37
CANADIAN HOME BUILDERS' ASSOCIATION	00065983	FINAL PAYMENT	\$4,000.00
RECEIVER GENERAL FOR CANADA	00065984	PAYROLL DEDUCTIONS	\$156,284.19
RECEIVER GENERAL FOR CANADA	00065985	PAYROLL DEDUCTIONS	\$4,032.74

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GRAND CONCOURSE AUTHORITY	00065951	ANNUAL MEMBERSHIP FEE GRANT	\$36,000.00
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JOHNSON GEO CENTRE	00065961	OPERATING GRANT	\$60,000.00
CORROSION PROBE INC.,	000000759	CONSULTING FEES DIGESTER 2 RIVERHEAD	\$342,495.89
PETER'S AUTO WORKS INC.	00065962	TOWING OF VEHICLES	\$204.75
JJ MACKAY CANADA LTD.	00065963	PARKING METERS	\$661,350.44
PARTS FOR TRUCKS INC.	00065964	REPAIR PARTS	\$8,293.99
NEWALTA INDUSTRIAL SERVICES	00065965	INDUSTRIAL SUPPLIES	\$673.03
INDUSTRIES MACHINEX INC.	00065966	PROFESSIONAL SERVICES	\$13,854.89
YORK UNIVERSITY	00065967	TRAINING COURSE	\$3,961.22
ONTARIO TRAFFIC COUNCIL	00065968	TRAINING COURSE	\$1,695.00
SUSAN THISTLE	00065969	DAMAGE CLAIM	\$1,732.66
YETMAN, RONALD	00065970	TRAVEL ADVANCE	\$500.00
CONNOLLY, CHRIS	00065971	TRAVEL ADVANCE	\$500.00
HART, DUNCAN	00065972	TRAVEL ADVANCE	\$500.00
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CITY OF ST. JOHN'S	00065977	REPLENISH PETTY CASH	\$113.27
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BREEN, DANNY	00065979	TRAVEL REIMBURSEMENT	\$169.77
DAY, DAVID	00065980	TRAVEL REIMBURSEMENT	\$222.62
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BURSEY, ROBERT J.	00065982	TRAVEL REIMBURSEMENT	\$1,275.37
CANADIAN HOME BUILDERS' ASSOCIATION	00065983	FINAL PAYMENT	\$4,000.00
RECEIVER GENERAL FOR CANADA	00065984	PAYROLL DEDUCTIONS	\$156,284.19
RECEIVER GENERAL FOR CANADA	00065985	PAYROLL DEDUCTIONS	\$4,032.74

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHOICES FOR YOUTH	00065986	FINAL PAYMENT FOR HPS FUNDING	\$310,590.00
ROYAL BANK VISA	00065987	VISA PAYMENT	\$725.70
ST. JOHN'S PORT AUTHORITY	00065988	FINAL PROGRESS BILLING - SAFETY/SECURITY FENCE	\$42,471.96
ACKLANDS-GRAINGER	00065989	INDUSTRIAL SUPPLIES	\$208.24
ATLANTIC PURIFICATION SYSTEM LTD	00065990	WATER PURIFICATION SUPPLIES	\$733.34
BABB LOCK & SAFE CO. LTD	00065991	PROFESSIONAL SERVICES	\$179.90
MIGHTY WHITES LAUNDROMAT	00065992	LAUNDRY SERVICES	\$223.68
COSTCO WHOLESALE	00065993	MISCELLANEOUS SUPPLIES	\$228.91
BOMI CANADA	00065994	EDUCATION COSTS	\$760.00
ROBERT BAIRD EQUIPMENT LTD.	00065995	RENTAL OF EQUIPMENT	\$1,925.52
DISCOUNT CAR & TRUCK RENTALS	00065996	DAMAGE CLAIM	\$466.69
NEWFOUNDLAND EXCHEQUER ACCOUNT	00065997	ANNUAL OPERATING FEES	\$1,310.80
DF BARNES LIMITED	00065998	FLAT BAR	\$359.10
HERCULES SLR INC.	00065999	REPAIR PARTS	\$879.25
DOMINION STORES 924	00066000	MISCELLANEOUS SUPPLIES	\$180.59
HUB TROPHIES & MEDICAL SUPPLIES	00066001	NAME PLAQUES	\$52.55
PATHIX ASP INC.	00066002	NETWORK SUPPORT/COMPUTER EQUIPMENT	\$4,473.67
BEST DISPENSERS LTD.	00066003	SANITARY SUPPLIES	\$315.37
CREDIT INFORMATION SERVICES NFLD LTD.	00066004	CREDIT INFORMATION	\$19.21
TIM HORTONS STORE 387	00066005	REFRESHMENTS	\$26.28
BLACK & MCDONALD LIMITED	00066006	PROFESSIONAL SERVICES	\$491.56
S & L ENTERPRISE	00066007	SNOW CLEARING SERVICES	\$5,424.00
BRENKIR INDUSTRIAL SUPPLIES	00066008	PROTECTIVE CLOTHING	\$741.39
FRESHWATER SUZUKI	00066009	REPAIR PARTS FOR EQUIPMENT	\$68.48
NEWFOUNDLAND & LABRADOR CONSTRUCTION	00066010	MEMBERSHIP FEE	\$1,356.00
OFFICEMAX GRAND & TOY	00066011	OFFICE SUPPLIES	\$451.77
PINNACLE OFFICE SOLUTIONS LTD	00066012	PHOTOCOPIES	\$904.44
LEXISNEXIS CANADA INC.	00066013	PUBLICATION	\$272.54
SPARTAN ATHLETIC PRODUCTS	00066014	SPORTING SUPPLIES	\$155.94
TRIWARE TECHNOLOGIES INC.	00066015	COMPUTER EQUIPMENT	\$429.40
CHESTER DAWE CANADA - O'LEARY AVE	00066016	BUILDING SUPPLIES	\$386.03
CAMPBELL'S SHIP SUPPLIES	00066017	PROTECTIVE CLOTHING	\$226.00
AIR LIQUIDE CANADA INC.	00066018	CHEMICALS AND WELDING PRODUCTS	\$2,382.73
CARSWELL DIV. OF THOMSON CANADA LTD	00066019	PUBLICATIONS	\$365.02
NORTH ATLANTIC SYSTEMS	00066020	REPAIR PARTS	\$2,621.60
NORTRAX CANADA INC.,	00066021	REPAIR PARTS	\$7,166.39

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CALA	00066022	TRAINING COURSE	\$2,203.50
JOE JOHNSON EQUIPMENT INC.	00066023	REPAIR PARTS	\$652.61
ATLANTIC HOME FURNISHINGS LTD	00066024	APPLIANCES	\$67,822.60
HAZMASTERS INC.	00066025	PROFESSIONAL SERVICES	\$418.10
PF COLLINS CUSTOMS BROKER LTD	00066026	DUTY AND TAXES	\$91.81
COLONIAL GARAGE & DIST. LTD.	00066027	AUTO PARTS	\$2,728.31
PETER'S AUTO WORKS INC.	00066028	TOWING OF VEHICLES	\$1,582.00
CONSTRUCTION SIGNS LTD.	00066029	SIGNAGE	\$705.12
CONTROLS & EQUIPMENT LTD.	00066030	REPAIR PARTS	\$80.21
SCOTT WINSOR ENTERPRISES INC.,	00066031	REMOVAL OF GARBAGE & DEBRIS	\$169.50
COUNTER CORNER LTD.	00066032	BUILDING SUPPLIES	\$170.01
MASK SECURITY INC.	00066033	TRAFFIC CONTROL	\$3,021.58
MAXXAM ANALYTICS INC.,	00066034	WATER PURIFICATION SUPPLIES	\$291.54
J-3 CONSULTING & EXCAVATION LIMITED	00066035	RENTAL OF EQUIPMENT	\$3,141.40
JAMES G CRAWFORD LTD.	00066036	PLUMBING SUPPLIES	\$1,030.62
NEWFOUND CABS	00066037	TRANSPORTATION SERVICES	\$3,821.81
CUMMINS EASTERN CANADA LP	00066038	REPAIR PARTS	\$8,108.08
KENDALL ENGINEERING LIMITED	00066039	PROFESSIONAL SERVICES	\$15,354.13
DICKS & COMPANY LIMITED	00066040	OFFICE SUPPLIES	\$1,979.39
WAJAX POWER SYSTEMS	00066041	REPAIR PARTS	\$111.44
HITECH COMMUNICATIONS LIMITED	00066042	REPAIRS TO EQUIPMENT	\$998.92
CANADIAN TIRE CORP.-ELIZABETH AVE.	00066043	MISCELLANEOUS SUPPLIES	\$797.35
CANADIAN TIRE CORP.-MERCHANT DR.	00066044	MISCELLANEOUS SUPPLIES	\$483.15
ROGERS BUSINESS SOLUTIONS	00066045	DATA & USAGE CHARGES	\$251.42
EAST COAST MARINE & INDUSTRIAL	00066046	MARINE & INDUSTRIAL SUPPLIES	\$1,451.15
ELECTRONIC CENTER LIMITED	00066047	ELECTRONIC SUPPLIES	\$414.71
NATIONAL ENERGY EQUIPMENT INC.	00066048	PROFESSIONAL SERVICES	\$339.00
ENVIROMED ANALYTICAL INC.	00066049	REPAIR PARTS AND LABOUR	\$5,185.01
THE TELEGRAM	00066050	ADVERTISING	\$6,450.77
EXECUTIVE COFFEE SERVICES LTD.	00066051	COFFEE SUPPLIES	\$588.66
FACTORY FOOTWEAR OUTLET LTD.	00066052	PROTECTIVE FOOTWEAR	\$395.43
DOMINION STORE 935	00066053	MISCELLANEOUS SUPPLIES	\$106.30
FINISH LINE SALES LTD.	00066054	REPAIR PARTS	\$60.74
CONTROL PRO DISTRIBUTOR INC.	00066055	REPAIR PARTS	\$129.72
DOWNTOWN DEVELOPMENT CORP.	00066056	BIA CASH RECEIPTS	\$123,674.09
MARY KENNEDY	00066057	INSTRUCTOR FEE	\$543.90

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PRINCESS AUTO	00066058	MISCELLANEOUS ITEMS	\$163.72
MILLENNIUM EXPRESS	00066059	COURIER SERVICES	\$905.98
STELLAR INDUSTRIAL SALES LTD.	00066060	INDUSTRIAL SUPPLIES	\$505.67
DELL CANADA INC.	00066061	COMPUTER SUPPLIES	\$3,666.85
KEITH W. BUSSEY EXCAVATING LTD	00066062	RENTAL OF EQUIPMENT	\$6,895.26
HARVEY & COMPANY LIMITED	00066063	REPAIR PARTS	\$2,942.91
HARVEY'S OIL LTD.	00066064	PETROLEUM PRODUCTS	\$65,403.02
HARVEY'S TRAVEL AGENCY LTD.	00066065	AIRFARE COSTS	\$1,724.18
BDO CANADA LLP	00066066	PROFESSIONAL SERVICES	\$67,185.56
NEWFOUND ROOFING LTD	00066067	PROFESSIONAL SERVICES	\$3,955.00
GUILLEVIN INTERNATIONAL CO.	00066068	ELECTRICAL SUPPLIES	\$81.93
STELLA BURRY COMMUNITY SER.	00066069	FINAL HPS PAYMENT	\$3,500.00
BELL DISTRIBUTION INC.,	00066070	CELL PHONES & ACCESSORIES	\$2,193.18
KELTIC STEELWORKS	00066071	REPAIR PARTS	\$881.40
SNF CANADA LTD.	00066072	REPAIR PARTS	\$8,797.05
HOUSEHOLD MOVERS & SHIPPERS LTD	00066073	PACKING MATERIAL - 5 CUBE CARTONS	\$167.81
ON GRADE (NL) INC.,	00066074	SURVEY EQUIPMENT	\$506.24
SCOTIA RECYCLING (NL) LIMITED	00066075	REPAIR PARTS	\$262,524.57
METICULOUS SERVICES INC.,	00066076	PROFESSIONAL SERVICES	\$395.50
SOUTH PAW TRANSPORT	00066077	RENTAL OF EQUIPMENT	\$2,402.66
IMPRINT SPECIALTY PROMOTIONS LTD	00066078	PROMOTIONAL ITEMS	\$598.90
ISLAND HOSE & FITTINGS LTD	00066079	INDUSTRIAL SUPPLIES	\$29.95
PRINTER TECH SOLUTIONS INC.,	00066080	REPAIRS TO EQUIPMENT	\$67.80
PETER'S PIZZA	00066081	MEALS - WORK CREW	\$387.49
CDMV	00066082	VETERINARY SUPPLIES	\$183.13
HOME APPLIANCE REPAIR LTD.	00066083	REPAIRS TO APPLIANCES	\$203.34
BEAGLE PAWS	00066084	BOOTH SPACE - NL PET EXPO	\$380.00
MUNICIPAL MEDIA	00066085	ANNUAL LICENSE FEE	\$3,616.00
KAVANAGH & ASSOCIATES	00066086	PROFESSIONAL SERVICES	\$16,029.22
KENT BUILDING SUPPLIES-STAVANGER DR	00066087	BUILDING MATERIALS	\$579.46
S & H CODNER'S CONSTRUCTION	00066088	SNOW CLEARING SERVICES	\$5,555.84
KERR CONTROLS LTD.	00066089	INDUSTRIAL SUPPLIES	\$354.80
KING'S PLUMBING & HEATING LTD.	00066090	PLUMBING SUPPLIES	\$5,654.09
RENEE PHAIR HEALEY, REGISTERED PSYCH.	00066091	PROFESSIONAL SERVICES	\$540.00
KING PROCESS TECHNOLOGY	00066092	PROFESSIONAL SERVICES	\$10,333.85
MARK'S WORK WEARHOUSE	00066093	PROTECTIVE CLOTHING	\$282.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JT MARTIN & SONS LTD.	00066094	HARDWARE SUPPLIES	\$398.89
MARTIN'S FIRE SAFETY LTD.	00066095	SAFETY SUPPLIES	\$53.27
MCLOUGHLAN SUPPLIES LTD.	00066096	ELECTRICAL SUPPLIES	\$1,598.40
MIKAN INC.	00066097	LABORATORY SUPPLIES	\$2,411.53
KONICA MINOLTA BUSINESS SOLUTIONS CANADA	00066098	LEASING OF PHOTOCOPIER	\$60.47
MODERN BUSINESS EQUIPMENT LTD.	00066099	LEASING OF EQUIPMENT	\$80.95
WAJAX INDUSTRIAL COMPONENTS	00066100	REPAIR PARTS	\$2,352.09
NU-WAY EQUIPMENT RENTALS	00066101	RENTAL OF EQUIPMENT	\$2,712.00
NEWFOUNDLAND DISTRIBUTORS LTD.	00066102	INDUSTRIAL SUPPLIES	\$320.02
NEWFOUNDLAND DESIGN ASSOCIATES	00066103	PROFESSIONAL SERVICES	\$64,220.13
TRC HYDRAULICS INC.	00066104	REPAIR PARTS	\$684.93
TOROMONT CAT	00066105	AUTO PARTS	\$121,872.43
NOVA CONSULTANTS INC.	00066106	PROFESSIONAL SERVICES	\$94,704.76
PBA INDUSTRIAL SUPPLIES LTD.	00066107	INDUSTRIAL SUPPLIES	\$525.52
PERIDOT SALES LTD.	00066108	REPAIR PARTS	\$990.22
PETER PAN SALES LTD.	00066109	SANITARY SUPPLIES	\$112.14
PROFESSIONAL UNIFORMS & MATS INC.	00066110	PROTECTIVE CLOTHING	\$13,931.32
PROVINCIAL WOODPRODUCTS LTD.	00066111	BUILDING MATERIALS	\$565.66
THE ROYAL GARAGE LTD.	00066112	AUTO PARTS	\$374.26
ROYAL FREIGHTLINER LTD	00066113	REPAIR PARTS	\$3,352.91
S & S SUPPLY LTD. CROSTOWN RENTALS	00066114	REPAIR PARTS	\$5,026.37
BIG ERICS INC	00066115	SANITARY SUPPLIES	\$1,662.86
SANSOM EQUIPMENT LTD.	00066116	REPAIR PARTS	\$753.37
THE SUNDANCE SALOON	00066117	LUNCHEON MEETINGS	\$316.40
DR. WAYNE BUTTON	00066118	MEDICAL EXAMINATION	\$20.00
THE LITTLE GYM OF ST. JOHN'S	00066119	REAL PROGRAM	\$3,890.03
INSTITUTE OF MUNICIPAL ASSESSORS	00066120	MEMBERSHIP RENEWAL	\$1,441.88
THE GATHERING PLACE	00066121	EMPLOYMENT RELATED EXPENSE BRUCE PEARCE	\$100.00
DR. KATHY CHAYTOR	00066122	MEDICAL EXAMINATION	\$40.00
ST. JOHN'S SOCCER ASSOCIATION	00066123	GRANT YOUTH SOCCER PROGRAM	\$35,000.00
BELL MOBILITY INC. RADIO DIVISION	00066124	MAINTENANCE CHARGES & REPAIRS	\$3,936.90
HUNGRY HEART CAFE	00066125	EMPLOYMENT RELATED EXPENSE BRUCE PEARCE	\$253.01
SCOTIABANK	00066126	REFUND OVERPAYMENT OF TAXES	\$1,177.44
AARON COLLIS	00066127	INSTRUCTOR FEE	\$408.15
MULTIGLASS INSULATION LTD.	00066128	REPAIR PARTS	\$85.32
GOSS GILROY INC	00066129	PROFESSIONAL SERVICES	\$22,568.36

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN RED CROSS	00066130	BLANKETS - POWER OUTAGE	\$1,200.00
THE PEOPLE CENTRE	00066131	PROFESSIONAL SERVICES	\$425.00
COMVIVIO COMMUNICATIONS INC.	00066132	SUBSCRIPTION RENEWAL	\$316.40
PINSENT, ROSALIND	00066133	INSTRUCTOR FEE	\$407.93
IRIS KIRBY HOUSE INC.	00066134	FINAL PAYMENT HPS FUNDING	\$57,489.00
WALLNUTS CLIMBING CENTRE	00066135	REAL PROGRAM	\$851.74
HEATHER MORGAN	00066136	INSTRUCTOR FEE	\$90.65
PAUL MURPHY	00066137	REFUND COMMERCIAL PERMIT	\$180.00
IAN HIGENELL	00066138	REFUND DIG FEE	\$500.00
DAWE'S PLUMBING & HEATING (88) LTD.	00066139	REFUND BUILDING PERMIT	\$163.20
JOB GILLARD	00066140	REFUND RECREATION PROGRAM	\$19.00
COWAN HEIGHTS GRADE 8 PROVINCIAL BASKE	00066141	TRAVEL ASSISTANCE GRANT	\$400.00
GRACE MULLETT	00066142	REFUND RECREATION PROGRAM	\$19.00
SYLVIA MACDONALD	00066143	REFUND RECREATION PROGRAM	\$61.00
GIRLS U18 PROVINCIAL SOCCER TEAM	00066144	TRAVEL ASSISTANCE GRANT	\$400.00
ANDREW HUSSEY	00066145	REFUND DIG FEE	\$500.00
INTACT INSURANCE COMPANY	00066146	DAMAGE CLAIM	\$5,783.34
WOMEN'S CENTER	00066147	EMPLOYMENT RELATED EXPENSE BRUCE PEARCE	\$140.00
ROMA BIDDISCOMBE	00066148	REFUND OVERPAYMENT OF TAXES	\$198.20
RAY HAYWARD	00066149	REFUND OVERPAYMENT OF TAXES	\$236.34
CHESLEY LUCAS JR.	00066150	REFUND OVERPAYMENT OF TAXES	\$1,246.76
WES & HILDA BELBIN	00066151	REFUND OVERPAYMENT OF TAXES	\$235.58
FOOD FOR THOUGHT	00066152	REFUND OVERPAYMENT OF TAXES	\$31.59
WILLIAMS, CARL	00066153	VEHICLE BUSINESS INSURANCE	\$381.95
WINSOR, MICHELLE	00066154	MILEAGE	\$12.53
PITCHER, CHRIS	00066155	VEHICLE BUSINESS INSURANCE	\$381.95
CAREW, RANDY	00066156	REIMBURSEMENT INTERNET CHARGES	\$55.57
HUNT, EDMUND	00066157	MILEAGE - CROSSING GUARD PROGRAM	\$70.58
EDMUNDS, CHRISTINE	00066158	MILEAGE	\$34.55
ALIA WALSH	00066159	MILEAGE	\$7.33
PENNEY, LISA	00066160	MILEAGE - CROSSING GUARD PROGRAM	\$134.56
STRAIT, MARIE	00066161	MILEAGE - CROSSING GUARD PROGRAM	\$84.51
BARFITT, ANGELA	00066162	MILEAGE	\$24.06
MAHER, TRAVIS	00066163	MILEAGE	\$74.58
SULLIVAN, DAPHNE	00066164	MILEAGE	\$230.20
DAVIS, CHRISTOPHER	00066165	REIMBURSEMENT AIRFARE	\$516.69

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WILLIAMS, NICOLE	00066166	MILEAGE	\$30.62
RALPH, SUSAN	00066167	REIMBURSEMENT AIRFARE	\$669.52
JORDAN, CRYSTAL	00066168	MILEAGE	\$45.37
BRUCE PEARCE	00066169	REIMBURSEMENT LAPTOP	\$850.33
BENNETT, GLENN	00066170	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	00066171	MILEAGE - CROSSING GUARD PROGRAM	\$105.64
LORI FOOTE	00066172	REIMBURSEMENT OFFICE SUPPLIES	\$229.03
WATERWORKS SUPPLIES DIV OF EMCO LTD	00066173	REPAIR PARTS	\$615.63
MAGNA CONTRACTING & MANAGEMENT	00066174	PROGRESS PAYMENT	\$126,318.21
GENTARA REAL ESTATE LP	00066175	LEASE OF OFFICE SPACE	\$27,129.44
GORDON BARNES	00066176	PROFESSIONAL SERVICES	\$2,400.00
FIRST CANADIAN GROUP LTD.	00066177	PROGRESS PAYMENT	\$793,120.14
BANNERMAN PARK FOUNDATION	00066178	FUNDING ADVANCE GRANT	\$27,000.00
DON BRENNAN	00066179	TRAVEL REIMBURSEMENT	\$80.29
Total:			<u>\$4,110,151.16</u>

MEMORANDUM

Date: March 27, 2013
To: Mr. Neil Martin, Mr. Rick Squires, Ms. Phyllis Bartlett
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2014022 Rental of Heavy Equipment (Robin Hood Bay)

Neil,

Attached are the results of Tender 2014022 Open Order for Rental of Heavy Equipment (Robin Hood Bay). It is recommended to award this tender to the three (3) vendors fully meeting specifications, as per the Public Tendering Act.

This tender is for the purpose of establishing a Price Agreement for Automobile Rentals. We are providing sources of supply at pre-arranged pricing and terms for the day to day operational needs of the various city departments. User departments will use **Purchase Orders** to purchase vehicles when required.

The lowest bidder of items required will be approached first to supply.

Taxes Extra

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

	DESCRIPTION		J-3	NEWFOUND CONSTRUCTION	Chris Squires Enterprises Inc.
1	Track Excavator	RATE PER HOUR	\$ 119.00	\$ 149.00	NO BID
		RATE PER DAY	\$ 892.50	\$ 1,266.50	
		RATE PER WEEK	\$ 4,240.00	\$ 6,332.50	
		RATE PER MONTH	\$ 15,264.60	\$ 25,330.00	
		RATE PER QUARTER	\$ 38,924.00	\$ 75,990.00	
2	Track Excavator	RATE PER HOUR	\$ 194.00	\$ 269.36	NO BID
	C/W BREAKER	RATE PER DAY	\$ 1,455.00	\$ 2,289.56	
		RATE PER WEEK	\$ 6,911.00	\$ 11,447.80	
		RATE PER MONTH	\$ 24,880.00	\$ 45,791.20	
		RATE PER QUARTER	\$ 74,640.00	\$ 137,375.60	
3	Track Excavator	RATE PER HOUR	\$ 119.00	\$ 149.00	NO BID
	C/W DITCHING BUCKET	RATE PER DAY	\$ 892.00	\$ 1,266.50	
		RATE PER WEEK	\$ 4,240.00	\$ 6,332.50	
		RATE PER MONTH	\$ 15,264.00	\$ 25,330.00	
		RATE PER QUARTER	\$ 38,924.00	\$ 75,990.00	
4	BULLDOZER D7	RATE PER HOUR	NO BID	NO BID	NO BID
		RATE PER DAY			
		RATE PER WEEK			
		RATE PER MONTH			
		RATE PER QUARTER			
5	BULLDOZER D8	RATE PER HOUR	NO BID	NO BID	NO BID
		RATE PER DAY			
		RATE PER WEEK			
		RATE PER MONTH			
		RATE PER QUARTER			
6	BULLDOZER C/W RIPPER	RATE PER HOUR	\$ 300.00	NO BID	NO BID
		RATE PER DAY	\$ 2,250.00		
		RATE PER WEEK	\$ 10,687.00		
		RATE PER MONTH	\$ 38,470.00		
		RATE PER QUARTER	\$ 115,410.00		
7	ARTICULATED DUMP TRUCK	RATE PER HOUR	\$ 175.00	\$ 149.00	NO BID
	JD 250	RATE PER DAY	\$ 1,312.50	\$ 1,266.50	
		RATE PER WEEK	\$ 6,234.00	\$ 6,332.50	

		RATE PER MONTH	\$ 22,444.00	\$ 25,330.00	
		RATE PER QUARTER	\$ 67,332.00	\$ 75,990.00	
8	ARTICULATED DUMP TRUCK	RATE PER HOUR	\$ 250.00	NO BID	NO BID
	JD 300D	RATE PER DAY	\$ 1,875.00		
		RATE PER WEEK	\$ 8,905.00		
		RATE PER MONTH	\$ 32,062.00		
		RATE PER QUARTER	\$ 96,186.00		
9	ARTICULATED LOADER	RATE PER HOUR	\$ 150.00	NO BID	NO BID
	950H	RATE PER DAY	\$ 1,123.00		
		RATE PER WEEK	\$ 5,344.00		
		RATE PER MONTH	\$ 19,238.00		
		RATE PER QUARTER	\$ 57,714.00		
10	ARTICULATED LOADER	RATE PER HOUR	\$ 200.00	NO BID	NO BID
	966H	RATE PER DAY	\$ 1,500.00		
		RATE PER WEEK	\$ 7,125.00		
		RATE PER MONTH	\$ 25,650.00		
		RATE PER QUARTER	\$ 76,950.00		
11	DUMP TRUCK	RATE PER HOUR	\$ 75.00	\$ 80.00	\$ 70.00
	TANDEM	RATE PER DAY	\$ 563.00	\$ 680.00	\$ 525.00
		RATE PER WEEK	\$ 2,672.00	\$ 6,400.00	\$ 2,975.00
		RATE PER MONTH	\$ 9,618.00	\$ 13,600.00	\$ 11,900.00
		RATE PER QUARTER	\$ 28,854.00	\$ 40,800.00	\$ 38,675.00

MEMORANDUM

Date: March 26, 2014
To: His Worship the Mayor and Members of Council
From: Robert J. Burse, City Solicitor
Re: **City Land Adjacent to 134 Rennie's Mill Road**

The owner of 134 Rennie's Mill Road would like to purchase a small triangular parcel of City land adjacent to his property in order to legitimize his existing driveway and to increase its size to accommodate a second vehicle. The existing driveway has been there for approximately 50 years.

Our Parks Division has no objections to the sale of this land.

Therefore, it is recommended that the land be sold at its fair market value as determined by the Manager of Real Estate Services (\$10.00 per square foot – totalling some \$13,000.00).

Robert J. Burse
City Solicitor

RB/mp

ST. JOHN'S

LEGAL DEPARTMENT

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