

**AGENDA
REGULAR MEETING**

**July 24, 2017
4:30 p.m.**

ST. JOHN'S

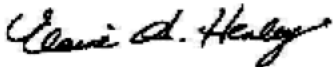
MEMORANDUM

July 20, 2017

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, July 24, 2017 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA

REGULAR MEETING - CITY COUNCIL

July 24, 2017 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- Minutes of July 11, 2017

4. BUSINESS ARISING FROM THE MINUTES

5. NOTICES PUBLISHED

- a. A Discretionary Use application has been submitted requesting municipal approval to occupy a portion of 19 Taylor Place as a Home Occupation for a music lessons.

6. PUBLIC HEARINGS

- a. St. John's Municipal Plan Amendment Number 142, 2017 and St. John's Development Regulations Amendment Number 655, 2017
Proposal to redesignate and rezone land from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone
File No. MPA1700002
50 Bennett Avenue (portion thereof) – Former I. J. Samson Junior High School

7. COMMITTEE REPORTS

- a. Development Committee Report – July 18, 2017
- b. Planning and Development Standing Committee Report – July 18, 2017
- c. Finance and Administration Standing Committee Report – July 11, 2017
- d. Economic Development, Tourism & Public Engagement Standing Committee – June 29, 2017
- e. Special Events Advisory Committee Report – July 21, 2017

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- July 6, 2017 to July 19, 2017

10. BUILDING PERMITS LIST

- Permits Issued July 6, 2017 to July 19, 2017

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Weeks Ending July 12, 2017 and July 19, 2017

12. TENDERS/RFPS

- a. Tender 2017107 – Kenmount Terrace Community Park (E-Poll ratification – July 14, 2017)
- b. Tender 2017130 – One (1) Street Sweepers
- c. Tender 2017131 – Gas Collection Piping (Robin Hood Bay)
- d. Tender 2017137 – Household Appliances

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. E-Poll Ratification – Retaining Wall – 181 Hamilton Avenue
- b. Decision Note dated July 7, 2017 re: Demolition of Dwelling – 46 Hussey Drive

15. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

July 11, 2017 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

Present Mayor D. O’Keefe
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor D. Breen
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor S. O’Leary
Councillor A. Puddister
Councillor D. Lane
Councillor J. Galgay

Others Kevin Breen, City Manager
Lynnann Winsor, Deputy City Manager of Public Works
Derek Coffey, Deputy City Manager of Financial Administration
Jason Sinyard, Deputy City Manager of Planning, Engineering and
Regulatory Services
Tanya Haywood, Deputy City Manager of Community Services
Cheryl Mullett, City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Kenessa Cutler, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2017-07-11/296R

Moved – Councillor Collins; Seconded – Councillor Breen

That the agenda be adopted with the following three additions:

- **Decision Note dated July 5, 2017 re; Rezone Land from the Rural R Zone to the Mineral Workings (MW) Zone and Approval of a Crown Land Grant Application - REZ1700007 - 75 Incinerator Road**
- **Memo dated July 11, 2017 re: Summary of Changes as per Union Ratification Vote Held on July 4, 2017**
- **Economic Update – July 2017**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2017-07-11/297R

Moved – Councillor Tilley; Seconded – Councillor O’Leary

That the minutes of June 27, 2017 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

Memo dated July 11, 2017 re: Summary of Changes as per Union Ratification Vote Held on July 4, 2017

Council considered the above listed memo.

SJMC2017-07-11/298R

Moved – Councillor Galgay; Seconded – Councillor Hickman

That Council adopt the above Summary of Changes as per Union Ratification Vote Held on July 4, 2017.

CARRIED UNANIMOUSLY

Proposed Text Amendment to enable Taxi Stands as a Discretionary Use in the Commercial Mixed Use (CM) Zone

REZ1700003

615 Empire Avenue

Council considered the above noted.

SJMC2017-07-11/299R

Moved – Councillor Puddister; Seconded Councillor Hann

That Council reject the above listed application due to resident opposition.

CARRIED UNANIMOUSLY

Councillor Tilley presented a petition signed by over 50 residents in opposition of the proposed.

Decision Note dated July 4, 2017 re: Designation of Heritage Properties

Council considered the above noted decision note.

Councillor Puddister advised that at the next meeting of Council, he will bring forward the following motion:

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact by-law designating the following properties as heritage buildings in accordance with Council Directive R2017-06-12/18:

- 68 St. Clare Avenue (Parcel ID #32710)
- 90 Pleasant Street (Parcel ID #30661)
- 355 Southside Road (Parcel ID #35233)
- 3 Forest Road (Parcel ID #26741)
- 3-A Forest Road (Parcel ID #26740)
- 27 Henry Street (Parcel ID #19901)
- 29 Henry Street (Parcel ID #20891)

DATED at St. John's, NL this 11th day of July, 2017

Art Puddister
Councillor at Large

**Decision Note dated July 5, 2017 re: Rezone Land from the Rural R Zone to the Mineral Workings (MW) Zone and Approval of a Crown Land Grant Application REZ1700007
75 Incinerator Road**

Council considered the above noted.

SJMC2017-07-11/300R

Moved – Councillor Puddister; Seconded Deputy Mayor Ellsworth

That Council adopt St. John's Development Regulations Amendment Number 658, 2017, which will rezone land at 75 Incinerator Road from the Rural (R) Zone to the Mineral Workings (MW) Zone, to accommodate development of a rock quarry. It will now be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- A Discretionary Use Application has been submitted by Deacon Investments Ltd. requesting permission to occupy 55 Rennie's Mill Road, which is a designated Heritage Use Building, as an Office and three dwelling units.
-

Council considered the above noted notice published.

SJMC2017-07-11/301R

Moved – Councillor Puddister; Seconded – Councillor Hickman

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

CARRIED UNANIMOUSLY

- A Discretionary Use at 615 Empire Avenue to allow a “Taxi Stand”. The property will be used as a 24/7 dispatch office and for the repair of taxis only. There will be no taxi’s operating from this site.
-

Council considered the above noted notice published.

SJMC2017-07-11/302R

Moved – Councillor Puddister; Seconded – Councillor Hickman

That Council reject the application as per the above Proposed Text Amendment rejection due to resident opposition.

CARRIED UNANIMOUSLY

- A Discretionary Use application has been submitted by The Redeemed Christian Church of God, Mount Zion, requesting permissions to occupy 81 Elizabeth Avenue as a Church.
-

Council considered the above noted notice published.

SJMC2017-07-11/303R

Moved – Councillor Puddister; Seconded – Councillor O’Leary

That the above noted application be referred to the Traffic Division for review on the traffic impact in the area due to the proposed.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Police and Traffic Standing Committee Report – June 22, 2017

[Link to Report](#)

Council considered the above noted report.

SJMC2017-07-11/304R

Moved – Councillor Hickman; Seconded – Councillor O’Leary

That the above noted report be adopted as presented including the recommendations on the following Items:

- **Item # 1: Decision Note dated June 8, 2017 re: Request install an All Way Stop at Cookstown Road @ Cabot St/Saunders Pl.**
-

Recommendation: to install the All Way Stop resulting in the potential loss of one parking space.

- **Item # 2: Decision Note dated June 8, 2017 re: Request to Extend Residential Permit Area on Pilot’s Hill**
-

Recommendation: To extend the residential permit area for this block. Two spaces in total

- **Item # 3: Decision Note dated June 8, 2017 re: University Avenue – St. Andrew’s Elementary – New Parking Restriction**
-

Recommendation: That the City install the new parking restriction as requested.

- **Item # 4: Decision Note Dated June 8, 2017 re: Winter Avenue – No Access from King’s Bridge Road**
-

Recommendation: That the City implement the No Access from King’s Bridge on a trial basis, only City & Emergency Vehicles access from King’s Bridge Road, and re-evaluate in the fall/winter.

- **Item # 5: Decision Note Dated June 8, 2017 re: Barnes Road Request for Residential Permit Area**
-

Recommendation: That the City survey area residents to see if they would want this restriction implemented.

CARRIED UNANIMOUSLY

Planning and Development Standing Committee Report – June 27, 2017

[Link to Report](#)

Council considered the above noted report including the following items:

- **Item # 1: 150 Howlett's Line – Text Amendment for Proposed Aquaponics Development (Ward 5)**
-

Recommendation: The Committee recommends Council reject the aquaponics development at 150 Howlett's Line and further that staff work with the applicant to secure a better location.

SJMC2017-07-11/305R

Moved – Councillor Puddister; Seconded – Councillor Collins

That the application be deferred, not rejected, so a second application fee is not needed while staff work with the applicant to secure a more feasible location.

CARRIED UNANIMOUSLY

- **Item # 2: Built Heritage Experts Panel Report – April 9, 2017**
-

Recommendation: That the above noted report be adopted as presented including the recommendations on the following Item:

- **Decision Note dated May 13, 2017 re: Heritage Grant Application – 2017 Review**
 - **Item # 3: 20 Hebron Way – text amendment for building height of 20 metres rather than 15 metres in CR Zone (Ward 1)**
-

Recommendation: The Committee recommends that the proposed text amendment to enable a maximum height of 20 metres in the Commercial Regional (CR) Zone be considered. Further, that the amendment be advertised for public review and comment. The text amendment would then be referred to a regular meeting of Council for consideration of adoption

- **Item # 4: Stockpiling garbage/debris/materials for extended periods on lots adjacent to residential areas**
-

Recommendation: The Committee recommends that the status quo remain and the City prohibit developers from stockpiling materials and debris on vacant lots/lands adjacent or near residential areas for long periods of time through the aforementioned Bylaws. Further, that staff complete a jurisdictional scan to determine how other municipalities deal with this issue.

- **Item # 5: Lundrigan's Marsh Enhancement Proposal by NAACAP**
-

Recommendation: The Committee recommends Council approval for the NAACAP enhancement project for Lundrigan's Marsh.

SJMC2017-07-11/306R

Moved – Councillor Puddister; Seconded – Councillor Hann

That the above noted items (#2 - 5) be adopted as presented.

CARRIED UNANIMOUSLY

• Item #6: Envision Municipal Plan – Draft Development Regulations

Recommendation: The Committee recommends Council's approval to direct staff to continue with the review process for Envision St. John's.

SJMC2017-07-11/307R

Moved – Councillor Puddister; Seconded – Councillor Hann

That the Draft Development Regulations be accepted as presented.

CARRIED UNANIMOUSLY

SJMC2017-07-11/308R

Moved – Councillor Puddister; Seconded – Councillor Lane

That another public information session be held before the fall regarding the Draft Development Regulations.

**MOTION CARRIED
WITH MAYOR O'KEEFE & COUNCILLOR GALGAY DISSENTING**

Community Services and Housing Standing Committee Report - June 29, 2017

[*Link to Report*](#)

Council considered the above noted report.

SJMC2017-07-11/309R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor O'Leary

That the above noted report be adopted as presented including the recommendations on the following Items:

- Item # 1: Decision Note dated May 16, 2017 re: The REAL Program Proof of Income**

Recommendation: The Committee recommends that starting July 2017, (Fall 2017 deadline) the R.E.A.L. Program will require Notice of Assessment as proof of income for all applicants.

• **Item # 2: Decision Note dated June 22, 2017 re: St. Mary's Activity Centre**

Recommendation: The Committee approves the recommendation that the St. Mary's Activity Centre cease operation beginning July 17, 2017 with any registered participants being accommodated at the Cowan Park Activity Centre, another centre (space permitting) or be provided a full refund.

• **Item # 3: Accessibility and Inclusion Advisory Committee Special Meeting Minutes May 29, 2017**

• **Item # 4: Accessibility and Inclusion Advisory Committee Report June 7, 2017**

CARRIED UNANIMOUSLY

Special Events Advisory Committee Report – July 5, 2017

[Link to Report](#)

Council considered the above noted report.

SJMC2017-07-11/310R

Moved – Councillor Breen; Seconded – Councillor Lane

That the above noted report be adopted as presented including the recommendations on the following events:

- **St. John's Pride Parade, July 16th**
- **Tely 10, July 23rd**
- **Southlands Fun Days Parade, July 29th**
- **Cycle for Sight, July 30th**
- **Kids of Steel Triathlon, August 2nd**
- **NL Folk Festival, August 4th, 5th, and 6th**
- **First Responders Motorcycle Ride, August 6th**
- **Nautilus 5K, August 20th**
- **Take Back the Night, September 15th**

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered, for information, the above noted for the period June 22, 2017 to July 5, 2017.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits for the weeks ending July 4, 2017 and July 11, 2017.

SJMC2017-07-11/311R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the building permits list for the weeks ending July 4 and July 11, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending June 28, 2017 and July 6, 2017.

SJMC2017-07-11/312R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the requisitions, payrolls and accounts for the weeks ending June 28, 2017 and July 6, 2017 in the amounts of \$4,929,886.16 and \$3,046,375.81 respectively be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Tender 2017019 – Sweeper Parts

Council considered the above noted tender.

SJMC2017-07-11/313R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That Council award this tender to the lowest bidders, as shown below, meeting the specifications for various Sweeper Parts, as per the Public Tendering Act.

This contract is for an eighteen month period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted.

- Saunders Equipment Ltd. \$69, 915.05
- Nortrax Canada Inc. \$15, 124.76

CARRIED UNANIMOUSLY

Tender 2017090 - Leachate Forcemain Cleaning Infrastructure, Flow Monitoring & Misc. Site Works

Council considered the above noted tender.

SJMC2017-07-11/314R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That Council award this tender to the lowest bidder meeting specifications Pyramid Construction Limited \$315,675.00, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Tender 2017111 – Craig Parts

Council considered the above noted tender.

SJMC2017-07-11/315R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That Council award this tender to the lowest bidders, noted below, meeting the specifications for various Craig Parts, as per the Public Tendering Act.

This contract is for a one year period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted.

- Harvey & Company Ltd. \$12, 739.93

- Western Hydraulic 2000 Ltd. \$3, 921.00
- Pennecon Energy Hydraulic Systems \$1, 928.90

CARRIED UNANIMOUSLY

Tender 2017112 – WWTP Gas Booster Recycle Project

Council considered the above noted tender.

SJMC2017-07-11/316R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That Council award this tender to the lowest bidder meeting specifications G.J. Cahill & Company (1979) Limited \$143,405.00, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

Tender 2017128 – Watermain Improvements

Council considered the above noted tender.

SJMC2017-07-11/317R

Moved – Councillor Puddister; Seconded – Councillor Galgay

The Council award this tender to the lowest bidder meeting specifications Pyramid Construction Limited \$870,750.10, as per the Public Tendering Act.

Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Decision Note dated June 29, 2017 re: St. John's Local Board of Appeal

Council considered the above noted.

SJMC2017-07-11/318R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That in accordance with Section 4 of the City of St. John's Development Regulations, Council ratify the following three members to the Local Board of Appeal immediately until June of 2020 with eligibility to serve one additional term if they should so agree to re-appointment and should it be the wish of Council:

- **Joseph Greene**
- **Erin Stapleton**
- **Wayne Purchase**

CARRIED UNANIMOUSLY

E-Poll Ratification – Sale of City Land – 18 Dundas Street

Council considered the above noted.

SJMC2017-07-11/319R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

That Council approve the sale of City property for the amount of \$4,750.00 + Administrative Fees and HST.

CARRIED UNANIMOUSLY

Economic Update – July 2017

Council accepted the above listed as information.

Councillor O'Leary

Asked to have a meeting with the Pippy Park Commission and Eastern Health CEO David Diamond regarding smoking and subsequent littering on the trail behind the Health Sciences Centre.

Mayor O'Keefe said that this is a city-wide issue and need not be addressed in piecemeal.

Councillor Breen stated that he will facilitate a meeting to bring the parties together.

Councillor Puddister

Asked the City Manager to write a congratulatory letter to the new RNC Police Chief Joe Boland.

Deputy Mayor Ellsworth

Asked staff to provide Council with regular updates on the Galway subdivision phases via the Planning and Development Standing Committee.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:15 p.m.

MAYOR

CITY CLERK

**REPORT
POLICE AND TRAFFIC COMMITTEE MEETING
June 22, 2017 – 12:00 p.m. – Conference Room A**

Present Councillor S. Hickman, Chair
Councillor T. Hann (retired 12:56)
Councillor S. O’Leary (retired 12:30)
Garrett Donaher, Manager, Transportation Engineering
David Crowe, Manager - Roads
Bill MacDonald, Supervisor – Traffic Signals
Chris Pitcher, Supervisor – Parking Services
Sergeant Paul Roche, RNC
Brendan O’Connell, Director - Engineering
Jason Sinyard, Deputy City Manager – Planning, Eng & Reg Serv
Stacey Corbett – Legislative Assistant

**Decision Note dated June 8, 2017 re: Request install an All Way Stop at
Cookstown Road @ Cabot St/Saunders Pl.**

The Committee discussed the above noted due to safety concerns.

Recommendation

Moved – Councillor Hann; Seconded – Councillor O’leary

**Install the All Way Stop resulting in the potential loss of one parking
space.**

CARRIED UNANIMOUSLY

**Decision Note dated June 8, 2017 re: Request to Extend Residential Permit Area
on Pilot’s hill**

The Committee considered the above noted decision note addressing parking
issues in the area.

Recommendation

Moved – Councillor Hann; Seconded – Councillor Hickman

To extend the residential permit area for this block. 2 spaces in total

CARRIED UNANIMOUSLY

Decision Note dated June 8, 2017 re: University Avenue – St. Andrew’s Elementary – New Parking Restriction

The Committee discussed the above noted new parking restrictions.

Recommendation

Moved – Councillor O’Leary; Seconded Councillor Hann

That the City install the new restriction as requested

CARRIED UNANIMOUSLY

Decision Note Dated June 8, 2017 re: Winter Avenue – No Access from King’s Bridge Road

The Committee discussed the above noted in an effort to deter speeding and shortcutting issues on Winter Avenue.

Recommendation

Moved – Councillor O’leary; Seconded Councillor Hann

That the City implement the No Access from King’s Bridge on a trial basis, only City & Emergency Vehicles access from King’s Bridge Road, re-evaluate in the fall/winter.

CARRIED UNANIMOUSLY

Decision Note Dated June 8, 2017 re: Barnes Road Request for Residential Permit Area

The Committee discussed the above noted due to high traffic volume and parking on streets during events.

Recommendation

Moved – Councillor Hann; Seconded Councillor Hickman

That the City survey area residents to see if they would want this restriction implemented.

CARRIED UNANIMOUSLY

Information Note dated June 15, 2017 re: Committee Issue Status Report

The Committee discussed the above for information purposes.

The approved left turn restriction exiting East White Hills Road at The Boulevard

was discussed. Upon review of traffic volumes it was observed that more traffic was leaving Quidi Vidi Village on The Boulevard (1,908 vehicles over 24 hours) than entering Quidi Vidi Village (936 vehicles over 24 hours).

This directional discrepancy indicates that any shortcutting behavior occurs in the reverse direction to that affected by the approved left turn restriction. As such it is expected that this restriction will have little to no impact on shortcutting behavior through the village.

Staff are currently directed to install the left turn restriction (R2017-03-13/5) and will do so unless this decision is modified by Council following the discussion above.

Councillor Sandy Hickman
Chairperson

Addendum to Regular Minutes of July 11, 2017

REPORT

PLANNING & DEVELOPMENT COMMITTEE MEETING

June 27, 2016 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

- Present:** Councillor A. Puddister (Chair)
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor D. Lane
Councillor S. O'Leary
Councillor D. Breen (left at 1:43 pm)
Kevin Breen, City Manager
Brendan O'Connell, Acting Deputy City Manager of Planning, Engineering & Regulatory Services)
Ken O'Brien, Chief Municipal Planner
Lindsay, Lyghtle Brushett, Planner III
Dave Wadden, Manager – Development Engineering
Brian Head, Manager – Parks & Open Spaces
Cheryl Mullett, City Solicitor
Andrew Woodland, City Lawyer
Kathy Driscoll, Legislative Assistant
- Others:** Craig Hippert, Dewcor
Danny Williams, Dewcor
Dan Arsenault, allnewfoundlandandlabrador.com
Grant Genova, Architect

REPORT

1. **150 Howlett's Line – text amendment for proposed aquaponics development (Ward 5)**

The Committee discussed the above noted. Staff advised the applicant would only be using 2,000 to 3,000 litres of water per month, and the initial fill could be provided by a water tanker. It was further referenced that the average homeowner uses up to 41,000 litres per month. Conversation ensued and given concern with affecting existing residential wells in the area as well as the land in question was Crown land, the aquaponics could be placed elsewhere instead of in a residential area.

Moved – Councillor Hann; Seconded – Councillor Tilley

ST. JOHN'S

The Committee recommends Council reject the aquaponics development at 150 Howlett's Line and further that staff work with the applicant to secure a better location.

**CARRIED WITH COUNCILLORS
LANE AND O'LEARY DISSENTING**

NEW BUSINESS

2. Built Heritage Experts Panel Report – April 9, 2017

The Committee discussed the above noted. The Chief Municipal Planner advised the following properties merited grants:

Heritage Grant Applications – 2017 Review

Item:	Location:	Project:	Decision:
1.	121 Pennywell Road Heritage Area 3	New front step, new front door, two front windows, new lentil above doorway and new double 4 in. straight mitten vinyl siding with wide window trims in keeping with heritage requirements.	\$3,368.70 + Permit Waiver Low Priority due to use of vinyl siding. Not a designated Heritage Building.
2.	46 Victoria Street Heritage Area 2	Three new windows and new Cape Cod clapboard siding on front façade.	\$877.61 + Permit Waiver Medium Priority - Not a designated Heritage Building.
3.	19 Garrison Hill Heritage Area 1	New storm windows and front door on front façade.	\$1,000.00 + Permit Waiver Low Priority - Not a designated Heritage Building.
4.	124 Military Road Heritage Area 1 Heritage Building	Restore front door and side panels and trim; repair wrought iron fence; repair front canopy, landing and steps and paint curb side facades (Military Road and Rennie's Mill Road).	\$5,000.00 + Permit Waiver High Priority - A designated Heritage Building in Heritage Area 1 located at a prominent historic corner of Military Road and Rennie's Mill Road known as Rawlins Cross. Repairing and restoring Character Defining Elements of the building as defined in the building's Statement of Significance.
5.	103 Pleasant Street Heritage Area 3	Replace windows on front façade, repair trim as require and paint.	\$2,300.00 + Permit Waiver Medium Priority - Not a designated Heritage Building.
6.	133 LeMarchant	Repainting exterior of the	\$1,000.00 + Permit Waiver

	Road Heritage Area 3	building and replace clapboard as required; with new front door and soffit. Chimney top repaired.	Low Priority - Not a designated Heritage Building.
7.	42 Prescott Street Heritage Area 2	Repair rotten brackets, trims and clapboard where required. Replace flashing, caulking and repainting as required around windows and doors. Repair front door sill. Repair and regrade exposed foundation.	\$2,515.63 + Permit Waiver Medium Priority - Not a designated Heritage Building.
Total:			\$16,051.94 + Permit Waiver

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Hickman

That the above noted report be adopted as presented including the recommendations on the following item:

- **Decision Note dated May 13, 2017 re: Heritage Grant Application – 2017 Review**

CARRIED UNANIMOUSLY

3. 20 Hebron Way – text amendment for building height of 20 metres rather than 15 metres in CR Zone (Ward 1)

The Chief Municipal Planner spoke to the above noted advising the project required 19 metres to proceed with their project and would require an amendment to the Commercial Regional (CR) Zone.

Moved – Councillor Hann; Seconded – Councillor Tilley

The Committee recommends that the proposed text amendment to enable a maximum height of 20 metres in the Commercial Regional (CR) Zone be considered. Further, that the amendment be advertised for public review and comment. The text amendment would then be referred to a regular meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

4. Stockpiling garbage/debris/materials for extended periods on lots adjacent to residential areas

The Committee discussed the above noted. Councillor O'Leary expressed concerns with this issue in her Ward. The City Manager asked that she provide him with the details of the complaints to ensure the matters are addressed.

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Collins

The Committee recommends that the status quo remain and the City prohibit developers from stockpiling materials and debris on vacant lots/lands adjacent or near residential areas for long periods of time through the aforementioned By-laws. Further, that staff complete a jurisdictional scan to determine how other municipalities deal with this issue.

CARRIED UNANIMOUSLY

5. Lundrigan's Marsh Enhancement Proposal by NAACAP

The Committee spoke to the above noted. The question was raised in relation to financial impact for the City. Staff advised that the Parks Department was providing in-kind support with plants and trees in the area.

Moved – Councillor Lane; Seconded Councillor O'Leary

The Committee recommends Council approval for the NAACAP enhancement project for Lundrigan's Marsh.

CARRIED UNANIMOUSLY

6. Envision St. John's draft Municipal Plan and draft Development Regulations - Presentation

The Committee were presented a draft of the Development Regulations. The question was raised as to whether a public session should be provided prior to directing the draft to the province. Staff advised that as it is still a work in progress in should be directed to the province first, given there may be changes, and then it could be released for a public session.

The City Solicitor advised draft # 3 is presently being worked on by Legal, Planning and Regulatory Services taken into consideration comments from draft # 2 and will be ready approximately on or before July 31, 2017 in which it will be reviewed by relative departments at that time. The intent is to bring an update back to the Planning and Development Standing Committee by August 15, 2017 and then update a timeline on a go forward basis.

Moved – Councillor Hann; Seconded Councillor Tilley

The Committee recommends Council's approval to direct staff to continue with the review process for Envision St. John's.

CARRIED UNANIMOUSLY

Councillor Art Puddister
Chairperson

Addendum to Regular Minutes of July 11, 2017

Report/Recommendations
Community Services & Housing Standing Committee
June 29, 2017 @ 12:00 Noon, 4th Floor, City Hall
Conference Room A

Present Deputy Mayor Ron Ellsworth, Chair
Councillor Sheilagh O'Leary
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Sandy Hickman
Tanya Haywood, Deputy City Manager, Community Services
Elizabeth Lawrence, Director, Strategy and Engagement
Natalie Godden, Manager, Family & Leisure Services
Karen Sheriffs, Manager, Community Development
Judy Tobin, Manager, Housing
Kenessa Cutler, Legislative Assistant

REPORT

1. Decision Note dated May 16, 2017 re: The REAL Program Proof of Income

Natalie Godden provided an overview of the above listed and detailed the changes in funding due the Province's declining economy.

Councillor Breen inquired about the impact due to the funding changes. Natalie replied that it amounts to approximately \$80,000 which equates to close to 600 placements. Natalie further explained that the decision to move to NOA combined with the Federal LICO measure as proof of income will not only streamline the R.E.A.L. Program with similar programs in the community, it should help strengthen the program by ensuring funds are reaching only those families in need.

Moved – Councillor Hickman; Seconded – Councillor O'Leary

That the Committee recommends that starting July 2017, (Fall 2017 deadline) the R.E.A.L. Program will require Notice of Assessment as proof of income for all applicants.

CARRIED UNANIMOUSLY

2. Decision Note dated June 22, 2017 re: St. Mary's Activity Centre

Natalie Godden provided an overview of the above listed sighting that attendance at St. Mary's Activity Centre has been dwindling and participants would be better served at other facilities.

Moved – Councillor Tilley; Seconded – Councillor Breen

That the Committee approves the recommendation that the St. Mary's Activity Centre cease operation beginning July 17, 2017 with any registered participants

ST. JOHN'S

being accommodated at the Cowan Park Activity Centre, another centre (space permitting) or be provided a full refund.

CARRIED UNANIMOUSLY

3. Accessibility and Inclusion Advisory Committee Special Meeting Minutes May 29, 2017

The Committee accepted the above listed minutes as presented. Members commended staff for the engagement efforts taken with automated garbage.

4. Accessibility and Inclusion Advisory Committee Report June 7, 2017

The Committee accepted the above listed report and its recommendations.

Deputy Mayor Ron Ellsworth, Chairperson
Community Services & Housing Standing Committee

Addendum to Regular Minutes of July 11, 2017

DECISION/DIRECTION NOTE

Title: Special Events Advisory Committee Report

Date Prepared: July 5, 2017

Report To: Mayor & Council

Councillor and Role: All

Ward: N/A

Decision/Direction Required: Approval of lane reductions, road closures and noise by law extension for various events.

Discussion – Background and Current Status:

The Special Events Advisory Committee has received applications for the following events, requiring approval.

Event	St. John's Pride Parade
Date	July 16
Organizer	St. John's Pride
Detail	<p><u>Road Closures starting at 1:30 pm</u></p> <p>New Gower Street East at Waldegrave Street</p> <p>New Gower Street West Bound from City Hall to Carter's Hill</p> <p>Duckworth from Bates Hill to New Gower Street</p> <p>Adelaide at George</p> <p>Parade route: New Gower Street, Duckworth Street, Ordnance Street, Military Road, Bannerman Road, ending at Bannerman Park</p> <p>There will be a rolling closure of the above noted streets once the parade begins at 3:10pm.</p> <p>Anticipated arrival time in Bannerman Park, 4:00pm.</p>

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Event	Tely 10
Date	July 23
Organizer	Newfoundland and Labrador Athletics Association (NLAA)
Detail	<p><u>Road Closures</u></p> <p>Bannerman Road from 3:00 p.m. Saturday, July 22 to 2:00 p.m. to Sunday, July 23. Closure requested to install finish line arch and chute. The finish arch and chute will be placed on the northeast bound lane, while the southeast bound lane will be kept free for emergency vehicle access.</p> <p>Circular Road from 6:00 a.m. to 12:00 p.m., Sunday, July 23 (Race Day).</p> <p>Military Road from Bonaventure Avenue/Garrison Hill to Cochrane street 8:00am - 12:00pm, July 23 (Race Day)</p> <p>Topsail Road to Bannerman Road closure Sunday, July 23 (Race Day)</p> <ul style="list-style-type: none"> - No eastbound traffic from Topsail Rd @ Burgeo St. to Topsail Rd / Cornwall Avenue, 8:15 am to 11:00 am - No Eastbound and Westbound traffic: Cornwall Avenue - Hamilton Avenue - LeMarchant Road - Harvey Road - Military Rd from 8:00 a.m. to 11:30 a.m. - Cornwall Avenue - both directions closed 8:00 to 11:30 a.m. - Hamilton Avenue - both directions closed 8:00 to 11:30 a.m. - Lemarchant Road - both directions closed 8:00 to 11:30 a.m. - Harvey Road - both directions closed 8:00 to 11:30 a.m. - Military Road - both directions closed 8:00 to 11:30 a.m. <p>Columbus Drive from Topsail Road to Bay Bulls Road - both directions closed 8:00to 11:00 a.m.</p>


Event	Southlands Fun Days Parade
Date	July 29
Organizer	Southlands Family Fun Days Committee
Detail	<p>Palm Drive Road Closure for Family Parade.</p> <p>10:30 am to 11:00 am</p> <p>RNC escort confirmed</p> <p>Other activities being held at Southlands Community Centre</p>

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Event	Cycle for Sight
Date	July 30
Organizer	Foundation Fighting Blindness
Detail	<p>On road cycling event - not a race. All riders must follow the rules of the road. There will be no road closures. Organizer will have signs deployed to inform motorists. Small number of participants over a variety of distances Route begins at St. John's Lions Club</p> <p><u>3km to 12km Route</u> A 3 km loop in the neighbourhood of the Lions Club Chalet that one can do one to four times, intended for younger and newbie riders. Lions Chalet/Trail System/Newtown Road/Hoyles Avenue/Guy Street/ Baltimore Street/Whiteway Street/Newtown Road/Byron Street/Whiteway Street/Trail System/Lions Chalet</p> <p><u>25km Route</u> Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/ Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle Cove- Outer Cove/ Logy Bay Road/ Newfoundland Drive/ Higgins Line/ Allandale Road/ Bonaventure Avenue/Lions Chalet.</p> <p><u>55km Route</u> Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/ Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle Cove- Outer Cove/ Roads within the Town of Torbay/ Roads within the Town of Flatrock/ Roads within the Town of Portugal Cove/ Portugal Cove Road/ Airport Heights Drive/ Portugal Cove Road/ Higgins Line/ Allandale Road/ Bonaventure Avenue/St. John's Lions Club.</p> <p><u>75km Route</u> Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/ Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle Cove- Outer Cove/ Roads within the Town of Torbay/ Roads within the Town of Flatrock/ Roads within the Town of Pouch Cove/ Roads within the Town of Bauline/ Roads within the Town of Torbay/ Roads within the Town of Portugal Cove/ Portugal Cove Road/ Airport Heights Drive/ Portugal Cove Road/ Higgins Line/ Ridge Road/ Mount Scio Road/ Oxen Pond Road/ O'Briens Hill/ Larkhall</p>

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	<p>Street/ Wicklow Street/ Prince Phillip Drive/ University Avenue/ Paton Street/ Elizabeth Avenue/ Whiteway Street/ Bonaventure Avenue/Lions Chalet.</p> <p><u>100km Route</u></p> <p>Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/ Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle Cove-Outer Cove/ Roads within the Town of Torbay/ Roads within the Town of Flatrock/ Roads within the Town of Pouch Cove/ Roads within the Town of Bauline/ Roads within the Town of Torbay/ Roads within the Town of Portugal Cove/ Roads within the Town of Paradise/ Roads within the City of Mount Pearl/ Brookfield Road/ Waterford Bridge Road/ Bay Bulls Road/ Southside Road/ Blackhead Road/ Water Street/ Harbour Drive/ Water Street/ Cochrane Street/ Duckworth Street/ Cavendish Square/ Military Road/ Bonaventure Avenue/ Lions Chalet.</p>
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Event	Kids of Steel Triathlon – Bowring Park
Date	August 2 or the same day of the Royal St. John's Regatta
Organizer	St. John's Triathlon Committee
Detail	<p><u>Road Closure</u></p> <p>Squires Avenue, from the corner of Park Road (North East section). Approximately 7:30am to 3pm. Various heats through the day. Residential access will be maintained via race marshal.</p> 

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Event	NL Folk Festival – Bannerman Park
Date	August 4, 5 & 6
Organizer	Newfoundland and Labrador Folk Arts Society
Detail	Noise bylaw extension request. Sound amplification to midnight for each of the event dates listed above.

Event	First Responders Motorcycle Ride
Date	August 6
Organizer	Tema Conter Memorial Trust
Detail	St. John Bosco to Cape Spear to Health Sciences Centre. 10am start RNC providing escort from St. John Bosco to Cape Spear. Leisure ride to Health Sciences Centre – no escort. Anticipated arrival time of 2pm.

Event	Nautilus 5K
Date	August 20
Organizer	Nautilus Running Club
Detail	<u>Road Closure</u> Water Street (east and west) 7:45am to traffic from Temperance Street to Waldegrave Street for 1 hour. Lane reduction Water Street, Waldegrave Street to Job Street. Organizer has secured the Royal Newfoundland Constabulary for escorts and assistance with signalized intersections at Prescott Street, Waldegrave Street and Job Street.

Event	Take Back The Night
Date	September 15
Organizer	NL Sexual Assault Crisis & Prevention Centre
Detail	Event starts at 7pm with a gathering at Bannerman Park. Following speeches the group will march to City Hall. Anticipated attendance 250-500. Start at Bannerman Park East on Military Road Turn Right to Gower Street Turn Left to Wood Street Turn Right to Duckworth Street Turn Left to Prescott Street Turn Right to Water Street Turn Right to Adelaide Street Cross New Gower to City Hall RNC providing escort.

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Key Considerations/Implications:

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

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

Prepared by/Signature:

Beverley Skinner – Manager of Program & Service Delivery

Signature B. Skinner

Approved by/Date/Signature:

Tanya Haywood – Deputy City Manager Community Services

Signature T. Haywood

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DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF June 22, 2017 TO July 5, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Driveways	182-248 Buckmaster's Circle	2	Approved	17-06-22
RES		Demo/Rebuild for Single Family Dwelling	83 Shoal Bay Road	5	Approved	17-06-27
COM	The Shoppes at Galway Limited Partnership	Underground Services (Sanitary and Storm)	35 Danny Drive	5	Approved	17-06-27
COM	Eastern Health	Berm	300 Prince Philip Drive	4	Approved	17-06-29
RES		Proposed Extension to Dwelling	15 Syme's Bridge Road	3	Rejected contrary to Section 11.2.4	17-06-30
RES		Residential Building Lot For Single Family Dwelling	62 Circular Road	2	Approved	17-07-05

<p>* Code Classification:</p> <p>RES - Residential INST - Institutional</p> <p>COM - Commercial IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>			
<p>** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>			

Andrea Roberts
Acting Development
Supervisor
Planning, Engineering and
Regulatory Services

Building Permits List

Council's July 4, 2017 Regular Meeting

Permits Issued: 2017/06/22 To 2017/02/28

Class: Commercial

155 Water St	Co	Retail Store
14 O'leary Ave	Nc	Parking Lot
71-77 Elizabeth Ave/Car Wash	Sn	Car Washing Establishment
71-77 Elizabeth Ave,Circle K	Sn	Retail Store
129 Merrymeeting Rd	Sn	Retail Store
50 Ropewalk Lane	Sn	Retail Store
11 Major's Path	Nc	Accessory Building
16 Hamilton Ave	Cr	Mixed Use
215 Water St	Rn	Office
14 Stavanger Dr	Ex	Restaurant
8-10 George St	Nc	Patio Deck
17-23 Mews Pl	Rn	Office
130 Kelsey Dr. Donovan Homes	Cr	Office
86 Kelsey Dr	Sw	Development Application
130 Kelsey Dr/Teachers Pension	Cr	Office
24 Stavanger Dr	Cr	Office

This Week \$ 2,430,507.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

7 Aspen Pl	Nc	Fence
394 Blackmarsh Rd	Nc	Accessory Building
28 Boncloddy St	Nc	Patio Deck
198 Castle Bridge Dr., Lot 337	Nc	Single Detached Dwelling
5 Duke St	Nc	Fence
423a Empire Ave	Nc	Fence
1 Falkland St	Nc	Patio Deck
53 Faulkner St	Nc	Accessory Building
5 Foran St	Nc	Patio Deck
63 Freshwater Rd	Nc	Fence
71 Galway Blvd, Lot Gb12	Nc	Single Detached Dwelling
75 Galway Blvd - Lot Gb10	Nc	Single Detached Dwelling
119 Groves Rd	Nc	Swimming Pool
30 Harbour View Ave	Nc	Accessory Building
57 Hayward Ave	Nc	Accessory Building
3 Ironwood Pl	Nc	Fence
77 Keith Dr	Nc	Fence
58 Laurier St	Nc	Fence
301 Lemarchant Rd	Nc	Patio Deck
161 Logy Bay Rd	Nc	Patio Deck
12 Lunenburg St	Nc	Fence
14 McCrae St	Nc	Accessory Building

53 Malka Dr	Nc	Accessory Building
76 Maurice Putt Cres, 260	Nc	Single Detached Dwelling
81 Maurice Putt Cres, Lot 313	Nc	Single Detached Dwelling
64 Nautilus St, Lot 156	Nc	Single Detached Dwelling
66 Nautilus St, Lot 155	Nc	Single Detached & Sub.Apt
167 Old Bay Bulls Rd	Nc	Accessory Building
358 Airport Heights Dr	Nc	Fence
24 Rankin St	Nc	Fence
124 Ricketts Rd	Nc	Patio Deck
21 Skanes Ave	Nc	Accessory Building
35 Smithville Cres	Nc	Fence
19 Solway Cres	Nc	Fence
5 Solway Cres	Nc	Patio Deck
25 Stanford Pl	Nc	Patio Deck
26 Sugar Pine Cres	Nc	Accessory Building
42 O'regan Rd	Co	Home Office
7 Aspen Pl	Ex	Patio Deck
22 Cornwall Cres	Ex	Patio Deck
39 William St	Ex	Semi-Detached Dwelling
19 Bond St	Rn	Semi-Detached Dwelling
223 Empire Ave	Rn	Single Detached & Sub.Apt
100 Heffernan's Line	Rn	Single Detached Dwelling
32 Leslie St	Rn	Single Detached & Sub.Apt
128 Queen's Rd	Rn	Semi-Detached Dwelling
17 Thetis Pl	Rn	Single Detached & Sub.Apt
18 Wallace Pl	Rn	Patio Deck
9 Walsh's Sq	Rn	Semi-Detached Dwelling
35 Winter Ave	Rn	Single Detached Dwelling
7 Aspen Pl	Sw	Single Detached Dwelling
14 Cornwall Ave	Sw	Single Detached Dwelling
23 Lobelia St	Sw	Single Detached Dwelling
374 Stavanger Dr	Sw	Single Detached Dwelling

This Week \$ 1,820,105.00

Class: Demolition

4 Mclea Pl	Dm	Single Detached Dwelling
140 Waterford Bridge Rd	Dm	Single Detached Dwelling
385 East White Hills Rd	Dm	Mixed Use

This Week \$ 83,000.00

This Week's Total: \$ 4,333,612.00

Repair Permits Issued: 2017/06/22 To 2017/06/28 \$ 35,650.00

Legend

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

YEAR TO DATE COMPARISONS			
July 4, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$70,164,317.00	\$82,415,530.00	17
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,997,584.00	\$436,000.00	-93
Residential	\$33,496,430.00	\$35,746,084.00	7
Repairs	\$2,146,941.00	\$1,559,157.00	-27
Housing Units (1 & 2 Family Dwelling)	106	80	
TOTAL	\$111,805,272.00	\$120,156,771.00	7

Respectfully Submitted,

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

Addendum to Regular Minutes of July 11, 2017

Building Permits List

Council's July 11, 2017 Regular Meeting

Permits Issued: 2017/06/22 To 2017/07/05

Class: Commercial

141 Torbay Rd	Co	Agriculture
155 Water St	Co	Retail Store
14 O'leary Ave	Nc	Parking Lot
390 Duckworth St	Sn	Mixed Use
71-77 Elizabeth Ave/Car Wash	Sn	Car Washing Establishment
71-77 Elizabeth Ave,Circle K	Sn	Retail Store
40-70 Hamlyn Rd	Sn	Retail Store
129 Merrymeeting Rd	Sn	Retail Store
103 Mount Scio Rd	Sn	Other
38-42 Ropewalk Lane	Sn	Service Shop
50 Ropewalk Lane	Sn	Retail Store
11 Major's Path	Nc	Accessory Building
194 Duckworth St	Cr	Restaurant
16 Hamilton Ave	Cr	Mixed Use
250 Southside Rd	Nc	Accessory Building
431-435 Main Rd	Rn	Other
215 Water St	Rn	Office
250 Southside Rd	Nc	Accessory Building
673 Topsail Rd	Rn	Mixed Use
335 Duckworth St	Cr	Service Shop
14 Stavanger Dr	Ex	Restaurant
8-10 George St	Nc	Patio Deck
17-23 Mews Pl	Rn	Office
Avalon Mall, Unit 0185	Rn	Shopping Centre
130 Kelsey Dr. Donovan Homes	Cr	Office
86 Kelsey Dr	Sw	Development Applicaton
130 Kelsey Dr/Teachers Pension	Cr	Office
24 Stavanger Dr	Cr	Office
222 Danny Dr	Nc	Light Industrial Use

This Week \$ 5,395,445.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

7 Aspen Pl	Nc	Fence
11 Balmoral Pl	Nc	Fence
11 Balmoral Pl	Nc	Accessory Building
16 Bay Bulls Rd	Nc	Accessory Building
394 Blackmarsh Rd	Nc	Accessory Building
28 Boncloddy St	Nc	Patio Deck
182 Brookfield Rd	Nc	Single Detached Dwelling
1 Browne Cres	Nc	Fence
18 Bulrush Ave, Lot 113	Nc	Single Detached Dwelling

198 Castle Bridge Dr., Lot 337	Nc	Single Detached Dwelling
9 Cessna St	Nc	Accessory Building
11 Charlton St	Nc	Fence
195 Cheeseman Dr	Nc	Single Detached Dwelling
32 Cherrybark Cres, Lot 222	Nc	Single Detached Dwelling
21 Clifden Woods-Cw-1, Unit A	Nc	Semi-Detached Dwelling
23 Clifden Woods,Cw-1,Unit B	Nc	Townhousing
25 Clifden Woods -Cw-01,Unit C	Nc	Semi-Detached Dwelling
27 Clifden Woods - Cw2 Unit A	Nc	Semi-Detached Dwelling
29 Clifden Woods - Cw-2,Unit B	Nc	Townhousing
31 Clifden Woods, Cw-2, Unit C	Nc	Townhousing
33 Clifden Woods, Cw-2, Unit D	Nc	Semi-Detached Dwelling
5 Duke St	Nc	Fence
423a Empire Ave	Nc	Fence
1 Falkland St	Nc	Patio Deck
53 Faulkner St	Nc	Accessory Building
5 Foran St	Nc	Patio Deck
63 Freshwater Rd	Nc	Fence
53 Gairlock St	Nc	Fence
61 Galway Boulavard, Lot 17	Nc	Single Detached Dwelling
71 Galway Blvd, Lot Gb12	Nc	Single Detached Dwelling
73 Galway Boulavard, Lot 11	Nc	Single Detached Dwelling
75 Galway Blvd - Lot Gb10	Nc	Single Detached Dwelling
76 Glenlonan Street	Nc	Accessory Building
119 Groves Rd	Nc	Swimming Pool
30 Harbour View Ave	Nc	Accessory Building
57 Hayward Ave	Nc	Accessory Building
3 Ironwood Pl	Nc	Fence
77 Keith Dr	Nc	Fence
58 Laurier St	Nc	Fence
301 Lemarchant Rd	Nc	Patio Deck
161 Logy Bay Rd	Nc	Patio Deck
12 Lunenburg St	Nc	Fence
14 Mccrae St	Nc	Accessory Building
53 Malka Dr	Nc	Accessory Building
76 Maurice Putt Cres, 260	Nc	Single Detached Dwelling
81 Maurice Putt Cres, Lot 313	Nc	Single Detached Dwelling
64 Nautilus St, Lot 156	Nc	Single Detached Dwelling
66 Nautilus St, Lot 155	Nc	Single Detached & Sub.Apt
167 Old Bay Bulls Rd	Nc	Accessory Building
29 Parade St	Nc	Fence
29 Parade St	Nc	Accessory Building
9 Portland Pl	Nc	Fence
358 Airport Heights Dr	Nc	Fence
24 Rankin St	Nc	Fence
16 Redberry Cres, Lot 293	Nc	Single Detached Dwelling
124 Ricketts Rd	Nc	Patio Deck
31 Rose Abbey St	Nc	Fence
23 Rotary Dr	Nc	Accessory Building
11 Salisbury St	Nc	Swimming Pool
1 Sherwood Dr	Nc	Patio Deck
21 Skanes Ave	Nc	Accessory Building
35 Smithville Cres	Nc	Fence
19 Solway Cres	Nc	Fence
5 Solway Cres	Nc	Patio Deck
21 Stanford Pl	Nc	Single Detached Dwelling
25 Stanford Pl	Nc	Patio Deck
8 Sugar Pine Cres	Nc	Accessory Building
26 Sugar Pine Cres	Nc	Accessory Building
6 Tansley St	Nc	Fence
45 Wexford St	Nc	Accessory Building
8 Wild Rose Lane	Nc	Accessory Building
8 Wild Rose Lane	Nc	Fence
42 O'regan Rd	Co	Home Office
4 Ventura Pl	Co	Home Office

Addendum to Regular Minutes of July 11, 2017
 Addendum to Regular Minutes of July 11, 2017
 Addendum to Regular Minutes of July 11, 2017

7 Aspen Pl	Ex	Patio Deck
22 Cornwall Cres	Ex	Patio Deck
366 Hamilton Ave	Ex	Accessory Building
39 William St	Ex	Semi-Detached Dwelling
118 Barnes Rd	Rn	Semi-Detached Dwelling
42 Bay Bulls Rd	Rn	Single Detached Dwelling
19 Bond St	Rn	Semi-Detached Dwelling
226 Buckmaster's Circle	Rn	Townhousing
228 Buckmaster's Circle	Rn	Townhousing
230 Buckmaster's Circle	Rn	Townhousing
232 Buckmaster's Circle	Rn	Townhousing
234 Buckmaster's Circle	Rn	Townhousing
236 Buckmaster's Circle	Rn	Townhousing
238 Buckmaster's Circle	Rn	Townhousing
240 Buckmaster's Circle	Rn	Townhousing
242 Buckmaster's Circle	Rn	Townhousing
244 Buckmaster's Circle	Rn	Townhousing
246 Buckmaster's Circle	Rn	Townhousing
248 Buckmaster's Circle	Rn	Townhousing
223 Empire Ave	Rn	Single Detached & Sub.Apt
100 Heffernan's Line	Rn	Single Detached Dwelling
32 Leslie St	Rn	Single Detached & Sub.Apt
5 North Dr	Rn	Single Detached Dwelling
32 O'reilly Street	Rn	Single Detached Dwelling
53 Pleasant St	Rn	Semi-Detached Dwelling
128 Queen's Rd	Rn	Semi-Detached Dwelling
10 Rostellan Pl	Rn	Single Detached Dwelling
6 Sherwood Dr	Rn	Single Detached Dwelling
17 Thetis Pl	Rn	Single Detached & Sub.Apt
18 Wallace Pl	Rn	Patio Deck
9 Walsh's Sq	Rn	Semi-Detached Dwelling
35 Winter Ave	Rn	Single Detached Dwelling
7 Aspen Pl	Sw	Single Detached Dwelling
2 Cheyne Dr	Sw	Single Detached Dwelling
14 Cornwall Ave	Sw	Single Detached Dwelling
96 Highland Dr	Sw	Single Detached Dwelling
24 Kilmory Pl	Sw	Semi-Detached Dwelling
23 Lobelia St	Sw	Single Detached Dwelling
374 Stavanger Dr	Sw	Single Detached Dwelling
592 Topsail Rd	Sw	Single Detached & Sub.Apt
6 Tyrone Place	Sw	Semi-Detached Dwelling

This Week \$ 5,624,454.00

Class: Demolition

4 Mclea Pl	Dm	Single Detached Dwelling
83 Shoal Bay Rd	Dm	Single Detached Dwelling
140 Waterford Bridge Rd	Dm	Single Detached Dwelling
385 East White Hills Rd	Dm	Mixed Use

This Week \$ 86,000.00

This Week's Total: \$ 11,105,899.00

Repair Permits Issued: 2017/06/22 To 2017/07/05 \$ 133,050.00

Legend

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

16 Francis Street - Your Application To Use This Address As A Storage Area For Fil Is Rejected As Contrary To Section 10.3 Of The St. John's Development Regulations.

Year To Date Comparisons			
July 11, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$70,625,317.00	\$85,380,468.00	21
Industrial	\$9,500.00	\$0.00	-100
Government/Institutional	\$6,489,109.00	\$436,000.00	-93
Residential	\$35,302,142.00	\$39,553,433.00	12
Repairs	\$2,390,636.00	\$1,656,557.00	-31
Housing Units (1 & 2 Family Dwelling)	113	95	
TOTAL	\$114,816,704.00	\$127,026,458.00	11

Respectfully Submitted,

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

Addendum to Regular Minutes of July 11, 2017

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending June 28, 2017**

Payroll

Public Works	\$ 445,005.05
Bi-Weekly Administration	\$ 831,168.31
Bi-Weekly Management	\$ 855,092.74
Bi-Weekly Fire Department	\$ 704,985.29
Accounts Payable	\$ 2,093,634.77

Addendum to Regular Minutes of July 11, 2017

Total: \$ 4,929,886.16

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 5, 2017

Payroll

Public Works	\$ 456,110.80
Bi-Weekly Casual	\$ 84,367.49
Accounts Payable	\$ 2,505,897.52

Total: \$ 3,046,375.81

Addendum to Regular Minutes of July 11, 2017

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on July 24, 2017**.

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	19 Taylor Place Residential Low Density (R1) Zone	1	A Discretionary Use application has been submitted requesting municipal approval to occupy a portion of 19 Taylor Place as a Home Occupation for a music lessons. The studio will have a total floor area of 16 m ² and will operate Monday to Friday 3 - 7 p.m. Each lesson will be 30 minutes in duration with one (1) client per lesson. The applicant is the sole employee and on-site parking is provided.	16 m ²	1		no submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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

G:\Planning and Development\Planning\ARCHIVED-NoticesPublished\Lists\2017\17 - July 24 2017.docx

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

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 142, 2017 and St. John's Development Regulations Amendment Number 655, 2017
Proposal to redesignate and rezone land from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone
File No. MPA1700002
50 Bennett Avenue (portion thereof) – Former I. J. Samson Junior High School

Date Prepared: July 18, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 142, 2017, and St. John's Development Regulations Amendment Number 655, 2017, to redesignate and rezone a portion of lands known as 50 Bennett Avenue to the Residential Medium Density (R2) Zone for a townhousing development.

Discussion – Background and Current Status:

The City received an application to develop 20 townhouses and 58 senior's apartments at 50 Bennett Avenue, which is recognized as the former I. J. Samson Junior High School site. The lands intended for the development of 20 townhouses requires a rezoning from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone. A Municipal Plan amendment is required. The proposed 58 senior's apartments, which will be contained in 9 separate buildings, is deemed a permitted use in the existing INST Zone.

A public meeting chaired by Deputy Mayor Ellsworth was held on July 13, 2017. Minutes of the public meeting are attached.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Increase access to range/type of housing.
4. Legal or Policy Implications: Not Applicable

ST. JOHN'S

5. Engagement and Communications Considerations:
A commissioner's Public Hearing would be required following Provincial release.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications: Not Applicable
9. Other Implications: Not Applicable

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 142, 2017, and St. John's Development Regulations Amendment Number 655, 2017, to redesignate and rezone a portion of 50 Bennett Avenue from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone for a townhousing development.

If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received, the amendments will be referred back to a future regular meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

Approved by - Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Amendments
Location map
Minutes - Public Meeting

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 142, 2017**

WHEREAS the City of St. John's wishes to allow a townhousing development at 50 Bennett Avenue.

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

Redesignate land at 50 Bennett Avenue [Parcel ID#46400] from the Institutional (INST) Land Use District to the Residential Medium Density (RMD) Land Use District as shown on Map III-1A attached.

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

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

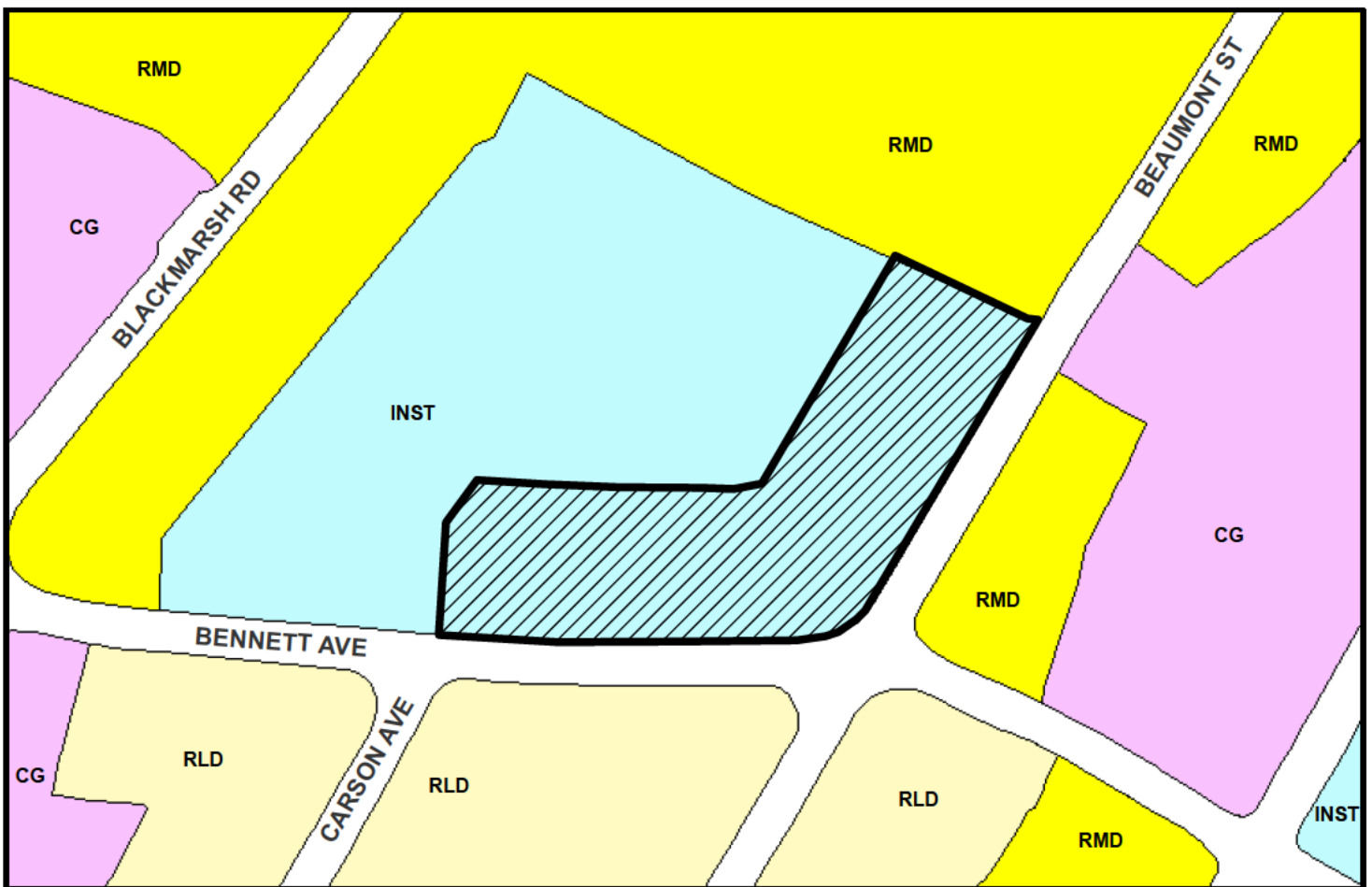
Mayor

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 142, 2017
[Map III-1A]**

2017 05 08 Scale: 1:1500
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

50 BENNETT AVENUE
Parcel ID# 46400

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 655, 2017

WHEREAS the City of St. John's wishes to allow a townhousing development at 50 Bennett Avenue.

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

Rezone land at 50 Bennett Avenue [Parcel ID# 46400] from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.

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

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

Mayor

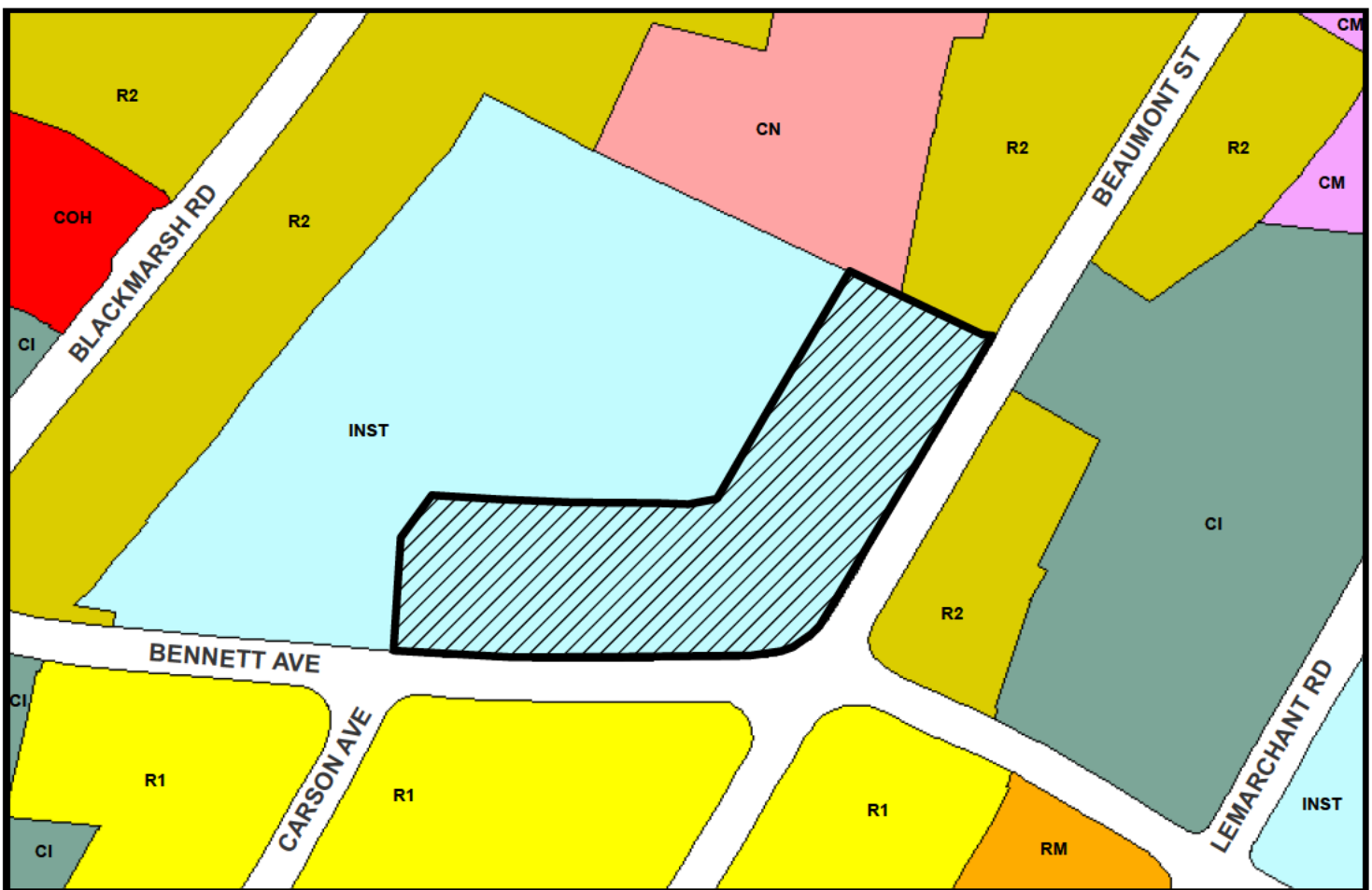
MCIP

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

City Clerk

Council Adoption

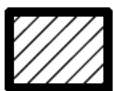
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 655, 2017
[Map Z-1A]**

2017 05 08 Scale: 1:1500
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**50 BENNETT AVENUE
Parcel ID# 46400**

M.C.I.P. signature and seal

Mayor

City Clerk

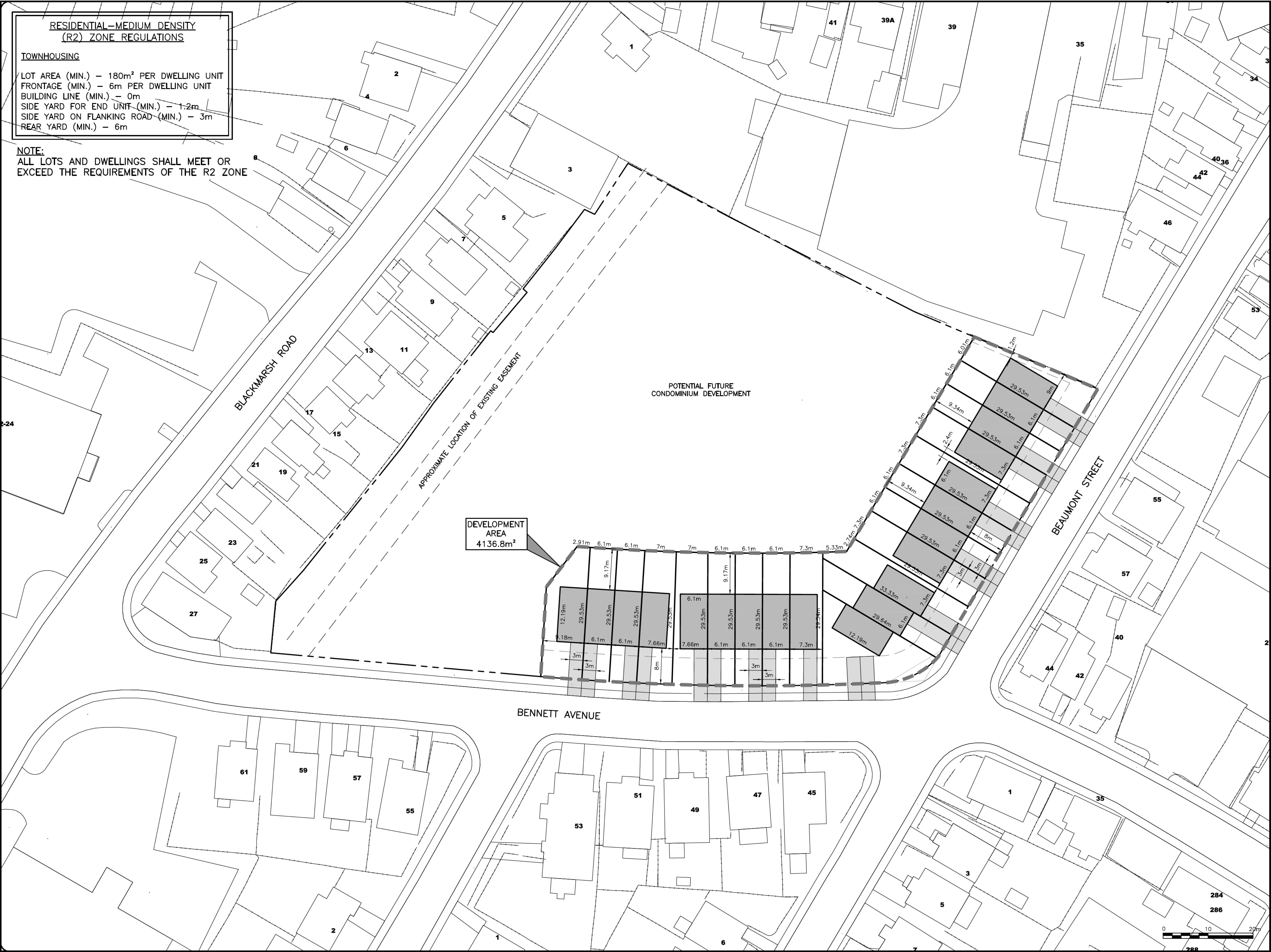
Council Adoption

Provincial Registration



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

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



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

TOWNHOUSING

LOT AREA (MIN.) - 180m² PER DWELLING UNIT
FRONTAGE (MIN.) - 6m PER DWELLING UNIT
BUILDING LINE (MIN.) - 0m
SIDE YARD FOR END UNIT (MIN.) - 1.2m
SIDE YARD ON FLANKING ROAD (MIN.) - 3m
REAR YARD (MIN.) - 6m

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

NOTES:

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

A

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

B

B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.
PROJECT MANAGEMENT, ENGINEERING & CONSULTING

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

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

CLIENT:
**TREBLE CONSTRUCTION
LIMITED**

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

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

DRAWN/DESIGNED BY:
D.J.M.

DATE:
JANUARY 2017

APPROVED BY:
D.J.M.

SCALE:
AS SHOWN

PROJECT No.:
16235

DRAWING No.:
PR1

REV.:
C



Front Elevation

Notes:

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

Construction Services Ltd.

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

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

Title:

Scale:

1/10"=1'-0"

Location:

Owner:

Contractor

Plan #



Public Meeting
Thursday, July 13, 2017
7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

In Attendance:

City of St. John's

Deputy Mayor Ellsworth, Chairperson
Councillor Jonathan Galgay
Ken O'Brien, Chief Municipal Planner
Kathy Driscoll, Legislative Assistant

Proponents

Mr. Bill Clarke, 11368 NL Ltd.
Mr. Ryan Clarke, 11368 NL Ltd.

There were 11 people in attendance at the meeting.

PURPOSE OF MEETING

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

The City of St. John's has received an application to rezone a portion of 50 Bennett Avenue (former I. J. Samson School) from the Institutional (INST) Zone to the Residential Medium Density (R2) Zone. The purpose of the rezoning is to enable the development of 20 townhouses. An amendment to the St. John's Municipal Plan will be required. The remainder of the site will be developed for seniors apartment buildings which are a permitted use and will not require a rezoning.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

The Chair introduced the head table and gave an overview of the proposed application. Councillor Galgay spoke to concerns to the vacant property in the area and suggested this development would create a positive impact to the neighbourhood. The floor was turned over to the City's Chief Municipal Planner.

The Chief Municipal Planner advised the City received an application to enable the development of 20 townhouses and 58 senior's apartments at 50 Bennett Avenue, the former IJ Sampson school site. The 58 senior's apartments, contained in 9 separate

buildings, is deemed a permitted use in the INST Zone. The portion of the lands intended for 20 townhouses requires a rezoning from the INST Zone to the R2 Zone. A Municipal Plan amendment is required.

The question was raised as to whether the building could be repurposed and staff advised the building had been on market but given it had asbestos, no one was interested in addressing this issue and therefore there were no buyers; hence, the request for demolition by the current owner.

Mr. Bill Clarke of 11368 NL Limited introduced himself and his son as the proponents for the proposed project. He noted this meeting was in relation to rezoning for the development. He referenced rendered drawings noting affordable housing for seniors in the range of \$229,000 to \$259,000 and townhouses in the range of \$299,000 to \$339,000. In conclusion, he noted water and sanitary services would be off Bennett Avenue and Beaumont Street and the storm sewer would run along northeast side of the property and come out under Beaumont Street.

DISCUSSION FROM THE FLOOR

The Chair asked if participants had any questions to go before the mic, provide name and address and comment.

- [REDACTED]
- Advised he had no issues with the proposal but had concerns with speed, increased traffic and parking.
- Asked how water and sewer would be affected.
- The City's Chief Municipal Planner advised each townhouse would be serviced directly and there would be storm water retention so that the water was stored and slowly released to alleviate flooding. This system would be placed underneath the parking.
- [REDACTED] advised there are currently existing issues with water pressure and given the proposed development he had concerns with this intensifying the problem.
- The City's Chief Municipal Planner advised he would follow-up [REDACTED] concern with City staff.
- Asked when would all portions of the proposed development begin.
- Mr. Clarke advised the proposed development would have five phases noting the first phase would begin on Bennett Avenue.
- [REDACTED] enquired into whether the application had to be for seniors' housing.
- The Chair advised the development can be approved on a staff level.
- [REDACTED] asked where access would be for the seniors' housing parking lot.

- Mr. Clarke advised there would be direct access right across from Carson Avenue
- [REDACTED] raised concerns with 50 parking spaces as it pertains to the following:
 - Snow clearing
 - Garbage collection
- The Chair advised that services would be provided by the City if on a City street and if affiliated on the condo site, it would be the responsibility of the Condo Association.
- [REDACTED] enquired if anything had been sent to the City's traffic department.
- The Chief Municipal Planner advised that staff asked that the proposed project be aligned with street going across part of the proposed development.
- The Chair advised he noted [REDACTED] point on servicing and would follow-up with staff.

- [REDACTED]
- Noted she was impressed with the proposed project but asked that consideration be given to green space such as Victoria Park further advising of flooding concerns.
 - The Chair advised as it is private property the City has no jurisdiction to dictate what should be developed in this area. He further noted there was a net zero run off as part of the mitigation plan that was in place.
 - The Chief Municipal Planner noted the proposed development would not be public open space but that 20% of the lots had to be reserved for landscaping.
 - [REDACTED] referenced an existing underground river which flows between I J Sampson and Lawton's Drugs and voiced her flooding concerns.
 - The Chief Municipal Planner advised that a water retention system would be in place and heavy storm water would be released slowly back into the ground.
 - [REDACTED] referenced parking on one side only when the school was operational.
 - Councillor Galgay advised if residents would like changes made to one-way parking they could forward a request to the Police and Traffic Standing Committee.
 - [REDACTED] noted the previous NL Margarine site as when demolished it created a rat problem.
 - The Chair noted Council have a mitigation plan in place for rodent control when a building is demolished and therefore it would be addressed.
 - Asked if the crosswalk could be moved on Bennett Avenue given there was no longer a school and presently represents a hazard.
 - Councillor Galgay advised he would follow-up with staff the next day.

- [REDACTED]
- Raised concerns with parking as it pertained to visitors at the senior's complex.

- [REDACTED]
- Asked what the setback would be for the proposed townhouse development and available parking.
 - Advised there would be a 6m setback for each townhouse as well as a garage and one paved parking space.

- [REDACTED]
- Asked if the demolition permit was approved.
 - Mr. Clarke advised the current owner has the demolition permit and it would be just a matter of days before the demolition takes place.
 - [REDACTED] advised it was his understanding there was asbestos in the building.
 - He was advised that there was a complete environmental assessment done on the building and there were no takers for repurposing the existing building, therefore it has to be sold as a flat lot.

- [REDACTED]
- Asked if there would be provisions for rodents given the pending demolition.
 - The Chair advised whoever has the permit would be responsible for pest control as mitigation has to be followed and further noted Mr. Clarke equally would be responsible when excavating.

- [REDACTED]
- Enquired into how the building would be demolished/removed.
 - Both the Chair and Councillor Galgay advised [REDACTED] to contact them if there were any issues when the building is demolished.
 - Spoke to the beautiful proposed back yards for the development.
 - Mr. Clarke addressed [REDACTED] traffic concerns, noting most residents may not have vehicles which would alleviate traffic congestion.
 - [REDACTED] noted if Wheelway or GoBus was being used for transportation purposes it would still congest traffic.
 - Mr. Clarke advised traffic would never be comparable to the previous school traffic.
 - [REDACTED] advised winter parking ban does not apply on Beaumont Street.
 - Councillor Galgay stated if a winter parking ban was required to simply contact the City to determine a resolution.
 - Mr. Clarke advised younger generations are not all buying vehicles.

- [REDACTED] asked if consideration could be given to having the new townhouses face inward, with their back yards facing Bennett Avenue and Beaumont Street.
- The Chief Municipal Planner explained in doing this, space was not being properly utilized; however, it could be reviewed if the developer wished to redraw the site plan.

- [REDACTED]
- Asked for consideration to have sidewalks pushed back to widen the road to allow more parking.
 - Mr. Clarke and the Chair advised it was something that could be addressed with the City's Engineering Department.

- [REDACTED]
- Advised that the current sales market made selling homes a tough sell especially when not enough parking provided and further that it cannot always be assumed that buyers will not have their own vehicles.

- [REDACTED]
- Asked if affordability and age be considered in pricing of the proposed units.
 - The Chair advised the prices of \$229,000 to \$259,000 met affordability requirements noting in order for the units to be affordable they could be no more than 30% of the buyer's income.
 - Mr. Clarke addressed the seniors' units and advised they would be 50+ with 29 units wheelchair accessible.
 - Advised she would like some of the units to go to the younger market with affordable pricing.
 - The Chair advised the City cannot regulate age.
 - Wanted to know how Mr. Clarke's proposed project for seniors' housing fell under Institutional Zones and further if it had to be developed for seniors.
 - Mr. Clarke advised many projects in the City such as Margaret's Place fall under the Institutional Zone and is set up for senior living. He noted he wanted to target seniors for his some of his proposed project. He also advised he wished to create a mixed development; hence the application for town houses otherwise he could have done senior housing for the entire project.

- [REDACTED]
- Enquired into storm water as it relates to climate change.
 - The Chief Municipal Planner advised this was taken into account incorporating main river systems.

- Mr. Clarke advised that he would have to provide whatever water retention system that the City's Engineering Department required. He further expressed this could become quite expensive but he would be responsible for putting in place.

- Reiterated her concerns for affordable housing and the possibility of the proponent working with all levels of government to achieve this goal.
- The Chair advised that government has no jurisdiction over pricing.
- Questioned as to whether universal design could be implemented into the project.
- The Chair stated the City cannot legislate universal design on outside projects and only can implement into City builds.

CONCLUDING REMARKS

Deputy Mayor Ellsworth thanked everyone for coming and advised that the matter will be referred to Council for review in two to three weeks.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Deputy Mayor Ellsworth
Chairperson

REPORTS/RECOMMENDATION

Development Committee

July 18, 2017 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

- 1. Demo/Rebuild for Single Detached Dwelling**
DEV1700125
75 Battery Road

It is recommended by the Development Committee that Council approve the application for demolition and rebuild at 75 Battery Road.

- 2. Crown Land Lease for Powerline Easement**
CRW1700019
2580 Trans-Canada Highway

It is recommended by the Development Committee that Council approve the Crown Land Lease referral.

- 3. Request for Approval-in-Principle for 26 Lot Subdivision – End of Everard Avenue & Kieley Drive**
SUB1700012

It is recommended by the Development Committee that Council grant Approval-in-Principle subject to the following conditions:

1. Compliance with the requirements of the Planning, Engineering & Regulatory Services Divisions.
2. The required Building Permits must be obtained from the City prior to the commencement of any development.
3. Payment of all applicable fees and assessments.

- 4. Proposed Accessory Building in the Open Space (O) Zone**
INT1700085
14 Lake View Avenue

It is recommended by the Development Committee that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations.

**5. Crown Land Lease for Agriculture to produce Apiary & Fruit
PER#CRW1700017
4700 Trans-Canada Highway**

It is recommended by the Development Committee that Council reject the Crown Land Lease as farming within protected watersheds pose a significant source of nutrients in the environment. An overabundance of nutrients can cause impairment of water quality and could compromise the surface water source that has been identified as a potential future drinking water supply for the Regional Water System.

**6. SUB1700018
Request for 5% Variance on Lot Frontage
162-166 Main Road (front of 13 Viguer's Road)**

It is recommended by the Development Committee that Council approve the 5% lot frontage variance.

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

DECISION/DIRECTION NOTE

Title: Demo/Rebuild for Single Detached Dwelling
DEV1700125
75 Battery Road

Date Prepared: July 18, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for a demolition & rebuild of a single detached dwelling.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct a single detached dwelling with a floor area of 68.6 square meters to be located in the same location. The existing dwelling is 62 square meters and therefore, an increase of 10.7% horizontally is being requested.

The property is situated in the Residential Battery (RB) Zone as well as located within the Battery Development Guideline Study Area. A single detached dwelling is a Permitted Use in the RB Zone.

The application has been reviewed by staff using the criteria of the Overlay District. The Footprint and Height Control Overlay identifies the existing dwelling as having the ability to a vertical expansion of one additional storey but a horizontal expansion is not permitted. However, it is also stated that if an owner wishes to expand or build in excess of the Overlay, they must demonstrate through a Land Use Assessment Report (LUAR) that it is an acceptable development.

Staff have completed a LUAR in the form of photographs and site inspection. The abutting property owner has been notified and will not be impacted by the development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Abutting property owner.
3. Alignment with Strategic Directions/Adopted Plans:
Battery Development Guideline Study
4. Legal or Policy Implications:
Section 7.28 of the St. John's Development Regulations

ST. JOHN'S

5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approved the application for demolition and rebuild at 75 Batter Road.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: Ashley Murray

Approved by - Date/Signature:

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

Signature: [Signature]

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Crown land Lease for Powerline Easement
CRW1700019
2580 Trans-Canada Highway

Date Prepared: July 18, 2017 (Date of next meeting: July 24, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land License for 0.06 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Municipal Affairs and Environment has referred an application requesting a lease for a parcel of land comprising of an area of 0.06 hectares which is located in the Open Space Reserve (OR) Zone. The proposed use of the land is a Newfoundland Powerline Easement.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Lease referral be approved.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Request for Approval-in-Principle for 26 Lot Subdivision – End of Everard Avenue & Kieley Drive – SUB1700012

Date Prepared: July 17, 2017 (Date of Next Meeting: July 24, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek Approval-in-Principle from Council for a 26 Lot Subdivision at the end of Everard Avenue and Kieley Drive.

Discussion – Background and Current Status:

An application has been submitted requesting Approval in Principle to develop a new residential Subdivision of 26 lots located at the end of Everard Avenue and Kieley Drive. The proposed lots will meet the R1 Zoning requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications: Not Applicable
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

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Recommendation:

It is the recommendation that this application be granted Approved in Principle subject to the following conditions:

1. Compliance with the requirements of the Planning, Engineering & Regulatory Services Divisions.
2. The required Building Permits must be obtained from the City prior to the commencement of any development.
3. Payment of all applicable fees and assessments.

Prepared by/Date/Signature:

Andrea Roberts, Development Officer

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

AAR/dlm

Attachments: Not Applicable.

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Open Space (O) Zone
INT1700085
14 Lake View Avenue

Date Prepared: July 18, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 20' by 22' Accessory Building located in the Open Space (O) Zone

Discussion – Background and Current Status:

An application was submitted to construct a 20' by 22' Accessory Building at 14 Lake View Avenue. The property is situated in the Open Space (O) Zone where Accessory Building is not a permitted use, but as per Section 8.3.7 of the Development Regulations, Council shall have the discretionary power to allow Accessory Building. The intent of the Accessory Building will be used for personal use complimentary to the existing Residential Dwelling

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.3.7 of the Development Regulations provides that Council shall have the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of these Regulations.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.

ST. JOHN'S

9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations.

Prepared by - Date/Signature:

Ashley Murray, Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agriculture to produce Apiary & Fruit
PER# CRW1700017
4700 Trans-Canada Highway

Date Prepared: July 13, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To reject the Crown Land Lease as a parcel of land that is located within the Thomas Pond Watershed.

Discussion – Background and Current Status:

The location of the proposed Crown Land Lease is within the Thomas Pond Protected Watershed. The surface water source within this boundary has been identified as a potential future drinking water supply for the Regional Water System. A Regional Drinking Water Study is currently being conducted to project population growth and future water usage demands throughout the Regional Municipalities.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Residents of the City of St. John's
3. Alignment with Strategic Directions/Adopted Plans:
Regional Drinking Water Study
4. Legal or Policy Implications:
Section 10.46 of the St. John's Development Regulations
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Lease be rejected as farming within protected watersheds pose a significant source of nutrients in the environment. An overabundance of nutrients can cause impairment of water quality and could compromise the surface water source that has been identified as a potential future drinking water supply for the Regional Water System.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

AAM/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: SUB1700018
Request for 5% Variance on Lot Frontage
162-166 Main Road (front of 13 Viguer's Road)

Date Prepared: July 14, 2017 (Date of next meeting: July 17, 2017)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 5% variance on the lot frontage to accommodate the creation of a new building lot.

Discussion – Background and Current Status:

An application was submitted to subdivide the lot located at 13 Viguer's Road. The property is situated in the Rural Residential Infill (RRI) Zone where the Minimum frontage required is 30 metres. The proposed frontage for the newly created lot will be 28.5 metres, which will require a 5% variance. The lot will front on Main Road.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
3. Abutting property owners of 13 Viguer's Road
Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered.
5. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the Regulations.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.

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8. Information Technology Implications: Not Applicable.

9. Other Implications: Not Applicable.

Recommendation:

It is recommended that council approve the 5% lot frontage variance.

Prepared by/Date/Signature:

Andrea Roberts – Development Officer

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: _____

AAR/dlm

Attachments: Not Applicable.

REPORT

PLANNING & DEVELOPMENT COMMITTEE MEETING

July 18, 2017 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

Present: Councillor A. Puddister (Chair)
Deputy Mayor R. Ellsworth
Councillor B. Tilley
Councillor S. O'Leary
Councillor D. Breen
Kevin Breen, City Manager
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Brendan O'Connell, Director of Engineering
Ken O'Brien, Chief Municipal Planner
Dave Wadden, Manager – Development Engineering
Brian Head, Manager – Parks & Open Spaces
Kathy Driscoll, Legislative Assistant

Others: Samantha Long - allnewfoundlandandlabrador.com
Ben Young, Southwest Properties
Emily Campbell, Fougere Menchenton Architects
Ron Fougere, Fougere Menchenton Architects
Chris Newman, R. V. Anderson Associates Limited
Chris Samson, Lat49 Architects Inc.
Greg Martin, Lat49 Architects Inc.
Mathew Mills, Mills & Wright Landscape Architecture
Paul Boundridge, Planning Consultant
Gerry Kirby Kirby Group of Companies
Ryan Kirby, Kirby Group of Companies

REPORT

1. 22 St. Joseph's Lane rezoning (Ward - 2) - Mr. Ben Young of Southwest Properties and Ms. Emily Campbell of Fougere Menchenton Architects

Ms. Emily Campbell of Fougere Menchenton Architects spoke to above noted and provided an overview of the proposed project advising it supported the Municipal Plan and was consistent with the character of the neighbourhood.

The question was raised regarding parking relief clarification in the Apartment Zone. The Chief Municipal Planner advised presently you cannot apply parking relief to Apartment Zones because of the way the Zone is written. There will be an amendment to the Development Regulations as it pertains to the A2 Zone which will address parking relief on a case by case basis.

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Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

The Committee recommends Council rezone 22 St. Joseph’s Lane from the Residential High Density (R3) Zone to Apartment Medium Density (A2) Zone and to approved the draft Terms of Reference. Upon submission of a satisfactory Land Use Assessment Report, the application will be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner’s Hearing will be required at a later date.

Further, that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John’s Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

2. 220 Waterford Bridge Road – LUAR for 4-storey Sisters of Mercy seniors’ home (Ward 3)

Mr. Chris Samson of Lat49 Architects Inc. spoke to the above noted and provided an overview of the proposed project and referenced rendered drawings. Given there were water issue concerns with an on-site pond, the Committee suggested, as with standard practice, the issue be referred to the Environmental Advisory Committee for review and consideration with the intent to schedule a meeting promptly.

Moved – Councillor Tilley; Seconded – Councillor O’Leary

The Committee recommends Council refer the application to the City’s Environmental Advisory Committee (EAC), in line with the terms of reference of the EAC and Section 4.1.2 of the St. John’s Development Regulations.

CARRIED UNANIMOUSLY

3. 11 L’anse aux Meadow Crescent rezoning – proposed personal care home (Ward 3) – Mr. Paul Boundridge, Planning Consultant

Mr. Paul Boundridge spoke to the above noted and provided an overview of the proposed project stating it was being well received by the neighbourhood.

Moved – Deputy Mayor Ellsworth; Seconded Councillor Breen

The Committee recommends Council consider rezoning 11 L'anse aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone. Staff recommended that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

Councillor Art Puddister
Chairperson

DECISION/DIRECTION NOTE

Title: Application to rezone land to the Apartment Medium Density (A2) Zone
REZ1700002
22 St. Joseph's Lane
Applicant: Fougere Menchenton Architecture Inc.

Date Prepared: July 7, 2017

Report To: Chair and Members, Planning & Development Committee

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

Ward: 2

Decision/Direction Required:

To consider a rezoning application for 22 St. Joseph's Lane to the Apartment Medium Density (A2) Zone, to allow expansion of the existing Apartment Building for the development of an additional 14 Dwellings Units. An amendment to the St. John's Municipal Plan would be required.

Discussion – Background and Current Status:

The City has received an application from Fougere Menchenton Architecture Inc. on behalf of Premier Executive Suites – Atlantic Limited, to rezone 22 St. Joseph's Lane (former St. Joseph's Junior High School) from the Residential High Density (R3) Zone to the Apartment Medium Density (A2) Zone. The proposed rezoning would allow the expansion of the existing (34-unit) Apartment Building for an additional 14 Dwelling Units.

Properties in this area are designated Residential Medium Density (RMD) and zoned Residential High Density (R3), with the exception of the St. Joseph's Convent, which is designated and zoned Institutional (INST). The Residential Medium Density (RMD) District, under the St. John's Municipal Plan, applies to areas that can accommodate a variety of housing types ranging from semi-detached and duplex dwellings to rowhousing and walk-up apartments. Zones which allow higher density residential uses like the A2 Zone, can be considered subject to a Land Use Assessment Report (LUAR). A Terms of Reference for the LUAR would need to be approved by Council.

The subject property falls within Planning Area 2 – East End, Battery, Quidi Vidi Village (Sub-Area 2 Quidi Vidi Road) under the St. John's Municipal Plan. Objectives for Planning Area 2 are identified in the Local Area Plan, and include: preserve and enhance landmarks, heritage buildings, historic landscapes, natural features and recreational facilities; views of Signal Hill and Quidi Vidi Lake; and residential neighbourhoods. Policy for lands specifically within Sub-Area 2 state that only rowhouses, single-detached and semi-detached dwellings may be approved.

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The Local Area Plan for Planning Area 2 was completed in the 1980's when both the school and church were in operation. Since that time, the school has been converted into the existing Apartment Building, and St. Joseph's Church (40 Quidi Vidi Road) has been converted into a condominium. The proposed expansion meets the local context as it has been designed to appear like a two storey "rowhouse" and is a residential use. The proposed building extends towards the street, filling a hole in the streetscape along Signal Hill Road. The building is located in a neighbourhood where most dwellings have a minimal setback from the street line, and an average building height of 2 – 3 storeys. Based on the current policy for Planning Area 2, a rezoning to the A2 Zone to allow an Apartment Building would conflict with existing policy, therefore Council would have to amend the Municipal Plan by altering the Local Area Plan for Planning Area 2.

There have been several applications for this site dating back to 2008, all of which have been rejected due to the increased density for the local neighbourhood, subject to the existing policies of the current Municipal Plan and Local Area Plan for Planning Area 2. During consultations for the new Municipal Plan, the public identified "their desire for a city of healthy, walkable neighbourhoods with access to neighbourhood services. There was also recognition that a greater mix of uses and higher density of residential development were required to support such development". Although the new Municipal Plan has yet to be adopted, it has been supported by Council, and its policies endorsed by the public. The proposed expansion of the existing building meets the intent several of Envisions new policies.

The subject property is within Heritage Area 3 and would be subject to approval by the Built Heritage Experts Panel.

The A2 Zone requires a minimum Building Line of 6m. The proposed location of the Apartment Building extension is located 3m (Building Line) from street. Therefore under Section 8.3.1 of the St. John's Development Regulations, Council would have to establish the Building Line. The reduced Building Line is consistent with other buildings along Signal Hill Road, and provides adequate snow storage for the City's snow clearing operations.

The Apartment Medium Density (A2) Zone requires a minimum Side Yard on Flanking Road of 6m. The proposed Side Yard along Powers Court is only 5.4metres, therefore a 10% variance would be required.

Parking for the A2 Zone requires 1.25 spaces per Dwelling Unit. The proposed development would require 60 spaces for all 48 units (existing and proposed), while only 53 spaces are provided. The applicant is requesting parking relief for 7 parking spaces. Correspondence from the applicant explains that the parking lot(s) are current under-used, and that based on the type of development and central location of the site, does not anticipate any current or future parking needs that exceed what is shown on the submission.

Under the existing Development Regulations, Council's discretionary authority to grant parking relief does not apply to parking requirements contained in Section 10 of the Zone Requirements, and can only be applied to those uses set under Section 9.1.1 General Parking Requirements. Parking requirements for all Apartment Zones are contained within the appropriate Zone under Section 10. Therefore a proposed

text amendment to the Development Regulations is proposed to allow Council to grant parking relief for all Apartment Zones under Section 10.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:
Neighbouring residents and property owners. Parking use at Civic 40 for the proposal may be of concern to surrounding property owners who currently use the site.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City: Increase access to range/type of housing.
4. Legal or Policy Implications:
 - An amendment to Planning Area 2 under the St. John's Municipal Plan would be required as the existing policies do not support an Apartment Building as a permitted type of dwelling;
 - Rezoning to the Apartment Medium Density (A2) Zone is required in order to consider the proposed development;
 - A text amendment to the St. John's Development Regulations to allow Council to consider parking relief for all Apartment Zones;
 - Under Section 8.3.1 of the St. John's Development Regulations, Council would have to establish the Building Line for the proposed expansion at 3m;
 - Approval of a variance for 10% in order to establish the Side Yard on the Flanking Road at 5.4m; and
 - Consider approval of the request for parking relief for 7 spaces, subject to the proposed text amendment.
5. Engagement and Communications Considerations:
Recommended to be advertised with a Public Meeting chaired with a member of Council. A Commissionaire's Hearing will be required at a later stage in the amendment process.
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications: Not applicable

Recommendation:

It is recommended that the application to rezone 22 St. Joseph's Lane from the Residential High Density (R3) Zone to the Apartment Medium Density (A2) Zone be considered and the attached draft Terms of Reference be approved. Upon submission of a satisfactory Land Use Assessment Report, the application

would be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner's Hearing will be required at a later date.

It is also recommended that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John's Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

Prepared by - Date/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by - Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Zoning Map

Site Plan

Terms of Reference – LUAR

TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY AT 22 ST. JOSEPH'S LANE
TO THE APARTMENT MEDIUM DENSITY (A2) ZONE
FOR EXPANSION OF THE APARTMENT BUILDING (ADDITIONAL 14-UNITS)

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed building (expansion) and existing building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location with a site plan:
 - Location of the proposed and existing buildings;
 - Proximity of the building(s) to property lines and identify setbacks;
 - Identify the height of the building(s);
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
 - Identify any rooftop structures.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft) and measures to be undertaken to buffer the adjoining residential properties from activities on the building site.
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.

F. Snowclearing/Snow Storage

- Identify proposed method of snow clearing and location of snow storage area(s) on the site.

G. Off-street Parking and Site Access

- Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.
- Identify any parking areas, including vehicular ingress and egress and on-site traffic circulation.

H. Traffic

- Provide the anticipated traffic generation rates associated with the proposed development.

I. Public Transit

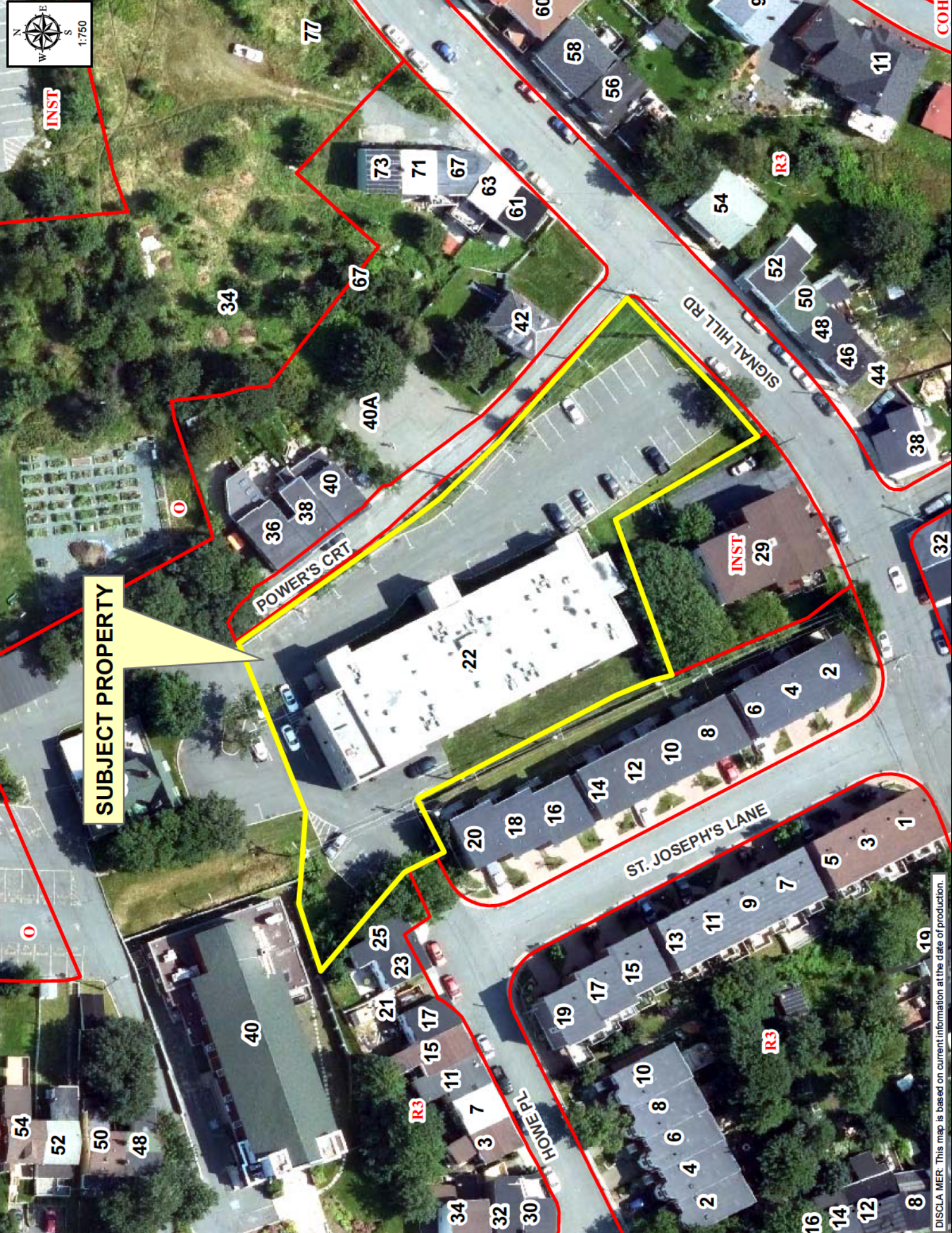
- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

J. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.



SUBJECT PROPERTY





May 4th, 2017

City Staff within the Department of Planning, Engineering and Regulatory Services
The Planning and Development Standing Committee
City Council
City of St. John's

RE: Rezoning at 22 St. Josephs Lane - Signal Hill Gate Expansion

To Whom it may Concern,

Our firm has been hired to help Premier Suites expand their current operations on St. Joseph's Lane. We have carefully examined both the Municipal Plan and Development regulations, met with city staff and local residents to carefully craft a design that supports the goals of both our client and the City of St. John's. In line with the objectives for Planning Area 2, we have designed the building in a "row house" character that fills in the current parking lot which represents a hole in the built fabric.

See below a further elaboration of the goals that our team is working with the City of St. John's towards.

1. Medium term rentals represent a range of housing options in the area which include owned homes, long term and short term rentals. "The City will re-invest in planning at the neighbourhood planning level... and opportunities to increase the range of housing." (Envision St. John's Draft Municipal Plan, p. 7, July 2014)
2. This proposed addition is within walking distance of downtown. While still fairly low density, this addition helps support neighbourhood commercial services. "New areas... will be planned in a manner that provides services within walking distance... This will be achieved through... provision of a mix of forms of housing at densities that can support neighbourhood commercial services." (Envision St. John's Draft Municipal Plan, p. 8, July 2014) Housing options are also mentioned on p.8, Chapter 4.
3. The proposed building blends seamlessly into the neighbourhood and is designed to be consistent in scale and character of the neighbourhood. "It shall be a policy of Council to recognize and protect established, predominated low density, residential areas and support the retention of housing stock, or moderate intensification, in a form that respects the scale and character of the neighbourhoods" (Envision St. John's Draft Municipal Plan, p. 55, July 2014)
4. In Residential Low Density Zones "Multi-family dwellings in the form of duplexes and semi-detached dwellings may be considered in these neighbourhoods, provided the dwellings are designed so that they resemble the style and scale of surrounding single detached dwellings." (Envision St. John's Draft Municipal Plan, p. 56, July 2014)
5. The proposed development helps support healthy and walkable neighbourhoods. "There was also recognition that a greater mix of uses and higher density of residential development will be required to support this" referring to "healthy, walkable, neighbourhoods with access to neighbourhood services". (Envision St. John's Draft Municipal Plan, p. 7, July 2014)

6. A defining characteristic of this and surrounding neighbourhoods is a consistent street frontage of row housing. Currently, there is a gap in this fabric at the proposed site. The proposed development helps to fill this in and complete the street fabric complementing the character of the area. The Municipal Plan states the goal is to enhance existing neighbourhood character, which has a corresponding policy, "Ensure that infill development complements the existing character of the area." (Envision St. John's Draft Municipal Plan, p. 21, July 2014)

Thank you sincerely for considering this application,

Regards,

A handwritten signature in black ink, appearing to read 'Emily Campbell', with a stylized flourish.

Emily Campbell, MArch, BEDS
emily@fougeremenchenton.ca



Life's too big for a hotel room.

April 11, 2017

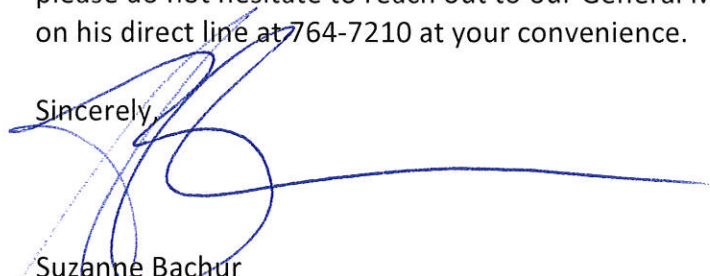
To the Management of the City of St. John's,

This letter is to advise that in relation to our plans for expansion at 22 St. Joseph's Lane, that under the current building use, the parking lot is under-used and the loss of 6-8 parking spaces would not have a foreseeable impact.

We would also confirm that Premiere Suites will at no time and under no circumstances, push snow onto municipal property from either the lot around 22 St. Joseph's Lane or our parking lot located on Powers Court.

If you have any questions or concerns in relation to snow clearing at our present location or how we intend to manage snow clearing in the adjacent lot on Powers Court, please do not hesitate to reach out to our General Manager in St. John's, Matt Girard, on his direct line at 764-7210 at your convenience.

Sincerely,



Suzanne Bachur
President
Premiere Suites Atlantic

concept design

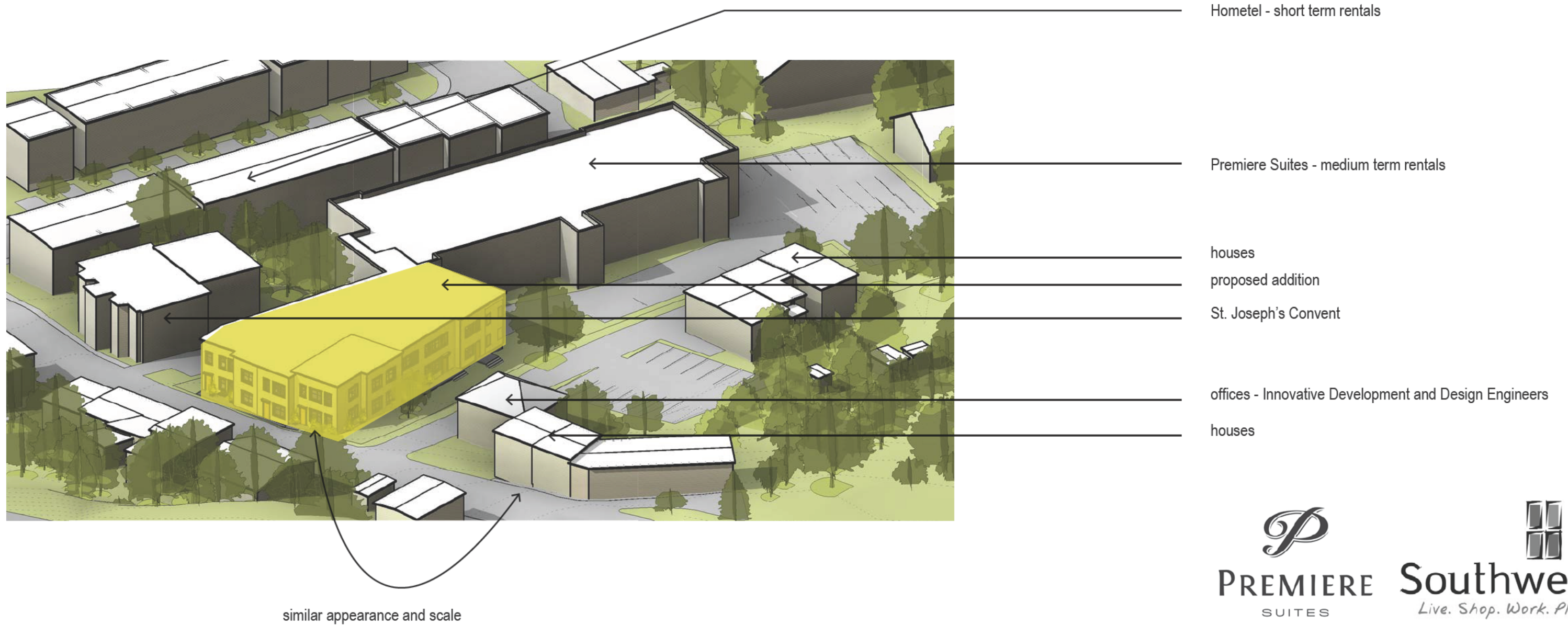


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Fougeré
Menchenton

ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



massing

The proposed building massing mitigates between the large existing building and the smaller scale surrounding buildings. The addition is carefully scaled to cause minimal shadowing impact on the neighbours, avoid obstructing site lines and fit within the neighbourhood, as a "rowhouse." The neighbourhood is mixed use and includes

many different types of housing including short/medium term stay, convent, apartment and single family homes. The proposed development is helping to complete the street scape and support a vibrant urban core. "...a mix of forms of housing at densities that can support neighbourhood commercial services." (Envision St. John's)



SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04

site plan

Scale 1:500

The building meets most of the zoning guidelines for an A2 Residential Zone. Variances are requested with respect to building line and side yard on a flanking road. (highlighted in gray) Conditions similar to the variances requested are found throughout the neighbourhood. Attached letter from owner states parking is under used. Parking and vehicular circulation meets City standard dimensions.

	EXISTING	A2 ZONE	PROPOSED
LOT AREA (m ²)	4563	650min	4563
LOT FRONTAGE (m)	86.99	20 min	86.99
LOT COVERAGE (%)	22	50 max	39
FLOOR AREA RATIO	0.66	1.5 max	1.00
DWELLING UNITS	34	51 max	48
DENSITY (m ² /unit)	143	90 min	95
BUILDING HEIGHT (storeys)	2	6 max	2
BUILDING LINE (m)	N/A	6 min	3
SIDE YARD (m)	5.1-7.3	2 min	2
SIDE YARD FLANKING RD (m)	N/A	6 min	5.4-6
PARKING SPACES	43	60	53
LANDSCAPING (%)	21	30 min	30



PREMIERE
SUITES

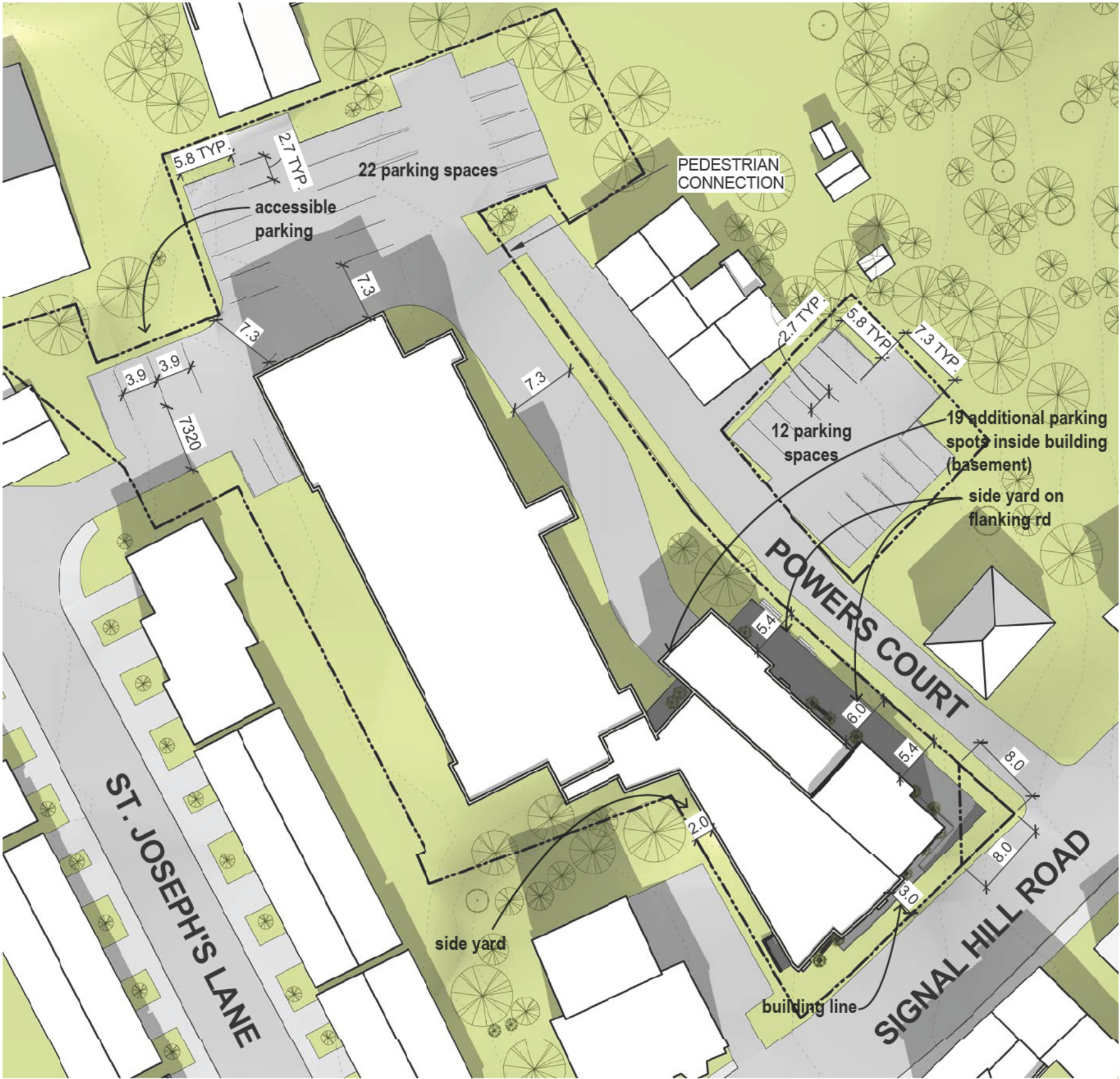


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ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04





appearance

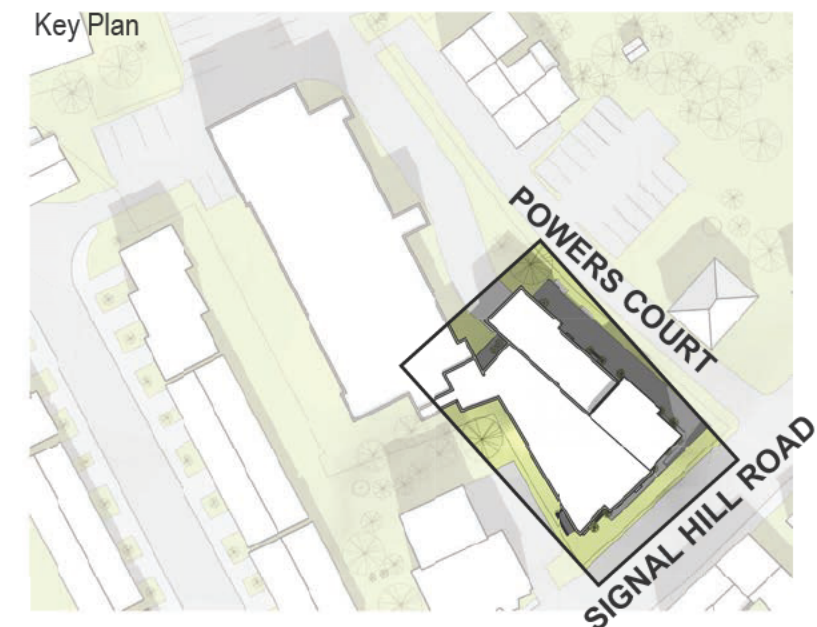
The design draws from the existing neighbourhood and develops an integrated appearance. The larger building's scale is broken down by an articulated facade, with two roof heights. This and other modest design strategies, such as colour, give the building a smaller appearance to help it blend into the neighbourhood. The parking is placed below grade.


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SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



Proposed Additional Units:

- 6 Double (2 bedroom)
- 6 Single (1 bedroom)
- 2 Bachelor (studio)
- 14 Total**

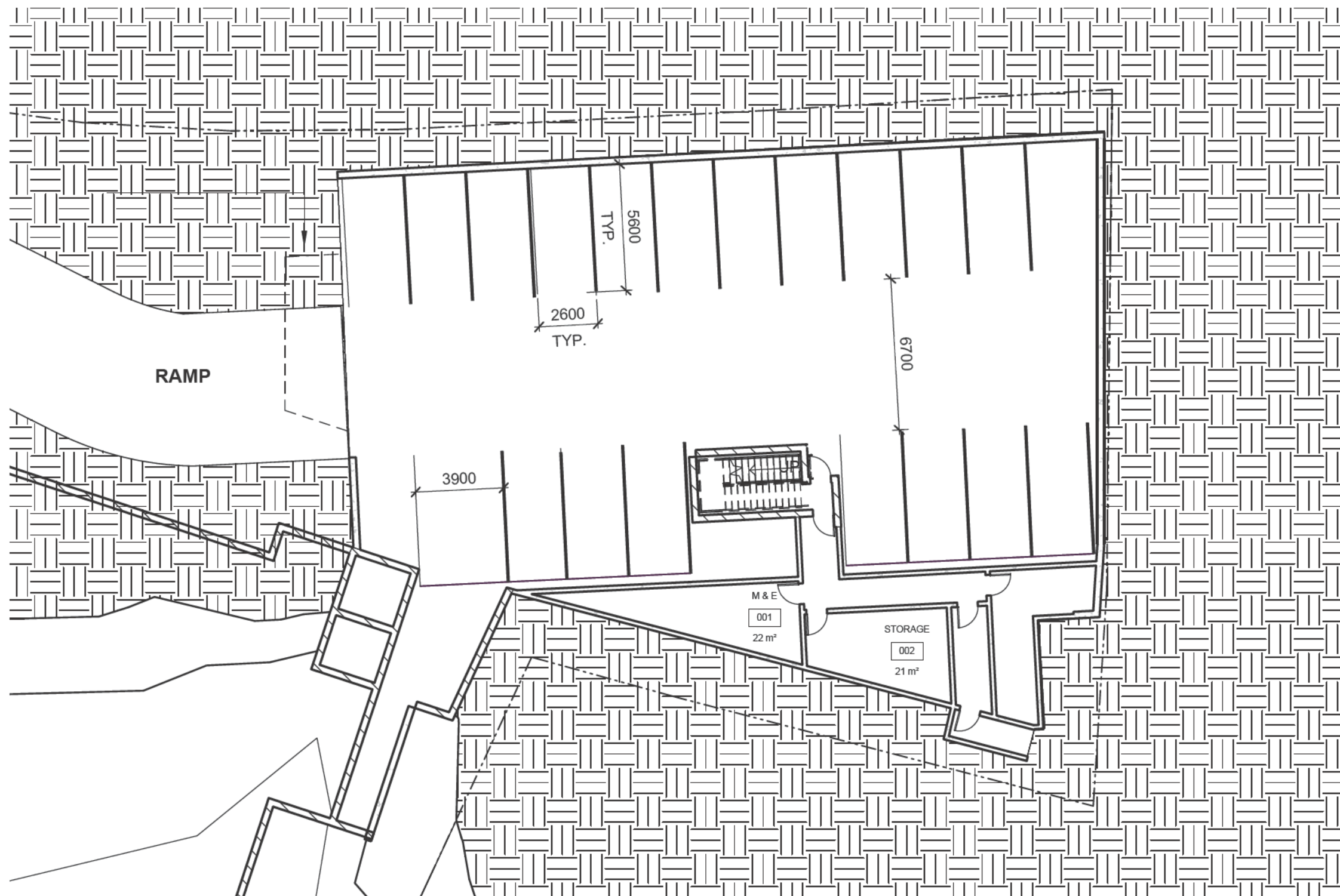
typical floor plan

Scale 1:200



ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



underground parking

Scale 1:200
19 parking spaces



ARCHITECTURE

SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04



precedents

In addition to drawing inspiration from the vernacular downtown housing in St. John's, we looked to other cities that have fairly dense low-rise development and found that articulation of the building facade and planting helped to reduce the overall scale of the building creating a pleasant urban environment, blending with the row house type of

building prevalent in this area.


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SIGNAL HILL GATE EXPANSION
SOUTHWEST PROPERTIES
2017.05.04

DECISION/DIRECTION NOTE

Title: PER DEV1700116
The Residence at Littledale
Proposed Four Storey Assisted and Independent Living Facility; and
Terms of Reference for a Land Use Assessment Report (LUAR)
220 Waterford Bridge Road

Date Prepared: June 15, 2017

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister – Development Committee

Ward: 3

Decision/Direction Required:

To seek adoption by Council of the Terms of Reference for a Land Use Assessment Report (LUAR) of the above noted development.

Discussion – Background and Current Status:

The subject property was once part of the Littledale, Sisters of Mercy complex and is located at the rear of the property located at 220 Waterford Bridge Road. A portion of the property was rezoned to the Commercial Office Hotel (COH) Zone and buildings on the property were converted to office space (The Tower Corporate Campus). The remaining property is situated in the Intuition (INST) Zone.

The applicant has applied to construct a four storey building consisting of 124 units for assisted and independent living. The application conforms to the yard requirements of the INST Zone. However, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject Council's requirement of a LUAR. This matter was reviewed by the City's Development Committee on June 13, 2017.

Key Considerations/Implications:

1. Budget/Financial Implications:
Cost to advertise the application and Land Use Assessment Report (LUAR).
2. Partners or Other Stakeholders:
Property owner and nearby owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

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4. Legal or Policy Implications:
Conforms to the St. John's Development Regulations yard requirements. Additional height subject to Section 10.32.3 (e) of the St. John's Development Regulations.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications- Not applicable.
7. Procurement Implications- Not applicable.
8. Information Technology Implications- Not applicable.
9. Other Implications- Not applicable.

Recommendation:

It is recommended that Council set a Terms of Reference for a Land Use Assessment Report (LUAR) in line with the Section 10.32.3 (e) of the St. John's Development Regulations. A draft Terms of Reference is attached for your review.

If accepted by Council, the draft Terms of Reference should then be advertised as per Section 5.5 of the St. John's Development Regulations.

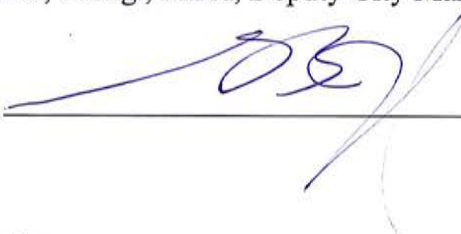
Prepared by/Signature:

Gerard Doran, C.E.T.-Development Supervisor

Signature: _____

Approved by/Date/Signature:

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

Signature:  _____

Attachments:

Location map
Draft Terms of Reference

Terms of Reference
Land Use Assessment Report (LUAR)
Application to Development at 220 Waterford Bridge Road
Institutional (INST) Zone
Applicant: LAT49 Architecture Inc.

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with these terms of reference, and the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Size, Height and Location

- Identify graphically the location and height of the proposed building.
- Identify how the building's style and scale fits into the developed property, The Tower at Corporate Campus with the look and feel of an institutional building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the view of the proposed building from the residential dwellings at Blue River Place.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios or balconies and exterior lights.

B. Building Materials

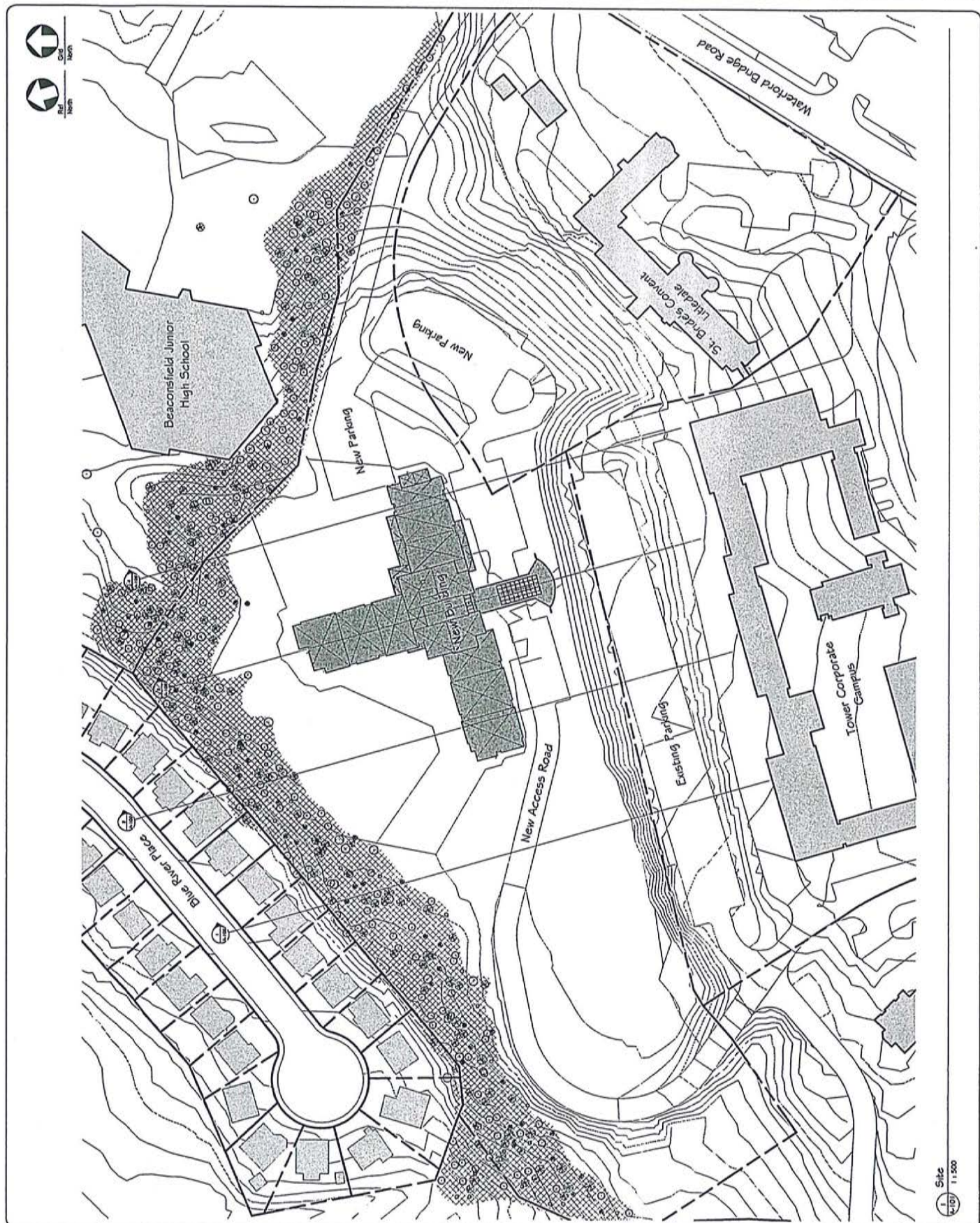
- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

C. Off-street Parking

Identify the location of the driveway and off-street parking spaces.

D. Municipal Water and Sewer Services and Stormwater Detention

Identify the method to manage storm water run-off from the site by the design of a storm detention system on the property.



DECISION/DIRECTION NOTE

Title: Application to Rezone Land from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone for a Personal Care Home
REZ1700012
11 L'Anse Aux Meadows Crescent
Applicant: 10225185 Canada Inc.

Date Prepared: July 4, 2017

Report To: Chair and Members, Planning & Development Committee

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

Ward: 3

Decision/Direction Required:

To consider a rezoning application for land at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone and a text amendment to allow the development of a Personal Care Home.

Discussion – Background and Current Status:

The City received an application to rezone 11 L'Anse Aux Meadows Crescent to the Apartment Low Density (A1) Zone for the development of a Personal Care Home. The proposed three storey building would be occupied by 100 residents, is comprised of individual residential units, a large common area, communal dining room and common areas. Level 1 and Level 2 care (based on Provincial standards) will be available, however, fulltime medical care is not provided. A future Phase 2 may be considered on the property, but there are no specific plans at this time.

The subject property is located in Planning Area 4 (Mundy Pond) and has an area of 1.425 hectares (3.5 acres) with frontage along L'Anse Aux Meadows Crescent. Columbus Drive abuts the property to the south, with an approximate 20 metre buffer separating the property from the arterial road. This is zoned Open Space (O). The property is currently undeveloped, while surrounding development ranging from semi-detached dwellings and townhouses to the north along Blackmarsh Road (Newfoundland and Labrador Housing Corporation) along with a commercial property on the corner. To the west are several (three storey) apartment buildings that are zoned Apartment Low Density (A1), while on the opposite side of L'Anse Aux Meadows Crescent are a number of townhouses that are in the Residential Medium Density (R2) Zone.

11 L'Anse Aux Meadows Crescent is in the Residential High Density (RHD) Land Use District, which permits zones for medium density residential uses. A Municipal Plan amendment would not be required for this development. The property is currently zoned Commercial Office (CO), which does not allow Personal Care Homes. Under the current Development Regulations, Personal Care Homes are considered as a Discretionary Use in the Residential Mixed-Use, Agriculture, and Rural Zones, while the Institutional Zone allow various forms of care homes under different definitions.

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Due to a rapidly aging population and the importance of “ageing in place”, Personal Care Homes are a needed form of housing which provides an alternative housing option for a specific demographic. During review of the new Development Regulations, it was identified that Personal Care Homes should be added to the city’s various Apartment Zones, as a way to incorporate the Use into higher density residential neighbourhoods, based on the typical size and nature of these proposals. Therefore a text amendment would be required to add Personal Care Home as a permitted use to the Apartment Zones, and to rezone 11 L'Anse Aux Meadows Crescent to the A1 Zone, which would permit the proposed height and scale of the proposed building.

Based on the current parking standards for a Personal Care Home, 1 parking space is required for every 20 square meters of Floor Area, which would require 157 spaces. The applicant is proposing that 117 spaces be provided, which is 40 less spaces than required. The applicant feels the current parking requirements are excessive as most seniors residing in a Personal Care Homes do not own vehicles, and parking spaces are costly which impedes affordability of the project. They feel that the parking spaces also take away usable green space and contribute to increased stormwater runoff from the site. The City’s Manager of Transportation Engineering has reviewed the proposed parking and has agreed that the amount of parking proposed for the site is more than adequate. Subject to Section 9.1.2 Council may relieve an applicant of all or part of the parking required, therefore parking relief could be granted for 40 spaces.

Municipal water and storm sewer mains are available to service the property. Stormwater detention is required for the proposed development. At this time, the City cannot confirm that there is a sanitary sewer main in the area of this proposed development and are working to assess existing conditions. Prior to rezoning approval, the developer must confirm the intended point of connection of the sanitary sewer service to the City system. If a sewer main is unavailable, it is the developer’s responsibility and cost to extend the system in order to service the site. Prior to any development approval the developer will be required to submit detailed engineering plans for review and approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
City’s Strategic Plan 2015-18:
 - Neighbourhoods Build Our City – Increase access to range/type of housing
4. Legal or Policy Implications: Not Applicable.
5. Engagement and Communications Considerations:
Recommended to be advertised for a Public Meeting chaired by a member of Council.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.

9. Other Implications:

- Parking relief for 40 spaces would need to be considered.
- Prior to rezoning approval, the developer must confirm the point of connection of the sanitary sewer service to the City system. If a sewer main is unavailable, it is the developer's responsibility and cost to extend the system in order to service the site.

Recommendation:

It is recommended that the rezoning application for 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone be considered. Staff recommend that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

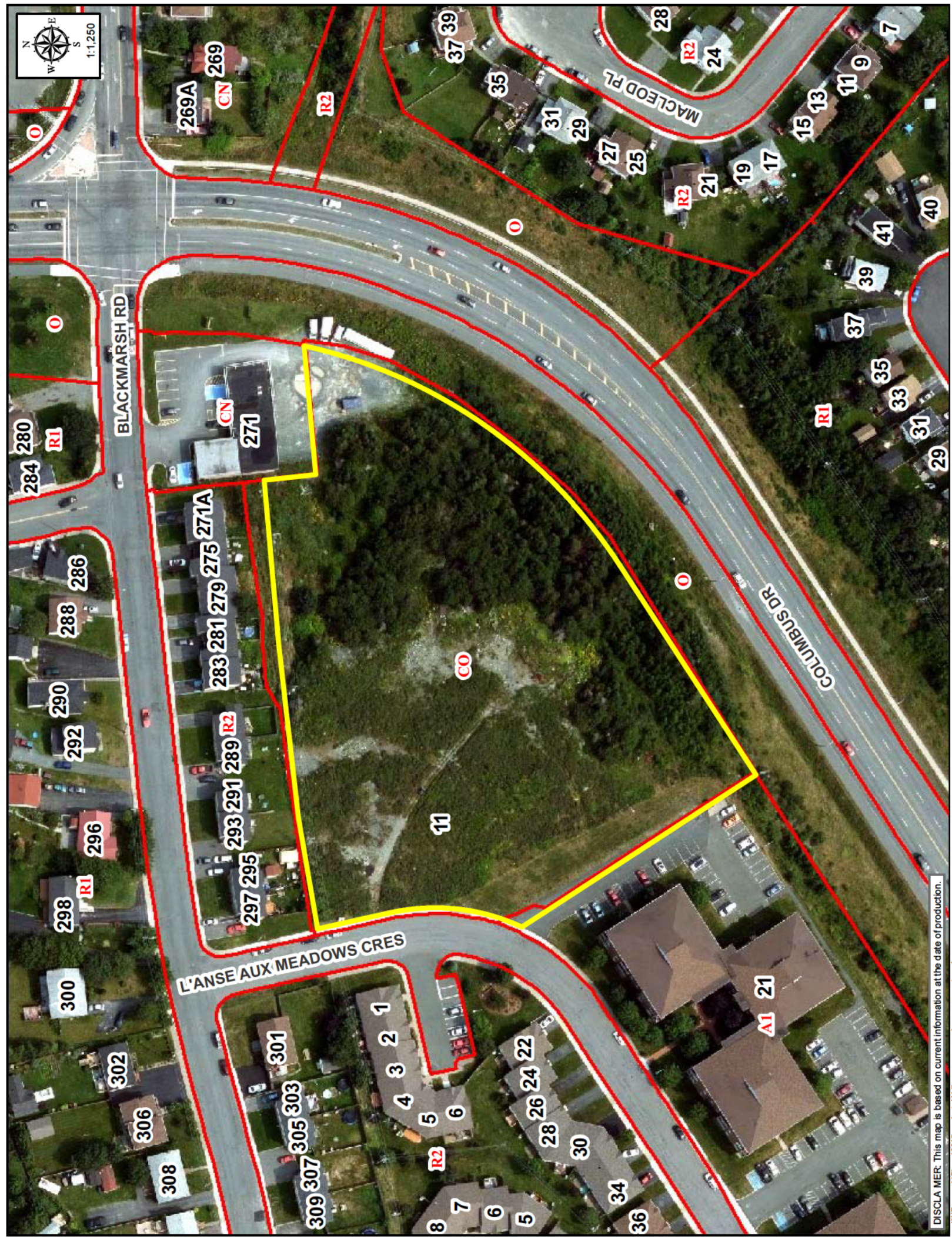
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

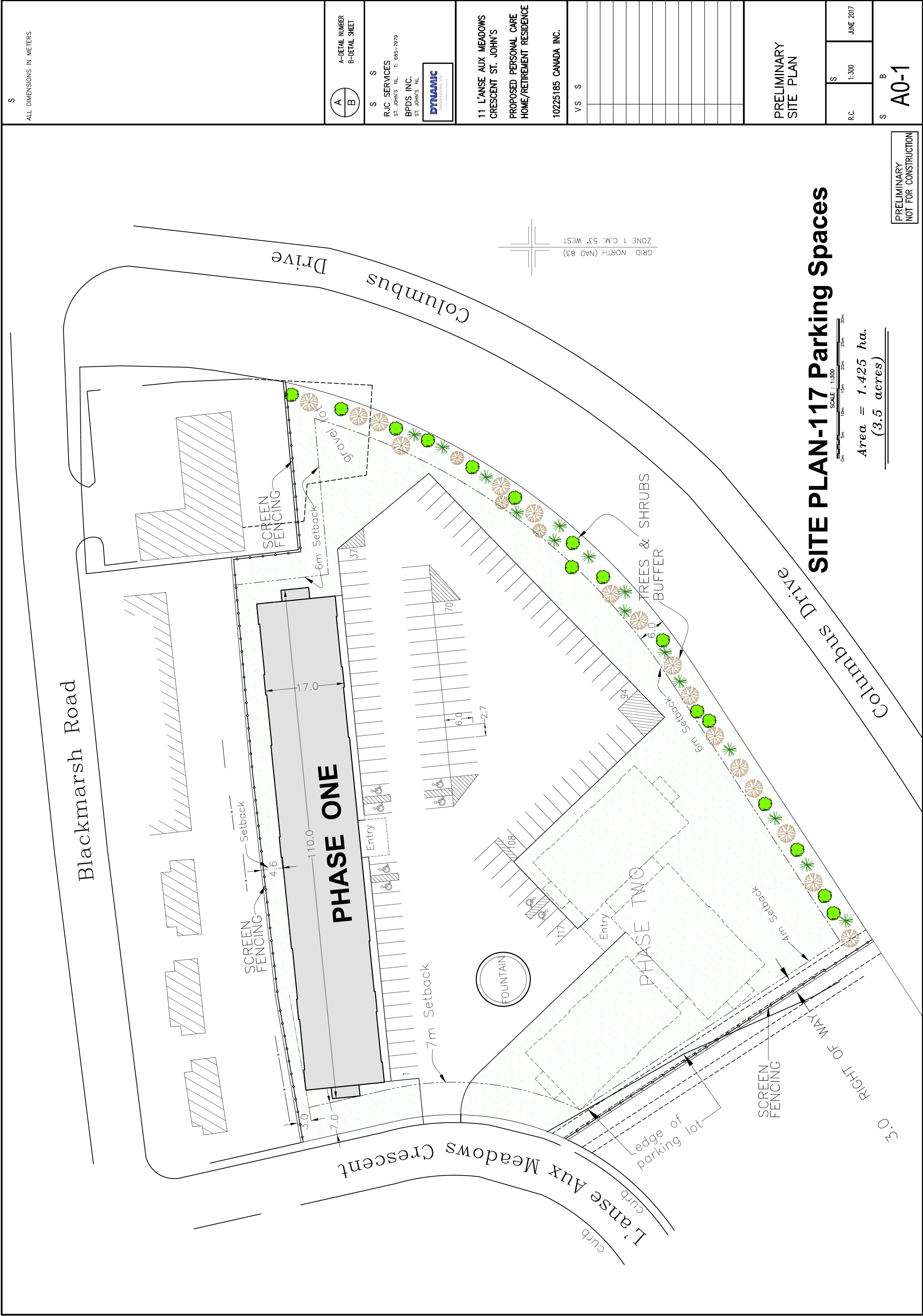
Attachments:

Zoning Map
Site Plan
Elevations

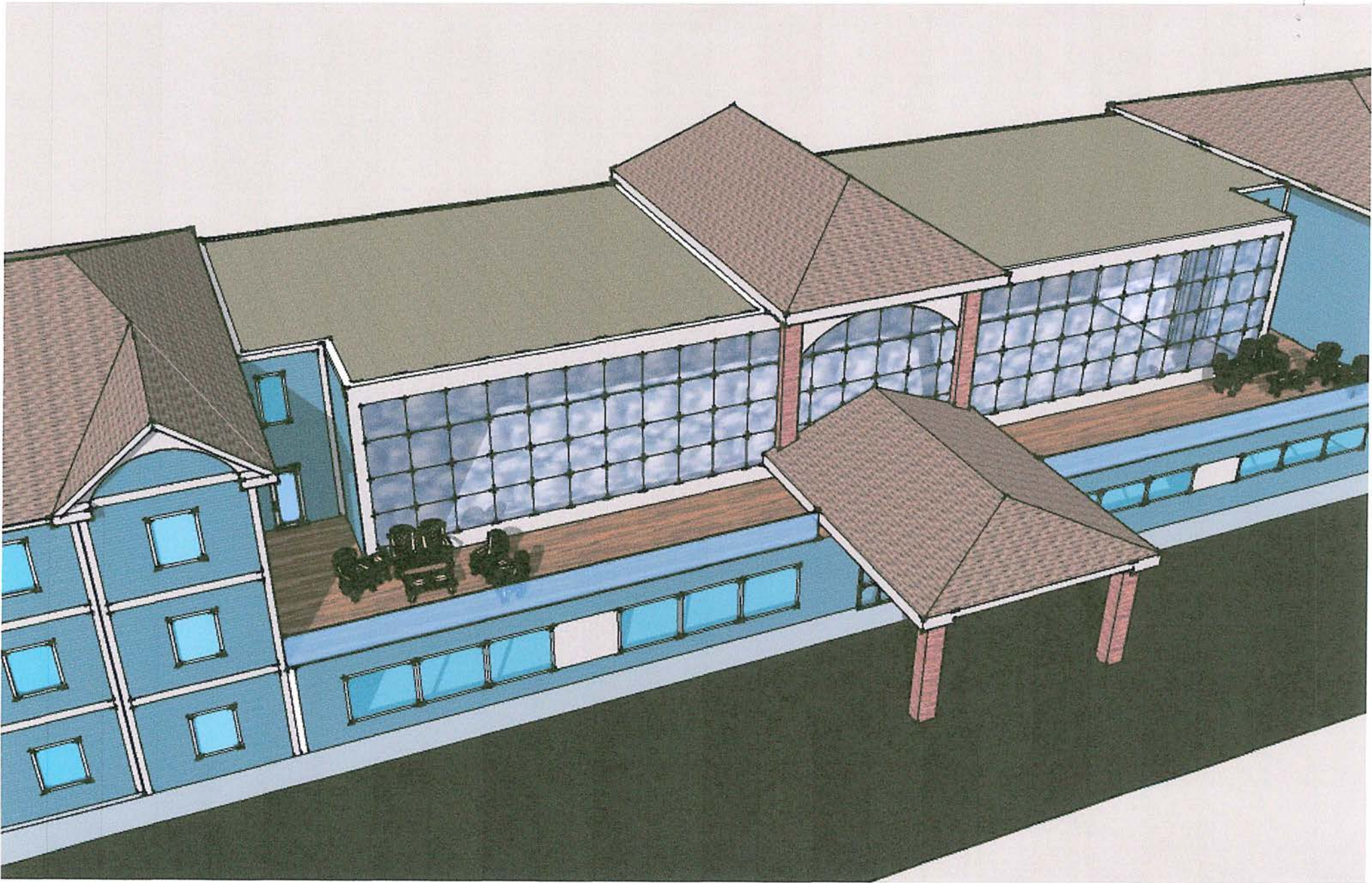


DISCLA MER: This map is based on current information at the date of production.

W:\Engwork\Plan w2017 projects\11" anse aux meadows crescent.mxd

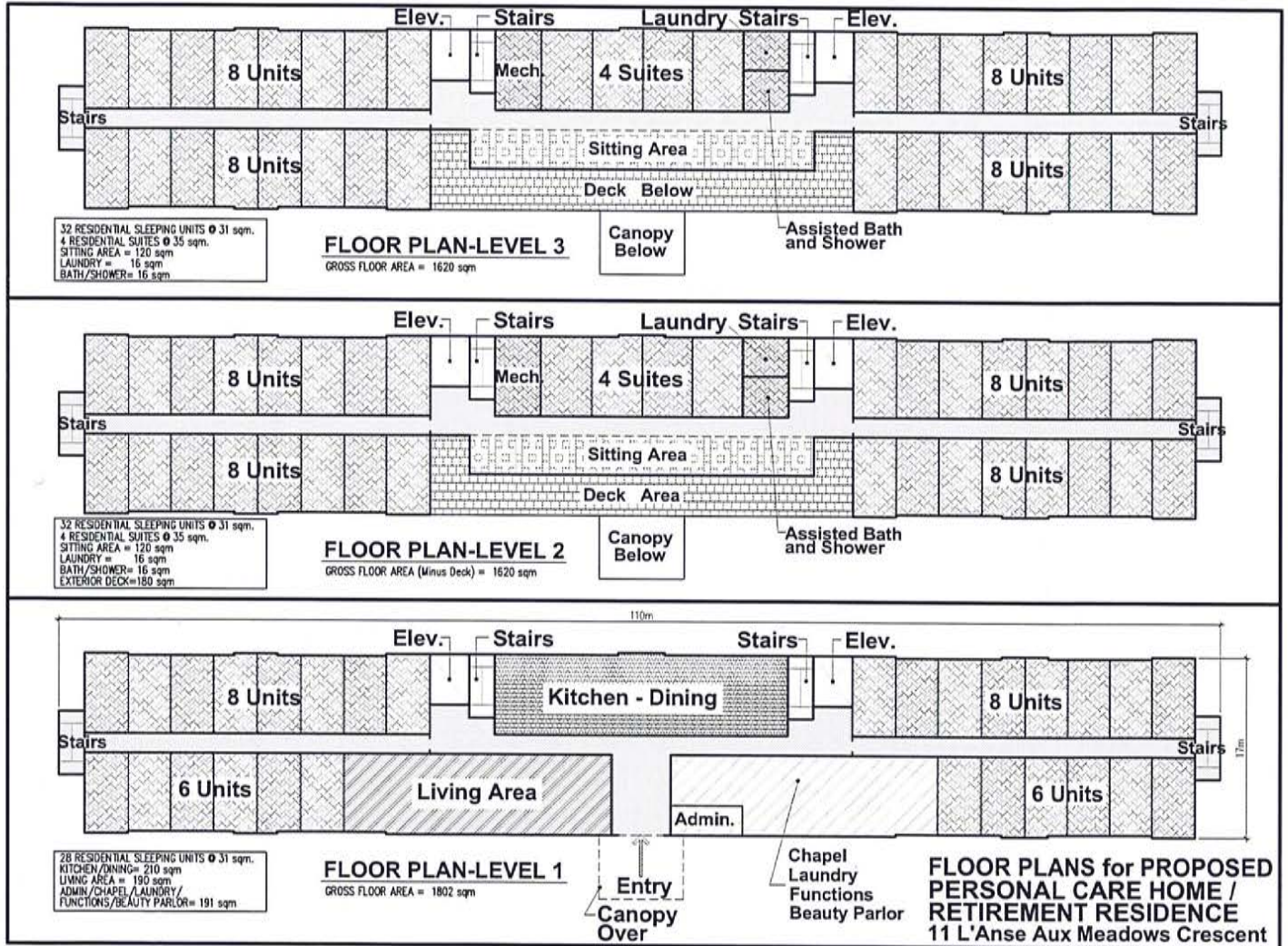


S		ALL DIMENSIONS IN METERS	
A		A-DETAIL NUMBER	
B		B-DETAIL SHEET	
S		RJC SERVICES	
S		ST. JOHN'S, NL T: 685-7979	
S		BPDS INC.	
S		ST. JOHN'S, NL	
S		DYNAMIC ENGINEERING LTD.	
S		11 L'ANSE AUX MEADOWS	
S		CRESCENT ST. JOHN'S	
S		PROPOSED PERSONAL CARE	
S		HOME/RETIREMENT RESIDENCE	
S		10225185 CANADA INC.	
S		PRELIMINARY SITE PLAN	
S		R.C.	
S		1:300	
S		JUNE 2017	
S		A0-1	









REPORT
FINANCE AND ADMINISTRATION COMMITTEE - CITY COUNCIL
July 11, 2017– 12:00 p.m. – Conference Room A

Present Councillor Jonathan Galgay, Chair
Councillor Sheilagh O’Leary
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Tom Hann

Others Derek Coffey, Deputy City Manager – Financial Management
Tanya Haywood, Deputy City Manager – Community Services
Lynnann Winsor, Deputy City Manager – Public Works (12:07)
Jason Sinyard, Deputy City Manager – Planning Eng. & Regulatory Services
Sean Janes, City Internal Auditor
Stacey Corbett, Legislative Assistant

a. Decision Note dated June 12, 2017 re: The Canadian Public Works Association Luncheon

The Canadian Public Works Association is hosting a fall conference in St. John’s October 18-October 20, 2017. The hosting City/Town usually provides a lunch for the conference. The City of St. John’s has traditionally supported the local chapter of The Canadian Public Works Association when it meets in St. John’s by sponsoring this luncheon. The cost for this luncheon is estimated to be between \$1500.00 - \$1800.00

Recommendation

Moved – Councillor Breen; Seconded – Councillor Tilley

That approval be granted for the City to sponsor a luncheon for The Canadian Public Works Association Conference.

CARRIED UNANIMOUSLY

b. Decision Note dated June 20, 2017 re: Line of Credit for Capital Projects

Council’s approval is requested to put in place a credit facility (line of credit) valued at \$100M which is to be used only for the interim financing of major cost shared capital works projects. This is similar to what was done throughout 2016 when two temporary \$35M lines of credit were put in place to finance the City’s share of the convention centre and the Paul

Reynolds facility.

Recommendation

Moved – Councillor Tilley; Seconded – Councillor Breen

That approval be granted for staff to approach the province requesting their approval of a credit facility of \$100M to be used only for interim financing of cost shared capital projects.

CARRIED UNANIMOUSLY

c. Decision Note dated June 14, 2017 re: Taxes on Animal Services

Recommendation

Moved – Councillor Breen; Seconded – Councillor O'leary

That Council approve the addition of HST on applicable programs and services as outlined on attached chart. Date for implementation January 1, 2018 to allow for adequate notice to the public.

CARRIED UNANIMOUSLY

Councillor Jonathan Galgay, Chair
Finance & Administration Committee

DECISION/DIRECTION NOTE

Title: The Canadian Public Works Association Luncheon

Date Prepared: 2017/06/12

Report To: Finance and Administration Standing Committee

Councillor and Role: Councillor Jonathan Galgay, Chair

Ward: N/A

Decision/Direction Required: Seeking approval for the City of St. John's to sponsor a luncheon for the NL chapter of CPWA.

Discussion – Background and Current Status:

The Canadian Public Works Association is hosting a fall conference in St. John's October 18-October 20, 2017. The hosting City/Town usually provides a lunch for the conference. The City of St. John's has traditionally supported the local chapter of The Canadian Public Works Association when it meets in St. John's by sponsoring this luncheon. The cost for this luncheon is estimated to be between \$1500.00 - \$1800.00

Key Considerations/Implications:

1. Budget/Financial Implications

The cost of the luncheon for the Canadian Public Works Association will come from the Civic Events & Receptions budget.

2. Partners or Other Stakeholders

Canadian Public Works Association (CPWA) NL Chapter

3. Alignment with Strategic Directions/Adopted Plan

Culture of cooperation

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

7. Procurement Implications

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N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation:

It is recommended that approval be granted for the City to sponsor a luncheon for The Canada Public Works Association conference.

Prepared by/Signature: Stacey Corbett, Legislative Assistant

Approved by/Date/Signature: Elaine Henley, City Clerk

Attachments/links:

DECISION/DIRECTION NOTE – Special Meeting

Title	Line of Credit for Capital Projects
Date Prepared:	June 20, 2017
Report To:	His Worship the Mayor & Members of Council
Councillor and Role:	All Members of Council
Ward:	n/a

Decision/Direction Required:

Council's approval is requested to put in place a credit facility (line of credit) valued at \$100M which is to be used only for the interim financing of major cost shared capital works projects. This is similar to what was done throughout 2016 when two temporary \$35M lines of credit were put in place to finance the City's share of the convention centre and the Paul Reynolds facility.

Key Considerations/Implications:

1. Budget/Financial Implications:

There are a number of benefits to this approach:

1. It allows the City the ability to accumulate credit and thus approach the bond market with a larger issue. Quite frequently larger bond issues generate more interest in the market possibly meaning lower interest costs as well.
2. A larger bond issue also affords the City's sinking funds the ability to obtain a larger investment share which helps fund the City's repayment requirements.
3. One large bond issue instead of multiple smaller ones reduces transaction costs such as lawyer, broker, and custodian fees.
4. Allows the City more flexibility in approaching the market when the bond market may be more receptive to municipal bonds rather than a time when issuances are more challenging.
5. Having the ability to time bond issues allows the City more flexibility in its budgetary decisions.
6. A permanent credit facility avoids the administrative work required – including approval by the Provincial Government - which can be time consuming and could potentially result in cash shortage situations.

The credit facilities will be repaid from the proceeds of the bond issuances.

2. Partners or Other Stakeholders:

Discussions with officials of the province have indicated they would be in favor of this facility

3. Alignment with Strategic Directions/Adopted Plans:

Fiscal responsibility

The logo for St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized circular emblem containing a cross-like shape.

4. Legal or Policy Implications:

- Provincial approval is required

5. Engagement and Communications Considerations:

N/A

6. Human Resource Implications:

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

Recommendation: Council approve staff to approach the province requesting their approval of a credit facility of \$100M to be used only for interim financing of cost shared capital projects.

Prepared by/Signature:

Approved by/Date/Signature:

Derek Coffey, Deputy City Manager, Finance & Administration

Attachments:

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DECISION/DIRECTION NOTE

Title: Taxes on Animal Services

Date Prepared: June 14, 2017

Report To: Finance and Administration Standing Committee

Councillor and Role: Jonathan Galgay, Chair

Ward: N/A

Decision/Direction Required: 15% taxes to be added to services

Discussion – Background and Current Status:

In 2016 a meeting between Humane Services and Finance discussed taxable programs offered at Humane Services, and the impact of the HST increase to 15% effective July 1, 2016.

Over the last few years the number of programs offered by Humane Services has increased, many of these have now been determined to be subject to HST. These include low cost spay/neuter, euthanasia and cremation, ward fees, microchipping and adoption. Animal licensing and animal impound fees are exempt from HST.

To date, taxes have not been charged incrementally on applicable services. Tax remittance by the City of St. John's on applicable services are expected to have an impact of approximately \$20,000 in 2017 on Humane Services revenue.

See attached chart outlining new fee structure.

Key Considerations/Implications:

1. Budget/Financial Implications

Addition of HST on applicable programs and services will add approximately \$20,000 to Humane Services revenue.

2. Partners or Other Stakeholders

N/A

3. Alignment with Strategic Directions/Adopted Plans

- **Strategic Plan 2015-2018 Goal: *Responsive and Progressive***
Identify and deliver on projects, strategies and programs.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

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In conjunction with Communications and Marketing as required.

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation:

Council approve the addition of HST on applicable programs and services as outlined on attached chart. Date for implementation January 1, 2018 to allow for adequate notice to the public.

Prepared by/Signature:

Cindy McGrath, Manager Humane Services

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Attachments:

Proposed Fee increase chart

Humane Services 15% Tax Added to Services

Service	Current Fee	New Fee (Includes Tax)
License Dog & Cat	15.00	N/C
Impounding	50.00/75.00/100.00	N/C
Ward Fee (Daily)	10.00	11.50
Quarantine (Daily)	25.00	28.75
Euthanasia (Includes Cremation)	105.00/145.00	120.75/166.75
Euthanasia (Excludes Cremation)	81.00/109.00	93.15/125.35
Cremation	24.00/36.00	27.60/41.40
Neuter/Spay	85.00/110.00	97.75/126.50
Micro Chips	35.00	40.25
Adoptions Cats/Dogs	120.00/140.00	138.00/161.00

REPORT
ECONOMIC DEVELOPMENT, TOURISM & PUBLIC ENGAGEMENT STANDING
COMMITTEE
June 29, 2017 – 12:00 p.m. – Conference Room A

Present: Councillor Lane, Chair
Councillor Tilley
Councillor Breen
Councillor Hickman
Councillor O'Leary
Kevin Breen (joined 1:13 pm)
Tanya Haywood, Deputy City Manager of Community Development
Elizabeth Lawrence, Director of Economic Development, Culture and
Partnerships Division
Kenessa Cutler, Legislative Assistant

REPORT

**1. Decision Note Dated June 21, 2017 - Welcoming Post-Secondary Students – 2017
Fall Orientation**

Elizabeth Lawrence provided an overview of the proposed 2017 Fall Orientation.

Moved – Councillor Tilley; Seconded – Councillor Hickman

That the Committee Approve the recommended approach to Orientation 2017.

CARRIED UNANIMOUSLY

Councillor Dave Lane
Chairperson
Economic Development, Tourism & Public Engagement Standing Committee

DECISION/DIRECTION NOTE

Title: Special Events Advisory Committee Report

Date Prepared: July 21, 2017

Report To: Mayor & Council

Councillor and Role: All

Ward: N/A

Decision/Direction Required: Approval of request to extend bar hours in conjunction with George Street Festival.

Discussion – Background and Current Status:

The Special Events Advisory Committee has received a request for the following, requiring Council approval.

Event	George Street Festival
Date	July 31, August 1 and August 2, 2017
Detail	<p>Extension of bar hours to 3am for each of the above noted dates. Current closing time is 2am.</p> <p>The request is in conjunction with George Street Festival, with all downtown bars to be offered the same closing time – as per the regulations of NLC.</p> <p>The Special Events Advisory Committee reviewed the request with no opposition from the Royal Newfoundland Constabulary.</p>

Key Considerations/Implications:

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

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8. **Information Technology Implications** N/A

9. **Other Implications** N/A

Recommendation: Council approve the above noted request. This event is subject to the conditions set out by the Special Events Advisory Committee.

Prepared by/Signature:

Beverley Skinner – Manager of Program & Service Delivery

Signature B. Skinner

Approved by/Date/Signature:

Tanya Haywood – Deputy City Manager Community Services

Signature T. Haywood

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DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF July 6, 2017 TO July 19, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot for Single Family Dwelling	357 Groves Road	4	Approved	17-07-07
RES		Building Lot for Single Family Dwelling	412 Blackhead Road	5	Approved	17-07-07
RES		Subdivide for one additional building lot	24 Empire Avenue	4	Approved	17-07-11
RES	MLR Developments Inc.	Subdivide for 2 additional building lots	553 Southside Road	5	Approved	17-07-11
COM	Easter Seals NL	Playground	206 Mount Scio Road	4	Approved	17-07-13
AG		Proposed Subdivide for Personal Care Home	NW Corner of Ruby Line & Heavy Tre Road	5	Rejected by Dept of Natural Resources	17-07-13
RES		Proposed Subdivide for Building Lot	72 Circular Road (new lot fronting Empire Avenue)	2	Approved	17-07-12
OT		Proposed monument	61 Battery Road	2	Approved	17-07-14
RES		Home Office for Engineering Consultant	25 Peppertree Place	5	Approved	17-07-17
RES		Home Office for Holistic Nutrition Consultant	33 Ruthledge Crescent	1	Approved	17-07-18
RES	Servicemaster Restore	Rebuild of Garage	15 Syme's Bridge Rd	3	Approved	17-07-19
RES		Building Lot A	380 Back Line Road	5	Approved for Lot A only	17-07-19

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

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

Gerard Doran
Development Supervisor
Planning, Engineering and
Regulatory Services

Building Permits List

Council's July 24, 2017 Regular Meeting

Permits Issued: 2017/07/06 To 2017/07/19

Class: Commercial

219 Major's Path	Co	Commercial Garage
60 Hamlyn Road-Fairstone Fin.	Sn	Office
34 Jetstream Avenue	Sn	Hotel
350 Kenmount Road	Sn	Commercial Garage
25 Kenmount Rd, Fairstone Fin	Sn	Office
20 Peet St	Ms	Car Sales Lot
325 Stavanger Dr	Sn	Other
40 O'leary Ave	Cr	Other
Avalon Mall, The Gap	Rn	Retail Store
575 Newfoundland Dr	Rn	Service Station
460 Kenmount Rd	Rn	Service Station
140 Stavanger Dr	Rn	Office
82 Harvey Rd	Rn	Place Of Assembly
390 Torbay Rd	Rn	Service Station
135 Mayor Ave	Nc	Patio Deck
365 Empire Ave	Rn	Service Station
385 East White Hills Rd	Nc	Mixed Use
40 Aviation Crt	Nc	Other

This Week \$ 2,544,512.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

28 Bavidge St	Nc	Patio Deck
37 Bay Bulls Rd	Nc	Patio Deck
2 Beauford Pl	Nc	Patio Deck
23 Bonnie Dr	Nc	Accessory Building
10 Burke Pl	Nc	Fence
82 Campbell Ave	Nc	Fence
7 Capulet St	Nc	Fence
24 Cappahayden St	Nc	Accessory Building
21 Carmanville St	Nc	Patio Deck
8 Chafe Ave	Nc	Fence
41 Charter Ave., Lot 14	Nc	Townhousing
43 Charter Ave., Lot 13	Nc	Townhousing
45 Charter Ave., Lot 12	Nc	Townhousing
47 Charter Ave., Lot 11	Nc	Townhousing
49 Charter Ave., Lot 10	Nc	Townhousing
51 Charter Ave., Lot 9	Nc	Townhousing

22 Claddagh Rd, Lot Cr-11	Nc	Single Detached Dwelling
34 Cochrane St	Nc	Fence
28 Cypress St, Lot 155	Nc	Single Detached Dwelling
14 Darling St	Nc	Patio Deck
20 Derby Pl	Nc	Fence
139 Diamond Marsh Dr	Nc	Accessory Building
7 Duke St	Nc	Fence
1 Halliday Pl	Nc	Patio Deck
99 Ennis Ave	Nc	Fence
44 Feild St	Nc	Patio Deck
7 Fleming's Rd	Nc	Fence
18 Galashiels Pl	Nc	Fence
1 Galaxy Cres, Lot 29	Nc	Single Detached Dwelling
42 Gallipoli St, Lot 239	Nc	Single Detached Dwelling
6 Geoffrey Pl	Nc	Fence
3 Georgina St	Nc	Accessory Building
92 Gil Eannes Dr	Nc	Swimming Pool
98 Gillies Rd	Nc	Accessory Building
63 Glenview Terr	Nc	Accessory Building
119 Groves Rd	Nc	Fence
357 Groves Rd	Nc	Single Detached Dwelling
85 Heffernan's Line	Nc	Accessory Building
32 Hyde Park Dr	Nc	Swimming Pool
40 Iceland Pl	Nc	Patio Deck
11 Ireland St	Nc	Patio Deck
4 Kaitlyn Pl	Nc	Single Detached Dwelling
55 Kenai Cres	Nc	Fence
208 Ladysmith Dr	Nc	Accessory Building
185 Ladysmith Dr, Lot 614	Nc	Single Detached & Sub.Apt
7 Macpherson Ave	Nc	Accessory Building
23 Maxwell Pl	Nc	Fence
10 Merasheen Pl	Nc	Accessory Building
59 Military Rd	Nc	Patio Deck
228 Mundy Pond Rd	Nc	Fence
260-262 Petty Harbour Rd	Nc	Accessory Building
358 Airport Heights Dr	Nc	Patio Deck
19 Rose Abbey St	Nc	Accessory Building
274 Ruby Line	Nc	Fence
83 Shoal Bay Rd	Nc	Single Detached Dwelling
557 Thorburn Rd	Nc	Fence
3 Titania Pl., Lot 172	Nc	Single Detached Dwelling
8 Judge Pl	Co	Home Office
17 Alderberry Lane	Ex	Single Detached & Sub.Apt
15 Glen Abbey St	Ex	Single Detached Dwelling
15 Syme's Bridge Rd	Ex	Single Detached Dwelling
23 Belvedere St	Rn	Single Detached Dwelling
79 Buckmaster's Circle	Rn	Townhousing
81 Buckmaster's Circle	Rn	Townhousing
83 Buckmaster's Circle	Rn	Townhousing
85 Buckmaster's Circle	Rn	Townhousing
113 Buckmaster's Circle	Rn	Townhousing
115 Buckmaster's Circle	Rn	Townhousing
117 Buckmaster's Circle	Rn	Townhousing
119 Buckmaster's Circle	Rn	Townhousing
121 Buckmaster's Circle	Rn	Townhousing
123 Buckmaster's Circle	Rn	Townhousing
125 Buckmaster's Circle	Rn	Townhousing
17 Cairo St	Rn	Patio Deck
21 Cochrane St	Rn	Semi-Detached Dwelling
36 Dublin Rd	Rn	Patio Deck
18 Eastaff St	Rn	Townhousing

13 Feild St	Rn	Semi-Detached Dwelling
90 Hamilton Ave	Rn	Single Detached Dwelling
5 Mabledon Pl	Rn	Single Detached Dwelling
195 Merrymeeting Rd	Rn	Single Detached Dwelling
201 New Pennywell Rd	Rn	Townhousing
203 New Pennywell Rd	Rn	Townhousing
205 New Pennywell Rd	Rn	Townhousing
207 New Pennywell Rd	Rn	Townhousing
115 Old Petty Harbour Rd	Rn	Duplex Dwelling
94 Patrick St	Rn	Boarding House(4 Or Less)
24 Petite Forte Dr	Rn	Single Detached Dwelling
168 Pleasant St	Rn	Single Detached & Sub.Apt
61 Poplar Ave	Rn	Single Detached Dwelling
7 Rodney St	Rn	Single Detached Dwelling
49 Terra Nova Rd	Rn	Single Detached Dwelling
63 Cape Pine St	Sw	Single Detached & Sub.Apt
36 Dublin Rd	Sw	Single Detached Dwelling
30 Grieve St	Sw	Single Detached Dwelling
113 Highland Dr	Sw	Single Detached Dwelling
471 Main Rd	Sw	Single Detached Dwelling
28 Miranda St	Sw	Single Detached & Sub.Apt

This Week \$ 4,848,761.00

Class: Demolition

421 Empire Ave	Dm	Single Detached Dwelling
606 Water St	Dm	Mixed Use

This Week \$ 3,000.00

This Week's Total: \$ 7,396,273.00

Repair Permits Issued: 2017/07/06 To 2017/07/19 \$ 176,900.00

Legend

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

YEAR TO DATE COMPARISONS			
July 24, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$74,748,308.00	\$87,924,980.00	18
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,997,584.00	\$436,000.00	-93
Residential	\$39,695,485.00	\$44,405,194.00	12
Repairs	\$2,527,436.00	\$1,833,457.00	-27
Housing Units (1 & 2 Family Dwelling)	130	109	
TOTAL	\$122,968,813.00	\$134,599,631.00	9

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 12, 2017

Payroll

Public Works	\$ 476,540.31
Bi-Weekly Administration	\$ 905,212.79
Bi-Weekly Management	\$ 880,964.71
Bi-Weekly Fire Department	\$ 743,327.58
 Accounts Payable	 \$ 2,644,855.09

Total: \$ 5,650,900.48

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
REMBCO GEOTECHNICAL CONTRACTORS INC.	0000001292	PROFESSIONAL SERVICES	8,325.22
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	00111224	PAYROLL DEDUCTIONS	1,427,951.28
BELL MOBILITY PAGING	00111225	PAGER RENTALS	61.37
THE WORKS	00111226	PAYROLL DEDUCTIONS	682.60
CUPE LOCAL 569	00111227	PAYROLL DEDUCTIONS	31,737.75
NEWFOUNDLAND EXCHEQUER ACCOUNT	00111228	PAYROLL DEDUCTIONS	134,403.68
THYSENKRUPP ELEVATOR	00111229	ELEVATOR MAINTENANCE	341.45
FLANKER PRESS LIMITED	00111230	BOOKS	41.26
ENCON GROUP INC.	00111231	HEALTH PREMIUMS	329.12
BELL MOBILITY INC.	00111232	CELL PHONE CHARGES	162.72
BELL ALIANT	00111233	TELEPHONE SERVICES	1,082.05
TALL SHIPS ART PRODUCTIONS LTD.	00111234	PROMOTIONAL SUPPLIES	681.95
RCAP	00111235	LEASE OF OFFICE EQUIPMENT	328.21
ROYAL SPECIALTY SALES	00111236	PROMOTIONAL SUPPLIES	377.13
INFINITY CONSTRUCTION	00111237	PROGRESS PAYMENT	5,750.00
ERIC TAYLOR LTD.	00111238	PROGRESS PAYMENT	59,331.38
DR. CARL EUSTACE	00111239	MEDICAL SERVICES	20.00
CANADIAN TIRE CORP.-KELSEY DR.	00111240	MISCELLANEOUS SUPPLIES	1,202.50
ACKLANDS-GRAINGER	00111241	INDUSTRIAL SUPPLIES	146.40
RBC INVESTOR & TREASURY SERVICES	00111242	PROFESSIONAL SERVICES	718.75
MIGHTY WHITES LAUNDROMAT	00111243	LAUNDRY SERVICES	118.29
KELLOWAY CONSTRUCTION LIMITED	00111244	JANITORIAL SERVICES	30,376.21
HAROLD SNOW & SONS	00111245	REPAIRS TO WASHER	157.56
TRANSPORTATION ASSOC OF CANADA (TAC)	00111246	REGISTRATION FEES	11,477.00
BROWNE'S AUTO SUPPLIES LTD.	00111247	REPAIR PARTS	585.60
NEW WORLD FITNESS	00111248	MEMBERSHIP FEES	206.89
CAMPBELL'S SHIPS SUPPLIES	00111249	DISPOSABLE SHOE COVERS	345.00
DAVE CARROLL	00111250	BAILIFF FEES	105.00
NORTRAX CANADA INC.,	00111251	REPAIR PARTS	156.41
NEWFOUNDLAND GLASS & SERVICE	00111252	SAFETY GLASS	239.20
CLEARWATER POOLS LTD.	00111253	POOL CHEMICALS	9,276.87
DULUX PAINTS	00111254	PAINT & PAINT SUPPLIES	1,054.05
PETER'S AUTO WORKS INC.	00111255	TOWING OF VEHICLE	203.54

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HARTY'S INDUSTRIES	00111256	REPAIR PARTS	322.00
CABOT READY MIX LIMITED	00111257	DISPOSAL OF USED CONCRETE	112.91
THYSSENKRUPP ELEVATOR	00111258	ELEVATOR MAINTENANCE	1,906.13
CANADIAN TIRE CORP.-HEBRON WAY	00111259	MISCELLANEOUS SUPPLIES	391.49
CANADIAN TIRE CORP.-MERCHANT DR.	00111260	MISCELLANEOUS SUPPLIES	405.80
CORE ENGINEERING INCORPORATED	00111261	PROFESSIONAL SERVICES	1,265.00
EASTERN TURF PRODUCTS	00111262	REPAIR PARTS	335.47
ENTERPRISE RENT-A-CAR	00111263	RENTAL OF VEHICLES	4,507.99
ESL MARINE SUPPLIES	00111264	INDUSTRIAL SUPPLIES	239.60
CAPITAL HOTEL	00111265	FACILITY RENTAL	310.42
POWER BROTHERS INC. POWER'S SALVAGE	00111266	MISCELLANEOUS SUPPLIES	395.93
CENTSIBLE CAR & TRUCK RENTALS	00111267	RENTAL OF VEHICLES	2,741.60
BELL DISTRIBUTION INC.	00111268	CELL PHONE ACCESSORIES	103.49
HISCOCK RENTALS & SALES INC.	00111269	REPAIRS & REPAIR PARTS	507.54
HOLLAND NURSERIES LTD.	00111270	MEMORIAL WREATH	575.00
UMBRELLA SECURITY	00111271	ALARM MONITORING SERVICES	7,451.82
LIFTOW LTD.	00111272	REPAIR PARTS	311.49
MITCHELL FARMS INC	00111273	HORTICULTURAL SUPPLIES	402.50
LIFTOW LIMITED C/O T8092	00111274	REPAIRS & REPAIR PARTS	370.15
DR. CINDY FONTAINE	00111275	MEDICAL SERVICES	20.00
MARK'S WORK WEARHOUSE	00111276	UNIFORM CLOTHING	367.98
DISTRIBUTION NOW	00111277	REPAIR PARTS	89.80
DR. TARA RECTOR	00111278	MEDICAL SERVICES	20.00
ATLANTIC CONSTRUCTION ELITE SERVICES INC.,	00111279	INDUSTRIAL SUPPLIES	3,645.50
DR. KRISTIAN GREEN	00111280	MEDICAL SERVICES	20.00
BACKFLOW SPECIALISTS LTD.	00111281	REPAIRS TO EQUIPMENT	945.00
ORNAMENTAL CONCRETE LTD.	00111282	CONCRETE SUPPLIES	139.73
GCR TIRE CENTRE	00111283	TIRES	6,236.73
PETER PAN SALES LTD.	00111284	SANITARY SUPPLIES	578.63
URBAN CONTRACTING JJ WALSH LTD	00111285	PROPERTY REPAIRS	8,303.00
RECEIVER GENERAL	00111286	DOSIMETRY SERVICES	183.42
DR. WADE MERCER	00111287	MEDICAL SERVICES	40.00
ORTHOPEDIC SOLUTIONS	00111288	PROTECTIVE FOOTWEAR	710.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DR. NOEL BROWNE	00111289	MEDICAL SERVICES	40.00
DR. F.F. JARDINE	00111290	MEDICAL SERVICES	20.00
DR. T.G. HOGAN	00111291	MEDICAL SERVICES	20.00
TUCKER, DAVID	00111292	INSTRUCTOR FEES	118.65
FARDY, BRENDA	00111293	INSTRUCTOR FEES	217.68
WALSH, BASIL	00111294	INSTRUCTOR FEES	380.84
WEBER, THEO	00111295	PERFORMANCE FEE	230.00
DR. RANDY HART	00111296	MEDICAL SERVICES	40.00
DR. D.R. CHAULK	00111297	MEDICAL SERVICES	80.00
DR. PAUL SKIRVING	00111298	MEDICAL SERVICES	20.00
TRIPLE D. HOLDINGS LTD.	00111299	RELEASE OF MAINTENANCE SECURITY	236,500.00
DR. ESLIER AGUILAR	00111300	MEDICAL SERVICES	60.00
DR. JENNIFER STENDER	00111301	MEDICAL SERVICES	20.00
DR. CYRIL RICHE	00111302	MEDICAL SERVICES	40.00
TRAVERSE, BRENDAN	00111303	INSTRUCTOR FEES	181.40
TODD ROBBINS SERVICES INC.	00111304	PROPERTY REPAIRS	1,581.25
GRACE FITZPATRICK	00111305	REFUND - SECURITY DEPOSIT	149.28
DR. KEEGAN, AU., M.D., E.R.C.S.(C)	00111306	MEDICAL SERVICES	20.00
ERIC WHITE	00111307	PROPERTY DAMAGE CLAIM	316.25
NOVELTY ENGRAVERS PLUS INC.	00111308	NAME PLATES	293.25
KATE READ	00111309	PERFORMANCE FEE	230.00
DR. MAUREEN GIBBONS	00111310	MEDICAL SERVICES	20.00
SHARON PORTER-TRASK	00111311	HONORARIUM	100.00
MCGRUER CECILIA	00111312	INSTRUCTOR FEES	136.05
TERRY EVANS	00111313	PROPERTY DAMAGE CLAIM	241.50
HEATHER KAO	00111314	PERFORMANCE FEE	230.00
BRETT VEY	00111315	INSTRUCTOR FEES	385.48
ROSEMARY LAWTON	00111316	PERFORMANCE FEE	200.00
VICTOR SPENSER & ANNMARIE OTTENHEIMER	00111317	REFUND - MUNICIPAL TAXES	852.93
CHARITY CANNING	00111318	REFUND - MUNICIPAL TAXES	940.41
MR. & MRS. ROBERT HAMLYN	00111319	REFUND - MUNICIPAL TAXES	540.00
WILLIAM & CHERYL HICKEY	00111320	REFUND - MUNICIPAL TAXES	470.40
SUSAN BREWER PHOTOGRAPHY	00111321	PHOTOGRAPHY WORKSHOP	300.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHRIS EVANS	00111322	REFUND - WATER ON/OFF	100.00
KEN HISCOCK	00111323	REFUND - BUILDING PERMIT	208.73
INGA BUTT	00111324	REFUND - SECURITY DEPOSIT	225.50
DEBORAH OSBOURNE	00111325	REFUND - SECURITY DEPOSIT	377.24
ANGELA JEFFORD	00111326	VEHICLE DAMAGE CLAIM	346.14
MUGFORD, WENDY	00111327	VEHICLE BUSINESS INSURANCE & MILEAGE	264.70
MIKE JOYCE	00111328	REIMBURSEMENT - TRAVEL EXPENSES	317.69
TUCKER, WALLY	00111329	VEHICLE BUSINESS INSURANCE & MILEAGE	182.85
CHRISTINE FITZGERALD	00111330	MILEAGE	104.16
HAYWARD, SARAH	00111331	TRAVEL ADVANCE	1,162.50
LINDA PENNEY	00111332	REIMBURSEMENT - EXPENSES	111.26
ALLAN CHAFE	00111333	REIMBURSEMENT - TRAVEL EXPENSES	162.24
WILLIAM HILLIER	00111334	VEHICLE BUSINESS INSURANCE & MILEAGE	222.88
DR. GERALD POWER	00111335	MEDICAL SERVICES	20.00
DR. ROWENA RYAN	00111336	MEDICAL SERVICES	20.00
MENTAL HEALTH COMMISSION OF CANADA	00111337	TRAIN-THE-TRAINER COURSE FEES	2,156.25
DR. RUTH LEDREW	00111338	MEDICAL SERVICES	20.00
BELL ALIANT	00111339	TELEPHONE SERVICES	308.15
GCR TIRE CENTRE	00111340	TIRES	3,844.45
REID, LORI	00111341	REIMBURSEMENT - EXPENSES	65.82
INFINITY CONSTRUCTION	00111342	PROGRESS PAYMENT	162,857.15
DICKS & COMPANY LIMITED	EFT000000001176	STATIONERY & OFFICE SUPPLIES	258.48
VOKEY'S JANITORIAL SERVICE	EFT000000001177	JANITORIAL SERVICES	792.81
NEWFOUNDLAND POWER	EFT000000001178	ELECTRICAL SERVICES	1,865.96
HEALTH CARE FOUNDATION	EFT000000001179	PAYROLL DEDUCTIONS	10.00
NEWFOUNDLAND POWER	EFT000000001180	ELECTRICAL SERVICES	50,498.95
CITY HALL SOCIAL CLUB	EFT000000001181	PAYROLL DEDUCTIONS	6,222.00
NAPE	EFT000000001182	PAYROLL DEDUCTIONS	1,080.00
CUPE LOCAL 1289	EFT000000001183	PAYROLL DEDUCTIONS	25,232.11
PUBLIC SERVICE CREDIT UNION	EFT000000001184	PAYROLL DEDUCTIONS	4,242.40
PARTS FOR TRUCKS INC.	EFT000000001185	REPAIR PARTS	6,111.81
SUPERIOR PROPANE INC.	EFT000000001186	PROPANE	2,823.86
ROCHE, WAYNE	EFT000000001187	CLOTHING & FOOTWEAR ALLOWANCE	216.11

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AFONSO GROUP LIMITED	EFT000000001188	CCTV INSPECTION	414.00
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000001189	CONSTRUCTION SUPPLIES	1,793.31
ASHFORD SALES LTD.	EFT000000001190	REPAIR PARTS	758.32
BABB SECURITY SYSTEMS	EFT000000001191	ALARM MONITORING SERVICES	431.25
JENKINS POWER SHEET METALS INC	EFT000000001192	PAINT FILTERS	230.00
CABOT PEST CONTROL	EFT000000001193	PEST CONTROL SERVICES	3,047.77
BLACK & McDONALD LIMITED	EFT000000001194	MAINTENANCE OF TRAFFIC LIGHTS	93,760.30
PRINT & SIGN SHOP	EFT000000001195	SIGNAGE	280.83
OVERHEAD DOORS NFLD LTD	EFT000000001196	REPAIRS TO OVERHEAD DOORS	3,217.59
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001197	INDUSTRIAL SUPPLIES	2,558.93
LEVITT SAFETY	EFT000000001198	FIRST AID KITS	240.53
RONA - O'LEARY AVENUE	EFT000000001199	LUMBER	2,254.00
AIR LIQUIDE CANADA INC.	EFT000000001200	WELDING SUPPLIES	2,655.18
COASTAL DOOR & FRAME LTD	EFT000000001201	DOORS & HARDWARE	2,402.35
NORTH ATLANTIC SYSTEMS	EFT000000001202	REPAIR PARTS	83.74
MAC TOOLS	EFT000000001203	TOOLS	2,695.59
NORTH ATLANTIC SUPPLIES INC.	EFT000000001204	SAFETY FOOTWEAR	127.65
KENT	EFT000000001205	BUILDING SUPPLIES & HARDWARE	3,366.20
ATLANTIC HOME FURNISHINGS LTD	EFT000000001206	REFRIDGERATOR	546.25
COLONIAL GARAGE & DIST. LTD.	EFT000000001207	REPAIRS & REPAIR PARTS	1,507.73
COUNTER CORNER LTD.	EFT000000001208	COUNTERTOP	811.62
MAXXAM ANALYTICS INC.,	EFT000000001209	LABORATORY SUPPLIES	2,165.45
J3 CONSTRUCTION LIMITED	EFT000000001210	RENTAL OF MINI EXCAVATOR	720.48
CRANE SUPPLY LTD.	EFT000000001211	PLUMBING SUPPLIES	365.71
JAMES G CRAWFORD LTD.	EFT000000001212	PLUMBING SUPPLIES	238.13
FASTENAL CANADA	EFT000000001213	INDUSTRIAL SUPPLIES	517.43
CUMMINS EASTERN CANADA LP	EFT000000001214	REPAIRS & REPAIR PARTS	4,232.58
CRAWFORD & COMPANY CANADA INC	EFT000000001215	ADJUSTING SERVICES	1,991.00
DICKS & COMPANY LIMITED	EFT000000001216	STATIONERY & OFFICE SUPPLIES	496.03
DOMINION RECYCLING LTD.	EFT000000001217	REPAIR PARTS	400.66
EAST CHEM INC.	EFT000000001218	HORTICULTURAL SUPPLIES	261.97
ELECTRIC MOTOR & PUMP DIV.	EFT000000001219	REPAIR PARTS	222.53
DOMINION STORE 935	EFT000000001220	FOOD & REFRESHMENTS	961.53

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BASIL FEARN 93 LTD.	EFT000000001221	REPAIR PARTS	2,455.02
FRESHWATER AUTO CENTRE LTD.	EFT000000001222	REPAIRS TO VEHICLES	1,468.18
PRINCESS AUTO	EFT000000001223	MISCELLANEOUS SUPPLIES	114.88
PROVINCIAL FENCE PRODUCTS	EFT000000001224	FENCING SUPPLIES	3,105.35
HARVEY & COMPANY LIMITED	EFT000000001225	REPAIR PARTS	5,510.05
HOLDEN'S TRANSPORT LTD.	EFT000000001226	RENTAL OF EQUIPMENT	1,104.00
FLEET READY LTD.	EFT000000001227	REPAIR PARTS	725.08
HONDA ONE	EFT000000001228	REPAIR PARTS	3,179.75
PENNECON ENERGY TECHNICAL SERVICE	EFT000000001229	REPAIRS TO EQUIPMENT	219.42
ISLAND HOSE & FITTINGS LTD	EFT000000001230	PLUMBING SUPPLIES	180.85
DBI-GARBAGE COLLECTION REMOVAL LTD.	EFT000000001231	GARBAGE COLLECTION	327.75
ETHREE CONSULTING	EFT000000001232	TRAINING SESSIONS	3,450.00
JT MARTIN & SONS LTD.	EFT000000001233	REPAIR PARTS	804.35
MARTIN'S FIRE SAFETY LTD.	EFT000000001234	FIRE SAFETY INSPECTIONS	1,699.70
CUTTING EDGE LAWN CARE INC.,	EFT000000001235	MAINTENANCE CONTRACT	15,771.22
WAJAX INDUSTRIAL COMPONENTS	EFT000000001236	INDUSTRIAL SUPPLIES	177.21
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001237	INDUSTRIAL SUPPLIES	1,314.29
NL KUBOTA LIMITED	EFT000000001238	REPAIR PARTS	164.63
NORTH ATLANTIC PETROLEUM	EFT000000001239	FURNACE OIL & DIESEL	50,601.59
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000001240	INDUSTRIAL SUPPLIES	1,798.98
CW PARSONS LIMITED	EFT000000001241	CONTRACT PAYMENT	55,132.51
K & D PRATT LTD.	EFT000000001242	REPAIR PARTS	229.39
BIG ERICS INC	EFT000000001243	SANITARY SUPPLIES	55.43
FRENCH, DAVID	EFT000000001244	INSTRUCTOR FEES	530.60
SMITH, VERNA	EFT000000001245	INSTRUCTOR FEES	593.25
SMITH, BOYD	EFT000000001246	INSTRUCTOR FEES	593.25
BELL MOBILITY INC. RADIO DIVISION	EFT000000001247	MONTHLY MAINTENANCE CHARGES	2,221.80
FAGAN, STEPHEN	EFT000000001248	REIMBURSEMENT - TRAVEL EXPENSES	96.39
HARRIS, BRYANT	EFT000000001249	MILEAGE	106.40
BLAIR MCDONALD	EFT000000001250	MEMBERSHIP FEES	229.87
JAMES LENNON MATCHIM	EFT000000001251	TUITION FEES	500.00
IRVING OIL MARKETING GP	EFT000000001252	DIESEL & GASSOLINE	3,698.65
MCLOUGHLAN SUPPLIES LTD.	EFT000000001253	ELECTRICAL SUPPLIES	537.10

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	EFT0000000001254	ELECTRICAL SERVICES	13,753.81
MERCER'S PAVING INCORPORATED	EFT0000000001255	PROGRESS PAYMENT	47,307.57
TOTAL:			2,644,855.09

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 19, 2017

Payroll

Public Works	\$ 480,123.00
Bi-Weekly Casual	\$ 138,111.11
Accounts Payable	\$ 1,604,944.97

Total: \$ 2,223,179.08

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
TYCO INTEGRATED SECURITY CANADA, INC.	00111343	ALARM MONITORING SERVICES	3,688.23
RECEIVER GENERAL FOR CANADA	00111344	PAYROLL DEDUCTIONS	1,502.58
NADINE MARTIN	00111345	REIMBURSEMENT - PURCHASE OF SUPPLIES	226.12
CITY OF ST. JOHN'S	111346	REPLENISH PETTY CASH	154.45
CITY OF ST. JOHN'S	111347	REPLENISH PETTY CASH	213.62
NEWFOUNDLAND EXCHEQUER ACCOUNT	111348	MILLWRIGHT CERTIFICATION	100.00
DARLENE SHARPE	111349	CLEANING SERVICES	750.00
CYNTHIA CULLMORE	111350	TRAVEL REIMBURSEMENT	106.59
KELLOWAY CONSTRUCTION LIMITED	111351	CLEANING SERVICES	1,175.20
HARTY'S INDUSTRIES	111352	STEEL FLAT BAR	402.50
CAMPBELL RENT ALLS LTD.	111353	HARDWARE SUPPLIES	897.31
HISCOCK RENTALS & SALES INC.	111354	HARDWARE SUPPLIES	388.90
PETROFORMA INC.,	111355	REPAIR PARTS	532.70
FRANK HOLDEN	111356	INSTRUCTOR FEE	105.86
ACKLANDS-GRAINGER	111357	INDUSTRIAL SUPPLIES	2,033.86
MIGHTY WHITES LAUNDROMAT	111358	LAUNDRY SERVICES	139.15
BRINK'S CANADA LIMITED	111359	DELIVERY SERVICES	907.30
KELLOWAY CONSTRUCTION LIMITED	111360	CLEANING SERVICES	29,201.01
ROBERT BAIRD EQUIPMENT LTD.	111361	RENTAL OF EQUIPMENT	1,038.29
HERCULES SLR INC.	111362	REPAIR PARTS	402.50
STAPLES THE BUSINESS DEPOT - MP	111363	OFFICE SUPPLIES	115.07
TONY'S TAILOR SHOP	111364	PROFESSIONAL SERVICES	857.90
DULUX PAINTS	111365	PAINT SUPPLIES	8,370.82
S & L ENTERPRISE	111366	RENTAL OF EQUIPMENT	42,056.49
CHIMO CONSTRUCTION LIMITED	111367	PROFESSIONAL SERVICES	22,241.00
HAMPTON BUILDING SYSTEMS INC.	111368	PROFESSIONAL SERVICES	3,340.75
FRESHWATER SUZUKI	111369	REPAIR PARTS FOR EQUIPMENT	72.64
UNITED PARCEL SERVICE CAN LTD.	111370	PARCEL DELIVERY AND FREIGHT	18.19
BROWNE'S AUTO SUPPLIES LTD.	111371	AUTOMOTIVE REPAIR PARTS	723.64
STAPLES THE BUSINESS DEPOT - STAVANGER DR	111372	STATIONERY & OFFICE SUPPLIES	114.57
NEW WORLD FITNESS	111373	MEMBERSHIP DUES FOR FIREFIGHTERS	744.79
CBS RENTALS LTD.	111374	REPAIR PARTS	189.51
SKYHIGH AMUSEMENTS ENT. SERVICES	111375	ENTERTAINMENT	345.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CAMPBELL RENT ALLS LTD.	111376	HARDWARE SUPPLIES	77.32
HISCOCK'S SPRING SERVICE	111377	HARDWARE SUPPLIES	2,299.87
WALMART 3196-ABERDEEN AVE.	111378	MISCELLANEOUS SUPPLIES	732.30
AVALON HYDRAULICS LTD.	111379	REPAIR PARTS	1,393.71
NORTRAX CANADA INC.,	111380	REPAIR PARTS	275.09
COASTAL MOUNT PEARL	111381	REPAIR PARTS	100.03
WALMART 3093-MERCHANT DRIVE	111382	MISCELLANEOUS SUPPLIES	666.71
DULUX PAINTS	111383	PAINT SUPPLIES	1,405.24
STEELE COMMUNICATIONS	111384	ADVERTISING	897.00
PETER'S AUTO WORKS INC.	111385	TOWING OF VEHICLES	1,858.32
MARY BROWN'S MILA FOODS INC.	111386	LUNCHEON	258.72
COUNTRY TRAILER SALES 1999 LTD	111387	REPAIR PARTS	3,873.66
LONG & MCQUADE	111388	MUSIC EQUIPMENT PARTS	340.75
WAJAX POWER SYSTEMS	111389	REPAIR PARTS	1,498.58
CADILLAC SERVICES LTD.	111390	REFUND SECURITY DEPOSIT	2,000.00
THYSSENKRUPP ELEVATOR	111391	ELEVATOR MAINTENANCE	736.00
CAHILL INSTRUMENTATION LTD.	111392	PROFESSIONAL SERVICES	1,797.40
DRIVE LINE MACHINE SHOP	111393	AUTO PARTS	891.25
CANADIAN TIRE CORP.-HEBRON WAY	111394	MISCELLANEOUS SUPPLIES	528.49
CANADIAN TIRE CORP.-MERCHANT DR.	111395	MISCELLANEOUS SUPPLIES	282.88
CANADIAN TIRE CORP.-KELSEY DR.	111396	MISCELLANEOUS SUPPLIES	475.07
EASTERN AUDIO LTD.	111397	AUDIO EQUIPMENT	1,955.00
HOME DEPOT OF CANADA INC.	111398	BUILDING SUPPLIES	518.79
EXECUTIVE TAXI LIMITED	111399	TRANSPORTATION SERVICES	10,215.45
OMB PARTS & INDUSTRIAL INC.	111400	REPAIR PARTS	822.24
FUN "N" FAST 1986 LTD.	111401	REPAIR PARTS	347.01
CRUISE NEWFOUNDLAND AND LABRADOR	111402	WINDSTAR CRUISE FAMILARIZATION TOUR	189.21
ENTERPRISE RENT-A-CAR	111403	RENTAL OF VEHICLES	2,801.65
DELL CANADA INC.	111404	COMPUTER SUPPLIES	3,466.07
COAST 101.1 FM	111405	ADVERTISING	2,300.00
TIM HORTON'S - 139 TORBAY ROAD	111406	REFRESHMENTS	280.76
GUILLEVIN INTERNATIONAL CO.	111407	ELECTRICAL SUPPLIES	552.67
GRAYMONT (NB) INC.,	111408	HYDRATED LIME	40,823.16

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DATAFIX	111409	PROFESSIONAL SERVICES	43,274.50
BELL DISTRIBUTION INC.	111410	CELL PHONES & ACCESSORIES	402.42
TOTAL CANADA INC.	111411	REPAIR PARTS	262.20
INFINITY CONSTRUCTION	111412	TOPSOIL	805.00
HUBLEY'S PLUMBING LTD.	111413	REFUND SECURITY DEPOSIT	100.00
IRC NEWFOUNDLAND LTD.	111414	REPAIR PARTS	39.04
HYGIENIC CLEAN	111415	PROFESSIONAL SERVICES	3,335.00
SPARTAN INDUSTRIAL MARINE	111416	SAFETY SUPPLIES	1,069.78
UMBRELLA SECURITY	111417	ALARM MONITORING	86.25
ECHOLOGICS ENGINEERING	111418	PROFESSIONAL SERVICES	3,489.68
TRANE CANADA CO.	111419	PROFESSIONAL SERVICES	4,182.55
RJ BARTLETT ENGINEERING LTD.	111420	PROFESSIONAL SERVICES	6,440.00
SAFETY FIRST-SFC LTD.	111421	PROFESSIONAL SERVICES	755.55
MARITECH INDUSTRIAL	111422	PROFESSIONAL SERVICES	584.78
UNIFORM WORKS LIMITED	111423	PROTECTIVE CLOTHING	2,182.82
C&S SNOW CLEARING LTD.	111424	PROFESSIONAL SERVICES	2,300.00
MARK'S WORK WEARHOUSE	111425	PROTECTIVE CLOTHING	287.50
FOCUS FIELD SOLUTIONS INC.,	111426	PROFESSIONAL SERVICES	158.80
DISTRIBUTION NOW	111427	REPAIR PARTS	45.98
DOCU GUARD/SHRED GUARD	111428	PROFESSIONAL SERVICES	86.25
MEMORIAL UNIVERSITY OF NFED.	111429	LEGAL CLAIM	2,987.92
ATLANTIC BUNKER GEAR	111430	PROFESSIONAL SERVICES	165.77
MELVIN'S ATV PARTS & ACC LTD.	111431	REPAIR PARTS	402.50
BACALAO NOUVELLE CUISINE NEWFOUNDLAND IN	111432	CATERING SERVICES	34.33
BELL ALLIANT	111433	TELEPHONE SERVICES	2,652.97
GCR TIRE CENTRE	111434	TIRES	3,292.16
CITY OF ST. JOHN'S	111435	REPLENISH PETTY CASH	265.33
PINCHIN LEBLANC ENV. LTD	111436	PROFESSIONAL SERVICES	8,004.00
ROYAL FREIGHTLINER LTD	111437	REPAIR PARTS	13,102.54
ST. JOHN AMBULANCE ASSOCIATION	111438	FIRST AID SUPPLIES	2,250.00
ST. JOHN'S TRANSPORTATION COMMISSION	111439	CHARTER SERVICES	4,741.00
SAMEDAY WORLDWIDE	111440	COURIER SERVICES	112.80
SHERIDAN NURSERIES LIMITED	111441	FLOWERS	12,176.02

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SMITH STOCKLEY LTD.	111442	PLUMBING SUPPLIES	1,068.27
URBAN CONTRACTING JJ WALSH LTD	111443	PROPERTY REPAIRS	1,495.00
WALMART 3092-KELSEY DRIVE	111444	MISCELLANEOUS ITEMS	694.06
DR. WAYNE BUTTON	111445	MEDICAL EXAMINATION FEE	20.00
TITFORD, JUNE	111446	INSTRUCTOR FEE	143.80
SOBEYS - MERRYMEETING RD	111447	MISCELLANEOUS SUPPLIES	220.80
CAUL'S FUNERAL HOME & CREMATORIUM	111448	WHITE GLOVES	57.50
DR. ARTHUR RIDEOUT	111449	MEDICAL EXAMINATION FEE	20.00
DR. RANDY HART	111450	MEDICAL EXAMINATION FEE	20.00
DR. D.R. CHAULK	111451	MEDICAL EXAMINATION FEE	20.00
NL CONTINUING LEGAL EDUCATION	111452	PROFESSIONAL SERVICES	200.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	111453	OFFICE SUPPLIES	341.37
DR. CYRIL RICHE	111454	MEDICAL EXAMINATION FEE	20.00
INTERPRETING SERVICES OF NL INC.	111455	PROFESSIONAL SERVICES	253.00
WAYNE COADY	111456	PROFESSIONAL SERVICES	16,500.00
NEARY, JANICE	111457	LEGAL CLAIM	149.50
ASSOCIATION OF OCCUPATIONAL HEALTH NURSE:	111458	CONFERENCE FEE	125.00
NANCY CASE-OATES	111459	PERFORMANCE FEE	230.00
SOBEYS ROPEWALK LANE	111460	MISCELLANEOUS SUPPLIES	394.68
DAWE'S CONSTRUCTION	111461	REFUND SECURITY DEPOSIT	2,000.00
DR. DAN MALONE	111462	MEDICAL EXAMINATION FEE	20.00
DR. G. SUTTON	111463	MEDICAL EXAMINATION FEE	20.00
GERALD LOCKE	111464	LEGAL CLAIM	287.50
TYCO INTEGRATED SECURITY CANADA, INC.	111465	PROFESSIONAL SERVICES	334.35
JOSEPH COFFIN	111466	PERFORMANCE FEE	800.00
TERRY'S CONSTRUCTION	111467	REFUND SECURITY DEPOSIT	1,000.00
FAR OUT FITNESS	111468	ENTERTAINMENT FEE	215.63
OAKLEY DISPUTE RESOLUTION	111469	PROFESSIONAL SERVICES	2,620.57
PIZZA DELIGHT	111470	REFRESHMENTS	204.62
DOREEN MOYST	111471	HONORARIUM	100.00
MALONEY, SCOTT	111472	PERFORMANCE FEE	200.00
MACAULAY ERICA	111473	INSTRUCTOR FEE	108.84
JIM MARSHALL	111474	REFUND SECURITY DEPOSIT	2,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FRANK HOLDEN	111475	INSTRUCTOR FEE	194.14
PHILIP GOODRIDGE	111476	PERFORMANCE FEE	400.00
ST. JOHN'S STATUS OF WOMEN COUNCIL	111477	REFUND SECURITY DEPOSIT	300.00
NADINE TREMBLAY	111478	PROFESSIONAL SERVICES	78.93
NANCY O'CONNOR-DROVER & BACK YARD CONTF	111479	LEGAL CLAIM	2,277.00
ARTHUR & JANE WINSOR	111480	REFUND OVERPAYMENT OF TAXES	716.56
THE BIG ULTIMATE SPORTS GRILL	111481	ATHLETE OF THE MONTH LUNCHEON	498.55
NATASHA AND AARON BLACKWOOD	111482	LEGAL CLAIM	94.30
CHRISTOPHER GARDNER	111483	LEGAL CLAIM	4,238.81
KING'S PHOTOGRAPHY	111484	INSTRUCTOR FEE	82.80
DAVID SYMONDS	111485	LEGAL CLAIM	1,483.26
MATTHEW GIBBONS	111486	LEGAL CLAIM	2,221.36
SHEILA CONNORS	111487	LEGAL CLAIM	133.40
JOEL HARVIE	111488	INSTRUCTOR FEE	75.00
STAN & ELIZABETH BREEN	111489	REFUND OVERPAYMENT OF TAXES	870.28
LAUREL DRODGE	111490	REFUND OVERPAYMENT OF TAXES	132.28
GREGORY SMYTH	111491	REFUND OVERPAYMENT OF TAXES	763.00
SERENA PIERCEY	111492	HONORARIUM	100.00
FRIENDS OF THE ST. JOHN'S FARMER'S MARKET	111493	PROFESSIONAL SERVICES	34.13
O'GRADY, LYNN	111494	VEHICLE BUSINESS INSURANCE	184.00
TUCKER, GORDON	111495	VEHICLE BUSINESS INSURANCE	320.85
COLFORD, STEPHEN	111496	MILEAGE	97.23
MACKENZIE, NEIL	111497	MILEAGE	105.56
CAREW, RANDY	111498	CELL PHONE ACCESSORIES	99.63
HUNT, EDMUND	111499	MILEAGE - CROSSING GUARD PROGRAM	65.75
SHERRIFFS, KAREN	111500	MILEAGE	234.33
SHEPPARD, SUSAN	111501	MILEAGE - CROSSING GUARD PROGRAM	108.02
BARRETT, DON	111502	VEHICLE BUSINESS INSURANCE	381.95
KELLY, KAREN	111503	MILEAGE	57.24
HUNT, WILFRED	111504	MILEAGE - CROSSING GUARD PROGRAM	90.26
WILLIAMSON, HELEN	111505	MILEAGE	112.45
STRAIT, MARIE	111506	MILEAGE - CROSSING GUARD PROGRAM	70.44
GUSHUE, RICK	111507	MILEAGE	6.36

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NICOLE MURPHY	111508	MILEAGE	35.19
GREG SQUIRES	111509	PROTECTIVE CLOTHING	161.00
AMANDA GUY	111510	PROTECTIVE CLOTHING	80.00
KATIE CROMWELL	111511	VEHICLE BUSINESS INSURANCE	196.74
KINSELLA, PAULA	111512	MILEAGE - CROSSING GUARD PROGRAM	139.00
ALLAN CHAFE	111513	EMPLOYMENT RELATED EXPENSES	50.00
DAVE INNES	111514	MILEAGE - CROSSING GUARD PROGRAM	49.31
GERALD TILLEY	111515	MILEAGE - CROSSING GUARD PROGRAM	139.00
STEPHEN KELSEY	111516	MILEAGE - CROSSING GUARD PROGRAM	114.03
ANTHONY TAYLOR	111517	MILEAGE - CROSSING GUARD PROGRAM	62.23
MIKE ADAM	111518	MILEAGE	274.81
DOMINIQUE BAKER	111519	PROTECTIVE CLOTHING	85.36
MOUNT PEARL PARADISE CHAMBER OF COMMERC	111520	LUNCHEON	40.25
SHIFT PEOPLE DEVELOPMENT	111521	PROFESSIONAL SERVICES	1,135.00
MIAO'S SOD FARM INC	111522	SOD	38.87
DR. LINDA IVANY	111523	MEDICAL EXAMINATION FEE	20.00
VENTILATION AND SIGN EXPERTS LTD.	111524	REPAIR PARTS	138.00
TRACTION DIV OF UAP	111525	REPAIR PARTS	6,216.75
MARY KENNEDY	111526	INSTRUCTOR FEE	344.66
INFINITY CONSTRUCTION	111527	PROFESSIONAL SERVICES	228,305.68
WELSH, SHERRY	111528	REPLENISH PETTY CASH RAILWAY	567.51
ALYSSA'S PROPERTY SERVICES PRO INC.,	111529	LITTER COLLECTION - ROBIN HOOD BAY	11,350.82
NEWFOUNDLAND POWER	EFT0000000001256	ELECTRICAL SERVICES	17,135.50
PARTS FOR TRUCKS INC.	EFT0000000001257	REPAIR PARTS	1,132.24
PUBLIC SERVICE CREDIT UNION	EFT0000000001258	PAYROLL DEDUCTIONS	6,120.67
ROGERS COMMUNICATIONS CANADA INC.	EFT0000000001259	DATA & USAGE CHARGES	17,810.05
APEX CONSTRUCTION SPECIALTIES INC.	EFT0000000001260	PROFESSIONAL SERVICES	322.00
ATLANTIC OFFSHORE MEDICAL SERV	EFT0000000001261	MEDICAL SERVICES	1,472.00
ATLANTIC PURIFICATION SYSTEM LTD	EFT0000000001262	WATER PURIFICATION SUPPLIES	1,694.41
TOYS "R" US CANADA LTD	EFT0000000001263	SUPPLIES - RECREATION PROGRAMS	175.73
RDM INDUSTRIAL LTD.	EFT0000000001264	INDUSTRIAL SUPPLIES	819.36
GRAND CONCOURSE AUTHORITY	EFT0000000001265	MAINTENANCE CONTRACTS	60,085.80
SMS EQUIPMENT	EFT0000000001266	REPAIR PARTS	1,914.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CABOT PEST CONTROL	EFT000000001267	PEST CONTROL	345.00
ROCKWATER PROFESSIONAL PRODUCT	EFT000000001268	CHEMICALS	5,990.59
BLACK & MCDONALD LIMITED	EFT000000001269	PROFESSIONAL SERVICES	19,757.03
PRINT & SIGN SHOP	EFT000000001270	SIGNAGE	761.88
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001271	PROTECTIVE CLOTHING	2,704.28
DBA CONSULTING ENGINEERS LTD.	EFT000000001272	PROFESSIONAL SERVICES	9,487.50
CANSEL SURVEY EQUIPMENT INC.	EFT000000001273	REPAIR PARTS	338.10
JLG TRANSPORTATION LTD.	EFT000000001274	TAXI SERVICES	100.75
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	EFT000000001275	SECURITY SERVICES	2,373.60
WESTERN HYDRAULIC 2000 LTD	EFT000000001276	REPAIR PARTS	1,799.75
LEVITT SAFETY	EFT000000001277	SAFETY SUPPLIES	797.00
CANADA POST CORPORATION	EFT000000001278	POSTAGE SERVICES	69.46
AIR LIQUIDE CANADA INC.	EFT000000001279	CHEMICALS AND WELDING PRODUCTS	14,341.98
COASTAL DOOR & FRAME LTD	EFT000000001280	DOORS/FRAMES	1,656.00
JOE JOHNSON EQUIPMENT INC.	EFT000000001281	REPAIR PARTS	16.56
KENT	EFT000000001282	BUILDING SUPPLIES	1,016.50
CBCL LIMITED	EFT000000001283	PROFESSIONAL SERVICES	8,895.25
ATLANTIC HOME FURNISHINGS LTD	EFT000000001284	APPLIANCES	3,203.90
RENTOKIL PEST CONTROL	EFT000000001285	PEST CONTROL	120.14
COLONIAL GARAGE & DIST. LTD.	EFT000000001286	AUTO PARTS	2,661.97
CONSTRUCTION SIGNS LTD.	EFT000000001287	SIGNAGE	8,266.20
CONTROLS & EQUIPMENT LTD.	EFT000000001288	REPAIR PARTS	12,860.66
SCOTT WINSOR ENTERPRISES INC.,	EFT000000001289	REMOVAL OF GARBAGE & DEBRIS	2,814.28
SCARLET EAST COAST SECURITY LTD	EFT000000001290	TRAFFIC CONTROL	11,951.52
HACH	EFT000000001291	PROFESSIONAL SERVICES	17,607.98
ENVIROSYSTEMS INC.	EFT000000001292	PROFESSIONAL SERVICES	99,021.61
CUMMINS EASTERN CANADA LP	EFT000000001293	REPAIR PARTS	5,612.11
DICKS & COMPANY LIMITED	EFT000000001294	OFFICE SUPPLIES	1,902.14
MIC MAC FIRE & SAFETY SOURCE	EFT000000001295	SAFETY SUPPLIES	414.75
DOMINION RECYCLING LTD.	EFT000000001296	PIPE	201.48
EASTERN MEDICAL SUPPLIES	EFT000000001297	MEDICAL SUPPLIES	164.45
ELECTRIC MOTOR & PUMP DIV.	EFT000000001298	REPAIR PARTS	747.50
ELECTRONIC CENTER LIMITED	EFT000000001299	ELECTRONIC SUPPLIES	59.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NATIONAL ENERGY EQUIPMENT INC.	EFT000000001300	REPAIR PARTS	176.00
THE TELEGRAM	EFT000000001301	ADVERTISING	9,872.92
DOMINION STORE 935	EFT000000001302	MISCELLANEOUS SUPPLIES	487.29
BASIL FEARN 93 LTD.	EFT000000001303	REPAIR PARTS	323.73
IPS INFORMATION PROTECTION SERVICES LTD.	EFT000000001304	PAPER SHREDDER ON SITE	32.78
EMERGENCY REPAIR LIMITED	EFT000000001305	AUTO PARTS AND LABOUR	6,514.14
FRESHWATER AUTO CENTRE LTD.	EFT000000001306	AUTO PARTS/MAINTENANCE	2,045.67
PRINCESS AUTO	EFT000000001307	MISCELLANEOUS ITEMS	323.61
PROVINCIAL FENCE PRODUCTS	EFT000000001308	FENCING MATERIALS	8,272.53
WOLSELEY CANADA INC.	EFT000000001309	REPAIR PARTS	1,566.59
HARRIS & ROOME SUPPLY LIMITED	EFT000000001310	ELECTRICAL SUPPLIES	721.02
HARVEY & COMPANY LIMITED	EFT000000001311	REPAIR PARTS	1,113.98
CANADIAN LINEN & UNIFORM	EFT000000001312	MAT RENTALS	2,852.61
BRENNTAG CANADA INC	EFT000000001313	CHLORINE	70,859.20
RONA	EFT000000001314	BUILDING SUPPLIES	1,250.06
HOLDEN'S TRANSPORT LTD.	EFT000000001315	RENTAL OF EQUIPMENT	586.50
FLEET READY LTD.	EFT000000001316	REPAIR PARTS	374.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000001317	REPAIR PARTS	3,614.00
PENNECON ENERGY TECHNICAL SERVICE	EFT000000001318	PROFESSIONAL SERVICES	11,225.15
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000001319	REPAIR PARTS	23,486.76
ISLAND HOSE & FITTINGS LTD	EFT000000001320	INDUSTRIAL SUPPLIES	145.14
KAVANAGH & ASSOCIATES	EFT000000001321	PROFESSIONAL SERVICES	293.26
WORK AUTHORITY	EFT000000001322	PROTECTIVE CLOTHING	498.51
MARTIN'S FIRE SAFETY LTD.	EFT000000001323	SAFETY SUPPLIES	373.75
CANCELLED	EFT000000001324	CANCELLED	0.00
WSP CANADA INC.	EFT000000001325	PROFESSIONAL SERVICES	5,016.88
REXEL CANADA ELECTRICAL INC.,	EFT000000001326	REPAIR PARTS	168.19
JJ MACKAY CANADA LTD.	EFT000000001327	PARKING METER KEYS	24,531.02
MCLOUGHLAN SUPPLIES LTD.	EFT000000001328	ELECTRICAL SUPPLIES	4,640.39
METALFAB LTD.	EFT000000001329	REPAIR PARTS	770.37
FOUGERE MENCHENTON ARCHITECTURE	EFT000000001330	PROFESSIONAL SERVICES	103,650.94
CUTTING EDGE LAWN CARE INC.,	EFT000000001331	PROFESSIONAL SERVICES	31,776.41
CAP-IT	EFT000000001332	REPAIR PARTS	143.16

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	EFT000000001333	REPAIR PARTS	2,353.91
PRINTERS PLUS	EFT000000001334	TONER CARTRIDGE	688.85
WAJAX INDUSTRIAL COMPONENTS	EFT000000001335	REPAIR PARTS	448.69
NU-WAY EQUIPMENT RENTALS	EFT000000001336	RENTAL OF EQUIPMENT	1,472.00
NEWFOUND DISPOSAL SYSTEMS LTD.	EFT000000001337	DISPOSAL SERVICES	50,318.47
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001338	INDUSTRIAL SUPPLIES	1,084.17
NL KUBOTA LIMITED	EFT000000001339	REPAIR PARTS	1,091.51
NEWFOUNDLAND POWER	EFT000000001340	ELECTRICAL SERVICES	4,464.43
TOROMONT CAT	EFT000000001341	AUTO PARTS	2,297.26
NORTH ATLANTIC PETROLEUM	EFT000000001342	PETROLEUM PRODUCTS	85,799.24
PENNECON ENERGY HYDRAULIC SYSTEMS	EFT000000001343	REPAIR PARTS	1,694.75
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000001344	INDUSTRIAL SUPPLIES	225.43
ORKIN CANADA	EFT000000001345	PEST CONTROL	131.10
PARTS FOR TRUCKS INC.	EFT000000001346	REPAIR PARTS	1,320.73
THE HUB	EFT000000001347	BUSINESS CARDS	1,564.00
K & D PRATT LTD.	EFT000000001348	REPAIR PARTS AND CHEMICALS	632.50
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000001349	PROTECTIVE CLOTHING	728.96
RIDEOUT TOOL & MACHINE INC.	EFT000000001350	TOOLS	1,083.34
NAPA ST. JOHN'S 371	EFT000000001351	AUTO PARTS	45.54
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000001352	REPAIR PARTS	18,421.64
ST. JOHN'S PORT AUTHORITY	EFT000000001353	RENTAL OF QUARRY SITE	5,544.82
SAUNDERS EQUIPMENT LIMITED	EFT000000001354	REPAIR PARTS	10,327.27
SANSOM EQUIPMENT LTD.	EFT000000001355	REPAIR PARTS	3,718.29
SMITH'S HOME CENTRE LIMITED	EFT000000001356	HARDWARE SUPPLIES	78.18
STEELFAB INDUSTRIES LTD.	EFT000000001357	STEEL	1,055.45
TULK'S GLASS & KEY SHOP LTD.	EFT000000001358	PROFESSIONAL SERVICES	295.09
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000001359	REPAIR PARTS	7,958.79
WEIRS CONSTRUCTION LTD.	EFT000000001360	STONE/ROAD GRAVEL	7,584.35
WINDCO ENTERPRISES LTD.	EFT000000001361	REPAIR PARTS	283.42
HAMMOND. WALLACE	EFT000000001362	PROFESSIONAL SERVICES	575.00
ACE CLEANING COMPANY	EFT000000001363	PROFESSIONAL SERVICES	494.50
LESLEY JANES	EFT000000001364	INSTRUCTOR FEE	308.38
TASHA ROBERTS	EFT000000001365	HONORARIUM	200.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HAYWARD, ELIZABETH	EFT0000000001366	MILEAGE	129.66
MARTIN, ROBYN	EFT0000000001367	TUTITION	577.50
HARRIS, BRYANT	EFT0000000001368	VEHICLE BUSINESS INSURANCE	107.87
SULLIVAN, DAPHNE	EFT0000000001369	MILEAGE	361.25
FRANCIS SHEA	EFT0000000001370	MILEAGE	17.67
MCGRATH, CINDY	EFT0000000001371	MILEAGE	11.96
JOHN CUMBY	EFT0000000001372	MILEAGE	35.34
BRUCE PEARCE	EFT0000000001373	EMPLOYMENT RELATED EXPENSES	187.34
BENNETT, GLENN	EFT0000000001374	MILEAGE - CROSSING GUARD PROGRAM	61.42
FUTURA WORK WEAR	EFT0000000001375	PROTECTIVE CLOTHING	255.30
TENCO INC.	EFT0000000001376	REPAIR PARTS	1,550.27
EASTERN SIDING	EFT0000000001377	PROGRESS PAYMENTS	9,637.01
MODERN PAVING LTD.	EFT0000000001378	PROGRESS PAYMENTS	61,670.33
PYRAMID CONSTRUCTION LIMITED	EFT0000000001379	PROGRESS PAYMENTS	1,172.35
PRINTER TECH SOLUTIONS INC.,	EFT0000000001380	REPAIRS TO EQUIPMENT	653.45
GORDON BARNES	EFT0000000001381	PROFESSIONAL SERVICES	4,800.00
ALYSSA'S PROPERTY SERVICES PRO INC.,	EFT0000000001382	LITTER COLLECTION - ROBIN HOOD BAY	17,026.23
TOTAL:			<u><u>1,604,944.97</u></u>

E-Poll, July 14, 2017
Approval for Tender 2017107 - to award contract for
Kenmount Terrace Community Park
(as per attached memo from John Hamilton dated July 13, 2017)

	Agree	Disagree
Mayor Dennis O’Keefe	X	
Deputy Mayor Ron Ellsworth	X	
Councillor Danny Breen	X	
Councillor Jonathan Galgay	X	
Councillor Bruce Tilley	X	
Councillor Sheilagh O’Leary	X	
Councillor Wally Collins		
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Dave Lane	X	
Councillor Art Puddister	X	

MEMORANDUM

Date: July 13, 2017

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

From: John Hamilton

Re: Council Approval for Tender 2017107 Kenmount Terrace Community Park

The results of Tender 2017107 Kenmount Terrace Community Park is as follows:

Vendor	Total Value
JMJ Holdings Limited	\$9,569,913.60 (disqualified)
Bird Construction Group	\$9,692,200.00
Chimo Construction (2014) Limited	\$9,836,788.35
Coastal Building Products & Services Ltd	\$9,858,534.85
Redwood Construction Limited	\$9,860,525.50
Pomerleau Inc.	\$9,915,300.00
Eastern Contracting Ltd	\$9,980,827.85
Olympic Construction Limited	\$10,036,495.05
Anchorage Contracting Ltd.	\$10,246,911.16
Can-Am Platforms & Construction Ltd.	\$10,497,500.15

It is recommended to award this tender to the lowest bidder meeting specifications **Bird Construction Group \$9,692,200.00**, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

MEMORANDUM

Date: July 20, 2017

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

From: John Hamilton

Re: Council Approval for Tender 2017130 Supply & Delivery of One (1) Street Sweeper

The results of Tender 2017130 Supply & Delivery of One (1) Street Sweeper is as follows:

Vendor	Total Value
FST Canada Inc. o/a Joe Johnson Equipment	\$268,309.95 (disqualified)
Saunders Equipment	\$275,108.75 (disqualified)
FST Canada Inc. o/a Joe Johnson Equipment	\$281,729.30 (disqualified)
Cubex Ltd	\$287,190.65

It is recommended to award this tender to the lowest qualified bidder meeting specifications **Cubex Ltd \$287,190.65**, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

MEMORANDUM

Date: July 20, 2017

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

From: John Hamilton

Re: Council Approval for Tender 2017131 Supply and Delivery of Gas Collection Piping (RHB)

The results of Tender 2017131 Supply and Delivery of Gas Collection Piping (RHB) is as follows:

Vendor	Total Value
The Engineered Pipe Group (EPG)	\$401,974.04
Emco Waterworks	\$423,970.50

It is recommended to award this tender to the lowest bidder meeting specifications
The Engineered Pipe Group (EPG) \$401,974.04, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

MEMORANDUM

Date: July 20, 2017

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

From: John Hamilton

Re: Council Approval for Tender 2017137 Household Appliances

The results of Tender 2017137 Household Appliances is as follows:

Vendor	Per Year	Total Value
Atlantic Home Furnishing Ltd	\$ 70,023.50	\$ 280,094.00
Island Office	\$ 72,076.25	\$ 288,305.00

It is recommended to award this tender to the lowest qualified bidder meeting specifications **Atlantic Home Furnishing Ltd \$280,094.00**, as per the Public Tendering Act.

Taxes are included with submitted bid.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

E-Poll, July 12, 2017

Council approval for expenditure of \$21,000 plus HST to remove the retaining wall, conditional on conclusion of a development agreement with the proponent of 181 Hamilton Avenue that is satisfactory to City staff.

	Agree	Disagree
Mayor Dennis O’Keefe	X	
Deputy Mayor Ron Ellsworth	X	
Councillor Danny Breen	X	
Councillor Jonathan Galgay	X	
Councillor Bruce Tilley		
Councillor Sheilagh O’Leary	X	
Councillor Wally Collins	X	
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Dave Lane	X	
Councillor Art Puddister	X	

DECISION/DIRECTION NOTE

Title: Retaining Wall – 181 Hamilton Avenue

Date Prepared: June 22, 2017

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Jonathan Galgay - Ward Councilor

Ward: 2

Decision/Direction Required:

Council approval demolition of City retaining wall in front of 181 Hamilton Avenue.

Discussion – Background and Current Status:

The developer of the ongoing condominium project has approached the City to remove and replace the retaining wall along their frontage on Hamilton Avenue. This wall is maintained by the City and is in poor condition. However it is not on the list for immediate replacement as other walls are in worse condition and take priority.

The developer has offered to replace the wall with a new wall, at developer's cost, if the City agrees to remove the existing wall. This offer represents considerable future savings to the City. The City would otherwise eventually have to replace the wall. In addition, maintenance savings will accrue to the City because the wall will be new.

The removal cost has been estimated to be \$21,000 plus HST. This work can be included in the current retaining wall replacement contract.

Key Considerations/Implications:

1. Budget/Financial Implications:
Removal of the existing wall will cost \$21,000 + HST. Considerable future capital cost and maintenance cost will more than compensate for this expenditure.
2. Partners or Other Stakeholders:
Owner of 181 Hamilton Avenue
City Taxpayers
3. Alignment with Strategic Directions/Adopted Plans:

ST. JOHN'S

Aligns with several Strategic Plan goals including:

- A City for All Seasons – support a weather resilient city

4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Recommendation:

It is recommended that the City approve expenditure of \$21,000 plus HST to remove the retaining wall, conditional on conclusion of a development agreement with the proponent of 181 Hamilton Avenue that is satisfactory to City staff.

Prepared by/Signature:

Brendan O'Connell, P. Eng.
Acting Deputy City Manager,
Planning, Engineering & Regulatory Services

BO'C/dm

DECISION/DIRECTION NOTE

Title: Demolition of Dwelling – 46 Hussey Drive

Date Prepared: July 7, 2017

Report To: His Worship the Mayor and Members of Council

Ward: 1

Decision/Direction Required:

For consideration of council to grant a Demolition Order of 46 Hussey Drive

Discussion – Background and Current Status:

The dwelling house situated at 46 Hussey Drive has been vacant since 2005, has not been maintained and, as a result, is in a state of disrepair and is unfit for habitation. The City has acted on several complaints since this time for poor property condition from area residents.

The current property owner has made an application for an extension and repair of the said dwelling in 2005 but never completed the work.

Key Considerations/Implications:

1. Budget/Financial Implications:

Should the City proceed with the order and it is not complied with, a tender document will be developed for the demolition of the aforesaid property. The cost associated with this demolition will be applied to the property and a bill for the cost issued to the property owner.

2. Partners or Other Stakeholders: N/A

3. Alignment with Strategic Directions/Adopted Plans: N/A

4. Legal or Policy Implications: N/A

5. Engagement and Communications Considerations: N/A

6. Human Resource Implications: N/A

7. Procurement Implications: N/A

8. Information Technology Implications: N/A

9. Other Implications: N/A

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Recommendation:

It is recommended that Council grant the Demolition Order of 46 Hussey Drive as the dwelling is in a state of disrepair and unfit for habitation.

Prepared by:

Randy Carew, CET – Manager – Regulatory Services

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

RJC/mrd

Attachments: N/A