

**AGENDA
REGULAR MEETING**

**February 13, 2017
4:30 p.m.**

ST. JOHN'S

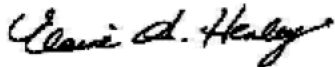
MEMORANDUM

February 3, 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, February 13, 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
February 13, 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 February 6, 2017

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

- a. Text Amendment to Development Regulations to allow a maximum height of 30m in the Commercial Regional (CR) Zone
St. John's Development Regulations Amendment No.649, 2017
REZ 1600014
25 Sea Rose Avenue
- b. St. John's Municipal Plan Amendment Number 134, 2017 and St. John's Development Regulations Amendment Number 617, 2017
Proposed Rezoning to the Commercial Neighbourhood (CN) Zone
PDE# MPA1400004
198 204 Freshwater Road
Applicant: Dillon Consulting Ltd., on behalf of Shoppers Realty Inc.

Other Matters:

5. NOTICES PUBLISHED

a. 160 Brookfield Road – Rural Residential Infill (RRI) Zone

A two-part Discretionary Use application has been submitted requesting approval to occupy **160 Brookfield Road** as both a Home Occupation for a Hair Salon and a Heavy Equipment Storage area in the rear yard.

A. The proposed Home Occupation for a hair salon will occupy a floor area of 40m². There will be a maximum of 3 chairs for services; two for hair and one for nails. Some retail products related to the salon will be sold on site. Hours of operation will be Monday - Friday 9:30 a.m.-5:30 p.m. The business will employ a maximum of three (3) people, the applicant plus two (2) employees. On-site parking is available at the rear of the property.

B. The Heavy Equipment Storage area will be located at the rear of the property, in the northwest corner. The types of equipment being stored will include: air compressors, air tools, compaction equipment, mini excavator, and welders.

(Three submissions received)

b. 656 Main Road – Rural Residential Infill (RRI) Zone

An Application for an extension to a Non-Conforming Use has been submitted for the Personal Home Care Facility located at **656 Main Road**. The current facility is approximately 302m² and an extension of approximately 125m² (41.4% extension) has been requested. On-site parking will be provided.

(No submissions received)

6. PUBLIC HEARINGS

7. COMMITTEE REPORTS

- a. Development Committee Report – February 7, 2017

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- February 2, 2017 – February 8, 2017

10. BUILDING PERMITS LIST

- February 13, 2017

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Week Ending February 8, 2017

12. TENDERS/RFPS

- a. Tender 2017004 – Mobile Generator

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. Decision Note dated February 7, 2017 re: Travel for Councillor Lane to attend Hospitality Newfoundland & Labrador Conference – Gander – February 21 – 23, 2017

- b. Decision Note dated February 8, 2017 re: Travel for Mayor O'Keefe and Councillor Galgay to attend 2017 FCM Annual Conference and Trade Show – Ottawa – June 1 – 4, 2017
- c. Decision Note dated February 3, 2017 re: Sale of Lane – 350 Water Street.
- d. Economic Update – February 2017
- e. Decision Note dated February 3, 2017 re: Grants Allocation

15. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
February 6, 2017 – 4:30 p.m. - Council Chambers**

Present	Mayor D. O’Keefe Deputy Mayor R. Ellsworth Councillor T. Hann Councillor A. Puddister Councillor D. Breen Councillor B. Tilley Councillor S. Hickman Councillor D. Lane Councillor S. O’Leary Councillor W. Collins	Absent	Councillor J. Galgay
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Others Kevin Breen, City Manager
Lynnann Winsor, Deputy City Manager of Public Works
Jason Sinyard, Deputy City Manager of Planning, Engineering and
Regulatory Services
Ken O’Brien, Chief Municipal Planner
Tanya Haywood, Deputy City Manager of Community Services
Derek Coffey, Deputy City Manager of Financial Management
Linda Bishop, Acting City Solicitor
Elaine Henley, City Clerk
Kathy Driscoll, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2017-02-06/53R

Moved – Councillor Collins; Seconded – Councillor Puddister

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2017-02-06/54R

Moved – Councillor Tilley; Seconded – Councillor Hann

That the minutes of January 31, 2017 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Advisory Committee Check in 2016

SJMC2017-02-06/55R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Collins

Council ratified the recommendations of the check-in process and further directed staff to make the necessary adjustments where required.

CARRIED UNANIMOUSLY

Public Meetings

- a. St. John's Development Regulations Amendment #613, 2016
Amendment to Parking Lot Size Limits
PDE # DEV 400271
53 Radio Range Road

SJMC2017-02-06/56R

Moved – Councillor Puddister; Seconded – Councillor Collins

Council rescinded its earlier approval (R2016-12-05/12) for this amendment and adopt the St. John's Development Regulations Amendment Number 613, 2016. This amendment would revise Section 7.13.1 "Parking Lot" by removing the existing maximum parking-lot size of 0.5 hectare. Further, once adopted, it will then be referred to the Minister of Municipal Affairs with a request for provincial registration, in accordance with the Urban & Rural Planning Act.

CARRIED UNANIMOUSLY

- b. St. John's Development Regulations Amendment Number 651, 2017
Rezone property from the Rural Residential Infill (RRI) and Rural (R) Zones to the Commercial Industrial (CI) Zone
PDE # REZ1600003
265 Brookfield Road
Applicant: Commander Ventures on behalf of 10327 Newfoundland Limited

SJMC2017-02-06/57R

Moved – Councillor Puddister; Seconded – Councillor O'Leary

Council rejected staff's recommendation to adopt the St. John's Development Regulations Amendment Number 651, 2017 to rezone

265 Brookfield Road from the Rural Residential Infill (RRI) and Rural (R) Zone to the Commercial Industrial (CI) Zone.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – January 31, 2017

Council considered the above noted report.

SJMC2017-02-06/58R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That the report and its recommendations be adopted as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered, for information, the above-noted for the period January 26, 2017 to February 1, 2017.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits for the period of January 26, 2017 to February 1, 2017.

SJMC2017-02-06/59R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That the building permits list for the period January 26, 2017 to February 1, 2017 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending January 18, 2017.

SJMC2017-02-06/60R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That the requisitions, payrolls and accounts for the week ending February 1, 2017 in the amount of \$4,568,534.28 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Tender 2016171 – Furniture- Paul Reynolds Centre

Council considered the above noted tender.

SJMC2017-02-06/61R

Moved – Councillor Hickman; Seconded – Deputy Mayor Ellsworth

That approval be given to award the above noted tender to the lowest bidders meeting all specifications, as per the Public Tendering Act, as listed below:

Dick's and Company	\$36,540.00
Superior Office	\$92,682.00
Staples	\$8,498.42
Island Furniture	\$23,010.00

CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting adjourned at 5:24 p.m.

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF January 26, 2017 TO February 1, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Mobile Welding	37 Airport Road	1	Approved	17-01-27
RES		Home Office for Mobile Car Cleaning Service	1 Bonnie Drive	5	Approved	17-01-31
COM	J.W. Lindsay Limited	Pedway to Link Buildings on Property	130 Kelsey Drive	4	Approved	17-01-31

* 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

Appendix to Minutes of February 6, 2017

Building Permits List

Council's February 6, 2017 Regular Meeting

Permits Issued: 2017/01/26 To 2017/02/01

Class: Commercial

371-373 Duckworth St	Co	Tavern	
371-373 Duckworth St, Levels	Sn	Tavern	
38 Hamlyn Road, Red Pepper	Sn	Eating Establishment	
5-7 Pippy Pl	Sn	Retail Store	
20 Stavanger Dr	Sn	Retail Store	
470 Topsail Rd, M & M	Sn	Retail Store	
30-70 White Rose Dr	Nc	Accessory Building	
64 Pippy Pl, Level 1 #100	Rn	Mixed Use	
464 Torbay Rd. Vitalaire #103	Cr	Service Shop	
Avalon Mall, Nl Chocolate Co.	Cr	Retail Store	
10 Beaumont Hamel Way	Rn	Communications Use	
650 Topsail Rd	Rn	Retail Store	
250 Southside Rd	Sw	Office	
			This Week \$ 2,689,766.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

303 Brookfield Rd	Nc	Fence	
18 Orlando Pl, Lot 253	Nc	Single Detached & Sub.Apt	
24 Orlando Pl, Lot 250	Nc	Single Detached & Sub.Apt	
164 Canada Dr	Co	Single Detached & Sub.Apt	
55 Long's Hill	Co	Home Office	
10 Connolly's Lane	Ex	Accessory Building	
6 East Middle Battery Road	Rn	Single Detached Dwelling	
10 Belvedere St	Rn	Townhousing	
125 Bond St	Rn	Single Detached Dwelling	
57 Hayward Ave	Rn	Single Detached Dwelling	
18 King's Rd	Rn	Boarding House(4 Or Less)	
23 Northern Ranger St	Rn	Single Detached Dwelling	
10 Otter Dr	Rn	Single Detached Dwelling	
9 Wedgeport Rd	Rn	Single Detached Dwelling	
205 Ladysmith Dr	Sw	Single Detached Dwelling	
			This Week \$ 543,600.00

Class: Demolition

400 Blackhead Rd	Dm	Single Detached Dwelling	
			This Week \$ 00

Appendix to Minutes of February 6, 2017

This Week's Total: \$ 3,233,366.00

Repair Permits Issued: 2017/01/26 To 2017/02/01 \$ 3,700.00

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			
February 6, 2017			
Type	2016	2017	% Variance (+/-)
Commercial	\$2,929,228.00	\$5,599,247.00	91
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$2,657,461.00	\$2,732,685.00	4
Repairs	\$95,220.00	\$133,400.00	40
Housing Units(1 & 2 Family Dwelling	4	5	
Total	\$5,641,909.00	\$8,465,332.00	50

Respectfully Submitted,

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

Appendix to Minutes of February 6, 2017

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending February 1, 2017**

Payroll

Public Works	\$ 622,592.37
Bi-Weekly Casual	\$ 25,510.12
Accounts Payable	\$2,891,869.93

Total: \$ 3,539,972.42

Appendix to Minutes of February 6, 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

DECISION/DIRECTION NOTE

Title: Text Amendment to Development Regulations to allow a maximum height of 30m in the Commercial Regional (CR) Zone
St. John's Development Regulations Amendment No.649, 2017
REZ 1600014
25 Sea Rose Avenue

Date Prepared: February 3, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To seek approval of Council to adopt St. John's Development Regulations Amendment 649, 2017, which would increase maximum building height in the Commercial Regional (CR) Zone from 15 metres to 30 metres.

Discussion – Background and Current Status:

The City received an application to amend the Development Regulations height restriction to allow a 6 storey office complex (7 storeys with the mechanical penthouse) at 25 Sea Rose Avenue.

The subject property is located in Planning Area 21 - Airport Environs/Clovelly Commercial, located in the Commercial General (CG) District and zoned Commercial Regional (CR).

The maximum allowable height in the CR Zone is 15 metres. The applicant wishes to build an office complex with a height of 28 metres which includes the height of the mechanical penthouse.

The subject property is adjacent to the St. John's International Airport who advise they have no objections. NAV CANADA who regulates air navigation, also advise they have no objections.

This amendment is a City-wide text amendment and applies to all CR zoned properties. On review, staff recommends increasing the minimum separation distance/buffer between commercial and residential zones from 3 metres to 10 metres to minimize the potential impacts on adjoining residential uses. This increase is consistent with the proposed new separation distance/buffer standards to be proposed under the new St. John's Development Regulations. A Municipal Plan amendment is not required.

At its regular meeting on January 9, 2017, Council accepted the recommendation from the Planning and Development Committee to advertise for public review and comment, Council Directive CD#R2017-01-09/24. The public comments received will be included in the agenda for the upcoming regular meeting of Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.

ST. JOHN'S

2. Partners or Other Stakeholders:
Applicant, neighbourhood owners and employees, the St. John's International Airport Authority, NAV CANADA and the City.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan: Neighbourhoods build our City - Create neighbourhood focused plans.
4. Legal or Policy Implications:
Pursuant to Section 3.2.2 of the Municipal Plan, "The City shall ensure adequate control of commercial developments to limit any detrimental effects that may result from such developments".
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 adopt St. John's Development Regulations Amendment Number 649, 2017, which has the effect of increasing the allowable building height in the Commercial Regional (CR) Zone from 15 metres to 30 metres as well as increasing the separation distance/buffer where an Industrial, Commercial or Institutional Zone adjoins a Residential use. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

Prepared by/Signature:

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

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachments:

Resolutions
Location Map
Concept Renderings
Site Plan
Public Comments Received

DRAFT RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 649, 2017

WHEREAS the City of St. John's wishes to increase the allowable height limit in the Commercial Regional (CR) Zone as well as increase the separation distance between Commercial and Residential Zones.

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

1) **Repeal Section 10.21.3 (1)(f) and replace it with the following:**

“(f) Building Height (maximum) 30 m”

2) **Repeal Section 8.5.1 and replace it with the following:**

“8.5.1 Landscaped Buffer and Screen

Where an Industrial, Commercial or Institutional Zone adjoins a Residential Use, a 10m landscaped buffer and a screen at least 1.8m in height shall be provided. Notwithstanding, where a Commercial Local (CL) Zone adjoins a Residential Use, the landscaped buffer may be reduced to 6m and a screen at least 1.8m in height.”

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

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



SUBJECT PROPERTY

CR

40

CR

SEA ROSE AVE

HEBRON WAY

35

55

70

AIRPORT

25

80

47

15

CR

55

633

46

48

50

CI

46

CI

56

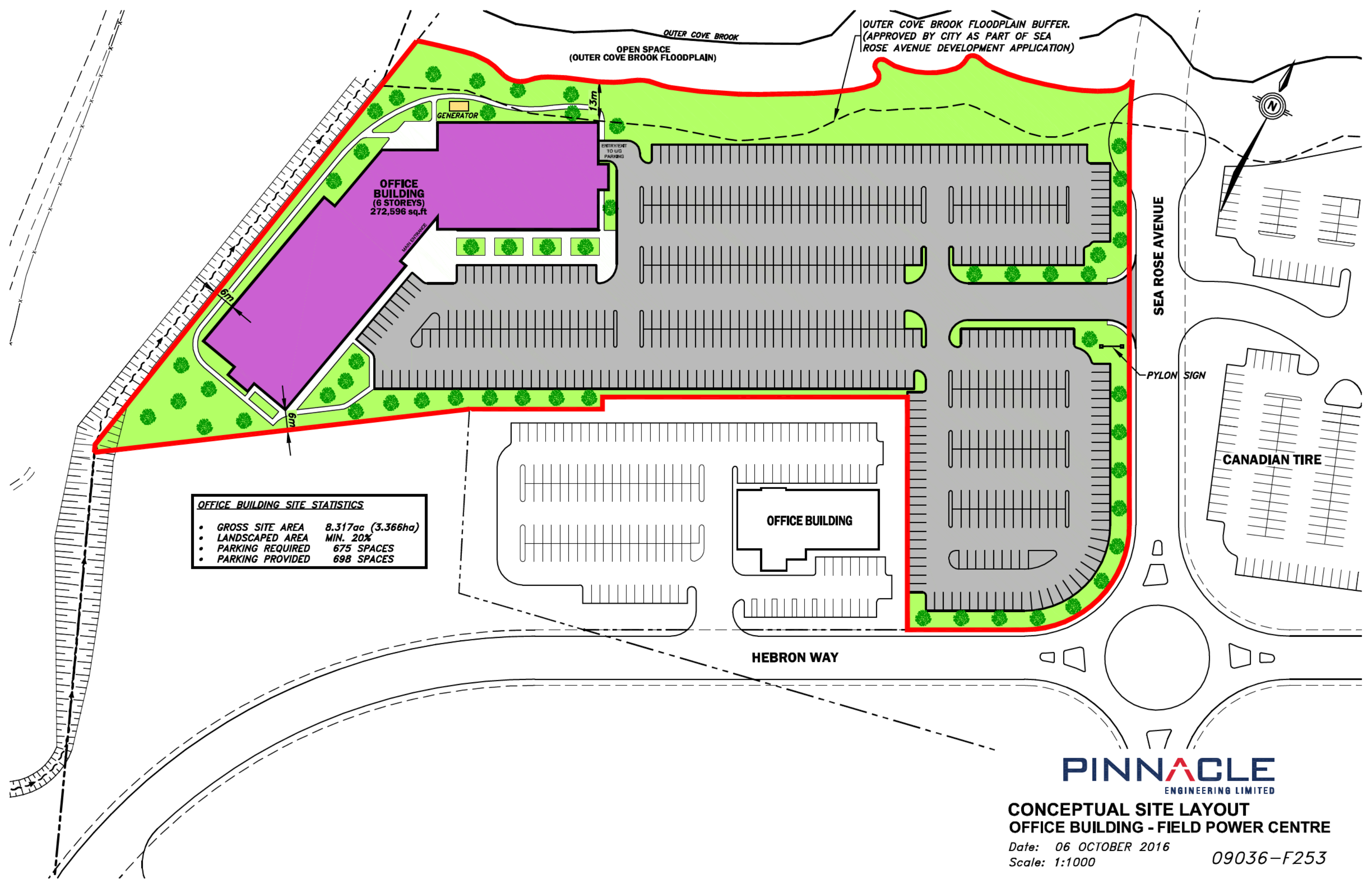
CI

60

HUSSEY DR

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

W:\Engwork\Planw\applications 2016\rez1600014-25 sea rose avenue.mxd



OUTER COVE BROOK
 OPEN SPACE
 (OUTER COVE BROOK FLOODPLAIN)

OUTER COVE BROOK FLOODPLAIN BUFFER.
 (APPROVED BY CITY AS PART OF SEA
 ROSE AVENUE DEVELOPMENT APPLICATION)

OFFICE
 BUILDING
 (6 STOREYS)
 272,596 sq.ft

GENERATOR

ENTRY POINT
 TO UIG
 PARKING

OFFICE BUILDING SITE STATISTICS	
• GROSS SITE AREA	8.317ac (3.366ha)
• LANDSCAPED AREA	MIN. 20%
• PARKING REQUIRED	675 SPACES
• PARKING PROVIDED	698 SPACES

OFFICE BUILDING

SEA ROSE AVENUE

PYLON SIGN

CANADIAN TIRE

HEBRON WAY

PINNACLE
 ENGINEERING LIMITED

**CONCEPTUAL SITE LAYOUT
 OFFICE BUILDING - FIELD POWER CENTRE**

Date: 06 OCTOBER 2016
 Scale: 1:1000

09036-F253



LAT **KMK**
Architecture Inc. CAPITAL

Perspective View

Scale: -

Sheet #: ASK-0113

Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.



CABOX PROPERTIES
LIMITED

January 26, 2017

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

Re: Amendment to maximum building height allowance in the CR Zone from 15m to 30m

Dear Ms. Henley,

Please accept this letter as a statement of objection by Cabox Properties Limited to the recent amendment consideration for the application of 25 Sea Rose Avenue development of a six-storey, 28m high office building. We believe the current amendment proposal will negatively affect our property and commercial office building at 45 Hebron Way, which is adjacent to the proposed development area.

The first objection is with respect to the existing road infrastructure, and ability to support an influx of traffic. The current roadways and traffic lighting in the surrounding area cannot sustain a daily addition of hundreds of vehicles, and will significantly increase hazards on the roads in the area.

Secondly, we have designed our building in such a way that lighting and views is of great importance to us. We chose to build in this area as low-height buildings allow a certain attractiveness to our property design. Obstruction of these views with high-height buildings will negatively affect appearance of the area, view from our building, and amount of natural light that enters into our building; and in turn, may negatively impact our ability to rent office space to tenants.

We greatly appreciate that you take these concerns into consideration during the review of this amendment, and kindly ask that we are informed of any public hearings we can take part in.

Regards,



Don Tulk
Cabox Properties Limited



Re: Letter of Objection - Amendment to maximum building height - 25 Sea Rose Avenue

City Clerk and Council to: Megan Conway
Sent by: **Elaine Henley**

2017/01/27 01:04 PM

Cc: "cityclerk@stjohns.ca", Don Tulk, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Karen Chafe, Planning, Kathy Driscoll, Ashley

Good Afternoon Ms. Conway:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regulatory Services for consideration.

We thank you for your feedback.

Elaine Henley
City Clerk

Megan Conway To Whom it May Concern, Please find attached I... 2017/01/27 11:27:32 AM

From: Megan Conway [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: Don Tulk [REDACTED]
Date: 2017/01/27 11:27 AM
Subject: Letter of Objection - Amendment to maximum building height - 25 Sea Rose Avenue

To Whom it May Concern,

Please find attached letter of objection from Cabox Properties Limited for the above stated amendment.

Regards,
Megan

Megan Conway, CPHR

Recruitment / Business Development Coordinator
45 Hebron Way | Suite 301 | St. John's, NL | A1A 0P9

[REDACTED] | [REDACTED] | madderra.ca  

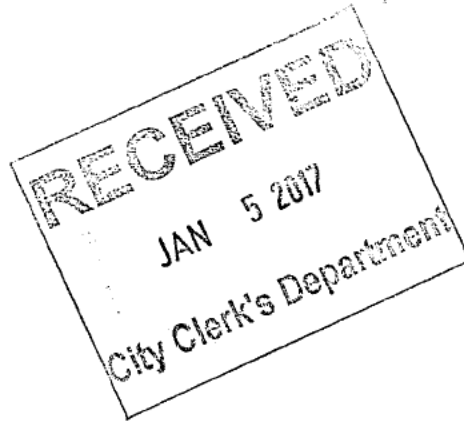


**MADERRA
ENGINEERING**



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City of St. John's
City Clerk Office
PO Box 908,
St. John's, NL, A1C 5M2
Attention: Elaine Henley



January 4, 2017

Ms. Henley;

Please accept this letter as a formal objection by the Crosbie Group of Companies at 80 Hebron Way, St. John's to the rezoning application submitted by KMK Capital Group of Companies which has applied to build a six storey, 272,000 sq. foot office building at 25 Sea Rose Ave., St. John's.

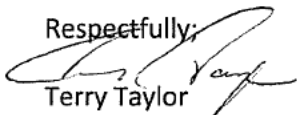
The project will require rezoning of the Commercial Zone height allowance for buildings of 15 meters to 28 meters in order for the applicant to position a building of this size within the footprint of the land.

Crosbie Groups Corporate Office is directly in front of the applicant's proposed building, a massive structure approximately covering 45,334ft²/floor. The shear height of the proposed building will definitely tower above any current structures in the area.

The dominating height of the building will definitely create an obstruction of our view of the surrounding area and as well decrease the amount of natural light into our building. There will also likely be significant effect on the wind with the increase in height as the site is currently very windy. We originally purchased the land with knowledge of the current height allowance of future buildings so our view of the airport would not be obstructed.

Please inform us of any public hearings that may occur regarding this application.

Respectfully;



Terry Taylor
VP Real Estate

Crosbie Group Limited & Member Companies

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 134, 2017 and St. John's Development Regulations Amendment Number 617, 2017
Proposed Rezoning to the Commercial Neighbourhood (CN) Zone
PDE# MPA1400004
198 & 204 Freshwater Road
Applicant: Dillon Consulting Ltd., on behalf of Shoppers Realty Inc.

Date Prepared: February 8, 2017

Report To: His Worship the Mayor and Members of Council

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

Ward: 2 & 4

Decision/Direction Required:

Following Provincial release for the proposed rezoning of 198 & 204 Freshwater Road, Council may proceed with the next steps in the amendment process and adopt St. John's Municipal Plan Amendment Number 134, 2017, and St. John's Development Regulations Amendment Number 617, 2017.

Discussion – Background and Current Status:

Dillon Consulting Limited, on behalf of their clients Shoppers Realty Inc. have applied to rezone 198 & 204 Freshwater Road from the Residential High Density (R3) Zone to the Commercial Neighbourhood (CN) Zone, for the redevelopment of Shoppers Drug Mart. A Municipal Plan amendment is required for the proposed rezoning.

The proposed redevelopment consists of three main approvals:

- Municipal Plan and Development Regulations amendments;
- Consideration of the sale of two parcels of City owned land (Liverpool Avenue between Freshwater Road and Winchester Street, and a small parcel of land between Empire Avenue and the current Shoppers Drug Mart property); and
- Approval of parking relief for 24 spaces for the proposed expansion.

Following submission of an acceptable LUAR, a public meeting chaired by Councillor O'Leary was held on January 12, 2017. At the Regular Meeting of Council on January 30, 2017, Council agreed to proceed with the proposed amendments and requested that the Department of Municipal Affairs issue a Provincial Release for the amendments.

Provincial release has now been issued for St. John's Municipal Plan Amendment Number 134, 2017 and St. John's Development Regulations Amendment Number 617, 2017. It is now in order for Council to proceed with the next steps in the amendment process.

ST. JOHN'S

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 a range of amenities and services that support a healthy quality of life and improve neighbourhood-level services.
4. Legal or Policy Implications:
Consistent with the intent of the Municipal Plan that supports commercial uses which service residential areas; therefore ensuring a long-standing commercial business is retained, helping to maintain the viability of an older residential area, while continuing to provide local commercial services.
5. Engagement and Communications Considerations:
A commissioner's public hearing is required.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications: Not Applicable
9. Other Implications:
The sale of City land and parking relief must be considered, otherwise the rezoning application could not be considered as proposed. As a condition on the sale of Liverpool Avenue, Shoppers Drug Mart must provide uninterrupted access to Winchester Street for the landowner at 196 Freshwater Road by way of an easement.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 134, 2017, and St. John's Development Regulations Amendment Number 617, 2017, to rezone 198 & 204 Freshwater Road from the Residential High Density (R3) Zone to the Commercial Neighbourhood (CN) Zone for the redevelopment of Shoppers Drug Mart.

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 134, 2017 and St. John's Development Regulations Amendment Number 617, 2017. If the resolutions are adopted by Council, it is further recommended that Council appoint Mr. Stan Clinton, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Tuesday, March 14, 2017, at 7pm at St. John's City Hall.

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

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 134, 2017**

WHEREAS the City of St. John's wishes to allow the redevelopment of Shoppers Drug Mart at 198–204 Freshwater Road.

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 198-204 Freshwater Road [Parcel ID#s 29288 & 31341] from the Residential Medium Density (RMD) Land Use District to the Commercial General (CG) Land Use District as shown on Map III-1A attached.

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

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

____ day of _____, 2017.

Mayor

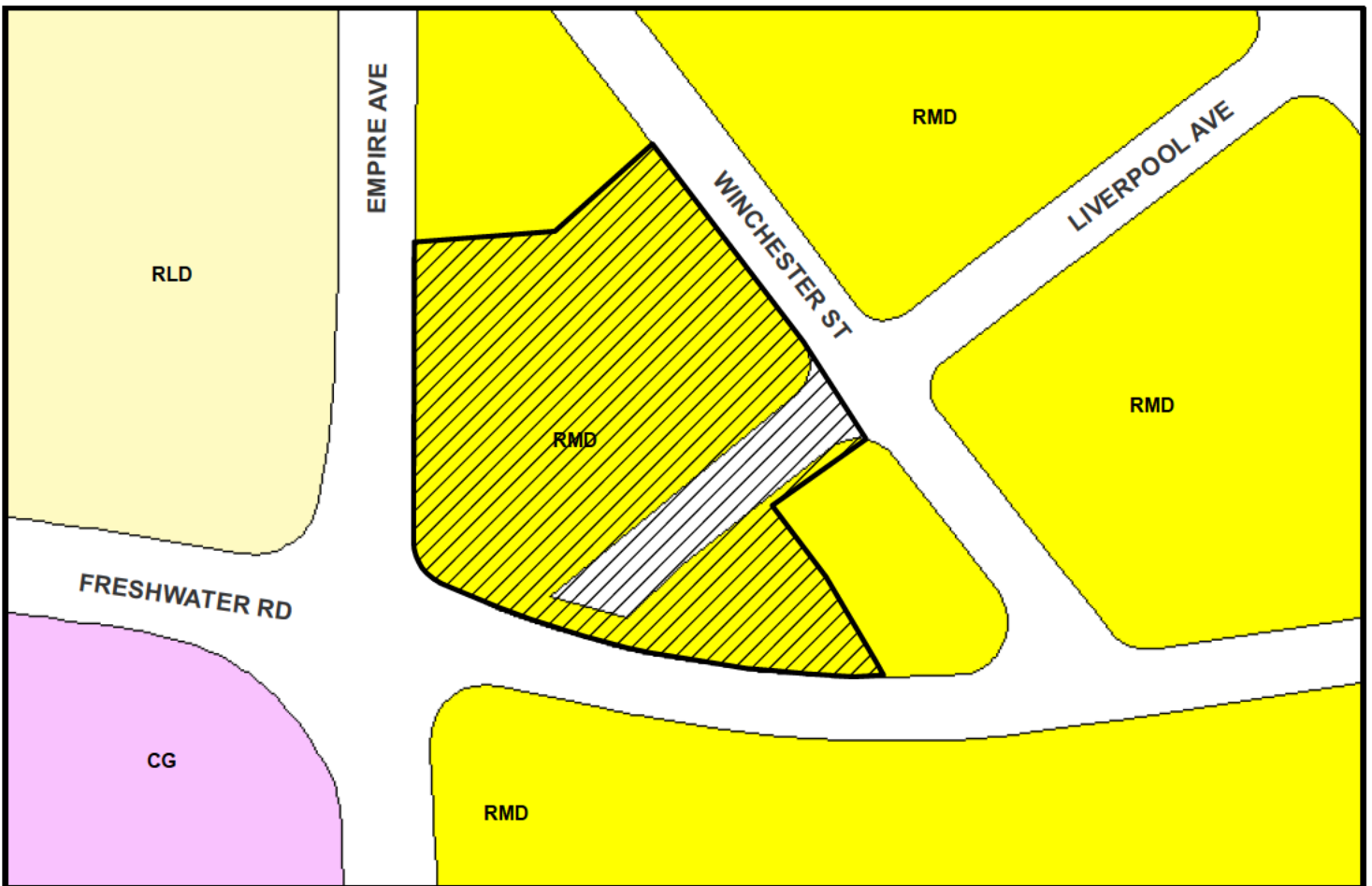
MCIP

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. 134, 2017
[Map III-1A]**

2017 02 24 Scale: 1:1000
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
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT
TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT

**198 and 204 FRESHWATER ROAD
Parcel ID 29288 & 31341**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 617, 2017**

WHEREAS the City of St. John's wishes to allow the redevelopment of Shoppers Drug Mart at 198 – 204 Freshwater Road.

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 198-204 Freshwater Road [Parcel ID#s 29288 & 31341]
from the Residential High Density (R3) Zone to the Commercial
Neighbourhood (CN) Zone as shown on Map Z-1A attached.**

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

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

Mayor

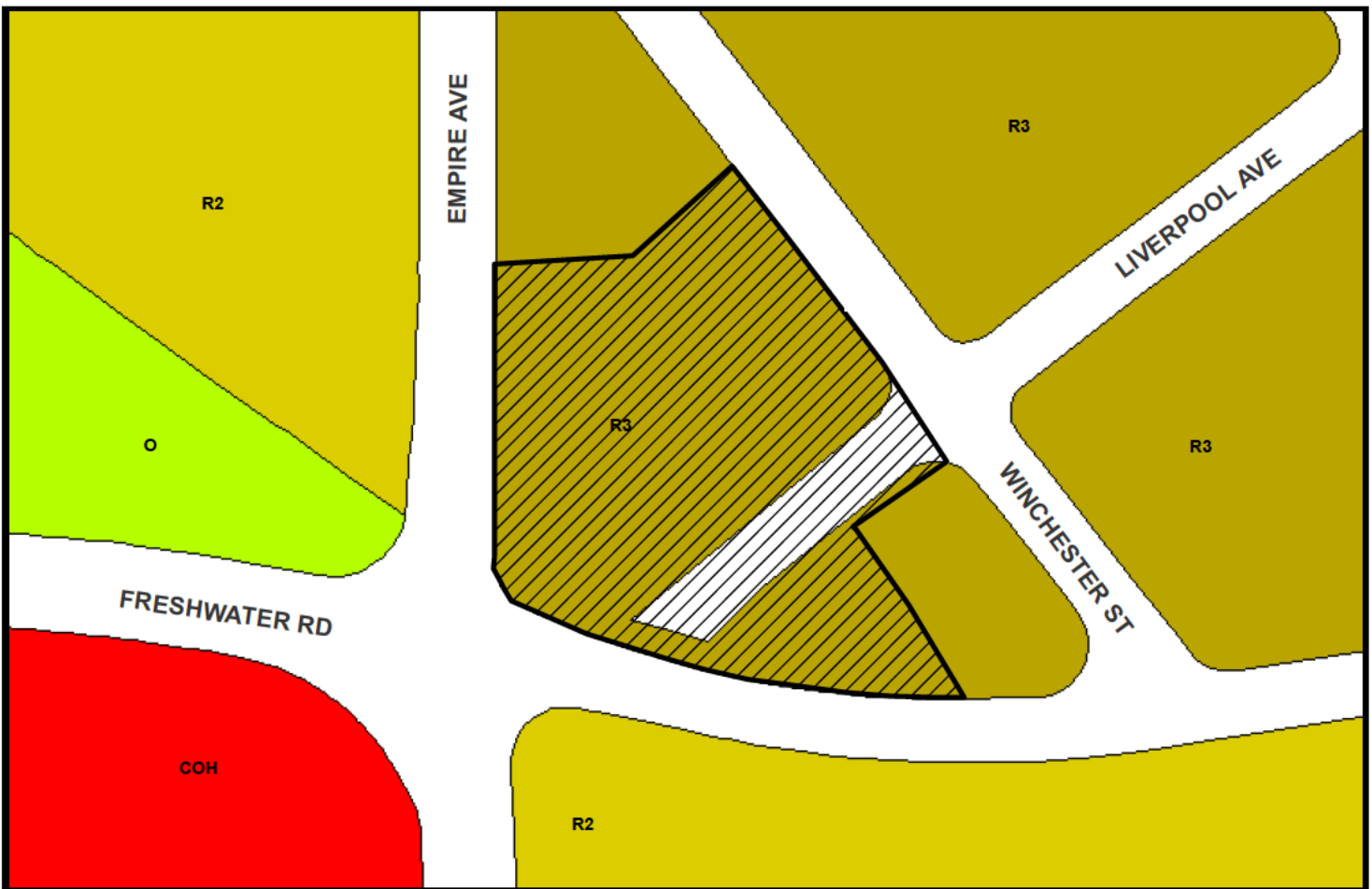
MCIP

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

City Clerk

Council Adoption

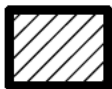
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 617, 2017
[Map Z-1A]**

2017 02 24 Scale: 1:1000
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
RESIDENTIAL HIGH DENSITY (R3) LAND USE ZONE TO
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

**198 & 204 FRESHWATER ROAD
Parcel ID 29288 & 31341**

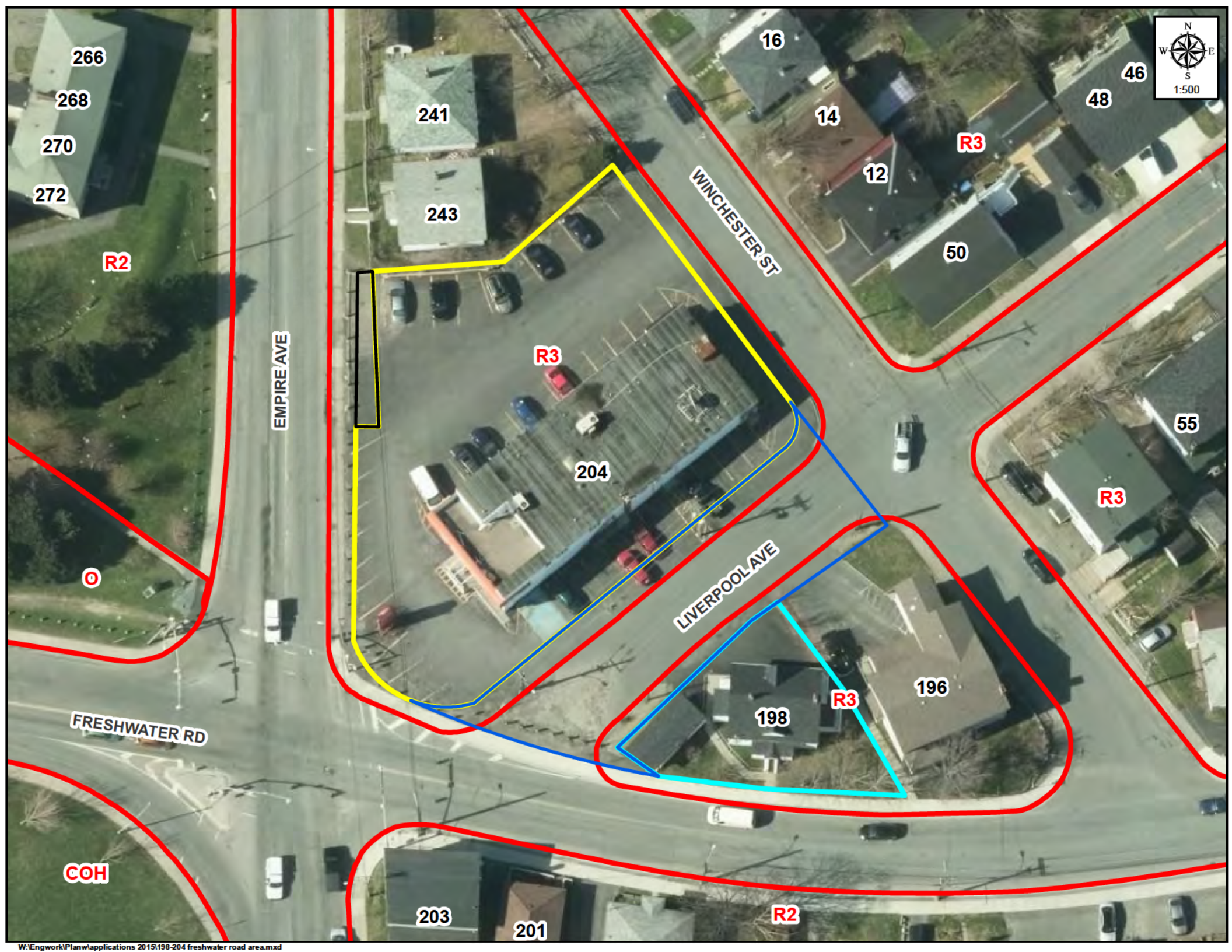
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



266
268
270
272

R2

EMPIRE AVE

241

243

R3

204

WINCHESTER ST

16

14

12

50

R3

46

48

55

R3

LIVERPOOL AVE

196

R3

198

FRESHWATER RD

COH

203

201

R2

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 February 13, 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	160 Brookfield Road Rural Residential Infill (RRI) Zone	5	<p>A two-part Discretionary Use application has been submitted requesting approval to occupy 160 Brookfield Road as both a Home Occupation for a Hair Salon and a Heavy Equipment Storage area in the rear yard.</p> <p>A. The proposed Home Occupation for a hair salon will occupy a floor area of 40m². There will be a maximum of 3 chairs for services; two for hair and one for nails. Some retail products related to the salon will be sold on site. Hours of operation will be Monday - Friday 9:30 a. m.-5:30 p.m. The business will employ a maximum of three (3) people, the applicant plus two (2) employees. On-site parking is available at the rear of the property.</p> <p>B. The Heavy Equipment Storage area will be located at the rear of the property, in the north-west corner. The types of equipment being stored will include: air compressors, air tools, compaction equipment, mini excavator, and welders.</p>	40m ²	3		three submissions received (attached)	The Planning and Development Division recommends approval of Part A of the application subject to all applicable City requirements. However, Part B is recommended for rejection due to the likelihood of adversely affecting abutting residential properties.
5	656 Main Road Rural Residential Infill (RRI) Zone	5	An Application for an extension to a Non-Conforming Use has been submitted for the Personal Home Care Facility located at 656 Main Road . The current facility is approximately 302m ² and an extension of approximately 125m ² (41.4% extension) has been requested. On-site parking will be provided	125m ²			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.

To: The City Clerk of St. John's

January 30, 2017

Re: Two part discretionary use application – 160 Brookfield Road;

Dear City Council,

I, Edith Peach, as the owner of [REDACTED] and also the closest most impacted neighbour of this application, strongly oppose this application and wish to voice my concerns in this matter.

Here are some of the reasons that we are urging the council to reject this application;

- A) The proposed storage of commercial equipment in the north west corner of the property will be directly beside our backyard and garden, which is completely unfitting of a residential neighbourhood.
- B) The commercial storage yard combined with the three chair salon will potentially create a level of traffic and noise generally associated with a commercial property
- C) Our home, and I assume others on the street, rely on wells not City services for the water supply. Storage of commercial equipment comes with a risk of oils and fuels leaking and potential contamination of our water supply.

Thank you for hearing our concerns;

Regards, 

From: [REDACTED]
Subject: Re: 160 Brookfield Rd.
Date: Today at 9:53 AM
To: [REDACTED]

On Jan 30, 2017 09:47, Tamara Biehn [REDACTED] wrote:

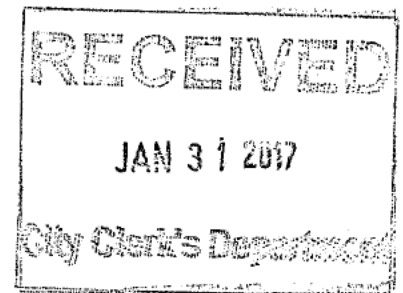
To the city of St. John's Council,

with regards to the proposed home occupation application at 160 Brookfield Rd.

I am not opposed to either the hair salon or heavy equipment as long as there is no signage, and no visible heavy equipment from the road.

The eyesore across the street, with dump trucks and backhoes is terrible, and allowing for an increase in that kind of storage in this area would increase traffic, and reduce the worth of the adjacent homes. If the homeowners can ensure that equipment will be inside a garage or fence that appears residential, and that there will be no gaudy signage, I would have little problem with the proposal. But if the home and yard will look industrial, I do have a dispute, as my, and other adjacent homes will suffer a significant reduction in value. Thank you, Anjunette Biehn, 176 Brookfield Rd.

Anjunette Biehn





Re: 160 Brookfield Road 
City Clerk and Council to: Kathie Frost
Sent by: **Elaine Henley**

2017/01/31 10:57 AM

Cc: "cityclerk@stjohns.ca" [REDACTED] Jason
Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden,
Gerard Doran, Andrea Roberts, Karen Chafe, Planning, Kathy

Good Morning Ms. Frost:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regulatory Services for consideration.

We thank you for your feedback.

Elaine Henley
City Clerk

Kathie Frost

Good day City Clerk's Office, Please be advised...

2017/01/30 10:28:22 PM

From: Kathie Frost [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: [REDACTED]
Date: 2017/01/30 10:28 PM
Subject: 160 Brookfield Road

Good day City Clerk's Office,

Please be advised that I would like to strenuously object to the two-part Discretionary Use application for 160 Brookfield Road, St. John's.

Currently I reside at 164 Brookfield Road and have the following objections.

I feel that the Heavy Equipment Storage area will do the following:

- destroy the aesthetic nature and look of this lovely residential/rural piece of Brookfield Road
- increase slow moving traffic on the road when equipment is being brought on or off the property
- increase noise levels if equipment is being started and running over periods of time
- give the area an unsightly industrial look and feel which will detract from the residential/rural nature of the neighborhood

I further object to a 3-seating hair salon for the following:

- This is not a commercial area and I did not purchase the property to live in a commercial area
- Resulting signage will alter the residential nature and appearance of this section of Brookfield Road

These factors combined will have an adverse effect on the property values in the area. I purchased this property 12 years ago based on the higher end look and feel that the houses along this strip of

Brookfield Road had then and currently maintain and do not feel that it is right to now inject an unsightly industrial operation into our quiet residential and rural setting.

The city has plenty of industrial and commercial areas that is set aside for these types of uses in order to prevent them from being injected into residential areas and I feel this is where they should be.

Thanking you for time and consideration in this regard,

Kathie Frost



St. John's, NL

A1E 6B8

This e-mail has been scanned for viruses by Verizon Business Internet Managed Scanning Services - powered by MessageLabs.

REPORTS/RECOMMENDATION

Development Committee

February 7, 2017 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Proposed Water Service Lateral in Flood Plain Buffer 488 Back Line – SUB1600017

It is recommended by the Development Committee that Council approve development in the buffer to permit the installation of the water service lateral.

2. Crown Land Lease for Agricultural Use South of Raymond's Brook & Robert E Howlett Drive – CRW1700005

It is recommended that the Crown Land Lease extension be permitted, subject to the following conditions:

1. Approval from the Provincial Forestry and Agrifoods Agency; and
2. The proposed extension of the lease must not encroach into the floodplain or the 15 meter buffer of Raymond's Brook; and
3. The proponent must not extend any development / operations into the floodplain or the 15 meter buffer.

**Dave Wadden
Manager of Development Engineering
Chairperson**

DECISION/DIRECTION NOTE

Title: Proposed Water Service Lateral in Flood Plain Buffer
488 Back Line – SUB1600017

Date Prepared: February 8, 2017 (Date of next meeting: February 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 seek approval for development in the flood plain buffer.

Discussion – Background and Current Status:

An application was submitted requesting permission to develop in the flood plain buffer at 488 Back Line. The proposed work involves the installation of a water service line from the water main in the street to building lot. While the proposed dwelling is located outside of the buffer, the service line to the lot is located in the buffer.

As per Section 11.2.4 (2) of the Development Regulations, Council may permit services associated with a private development in a flood plain buffer.

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:** Section 11.2.4.(2)
- 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

ST. JOHN'S

Recommendation:

It is recommended by Development Committee that Council approve development in the buffer to permit the installation of the water service lateral.

Prepared by - Date/Signature:

Gerard Doran – Development Supervisor

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

GD/dm

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agricultural Use South of Raymond's Brook & Robert E Howlett Drive – CRW1700005

Date Prepared: February 8, 2017 (Date of Next Meeting: February 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 seek approval for an extension of an existing Crown Land Lease for an additional 20.44 hectares of land to border Raymond's Brook

Discussion – Background and Current Status:

The Provincial Department of Environment and Conservation has referred an application requesting a lease for a parcel of land comprising of an area of 20.44 hectares which is located in the Agriculture (AG) Zone. The applicant is proposing to extend the boundaries of their existing lease to Raymond's River. The proposed use of the land is agricultural.

Key Considerations/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Government of Newfoundland and Labrador, Crown Lands Division, and the Provincial Forestry and Agrifoods Agency.
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 10.34 Agriculture (AG) Zone
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

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Lease extension be permitted, subject to the following conditions:

1. Approval from the Provincial Forestry and Agrifoods Agency; and
2. The proposed extension of the lease must not encroach into the floodplain or the 15 meter buffer of Raymond's Brook; and
3. The proponent must not extend any development / operations into the floodplain or the 15 meter buffer.

Prepared by - Date/Signature:

Andrea Roberts- Development Officer

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

AAR/dm

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF February 2, 2017 TO February 8, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pinnacle Engineering Ltd.	Clearing & Grubbing (for geotechnical work)	650 Fowler's Road	5	Approved	17-02-08

* 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 February 13, 2017 Regular Meeting

Permits Issued: 2017/02/02 To 2017/02/08

Class: Commercial

38 Golf Ave	Co	Retail Store
106 Water St	Co	Office
15 International Pl, Provident	Sn	Office
207a Kenmount Rd	Sn	Eating Establishment
16 Stavanger Dr, Unit 3	Cr	Eating Establishment
541 Kenmount Road- 1st Floor	Rn	Office
160 East White Hills Road	Nc	Communications Use

This Week \$ 395,200.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

11 Doyle St	Nc	Accessory Building
416 Blackmarsh Rd	Co	Service Shop
76 Barnes Rd	Rn	Townhousing
21 Coronation St	Rn	Single Detached Dwelling
9 Mabledon Pl	Rn	Single Detached Dwelling
22 Spratt Pl	Rn	Single Detached Dwelling
9 Wadland Cres, Unit 105	Rn	Apartment Building
9 Wadland Cres, Unit 201	Rn	Apartment Building
9 Wadland Cres, Unit 202	Rn	Apartment Building
9 Wadland Cres, Unit 203	Rn	Apartment Building
9 Wadland Cres, Unit 204	Rn	Apartment Building
9 Wadland Cres, Unit 205	Rn	Apartment Building
9 Wadland Cres, Unit 206	Rn	Apartment Building
9 Wadland Cres, Unit 207	Rn	Apartment Building
9 Wadland Cres, Unit 208	Rn	Apartment Building
9 Wadland Cres, Unit 301	Rn	Apartment Building
9 Wadland Cres, Unit 302	Rn	Apartment Building
9 Wadland Cres, Unit 303	Rn	Apartment Building
9 Wadland Cres, Unit 304	Rn	Apartment Building
9 Wadland Cres, Unit 305	Rn	Apartment Building
9 Wadland Cres, Unit 306	Rn	Apartment Building
9 Wadland Cres, Unit 307	Rn	Apartment Building
9 Wadland Cres, Unit 308	Rn	Apartment Building
9 Wadland Cres, Unit 401	Rn	Apartment Building
9 Wadland Cres, Unit 402	Rn	Apartment Building
9 Wadland Cres, Unit 403	Rn	Apartment Building
9 Wadland Cres, Unit 404	Rn	Apartment Building
9 Wadland Cres, Unit 405	Rn	Apartment Building
9 Wadland Cres, Unit 406	Rn	Apartment Building
9 Wadland Cres, Unit 407	Rn	Apartment Building
9 Wadland Cres, Unit 408	Rn	Apartment Building

9 Wadland Cres, Unit 101 Rn Apartment Building
 9 Wadland Cres, Unit 102 Rn Apartment Building
 9 Wadland Cres, Unit 103 Rn Apartment Building

This Week \$ 720,000.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 1,115,200.00

Repair Permits Issued: 2017/02/02 To 2017/02/08 \$ 3,500.00

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			
February 13, 2017			
Type	2016	2017	% Variance (+/-)
Commercial	\$3,471,628.00	\$5,994,447.00	73
Industrial	\$0.00	\$0.00	#Div/0!
Government/Institutional	\$0.00	\$0.00	#Div/0!
Residential	\$3,307,611.00	\$3,452,685.00	4
Repairs	\$96,320.00	\$136,900.00	42
Housing Units(1 & 2 Family Dwelling	5	5	
Total	\$6,875,559.00	\$9,584,032.00	39

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 8, 2017

Payroll

Public Works	\$ 872,549.96
Bi-Weekly Administration	\$ 887,684.18
Bi-Weekly Management	\$ 1,266,320.44
Bi-Weekly Fire Department	\$ 689,513.89
Accounts Payable	\$3,462,361.16

Total: \$ 7,178,429.63

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
CAPITAL HOTEL	106972	COURT OF APPEAL REFUND	200.00
KIRKLAND BALSOM & ASSOC.	106973	COURT OF APPEAL REFUND	60.00
TURNER DRAKE & PARTNERS LIMITED	106974	COURT OF APPEAL REFUND	600.00
SMITH LAW OFFICES	106975	COURT OF APPEAL REFUND	60.00
ALTUS GROUP	106976	COURT OF APPEAL REFUND	60.00
ARCADIA SITES LIMITED	106977	COURT OF APPEAL REFUND	200.00
ARAM & IWONA OUFALIAN	106978	COURT OF APPEAL REFUND	60.00
ELIZABETH POWER	106979	COURT OF APPEAL REFUND	60.00
VERA MURIEL SCHOFIELD	106980	COURT OF APPEAL REFUND	60.00
IMPERIAL HOUSE INC.	106981	COURT OF APPEAL REFUND	120.00
KARL SORENSEN	106982	COURT OF APPEAL REFUND	180.00
GERALD SORENSEN	106983	COURT OF APPEAL REFUND	120.00
JERRY & BARBARA NORMORE	106984	COURT OF APPEAL REFUND	60.00
ANTHONY WOOD	106985	COURT OF APPEAL REFUND	60.00
BRENDA YOUNG	106986	COURT OF APPEAL REFUND	60.00
FAIRVIEW INVESTMENTS LTD	106987	COURT OF APPEAL REFUND	200.00
LORRAINE FRAKE	106988	COURT OF APPEAL REFUND	60.00
TEN KNOTS INC.	106989	COURT OF APPEAL REFUND	60.00
DICKS & COMPANY LIMITED	106990	OFFICE SUPPLIES	45.98
THYSSENKRUPP ELEVATOR	106991	ELEVATOR MAINTENANCE	322.43
ENCON GROUP INC.	106992	HEALTH PREMIUMS	329.12
SCHYLING ASSOCIATES INC.	106993	PROMOTIONAL ITEMS	2.30
BELL ALIANT	106994	TELEPHONE SERVICES	1,375.66
ST. JOHN'S BOARD OF TRADE	106995	ADVERTISING	212.75
BELL MOBILITY INC.	106996	CELLULAR PHONE USAGE	26,311.11
MCLOUGHLAN SUPPLIES LTD.	106997	ELECTRICAL SUPPLIES	2,120.12
NL SPORTS CENTRE INC -SPORTS NL	106998	COMPENSATION FOR CONSTRUCTION OF MANHOLE	48,300.00
MARSHALL & SWIFT/BOECKH	1226	HANDBOOKS	1,756.47
CORROSION PROBE INC.,	1227	REPAIR PARTS	28,860.43
BURSEY EXCAVATING & DEVELOPMENT LTD.	106999	PROGRESS PAYMENT	123,653.92
HEALTH CARE FOUNDATION	107000	EMPLOYEE DEDUCTIONS	12.00
MCLOUGHLAN SUPPLIES LTD.	107001	ELECTRICAL SUPPLIES	4,063.90
NEWFOUNDLAND POWER	107002	ELECTRICAL SERVICES	52,659.84
BELL MOBILITY PAGING	107003	PAGING SERVICES	98.61
BELL MOBILITY INC.	107004	CELLULAR PHONE USAGE	57.50
DARLENE SHARPE	107005	CLEANING SERVICES	750.00
SMITH STOCKLEY LTD.	107006	PLUMBING SUPPLIES	559.56
NAPE	107007	PAYROLL DEDUCTIONS	720.00
CUPE LOCAL 569	107008	PAYROLL DEDUCTIONS	29,361.84
PUBLIC SERVICE CREDIT UNION	107009	PAYROLL DEDUCTIONS	5,100.86
CAN-AM PLATFORMS & CONSTRUCTION LTD.	107010	PROGRESS PAYMENT	118,507.50
ROGERS COMMUNICATIONS CANADA INC.	107011	DATA & USAGE CHARGES	30.32
ROGERS COMMUNICATIONS CANADA INC.	107012	DATA & USAGE CHARGES	3,721.40
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	107013	PAYROLL DEDUCTIONS	1,061,163.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PARTS FOR TRUCKS INC.	107014	REPAIR PARTS	4,865.59
THE WORKS	107015	MEMBERSHIP FEES	423.05
OFFICE OF WATER PROGRAMS	1228	MANUALS	178.80
PTV AMERICA	1229	SOFTWARE MAINTENANCE	1,657.20
AMERICAN WATER WORKS ASSOC.	1230	MEMBERSHIP FEES	249.51
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS (IAEI)	1231	NEC CODE BOOK	166.79
IAAO	1232	MEMBERSHIP FEES	1,861.35
GRECO PIZZA	107016	MEAL ALLOWANCES	143.68
ACTION CAR AND TRUCK ACCESSORIES	107017	REPAIR PARTS	7,704.98
ATLANTIC OFFSHORE MEDICAL SERV	107018	MEDICAL SERVICES	947.72
ATLANTIC PURIFICATION SYSTEM LTD	107019	WATER PURIFICATION SUPPLIES	3,238.53
AVALON FORD SALES LTD.	107020	AUTO PARTS	684.14
BABB SECURITY SYSTEMS	107021	SECURITY SERVICES	113.85
MIGHTY WHITES LAUNDROMAT	107022	LAUNDRY SERVICES	105.11
BRINK'S CANADA LIMITED	107023	DELIVERY SERVICES	907.30
FEDERAL EXPRESS CANADA LTD.	107024	COURIER SERVICES	56.74
NEWFOUNDLAND EXCHEQUER ACCOUNT	107025	ANNUAL OPERATING FEES	82.80
BATTLEFIELD EQUIP. RENTAL CORP	107026	REPAIR PARTS	191.81
DOMINION STORES 924	107027	MISCELLANEOUS SUPPLIES	73.54
STAPLES THE BUSINESS DEPOT - MP	107028	OFFICE SUPPLIES	319.33
GRAND CONCOURSE AUTHORITY	107029	MAINTENANCE CONTRACTS	2,634.20
BELBIN'S GROCERY	107030	CATERING SERVICES	101.02
SMS EQUIPMENT	107031	REPAIR PARTS	1,083.94
JENKINS POWER SHEET METALS INC	107032	PROFESSIONAL SERVICES	2,110.25
CABOT PEST CONTROL	107033	PEST CONTROL	363.98
EASTERN FARMERS CO-OP SOCIETY	107034	TIMOTHY HAY	278.00
ROCKWATER PROFESSIONAL PRODUCT	107035	CHEMICALS	1,150.92
STANTEC CONSULTING LTD. (SCL)	107036	PROFESSIONAL SERVICES	4,500.95
BLACK & MCDONALD LIMITED	107037	PROFESSIONAL SERVICES	37,978.94
FORBES STREET HOLDINGS LTD	107038	REFURBISH VACANT UNIT	10,240.41
CLASS C SOLUTIONS GROUP	107039	REPAIR PARTS	327.50
PARKINSON SOCIETY NL.	107040	TULIP BULBS	550.00
SPLASHABLES INC	107041	RECREATION SUPPLIES	21,701.31
BRENKIR INDUSTRIAL SUPPLIES	107042	PROTECTIVE CLOTHING	2,843.97
WESTERN HYDRAULIC 2000 LTD	107043	REPAIR PARTS	11,638.00
FLAGHOUSE INC	107044	RECREATIONAL SUPPLIES	7,042.66
BDI CANADA INC	107045	CHEMICALS	143.20
AMEC FOSTER WHEELER AMERICAS LTD.	107046	PROFESSIONAL SERVICES	3,335.58
ATLANTIC TRAILER & EQUIPMENT	107047	REPAIR PARTS	1,683.11
SKYHIGH AMUSEMENTS ENT. SERVICES	107048	ENTERTAINMENT	563.50
LIFE SAFETY SYSTEMS	107049	SPRINKLER SYSTEM MODIFICATIONS	2,415.00
CANADA POST CORPORATION	107050	POSTAGE SERVICES	10,458.09
CANADIAN CORPS COMMISSIONAIRES	107051	SECURITY SERVICES	21,042.47
AIR LIQUIDE CANADA INC.	107052	CHEMICALS AND WELDING PRODUCTS	3,671.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANAVAN'S AUTO APPRAISERS LTD.	107053	PROFESSIONAL SERVICES	459.88
THOMSON REUTERS CANADA	107054	MANUALS	489.77
SOBEY'S INC	107055	PET SUPPLIES	3,359.00
NORTRAX CANADA INC.,	107056	REPAIR PARTS	4,810.97
MAC TOOLS	107057	TOOLS	2,036.28
NORTH ATLANTIC SUPPLIES INC.	107058	REPAIR PARTS	268.41
WM L CHAFE & SON LTD.	107059	CLOTHING ALLOWANCES	1,207.50
KENT	107060	BUILDING SUPPLIES	275.46
ATLANTIC HOME FURNISHINGS LTD	107061	APPLIANCES	1,897.50
DULUX PAINTS	107062	PAINT SUPPLIES	500.90
PF COLLINS CUSTOMS BROKER LTD	107063	DUTY AND TAXES	128.04
COLONIAL GARAGE & DIST. LTD.	107064	AUTO PARTS	1,078.80
SCMA NEWFOUNDLAND AND LABRADOR	107065	REGISTRATION FEE	454.25
PETER'S AUTO WORKS INC.	107066	TOWING OF VEHICLES	2,442.48
SCARLET EAST COAST SECURITY LTD	107067	TRAFFIC CONTROL	4,674.46
MAXXAM ANALYTICS INC.,	107068	WATER PURIFICATION SUPPLIES	438.15
SHU-PAK EQUIPMENT INC.	107069	REPAIR PARTS	1,329.50
ENVIROSYSTEMS INC.	107070	PROFESSIONAL SERVICES	48,598.49
FASTENAL CANADA	107071	REPAIR PARTS	276.22
KENDALL ENGINEERING LIMITED	107072	PROFESSIONAL SERVICES	3,642.34
DICKS & COMPANY LIMITED	107073	OFFICE SUPPLIES	5,982.22
EAST COAST HYDRAULICS	107074	REPAIR PARTS	615.40
MADSEN POWER SYSTEMS	107075	REPAIR PARTS	411.64
ISLAND WIDE IRRIGATION	107076	PROFESSIONAL SERVICES	736.00
REEFER REPAIR SERVICES (2015) LIMITED	107077	REPAIR PARTS	8,457.52
DOMINION RECYCLING LTD.	107078	PIPE	161.00
G & M PROJECT MANAGEMENT	107079	PROFESSIONAL SERVICES	11,402.25
CANADIAN TIRE CORP.-HEBRON WAY	107080	MISCELLANEOUS SUPPLIES	81.04
CANADIAN TIRE CORP.-KELSEY DR.	107081	MISCELLANEOUS SUPPLIES	174.01
ELECTRIC MOTOR & PUMP DIV.	107082	REPAIR PARTS	731.40
EMM HARDCHROME & HYDRAULIC LTD	107083	REPAIR PARTS	1,930.51
NATIONAL ENERGY EQUIPMENT INC.	107084	REPAIR PARTS	189.92
ENVIROMED ANALYTICAL INC.	107085	REPAIR PARTS AND LABOUR	143.75
THE TELEGRAM	107086	ADVERTISING	4,416.00
HOME DEPOT OF CANADA INC.	107087	BUILDING SUPPLIES	26.16
DOMINION STORE 935	107088	MISCELLANEOUS SUPPLIES	153.88
BASIL FEARN 93 LTD.	107089	REPAIR PARTS	1,127.00
EMERGENCY REPAIR LIMITED	107090	AUTO PARTS AND LABOUR	16,059.24
ST. PAT'S BOWLING ALLEYS	107091	REAL PROGRAM	460.04
OMB PARTS & INDUSTRIAL INC.	107092	REPAIR PARTS	716.28
FRESHWATER AUTO CENTRE LTD.	107093	AUTO PARTS/MAINTENANCE	9,216.10
PRINCESS AUTO	107094	MISCELLANEOUS ITEMS	757.94
IMPACT SIGNS AND GRAPHICS	107095	SIGNAGE	155.60
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	107096	PROFESSIONAL SERVICES	4,111.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WOLSELEY CANADA INC.	107097	REPAIR PARTS	1,479.86
DELL CANADA INC.	107098	COMPUTER SUPPLIES	678.49
STARGARDEN CORPORATION	107099	PROFESSIONAL SERVICES	2,716.88
ATLANTIC CRANE & MATERIAL	107100	PROFESSIONAL SERVICES	9,485.11
HARVEY & COMPANY LIMITED	107101	REPAIR PARTS	7,788.40
A HARVEY & CO. LTD.	107102	ROAD SALT	404,204.76
HARVEY'S OIL LTD.	107103	PETROLEUM PRODUCTS	111,490.51
HVAC SPECIALTIES INC.	107104	CHEMICALS	4,472.35
POWER BROTHERS INC. POWER'S SALVAGE	107105	REPAIR PARTS	362.17
GUILLEVIN INTERNATIONAL CO.	107106	ELECTRICAL SUPPLIES	292.35
HEATING PRODUCT 1978 LTD.	107107	PROFESSIONAL SERVICES	2,640.69
HATCH MOTT MACDONALD	107108	PROFESSIONAL SERVICES	25,389.13
BRENNTAG CANADA INC	107109	CHLORINE	12,517.96
GRAYMONT (NB) INC.,	107110	HYDRATED LIME	21,608.73
STELLA BURRY COMMUNITY SER.	107111	REFUND SECURITY DEPOSIT	200.00
GLOBAL KNOWLEDGE NETWORK (CANADA) INC.	107112	TRAINING PROGRAM	6,215.75
ECONOLITE CANADA INC.,	107113	REPAIR PARTS	87,549.79
HICKMAN MOTORS LIMITED	107114	AUTO PARTS	262.29
MUN BOTANICAL GARDENS	107115	BACKYARD COMPOSTING TRAINING	5,000.00
IRVING OIL MARKETING GP	107116	GASOLINE & DIESEL PURCHASES	3,013.52
HOLDEN'S TRANSPORT LTD.	107117	RENTAL OF EQUIPMENT	2,932.50
TTI SALES & SERVICES INC.,	107118	REPAIR PARTS	206.52
ARIANNA CONSTRUCTION INC	107119	SNOW CLEARING	4,887.50
HONDA ONE	107120	REPAIR PARTS	542.08
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	107121	REPAIR PARTS	1,495.02
INFINITY CONSTRUCTION	107122	PROFESSIONAL SERVICES	11,258.50
4IMPRINT	107123	PROFESSIONAL SERVICES	956.20
CH2M HILL	107124	PROFESSIONAL SERVICES	34,748.87
CERTIFIED LABS	107125	REPAIR PARTS	1,676.17
IBM CANADA LTD.	107126	COMPUTER EQUIPMENT	25,853.04
IMPRINT SPECIALTY PROMOTIONS LTD	107127	PROMOTIONAL ITEMS	2,689.17
ONX ENTERPRISE SOLUTIONS LIMITED	107128	PROFESSIONAL SERVICES	9,921.17
PRINTER TECH SOLUTIONS INC.,	107129	REPAIRS TO EQUIPMENT	276.00
MERCER'S PAVING INCORPORATED	107130	SNOW CLEARING	11,346.66
JENKINS & PUDDICOMBE SHEET METAL LTD.	107131	PROFESSIONAL SERVICES	487.60
IDEXX LABORATORIES	107132	VETERINARY SUPPLIES	1,044.38
DBI-GARBAGE COLLECTION REMOVAL LTD.	107133	GARBAGE COLLECTION	770.50
KAVANAGH & ASSOCIATES	107134	PROFESSIONAL SERVICES	15,796.29
WORK AUTHORITY	107135	PROTECTIVE CLOTHING	230.00
CENTINEL SERVICES	107136	REPAIR PARTS	5,740.80
KERR CONTROLS LTD.	107137	INDUSTRIAL SUPPLIES	732.99
VOHL INC.,	107138	REPAIR PARTS	116.15
STAPLES ADVANTAGE	107139	OFFICE SUPPLIES	34.32
J.A. LARUE	107140	REPAIR PARTS	242.88

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARK'S WORK WEARHOUSE	107141	PROTECTIVE CLOTHING	143.75
ALYSSA'S PROPERTY SERVICES PRO INC.,	107142	PROFESSIONAL SERVICES	15,350.98
WSP CANADA INC.	107143	PROFESSIONAL SERVICES	5,060.00
ALANTRA LEASING INC.,	107144	OFFICE UNIT STEP RENTAL	1,173.00
JJ MACKAY CANADA LTD.	107145	PARKING METER KEYS	11,387.08
METALFAB LTD.	107146	REPAIR PARTS	1,262.57
MIKAN INC.	107147	LABORATORY SUPPLIES	5,362.18
CGI PAYROLL SERVICES CENTRE INC.	107148	PROFESSIONAL SERVICES	1,150.00
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADOR	107149	PROFESSIONAL SERVICES	1,385.65
PRINTERS PLUS	107150	TONER CARTRIDGE	399.05
BACALAO NOUVELLE CUISINE NEWFOUNDLAND INC.,	107151	PROFESSIONAL SERVICES	488.97
62189 NEWFOUNDLAND & LABRADOR LTD.	107152	PROFESSIONAL SERVICES	20,371.18
MOORE CANADA	107153	OFFICE SUPPLIES	443.61
WAJAX INDUSTRIAL COMPONENTS	107154	REPAIR PARTS	87.54
NU-WAY EQUIPMENT RENTALS	107155	RENTAL OF EQUIPMENT	1,569.75
NEWFOUNDLAND DISTRIBUTORS LTD.	107156	INDUSTRIAL SUPPLIES	1,043.97
NORTH ATLANTIC PETROLEUM	107157	PETROLEUM PRODUCTS	52,783.44
LIFCO HYDRAULICS LTD.	107158	REPAIR PARTS	2,130.24
SYNERGY CONTRACTING ELECTRICAL SERVICES	107159	REFUND SECURITY DEPOSIT	60.50
PENNECON ENERGY HYDRAULIC SYSTEMS	107160	REPAIR PARTS	291.55
PBA INDUSTRIAL SUPPLIES LTD.	107161	INDUSTRIAL SUPPLIES	569.49
CW PARSONS LIMITED	107162	PROFESSIONAL SERVICES	977.50
THE HUB	107163	LUNCHEON	1,955.00
POWERLITE ELECTRIC LTD.	107164	ELECTRICAL PARTS	68.42
PROFESSIONAL UNIFORMS & MATS INC.	107165	PROTECTIVE CLOTHING	608.92
NEWFOUNDLAND EXCHEQUER ACCOUNT	107166	GAZETTE PUBLICATION	195.54
RIDEOUT TOOL & MACHINE INC.	107167	TOOLS	45.94
THE ROYAL GARAGE LTD.	107168	AUTO PARTS	327.30
VOID	107169	VOID	0.00
ST. JOHN'S TRANSPORTATION COMMISSION	107170	CHARTER SERVICES	4,725.00
BIG ERICS INC	107171	SANITARY SUPPLIES	992.08
SANSOM EQUIPMENT LTD.	107172	REPAIR PARTS	239.94
CHANDLER	107173	CLOTHING ALLOWANCES	310.50
STEELFAB INDUSTRIES LTD.	107174	STEEL	279.45
SUPERIOR OFFICE INTERIORS LTD.	107175	OFFICE SUPPLIES	133.40
SUPERIOR PROPANE INC.	107176	PROPANE	751.02
TOWER TECH COMMUNICATIONS & SPORTS FIELD LIGHTING	107177	NETTING REPAIRS & INSTALLATION	1,779.81
TULKS GLASS & KEY SHOP LTD.	107178	PROFESSIONAL SERVICES	156.41
FJ WADDEN & SONS LTD.	107179	SANITARY SUPPLIES	133.86
WESCO DISTRIBUTION CANADA INC.	107180	REPAIR PARTS	173.35
WALMART 3092-KELSEY DRIVE	107181	MISCELLANEOUS ITEMS	352.92
IPMA - NEWFOUNDLAND CHAPTER	107182	REGISTRATION FEE	39.55
SOBEYS - MERRYMEETING RD	107183	CHILDREN'S PROGRAM SUPPLIES	102.27
SPARTAN FITNESS	107184	RECREATION SUPPLIES	134.69

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EASTER SEALS NEWFOUNDLAND AND LABRADOR	107185	REAL PROGRAM	150.00
GOODLIFE FITNESS	107186	FITNESS MEMBERSHIP	1,685.63
POWER, DARRYN	107187	PROFESSIONAL SERVICES	311.50
HUNGRY HEART CAFE	107188	REFRESHMENTS	80.30
STEWART MCKELVEY	107189	LEGAL CLAIM	3,208.50
IRIS KIRBY HOUSE INC.	107190	FRONT STEP PARTIAL HPS FUNDS	13,847.00
CHOICES FOR YOUTH INC.	107191	FRONT STEP PARTIAL HPS FUNDS	25,167.42
TYCO INTEGRATED SECURITY CANADA, INC.	107192	PROFESSIONAL SERVICES	3,343.50
MARY BROWN'S	107193	MEAL ALLOWANCES	312.62
NOVELTY ENGRAVERS PLUS INC.	107194	NAME PLATES	128.00
IMAGING BY GUIDO	107195	PROFESSIONAL SERVICES	287.50
CANADA DAMAGE RECOVERY	107196	LEGAL CLAIM	7,163.21
JOHN ANDERSON	107197	REFUND SECURITY DEPOSIT	100.00
JESSICA BOWDRING	107198	REFUND SECURITY DEPOSIT	1,964.64
MARY COLLINS	107199	REFUND SECURITY DEPOSIT	300.00
ADAM DOWNTON	107200	REFUND PARKING	155.00
MATT FLIGHT	107201	REFUND PARKING	155.00
TODD BISHOP	107202	LEGAL CLAIM	210.00
BETTY GOOBIE	107203	RECREATION PROGRAM REFUND	120.00
SUSAN GREEN AND BRENDA HALLEY	107204	HERITAGE FINANCIAL INCENTIVES PROGRAM	5,900.00
STANLEY COLE AND AIRPORT MAZDA	107205	LEGAL CLAIM	357.57
DORIS BARRINGTON	107206	REFUND SECURITY DEPOSIT	100.00
GEORGE CORBETT	107207	REFUND SECURITY DEPOSIT	100.00
CONNOR HODGE	107208	REFUND SECURITY DEPOSIT	500.00
CLARENCE DOYLE	107209	EMPLOYMENT RELATED EXPENSES	176.60
RYAN, GERARD	107210	VEHICLE BUSINESS INSURANCE	237.12
HUNT, EDMUND	107211	MILEAGE - CROSSING GUARD PROGRAM	88.31
DEBBIE JANES	107212	CLOTHING ALLOWANCES	63.60
SQUIRES, RICK	107213	REFRESHMENTS FOR RETIREMENT PARTY	163.48
PENNEY, LISA	107214	MILEAGE - CROSSING GUARD PROGRAM	139.00
LETTO, LORI	107215	VEHICLE BUSINESS INSURANCE	265.65
STRAIT, MARIE	107216	MILEAGE - CROSSING GUARD PROGRAM	94.62
HEATHER DEHANN	107217	PURCHASE OF BOOK	151.16
MCCORMICK, COLIN	107218	VEHICLE BUSINESS INSURANCE	69.00
SHERRY MERCER	107219	SOCIAL WORK REGISTRATION FEE	400.00
BENNETT, GLENN	107220	MILEAGE - CROSSING GUARD PROGRAM	81.10
KINSELLA, PAULA	107221	MILEAGE - CROSSING GUARD PROGRAM	139.00
DAVE INNES	107222	MILEAGE - CROSSING GUARD PROGRAM	63.08
LISA BENNETT	107223	MILEAGE	50.41
BYRON OSMOND	107224	MILEAGE	122.66
MARIA CALLAHAN	107225	EMPLOYMENT RELATED EXPENSES	69.61
GERALD TILLEY	107226	MILEAGE - CROSSING GUARD PROGRAM	139.00
STEPHEN KELSEY	107227	MILEAGE - CROSSING GUARD PROGRAM	139.00
ALICIA COLES	107228	VEHICLE BUSINESS INSURANCE	155.04

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ANTHONY TAYLOR	107229	MILEAGE - CROSSING GUARD PROGRAM	83.58
NEWFOUNDLAND POWER	107230	ELECTRICAL SERVICES	72,050.49
COASTAL BLDG. PRODUCTS & SERV.	107231	PROGRESS PAYMENT	489,306.71
LAWRENCE, ELIZABETH	107232	TRAVEL REIMBURSEMENT	85.17
JESSICA BARRY	107233	TRAVEL REIMBURSEMENT	334.87
ST. JOHN'S BOARD OF TRADE	107234	ADVERTISING	327.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	107235	REPAIR PARTS	2,566.06
CITY HALL SOCIAL CLUB	EFT000000000006	PAYROLL DEDUCTIONS	4,755.90
CUPE LOCAL 1289	EFT000000000007	PAYROLL DEDUCTIONS	15,251.97
Total:			\$ 3,462,361.16

MEMORANDUM

Date: February 6, 2017
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Gregory Baker – Buyer
Re: Council Approval - Tender Mobile Generator

The results of Tender 2017004 Mobile Generator are stated below:

Mobile Generator	
TENDER #2017004 – closed January 26, 2017 at 2:30 pm	
Battlefield Equipment	\$94,964.70
Air Cooled Engine Services Ltd.	\$119,485.00

It is recommended to award this Tender to the lowest bidder meeting all specifications, Battlefield Equipment as per the Public Tendering Act.

Taxes (HST) included in the price quoted

Gregory Baker
Buyer

ST. JOHN'S

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

DECISION/DIRECTION

Title: Travel – Councillor Dave Lane - Hospitality Newfoundland & Labrador – Stay Connected Conference – Gander, NL – February 21 to 23, 2017

Date Prepared: February 7, 2017

Report To: Regular Meeting of Council

Ward: N/A

Decision/Direction Required:

- Seeking approval for Councillor Dave Lane to attend the Stay Connected Conference and Trade Show hosted by Hospitality Newfoundland and Labrador in Gander, Newfoundland and Labrador from February 21 to 23, 2017.

Discussion – Background and Current Status:

- Councillor Dave lane will be participating on the panel on February 22, called “The Sharing Economy” as Chair of the Economic Development, Tourism and Public Engagement Standing Committee.

Key Considerations/Implications:

1. Budget/Financial Implications

- The cost to attend this meeting has been budgeted under the travel budget for Mayor and Council.

2. Partners or Other Stakeholders

- Hospitality Newfoundland and Labrador

3. Alignment with Strategic Directions/Adopted Plans

- A Culture of Cooperation

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

N/

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

ST. JOHN'S

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendations:

It is recommended that Council approve the costs associated with Councillor Lane attending the Stay Connection Conferenced hosted by Hospitality Newfoundland & Labrador in Gander, Newfoundland and Labrador from February 22 to 24, 2017.

Prepared and Approved by//Signature: Elaine Henley, City Clerk

Signature:

Attachments:

None

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Travel – Federation of Canadian Municipalities (FCM) – 2017 Annual Conference and Trade Show – Ottawa, Ontario – June 1 to 4, 2017 (Mayor O’Keefe and Councillor Galgay)

Date Prepared: February 8, 2017

Report To: Regular Meeting of Council – February 13, 2017

Ward: N/A

Decision/Direction Required: Seeking approval for Mayor O’Keefe and Councillor Jonathan Galgay to attend the FCM 2017 Annual Conference and Trade Show.

Discussion – Background and Current Status:

- The City of St. John’s is a member of the FCM.
- There will be over 1500 colleagues from across Canada in attendance.
- This year’s theme “Municipalities as Nation Builders” will showcase how a united municipal sector is helping shape our country’s future.

Key Considerations/Implications:

1. Budget/Financial Implications

- The cost to attend this meeting has been budgeted under the travel budget for Mayor and Council.

2. Partners or Other Stakeholders

- Federation of Canadian Municipalities (FCM)

3. Alignment with Strategic Directions/Adopted Plans

- A Culture of Cooperation

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

N/

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna.

9. Other Implications

N/A

Recommendations:

It is recommended that Council approve the costs associated with Mayor Dennis O'Keefe and Councillor Galgay attending FCM's 2017 Annual Conference and Trade Show in Ottawa from June 1 to 4, 2017.

Prepared and Approved by//Signature: Elaine Henley, City Clerk

Signature:

Attachments:

None

ST. JOHN'S

DECISION/DIRECTION NOTE

Title	Sale of City land 350 Water Street
Date Prepared:	February 3 rd , 2017
Report To:	His Worship the Mayor & Members of Council
Councillor and Role:	Councillor Galgay, Ward Councillor
Ward:	2

Decision/Direction Required:

The owners of the Gentara Building, situated at 350 Water Street, have requested to purchase a parcel of City owned land along the frontage of their property for the purpose of development.

Discussion – Background and Current Status:

There currently exists a larger than normal City sidewalk along the frontage of 350 Water Street. The owner requires a portion of this land in relation to planned upgrades to their building. This request has been circulated to the necessary City Departments for comment and there have been no objections to the sale. There is enough land in this vicinity for the City to maintain the minimum land necessary for sidewalk infrastructure.

The value of the land has been determined to be **\$50.00 per square foot**, and the property owner has agreed to same.

The estimated size of the parcel requested is 270sqft, for an approximate value of \$13,500 (plus HST if applicable). The parcel is shown in **blue** in Schedule "A" attached hereto. Property survey to be completed to City's satisfaction upon Council's approval of the sale.

The property owner has provided conceptual drawings for the redevelopment for Council's information, attached as Schedule "B".

Key Considerations/Implications:

1. Budget/Financial Implications:
 - The City would receive fair market value, determined to be \$50.00/sqft for the land
2. Partners or Other Stakeholders:
 - N/A
3. Alignment with Strategic Directions/Adopted Plans:
 - Fiscally Responsible
 - Responsive and Progressive

ST. JOHN'S

4. Legal or Policy Implications:
 - Legal will oversee/complete the transaction.
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 Council approve the sale of land (shown in Schedule "A") situate along the frontage of 350 Water Street, for a value of \$50.00/sqft, provided the final plan does not interfere with the minimum size required for City sidewalks/infrastructure.

Prepared by/Signature:

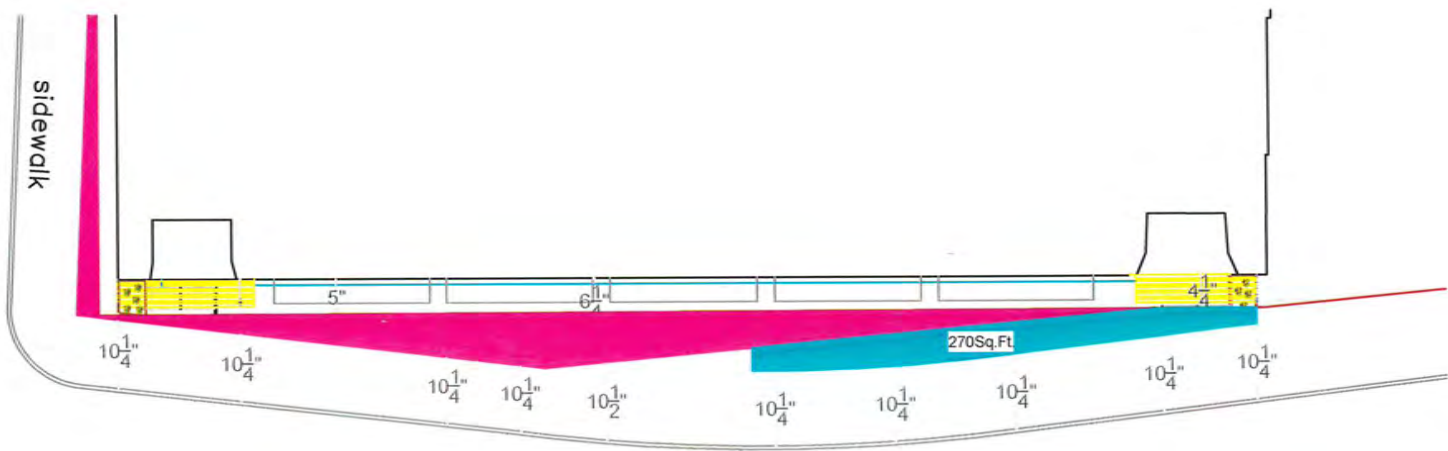
Andrew Woodland

Approved by/Date/Signature:

Attachments:

- Schedule "A" – Diagram of property
- Schedule "B" – Concept plan

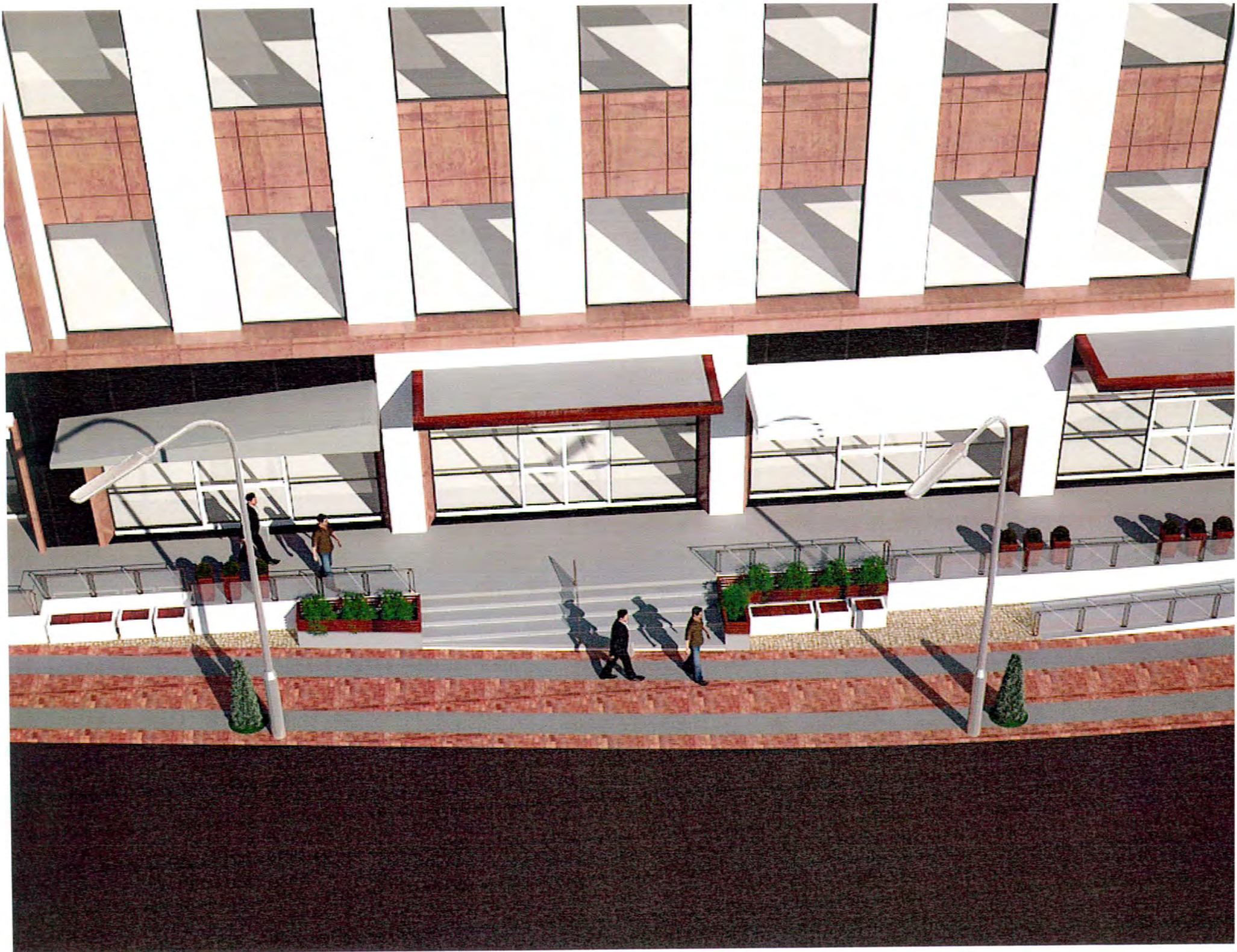
ST. JOHN'S



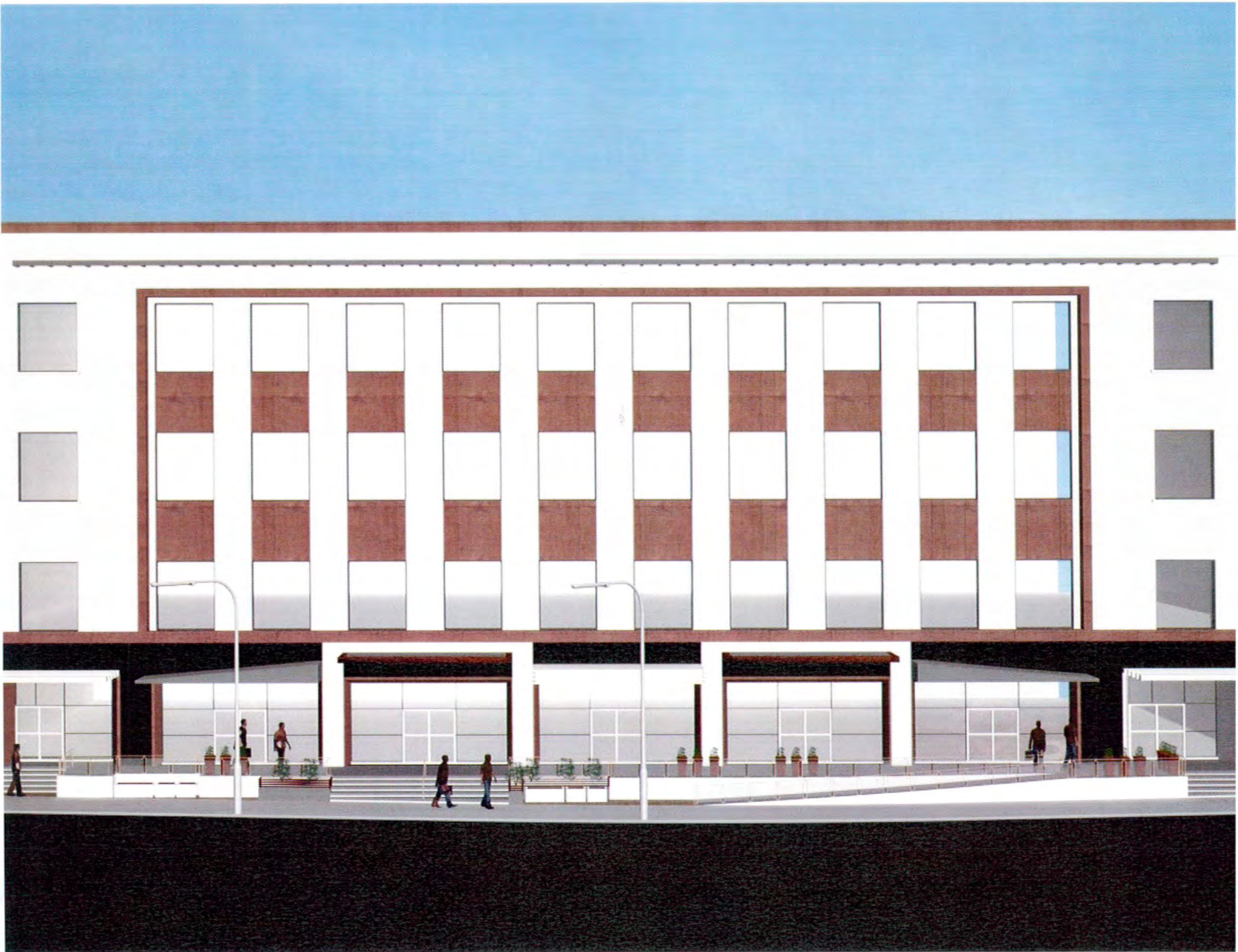
Water street Plan
 354 Water Street

GENTARA
 Real Estate L.P.
 709-753-0442









ECONOMIC UPDATE

FEBRUARY 2017

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ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.5 in November 2016 down -0.3%*

The Consumer Price Index for St. John's Metro was 133.7 in December 2016 up 4.1%*

Retail trade for Newfoundland and Labrador was \$747.2 million in November 2016 down -1.9%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	December 16	Chg.*
Labour Force	126,400	3.0%
Unemployment Rate	9.8%	3.6pt
Employment Rate	62.5%	0.9pt
Participation Rate	69.3%	1.1pt

* same month in the previous year.

BUSINESS BRIEFS

Immigrants will comprise growing share of St. John's population by 2036

A new Statistics Canada report says St. John's immigrant population could more than double in 20 years. The report describing immigration and diversity projections to 2036 lays out a few different scenarios for Canada and its regions, including a high immigration and low immigration forecast. In 2011, the proportion of the St. John's population made up of immigrants was 3.1%. That could increase to 5% within 20 years in the low immigration scenario or 7.5% in the high immigration scenario. St. John's metro would be home to the majority of the province's immigrants at the end of the projection period (between 75.4% and 76.2%). St. John's will become increasingly diverse, seeing more Asian and Northern Europe immigrants over the period. Despite an increase in all the diversity indicators by 2036, Newfoundland and Labrador

would remain the least diversified Canadian province from an ethnocultural standpoint. The projections are based on population models from the 2011 National Household Survey. The full report Immigration and Diversity: Population Projections for Canada and its Regions, 2011 to 2036 can be viewed at www.statcan.gc.ca

Average spending in NL, 2015

Newfoundland and Labrador households spent an average of \$57,112 on goods and services in 2015, on par with \$57,717 spent in 2014. Spending on shelter accounted for 23.2% of this total, up from 22.7% a year earlier. NL households spent the smallest proportion on shelter of the provinces. Transportation (23.3%) and food (14.5%) accounted for virtually the same shares of consumption as in 2014. Households in NL dedicated the largest share of household spending on goods and services to

transportation. Clothing and accessories accounted for 6.3% of consumption in 2015, a slight decrease from 6.3% spent in 2014.

St. John's leads on reducing regulatory burden in NL

A recent report by the Canadian Federation of Business (CFIB) compared municipal regulations in the 25 largest municipalities in Newfoundland and Labrador. The report examined access to information, customer service, and the overall regulatory framework. The highest scoring municipality on the municipal regulation index is St. John's, with a near perfect score of 95 out of 100. It is followed by Bonavista (85) and Corner Brook (82.5). Using a "mystery shopper" approach, CFIB sent a number of questions to email contacts presented on the municipal websites. View the complete report here: www.cfib-fcei.ca

ST. JOHN'S

Business Approvals

Water Bottling Facility
10 Searose Avenue

R and S Screen Printers
61 James Lane

Restaurant
310 Water Street

New Home -
Based Businesses

Event Planner
55 Long's Hill

Plumbing Contractor
7 Legacy Place

Total Year to Date 5
Regular 3
Home-based 2

City Building Permits (Year-to-date as of February 6, 2017)

Type	2016	2017	% Variance
Commercial	\$2,929,228	\$5,599,247	91
Industrial	\$0	\$0	0
Government/Institutional*	\$0	\$0	0
Residential	\$2,617,461	\$2,732,685	4
Repairs	\$95,220	\$133,400	40
Total	\$5,641,905	\$8,465,332	50

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

Upcoming Events

Society of Petroleum Engineers Distinguished Lecturer Series featuring Frans van den Berg, Shell	Feb. 14	www.noia.ca
NL Oil and Gas Week	Feb. 20-25	www.nloilandgasweek.ca
Business to Business Bootcamp: Business Development	Feb. 23	www.nlowe.org
Handling Personal information - Fundraising and the Arts	Feb. 27	businessandartsnl.com
Leverage LinkedIn for Business	Mar. 1	www.nlowe.org
Local Immigration Partnership Forum Community Forum	Mar. 2	www.eventbrite.ca
Hiring Newcomers: Employer Information Session	Mar. 3	immigration@stjohns.ca
2017 Tim Hortons Brier	Mar. 4-12	www.curling.ca/2017brier
Entrepeer St. John's networking session	Mar. 8	http://futurpreneur.ca
2017 Event Atlantic Summit	Mar. 8	www.eventbrite.ca

CITY INITIATIVES

St. John's ChillFest: Winter Celebration Feb. 17-19

St. John's ChillFest is a community-wide celebration of winter, with a variety of free activities taking place Feb 17-19. Events include a parade of lights, all-ages kitchen party, free cross country ski and snowshoe rentals, events at The Loop and a number of activities for young and young at heart. An all-ages kitchen party will take place at the Johnson GEO CENTRE, Saturday, Feb 18 from 2:30 to 4 p.m. and a fun prize will be handed out for the most creative and fun 'ugly stick' creation. ChillFest has something for everyone and all activities offered are free of charge. Check the City's Facebook page for event details and follow us on Twitter and Instagram, use #ChillFest and share your photos with us on social media.



The complete listing of all of the FREE events can be viewed at www.stjohns.ca

ST. JOHN'S

348 Water Street
City of St. John's, P.O. Box 908
St. John's, NL A1C 5M2
(709) 576-8107
business@stjohns.ca

DECISION/DIRECTION NOTE

Title: Grant Allocations 2017

Date Prepared: Feb 2, 2017

Report To: His Worship the Mayor and Members of Council

Councillor and Role: N/A

Ward: N/A

Decision/Direction Required: Seeking Council approval on recommended 2017 Grant allocations

Discussion – Background and Current Status:

The City of St. John's grants and subsidies program makes available limited financial and other resources to non-profit groups, organizations and individuals whose programming supports the City's Strategic Directions.

Applications were received under the following categories;

- Community Groups and Organizations
- Special Events and Festivals,
- Sport Groups and Organizations
- Youth Travel Sport and Non Sport
- Artist and Arts Organizations

The grants to Artists and Arts Organizations were reviewed by a jury of their peers. Key considerations taken into account by the jury included;

- Support to artist development of the individual artist
- Support to arts organizations in fulfilling their mandate
- Contribute to the growth and sustainability of the St. John's arts community
- Impact on the wellbeing of the overall community.

The grants to Community, Sport and Special Events and Festivals were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions
- Impact on the wellbeing of the overall community

A careful review of all criteria saw some applicants see a slight reduction while 38 new applicants were successful in receiving funding in 2017.

ST. JOHN'S

After implementing the attached recommendations, the following is the net budgetary impact:

Grant Type	2017 Budget	Recommended
Community Groups	\$ 790,000.00	\$ 810,000.00
Sport Groups	\$ 190,900.00	\$ 168,900.00
Artists & Art Organizations	\$ 203,000.00	\$ 203,000.00
Special Events & Festivals	\$ 100,500.00	\$ 92,500.00
	\$ 1,284,400.00	\$ 1,275,700.00
	Remaining	\$9,900

When reviewed in their entirety there is \$9,900 remaining in the overall grants. We are awaiting response from some groups who are challenged by being volunteer driven and somewhat seasonal in nature causing delays in submitting all required information. It is recommended that in order to prevent any delay to implementation of the grant program as a whole, that Council retain this amount for situations where a decision is pending or for any other item which may arise before the end of the year.

Key Considerations/Implications:

1. Budget/Financial Implications

All monies are approved under the 2017 Grant Allocation budget program.

2. Partners or Other Stakeholders

Various Community, Sport and Art groups, organizations and individuals.

3. Alignment with Strategic Directions/Adopted Plans

The recommendations provided are in line with being fiscally responsible while continuing to support a culture of cooperation recognizing the City does not work in isolation when providing services such as sport, festivals and events, community and art based programs and services.

Most of these groups and organizations also offer programs and services year round or during the shoulder season thereby supporting the City of St. John's as a year round, livable and active City.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

Community Services staff will work with Marketing and Communications in releasing information.

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 2017 Grant Allocations for Community, Sport, Special Events and Festivals, Artists and Artist Organizations as attached.

Prepared by/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Derek Coffey, Deputy City Manager, Finance and Administration

Approved by/Date/Signature:

Kevin Breen, City Manager

Attachments:

2017 Council Grant Allocations.pdf

2017 Grants to Community Groups and Organizations

Organization	2017 Recommended
Beagle Paws	3,300
Bridges to Hope	10,000
Buckmasters Circle CC	24,600
Canadian Mental Health Association *	5,000
Chapel Restoration Committee - Blackhead	1,000
Choices For Youth	12,000
Choices For Youth (Snowbusters)	25,000
Clean St. John's	60,000
Coalition of Persons with Disabilities	10,000
Downtown St. John's (Santa Shuttle)	7,500
Downtown St. John's (Buskers Festival)	4,500
Downtown St. John's (Reel Downtown)	2,500
East Coast Trail Association	25,000
Easter Seals NL	5,000
For the Love of Learning *	2,500
Friends of Victoria Park	19,600
Froude Avenue CC	24,600
Goulds 50+ Daffodil Club	1,000
Goulds Recreation Association (Winter Carnival)	1,200
Grand Concourse	36,000
Happy City St. John's *	1,500
Home Again Outreach Project	10,000
Jimmy Pratt Outreach	3,000
Johnson GEO Centre	60,000
Kids Help Phone (NL)	8,000
Kilbride 50+ Club	1,000
Kiwanis Music Festival	3,500
Macmorran CC	24,600
Newfoundland Symphony Orchestra	48,000
NL Sexual Assault Crisis and Prevention Centre	5,000
Non Sport Travel	3,200
North East Avalon D.A.R.E. Committee	2,500
Opera on the Avalon	15,000
Quidi Vidi Rennie's River Development	25,000
Rabbittown Community Centre	20,600

* **First-time Applicant**

2017/02/10

2017 Grants to Community Groups and Organizations

Organization	2017 Recommended
Rainbow Riders	20,000
Resource Centre for the Arts (LSPU Hall)	50,000
School Lunch Association	8,000
Seniors Resource Centre	10,000
Signal Hill Tattoo	30,000
SPCA	3,300
St. John's Boys and Girls Club (MP,BC)	75,000
St. John's Northwest Rotary Music Festival	5,000
St. John's Public Libraries	8,000
The Duke of Edinburgh's Award NL	5,000
The Gathering Place	5,000
The Geraldine Rubia Centre * (formerly The Longside Club)	2,000
The Pottle Centre	7,000
Thrive CYN	15,000
Vera Perlin	10,000
Vibrant Communities (Community Sector Council)	20,000
Virginia Park Community Association	20,600
YWCA	5,000
Community Groups & Organizations Total Recommended	810,000

2017 Grants to Sporting Groups and Organizations

Organization	2017 Recommended
Avalon Minor Hockey	12,500
Cricket NL *	1,500
Cygnus Gymnastics	17,000
Goulds Minor Hockey	9,700
Legends Swim Club	4,500
Prince of Wales Skating Club	15,200
Special Olympics	5,500
Sport Travel Allocation	15,000
St. John's Amateur Baseball	10,000
St. John's Minor Baseball	21,000
St. John's Minor Hockey	16,500
St. John's Sea Stars	2,500
St. John's Soccer Club	10,000
St. John's Soccer Club	22,000
Waterford Valley Softball	6,000
Sporting Groups & Organizations Total Recommended	168,900

2017 Grants to Artists and Arts Organizations

NAME	2017 Recommended
Individuals	
Brown, Lois	1,500
Dolle, Anahareo *	700
Moyes, Louise	2,000
Panting, Lynn	2,000
Stoker, Sarah Joy	2,000
Bridger, Emily	1,000
Buckley, Rhonda	2,000
Dymond, Veronica *	1,000
Fardy, Mike	1,000
Feehan, David	1,000
Oates, Melanie	1,500
Sparkes, Christian	2,500
Westman, Cody	2,000
Burton, Maggie *	500
Coles, Megan	2,000
Hollett, Matthew *	500
Jones, Andy	2,500
MacGillivray, Jenina	1,500
Nolan, Heather *	500
Power, Craig Francis	1,000
Swanson, Anna	1,750
Walsh, Agnes	500
Blake Sisters *	500
Critch, Jacob *	500
Foster, Ian	1,000
Gilbert, Esmée (Mary Dear) *	1,000
King, Jen	1,500
Lahey, Kate *	1,500
Lawton, Rosemary *	1,500
McGee, Chris *	250
Meyers, Christopher *	1,500

* **First-time Applicant**

2017/02/10

2017 Grants to Artists and Arts Organizations

Morgan, Pamela	2,500
Ryan, Sherry	2,000
Barry, Frank	500
Goodridge, Philip	500
Keating, David	750
King-Campbell, Sharon	1,500
Lawrence, Ruth	1,500
Murray, Morgan *	750
Stapleton, Berni *	2,500
Tilley, Sara	2,300
Tremblett, Andrew *	1,000
Connolly, Mike	750
Cummings, Matthew *	750
Gonzalez, Jose	1,000
Greeley, Kym	1,500
Jones, Philippa	2,500
Martinez, Maria (Pepa Chan)	1,500
Pelley, Rhonda	500
Singh, Anita	1,200
Stoddart, Kumi	750
Tomova, Veselina	1,500
Wells, Jason *	1,000
White, April	2,000
Individuals Subtotal	70,950

* First-time Applicant

2017/02/10

2017 Grants to Artists and Arts Organizations

NAME	2017 Recommended
Organizations	
Kittiwake Dance Theatre	4,000
Dance NL	4,500
Riddle Fence	10,000
Writers' Alliance of NL	10,000
City of St. John's Pipe Pand	2,000
Girls Rock NL	4,550
Newfoundland Symphony Youth Orchestra	5,000
PlayPianoNL *	2,500
Project Grace *	2,500
Strong Harbour Strings	2,500
Suzuki Talent Education Program *	2,000
Unpossible NL	3,500
Artistic Fraud of Newfoundland	10,000
NewfoundlandArtistX	3,000
Poverty Cove Theatre Company	3,500
RCA Theatre Company	9,000
White Rooster	3,000
Wonderbolt Productions	9,000
Assembly Advocacy	2,500
Craft Council Gallery	10,000
Eastern Edge	12,500
St. Michael's Printshop	10,000
Visual Artists NL	6,500
Organizations Subtotal	132,050
Artists & Arts Organizations Total Recommended	203,000

* First-time Applicant

2017/02/10

2017 Special Events and Festivals Grants

Organization	2017 Recommended
Association communautaire francophone de Saint-Jean	1,000
Community Centre Alliance of NL *	500
Huffin Puffin Marathon	2,000
Lawnya Vawnya Inc.	3,500
Mummers Festival	4,500
MUNIranians Association	500
Newfoundland & Labrador Folks Arts Society	16,500
Newfoundland Dance Presenters Inc. (Neighbourhood Dance Works)	9,000
Newfoundland Horticultural Society	250
Nickel Independent Film Festival	6,000
Shakespeare by the Sea Festival	3,500
Sound Arts Initiative, Inc.	3,500
St. John's International Women's Film Festival Inc.	10,000
St. John's Native Friendship Centre *	1,000
St. John's Pride Inc.	500
St. John's Short Play Festival *	1,000
St. John's Storytelling Festival Inc.	1,750
TEDxSt. John's *	500
Tely 10	10,000
Tombolo Multicultural Festival	500
Tuckamore Festival Inc.	6,000
Women's Work Festival	500
Wreckhouse Jazz & Blues Inc.	10,000
Special Events & Festivals Total Recommended	92,500