

**AGENDA
REGULAR MEETING**

**NOVEMBER 26th, 2012
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

November 23rd, 2012

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, November 26th, 2012 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 pm**

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
NOVEMBER 26th, 2012
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

- a. Minutes of November 19th, 2012

4. Business Arising from the Minutes

A. Included in the Agenda

Notice of Motion – Councillor O’Leary

B. Other Matters

C. Notices Published

5. Public Hearings

Public Meeting Report dated November 7, 2012

Application to Construct an Extension to the Courtyard by Marriott Hotel
Intersection of Duckworth Street/Cochrane Street **(Ward 2)**

Memorandum dated November 22, 2012 from the Director of Planning

6. Committee Reports

- a. Public Works & Environment Standing Committee Report dated November 15, 2012
- b. Heritage Advisory Committee Report dated November 7, 2012
- c. Special Events Advisory Recommendations

7. Resolutions

Resolution - Transit Vision 2040

8. Development Permits List

9. Building Permits List

10. Requisitions, Payrolls and Accounts

11. Tenders

12. Notices of Motion, Written Questions and Petitions

13. Other Business

- a. Memorandum dated November 19, 2012 from the Director of Building and Property Management Re Emergency Plan
- b. Memorandum dated November 19, 2012 from the Director of Building & Property Management Re Lighting Standards, King George V Recreational Facility
- c. Memorandum dated November 22, 2012 from the City Solicitor Re Cambridge Estates Realty Ltd. – Expropriation of Easements
- d. **Correspondence from the Mayor's Office**
- e. **Items Added by Motion**

14. Adjournment

November 19th, 2012

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: Councillors O'Leary, Hickman, Hann, Breen, Galgay, Tilley, Hanlon and Collins.

Regrets: Deputy Mayor Duff and Colbert.

City Manager; Deputy City Manager/Director of Corporate Services & City Clerk, Deputy City Manager/Director of Public Works & Parks, Director of Planning, Director of Engineering, Director of Building & Property Management, City Solicitor, Manager, Corporate Secretariat were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2012-11-19/575R

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

Adoption of Minutes

SJMC2012-11-19/576R

It was decided on motion of Councillor Hanlon; seconded by Councillor Tilley: That the minutes of November 13th, 2012 meeting be adopted as presented.

Business Arising

Councillor Galgay tabled the following report of the Parks and Recreation Standing Committee dated November 6, 2012, which was deferred by Council at its Regular Meeting held on November 13, 2012 in order to allow Tract Consulting the opportunity to provide Council with a presentation on the proposed Bannerman Park Redevelopment Plan (Skating Trail and Proposed Pavilion).

Attendees: Councillor Frank Galgay, Chairperson
Councillor Danny Breen
Councillor Wally Collins
Councillor Sheilagh O’Leary
Councillor Sandy Hickman
Bob Smart, City Manager
Paul Mackey, Deputy City Manager & Director of Public Works & Parks
Jill Brewer, Director of Recreation
Dave Blackmore, Director of Building & Property Management
Heather Hickman, Manager of Community Development
Carla Lawrence, Manager of Sport & Communications
Tanya Haywood, Manager of Facilities Division
Natalie Godden, Manager of Family & Leisure Services
Brian Head, Operations Assistant – Parks Division
Karen Chafe, Recording Secretary

Report:

1. **Bannerman Park Redevelopment Plan (Skating Trail and Proposed Pavilion)**

The Committee met with representatives of Tract Consulting: Mr. Neil Dawe and Mr. Chris Woodford and representatives from the Bannerman Park Foundation: Ms. Jennifer Guy, Chairperson and Ms. Michelle Eagles, Executive Director. The purpose of the meeting was to get Council’s direction on whether or not the present bandstand should be removed and/or replaced with a new pavilion structure which will be bigger in size, more centrally aligned with the trail leading to Military Road and more accessible to people with disabilities. The new pavilion’s improved acoustics and lighting will also be able to accommodate musical and theatrical performances and other public events and uses. The location will also be more compatible to the proposed ice trail which will surround the pavilion. The following options were outlined:

- Option # 1: Demolish existing bandstand and replace with new pavilion
- Option # 2: Retain and repair existing bandstand
- Option # 3: Adaptive re-use/redesign of existing bandstand
- Option # 4: Retain existing bandstand (as an ornamental piece) and construct new pavilion

The pros and cons of each option are detailed in the attached submission.

The Committee on motion of Councillor Hickman; seconded by Councillor O’Leary recommends the following:

- **Council’s approval of Option # 1 to demolish and replace the existing bandstand with a larger, more accessible pavilion conducive to various uses which at present cannot be accommodated by the existing structure;**

- that the roof design of the new structure be reflective of the simple roof design of the existing bandstand;
- that Council approve the concept design for the skating trail proposed to surround the new pavilion. Artist renderings are attached.

Councillor Frank Galgay
Chairperson

SJMC2012-11-19/577R

It was moved by Councillor Collins; seconded by Councillor O’Leary: That the report be accepted as presented.

SJMC2012-11-19/578R

It was then moved by Councillor Galgay; seconded by Councillor Hann: That the motion be amended to retain the existing band stand to be included with the skating ring and new pavilion that is being proposed for Bannerman Park.

The amendment was approved with Councillors O’Leary, Collins and Hickman dissenting.

Following discussion, the main motion as amended being put was carried with Councillors O’Leary and Collins dissenting.

Notices Published

1. A Discretionary Use Application has been submitted to construct an extension to the rear of Civic No. 19 Malta Street as an Infill Housing Unit, adding one additional dwelling unit to the property. As part of this application, one additional parking space will be added to the lot. (Ward 2)

Four (4) Submissions

SJMC2012-11-19/579R

It was moved by Councillor Galgay; seconded by Councillor Tilley: That a decision on this application be deferred in order to provide City staff with an opportunity to review the public submissions which have been received.

The motion being put was unanimously carried.

Committee Reports

Development Committee Report dated November 13, 2012

Council considered the following Development Committee Report dated November 13, 2012:

**Proposed Demolition and Replacement of Dwelling
Civic No. 10 Hipditch Hill (Ward 2)
Residential Battery Zone (RB) Zone**

That Council approve the proposed development in accordance with Section 7.29 of the St. John's Development Regulations.

Robert F. Smart
City Manager
Chair – Development Committee

SJMC2012-11-19/580R

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

The motion being put was unanimously carried.

Nomenclature Committee Report dated November 14th, 2012

Council considered the following Nomenclature Committee Report dated November 14th, 2012:

Date: November 14, 2012
To: His Worship the Mayor and Members of Council
From: Nomenclature Committee
Re: Committee Recommendation

Council approval is recommended for the following:

A. Proposed New Street located off East White Hills Road

Eastland Drive

Phyllis Bartlett
Manager, Corporate Secretariat

SJMC2012-11-19/581R

It was moved by Councillor Breen: seconded by Councillor Hickman: That the Committee’s recommendation be approved

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period of November 9, 2012 to November 15, 2012:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF November 9, 2012 TO November 15, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Jagger Construction Inc	Demolition and Construction of Dwelling	1254 Blackhead Road	5	Approved	12-11-13
RES		Subdivide for Residential Building Lot	1199 Blackhead Road	5	Approved	12-11-13
COM	T.D.L. Group Ltd (Tim Hortons)	Drive Thru and Site Upgrades	78 Harvey Road	2	Approved	12-11-09
AG		Building Lot	Pearltown Road	5	Rejected by Land Development Advisory Authority	12-11-15
COM	Pinnacle Engineering Ltd	Parking Lot Modifications	710 Torbay Road RONA	1	Approved	12-11-15

*	Code Classification:		
	RES	- Residential	INST -
	COM	Institutional - Commercial	IND -
	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

SJMC2012-11-19/582R

It was moved by Councillor Hanlon; seconded by Councillor Collins: That the recommendation of the Director of Building and Property Management with respect to the following Building Permits List be approved:

Permits Issued: 2012/11/08 To 2012/11/14

CLASS: COMMERCIAL

BLACKHEAD ROAD	SN	PUBLIC USE
27 ELIZABETH AVE	SN	RETAIL STORE
541 KENMOUNT RD	MS	OFFICE
180 PORTUGAL COVE RD	MS	RETAIL STORE
SHOAL BAY RD (EAST COAST TRAIL	SN	PUBLIC USE
500 TOPSAIL RD-TIM HORTON'S	SN	RESTAURANT
530 TOPSAIL RD-BEAGLE PAWS	MS	RETAIL STORE
202 WATER ST	NC	FENCE
355B MAIN RD	CR	CLINIC
430 TOPSAIL RD	RN	RETAIL STORE
125 HARBOUR DR	SW	MIXED USE
283 DUCKWORTH ST	RN	RESTAURANT
348 DUCKWORTH ST	NC	PATIO DECK
410 EAST WHITE HILLS RD	RN	OFFICE
255 MAJOR'S PATH, UNIT 6	RN	CLINIC
430 TOPSAIL RD-ARDENE'S	RN	RETAIL STORE
350 TORBAY RD	RN	EATING ESTABLISHMENT
3 QUEEN ST	CR	RETAIL STORE
63 KELSEY DR SWISS CHALET	NC	RESTAURANT

THIS WEEK \$ 2,255,972.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

15 LARKHALL ST	MS	SCHOOL
450 MAIN RD	MS	CHURCH
110 MUNDY POND RD-ST. THERESA	MS	CHURCH
100 EAST WHITE HILLS RD	RN	ADMIN BLDG/GOV/NON-PROFIT

THIS WEEK \$ 55,000.00

CLASS: RESIDENTIAL

9 AYRSHIRE PL	NC	ACCESSORY BUILDING
51 SPRUCE GROVE AVE	NC	ACCESSORY BUILDING
80 BLUE PUTTEE DR	NC	FENCE
16 COURTNEY ST	NC	FENCE
34 DAUNTLESS ST	NC	FENCE
21 FIRDALE DR	NC	SINGLE DETACHED DWELLING
57 HALL'S RD	NC	ACCESSORY BUILDING
12 KENAI CRES - LOT 182	NC	SINGLE DETACHED DWELLING
14 KENAI CRES - LOT 183	NC	SINGLE DETACHED DWELLING
36 MCCRAE ST, LOT 147	NC	SINGLE DETACHED DWELLING
25 SITKA ST, LOT 282	NC	SINGLE DETACHED DWELLING
97 MOSS HEATHER DR	CO	DAY CARE CENTRE
11 GLENLONAN ST	CR	SINGLE DETACHED DWELLING
13 MARTIN CRES	CR	SUBSIDIARY APARTMENT
85 CAPE PINE ST	RN	SUBSIDIARY APARTMENT
133 CASTLE BRIDGE DR	RN	SUBSIDIARY APARTMENT
8 FITZPATRICK AVE	RN	SEMI-DETACHED DWELLING
30 KING'S RD	RN	TOWNHOUSING
12 MARSLAND PL., LOT 55	RN	SINGLE DETACHED & SUB.APT
43 PRINCE OF WALES ST	RN	SINGLE DETACHED DWELLING
55 QUIDI VIDDI RD	RN	SINGLE DETACHED DWELLING
213 MOUNT SCIO RD	SW	SINGLE DETACHED DWELLING
235 TOPSAIL RD	SW	SINGLE DETACHED & SUB.APT
656 TOPSAIL RD	MS	TAVERN

THIS WEEK \$ 1,289,100.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 3,600,072.00

REPAIR PERMITS ISSUED: 2012/11/08 TO
2012/11/14 \$

109,600.00

LEGEND

CO	CHANGE OF OCCUPANCY	SN	SIGN
CR	CHNG OF OCC/RENOVTNS	MS	MOBILE SIGN
EX	EXTENSION	CC	CHIMNEY CONSTRUCTION
NC	NEW CONSTRUCTION	CD	CHIMNEY DEMOLITION
OC	OCCUPANT CHANGE	DV	DEVELOPMENT FILE
RN	RENOVATIONS	WS	WOODSTOVE
SW	SITE WORK	DM	DEMOLITION
TI	TENANT IMPROVEMENTS		

YEAR-TO-DATE COMPARISONS			
November 19, 2012			
TYPE	2011	2012	% VARIANCE (+/-)
Commercial	\$90,300,500.00	\$204,500,800.00	126
Industrial	\$2,700,300.00	\$5,000,100.00	85
Government/Institutional	\$35,500,300.00	\$16,200,900.00	-54
Residential	\$211,100,900.00	\$165,300,600.00	-22
Repairs	\$4,900,500.00	\$4,900,600.00	0
Housing Units (1 & 2 Family Dwellings)	646	548	
TOTAL	\$344,502,500.00	\$395,903,000.00	15

The motion being put was unanimously carried.

Payrolls and Accounts

SJMC2012-11-19/583R

It was moved by Councillor Hanlon; seconded by Councillor Collins: That the following Payrolls and Accounts for the week ending November 15, 2012 be approved:

**Weekly Payment Vouchers
For The
Week Ending November 15, 2012**

Payroll

Public Works	\$ 366,425.43
Bi-Weekly Casual\$	\$ 23,868.52
Accounts Payable	\$ 3,469,790.70
Total:	\$ 3,860,084.65

The motion being put was unanimously carried.

Tenders

- a. Tender – West End Fire Station
- b. Tender – Pleasantville Affordable Housing
- c. RFP – Rennies River Catchment Stormwater Management Study
- d. Tender – Recreation Bussing

SJMC2012-11-19/584R

It was moved by Councillor Hanlon; seconded by Councillor Collins: That the recommendations of the Acting Director of Building and Property Management, the Director of Building and Property Management, the Director of Engineering and the Director of Finance & City Treasurer be approved and the tenders awarded as follows:

- a. Anchorage Contracting @ \$5,087,155.16, HST included**
- b. Baraco-Atlantic Ltd. @ \$1,497,331.39, HST included**
- c. CBCL Limited @ \$124,164.40 (including HST)**
- d. Executive Taxi Ltd. @ \$242,651.00, taxes not included**

The motion being put was unanimously carried.

Notice of Motion

Councillor O’Leary gave the following Notice of Motion:

TAKE NOTICE that I will at the next regular meeting of the St. John’s Municipal Council move to formalize Council representation between the City of St. John’s and the St. John’s Port Authority as it does not presently exist and which would address the need for a meaningful exchange on important issues which affect both the City of St. John’s and the St. John’s Port Authority.

Roosevelt Avenue

Council considered a memorandum from the City Solicitor dated November 14, 2012 regarding the above noted.

SJMC2012-11-19/585R

It was moved by Councillor Tilley; seconded by Councillor Breen: That land at Roosevelt Avenue, Pleasantville, which the Federal Government has offered to sell to the City, be purchased for \$22,000.00

The motion being put was unanimously carried.

E-Poll Ratification

Approval of a lunch for members of ANLA, November 23, 2012.

SJMC2012-11-19/586R

It was moved by Councillor Hanlon; seconded by Councillor Collins: That e-poll of Council approving a light lunch for guests at the Association of NL Archives (ANLA) Symposium to be held on November 23, 2012, be ratified.

The motion being put was unanimously carried.

Councillor Hickman

Councilor Hickman expressed concern relative to the growth of the Kenmount Terrace area and lack of accessible park space for residents of that area. He suggested that it might be more appropriate to have a park located closer to the residences rather than the Metrobus station. The matter was referred to the Planning Committee for consideration.

Councillor O'Leary

Councillor O'Leary advised that Churchill Square business owners see a need to have Churchill Square revitalized. They are also interested in establishing a business association similar to that of downtown businesses. She indicated that she encouraged them individually to make a submission for consideration within the Municipal Plan Process outlining their views and concerns.

Adjournment

There being no further business, the meeting adjourned at 6:00 pm.

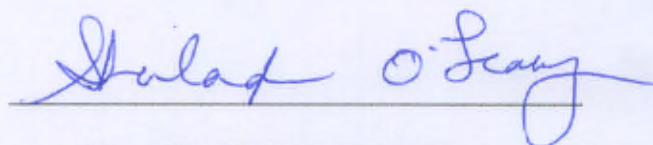
MAYOR

CITY CLERK

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to formalize Council representation between the City of St. John's and the St. John's Port Authority as it does not presently exist and which would address the need for a meaningful exchange on important issues which affect both the City of St. John's and the St. John's Port Authority.

Dated at St. John's, NL this 19th day of November 2012

A handwritten signature in blue ink, reading "Sheilagh O'Leary", written over a horizontal line.

Councillor Sheilagh O'Leary

ST. JOHN'S

MEMORANDUM

Date: November 22, 2012

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-D.5**
Application to Construct an Extension to the Courtyard by Marriott Hotel
Intersection of Duckworth Street/Cochrane Street (Ward 2)
Applicant: Harbour View Inns Inc.

A public meeting chaired by Councillor Breen, was held at St. John's City Hall on November 7, 2012. The purpose of the public meeting was to provide an opportunity for public review and comment on the revised application to construct an extension to the Courtyard by Marriott Hotel at the northeast corner of the intersection of Duckworth Street/Cochrane Street. The minutes of the public meeting are attached to this memorandum along with a copy of the updated Land Use Assessment Report (LUAR) dated August 31, 2012, prepared for the applicant by Stantec Architecture. Also attached for Council's information is a copy of the view plane analysis for the proposed hotel extension that was prepared by City staff and which was presented at the November 7, 2012 public meeting.

The original design of the hotel extension which had received an Approval-in-Principle from Council in October 2011 was for a four (4) storey building which was to have been approximately 14.8 metres in height with an additional forty-six (46) hotel suites and fifty-two (52) off-street parking spaces. There was to be an overhead pedway between the existing hotel and the proposed extension.

Under the revised design, the hotel extension would be a six (6) storey building approximately 19.8 metres in height with an additional ninety (90) hotel suites and fifty (50) on-site parking spaces. The proposed overhead pedway has been dropped under the revised design.

The application site is zoned as Commercial Central Mixed Use (CCM) which allows a hotel as a Permitted Use. The site is located in Heritage Area 2. The maximum allowed building height in the CCM Zone is 15 metres with a maximum allowable floor area ratio of 3.0. The proposed height of the hotel extension under the revised design is six storeys at 19.8 metres with a floor area ratio of 3.0.

Summary/Recommendation

Upon reviewing the minutes of the November 7, 2012 public meeting, the updated land use assessment report prepared by Stantec Architecture for the applicant and the view plane analysis of the proposed hotel extension prepared by City staff, Council should determine if wishes to permit and approve the proposed extension to the hotel based on the revised building design. The Department of Planning supports the proposed hotel extension and recommends that Council allow it. The Department of Planning does wish to advise Council that based on the view plane analysis prepared by City staff, the revised design of the proposed hotel extension is anticipated to have some impacts of the street end view looking south along Cochrane Street towards Duckworth Street and the Harbour and some impacts on the private views of properties moving north along Cochrane Street.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

If Council determines that it wishes to allow the proposed hotel extension based on the revised building design, then it will be necessary for Council to make an amendment to the St. John's Development Regulations given that the current maximum allowed building height at the application site is 15 metres and the proposed hotel extension would be six (6) storeys at 19.8 metres.

It is recommended that Council direct staff to draft a site-specific text amendment to the Development Regulations to provide that for the property at the northeast corner of the intersection of Duckworth Street and Cochrane Street, that Council may, at its discretion and under the current CCM Zone designation of the property, allow a building with a maximum building height of 20 metres. Council has undertaken similar site-specific text amendments in the last several years to allow building heights above 15 metres for properties zoned as CCM for other recent development projects in the Downtown area. These projects include the proposed hotel development at George Street/Buchanan Street, the proposed hotel development at the southeast corner of the intersection of Water Street/Prescott Street/, the parking garage/residential condominium development now under construction on Duckworth Street/Bell Street, the proposed redevelopment of the former Avalon Telephone Building on Duckworth Street and the residential condominium apartment building proposed to be constructed on Henry Street on the site of the former Star of the Sea Hall Building.

If Council determines that it is prepared to allow the proposed hotel extension based on the new building design and if Council is agreeable to the proposed site-specific text amendment to the St. John's Development Regulations to allow a maximum building height of 20 metres at the northeast corner of the intersection of Duckworth Street/Cochrane Street under the current CCM Zone designation of the property, then the Department of Planning will then prepare the text amendment and refer it to the Department of Municipal Affairs with the request for Provincial registration of the text amendment.

(original signed)
Cliff Johnston, MCIP
Director of Planning

CJ/dlm

Attachments

A public meeting was held on Wednesday, November 7, 2012 in the Foran/Greene Room, 4th floor City Hall.

In Attendance: Councillor Danny Breen (Chair)
 Councillor Frank Galgay
 Councillor Tom Hann
 Councillor Sheilagh O’Leary
 Ken O’Brien, Manager of Planning & Information
 Karen Chafe, Recording Secretary

The purpose of the meeting was to:

Provide an opportunity for public review and comment on the revised building design for the proposed extension to the Marriott Hotel at the northeast corner of the intersection of Duckworth Street and Cochrane Street. The application site is located in Ward 2.

The following written submissions of *support* are included with this report:

- E-mail from Brandon Copeland
- E-mail from Jeff Dowden
- E-mail from Ryan Crocker
- E-mail from Dave Sturge

The following written submissions of *objection/concerns* are included with this report:

- E-mail from Juanita Barry
- E-mail from Christopher Chafe
- E-mail from Laura Cashin
- E-mail from Susan Walling
- E-mail from Brenda McClellan
- E-mail from Hubert Alacoque
- E-mail from Joyce Hanlon
- E-mail from Karen Cimer

Councillor Breen called the meeting to order and outlined the process for tonight’s meeting, including a presentation by staff of the planning review process as well as presentation by the proponent followed by a question and answer period.

There were approximately twenty people in attendance including representatives for the proponent and members of the media.

The Manager of Planning and Information advised that during the regular council meeting of October 17, 2011, Council made a decision to grant approval-in-principle for the proposed extension to the existing Courtyard by Marriott Hotel subject to various conditions. The PHB

Group has since applied for an amendment to the Land Use Assessment Report dated August 11, 2011, upon which the original approval was granted. The proposed revisions are outlined below:

- The overhead pedestrian link is eliminated;
- The room design is changed and two (2) additional floors added for a total of 80 rooms;
- The height from Duckworth Street is (5) storeys above parking;
- The meeting rooms and coffee shop are eliminated; and
- The rear extension to the parking garage is removed.

Staff advised that the subject property is situated in the CD District and the Commercial Central Mixed Use (CCM) Zone which have a maximum allowable Building Height of 15 metres and a maximum allowable Floor Area Ratio (FAR) of 3.0. If Council approves the additional building height proposed (of 19.8 meters), a site-specific text amendment to the St. John's Development Regulations would have to be considered to allow such.

Mr. Philip Pratt, Architect and representing the applicant conducted a power point presentation outlining the above-noted revisions to the LUAR, a copy of which is on file with the City Clerk's Department. The key changes from the previous proposal are outlined in the table below:

Key Changes from Original LUAR		
	Original	Revised
Height	4 storeys – 14.8 metres	6 storeys – 19.8 m
Gross Area	2885 m ²	4210 m ²
FAR	2.1	3.0
Suites	46	90
Amenity	348 m ²	300 m ²
Parking	52	50
Pedestrian Link	Added	Removed
Footprint		Reduced
Setbacks		Increased

Mr. Pratt advised that the rear of the proposed structure will not be as close to the residential buildings at the back as what was originally approved. The pedestrian link will also be removed. The first two floors of the building will be dedicated to parking, with the bottom level somewhat below street level but still visible through a porous wall. The remainder of the building will consist of five floors. A typical floor will consist of 19 standard hotel rooms and the top floor will include a restaurant and exercise area. The imagery of the façade has also changed somewhat to incorporate the more vibrant downtown colors while making the streetscape more pedestrian friendly. The right-of-way into the back of the building will still be maintained.

Mr. Ken O'Brien, Manager of Planning and Information then conducted a view plane analysis superimposing the proposed structure on the site showing the view from four perspectives: looking east and west along Duckworth St. and looking north and south along Cochrane St.

Question & Answer Period

Councillor Breen then opened the floor to questions and concerns:

Mr. Jim Floyd, area resident

- Expressed objection to the proposal, asserting that it will set a precedent for other future developments to follow should Council allow this development to be exempt from the current height restrictions. Mr. Ken O'Brien in response advised that the precedent has already been set in other areas where spot zonings have taken place, i.e. the Gaze Seed site on Buchanan St. wherein a hotel has been approved which will exceed the height requirements in that area. He stated that such applications are dealt with on their own merits and Council considers the overall public benefits of such, particularly if additional amenities such as parking can be accommodated.
- Mr. Floyd questioned the legitimacy of site specific spot zonings which he felt undermine the regulatory process. He also felt that Council is allowing the additional height as a negotiation tactic for the removal of the controversial pedway across Duckworth St. which was previously proposed. Councillor Breen clarified that the application submitted is a revised plan and no such negotiation took place and Council already approved the previous proposal with the pedway. He added that Council is obligated to review all applications received. The public consultation process being held tonight is part of the planning review process and all comments will be forwarded to Council prior to its making a decision on the application.
- Mr. Floyd also noted that the new height will totally block off his view to the harbor, not to mention that of the many other residents in the area who will be negatively impacted by Council's approval.

Ms. Laura Cashin, area resident:

- Ms. Cashin stated that the proposed structure is obtrusive to the street scape and the views of the residents in the area and will negatively impact the overall attraction of the street itself.
- She asserted that Council has an obligation to protect the integrity of the heritage area on behalf of the people who live there whose views and market value will be severely impacted.
- She questioned the criteria used by the Planning Dept., particularly when it comes to making exceptions to the rules. She stated that the earlier examples cited by Mr. O'Brien are in different areas and perhaps do not have as much of an impact on residential areas. Mr. O'Brien advised that the City looks at how many people a development will bring to an area; how much parking will be required and supplied; how much traffic will be generated; compatibility with the heritage area and the surrounding buildings. He did acknowledge that the proposed structure is larger than the surrounding buildings and does impact public and private views; however, private views are not typically protected in most cities, though the Battery and Fort Amherst are two notable exceptions. Ms. Cashin contended that St. John's is not like most cities and the needs of residents should be given more consideration.
- Ms. Cashin noted that the view plane analysis showed views from Duckworth St. but questioned what it will look like on the Cochrane St. side. She questioned if there will be an exit to and from the parking garage from Cochrane St. and will the design and materials used for construction be dictated by heritage regulations. She felt that

the glass wall would not be in keeping with heritage regulations. Mr. O'Brien advised that the Heritage Advisory Committee is always challenged by the question of whether or not new structures should be replicating the older vernacular or incorporating such elements into modern design. Various successful examples exist wherein the new and historic compatibly co-exist, i.e. the Blue Drop building on Prescott St.

- Ms. Cashin felt that it was inequitable for residents to be subjected to one set of strict rules that encourage heritage restoration while major developments have more flexibility in design. She felt that the present design under consideration was not appropriate or compatible with the area.

Ms. Susan Walling – area resident:

- Ms. Walling also represented the objections of another area resident who could not attend. She stated that the residential and commercial interests in the downtown have to be balanced. Though she was not enamored with the original proposal, she had no real problems with it. The present proposal for two more floors, however, is very disconcerting and out of keeping with the neighbourhood.
- She referenced a “right to light” regulation which was enforced in England and questioned why the same could not be imposed here, particularly given the investment in restoration by private owners within heritage districts.
- She herself moved from the suburbs to the Downtown over 30 years ago because of its charm and priority access to the harbor, water and beautiful views. She cautioned the City in its approval for a proposal such as this which will set a major precedent, particularly on the north side of the street which borders on a residential area.
- There is quite a difference between the two proposals, noting that a six storey building is monstrous in an area which is primarily residential. She likened it to having a gigantic wall around the downtown. Her concerns are not only for this particular area but for other areas in the Downtown faced with the same fate.
- The present Marriot Hotel is quite a concern as a noise polluter and she questioned if that problem will be compounded with the new expansion.
- She commended the architect on the design which can be viewed from the south and from the harbor; however, she questioned what the view would look like to those residents who will have to view it from the rear.
- This precedent will undermine the sense of neighbourhood they have struggled to develop and maintain. There was a time when the downtown area was not a desirable place to live but with the investment and restoration efforts of property owners, it has become a desirable place. Council has a high priority to protect that and if it does not, what was developed over the past thirty years can be destroyed in the same amount of time through bad planning decisions.

David Elliot – Area resident:

- Questioned the status of the right-of-way and whether or not it would be maintained. He was assured that such would be the case.
- He then questioned the deadline for written submissions to Council to which Councillor Breen advised that the matter will be referred to the November 19th meeting and submissions can be received up until that time.

- Questioned what sort of material is proposed along the street scape for the garage and was particularly concerned about the length of street to be taken up with what will essentially be a dead wall with no life or retail interaction. Mr. Pratt advised that the material will be a porous screening which would allow air flow and it is decorative in combination with the brick and masonry units to get a little feeling of street scape. He did acknowledge the concern about dead space, noting that it is a dilemma and one which inspired the increased height for this building by putting parking on two levels instead of the original one level. A canopy is also included to offset the effect and to provide as much shelter and friendliness as possible. Mr. Elliott suggested that the garage could be camouflaged with plantings and Mr. Pratt agreed this was a good suggestion. Councillor O'Leary also suggested that with the increased pressure to construct parking garages, there is a need for more creativity in the way such is done, i.e. implementation of artistic designs, sculptures, etc.

The meeting adjourned at 8:30 p.m.

Councillor Danny Breen
Chairperson

From: [Phyllis Bartlett](#)
To: [Council group](#); [Ken O'Brien](#); [Joe Sampson](#)
Cc: [Karen Chafe](#) **Subject:**
Fw: Marriott Hotel
Date: 2012/11/08 12:54 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/08 12:53 PM -----

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>,
Date: 2012/11/08 12:42 PM
Subject: Fw: Marriott Hotel

From: Brandon Copeland [REDACTED]
Sent: 2012/11/08 09:53 AM NST
To: Frank Galgay
Subject: Marriott Hotel

Hi Frank,

I wanted to email you in order to provide my support for the revised expansion proposal for the Marriott Hotel. Quite frankly, it is past-time that the voices of the vocal minority stop slowing down the development of the St. John's downtown. The Marriott Hotel expansion is not over the top. The architects seem to have considered the heritage district in their design. Further, the added parking is much needed. Lastly, what is currently on the site (a surface parking lot) is an eyesore, and cheapens that part of Duckworth Street.

St. John's is our capital city, and a major city in the Atlantic Provinces. Those living in the downtown of a major city need to realize that buildings will not forever remain at 15 meters. Those who come out opposed to projects like this tend to be a very vocal minority, and have for years slowed the development of St. John's. Our city is growing, and there are two very clear options for a growing city: to grow up, or to grow out. As it stands, sprawl is a major issue here in St. John's. As the city's footprint grows, more roads are needed. More cars are on those roads, and so more parking (which tends to be ugly, surface parking) is needed. Those without cars are forced to take public transport, because walking anywhere becomes a problem. These are all costs the city must incur. While I'm not suggesting that the Marriott Hotel expansion is going to solve these problems, standing up to those who are scared of an extra 4 meters is certainly a start.

Workers at the Battery Hotel just received their layoff notices. Over 100 hotel rooms in the downtown will be closed in 2013. This proposal is needed, and cannot be held up by folks living in a thriving downtown and clinging to the past. St. John's heritage is important. Our city has been built beautifully, and we should preserve that. That being said, the current surface parking lot on the proposed site is not beautiful. Gower Street certainly is, but an extra two stories on a fantastic development in an area that needs it certainly won't effect Gower Street's beauty. All it might do is effect the view of someone who lives there. Living in a thriving downtown comes with a cost. Your view is not guaranteed for eternity.

Lets not scare a hotel developer away to Kenmount Road or out by the Airport. St. John's doesn't need the council to force anymore sprawl.

Please make the smart choice when voting on this proposal.

Sincerely,
Brandon Copeland

From: [Phyllis Bartlett](#)
To: [Council_group](#); [Ken O'Brien](#); [Joe Sampson](#)
Cc: [Karen Chafe](#)
Subject: Fw: Marriott extension
Date: 2012/11/08 12:48 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/08 12:46 PM -----

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>,
Date: 2012/11/08 12:34 PM
Subject: Fw: Marriott extension

From: Jeff Dowden [REDACTED]
Sent: 2012/11/08 10:59 AM NST
To: Frank Galgay
Subject: Marriott extension

Good morning councilor Galgay,

I am writing you in support of the Marriott extension proposal, unfortunately I was unable to make the public meeting last night. I feel the design of the extension fits in line with heritage look of the area and the proponent has done an excellent job preserving this look. In addition, I've become aware through many source (e.g. media, council minutes, word of mouth) that hotel space is greatly needed, especially in the downtown. With the future extension of the convention centre and the ability to hold larger conventions, meetings, etc. demand will likely increase. This is a great infill project and will help promote the city through additional employment, increased revenue, and the ability to accommodate more tourists and business. I understand this is not an easy process and must be taken with much consideration and thought; however, I feel it's important to write to you my support.

Best regards,
Jeff Dowden.

From: [Phyllis Bartlett](#)
To: [Council_group](#); [Ken O'Brien](#); [Joe Sampson](#)
Cc: [Karen Chafe](#)
Subject: Fw: Marriott Hotel Expansion
Date: 2012/11/08 12:45 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/08 12:43 PM -----

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>,
Date: 2012/11/08 12:32 PM
Subject: Fw: Marriott Hotel Expansion

----- Original Message
From: Ryan Crocker [REDACTED]
Sent: 2012/11/08 11:31 AM NST
To: Frank Galgay
Subject: Marriott Hotel Expansion

Good morning, Councillor Galgay,

My name is Ryan Crocker and I wanted to write in support of the Marriott Hotel Expansion. I see there is some opposition to the project but I can no longer in good conscience sit back and let a vocal minority throw up such frustratingly irrelevant and illegitimate roadblocks every time a new development is proposed for our beautiful city.

This project is beautiful; it respects our heritage in size, scale and appearance; and it even revitalizes an otherwise hideous and run-down area. Opposition to this project is unjustifiable. This is one of our downtown streets. No one should have the expectation that it be the exclusive domain of Victorian houses.

As long as the project complements our traditional style and old world charm, I have no problem with it. It's not as though Marriott is proposing a new Atlantic Place. This project develops otherwise wasted space and it perfectly fits the surrounding area.

Thank you for your time and I hope you have a wonderful day,

- Ryan Crocker

From: [Phyllis Bartlett](#)
To: [Council_group](#); [Ken O'Brien](#); [Joe Sampson](#)
Cc: [Karen Chafe](#)
Subject: Fw: Marriott Hotel extension proposal support
Date: 2012/11/08 02:21 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/08 02:20 PM -----

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>,
Date: 2012/11/08 01:59 PM
Subject: Fw: Marriott Hotel extension proposal support

Please send all these out.
Thanks
Frank Galgay

----- Original Message
From: David Sturge [REDACTED]
Sent: 2012/11/08 01:56 PM NST
To: Frank Galgay
Subject: Marriott Hotel extension proposal support

Dear Mr. Galgay

I just wanted to extend my support to the Marriott Hotel extension proposal. I work downtown and walk by this parking lot every day. Always thought it would be nice if there was a nice building there instead of the ugly parking lot that is currently there. I think this is a good thing for the downtown. That open space was at one time occupied by buildings of several floors high, so I see no problem with the hotel occupying the space now. I have seen the proposed designs and it looks like the owners of the hotel took great effort in making it look and feel like the new design belongs there and fits in.

Thank you,
Dave Sturge

From: [Phyllis Bartlett](#)
To: [Council group](#); [Karen Chafe](#); [Cliff Johnston](#); [Ken O'Brien](#); [Joe Sampson](#)
Subject: Fw: Proposed Marriott Development
Date: 2012/11/08 12:07 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/08 12:06 PM -----

From: juanita barry [REDACTED]
To: <cityclerk@stjohns.ca>,
Date: 2012/11/08 12:02 PM
Subject: Proposed Marriott Development

City Clerk,
City of St. John's

November 8th, 2012

I apologize as I realize this correspondence is late reaching your office but I hope you will pass on my comments to the appropriate party all the same.

I would like to register my disapproval of an application to construct an extension to the Marriott Hotel in downtown St. John's.

I am not against development. I understand our city and economy is growing and that there is an increased demand for accommodations. I also understand that our beautiful harbour and Signal Hill offers a view that is attractive to visitors and thus the downtown is a sought after location for hotel developers.

I understand this because I too cater to the business and vacation traveller. That same view which attracted the Marriott to the Duckworth Street location several years ago, is what inspired me to buy a property on Gower Street and begin renting it 20 years ago. It's that view that attracts my tenants, but it's being continually chiselled away. My view of the Narrows was obstructed when the first Marriott building was constructed. The peak that was incorporated into the design, even though all other properties in the downtown have flat roofs, completely obliterated my view of The Narrows.

My understanding is that the Marriott developers are now asking they be allowed to construct a building two stories higher than presently allowed under the heritage area regulations. If approved this will further block my view of Signal Hill and the harbour. Please do not allow this construction to go ahead.

I also own another rental property on Pleasant St. Ironically my neighbours and I fought against a hotel development there that required a change of land use only a few months ago. We all pay taxes, but I can't help but feel that residents interests are being continually undermined in an effort to attract investment to the downtown.

I bought these properties based on location, the fact that the surrounding land was zoned residential, and for the accompanying views. I'm outraged that the city continues to entertain proposals that defy zoning regulations and propose you sell homeowners views to big business. These buildings are robbing the adjacent properties of natural sunlight and the views we purchased and they are, no doubt, deflating our property values. I believe the city has an obligation to protect the interests of individual citizens while growing the economy. One cannot trump the other.

If you make an exception to the rules for this applicant where will it stop? Others will expect the same privilege and homeowners will continue to be squeezed out. You must find a way to strike a balance between the rights of homeowners in the downtown and the need for development. I think this is best accomplished by careful consideration of design and strict enforcement of height restrictions.

Thank you

Juanita Barry

From: [Frank Galgay](#)
To: [Karen Chafe](#)
Subject: Fw: Marriott and other issues
Date: 2012/11/08 03:32 PM

----- 0
From: [REDACTED]
Sent: 2012/11/08 02:57 PM AST
To: Dennis O'Keefe; Shannie Duff
Cc: Frank Galgay; Tom Hann; Sheilagh O'Leary; Sandy Hickman; Danny Breen
Subject: Marriott and other issues

Dear Mayor O'Keefe, Deputy Mayor Duff, and City Councillors

As a young resident and tax paying individual I find it not only appalling but rather insulting and disgusting that the great City of St. John's is being held ransom by a very select yet vocal minority.

For decades DT St. John's, was a dive full of derelict buildings and, in fact 351 Water Street was marketed Nationally as the first office building to be built in St. John's in 25 years, I have to say that's something to be very proud of (end sarcasism).

You always hear residents and certain councilors state we need to protect our heritage, while that is correct, what they are fighting to protect is not heritage, it's just buildings. What they should be fighting to preserve is our young people, we have some of the smartest and brightest minds living in St. John's, who are forced to move away from their homes due to the fact that we are only a Tourism and Arts City.

Just recently it was made public that the Battery Hotel was sold and would finally be closing it's doors. This is a GOLDEN OPPORTUNITY you have been handed, please DO NOT SCREW this one up! That area of land is prime for an iconic high rise property to be built, a property that will define our bland skyline in DT St. John's, in fact any development for this land should be put to a referendum and let the public decide.

Which brings me to the public meeting last night for the Marriott Hotel expansion. It truly amazes me how people can think that when they buy a house in an area then they own the entire area. Council needs to stand up to these individuals and please set the record straight. If I have a house on Gower Street I have no legal right to demand that any and all development be stopped on Duckworth Street, that is just complete lunacy.

In closing I hope that come November 19, Council will vote in favor of a project that will benefit the entire city.

Sincerely

Christopher Chafe

From: [Phyllis Bartlett](#)
To: [Council group](#); [Ken O'Brien](#); [Joe Sampson](#); [Karen Chafe](#)
Subject: Fw: Expansion of the Marriott
Date: 2012/11/09 09:01 AM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/09 09:00 AM -----

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>,
Date: 2012/11/08 06:27 PM
Subject: Fw: Expansion of the Marriott

From: Laura Jalsevac [REDACTED]
Sent: 2012/11/08 01:38 PM PST
To: Frank Galgay
Subject: Expansion of the Marriott

Hello Mr. Galgay,

I'm writing you in regards to the proposed expansion of the Marriott on Duckworth Street. I attended the public hearing and presented some thoughts however I feel the need to express my view more fully. As a resident of Gower Street I am of course concerned about losing the beautiful view we currently have but more so for my neighbours who's view wouldn't just be impacted but obliterated by this expansion. This will have a significant impact on our property values and that deserves consideration, not only the prosperity of the Marriott.

I am not opposed to a hotel in that location, rather I am opposed to the city approving an exception to an existing height regulation without any real reason. Everyone living in operating a business in the Heritage area understands that by choosing to live or do business there we are required to keep to a list of by-laws and standards. As a resident I am not allowed to add an additional level to my house nor am I permitted to build a roof deck. I have to go to great expenses to restore windows to heritage specifications and have regulations on the colour I wish to paint my house. I am happy to abide by those rules as long as they apply to everyone. I would also question the criteria used to evaluate this exception. The only argument put forward

was that the Marriott would like to make more money. If the exception is approved based on that reason a horrible precedent will be set. It's a slippery slope.

Many of those who commented on the CBC article I was quoted in seem to feel that downtown St. John's needs to grow upwards to be progressive and would like to see St. John's become more like Halifax or Toronto. Having grown up in Southern Ontario it's difficult for me to understand why so many Newfoundlanders want to be more like those cities. I moved to St. John's and the downtown specifically because it is not like those cities and that is why thousands of tourists flock to the city every year. Sure we would have a few more hotel rooms and 6 additional parking spaces, but if we continue to put buildings into the downtown that are not sensitive to the residents right to enjoy their homes and the view and we ignore the streetscape, those rooms will be empty. Neighbourhoods will decline as property values sink and the reason tourists are coming to the city in the first place will be eroded.

I leave you with this, if I wanted to live in a city full of tall buildings I would have, if I wanted to live in the suburbs without local business in my neighborhood I would have, if I wanted to stare at the back of a huge building I would have saved myself a lot of money and gone elsewhere. Instead I chose to live in downtown St. John's for many reasons, its sense of community, its picturesque views, its culture of preserving its proud heritage and even for its proximity to local businesses. Aren't those the things that many Newfoundlanders pride themselves about this city? Progress, sure-build a 4 story hotel, bigger is not always better and not everything should be for sale. Please consider my thoughts and the rights of the residents of Gower, Cochrane and York Street when asked to vote on this in the coming weeks.

Many thanks,

Laura Cashin

From: [Phyllis Bartlett](#)
To: [Karen Chafe](#); [Ken O'Brien](#)
Subject: Fw: Proposed Marriott expansion
Date: 2012/11/13 09:10 AM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/13 09:09 AM -----

From: sgwalling [REDACTED]
To: dbreen@stjohns.ca, Cc:
cityclerk@stjohns.ca
Date: 2012/11/10 12:38 PM
Subject: Proposed Marriott expansion

Dear Councillor Breen

I was in attendance at the Public Meeting for the proposed Marriott expansion the other night. I am extremely angered that the City is still considering development proposals that violate the heritage area height restrictions in downtown St. John's. The heritage areas are in part what provides the picturesque vantage for both tourist and resident of this great city. And the city cannot continue to violate the city heritage laws, providing the best for the transient tourists, robbing its residents of quality of life, and lining the pockets of only a few, elite developers (most of whom do not even live in this province).

I think in large you will find that residents are not against development, but it must be RESPECTFUL and in PARTNERSHIP with the people and the neighbourhoods of St. John's. The original four story development proposal is within the restrictions, and I think you will find very few residents that would have argued against it (with exception of the pedway). The present 6-story proposal, a geographic monstrosity given the largely historic and residential context, will dominate the city streetscape and detract from the local area business and residences. Privacy issues, blocked views, noise pollution from heating/cooling systems and increased neighbourhood traffic that I suspect the city has not accounted for (the left turn from Cochrane Street on to Military is a very dangerous corner as there is rarely unrestricted views due to parked cars).

I have sent an email to City Planning requesting information on the presentation made the other night (City planners presentation not the architects presentation). They said if you have enquiries to contact them, however I have not received any reply. I believe very strongly that the City should be making this information public as well, however, I can find no mention of it at all.

I am copying this to the City Clerk's department in hopes that my opinion, and the other opinions of area residents actually counts for something, and that it will in some way be presented to Council members before the proposal gets presented.

Susan Walling

--

Susan G Walling, PhD
Assistant Professor
Behavioural Neuroscience
Department of Psychology
Memorial University of Newfoundland
St. John's, NL
CANADA A1B 3X9
Phone: 1 709 864 2323 (office)
1 709 864 8426 (lab)
Fax: 1 709 864 2430

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From: [Phyllis Bartlett](#)
To: [Council_group](#); [Ken O'Brien](#); [Karen Chafe](#)
Subject: Fw: Comment on Marriott Hotel Expansion.
Date: 2012/11/13 03:57 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/13 03:56 PM -----

From: Brenda McClellan [REDACTED]
To: pbartlett@stjohns.ca,
Date: 2012/11/13 03:05 PM
Subject: Comment on Marriott Hotel Expansion.

Hello Phyllis

Mr Galgay recommended that I write my comments on the Marriott Hotel expansion to you and ask you to please add them to the report, which will go to the councillors.

Comment:-

I would like to add my voice to the comments on the proposal for the expansion to the Marriott Hotel.

My understanding is that there are height restrictions for buildings in this area of the city.

I am the owner of the Red Ochre Gallery, situated at 96 Duckworth St.

Recently we underwent renovations to the building, which included a new roof and construction of the roof supports.

I was NOT ALLOWED to raise the height of the roof by my request for **two feet**. I was told it was against the regulations.

I did not fight this ruling, as I believe rules are there for a purpose and should be adhered to.

I would like to know how some proposals are given the go ahead and others refused. It seems arbitrary and totally unjust.

I am totally against the height proposal for this new building.

I do NOT believe that city councillors have the right to go against the rules and the wishes of many who live and work in the downtown.

It might bring in more revenue, but 'city hall' seems to be slowly and systematically destroying the renowned historical character of St. John's.

Thank you
Brenda McClellan

From: [Phyllis Bartlett](#)
To: [Council group](#); [Cliff Johnston](#); [Ken O'Brien](#); [Karen Chafe](#)
Subject: Fw: Comments on development application for Marriot Hotel extension on Duckworth Street
Date: 2012/11/14 12:07 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/14 12:06 PM -----

From: "Hubert Alacoque" [REDACTED]
To: <Cityclerk@stjohns.ca>,
Date: 2012/11/14 12:03 PM
Subject: Comments on development application for Marriot Hotel extension on Duckworth Street

Hi,

I live at 34 Gower street and received the notice of public meeting which took place late last week. I was not in town to attend the meeting, but would have liked to. In lieu of my participation to the public meeting, please accept my comments below:

1. Please insure that the rooftop HVAC and other equipment are covered, enclosed, as necessary to provide aesthetic views of the top of the building from all directions and from the allowable building height of the zone. In general, these rooftop equipment are not considered and are terrible eyesores, and destroy the architectural attractiveness of any building. Somehow, architects neglect to take these equipment into consideration in their designs. It is long overdue in my opinion that the City imposes the practice of integrating properly the rooftop equipment into the architectural design of the buildings.
2. The development is going to add to the traffic intensity to the Duckworth-Cochrane intersection. With additional traffic and parking capacity at the corner, coming in and out of Duckworth and Cochrane, right at the corner, there might well be traffic problems and collisions. The City might then have to put a traffic light at the intersection...Is there any provision of traffic light at the intersection?
3. The continuous increase in traffic on Duckworth that comes from several large planned and underway developments on Duckworth Street will be compounded by the fact that the City allow tractor-trailer traffic on Duckworth street. Why does the City still allows B-Trains full of gas to crawl up Cochrane to Duckworth and to Kings Brigde Road and Kennas Hill, 53' tri-axle trailers from Oceanex and big tankers from Crosbie Industrial, and full tri-axle loads of scrap metal as well as many others on small Duckworth Street....? All these trucks could easily (and far more safely) take the highway west from East Whitehills road to the Oceanex terminal or the waterfront on Harbour drive.

The water front is very well serviced by easy access to the Pitt's Memorial drive. There is no reason to allow large and heavy tractor trailer traffic on the small streets of downtown St. John's. Furthermore, many of these trucking companies have their depots in Mount Pearl and Paradise, and don't contribute any taxes to the city. And the loading on the street and infrastructure from these heavy vehicles damage the downtown streets, whereas the larger thoroughfares and divided highways are better built to take this heavy vehicular traffic.

Thank you and best regards,

Hubert Alacoque, P.Eng., MBA

Innovative Development & Design Engineers Ltd.

42 Power's Court, Anderson House, St. John's, Newfoundland, NL A1A 1B6, Canada

Tel: (709) 368 8870 Cell: (709) 746 0571 Fax: (709) 368 8871

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Our Location is [Here](#)

People working together can accomplish the impossible.

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From: [Phyllis Bartlett](#)
To: [Karen Chafe](#); [Joe Sampson](#)
Subject: Fw: Comments for Public Meeting- Marriott Hotel Expansion
Date: 2012/11/07 11:22 AM

For your info. I've acknowledged receipt.

Phyllis Bartlett
Manager, Corporate Secretariat
City of St. John's
709 576-8616

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/07 11:21 AM -----

From: Joyce Hanlon [REDACTED]
To: cityclerk@stjohns.ca,
Date: 2012/11/07 11:14 AM
Subject: Comments for Public Meeting- Marriott Hotel Expansion

Greetings-

I have examined the revised plans for the Marriott Hotel and wish to record my opposition to certain aspects of this project. The overall height of 5 stories is not appropriate for our historical district. We have a precious architectural heritage that needs to be preserved, and this project will not move us toward that end.

It appears that the Marriott is trying to trade the removal of the pedestrian overpass for additional height. While economic development is important, it should not occur at the expense of the very assets that make St. John's so special. Tourists come to the area to experience our unique city, and a five story building in this neighborhood will significantly detract from that experience.

I hope that the City will reconsider this proposal for the benefit of future generations.

Sincerely,

Joyce Hanlon
Property Owner
44 Cochrane Street
(617) 899-9276

From: [Phyllis Bartlett](#)
To: [Cliff Johnston](#); [Karen Chafe](#)
Subject: Fw: Marriott Hotel Expansion Project
Date: 2012/11/20 09:54 AM

Phyllis Bartlett
Manager, Corporate Secretariat
City of St. John's
709 576-8616

----- Forwarded by Phyllis Bartlett/CSJ on 2012/11/20 09:53 AM -----

From: karen cimer [REDACTED]
To: cityclerk@stjohns.ca,
Date: 2012/11/19 02:12 PM
Subject: Marriott Hotel Expansion Project

Hello -

I would like to express my objection to the proposed Marriott Hotel expansion project.

While the previous plan was completely unacceptable, in my mind, because of the unsightly ped-way, this variation still disregards a downtown heritage aesthetic by violating the law dictating height restrictions in the downtown core. The previous hotel plans did not demonstrate a need to house more customers, but to make their traversing Duckworth Street more agreeable. The focus has now changed to increasing revenue.

Not only does the new height create a dark corridor effect on Duckworth Street, it also destroys the views of local residents who have chosen their homes with the knowledge that their views were protected by law and by our elected council. Their investment and contribution as residents of downtown are being sacrificed for a commercial interest.

The hotel is welcome in this neighbourhood, like any residence or business, if it is built and operates within the governing laws and with a sensitivity to the heritage area which it has the privilege of availing of - customers are drawn to the downtown core because of its unique architecture and appealing cityscape. The precedent setting dangers of approving this proposal stand to harm residents and visitors in ways that are extremely costly, and often impossible, to rectify.

Preservation of this core should be a priority. The benefit is shared by the city as a whole, not by the account of a single business interest, if Duckworth Street thrives as a tourism and local area of attraction.

Please consider my objection to the excess height of the Marriott Hotel proposal.

Thank you,
Karen Cimer
[REDACTED]

Revised Land Use Assessment Report



Report Prepared for
Harbour View Inns Inc.

Courtyard by Marriott Hotel Proposed Expansion
132 Duckworth Street
St. John's, NL
Proposed Amendment

PHB Project 1401287101
31 August 2012

Prepared by

Stantec Architecture

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Introduction

This Revised Land Use Assessment Report has been prepared in response to the original Terms of Reference as issued by the City of St. John's. It follows the suggested format.

Significant changes from the original which are outlined below and in the graphic report are as follows:

Key Changes

	<u>Original</u>	<u>Revised</u>
1. Height	3 – 14.8m	5 – 19.8m
2. Gross Area	2885 m ²	4210 m ²
3. FAR	2.1	3.0
4. Suites	46	90
5. Amenity	348 m2	300 m2
6. Parking	52	50
7. Pedestrian Link		Removed
8. Footprint		Reduced
9. Setbacks		Increased

Original Terms of Reference

The Terms of Reference for this Land Use Assessment Report was prepared by the City of St. John's for Harbour View Inns Inc. and was approved by St. John's Municipal Council at the regular meeting held on July 12, 2011. The specific Terms of Reference are as follows:

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

A. Building Usage

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

B. Elevation and Materials

Provide elevations of the proposed building. Provide electronic versions of the building elevations in order that City staff may prepare a view plane analysis.

Identify the finish and colour of exterior building materials.

C. Building Height and Location

Identify the exact location and height of the proposed building from Duckworth Street. Identify the effect of the proposed building height on properties adjoining the development site in terms of the following criteria:

- *Identify the proximity of the proposed building to property lines,*
- *Potential shadowing / loss of sunlight on adjacent public and private properties, including sidewalks; and*
- *Identify any rooftop structures; ;and*
- *Identify the location, width and length of the Right of Way to the rear of the properties on Cochrane Street and Wood Street and how it will be accessed.*

D. Overhead Pedestrian Link

Identify the exact location and height of the proposed pedestrian link over Duckworth Street. Identify the effect of the proposed pedestrian link in terms of the following criteria.

- *Potential impact on public views east and west along Duckworth Street.*
- *Potential impact on vehicles carrying oversized loads; and*
- *Identify measures to reduce potential impacts to pedestrians and vehicles with ice / snow falling off the roof.*

E. Exterior Lighting and Noise

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

F. Landscaping and Screening

- *Identify any landscaping for the proposed development, both hard and soft.*
- *Identify the location and proposed methods of screening any electrical transformers.*
- *Identify the location for refuse storage to be used at the site.*

G. Snow clearing /Snow Storage

Identify any snow clearing / snow removal operations.

H. Off-Street Parking

- *Identify the location of all access and egress points.*
- *Identify the number of off-street parking to be provided, the number required for the development, and the number of excess parking spaces.*
- *Identify the number and location of bicycle stalls to be provided.*

I. Servicing

- *Provide design flows for sanitary and storm sewers.*
- *Identify points of connection to City water, sanitary and storm sewer mains.*

J. Traffic

Provide the anticipated traffic generation rates associated with the proposed development. If the development is expected to generate in excess of 100 trips in any of the peak traffic periods, a traffic impact study may be required by the City's Department of Engineering and the terms of reference for the traffic impact study will be established by the City's Transportation Engineer.

Part 1 - Land Use Assessment Report

A. Building Usage (Figures 2,2A,3,3A)

The uses on a floor by floor basis for the proposed extension are as follows:

Level		Useable Areas	Gross Floor Areas
P1	Lobby and Reception	75 m ²	130 m ²
	Parking	25 spaces	
P2	Parking	25 spaces	30 m ²
H1 / H4	Guest Rooms	661 m ² - 19 units	810 m ²
	Back of House	47 m ²	
H5	Guest Rooms	468 m ² - 14 units	810 m ²
	Breakfast Room	98 m ²	
	Fitness Room	86 m ²	

Summary

	Original	Revised
Gross Building Area	2885 m ²	4210 m ²
Guest Rooms	55 units	90 units
Commercial	67 m ²	0 m ²
Amenity / Back of House	281 m ²	533 m ²

B. Elevations and Materials (Figures 4,2,2A)

Exterior materials are as follows:

- Parking Levels, P1, P2
 - Stone masonry veneer – natural colors.
 - Painted aluminum window frames and grills –dark bronze.
 - Rigid painted aluminum canopy.
- Hotel Levels H1 – H5
 - Acrylic insulated rainscreen EIFS.
 - Composite metal panels and trim - muted primary colors.
 - Painted aluminum window frames.
 - Painted aluminum curtain wall.

C. Building Height and Location (Figures 2,2A,5,6,6A,7)

<u>Original</u>	<u>Revised</u>
• Height from Duckworth Street 14.8 M (Figure 4)	19.8m
• Proximity to property lines (Figure 5, 6)	
• North – varies 0m to 3m (Parking Garage), .5m to 10 m (hotel floors)	7 – 12m (hotel floors)
• South – 0m (Duckworth Street)	No Change
• East – 0m (Adjoining Property)	No Change
• West – 0m (Cochrane Street), - varies 4m -6m (behind houses)	No Change
• Potential shading (Figure 7) The shading diagrams show early morning shading on the back of York Street Houses, August through April. Noon time shadows in winter fall in backyards, otherwise mainly in the project backyard and on the parking garage roof. Afternoon shadows all year fall mainly on Duckworth Street.	

Roof Top Structure (Figure 2) (No Change)

A small roof top enclosure, approximately 4m x 4m x 1m high will be required for the elevator. Otherwise there are no other structures. Mechanical vents will be kept in the centre of the building as much as possible.

Right of Way (Figures 5, 6) (No Change)

There is an existing right of way to several buildings on Cochrane Street and York Street. The original right of way passed through a building with an opening of approximately 3m wide and 2.5m high. The proposed right of way has a minimum width of 3m, height of 2.5m. Access to the right of way is through the parking garage, P1 and through a fire rated garage door. This is similar or better than the condition of the original right of way.

D. Overhead Pedestrian Link (Eliminated)

E. Exterior Lighting and Noise (Figure 2) (No Change)

Exterior lighting will be minimal. The street facades will be illuminated with existing street lighting, and decorative lighting at entrances. It is not anticipated that there will be a need for lighting in the back facing the houses.

It is anticipated that the noise generated will be similar to the ambient background noise in this downtown location.

HVAC Equipment will include the following:

- Exhaust fan for coffee shop and meeting rooms on roof. (No deep fat frying is anticipated).
- Exhaust fan for parking ventilation on the roof.
- Individual HVAC units on exterior walls for each guest room.

All equipment will be located as far from residential properties as possible. Exhaust fans will be located in the middle of the roof and screened.

F. Landscaping & Screening (Figure 6) (No Change)

The amount of landscaping will be relatively small. The roof of the parking garage will be treated as design façade to enhance visual appearance for guest rooms as well as residential neighbours. The right of way will be graded and stepped as required with hard surface landscape.

Electrical transformers will be internal.

Refuse storage will be internal.

G. Snow Clearing/Snow Storage (No Change)

The only snow clearing/storage that will be required is at the sidewalk in accordance with City of St. John's regulations. Internal ramps will be cleared and salted by hand.

H. Off Street Parking (Figure 3)

Off street parking is provided for 50 cars in the building.

I. Servicing (No Change)

Water Supply

The site will be serviced with water supply by connection to an existing 500 mm diameter cast iron water main in Duckworth Street. This watermain is part of the City of St. John's Winsor Lake Gravity System and is readily available for connection.

Sanitary Sewer and Stormwater

The anticipated peak dry weather sanitary sewer flow generated from the development is 3.47L/s. There is an existing local 250 mm diameter PVC or Clay combined sewer in Duckworth Street which has spare capacity to accommodate the sanitary sewage flow generated from the proposed development. It is anticipated a 200 mm diameter sewer service line will connect the building to the street sewer line.

The anticipated peak storm water runoff from the development is 36 L/s based on 1:10 year return period. The existing site is predominately a parking lot; therefore the proposed development will not generate additional storm water runoff. There is an existing 400 mm diameter concrete sewer in Cochrane Street and an existing 250 mm PVC or Clay combined sewer in Duckworth Street. Both these combined sewers are available for connection. It is anticipated a 200 to 250 mm diameter storm service line will connect the building to the street sewer main.

J. Traffic (No Change)

The anticipated traffic generation from the development is 26 trips (AM peak) and 29 trips (PM peak) and therefore a traffic impact study is not warranted. The trips generated are based on the "Trip Generation" manual (8th Edition) by the Institute of Transportation Engineers.

Part 2

Proposed Amendment Land Use Assessment Graphic Report

Courtyard by Marriott Hotel Proposed Amendment Land Use Assessment Report

Graphic Report

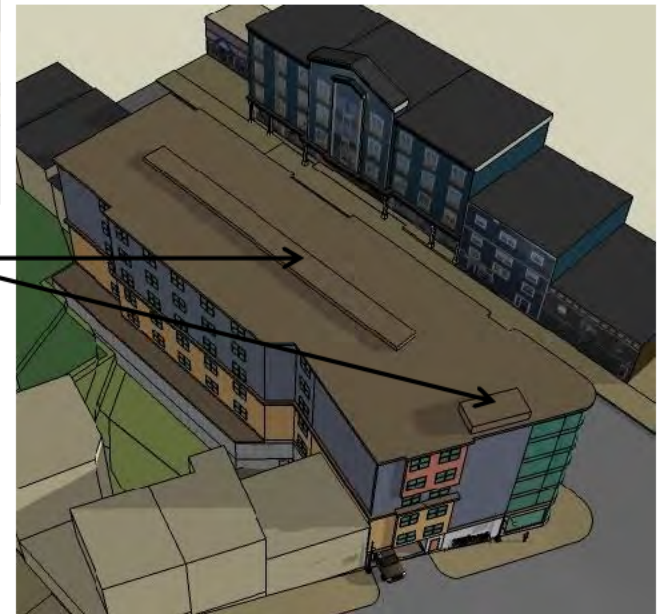
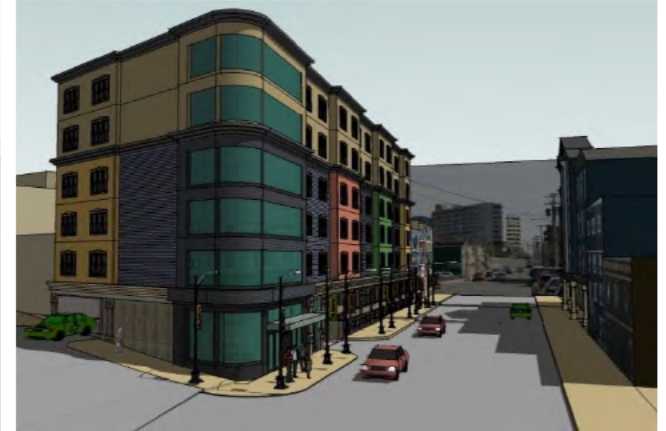
August 31, 2012

Stantec Architecture





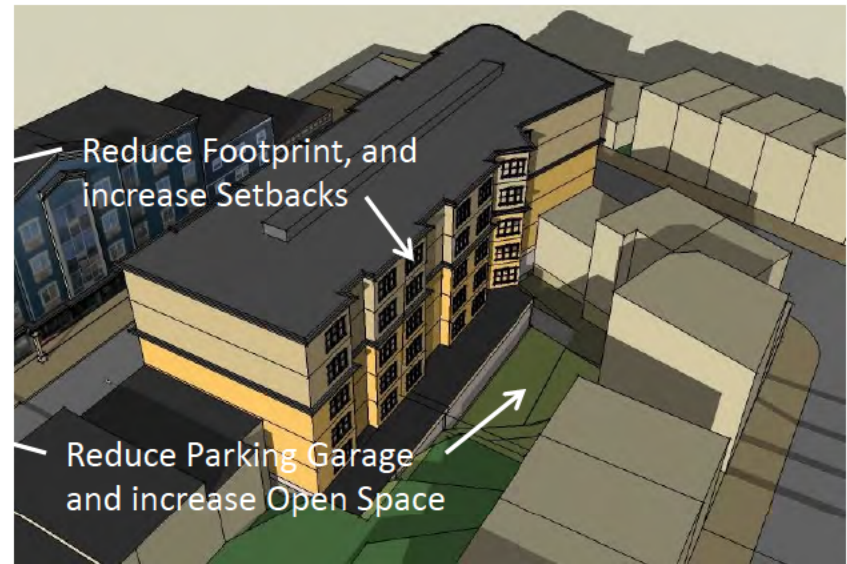
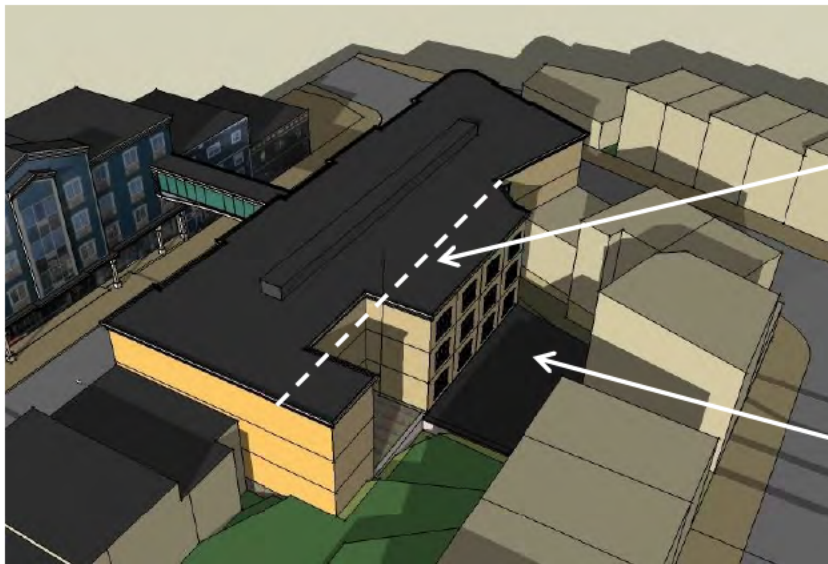
Alternative Imagery

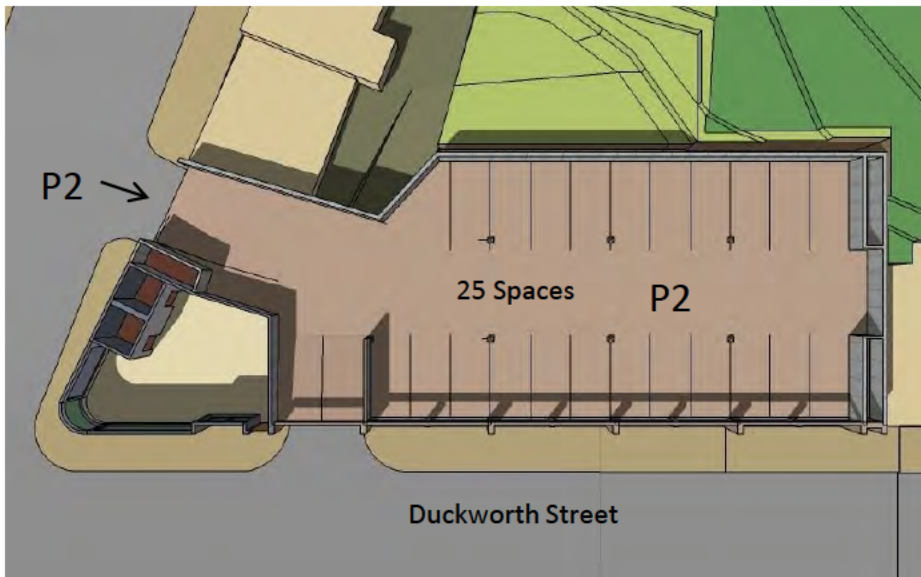
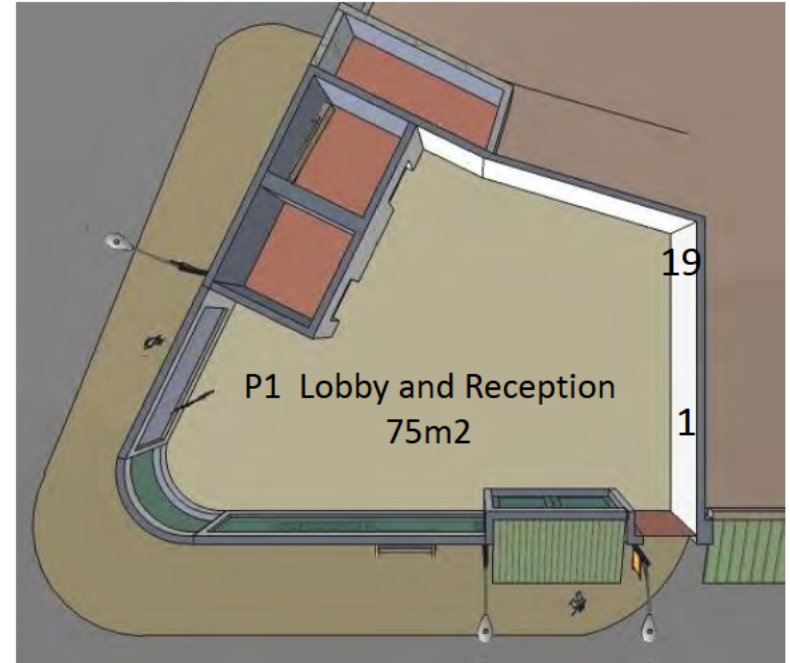
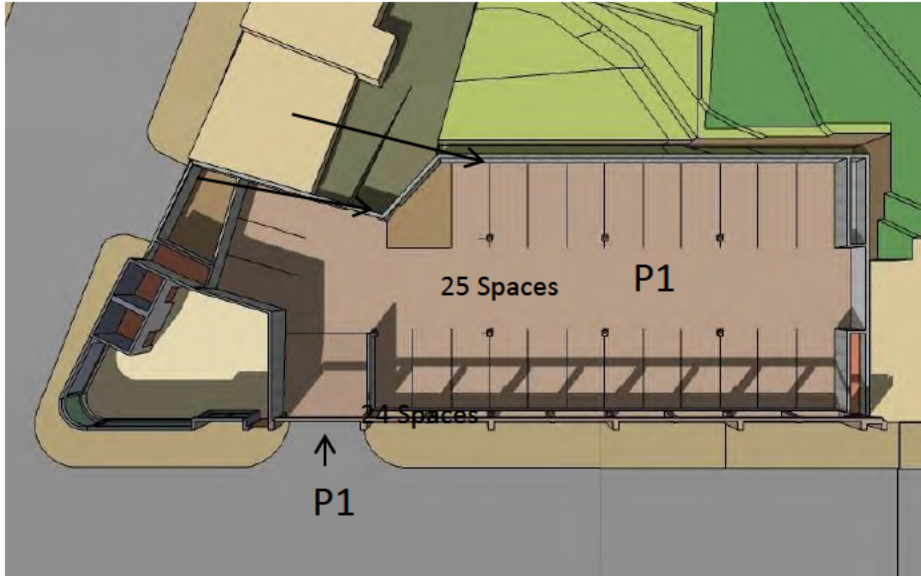


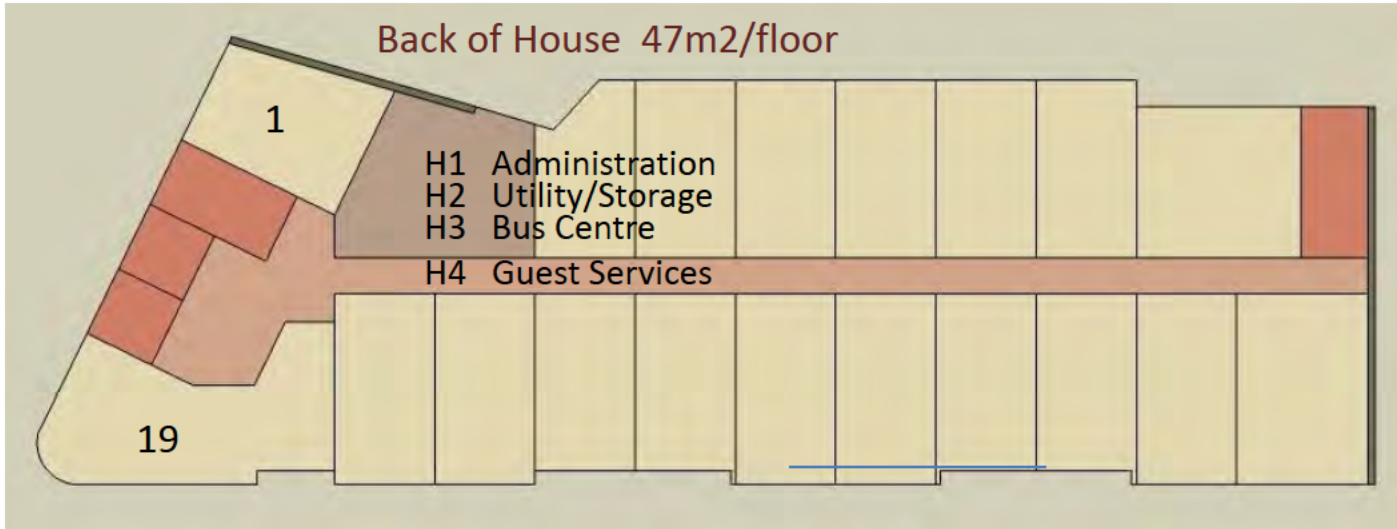
Development Information

Height	5 Storeys (19.8m)
Gross Area	4210 m ²
Site Area	1404 m ²
FAR	3.0
Suites	90
Amenity	300 m ²
Parking	50 (on site)

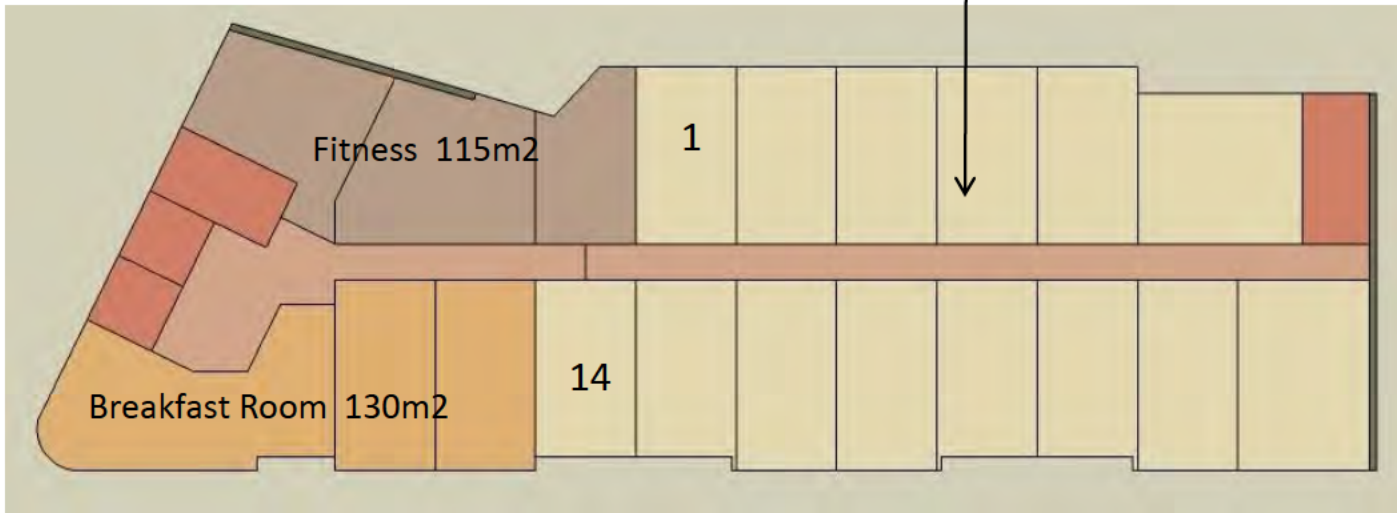
Roof top
projections







Levels H1-H4



Level H5



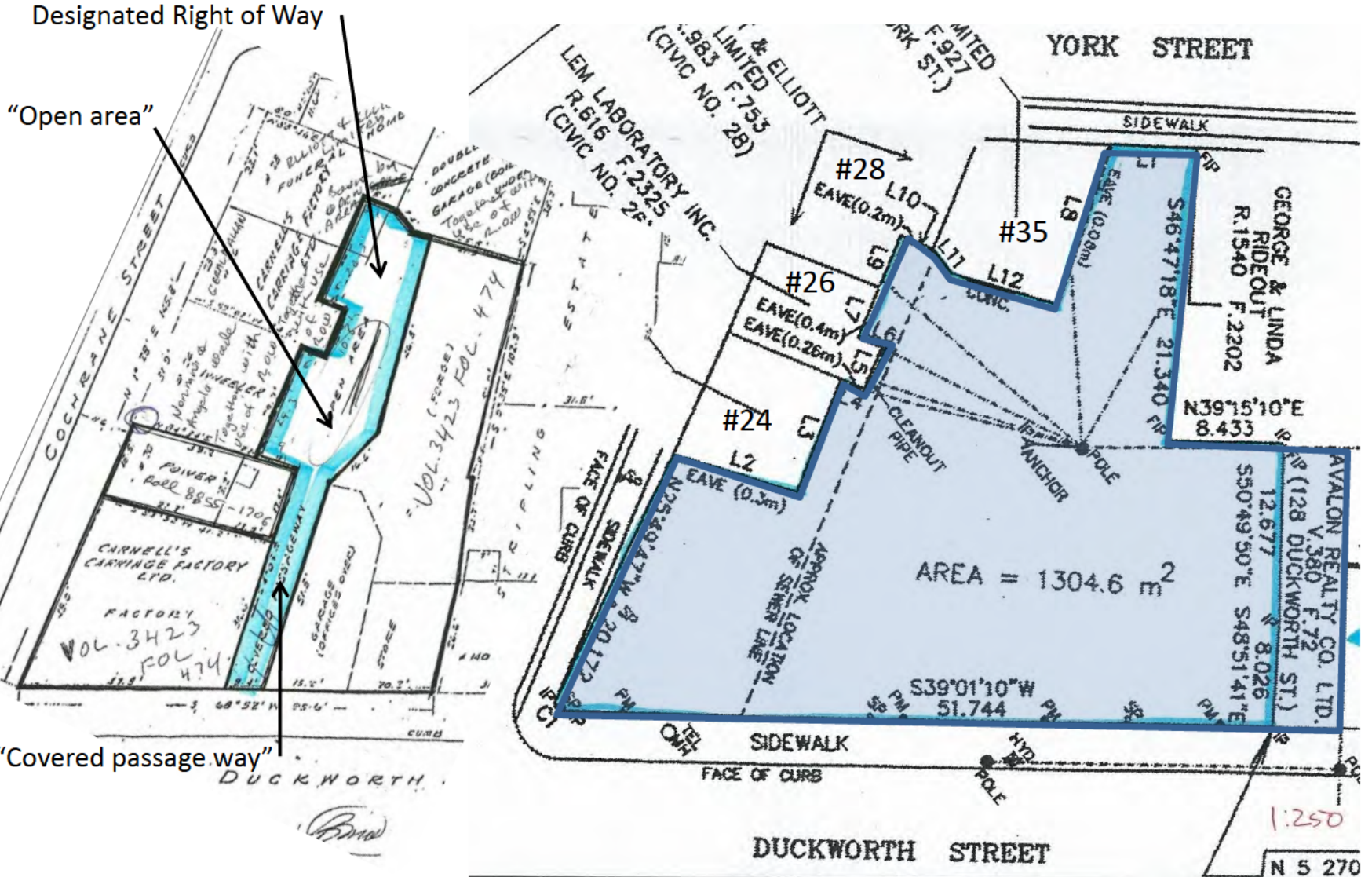
Schematic Elevation Duckworth Street

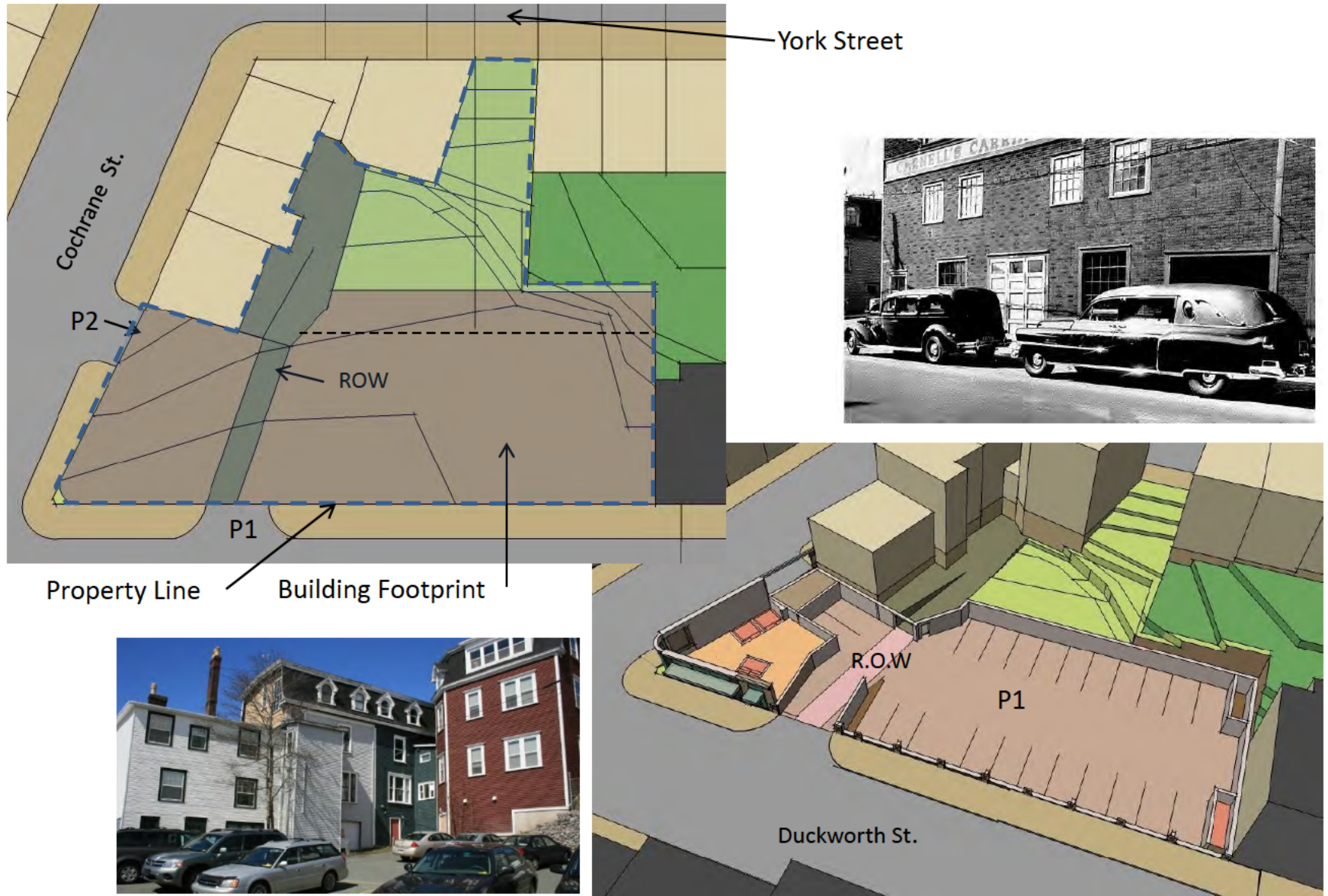
Materials are a balance from adjoining buildings, the general context, and the existing hotel. Final imagery will be developed in conjunction with the Heritage Committee to suit the revised scale and noncombustible materials.

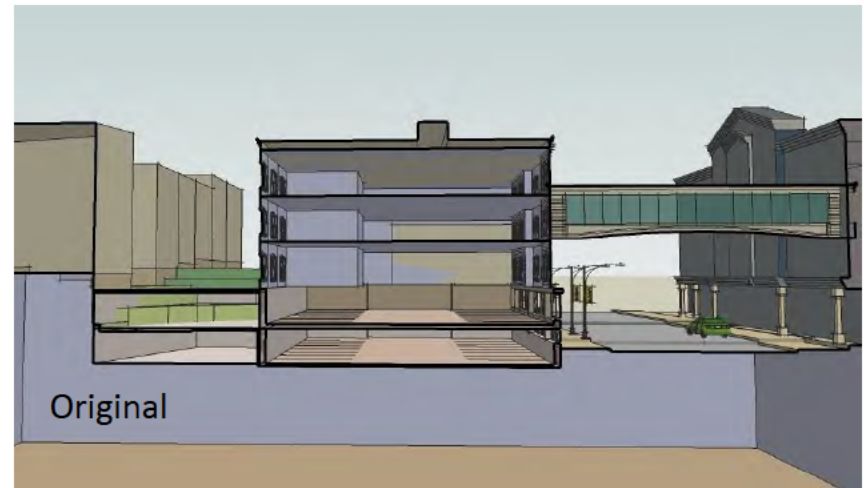
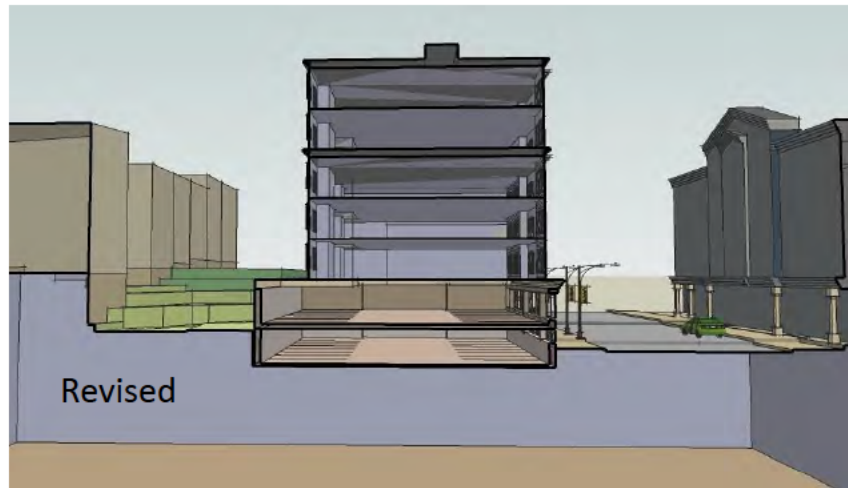
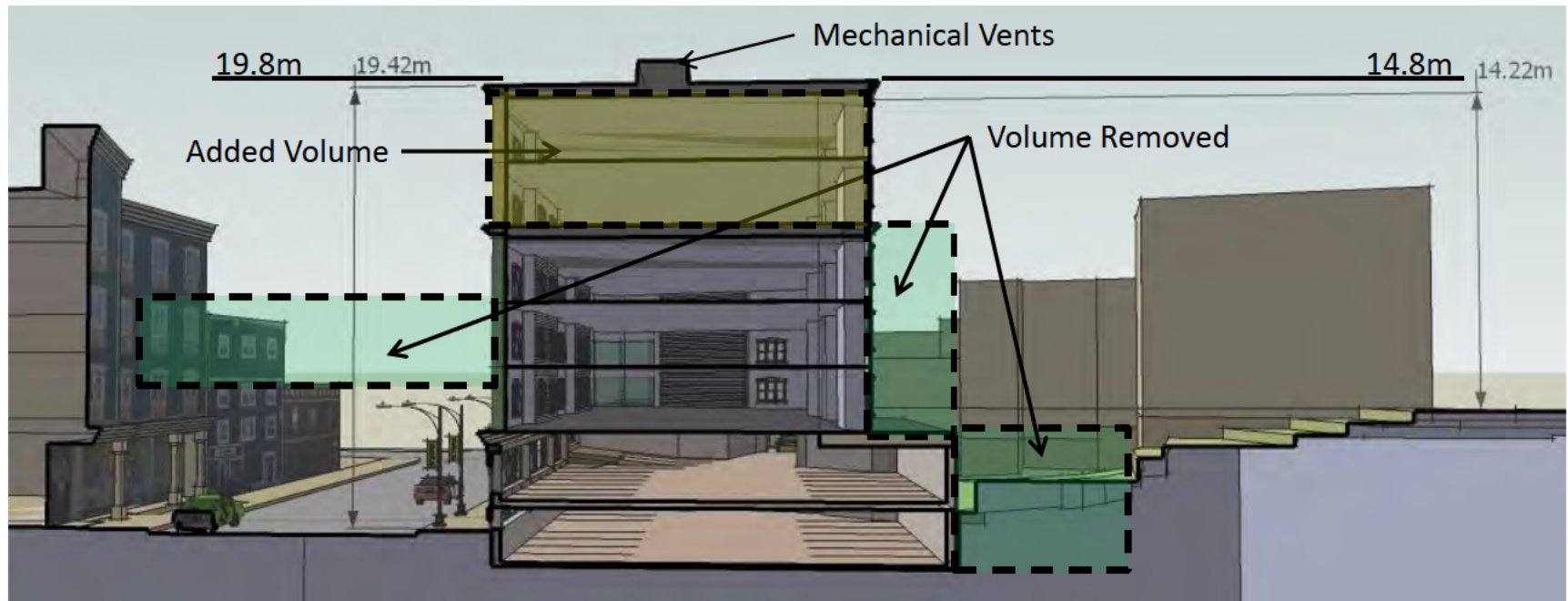


Stone Masonry Veneer
Painted/ Anodized Aluminum
Composite Metal Panel
EFIS-Acrylic Insulated Rain screen

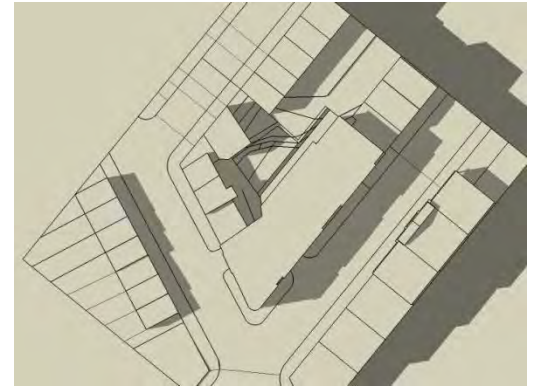
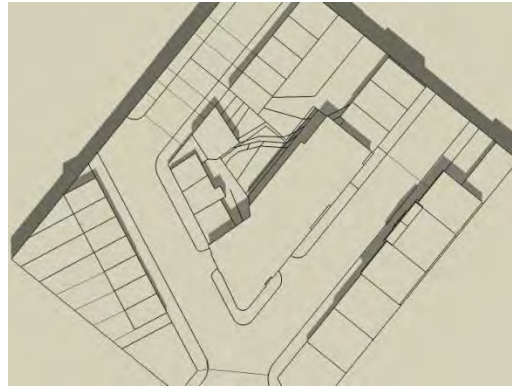




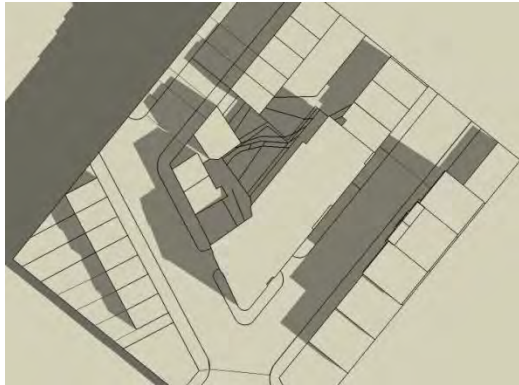




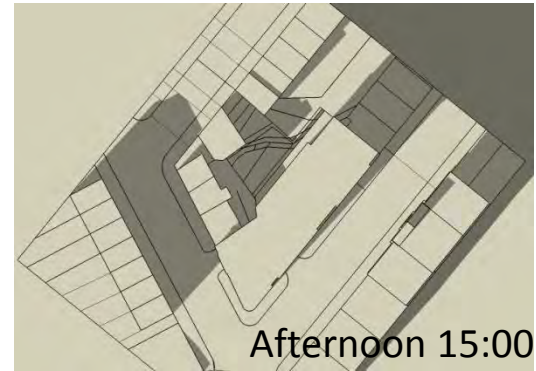
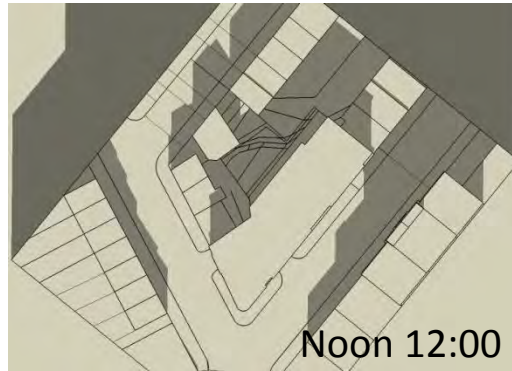
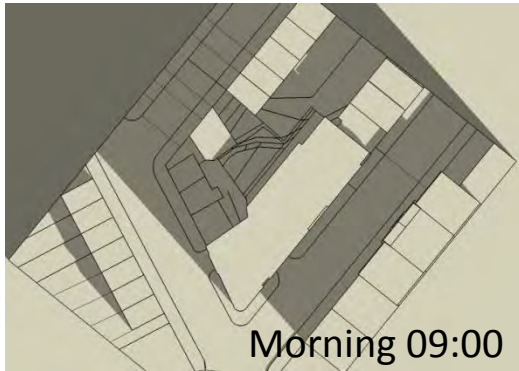
June 21



March/Sept, 21



Dec. 21



Morning 09:00

Noon 12:00

Afternoon 15:00



2 Levels of parking, 50 spaces are provided inside the building

As the street level façade, a comfortable pedestrian experience is created with planting, seating and a permanent canopy.

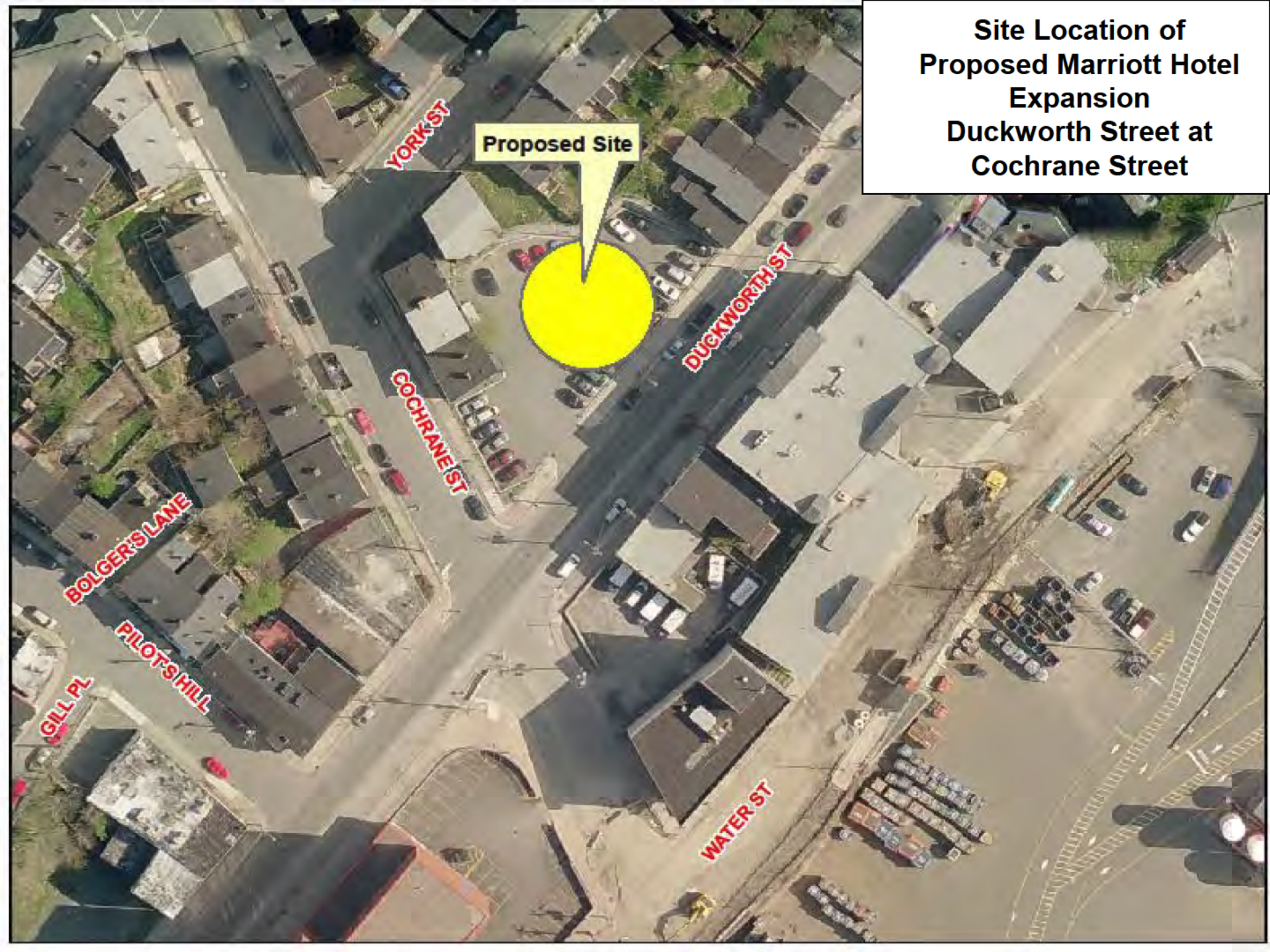
**View Plane Analysis of the
proposed development of the
Marriott Hotel expansion
at the Corner of Duckworth Street
and Cochrane Street
(Ward 2)**

**Analysis has been
prepared by the
Department of Planning**

November 07, 2012

ST. JOHN'S

**Site Location of
Proposed Marriott Hotel
Expansion
Duckworth Street at
Cochrane Street**



Proposed Site

YORK ST

DUCKWORTH ST

GOCHRANE ST

BOLGER'S LANE

PILOT'S HILL

GILL PL

WATER ST

Aerial View #1 Existing Site

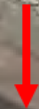
**Sheraton
Hotel Newfoundland**



Proposed Site



**Sir Humphrey
Gilbert Bldg**



Aerial View #1 Proposed Building

**Sheraton
Hotel Newfoundland**

Proposed Building

**Sir Humphrey
Gilbert Bldg**



Aerial View #2 Existing Site

**Sir Humphrey
Gilbert Bldg**

Proposed Site

**Sheraton
Hotel Newfoundland**



Aerial View #2 Proposed Building

**Sheraton
Hotel Newfoundland**

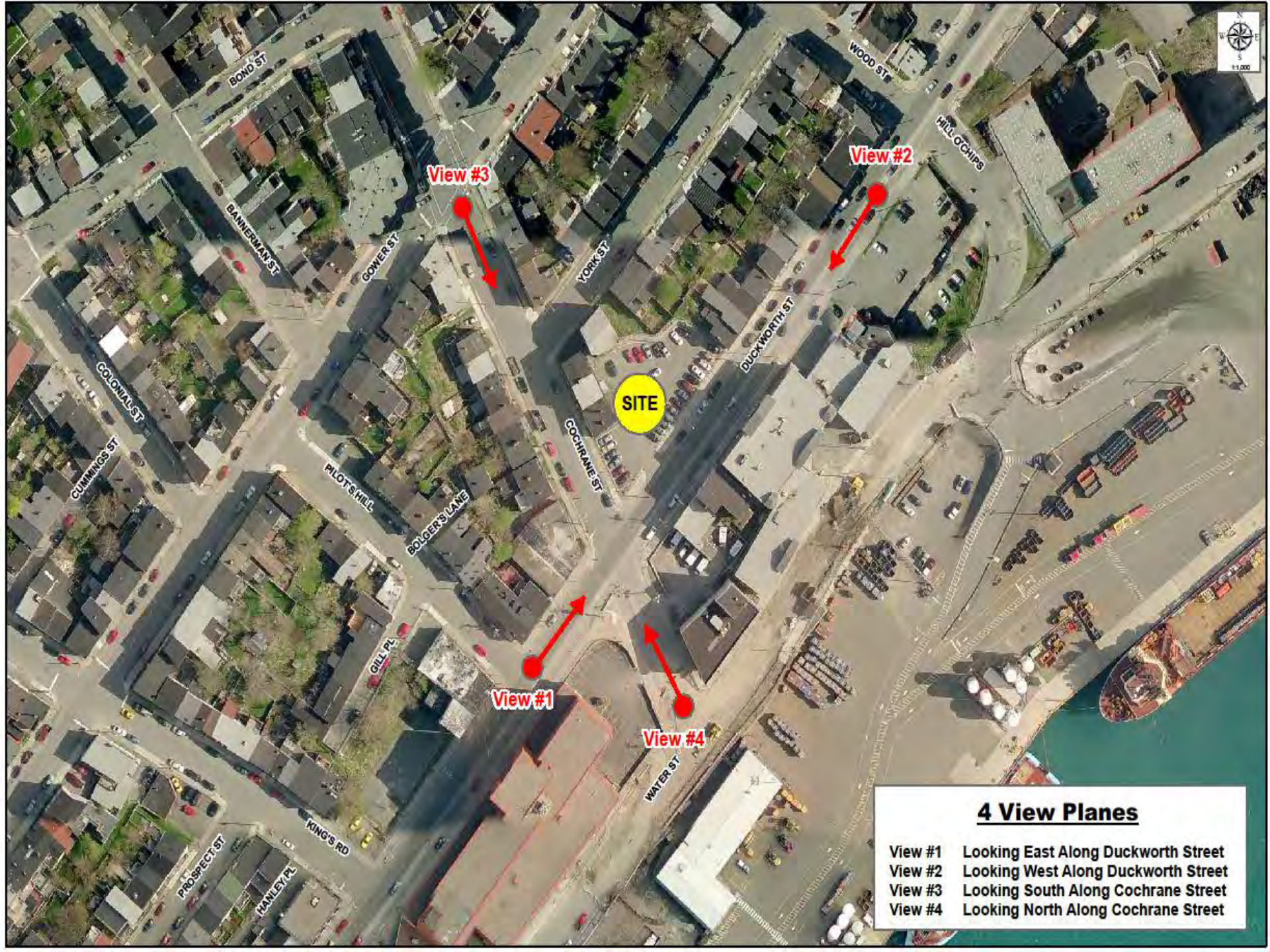
**Sir Humphrey
Gilbert Bldg**

Proposed Building



Proposed Hotel Expansion from 4 different sightlines

ST. JOHN'S



SITE

View #3

View #2

View #1

View #4

4 View Planes

- View #1** Looking East Along Duckworth Street
- View #2** Looking West Along Duckworth Street
- View #3** Looking South Along Cochrane Street
- View #4** Looking North Along Cochrane Street

View # 1 showing **existing site conditions
looking East along Duckworth Street**



**Proposed Site
Location**

Duckworth Street

Cochrane Street

View # 1 showing **proposed building
looking East along Duckworth Street**



View # 1 showing **existing site** vs. **proposed building** looking East along Duckworth Street



View # 2 showing **existing site conditions
looking West along Duckworth Street**



**Proposed Site
Location**

Duckworth Street

View # 2 showing **proposed building
looking West along Duckworth Street**

Proposed Building



Duckworth Street

View # 2 showing **existing site** vs. **proposed building** looking West along Duckworth Street



View # 3 showing **existing site conditions
looking South along Cochrane Street**



View # 3 showing **proposed building** looking South along Cochrane Street

Proposed Building



Duckworth Street

Cochrane Street



View # 3 showing **existing site** vs. **proposed building** looking South along Cochrane Street



View # 4 showing **existing site conditions
looking North along Cochrane Street**



View # 4 showing **proposed building** looking North along Cochrane Street

Proposed Building



Duckworth Street

Cochrane Street



View # 4 showing **existing site** vs. **proposed building** looking North along Cochrane Street



**Report/Recommendations
Public Works & Environment Standing Committee
November 15, 2012**

Attendees: Councillor Wally Collins, Chairperson
Councillor Frank Galgay
Councillor Danny Breen
Councillor Sandy Hickman
Councillor Tom Hann
Robert Smart, City Manager
Paul Mackey, Deputy City Manager/Director of Public Works & Parks
Walt Mills, Director of Engineering
Dave Blackmore, Director of Building and Property Management
Bob Bishop, Director of Finance & City Treasurer
Brendan O'Connell, Manager of Environmental Services
Kevin Breen, Manager of Streets
Steve Colford, Operations & Systems Engineer
Phil Hiscock, Operations Assistant - Streets
Brian Head, Operations Assistant – Parks
Karen Chafe, Recording Secretary

Report:

1. **Culvert & Septic System Installation Deposit**

The Committee considered a memo dated October 4, 2012 from the Deputy City Manager/Director of Public Works & Parks regarding a proposed increase in the amount of refundable deposit for the installation of driveway culverts.

The Committee on motion of Councillor Hickman; seconded by Councillor Galgay recommends that the refundable deposit for installation of driveway culverts and septic systems be increased from \$500.00 to \$2,000.00 effective January 1, 2013. This increase will more accurately reflect the current cost to correct instances of non-compliance.

2. **Street Excavation Permit Fees**

The Committee considered a memo dated October 4, 2012 from the Deputy City Manager/Director of Public Works & Parks regarding the above-noted matter.

The Committee on motion of Councillor Hickman; seconded by Councillor Galgay recommends that the non-refundable portion of Street Excavation Permits be increased from \$50.00 to \$300.00 effective January 1, 2013, with the option to review this amount in one year to determine if it is still reflective of the costs associated with multiple inspections.

ST. JOHN'S

3. **Salt Spreading Equipment**

The Committee considered a memo dated November 13, 2012 from the Deputy City Manager/Director of Public Works & Parks regarding the purchase of salt spreading equipment.

The Committee on motion of Councillor Hickman; seconded by Councillor Breen recommends that Council approve the allocation of \$67,000.00 from the Salt Reserve Fund to purchase the following pieces of equipment for salt spreading operations:

- **4 x 4 heavy duty pickup truck for salt spreading in areas not accessible by truck/plow sanders (eg. Battery, steep laneways). Cost: \$50,000.00**
- **Salt gate position sensors for 19 truck/plow sanders equipped with Bosch Rexroth spreading systems. Cost: \$17,000.00.**

4. **Service Evaluation Survey Results**

The Committee refers the attached service evaluation survey results to Council for information purposes.

Councillor Wally Collins
Chairperson

MEMORANDUM

Date: November 12, 2012

To: Councillor Wally Collins
Chairperson – Public Works, Environment & Protection Committee

From: Paul Mackey, P. Eng.,
Deputy City Manager/Director of Public Works & Parks

Re: Service Evaluation Survey Results

Attached for your information are the following:

1. Blank *Service Evaluation* form.
2. Summary of results for the period July – September 2012.



Paul Mackey, P. Eng.,
Deputy City Manager/Director of Public Works & Parks

Attach.

pc Noel Dempsey – President CUPE Local 569

ST. JOHN'S

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

DEPARTMENT OF PUBLIC WORKS & PARKS SERVICE EVALUATION

HOW SATISFIED WERE YOU WITH:

(Please tick one box only)

	POINTS	3.0	2.0	1.0	0.0		
		Completely Satisfied	Satisfied	Dissatisfied	Completely Dissatisfied	Not Applicable	

SWITCHBOARD OPERATOR:

1. Promptness			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Attitude		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
3. Understanding of your problem		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

ON-SITE SUPERVISOR:

4. Attitude		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
5. Were you kept informed of progress?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

WORK CREW:

6. Attitude		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
7. Efficiency		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

GENERAL:

8. Was work completed in a timely manner?
9. Overall, rate this service experience

COMMENTS:

Please provide your comments, whether favourable or unfavourable, on this service.

SERVICE IMPROVEMENT:

Please give us your most important suggestion to improve our service.

THANK YOU FOR YOUR COOPERATION.

SUMMARY OF SERVICE EVALUATION RESULTS

Period Covered: July to September 2012
 Surveys Sent Out: 81
 Replies Received: 37

Survey Period					
ITEM	JUL to SEPT 2011	OCT to DEC 2011	JAN to MAR 2012	APR to JUN 2012	JUL TO SEPT 2012
Switchboard Operator:					
Promptness	2.8	2.7	2.9	2.9	2.9
Attitude	2.8	2.7	2.9	2.9	2.8

Understanding of Problem	2.8	2.6	2.9	2.8	2.8
On-Site Supervisor:					
Attitude	2.9	2.8	2.9	2.8	2.9
Kept Informed of Progress	2.9	2.8	2.9	2.8	2.9
Work Crew					
Attitude	2.9	2.8	3.0	2.9	2.9
Efficiency	2.9	2.8	3.0	2.8	2.9
General					
Work completed in a timely manner?	2.9	2.8	2.9	2.9	2.9
Overall rating of service	2.9	2.8	2.9	2.9	2.9

COMMENTS

1. Thanks, I was glad to get those items picked up.
2. The work was very favourable but the workers had to return the same night to temporarily stop the back up and the next day Monday to complete the job because they did not have access to the emergency equipment that was needed on the weekend
3. We had prompt and efficient service. The crew were very efficient and cleared up the problem. We are very satisfied with the service we received.
4. Your 311 telephone service was prompt and efficient. They were helpful and explained everything. Also I arranged for bulk garbage pickup for my mother at 87 Carrick Drive and that was processed and handled very well.
5. Whenever I called I was amazed at the promptness and courtesy of the staff. Efficiency on all levels of service. You should be very proud of your staff.
6. Excellent all around. Very prompt and friendly.

7. Considering it was the same day of the passage of Leslie we were very impressed with the timely response and quick resolve to our issue.
8. Staff were completely professional and courteous. Very satisfied with the job.
9. Arrived promptly and did a very thorough job. Gentlemen were very personable and knowledgeable. Many thanks.
10. Very pleased with the two employees who completed the work. Very professional. Thank you very much.
11. We had two teams in Sunday and Monday and both were excellent! Very helpful and respectful of our property.
12. I thought the crew did a tremendous job. It's a great service that the City provides.
13. We think the bulk pickup program is fantastic.
14. We could not ask for better service or people. Very satisfied.
15. Excellent work very happy with service.
16. Our bulk garbage was picked up in a timely manner. Everything was taken. It is a good program.
17. No complaints with service provided. However I didn't know this was a service provided by the City and incurred a \$380.00 charge with Hubley's Plumbing before City was called. Conflicting information from Hubley's and City. Hubley's said City wouldn't come until problem was identified by plumber. That's not what representatives from the City said. In my opinion Hubley's should have left when he realized what the problem was instead of going back to shop and billing me for 3 hours of service for snake.
18. Your bulk garbage and regular garbage pickup has always been very good and we have the highest regard for the staff who deliver this service. Thank you.
19. Excellent service.
20. The service provided to me was excellent.
21. Bulk pickup is a good service. I was well informed and they came and did the job without complications.
22. Very satisfied. Thank you! Keep up the good work.
23. No comments.
24. Everyone I dealt with were tremendous. They were all helpful, friendly and courteous. The backed up sewer was cleared within a short period of time. Very pleased.

25. I was so impressed with the service provided and attention to our situation. Within 15 minutes of our call to 311 Keith Williams arrived and the City staff very shortly thereafter. This was a complicated situation and handled very professional and timely. What a wonderful staff, manager and service!
26. We were very happy with the service, especially that of the work crew who were pleasant and polite, helpful and cleaned up afterwards. Bravo!

SERVICE IMPROVEMENTS

1. More bulk pickups. Would help us keep our property tidy by having more scheduled pickups.
2. I believe that the equipment should be available whenever there is a need for it regardless if it is the weekend or not. After all an emergency can happen on the weekend as well as during the week.
3. Nothing, we have never had a problem with any of our dealings with the City.
4. Better information to taxpayers regarding service.
5. Tops anyway. I find no fault.
6. Regarding snow removal. Please speak to snow plow operators to show consideration when citizens are shovelling snow. Twice on the same evening one operator plowed all the snow back in driveway that I spent several hours removing (as I stood by my driveway with my shovel in hand). With health issues this was more than rude. It appears sadistic. Drivers should be told to lift the plow as they pass shovelled driveways. It's everyone's complaint and MCP costs could be reduced. Thank you.
7. No comments.

8. Absolutely nothing to improve upon. Maybe placement of mats to protect carpet when dealing with sewer augers and hoses. I don't believe they have any on hand. Although they did help improvise. Many thanks to Keith Williams and Eugene on the City truck as well as Paul and Paul.
9. No suggestions.

Report/Recommendations Heritage Advisory Committee

November 7, 2012

In Attendance: Gerard Hayes, Acting Chairperson
Councillor Sheilagh O'Leary
Anne Hart, Citizen Representative
Taryn Sheppard, Nexter Representative
Ken O'Brien, Manager of Planning & Information
Peter Mercer, Heritage Officer
Margaret Donovan, Tourism Industry Coordinator
Karen Chafe, Recording Secretary

1. **45 Bonaventure Avenue – Proposed Signage**

The Committee considered an application to install signage at the above-noted location. A copy of the plan is attached.

The Committee recommends approval of the sign's dimensions which is in scale with the mass of the building. The Committee recommends that the sign comply with the Heritage Sign By-Law which prohibits back lit signs having a predominantly white background.

2. **21 – 47 LeMarchant Road – Proposed New Construction**

The Committee met with Jeff Reardon and Neal De Florio of Reardon Construction to discuss their proposal to construct a condominium development, the elevation of which is attached. The design is somewhat preliminary at this stage though the general massing of the building will remain as it appears on the elevation, extending from Cookstown Road to Lime Street with a small set-back from the sidewalk on Lemarchant Road. The applicants suggested that they may revise the entrance but would like to retain the overall design with some possible changes to color. The proposal will take place in two phases.

The Committee will continue to consult with the applicant about design features and has requested that the applicant submit other elevations which show the entire building and how it relates to the streetscapes of LeMarchant Road (looking east and west) as well as perspectives from Cookstown Road and Lime Street looking north and south. This will give the Committee a better sense of how the proposed structure will integrate with the surrounding environment. The Committee also suggested that the applicant may wish to consider more variety in the size of its windows.

ST. JOHN'S

3. **430 Water Street – Proposed Extension**

The Committee met with Mr. Paul Blackwood of Stantec Architecture to present a proposal for the expansion of 430 Water Street at the rear facing George St. West and consisting of a 6-storey building. The overall recladding and window replacement of the existing building is also proposed. The renderings are attached.

As the design is preliminary, the Committee recommends continued consultation with the architect to evolve the design. Some of the following suggestions were noted:

- **Reconsider the recladding of the existing building and instead retain the original brick façade and window alignment, particularly for the first floor windows facing Springdale St.;**
- **Consider the use of brick for the 6-storey expansion unless alternatives can be found to the commonly used glass curtain wall, e.g. different colors or pargings (other than EIFS);**
- **Reference was made to the proposed garage on the first floor facing George St. West and which should be camouflaged or offset with plantings, art work, screening or a combination thereof;**
- **Reference was made to the front lawn facing Water St. as well as Hutchings Lane and whether or not these spaces could be converted into friendlier walkways, seating areas or green spaces which would be attractive to pedestrian traffic. It was noted that the green space bordering Water St. is owned by the City.**

4. **340 Duckworth St. (Revised Parking Garage Elevations)**

Mr. Dick Cook and Mr. Bill Clarke met with the Committee and presented their revised elevations for the parking garage to be situated east of the former CBC building. A copy of the elevations is attached. The Committee notes that Council previously approved the design of the parking garage façade against the Committee’s recommendation. The new elevations reflect only minor adjustments to the approved design that do nothing to address the Committee’s concerns with the overall design. However, the following suggestions were noted:

- **The applicant may consider a different color palette to the beiges or browns that are typical in shopping centers and box stores. The Committee suggested that the colors be more reflective of the art deco style of the former CBC building which is typically pastels such as pale blue, pale pink, peach, light grey and white.**
- **The elevation also shows a teal green roof and overhang canopy which if copper is acceptable; however, if the proponent intends to use another material, then they should reconsider the teal green color to be more compatible with the final colors of the façade.**

- **With regard to the masonry which appears to be a brown/beige stone also commonly used in big-box architecture, it was suggested that a different treatment be used, for example grey stone as in downtown stone buildings, or granite or a glazed brick façade.**

5. 148 Duckworth St. (former Brass Rack)

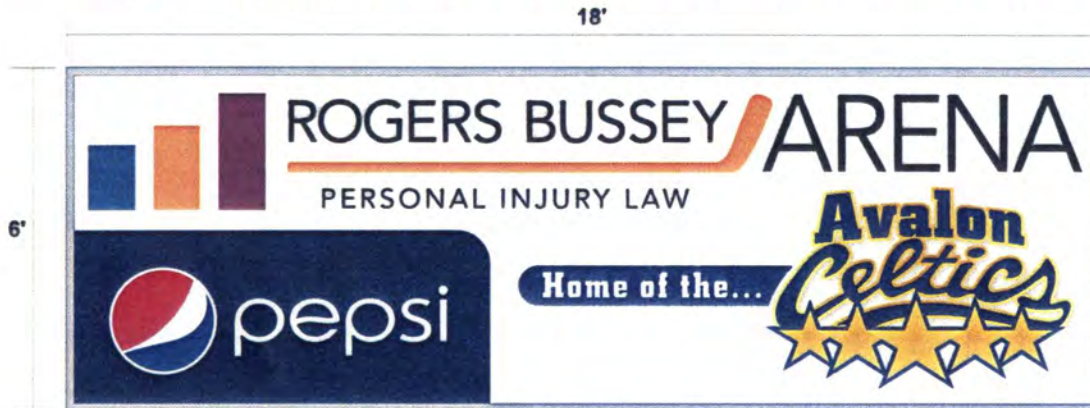
The Committee considered background information on the proposed treatment to the front façade of 148 Duckworth St. wherein four garage doors are proposed. The elevations are attached. The Committee recommends the following:

That the windows of the garage doors be elevated to look more like windows rather than doors, with a noticeable section of wall underneath the glass. The purpose of this is to offset the look of garage doors while continuing to have the benefit of windows that can open to the sidewalk.

**Gerard Hayes
Acting Chairperson**

6' X 18' REFURBISHED FASCIA SIGN COMPLETE WITH EXISTING 3/16" WHITE LEXAN FACE WITH VINYL GRAPHICS. SIGN BOX COMPLETE WITH 8" DEEP EX-8 ALUMINUM RETURN AND 1 1/2" EX-7 ALUMINUM FRAME. SIGN RELOCATED TO ROGERS BUSSEY ARENA AS DEPICTED BELOW ON FRONT ELEVATION.

NOTE: SURVEY MAY BE REQUIRED TO ENSURE SIGN WILL FIT PROPERLY AS SHOWN BELOW



VOLTS 120 UNLESS OTHERWISE SPECIFIED

CUSTOMER: BROWNING HARVEY (ROGERS BUSSEY ARENA)
LOCATION: ROGERS BUSSEY ARENA (PREVIOUSLY BROTHER O'HEAR ARENA)

SALES REP.	PERRY DAWE	
FILE DESCRIPTION	REFURBISHED 6' X 18' FASCIA SIGN FOR EXTERIOR WALL	
FILE NAME	REFURBISHED FASCIA-FRONT ELEVATION.dwg	
FILE LOCATION	B-BROWNING HARVEY-ROGERS BUSSEY ARENA	
SCALE	NONE	
DRAWN BY	ADAM WOODMAN	
WO #	PROPOSAL #	DATE: AUG. 9/2012

COLORS:

MATCH TRANSLUCENT/OPAQUE VINYL AS CLOSE AS POSSIBLE

-  PANTONE 143C YELLOW
-  PANTONE 704C BURGUNDY
-  PANTONE 3145C TURQUOISE
-  BLACK OPAQUE VINYL
-  WHITE LEXAN FACE
-  PANTONE 185C RED
-  PANTONE 2945C BLUE
-  PANTONE 540C C DARK BLUE
-  PANTONE 429C GREY

CLIENT APPROVAL

SIGNATURE: _____ DATE: _____

E.C. BOONE LTD.
CORPORATE SIGNAGE & IMPRINT WEAR

11 Pines Plaza
P.O. Box 8304, St. John's
NL A1B 2N7
PH: (709) 726-4610
FAX: (709) 726-2037
email: ecboone@ecboone.com



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**47 Le Marchant Rd,
St. John's, NL**

Owners:

Reardon Construction &
Development LTD
P. O. Box 2069,
Suite 201, 67 Majors Path
St. John's, NL A1C 5R6

Republic Properties
106 Water Street
St. John's, NL
A1C 5K8

Architects:

Open Architects
106 Water Street
St. John's, NL
A1C 5K8
www.openarchitects.ca

Sheet List	
Sheet Number	Sheet Name
A000	Cover
A001	Survey
A002	Site Plan & Project Info
A201	Parking Levels
A202	Floor Plans
A203	Face Plans
A204	Top Level and Roof Storey
A400	Elevations
SK 1	East - West Section



106 Water Street
St. John's NL
A1C 5K8
709.351.OPEN
www.openarchitects.ca

Architectural Consultant



Structural Engineer

Le Marchant Road

No.	Description	Date
1	Issued To Client	05/04/12
2	Issued for Development Application	08/05/12

Pinnacle Developments
INC.
SCHEMATIC DESIGN

Sheet Title: Cover	
Project number	82-01
Date	08/05/12
Drawn by	MM
Checked by	OAI

A000

Scale

Scope of Work:

Construct New Above Grade 5 Storey Residential Building + 2 Levels of Parking in Basement

Area Schedule (Gross Building)		
Level	Name	Area
Not Placed	Ext Stair	Not Placed
Sub Level 2	Elevators and Stairs	48.17 m²
Sub Level 2	Ext Stairs	15.82 m²
Sub Level 1	Elevators & Vestibule	60.21 m²
Sub Level 1	Ext Stairs	26.33 m²
Ground Storey	Suites	1136.11 m²
Second Storey	Suites	1137.48 m²
Third Storey	Suites	1109.86 m²
Fourth Storey	Suites	1109.87 m²
Top Storey	Suites	1107.86 m²
		5766.87 m²

47 Le Marchant - Currently zoned Commercial Centre - Mixed (CCM) - Except 17&19 Cookstown RD
10.23.1 Permitted uses:

- Residential:
(a) Dwelling Units located in the second and/or higher storeys of a Building (1195-12-08) (2007-04-05)
(Proposed variance for units at ground storey)

10.23.3 Zone Requirements
(a) Floor Area Ratio (FAR) 3.0

In a situation where owing to substantial grade differences on a lot with frontage on more than one public street, a multi-storey building would have a storey higher than 6.0 metres, Council may increase the maximum Floor Area Ratio to 4.0, provided the maximum Building Height does not exceed 15 metres.

Site Area: 1393.26m² x 3 = 4179.78 m²

Proposed Floor Area: 5766.67m²/1393.26m² = 4.1(>4)

- (b) Building Height: Max of 15m
(Proposed variance for 18m max height)
(c) Density - 1 dwelling per 50m² lot area
1393.26/50 = 27 dwellings units PERMITTED
Proposed 40 units
(Proposed variance for 40 units)

9.1.1 Number of parking spaces per dwelling unit
1.00/DWELLING UNIT
40 x 1.00= 40 stalls
Proposed 64 stalls

5 Storeys
5 Residential Storeys
2 Parking Levels below grade

Net Area Schedule - Phase 1			
Department	Level	Name	Area
AMENITY	Second Storey	AMENITY	46.31 m²
AMENITY	Third Storey	AMENITY	46.31 m²
AMENITY	Fourth Storey	AMENITY	46.31 m²
AMENITY	Top Storey	AMENITY	46.31 m²
CIRCULATION	Sub Level 2	STAIRS 1	15.87 m²
CIRCULATION	Sub Level 2	STAIRS 2	12.72 m²
CIRCULATION	Sub Level 2	VESTIBULE	27.66 m²
CIRCULATION	Sub Level 1	STAIRS 1	15.87 m²
CIRCULATION	Sub Level 1	STAIRS 2	12.72 m²
CIRCULATION	Sub Level 1	VESTIBULE	24.81 m²
CIRCULATION	Ground Storey	CORRIDOR	70.88 m²
CIRCULATION	Ground Storey	LOBBY	102.53 m²
CIRCULATION	Ground Storey	STAIRS 1	14.65 m²
CIRCULATION	Ground Storey	STAIRS 2	17.47 m²
CIRCULATION	Second Storey	CORRIDOR	70.88 m²
CIRCULATION	Second Storey	STAIRS 1	14.65 m²
CIRCULATION	Second Storey	STAIRS 2	17.47 m²
CIRCULATION	Second Storey	VESTIBULE 1	52.91 m²
CIRCULATION	Third Storey	CORRIDOR	70.88 m²
CIRCULATION	Third Storey	STAIRS 1	14.65 m²
CIRCULATION	Third Storey	STAIRS 2	17.47 m²
CIRCULATION	Third Storey	VESTIBULE	52.91 m²
CIRCULATION	Fourth Storey	CORRIDOR	70.88 m²
CIRCULATION	Fourth Storey	STAIRS 1	14.65 m²
CIRCULATION	Fourth Storey	STAIRS 2	17.47 m²
CIRCULATION	Fourth Storey	VESTIBULE 1	52.91 m²
CIRCULATION	Top Storey	CORRIDOR	70.88 m²
CIRCULATION	Top Storey	STAIRS 1	14.65 m²
CIRCULATION	Top Storey	STAIRS 2	17.52 m²
CIRCULATION	Top Storey	VESTIBULE	52.91 m²
PARKING	Sub Level 2	PARKING	900.12 m²
PARKING	Sub Level 1	PARKING	905.07 m²

Net Area Schedule - Phase 1			
Department	Level	Name	Area
RESIDENTIAL	Ground Storey	UNIT 1	89.34 m²
RESIDENTIAL	Ground Storey	UNIT 2	89.36 m²
RESIDENTIAL	Ground Storey	UNIT 3	89.21 m²
RESIDENTIAL	Ground Storey	UNIT 4	89.39 m²
RESIDENTIAL	Ground Storey	UNIT 5	79.27 m²
RESIDENTIAL	Ground Storey	UNIT 6	139.66 m²
RESIDENTIAL	Ground Storey	UNIT 7	132.77 m²
RESIDENTIAL	Ground Storey	UNIT 8	132.97 m²
RESIDENTIAL	Second Storey	UNIT 9	89.34 m²
RESIDENTIAL	Second Storey	UNIT 10	89.39 m²
RESIDENTIAL	Second Storey	UNIT 11	89.21 m²
RESIDENTIAL	Second Storey	UNIT 12	89.39 m²
RESIDENTIAL	Second Storey	UNIT 13	79.27 m²
RESIDENTIAL	Second Storey	UNIT 14	139.66 m²
RESIDENTIAL	Second Storey	UNIT 15	132.77 m²
RESIDENTIAL	Second Storey	UNIT 16	132.97 m²
RESIDENTIAL	Third Storey	UNIT 17	89.21 m²
RESIDENTIAL	Third Storey	UNIT 18	89.39 m²
RESIDENTIAL	Third Storey	UNIT 19	89.36 m²
RESIDENTIAL	Third Storey	UNIT 20	89.39 m²
RESIDENTIAL	Third Storey	UNIT 21	79.25 m²
RESIDENTIAL	Third Storey	UNIT 22	138.13 m²
RESIDENTIAL	Third Storey	UNIT 23	133.77 m²
RESIDENTIAL	Third Storey	UNIT 24	134.80 m²
RESIDENTIAL	Fourth Storey	UNIT 25	89.38 m²
RESIDENTIAL	Fourth Storey	UNIT 26	89.39 m²
RESIDENTIAL	Fourth Storey	UNIT 27	89.21 m²
RESIDENTIAL	Fourth Storey	UNIT 28	89.39 m²
RESIDENTIAL	Fourth Storey	UNIT 29	79.25 m²
RESIDENTIAL	Fourth Storey	UNIT 30	138.13 m²
RESIDENTIAL	Fourth Storey	UNIT 31	133.77 m²
RESIDENTIAL	Fourth Storey	UNIT 32	134.80 m²
RESIDENTIAL	Top Storey	UNIT 33	91.11 m²
RESIDENTIAL	Top Storey	UNIT 34	91.29 m²
RESIDENTIAL	Top Storey	UNIT 35	91.29 m²
RESIDENTIAL	Top Storey	UNIT 36	91.29 m²
RESIDENTIAL	Top Storey	UNIT 37	75.11 m²

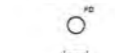
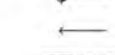
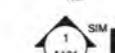
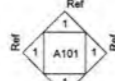
Net Area Schedule - Phase 1			
Department	Level	Name	Area
RESIDENTIAL	Top Storey	UNIT 38	137.81 m²
RESIDENTIAL	Top Storey	UNIT 39	135.23 m²
RESIDENTIAL	Top Storey	UNIT 40	135.93 m²
UTILITY	Sub Level 2	MECHANICAL STORAGE	58.32 m²
UTILITY	Sub Level 2	STORAGE MECHANICAL	58.25 m²
UTILITY	Sub Level 1	MECHANICAL STORAGE	58.32 m²
UTILITY	Sub Level 1	STORAGE ROOM	56.76 m²

1 Vicinity Map
1 : 2000



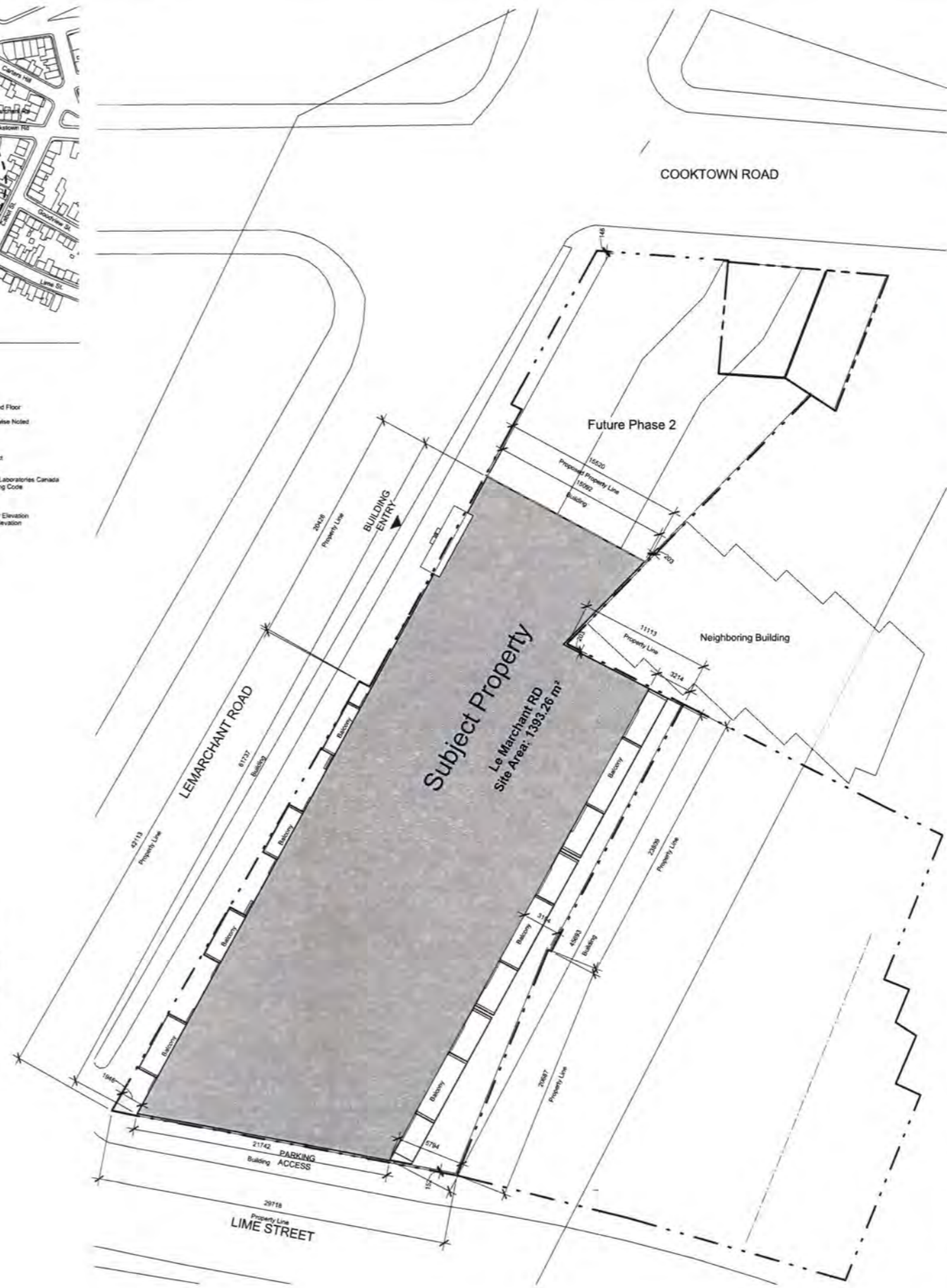
ABBREVIATIONS

- A.F.F. Above Finished Floor
- Da. Diameter
- U.N.O. Unless Otherwise Noted
- CL Centre Line
- B.L.D.G. Building
- C.C. Concrete
- GYP Gypsum
- N/C Not in Contract
- O.C. On Centre
- P.L. Property Line
- U.L.C. Underwriter's Laboratories Canada
- O.S.C. Ontario Building Code
- V.V. Vary in Field
- W.I. Within
- T.O.S. Top of Slab
- F.F.E. Finished Floor Elevation
- T.R.E. Top of Roof Elevation
- C.L.G. Ceiling
- D.W. Driehasher
- D.W. Dryer
- W. Washer



Symbols Legend
1 : 200

- Room name
- Room Tag
- Door Tag
- Window Tag
- Stair Tag
- e1 Eavestrough
- ds Downspout
- SP Sump Pump



2 Site
1 : 200

OPEN Architects inc.
106 Water Street
St. John's NL
A1C 5K8
709.351.OPEN
www.openarchitects.ca

Architectural Consultant



Structural Engineer

Le Marchant Road

No.	Description	Date
1	Issued To Client	05/04/12
2	Issued for Development Application	08/05/12

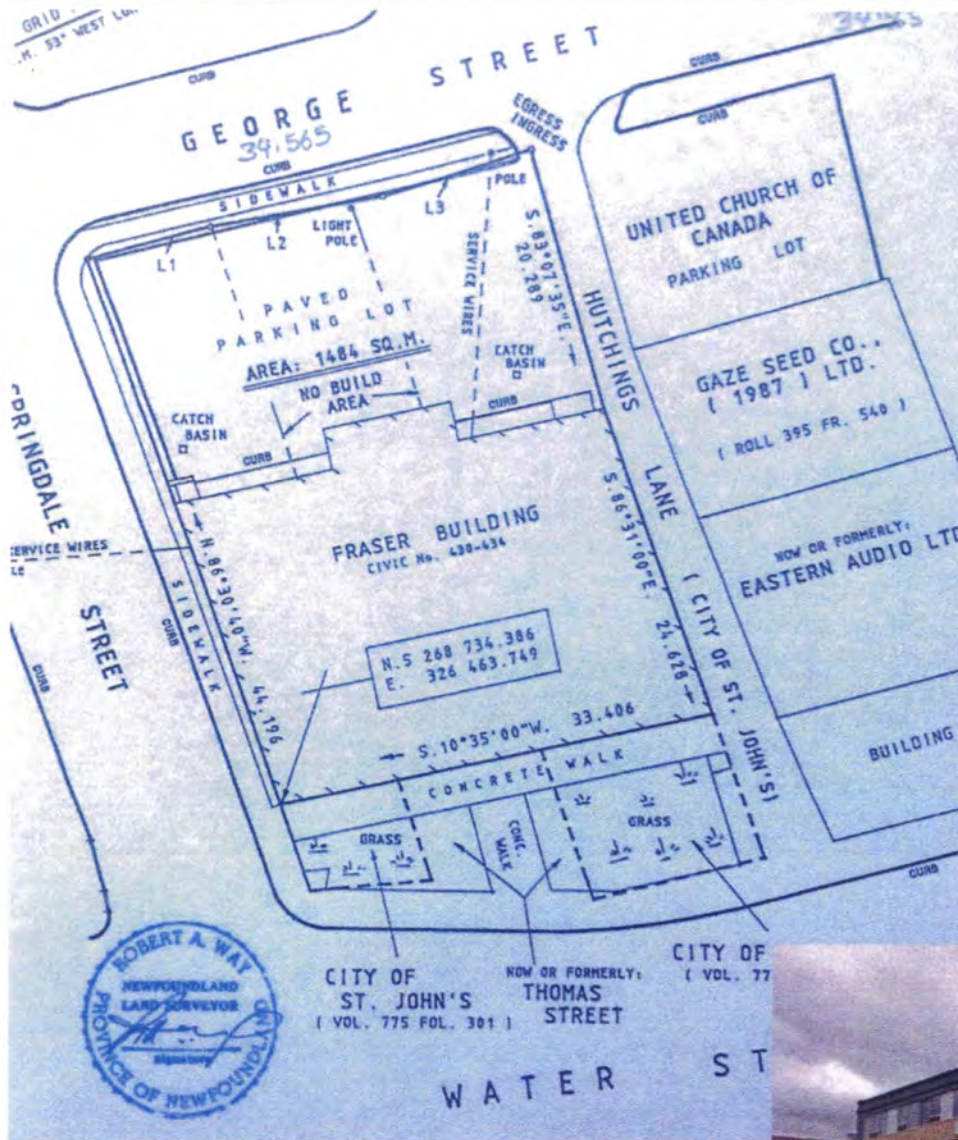
Pinnacle Developments INC.
SCHEMATIC DESIGN

Site Plan & Project Info

Project number	82-01
Date	08/05/12
Drawn by	MM
Checked by	OAI

A002

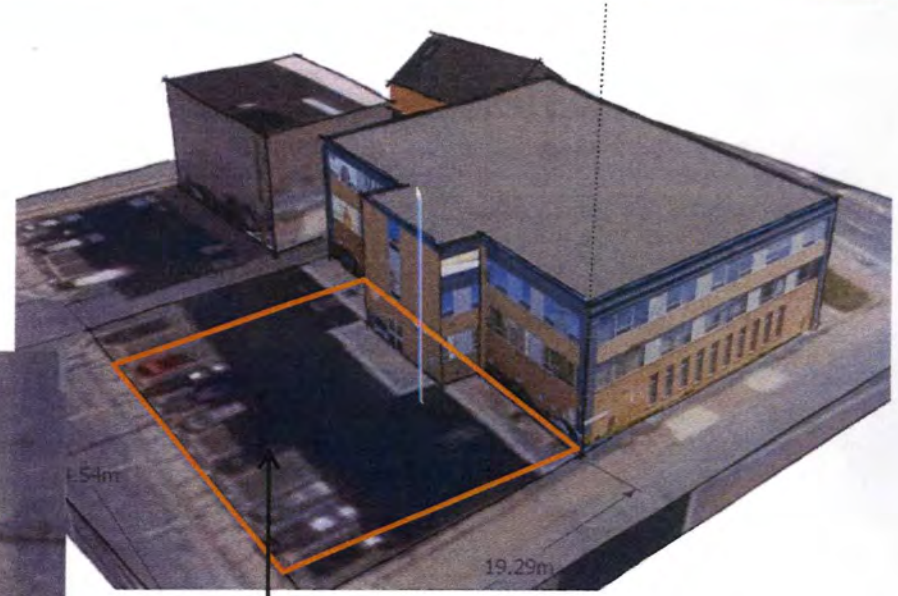
Scale As indicated



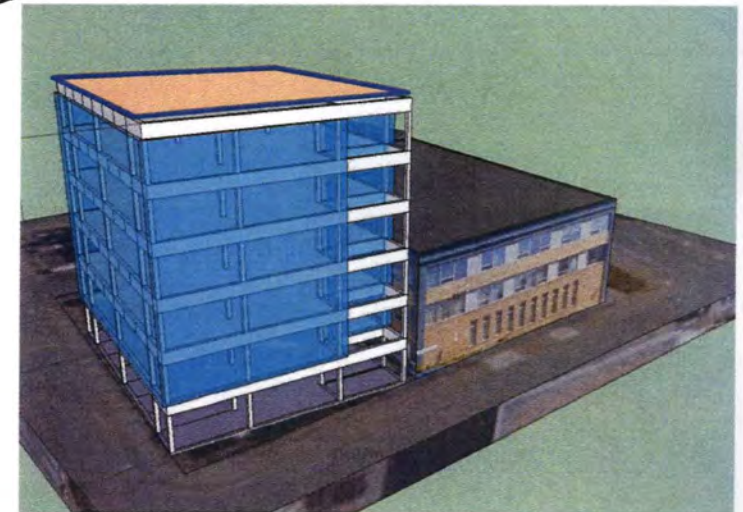
Zone	CCM
Max Height	4s/ 15m
FAR	3
Site Area	1484m2
Building	2520m2
Existing Parking	20+-



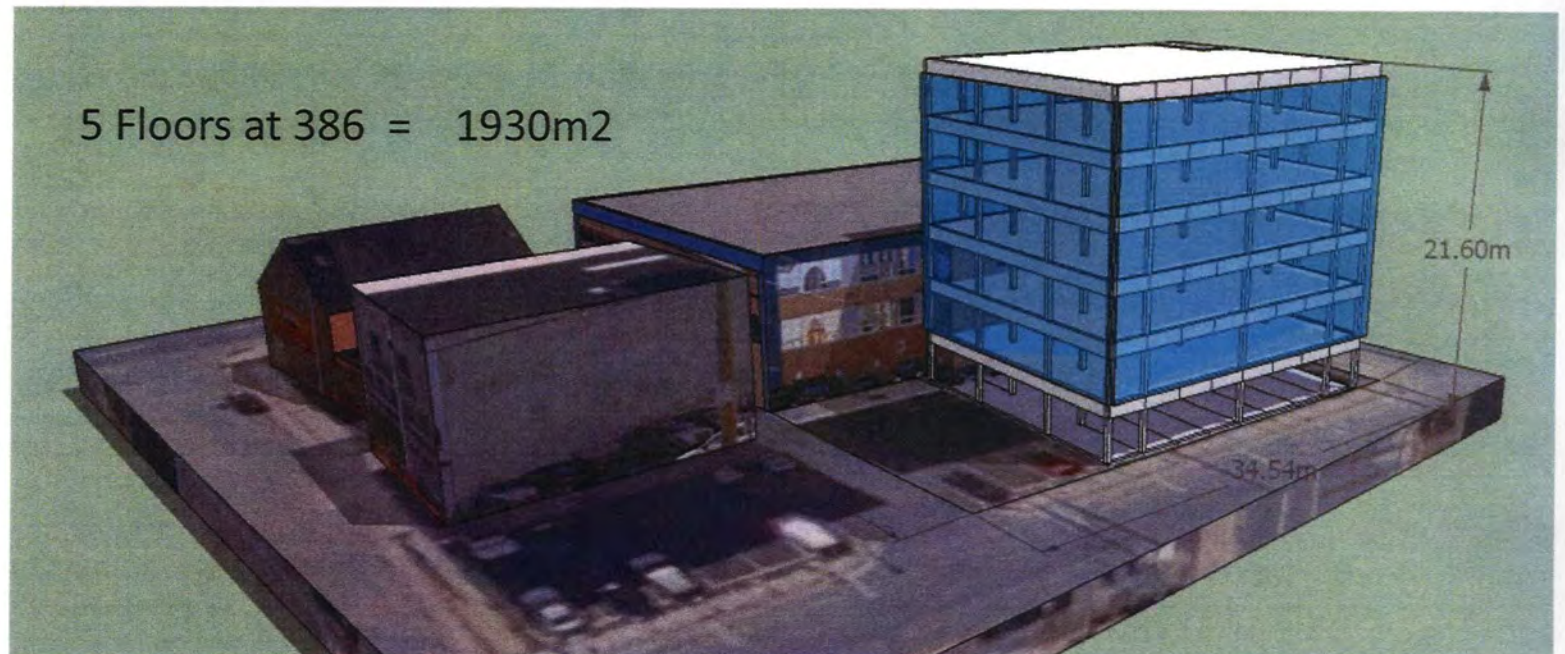
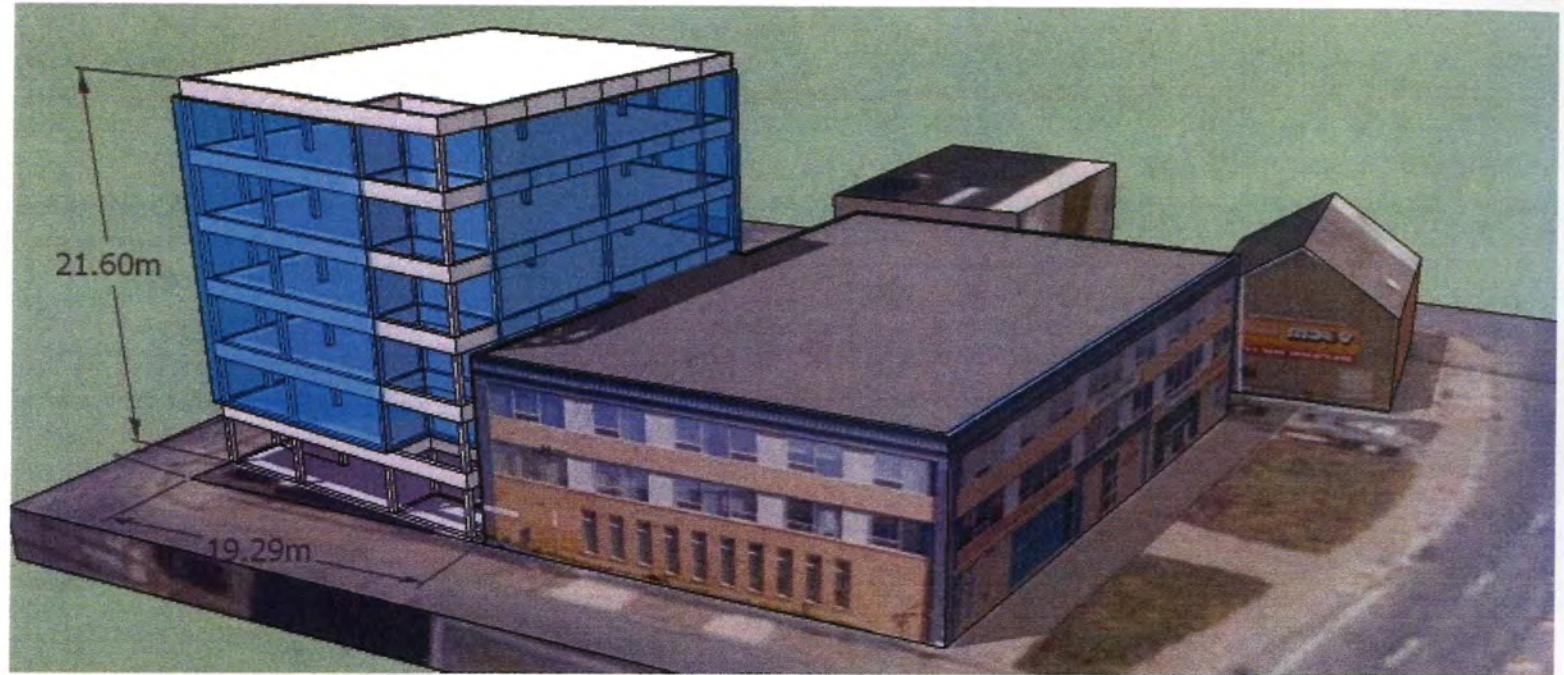
Site area	1484m ²
Existing Building	2520m ²
Proposed expansion	1932m ²
Total (FAR 3.0)	4452m ²

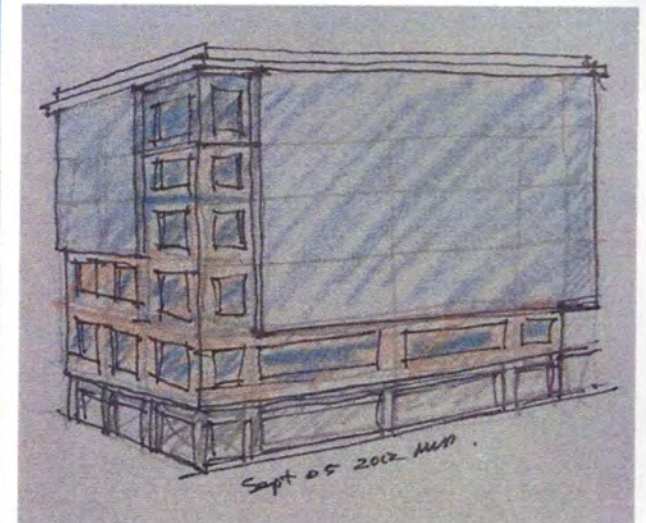
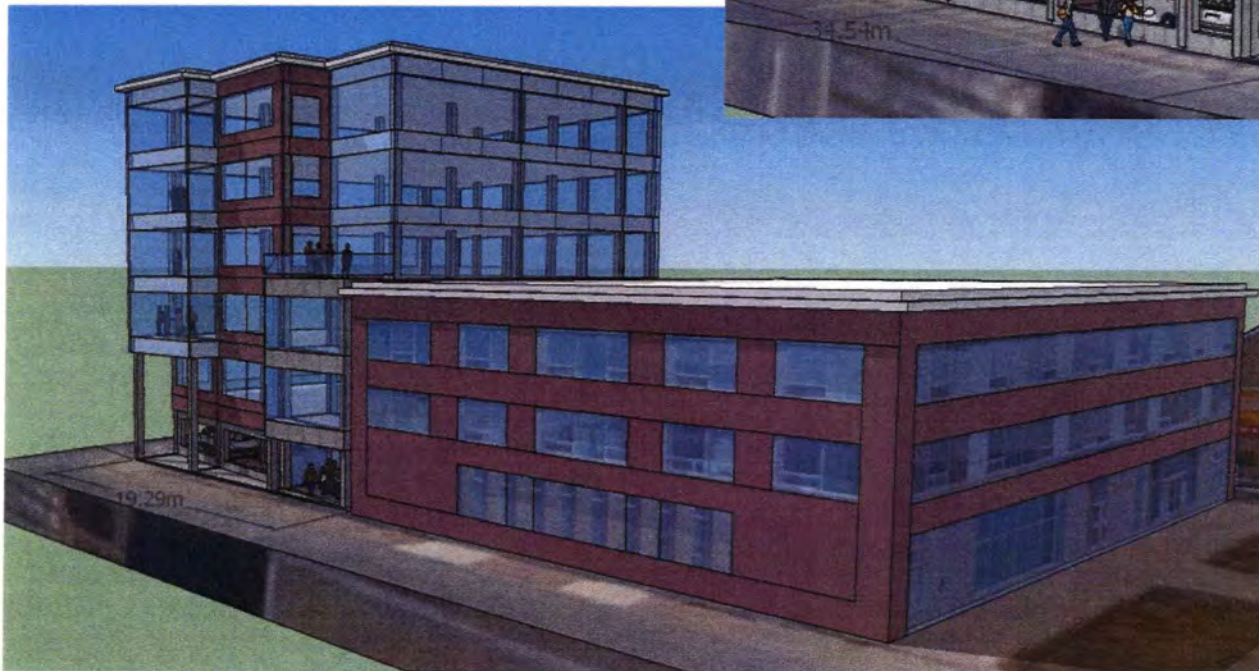
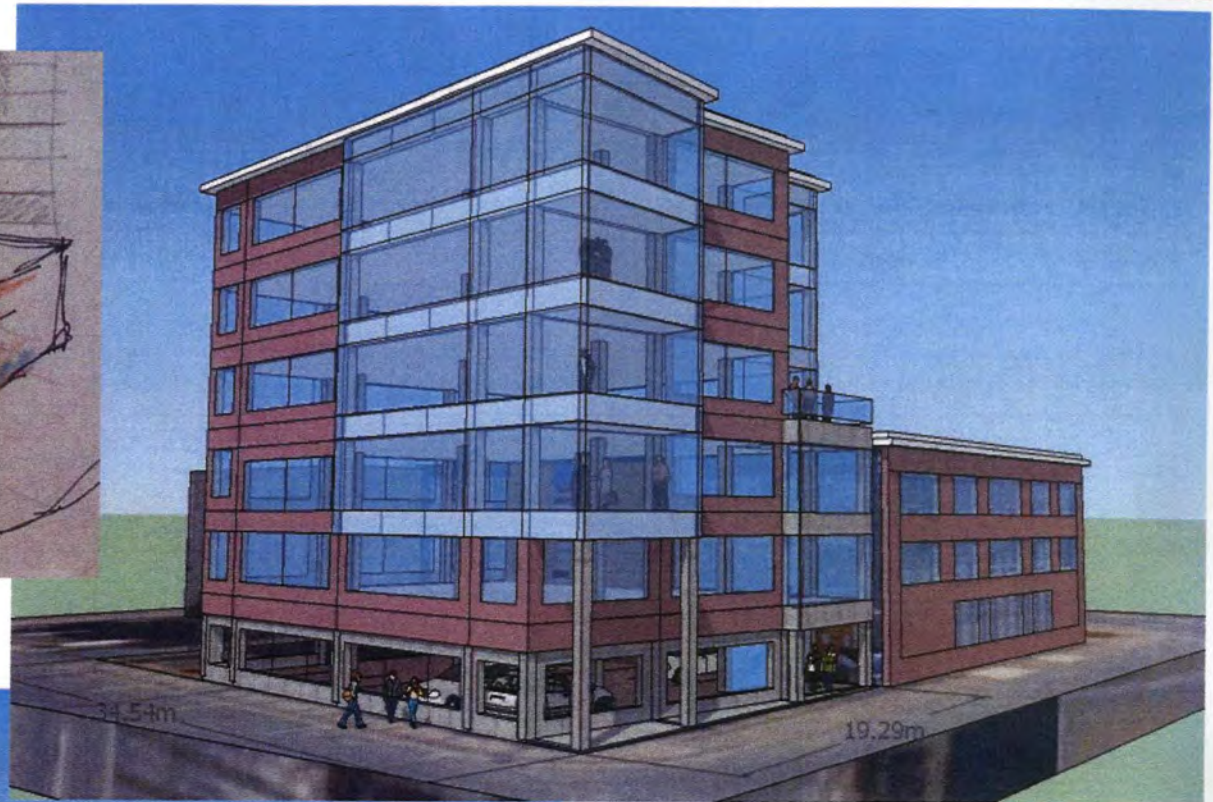
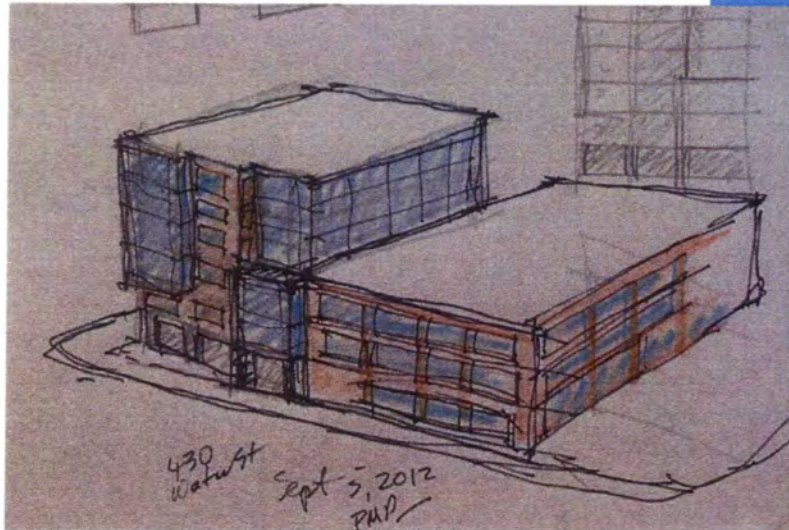


Proposed expansion



Existing















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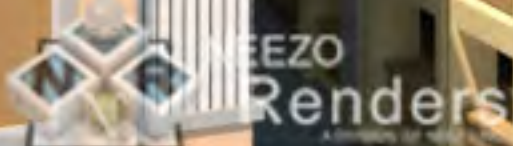
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NEEZO
Renders

A photograph of a modern, two-story house with a wooden exterior and a stone accent wall. The house features a large, retractable window panel with a black frame and a grid pattern. The sky is blue with some clouds. The text "California" is written in a large, white, cursive font across the middle of the image, and "Let The Sunshine In" is written in a smaller, white, sans-serif font below it.

California

Let The Sunshine In

An architectural feature in a class by itself, Garaga's *California* retractable window panels allow you to break new ground in terms of walls versus windows. When the environment and the natural light around your home are so beautiful that you cannot bring yourself to close a space with a wall or conventional door, the *California* is for you.

 **GARAGA®**

Specifications

California

Features

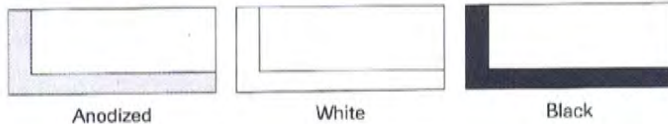
- Thickness of the door 1 3/4 in
- Clear anodized, White or Black pre-painted tubular extrusions
- 7/8" thermopane
- Weatherstripping between sections
- "U" shape flexible weatherstripping at the bottom of the door
- Kick-proof panel, pre-painted aluminum, choice of 11 colours including anodized, bottom panel only

IMPORTANT: The retractable glass window panels should not be used for insulation properties.

Dura+™ Hardware

- 14-gauge galvanized steel tracks, bearing the Garaga seal
- Reinforced Horizontal Track (on double door only)
- Welded anchoring plates
- White nylon rollers with 11-ball bearings.

Available colors



Anodized

White

Black

Windows



Clear



Tinted



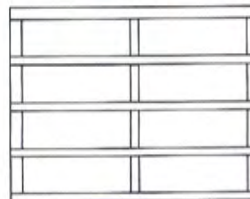
Satin glass

Contact our Customer service to order any other type of window

Available sizes

Widths:	4' to 18'
Heights:	6' to 14'

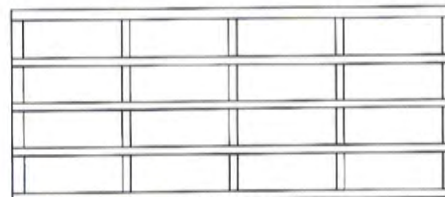
Number of window panes



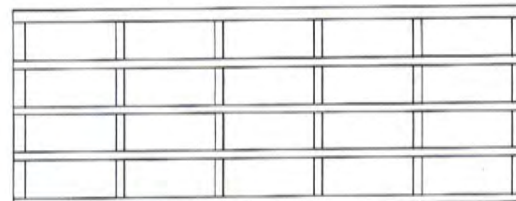
8' to 9'3"



9'4" to 12'3"



12'4" to 16'2"

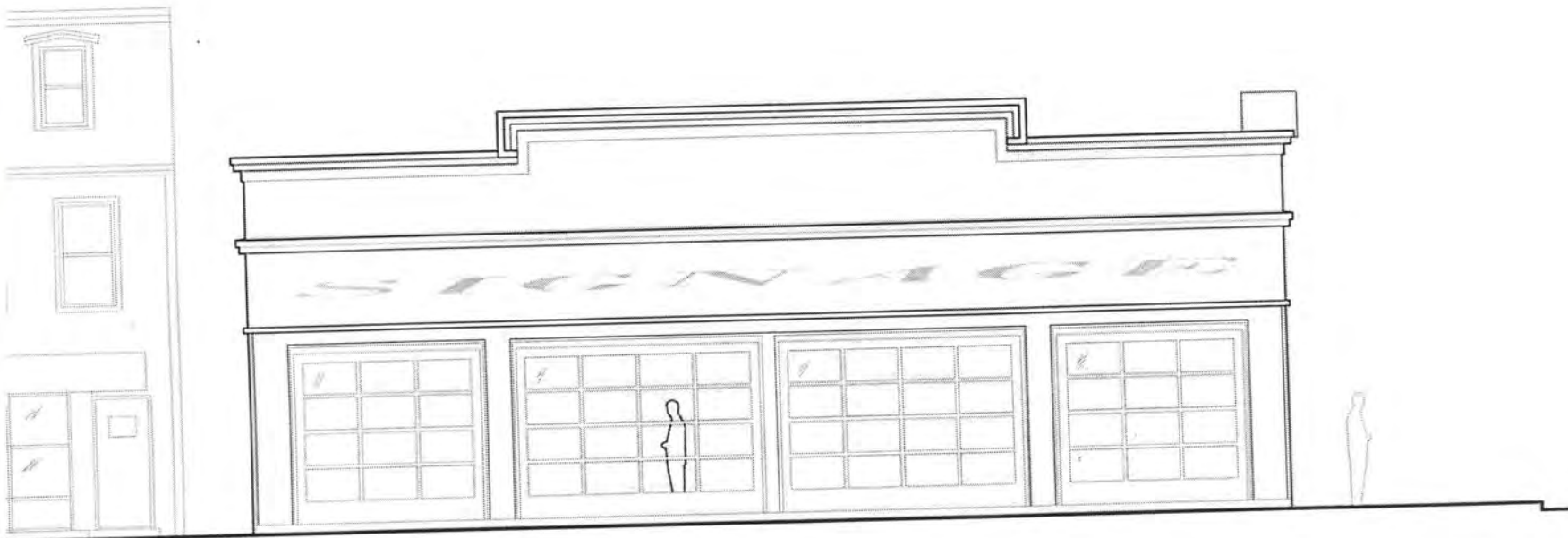


16'3" to 18'

Warranty

Door Sections:	Limited Lifetime
Windows:	10 years
Dura+ Hardware:	2 years
Weatherstripping:	1 year





Elevation

SCALE 1:100

1
 A4.1

- Notes:
1. DO NOT SCALE
 2. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN METERS
 3. CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK
 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS ACCORDING TO STANDARDS AND NOT LIMITED BY CODE OF PRACTICE
 5. ALL WORK SHALL BE IN ACCORDANCE WITH ENGINEERING STANDARDS
 6. WINDOW SIZES SHALL BE VERIFIED BETWEEN DOOR SIZES AND CONFIRMED WITH APPLICABLE WINDOW SIZES

1	M
2	F

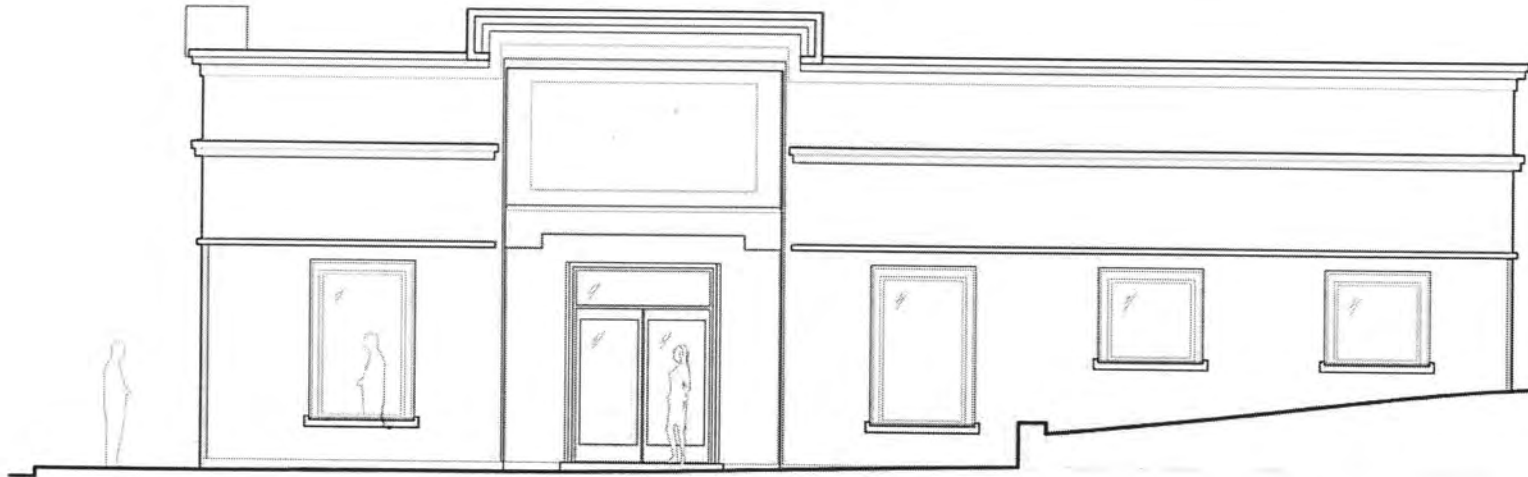
No. Drawing No.

Detail/S

Project Title

Du

DRAWING



Elevation

SCALE 1:100

MEMORANDUM

Date: November 21, 2012

To: His Worship the Mayor and Members of Council

From: Robin King, P. Eng.
Chairperson, Special Events Advisory Committee

Re: Special Events Advisory Recommendation

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

1) **Event:** Goulds Christmas Parade
Location: Main Road Goulds
Date: Dec. 2, 2012
Time: 1:00 p.m. to 3:00 p.m.

If the DDC Christmas Parade goes ahead on this date, the alternate date is Dec. 9.

2) **Event:** City of St. John's New Year's Eve Celebrations
Location: Quidi Vidi Lake
Date: Dec. 31, 2012 – (Alternative date of Jan. 1, 2013 @ 8:00 p.m.)
Time: 10:00 p.m. to 12:30 a.m.

This event will require road closures, to be determined.

This event requires an extension to the noise by-law to 12:30 am on Jan. 1, 2012.

Recommendation:

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

Robin King, P. Eng.
Chairperson, Special Events Advisory Committee

ST. JOHN'S



TRANSIT VISION 2040 ST. JOHN'S CITY COUNCIL RESOLUTION

WHEREAS public transit provides essential and universal mobility to residents within Canada's urban areas;

AND WHEREAS public transit strengthens economic competitiveness by making effective and efficient use of roadway capacity and offering people a transportation choice other than the automobile;

AND WHEREAS public transit reduces greenhouse gas emissions and air pollution;

AND WHEREAS transit infrastructure investment needs for Canadian transit systems in the period 2012-2016 stand at \$53 billion, with over \$13-billion of this amount not fundable under current programs;

AND WHEREAS municipalities have inadequate revenue tools to finance the full cost of transit infrastructure and operations;

AND WHEREAS the Government of Newfoundland and Labrador provides no financial support to public transit;

AND WHEREAS the Government of Newfoundland and Labrador, in fact, taxes public transit in respect of vehicle registration fees and a provincial road tax;

AND WHEREAS, in response to these challenges, the Canadian Urban Transit Association (CUTA) has – in broad consultation with many stakeholders across Canada – developed Transit Vision 2040, consisting of the following six themes:

- 1. Putting transit at the centre of communities** through stronger government policy and decision-making frameworks, and better community planning and design.
- 2. Revolutionizing service** through expansion and innovation, so that transit systems can both encourage and serve growing demands as they keep pace with the changing face of Canadian communities.
- 3. Focusing on customers** and accelerating the delivery of flexible, integrated transit services that meet the needs of an increasingly diverse and discriminating clientele.
- 4. Greening transit** to further reduce the industry's ecological footprint, improve energy efficiency and limit greenhouse gas emissions.
- 5. Ensuring financial health** through enhanced transit infrastructure and operating investments by all orders of government, more progressive approaches to generating revenue, and new efficiencies in service delivery.
- 6. Strengthening knowledge and practice** so that Canada's transit industry can more effectively respond to future opportunities and challenges.

THEREFORE IT IS RESOLVED THAT THIS COUNCIL:

1. Endorse Transit Vision 2040, as developed by the Canadian Urban Transit Association (CUTA), including its 6 themes and 27 Strategic Directions.
2. Seek to align the future vision of public transit services with Transit Vision 2040 and endeavour to reach or exceed performance targets outlined in the Vision.
3. Request the provincial government to eliminate all taxes on public transit in the City of St. John's and provide financial support to the operation of transit as in other Canadian provinces.

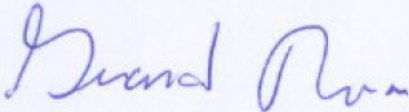
**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF November 16, 2012 TO November 22, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Residential Building Lot #2	Doyle's Road	5	Approved	12-11-16
RES		Residential Building Lot #3	Doyle's Road	5	Approved	12-11-16
RES	Acreage Investments	Four (4) Building Lots	511-543 Thorburn Road	4	Approved	12-11-21
COM	AE Consultants Ltd	NL Liquor Warehouse Site Plan	East White Hill Road	1	Approved	12-11-22
COM		Target Retail Store Site Plan	24 Stavanger Drive(formerly Zellers)	1	Approved	12-11-22

* 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**



Weekly Permits List

Council's November 26th, 2012 Regular Meeting

Permits Issued: 2012/11/15 To 2012/11/21

CLASS: COMMERCIAL

1 WATERFORD BRIDGE RD	CO	RETAIL STORE	
200 WATER ST-THE POTTLE CENTRE	CO	OFFICE	
187 WATER ST	CO	EATING ESTABLISHMENT	
10 HEBRON WAY - HARVEY'S	NC	RESTAURANT	
10 HEBRON WAY	SN	EATING ESTABLISHMENT	
180 PORTUGAL COVE RD	MS	RETAIL STORE	
657 TOPSAIL RD-JUNGLE JIMS	SN	RESTAURANT	
CHURCHILL SQ APT	RN	RETAIL STORE	
100 GOWER ST	RN	OFFICE	
215 WATER ST-STARBUCKS	RN	EATING ESTABLISHMENT	
6-8 PRINCE ST	CR	OFFICE	
394 KENMOUNT RD SUITE 2	RN	CONVENIENCE STORE	
8-10 ROWAN ST	RN	RESTAURANT	
125 HARBOUR DR	SW	MIXED USE	
			THIS WEEK \$ 623,724.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

253 BACK LINE	NC	ACCESSORY BUILDING
34 CHEROKEE DR	NC	ACCESSORY BUILDING
69 CHEYNE DR	NC	FENCE
47 COUNTRY GROVE PL, LOT 74	NC	SINGLE DETACHED DWELLING
57 GILLIES RD, LOT 3	NC	SINGLE DETACHED DWELLING
14 GLAVINE ST	NC	PATIO DECK
164 GREAT EASTERN AVE	NC	FENCE
24 PLUTO ST	NC	FENCE
168 HIGHLAND DR	NC	ACCESSORY BUILDING
83 HOPEDALE CRES	NC	FENCE
52 KENAI CRES - LOT 201	NC	SINGLE DETACHED DWELLING
49 KENAI CRES - LOT 227	NC	SINGLE DETACHED DWELLING
2 LEEDS PL	NC	ACCESSORY BUILDING
39 OAKRIDGE DR	NC	ACCESSORY BUILDING
40 ROSE ABBEY ST, LOT 169	NC	SINGLE DETACHED DWELLING
56 SQUIRES AVE	NC	FENCE
17 SUMAC ST, LOT 89	NC	SINGLE DETACHED DWELLING
245 TOPSAIL RD	NC	PATIO DECK
229-231 BACK LINE	CO	OFFICE
22 GOLF AVE	CO	SINGLE DETACHED DWELLING
54 EASTBOURNE CRES	CR	SUBSIDIARY APARTMENT
60 GLENLONAN ST. LOT 2	CR	SUBSIDIARY APARTMENT
47 GLENLONAN ST, LOT 94	CR	SUBSIDIARY APARTMENT
126 CHEESEMAN DR	RN	SUBSIDIARY APARTMENT
25 FAGAN DR	RN	SINGLE DETACHED DWELLING
12 GOODRIDGE ST	RN	SINGLE DETACHED DWELLING

108 GREAT EASTERN AVE	RN	SINGLE DETACHED DWELLING
19 JAMIE KORAB ST	RN	SINGLE DETACHED DWELLING
65 MERRYMEETING RD	RN	SEMI-DETACHED DWELLING
22 MIRANDA ST, LOT 104	RN	SINGLE DETACHED DWELLING
25 MONKSTOWN RD	RN	TOWNHOUSING
114 QUEEN'S RD	RN	PATIO DECK
55 STAMP'S LANE	RN	SUBSIDIARY APARTMENT
52 KENAI CRES	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 1,497,600.00

CLASS: DEMOLITION

484 SOUTHSIDE RD	DM	SINGLE DETACHED DWELLING
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THIS WEEK \$ 12,000.00

THIS WEEK'S TOTAL: \$ 2,133,324.00

REPAIR PERMITS ISSUED: 2012/11/15 TO 2012/11/21 \$ 36,500.00

LEGEND

CO	CHANGE OF OCCUPANCY	SN	SIGN
CR	CHNG OF OCC/RENOVTNS	MS	MOBILE SIGN
EX	EXTENSION	CC	CHIMNEY CONSTRUCTION
NC	NEW CONSTRUCTION	CD	CHIMNEY DEMOLITION
OC	OCCUPANT CHANGE	DV	DEVELOPMENT FILE
RN	RENOVATIONS	WS	WOODSTOVE
SW	SITE WORK	DM	DEMOLITION
TI	TENANT IMPROVEMENTS		

YEAR-TO-DATE COMPARISONS			
November 26, 2012			
TYPE	2011	2012	% VARIANCE (+/-)
Commercial	\$92,400,700.00	\$205,200,500.00	122
Industrial	\$2,700,300.00	\$5,000,100.00	85
Government/Institutional	\$35,800,300.00	\$16,200,900.00	-55
Residential	\$229,300,900.00	\$166,800,200.00	-27
Repairs	\$5,000,000.00	\$4,900,200.00	-2
Housing Units (1 & 2 Family Dwellings)	664	553	
TOTAL	\$365,202,200.00	\$398,101,900.00	9

Respectfully submitted,

David Blackmore, R.P.A.
Director of Building & Property Management.

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending November 22, 2012**

Payroll

Public Works	\$ 363,582.81
Bi-Weekly Administration	\$ 743,984.72
Bi-Weekly Management	\$ 673,034.83
Bi-Weekly Fire Department	\$ 621,925.66
Accounts Payable	\$3,115,426.80

Total: \$ 5,517,954.82

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
GUARDIAN HOMES INC.	00045023	REFUND - SECURITY DEPOSIT	\$926.77
GUARDIAN HOMES INC.	00045024	REFUND - SECURITY DEPOSIT	\$1,073.23
XYLEM CANADA COMPANY	00045025	REPAIR PARTS	\$2,050.27
NEWFOUNDLAND POWER	00045026	ELECTRICAL SERVICES	\$2,107.58
ROGERS CABLE	00045027	INTERNET SERVICES	\$222.69
BARRY, JOHN	00045028	TRAVEL REIMBURSEMENT	\$311.62
RECEIVER GENERAL FOR CANADA	00045029	PAYROLL DEDUCTIONS	\$94,533.29
RECEIVER GENERAL FOR CANADA	00045030	PAYROLL DEDUCTIONS	\$4,427.16
PUBLIC SERVICE CREDIT UNION	00045031	PAYROLL DEDUCTIONS	\$7,068.54
MITSUBISHI ELECTRIC POWER PRODUCTS INC.	0000000511	REPAIR PARTS	\$3,488.90
WINZIP COMPUTING	0000000512	ANNUAL MAINTENANCE FEE	\$338.41
PIK-FAST EXPRESS INC.	00045032	BOTTLED WATER	\$21.00
PINNACLE OFFICE SOLUTIONS LTD	00045033	PHOTOCOPIES	\$66.81
DICKS & COMPANY LIMITED	00045034	OFFICE SUPPLIES	\$83.69
THE TELEGRAM	00045035	ADVERTISING	\$118.98
LA BREA INT'L INC.	00045036	PROMOTIONAL ITEMS	\$78.30
BALTIC AMBER LIMITED	00045037	PROMOTIONAL ITEMS	\$578.00
JOHNSON INVESTMENTS INC.	00045038	PROFESSIONAL SERVICES	\$17.16
RCAP	00045039	LEASING OF OFFICE EQUIPMENT	\$206.12
NEWFOUNDLAND POWER	00045040	ELECTRICAL SERVICES	\$8,869.79
BELL ALIANT	00045041	TELEPHONE SERVICES	\$52.15
HAIR CONNECTION INC.	00045042	REFUND - BUSINESS TAX	\$873.29
BELL MOBILITY	00045043	CELLULAR PHONE USAGE	\$5,475.84
MARY KENNEDY	00045044	INSTRUCTOR FEES	\$498.58
CITY OF ST. JOHN'S	00045045	REPLENISH PETTY CASH	\$98.40
URBAN CONTRACTING JJ WALSH LTD	00045046	PROPERTY REPAIRS	\$467.99
MARCO SERVICES LTD	00045047	PROGRESS PAYMENT	\$700,094.30
CRUISE INDUSTRY NEWS NISSEN-LIE COMM. INC	0000000513	ADVERTISING	\$3,244.82
NEWFOUNDLAND POWER	00045048	ELECTRICAL SERVICES	\$1,162.04
PARTS FOR TRUCKS INC.	00045049	REPAIR PARTS	\$1,405.61
BANNERMAN PARK FOUNDATION	00045050	TRANSFER OF FUNDS	\$50,000.00
BRUCE PEARCE	00045051	REIMBURSEMENT - EXPENSES	\$707.89
ST. JOHN BOSCO	00045052	IWALK SCHOOL PARTICIPATION PRIZE	\$500.00
ACKLANDS-GRAINGER	00045053	INDUSTRIAL SUPPLIES	\$1,249.74
AIR COOLED ENGINE SERVICE LTD.	00045054	REPAIR PARTS	\$220.69
PARDY'S WASTE MANAGEMENT	00045055	WASTE DISPOSAL	\$1,628.90
ANIXTER CANADA INC.	00045056	REPAIR PARTS	\$312.43
PROF ENGINEERS AND GEOSCIENTISTS NL	00045057	MEMBERSHIP RENEWAL	\$4,154.31
AVALON RECYCLING SERVICES LTD.	00045058	RECYCLING COLLECTION	\$525.45

ATLANTIC PURIFICATION SYSTEM LTD	00045059	WATER PURIFICATION SUPPLIES	\$415.16
AVALON STEAMATIC LTD.	00045060	CLEANING SERVICES	\$158.20
BABB LOCK & SAFE CO. LTD	00045061	ALARM MONITORING SERVICES	\$216.96
MUNICIPAL CONSTRUCTION LIMITED	00045062	ASPHALT	\$471.99
COSTCO WHOLESALE	00045063	MISCELLANEOUS SUPPLIES	\$532.22
KELLOWAY CONSTRUCTION LIMITED	00045064	CONTRACT PAYMENT	\$42,550.43
RDM INDUSTRIAL LTD.	00045065	INDUSTRIAL SUPPLIES	\$1,332.10
ROBERT BAIRD EQUIPMENT LTD.	00045066	RENTAL OF EQUIPMENT	\$1,811.62
QUEEN'S PRINTER	00045067	ADVERTISING	\$39.66
PARSONS & SONS TRANSPORTATION	00045068	TRANSPORTATION SERVICES	\$3,503.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00045069	PROFESSIONAL SERVICES	\$36,374.70
GULLIVER'S CITY WIDE TAXI	00045070	TRANSPORTATION SERVICES	\$93.25
HERCULES SLR INC.	00045071	REPAIR PARTS	\$777.50
DOMINION STORES 924	00045072	MISCELLANEOUS SUPPLIES	\$510.37
STAPLES THE BUSINESS DEPOT	00045073	STATIONERY & OFFICE SUPPLIES	\$985.60
BELBIN'S GROCERY	00045074	CATERING SERVICES	\$133.96
SMS EQUIPMENT	00045075	REPAIR PARTS	\$4,628.78
JENKINS POWER SHEET METALS INC	00045076	REFUND - MUNICIPAL TAX	\$395.50
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00045077	JOBSITE ANALYSIS	\$350.00
CUSTOM SYSTEMS ELECTRONICS LTD	00045078	PROFESSIONAL SERVICES	\$1,446.40
BEST DISPENSERS LTD.	00045079	SANITARY SUPPLIES	\$3,030.79
WASTE MANAGEMENT	00045080	COLLECTION SERVICES	\$303.82
CREDIT INFORMATION SERVICES NFLD LTD.	00045081	CREDIT INFORMATION	\$16.95
ROCKWATER PROFESSIONAL PRODUCT	00045082	CHEMICALS	\$12,630.12
STANTEC CONSULTING LTD. (SCL)	00045083	PROFESSIONAL SERVICES	\$1,780.79
EXTREME EAST RIGGING SERVICES LTD.	00045084	INDUSTRIAL SUPPLIES	\$384.09
BLAZER CONCRETE SAWING & DRILL	00045085	ASPHALT & SIDEWALK CUTTING	\$6,780.00
FORBES STREET HOLDINGS LTD	00045086	REFURBISH VACANT UNIT	\$9,828.48
GRAPHIC ARTS & SIGN SHOP LIMITED	00045087	SIGNAGE	\$1,828.46
CANCELLED	00045088	CANCELLED	\$0.00
EC BOONE LTD.	00045089	PROTECTIVE CLOTHING	\$1,606.07
BREN-KIR INDUSTRIAL SUPPLIES	00045090	INDUSTRIAL SUPPLIES	\$2,409.84
PAUL MURPHY SERVICES INC	00045091	SUPPLY/INSTALL SPREADER	\$4,469.15
BROWNE'S AUTO SUPPLIES LTD.	00045092	AUTOMOTIVE REPAIR PARTS	\$378.46
AON REED STENHOUSE INC	00045093	EVENT INSURANCE	\$241.50
GRAND AND TOY	00045094	OFFICE SUPPLIES	\$444.91
WESTERN HYDRAULIC 2000 LTD	00045095	REPAIR PARTS	\$163.29
ATLANTIC TRAILER & EQUIPMENT	00045096	REPAIR PARTS	\$488.76
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00045097	STATIONERY & OFFICE SUPPLIES	\$573.04
LEXISNEXIS CANADA INC.	00045098	PUBLICATION	\$260.70

TRIWARE TECHNOLOGIES INC.	00045099	TONER CARTRIDGES	\$2,893.93
CHESTER DAWE CANADA - O'LEARY AVE	00045100	BUILDING SUPPLIES	\$1,161.95
JOHN F POWER CONSTRUCTION	00045101	REPAIRS TO GUIDE RAILS	\$14,376.97
CANADIAN CORPS COMMISSIONAIRES	00045102	SECURITY SERVICES	\$5,310.61
AIR LIQUIDE CANADA INC.	00045103	CHEMICALS AND WELDING PRODUCTS	\$6,498.02
WAL-MART 3196-ABERDEEN AVE.	00045104	MISCELLANEOUS SUPPLIES	\$172.09
ROGERS CABLE	00045105	INTERNET SERVICES	\$256.18
SOBEY'S INC	00045106	PET SUPPLIES	\$993.27
NORTRAX CANADA INC.,	00045107	REPAIR PARTS	\$8,450.47
MAC TOOLS	00045108	TOOLS	\$1,034.32
CITY SAND AND GRAVEL LTD.	00045109	WINTER SAND	\$7,683.34
ALLAN MURPHY'S MOBILE WELDING SERVICES	00045110	REPAIRS TO EQUIPMENT	\$248.60
WAL-MART 3093-MERCHANT DRIVE	00045111	MISCELLANEOUS SUPPLIES	\$312.84
CANADIAN RED CROSS	00045112	CPR RECERTIFICATION	\$3,497.35
DULUX PAINTS	00045113	PAINT SUPPLIES	\$308.06
RON FOUGERE ASSOCIATES LTD	00045114	ARCHITECTURAL SERVICES	\$20,720.25
PF COLLINS CUSTOMS BROKER LTD	00045115	DUTY AND TAXES	\$741.99
COLONIAL GARAGE & DIST. LTD.	00045116	AUTO PARTS	\$971.21
EASTERN VALVE & CONTROL SPEC.	00045117	REPAIR PARTS	\$8,051.25
PETER'S AUTO WORKS INC.	00045118	TOWING OF VEHICLES	\$847.50
CONSTRUCTION SIGNS LTD.	00045119	SIGNAGE	\$8,290.81
CONTROLS & EQUIPMENT LTD.	00045120	REPAIR PARTS	\$574.78
SCOTT WINSOR ENTERPRISES INC.,	00045121	REMOVAL OF GARBAGE & DEBRIS	\$508.50
CANCELLED	00045122	CANCELLED	\$0.00
MASK SECURITY INC.	00045123	TRAFFIC CONTROL	\$14,816.16
CANCELLED	00045124	CANCELLED	\$0.00
THOMAS GLASS INCORPORATED	00045125	GLASS INSTALLATION	\$31.64
LONG & MCQUADE	00045126	REAL PROGRAM	\$1,923.13
CUMMINS EASTERN CANADA LP	00045127	REPAIR PARTS	\$35.28
PURITY FACTORIES LIMITED	00045128	ASSORTED CANDY	\$40.68
KENDALL ENGINEERING LIMITED	00045129	PROFESSIONAL SERVICES	\$34,154.19
CREDIT RECOVERY 2003 LIMITED	00045130	CREDIT COLLECTIONS	\$5,771.23
CABOT READY MIX LIMITED	00045131	DISPOSAL OF USED CONCRETE	\$145.75
DICKS & COMPANY LIMITED	00045132	OFFICE SUPPLIES	\$2,257.88
EAST COAST HYDRAULICS	00045133	REPAIR PARTS	\$369.51
BOULDER PUBLISHING	00045134	PUBLICATION	\$73.85
REEFER REPAIR SERVICES LTD.	00045135	REPAIR PARTS	\$886.60
DOMINION RECYCLING LTD.	00045136	FLAT BAR	\$419.80
THYSSENKRUPP ELEVATOR	00045137	ELEVATOR MAINTENANCE	\$1,446.40
G & M PROJECT MANAGEMENT	00045138	PROFESSIONAL SERVICES	\$5,501.69

RUSSEL METALS INC.	00045139	METALS	\$431.66
CANADIAN TIRE CORP.-ELIZABETH AVE.	00045140	MISCELLANEOUS SUPPLIES	\$220.24
ROGERS BUSINESS SOLUTIONS	00045141	DATA CHARGES	\$1,582.00
EAST COAST MARINE & INDUSTRIAL	00045142	MARINE & INDUSTRIAL SUPPLIES	\$73.45
ELECTRIC MOTOR & PUMP DIV.	00045143	REPAIR PARTS	\$3,767.37
EMCO SUPPLY	00045144	REPAIR PARTS	\$515.28
ESRI CANADA	00045145	ARCPAD UPGRADE	\$423.75
THE TELEGRAM	00045146	ADVERTISING	\$2,000.91
EXECUTIVE COFFEE SERVICES LTD.	00045147	COFFEE SUPPLIES	\$295.69
FACTORY FOOTWEAR OUTLET LTD.	00045148	PROTECTIVE FOOTWEAR	\$67.80
HOME DEPOT OF CANADA INC.	00045149	BUILDING SUPPLIES	\$320.89
DOMINION STORE 935	00045150	MISCELLANEOUS SUPPLIES	\$203.39
IPS INFORMATION PROTECTION SERVICES LTD.	00045151	PAPER SHREDDED ON SITE	\$198.88
BREATHING AIR SYSTEMS	00045152	BREATHING APPARATUS	\$7,853.50
CANCELLED	00045153	CANCELLED	\$0.00
ERL ENTERPRISES	00045154	AUTO PARTS/REPAIRS	\$6,172.70
URBAN FLOORING CONTRACTORS LTD	00045155	SUPPLY/INSTALL CARPET	\$203.40
PRINCESS AUTO	00045156	MISCELLANEOUS ITEMS	\$479.87
IMPACT SIGNS AND GRAPHICS	00045157	SIGNAGE	\$226.00
MILLENNIUM EXPRESS	00045158	COURIER SERVICES	\$57.63
CITY WIDE TAXI	00045159	TRANSPORTATION SERVICES	\$44.00
STELLAR INDUSTRIAL SALES LTD.	00045160	INDUSTRIAL SUPPLIES	\$57.79
NEWALTA INDUSTRIAL SERVICES	00045161	WASTE DISPOSAL	\$5,373.15
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00045162	INDUSTRIAL SUPPLIES	\$1,793.63
CHAPTERS ST. JOHN'S	00045163	BOOKS	\$249.38
CAPITAL HOTEL	00045164	FACILITY RENTAL	\$1,550.79
PROVINCIAL FENCE PRODUCTS	00045165	FENCING MATERIALS	\$4,649.95
PENNEY'S HOLDING LIMITED	00045166	CONCRETE WALL/STEP REPAIRS	\$7,542.75
DOMINION STORES 934	00045167	MISCELLANEOUS SUPPLIES	\$154.40
STAGE ELEVEN	00045168	RENTAL OF AUDIO EQUIPMENT	\$3,536.21
DELL CANADA INC.	00045169	COMPUTER SUPPLIES	\$21,153.60
XYLEM CANADA COMPANY	00045170	REPAIR PARTS	\$1,339.55
THE WORKS	00045171	MEMBERSHIP FEES	\$356.52
EASTERN PROPANE	00045172	PROPANE	\$954.13
CARRIER EMERGENCY VEHICLES	00045173	REPAIR PARTS	\$1,333.40
KEITH W. BUSSEY EXCAVATING LTD	00045174	RENTAL OF EQUIPMENT	\$5,130.20
HARRIS & ROOME SUPPLY LIMITED	00045175	ELECTRICAL SUPPLIES	\$597.72
HARVEY & COMPANY LIMITED	00045176	REPAIR PARTS	\$7,805.33
A HARVEY & CO. LTD.	00045177	ROAD SALT	\$69,820.98
HARVEY'S OIL LTD.	00045178	PETROLEUM PRODUCTS	\$280.01

HARVEY ELECTRIC LTD.	00045179	REPAIRS TO EQUIPMENT	\$1,695.00
HARVEY'S TRAVEL AGENCY LTD.	00045180	AIRFARE COSTS	\$4,601.33
MS GOVERN	00045181	PROFESSIONAL SERVICES	\$2,935.56
IMPACT AUTOMATION SERVICES LTD	00045182	PROFESSIONAL SERVICES	\$107.35
SMART INDUSTRIAL SOLUTIONS INC	00045183	SUPPLY/INSTALL RACKING	\$4,886.12
CANADIAN LINEN & UNIFORM	00045184	MAT RENTALS	\$2,639.28
BRENNTAG CANADA INC	00045185	CHLORINE	\$320.92
PRACTICAR CAR & TRUCK RENTALS	00045186	VEHICLE RENTAL	\$3,141.40
STELLA BURRY COMMUNITY SER.	00045187	CATERING SERVICES	\$469.68
HISCOCK RENTALS & SALES INC.	00045188	HARDWARE SUPPLIES	\$252.84
HI-TECH SCALES LTD.	00045189	CALIBRATE SCALES	\$926.60
HOLDEN'S TRANSPORT LTD.	00045190	RENTAL OF EQUIPMENT	\$3,921.10
SHERATON HOTEL NEWFOUNDLAND	00045191	CATERING SERVICES	\$1,356.68
HONDA ONE	00045192	REPAIR PARTS	\$123.36
CAR GUYS APPEARANCE CENTER INC.	00045193	VEHICLE CLEANING	\$1,618.10
UNIVAR CANADA	00045194	HYDROCHLORIC ACID	\$109.63
C & W OFFSHORE LTD.	00045195	REPAIRS TO BOILER	\$768.40
DISTRIBUTION BRUNET INC.,	00045196	REPAIR PARTS	\$3,078.96
OCC OUTDOORS INC.,	00045197	REPAIR PARTS	\$1,085.71
BEMISTER'S JANITORIAL	00045198	STRIP/WAX FLOORS	\$3,271.35
SCOTIA RECYCLING (NL) LIMITED	00045199	RECYCLING COLLECTION	\$556.30
HYFLODRAULIC LIMITED	00045200	REPAIR PARTS	\$6,769.52
CSSE	00045201	MEMBERSHIP FEES	\$220.35
IMPRINT SPECIALTY PROMOTIONS LTD	00045202	PROMOTIONAL ITEMS	\$2,730.66
PINNACLE ENGINEERING LTD.	00045203	PROFESSIONAL SERVICES	\$20,118.52
MURPHY'S LANDSCAPING	00045204	SUPPLY/INSTALL TOPSOIL & FIELD SODS	\$15,481.00
CDMV	00045205	VETERINARY SUPPLIES	\$893.99
CHRISTOPHER'S CAFE & CATERING	00045206	CATERING SERVICES	\$122.02
COLETTE NAP ARCHITECT INC.,	00045207	PROFESSIONAL SERVICES	\$226.00
KANSTOR INC.	00045208	HEAVY DUTY METAL SHELVING	\$2,425.88
BOSCH REXROTH CANADA CORP.	00045209	INDUSTRIAL SUPPLIES	\$126.56
STANTEC ARCHITECTURE LTD.	00045210	PROFESSIONAL SERVICES	\$698,737.10
KENT BUILDING SUPPLIES	00045211	BUILDING SUPPLIES	\$1,793.86
59132NL LTD BREN BRENTON	00045212	REPAIRS TO LIGHTING SYSTEM	\$29,287.34
QUEENS UNIVERSITY IRC	00045213	COURSE FEES	\$9,308.40
LIFTOW LIMITED C/O T8092	00045214	REPAIRS TO EQUIPMENT	\$185.68
MARK'S WORK WEARHOUSE	00045215	PROTECTIVE CLOTHING	\$112.99
JT MARTIN & SONS LTD.	00045216	HARDWARE SUPPLIES	\$841.39
MIKAN INC.	00045217	LABORATORY SUPPLIES	\$240.13
MICRO-TECH COMPUTER CENTER INC	00045218	COMPUTER EQUIPMENT	\$159.84

MODERN PAVING LTD.	00045219	ASPHALT	\$15,157.36
WAJAX INDUSTRIAL COMPONENTS	00045220	REPAIR PARTS	\$183.44
NATIONAL CHEMSEARCH INC.	00045221	CHEMICALS	\$2,734.60
NU-WAY EQUIPMENT RENTALS	00045222	RENTAL OF EQUIPMENT	\$1,284.81
NEWFOUNDLAND HVAC LTD.	00045223	REPAIRS TO EQUIPMENT	\$200.58
NEWFOUND DISPOSAL SYSTEMS LTD.	00045224	DISPOSAL SERVICES	\$586.75
NEWFOUNDLAND DISTRIBUTORS LTD.	00045225	INDUSTRIAL SUPPLIES	\$828.70
TRC HYDRAULICS INC.	00045226	REPAIR PARTS	\$2,701.02
BELL MOBILITY	00045227	CELLULAR PHONE USAGE	\$184.27
TOROMONT CAT	00045228	AUTO PARTS	\$3,487.44
NORTH ATLANTIC PETROLEUM	00045229	PETROLEUM PRODUCTS	\$195,933.68
ORNAMENTAL CONCRETE LTD.	00045230	CONCRETE/CEMENT	\$713.92
PBA INDUSTRIAL SUPPLIES LTD.	00045231	INDUSTRIAL SUPPLIES	\$3,383.49
GCR TIRE CENTRE	00045232	TIRES	\$37,239.51
PERIDOT SALES LTD.	00045233	REPAIR PARTS	\$245.32
PETER PAN SALES LTD.	00045234	SANITARY SUPPLIES	\$94.17
PROFESSIONAL UNIFORMS & MATS INC.	00045235	PROTECTIVE CLOTHING	\$123.17
RIDEOUT TOOL & MACHINE INC.	00045236	TOOLS	\$691.34
NAPA ST. JOHN'S 371	00045237	AUTO PARTS	\$950.25
ROMAR ENTERPRISE LIMITED	00045238	PANEL DOORS	\$180.80
ROYAL FREIGHTLINER LTD	00045239	REPAIR PARTS	\$151.52
S & S SUPPLY LTD. CROSSTOWN RENTALS	00045240	REPAIR PARTS	\$154.91
ST. JOHN AMBULANCE ASSOCIATION	00045241	ADVANCED FIRST AID CERTIFICATION	\$4,304.52
ST. JOHN'S BOARD OF TRADE	00045242	LUNCHEON	\$56.50
ST. JOHN'S PORT AUTHORITY	00045243	RENTAL OF QUARRY SITE	\$5,118.00
ST. JOHN'S VETERINARY HOSPITAL	00045244	PROFESSIONAL SERVICES	\$294.95
SAMEDAY WORLDWIDE	00045245	COURIER SERVICES	\$113.00
BIG ERICS INC	00045246	SANITARY SUPPLIES	\$1,052.27
SAUNDERS EQUIPMENT LIMITED	00045247	REPAIR PARTS	\$1,769.46
SMITH STOCKLEY LTD.	00045248	PLUMBING SUPPLIES	\$187.64
SPEEDY AUTOMOTIVE LTD.	00045249	AUTOMOTIVE SUPPLIES	\$502.51
STEWART MCKELVEY STIRLING SCALES	00045250	REFUND - COMPLIANCE LETTER	\$150.00
SUPERIOR OFFICE INTERIORS LTD.	00045251	OFFICE SUPPLIES	\$254.25
TEMPLETON TRADING INC.	00045252	PAINT SUPPLIES	\$113.47
ASSOC OF ENG. TECHN & TECHNOLOGISTS OF NFLD.	00045253	MEMBERSHIP FEES	\$372.90
TOWER TECH COMM & SPORTS FIELD LIGHTING	00045254	NETTING REPAIRS & INSTALLATION	\$572.68
TRACTION DIV OF UAP	00045255	REPAIR PARTS	\$8,313.69
UNITED SAIL WORKS LTD.	00045256	VINYL COVER	\$90.40
WATERWORKS SUPPLIES DIV OF EMCO LTD	00045257	REPAIR PARTS	\$10,708.77
WESCO DISTRIBUTION CANADA INC.	00045258	REPAIR PARTS	\$414.64

WAL-MART 3092-KELSEY DRIVE	00045259	MISCELLANEOUS SUPPLIES	\$564.41
ROEBOTHAN MCKAY MARSHALL	00045260	PROFESSIONAL SERVICES	\$169.50
ASSOCIATION OF CANADIAN ASSESSORS' COUNSEL	00045261	MEMBERSHIP RENEWAL	\$35.00
IPMA-CANADA, NEWFOUNDLAND CHAPTER	00045262	REGISTRATION FEES	\$195.00
ATLANTIC PROVINCES ECONOMIC COUNCIL	00045263	REGISTRATION FEES	\$285.00
DR. ELIZABETH CALLAHAN	00045264	PROFESSIONAL SERVICES	\$20.00
PRINCE OF WALES SKATING CLUB	00045265	REAL PROGRAM	\$172.65
BELL MOBILITY INC. RADIO DIVISION	00045266	MAINTENANCE FEES	\$1,553.06
STAPLES THE BUSINESS DEPOT - KELSEY DR	00045267	STATIONERY & OFFICE SUPPLIES	\$696.98
ICEBERG QUEST OCEAN TOURS INC.	00045268	PROMOTIONAL ITEMS	\$162.72
ALL-TECH ENVIROMENTALSERVICES LIMITED	00045269	HAZARDOUS MATERIALS ASSESSMENT	\$1,791.05
NLEAPA - CONFERENCE 2011	00045270	NLEAPA WORKSHOP	\$300.00
CHAYTOR, JOSEPHINE MADONNA	00045271	REFUND - MUNICIPAL TAX	\$253.56
MVT CANADIAN BUS/GO BUS	00045272	GOBUS TICKETS	\$2,250.00
DR. SHEILAGH MCGRATH	00045273	PROFESSIONAL SERVICES	\$20.00
MCINNES COOPER	00045274	REFUND - COMPLIANCE LETTER	\$150.00
JARDINE, MARY	00045275	PROFESSIONAL SERVICES	\$595.00
SUSAN L. FISHER LAW	00045276	REFUND - MUNICIPAL TAX	\$25.00
DR. DOUGLAS DROVER	00045277	PROFESSIONAL SERVICES	\$20.00
SOBEYS ROPEWALK LANE	00045278	REFRESHMENTS	\$170.83
INDEPENDENT PUBLISHERS GROUP	00045279	PUBLICATION	\$67.16
ARBORICULTURE CANADA TRAINING & EDUCATION LTD.	00045280	EMPLOYEE TRAINING	\$2,689.40
CaGBC ATLANTIC CHAPTER	00045281	REGISTRATION FEES	\$236.89
MEMORIAL UNIVERSITY OF NEWFOUNDLAND	00045282	FACILITATION FEES	\$1,000.00
FISHERIES & OCEANS	00045283	REFUND - OVERPAYMENT	\$43.70
ANDERSON ELECTRIC	00045284	REFUND - ELECTRICAL PERMIT	\$41.25
SQUIRES, DAVID	00045285	REFUND - SEWER DIG NOT REQUIRED	\$500.00
COOK, DEBORAH	00045286	VEHICLE BUSINESS INSURANCE	\$106.00
O'GRADY, LYNN	00045287	REFUND - COMPUTER PURCHASE	\$29.53
STOYLES, LESTER	00045288	REFUND - COMPUTER PURCHASE	\$34.38
BOUNDRIDGE, PAUL	00045289	REFUND - COMPUTER PURCHASE	\$184.41
PEDDLE, ROBERT	00045290	CLOTHING ALLOWANCE	\$125.00
TONY MOLLOY	00045291	REIMBURSEMENT - CLOTHING	\$195.00
WIGHT, ROBERT	00045292	REFUND - COMPUTER PURCHASE	\$26.49
STUCKLESS, MARK	00045293	MILEAGE	\$811.58
PERRIN, RENE	00045294	REFUND - COMPUTER PURCHASE	\$65.56
PENNEY, JASON	00045295	NEWSLETTER SURVEY WINNER	\$50.00
PARSONS, GREG	00045296	REFUND - COMPUTER PURCHASE	\$50.41
HUNT, EDMUND	00045297	MILEAGE - CROSSING GUARD PROGRAM	\$84.31
EDMUNDS, CHRISTINE	00045298	MILEAGE	\$33.03

DUGGAN, DEREK	00045299	MILEAGE	\$46.09
PENNEY, LISA	00045300	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
LETTO, LORI	00045301	MILEAGE	\$13.05
STRAIT, MARIE	00045302	MILEAGE - CROSSING GUARD PROGRAM	\$98.94
BARFITT, ANGELA	00045303	MILEAGE	\$36.66
MAHER, TRAVIS	00045304	MILEAGE	\$55.79
MCGRATH, CINDY	00045305	MILEAGE	\$37.14
SPURRELL, KELLY	00045306	FIRST AID INSTRUCTOR COURSE	\$100.00
GUSHUE, RICK	00045307	MILEAGE	\$5.94
HUMPHRIES, JEANELLE	00045308	MILEAGE	\$13.91
SCOTT HOUNSELL	00045309	ADJUSTER'S LICENSE RENEWAL FEE	\$125.00
MCGRATH, JENNIFER	00045310	MILEAGE	\$147.63
JORDAN, CRYSTAL	00045311	MILEAGE	\$36.32
COURAGE, SCOTT	00045312	MILEAGE	\$89.04
HOUNSELL, SHERRY	00045313	MILEAGE	\$45.49
EVERSON, MELANIE	00045314	MILEAGE - CROSSING GUARD PROGRAM	\$92.49
BREAU, MAISIE	00045315	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
O'TOOLE, MICHELLE	00045316	REIMBURSEMENT - CLOTHING	\$180.00
EARLES, SHARON	00045317	REIMBURSEMENT - CLOTHING	\$168.36
BAMBRICK, VANESSA	00045318	REIMBURSEMENT - CLOTHING	\$180.00
MCCLOUGHLAN SUPPLIES LTD.	00045319	ELECTRICAL SUPPLIES	\$1,248.84
INTERPRETING SERVICES OF NL INC.	00045320	INTERPRETING SERVICES	\$248.60
SIGNS NOW	00045321	SIGNAGE	\$649.85
BALNAFAD CO. LTD.	00045322	REFUND - SECURITY DEPOSIT	\$16,594.85
NEWFOUND CABS	00045323	TRANSPORTATION SERVICES	\$3,189.34
EXECUTIVE TAXI LIMITED	00045324	TRANSPORTATION SERVICES	\$2,181.63
EXECUTIVE TAXI LIMITED	00045325	TRANSPORTATION SERVICES	\$6,510.14
NEWFOUND CABS	00045326	TRANSPORTATION SERVICES	\$673.69
BALNAFAD CO. LTD.	00045327	REFUND - SECURITY DEPOSIT	\$4,905.15
SIGNS NOW	00045328	SIGNAGE	\$17.42
GORDON BARNES	00045329	PROFESSIONAL SERVICES	\$2,400.00
EAGLES, MICHELLE	00045330	PAYROLL - BANNERMAN PARK	\$1,432.16
ROYAL BANK VISA	00045331	VISA PAYMENT	\$1,363.42
LAWRENCE, ELIZABETH	00045332	REIMBURSEMENT-FREIGHT CHARGES	\$28.69
SMITH, DEBBIE	00045333	TRAVEL REIMBURSEMENT	\$137.13
PHILLIPS, JASON	00045334	TRAVEL REIMBURSEMENT	\$275.37
STRAIT, MARIE	00045335	MILEAGE - CROSSING GUARD PROGRAM	\$73.13
BARACO-ATLANTIC CORPORATION	00045336	PROGRESS PAYMENT	\$562,185.54
PARTS FOR TRUCKS INC.	00045337	REPAIR PARTS	\$307.20
		TOTAL:	\$3,115,426.80

MEMORANDUM

Date: November 19, 2012

To: Robert Smart,
City Manager

From: David Blackmore, R.P.A.
Director of Building and Property Management

Re: Emergency Plan

I am pleased to provide for Council's consideration an updated edition of the City of St. John's Emergency Plan.

Under Provincial Legislation all municipalities are required to have and maintain an emergency plan which has been reviewed and approved by the Director of Emergency Services, Province of NL, including all amendments.

The pertinent sections of the Emergency Services Act relating to this are as follows;

Legislation

Section 5 of the *Emergency Services Act* states:

5. (1) The councils of every municipality shall, within 3 years of this Act having come into force, adopt an emergency management plan.
- (2) An emergency management plan shall, before adoption by a municipality, be submitted to the director for review, and a council shall make any changes required by the director so that the plan may be approved by the director before the plan is adopted by a council.
- (3) An emergency management plan may be developed by a committee of a council, or a council may, with the necessary changes, adopt the emergency management plan of a neighbouring municipality with the consent of that municipality.
- (4) An emergency management plan which is adopted by a council under subsection (3) shall be submitted for the approval of the director as required under this subsection as if it had been made by the council alone.
- (5) An emergency management plan shall designate a person to supervise and control the management of the plan.
- (6) Amendments to an emergency management plan shall be submitted to the director for approval before the amendments may be adopted by a council.

ST. JOHN'S

DEPARTMENT OF BUILDING
& PROPERTY MANAGEMENT

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

MEMORANDUM

(7) An emergency management plan shall be reviewed by a council and a proposed change to the plan shall be submitted to the director for approval before it may be adopted by a council.

Plan Alteration

Where a Council asks the Director of Emergency Services to approve an amendment of a Plan adopted under Section 5 of the *Emergency Services Act*, the Director shall approve the amendment before the Council adopts the amendment.

It is recommended that Council direct the amended plan to the Director of Emergency Services requesting approval of the plan for formal adoption by Council.

In addition to this it is further recommended that Council approve the formation of an Emergency Planning Steering Committee consisting of:

The City Manager
The Director of Corporate Services and City Clerk
The Director of Public Works and Parks
The Director of Building and Property Management
The Director of Regional Fire Services

who shall be responsible for reviewing matters pertaining to emergency response planning for the City of St. John's and establishing an annual work plan.

David Blackmore

Encl.

ST. JOHN'S

DEPARTMENT OF BUILDING
& PROPERTY MANAGEMENT

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

MEMORANDUM

Date: November 19, 2012

To: Robert Smart,
City Manager

From: David Blackmore, R.P.A.
Director of Building and Property Management

**Re: Lighting Standards
King George V Recreational Facility**

As a result of a lighting pole failure and collapse during Hurricane Leslie, DBA Consulting Engineers Ltd. were contracted to carry out a structural assessment of the remaining eight wooden lighting standards at the King George V Recreational Facility.

The investigation has determined that the remaining lighting standards have exceeded their life cycle expectancy and do not meet the structural wind loading for St. John's.

DBA Consulting are recommending that immediate action be taken to remove the lighting platforms from the top of the standards prior to the onset of winter and the standards themselves (poles) be replaced with new standards designed to withstand today's climatic conditions and structural loading.

The estimated cost of replacement and engineering fees is \$600,000.00.

It is recommended that we proceed immediately to tender specification for the removal of the lighting platforms and installation of new standards. This should allow the supply of the standards for installation for the 2013 season.

David Blackmore

ST. JOHN'S

DEPARTMENT OF BUILDING
& PROPERTY MANAGEMENT

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

MEMORANDUM

Date: November 22, 2012

To: Mayor and Members of Council

From: Robert J. Bursey, City Solicitor

Re: Cambridge Estates Realty Ltd – Expropriation of Easements

The City expropriated three easements from Cambridge Estates Realty Ltd. in 2009.

The owners are now prepared to accept compensation in the amount of fifteen thousand dollars (\$15,000.00) plus legal fees for three easements.

I recommend that approval be given to compensate in this amount and request that this matter be brought before Council at the next Regular Meeting.

Robert J. Bursey, LL.B.
City Solicitor

ST. JOHN'S

LEGAL DEPARTMENT

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