

**AGENDA
REGULAR MEETING**

**March 6, 2017
4:30 p.m.**

ST. JOHN'S

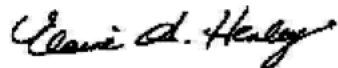
MEMORANDUM

March 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, March 6, 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



AGENDA
REGULAR MEETING - CITY COUNCIL
March 6, 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 27, 2017

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

Other Matters:

5. NOTICES PUBLISHED

- A Change of Non-Conforming Use application has been submitted requesting permission to occupy **180 Hamilton Avenue** for the packaging of savory.
- An Extension of a Non-conforming Use application has been submitted to build an extension on a Single Family Dwelling located at **287 Southern Shore Highway**.

6. PUBLIC HEARINGS

- a. 16 Francis Street Proposed Rezoning
Proposed six (6) storey residential condominium building
PER file REZ1600008

7. COMMITTEE REPORTS

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- February 23, 2017 – March 1, 2017

10. BUILDING PERMITS LIST

- March 6, 2017

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Week Ending March 1, 2017

12. TENDERS/RFPS

- a. Tender 2017007 – Council Approval – Household Appliances
- b. Tender 2017008 – Council Approval – Water & Sewer Supplies
- c. Tender 2017009 - Council Approval - Signal Hill Water Main Replacement
- d. Tender 2017022 – Council Approval - CCTV Inspection Services

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**14. OTHER BUSINESS**

- a. Decision Note dated March 1, 2017 re: Motion to Pursue Pan-Canadian Harmonization of E-Bus Technology

15. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
February 27, 2017 – 4:30 p.m. - Council Chambers**

Present	Mayor D. O’Keefe Deputy Mayor R. Ellsworth Councillor T. Hann Councillor J. Galgay Councillor D. Breen Councillor B. Tilley Councillor S. Hickman Councillor S. O’Leary Councillor W. Collins Councillor D. Lane	Absent	Councillor A. Puddister
Others	Kevin Breen, City Manager Lynnann Winsor, Deputy City Manager of Public Works Jason Sinyard, Deputy City Manager of Planning, Development and Regulatory Services Derek Coffey, Deputy City Manager of Financial Management Cheryl Mullett City Solicitor Elaine Henley, City Clerk Stacey Fallon, Legislative Assistant		

CALL TO ORDER / ADOPTION OF AGENDA

SJMC2017-02-27/85R

Moved – Councillor Collins; Seconded – Councillor Lane

That the agenda be adopted with the following additions:

- **Decision Note from the City Clerk Re: Travel – Mayor Dennis O’Keefe**
- **Letter to Council from Metrobus, Re: Low Income Pass Program**
- **Council Approval for Professional Services – Riverhead WWTP Secondary Upgrades Project**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2017-02-27/86R

Moved – Councillor Tilley; Seconded – Councillor Breen

That the minutes of February 20, 2017 be approved as presented.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- a. **217 Ladysmith Drive** – A Discretionary Use Application has been submitted by Therapeutic Gardens Counseling Services requesting permission to occupy a portion 217 Ladysmith Drive as a home occupation for counselling services. The office will occupy a floor area of approximately 22 m² and will operate Monday – Friday 5–7:30 p.m. The business will operate by appointment only with 30 minutes between appointments with a maximum of 2 sessions per evening. Each session will be 60 minutes in duration, one client per session. The applicant is the sole employee and on-site parking is available.
- b. **277 Bay Bulls Road** – A Discretionary Use Application has been submitted requesting approval to occupy a portion of 277 Nay Nulls Road as a restaurant for a pizzeria. The total floor area for the seating area will be 400 ft² with on-site parking provided. The restaurant will operate Tuesday–Thursday 10 a.m.-10 p.m., Friday & Saturday 10 a.m.–Midnight and Sunday 4–8 p.m. The business will be owner operated.

SJMC2017-02-27/87R**Moved – Councillor Hann; Seconded – Councillor Lane**

That Council approve the above noted applications for 217 Ladysmith Drive and 277 Bay Bulls Road respectively, subject to all applicable City requirements.

CARRIED UNANIMOUSLY**COMMITTEE REPORTS****Public Works Standing Committee Report – February 17, 2017**

Council considered the above listed report.

SJMC2017-02-27/88R**Moved – Breen; Seconded – Councillor O’Leary**

That the above noted report and its recommendations contained therein be adopted as presented.

CARRIED UNANIMOUSLY

Development Committee Report – February 21, 2017

Council considered the above listed report.

SJMC2017-02-27/89R

Moved – Councillor Hann; Seconded – Deputy Mayor Ellsworth

That the above noted report and its recommendations contained therein be adopted as presented.

CARRIED UNANIMOUSLY

Planning and Development Committee Report – February 21, 2017

Council considered the above listed report.

SJMC2017-02-27/90R

Moved –Councillor Hann; Seconded – Councillor Tilley

That the above noted report and its recommendations contained therein be adopted as presented.

CARRIED UNANIMOUSLY

Finance and Administration Standing Committee – February 21, 2017

Council considered the above listed report.

SJMC2017-02-27/91R

Moved – Councillor Galgay; Seconded Councillor Tilley

That the above noted report and its recommendations therein be adopted by Council with the exception of Item #4 – Re: Civil Marriage Ceremonies Policy, to be voted on separately.

CARRIED UNANIMOUSLY

SJMC2017-02-27/92R

Moved – Councillor Galgay; Seconded Councillor Tilley

That Item #4 – Re: Civil Marriage Ceremonies Policy be referred back to the Finance Committee for further consideration and council be given the opportunity to get clarification into any of the questions or concerns they may have.

**CARRIED WITH
MAYOR DENNIS O'KEEFE
ABSTAINING FROM THE VOTE**

DEVELOPMENT PERMITS LIST [Link to List](#)

Council considered, for information, the above noted for the period February 16, 2017 to February 22, 2017.

BUILDING PERMITS LIST [Link to List](#)

Council considered the Building Permits for the period of February 16 – 22, 2017.

SJMC2017-02-27/93R

Moved – Councillor Collins; Seconded – Councillor Breen

That the above noted building permits list be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS [Link to Memo](#)

Council considered the requisitions, payrolls, and accounts for the week ending February 22, 2017.

SJMC2017-02-27/94R

Moved – Councillor Collins; Seconded – Councillor Breen

That the requisitions, payrolls and accounts for the week ending February 22, 2017 in the amount of \$4,646,681.86 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS / RFPS

Tender 2017017 – Bowring Park Bungalow Roof Replacement

Council considered the above noted tender.

SJMC2017-02-27/94R

Moved – Councillor Collins; Seconded – Councillor Breen

That this tender be awarded to the lowest bidder meeting specifications Eastern Siding and Window World \$95,670.80, as per Public Tendering Act.

CARRIED UNANIMOUSLY

Tender 2017014 – Everest parts

Council considered the above noted tender.

SJMC2017-02-27/95R

Moved – Councillor Collins; Seconded – Councillor Breen

That this Tender is awarded to the lowest bidder meeting all specifications, Western Hydraulic 2000 Ltd. As per the Public Tendering Act.

CARRIED UNANIMOUSLY

Council Approval for Professional Services – Riverhead WWTP Secondary Upgrades Project

Council considered the above noted Contract.

SJMC2017-02-27/96R

Moved – Councillor Collins; Seconded – Councillor Breen

That the above noted contract for professional engineering services to complete a conceptual design of secondary treatment upgrades to the existing Riverhead WWTP contract be awarded to CH2M Hill Canada Limited for the amount of \$287,760.00 taxes not included.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Decision Note dated February 23, 2017 from the City Clerk re: Dedication Plaque – Honoring the Late John White (1930 – 1998)

Council considered the above noted decision note.

SJMC2017-02-27/97R

Moved – Councillor Galgay; Seconded – Councillor Hann

That Council approve the installation of a plaque in Bannerman Park in June, 2017 honoring the late John White and his contribution to the City as a renowned Newfoundland singer, songwriter, actor and entertainer.

CARRIED UNANIMOUSLY

Decision Note from the City Clerk Re: Travel – Mayor Dennis O’Keefe – Cruise Meetings – Collins and Hickman

Council considered the above noted decision note.

SJMC2017-02-27/98R

Moved – Councillor Collins; Seconded – Councillor Hickman

That Council approve the above noted travel and associated costs for Mayor O’Keefe to attend the Cruise St. John’s and Cruise NL marketing meetings with senior executives with major cruise lines at Seatrade Cruise Global during the week of March 12-17, 2017 in Fort Lauderdale, FL.

CARRIED UNANIMOUSLY

Letter from St. John’s Transportation Commission dated February 24, 2017 re: Low income Pass Program

Council considered the above noted for information only.

Councillor Breen

- Referenced the need to recognize those who contributed to the cultural Heritage of the city and that staff investigate opportunities in this regard.

Councillor O’Leary

- Requested that a time line for water and sewer installation on Thorburn Road be added as a discussion point for the next Planning and Development Standing Committee Meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:46 p.m.

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF February 16, 2017 TO February 22, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Family Home Child Care Service for 6 Children	19 Wabush Place	3	Approved	17-02-17
COM	Newfoundland Power Inc.	Waterford River Duct Bank Replacement	330 Southside Road	5	Approved	17-02-07
RES		Family Home Child Care Service for Six Children	44 Viscount Street	4	Approved	17-02-21
COM		Home Office – Off Site Environmental Consulting	34 Young Street	2	Approved	17-02-22

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

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

Gerard Doran
Development Supervisor
Planning, Engineering and
Regulatory Services

Addendum to February 27, 2017 Minutes

Building Permits List

Council's February 27, 2017 Regular Meeting

Permits Issued: 2017/02/16 To 2017/02/22

Class: Commercial

40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Office
245 Blackmarsh Rd	Ms	Retail Store
Carpasian Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Retail Store
391-395 Empire Ave	Ms	Service Shop
336 Freshwater Rd	Ms	Office
342 Freshwater Road, Telus	Sn	Office
2 Great Southern Dr	Ms	Office
10 Hebron Way	Ms	Restaurant
14 Hebron Way	Ms	Restaurant
5 Hebron Way	Ms	Retail Store
61 James Lane	Ms	Warehouse
102 Kenmount Dr	Ms	Office
85-95 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Sn	Retail Store
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
409 Kenmount Rd	Ms	Retail Store
515 Kenmount Rd	Ms	Car Sales Lot
541 Kenmount Rd	Ms	Retail Store
65 Kiwanis St	Ms	Retail Store
101 Macdonald Dr	Ms	Place Of Amusement
204-206 Main Rd	Ms	Clinic
450 Main Rd	Ms	Church
53-59 Main Rd	Ms	Retail Store
355 Main Rd	Ms	Tavern
355 Main Rd	Ms	Tavern
355-367 Main Rd	Ms	Retail Store
34 New Cove Rd	Ms	Club
119 New Cove Rd	Ms	Clinic
60 O'leary Ave	Ms	Retail Store
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
279 Portugal Cove Rd	Ms	Clinic
283 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
35 Ridge Rd	Ms	Recreational Use
46-50 Robin Hood Bay Rd	Ms	Industrial Use
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
13 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
285 Thorburn Rd	Ms	Office
446 Topsail Rd	Ms	Service Station
474 Topsail Rd	Ms	Other
644 Topsail Rd	Ms	Service Shop
393 Topsail Rd	Ms	Day Care Centre

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Chc Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
46 Torbay Rd	Ms	Retail Store
10 Elizabeth Ave	Sn	Office
192-194 Torbay Rd	Ms	Eating Establishment
248 Torbay Rd	Ms	Eating Establishment
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Retail Store
30-70 White Rose Dr	Ms	Retail Store
15 George St	Rn	Tavern
10 Barter's Hill	Rn	Office
300 Kenmount Rd., Horizon Aire	Cr	Office
30-70 White Rose Dr, Unit C2	Cr	Take-Out Food Service
Avalon Mall	Rn	Shopping Centre
571 Torbay Road	Rn	Office
39 Aviation Court	Nc	Warehouse

This Week \$ 8,054,995.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

2 Lynch Pl	Nc	Patio Deck
4 Lynch Pl	Nc	Patio Deck
6 Lynch Pl	Nc	Patio Deck
17 Lynch Pl	Nc	Patio Deck
103 Old Pennywell Rd	Nc	Patio Deck
105 Old Pennywell Rd	Nc	Patio Deck
107 Old Pennywell Rd	Nc	Patio Deck
109 Old Pennywell Rd	Nc	Patio Deck
111 Old Pennywell Rd	Nc	Patio Deck
115 Old Pennywell Rd	Nc	Patio Deck
117 Old Pennywell Rd	Nc	Patio Deck
119 Old Pennywell Rd	Nc	Patio Deck
119a Old Pennywell Rd	Nc	Patio Deck
37 Fahey St	Co	Single Detached & Sub.Apt
90 Pleasant St	Ex	Single Detached Dwelling
86 Battery Rd	Rn	Single Detached Dwelling
182 Buckmaster's Cir	Rn	Townhousing
184 Buckmaster's Cir	Rn	Townhousing
186 Buckmaster's Cir	Rn	Townhousing
188 Buckmaster's Cir	Rn	Townhousing
190 Buckmaster's Cir	Rn	Townhousing
192 Buckmaster's Cir	Rn	Townhousing
194 Buckmaster's Cir	Rn	Townhousing
196 Buckmaster's Cir	Rn	Townhousing

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208 Buckmaster's Cir	Rn	Townhousing
210 Buckmaster's Cir	Rn	Townhousing
212 Buckmaster's Cir	Rn	Townhousing
214 Buckmaster's Cir	Rn	Townhousing
216 Buckmaster's Cir	Rn	Townhousing
218 Buckmaster's Cir	Rn	Townhousing
220 Buckmaster's Cir	Rn	Townhousing
222 Buckmaster's Cir	Rn	Townhousing
224 Buckmaster's Cir	Rn	Townhousing
213 Cheeseman Dr	Rn	Single Detached Dwelling
15 Glen Abbey Street	Rn	Single Detached Dwelling
8 Lynch Pl	Rn	Patio Deck
15 Lynch Pl	Rn	Patio Deck
40 Mackenzie St	Rn	Single Detached Dwelling
3 March St	Rn	Single Detached & Sub.Apt
51 Otter Dr	Rn	Single Detached Dwelling
113 Prowse Ave	Rn	Single Detached Dwelling
8 Riverview Ave	Rn	Single Detached Dwelling
35 Ridge Rd, Ymca	Rn	Club
21 Rose Abbey St	Rn	Single Detached Dwelling
9 Wadland Cres	Rn	Apartment Building
15 Lloyd Cres	Sw	Single Detached & Sub.Apt
10 Prestwick Pl	Sw	Single Detached & Sub.Apt

This Week \$ 1,238,581.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 9,293,576.00

Repair Permits Issued: 2017/02/16 To 2017/02/22 \$ 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		

342 Main Road - Your application for an Illuminated LED Changeable Sign has been rejected as contrary to the "Digital and Projection Advertising Displays".

Addendum to February 27, 2017 Minutes

YEAR TO DATE COMPARISONS			
February 27, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$8,397,768.00	\$14,472,892.00	72
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$3,681,061.00	\$4,774,466.00	30
Repairs	\$148,520.00	\$167,800.00	13
Housing Units(1 & 2 Family Dwelling)	5	5	
TOTAL	\$12,227,349.00	\$19,415,158.00	

Respectfully Submitted,

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

Addendum to February 27, 2017 Minutes

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending February 22, 2017**

Payroll

Public Works	\$ 603,237.65
Bi-Weekly Administration	\$ 740,783.66
Bi-Weekly Management	\$ 882,081.69
Bi-Weekly Fire Department	\$ 693,404.33
Accounts Payable	\$1,727,174.53

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Total: \$ 4,646,681.86

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 March 6, 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	180 Hamilton Avenue	2	A Change of Non-Conforming Use application has been submitted requesting permission to occupy 180 Hamilton Avenue for the packaging of savory. The proposed use would occupy an area of 182 m ² and will replace the previous use (Professional Apparel). The business will have one (1) employee and will operate for approximate 4-12 hours per week, between 9 a.m.-5 p.m., Monday-Friday.	182 m ²	1		no submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	287 Southern Shore Highway	5	An Extension of a Non-conforming Use application has been submitted to build an extension on a Single Family Dwelling located at 287 Southern Shore Highway . The current dwelling has a total floor area of 124.4 m ² with a proposed renovation and extension of 17.9 m ² (14.4% extension).				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.

INFORMATION NOTE

Title:	16 Francis Street Proposed Rezoning
Date Prepared:	February 10, 2016
Report to:	Chair and Members, Planning and Development Committee
Councillor & Role:	Councillor Art Puddister, Chair
Ward:	5
Issue:	Rezoning application withdrawn - 16 Francis Street proposed six (6)-storey residential condominium building – PER file REZ1600008

Discussion – Background and Current Status:

The rezoning application submitted by Kavanagh Associates on behalf of NKG Holdings has been withdrawn.

For Council's information, the minutes of the public information session held on February 16, 2017, are attached.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners and residents, and the City of Mount Pearl.
3. Alignment with Strategic Directions/Adopted Plans:
Strategic Plan 2015-18: Neighbourhoods build our city.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations:

The original application was referred to a public meeting chaired by a member of Council, then to a public hearing in March 2014 chaired by an independent commissioner appointed by Council. The commissioner's report was ready to go to a regular meeting of Council, but when Northern Property REIT applied for the same property, the commissioner's report was held. The Northern Property application was rejected by Council. Last year, the applicant brought back the original application and it was referred to a public information session.

- Both applications met with significant public opposition.

ST. JOHN'S

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

Conclusion/Next Steps:

No action is needed, as the application has been withdrawn. This is provided for the information of Council and the public. The City has notified residents who submitted comments and is advertising the withdrawal on the City's website.

Prepared by:

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____



Approved by:

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

Signature: _____



Attachments:

Minutes of public information session held on Feb. 16, 2017

Public Meeting
Thursday, February 16, 2017
7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

In Attendance:

City of St. John's

Councillor Wally Collins, Chairperson
Councillor Sandy Hickman
Councillor Sheilagh O'Leary
Ken O'Brien, Chief Municipal Planner
Kathy Driscoll, Legislative Assistant

City of Mt. Pearl

Catherine Howell, Observer

Proponents

Greer Hunt, Brookfield Plains Inc.
Chris Newman, Kavanagh Associates (R. V. Anderson)
Chris Samson, Lat49 Architects

There were 28 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 from Kavanagh Associates on behalf of NGK Holdings Limited, (Mr. Greer Hunt). They have advised they wish to reactivate an application from 2010 for a residential condominium development that requires rezoning from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone and a Municipal Plan amendment. The application went through a public meeting, a public hearing and a commissioner's report before being withdrew by the applicant. Staff advised him that the reactivated application would be subject to a public information session.

18 written submissions were received.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Councillor Hickman called the meeting to order on behalf of Chair Wally Collins, he thanked everyone for coming and introduced the head table. After defining the process for the meeting he handed the floor over to Mr. Ken O'Brien, Chief Municipal Planner, with the City's Planning Department and Councillor Collins resumed Chair.

Mr. O'Brien noted this is a revival of the first application for this property from 2010, which was referred to a public meeting (September 2013), then a commissioner's public hearing (March 2014). The City was ready to bring the commissioner's report to Council, but at the last minute (April 2014), the property owner decided to allow Northern Properties to apply for their own rezoning. In the end, Council rejected that rezoning in 2015.

Currently, the original plan is back on the table. The one difference is that the City of Mount Pearl is not involved at present. The City of Mount Pearl observer, Catherine Howell, advised there is an active application which is on hold pending the outcome of the City of St. John's Council decision.

Mr. O'Brien noted after the public session is held, the minutes from it, along with all pertinent staff reports and the original commissioner's report, will be brought to Council for its deliberation and decision.

Further, the normal process for a rezoning is:

- Public meeting
- Commissioner's public hearing
- Commissioner's report to Council
- Council decision.

In this case, there already has been a public meeting and the commissioner's public hearing. So the process for this application will be:

- Public information session
- Minutes of the info session + the 2014 commissioner's report to Council
- Council decision.

Mr. O'Brien discussed the following past objections and concerns:

- Shadowing, loss of views, and loss of privacy with the 6-storey building, especially for the houses on whose back yards border the site.

- Traffic concerns along Castle Bridge Drive (at the traffic lights) and Francis Street, including queueing during the morning rush hour. The City's traffic staff have determined that the development can be accommodated on existing roads and intersections.
- Increase in density for a large residential building when the rest of the Brookfield Plains neighbourhood is single houses. The developer has restricted the houses from having basement apartments. This is a significant change from the R1 Zone.
- Concern with the apartments being rented; who will live in the building? The developer will have to talk about the nature of the building and the prospective future residents. From the City's perspective, renters are not regulated based on age or income level, and owners cannot be prevented from renting their units.
- The original plan showed a 3-storey building in St. John's with its parking lot in Mount Pearl. The current plan shows two 6-storey buildings, one on each side of the municipal boundary. It was clarified that, at present, there is an active application to the City of Mount Pearl that is on hold, pending the City of St. John's Council decision on their current application.
- Concerns about the quality and finish of the building which will have to be addressed by the developer.

The Chair thanked Mr. O'Brien and turned the floor over to the proponent, Mr. Greer Hunt. Mr. Hunt thanked staff and the Councillors for allowing him the opportunity to speak about this proposal. He noted the previous applications and advised he was putting the application forward again with a different vision. Mr. Hunt stated he attended all the public sessions and listened to what area residents had to say and felt the community would be receptive to construction of senior's complexes. Mr. Greer advised Chris Sampson of Lat49 Architects would talk about the buildings, structures, size etc. Mr. Greer also advised there would be two buildings noting the St. John's building would be for independent as well as assisted living and the Mount Pearl building's first floor would contain complimentary retail such as doctor's offices, gift and coffee shops, nail salons etc. The other floors of the Mt. Pearl building possibly could be for assisted living or even long-term care units. The intent is to bring everything to one project.

Mr. Sampson spoke to the structure, building shadowing and sizes and advised he would provide an overview. The intent of building one is to have a Kenny's Pond Seniors complex type set up, floors for independent living and floors for assisted living. There would be one and two bedroom units as well as studios. Mr. Sampson followed up with

some senior complex facilitators and was advised there was great demand and need for these type of facilities. It was further noted that government was not in position to construct and maintain these setups. Mr. Sampson noted the possibility of constructing between 96 and 120 units. He noted if seniors are aging in place, there is less traffic and parking. There would be lots of large windows which is required in small spaces and equally important to seniors. The building would broke down into facades, recesses and covered patio decks. Mr. Sampson noted the complimentary businesses as there are no other accommodations in the west end. The six storey building would be a concrete and steel structure that would provide sound proofing, fire ratings and it would also be energy efficient. The structures would be divided into corners and angles to mitigate shadowing as well as be esthetically pleasing and merited.

The following documents were included in the public meeting agenda:

- Location Map
- Drawings

DISCUSSION FROM THE FLOOR

- Raise the question whether or not it was cost effective to build a six storey building versus a four storey.
- The proponent noted a four storey building could be constructed effectively.

- Advised he participated in previous sessions and acted as a member of a prior committee that had been established. He noted residents moved to this neighbourhood as it provided smaller facilities and detached homes. It equally boasted a protected covenant which was a selling feature to both himself and his family.
- [REDACTED] further addressed what Mr. Hunt's proposed development and advised it all sounded promising; however, he had height concerns from a six storey building shadowing Tralee Street regardless of what studies had taken place.
- He mentioned there were three storey retirement homes in Corner Brook that have been successful, work for the community and could be considered for this project.
- [REDACTED] noted with the present economic status, condo sales were down and referenced Martek projects which resulted in condo units becoming apartment units. He felt this would be precedent setting.

- Mentioned land use conflict and out of character development proposal as the proposed building heights were out of character with the existing heights of buildings on neighbouring streets and would cause significant shadowing on Francis Street, Tralee Street in March, September and December.
- Depreciation of existing neighbourhood properties as [REDACTED] suggested with the current economic status and the quality of life impacted by the proposed development would impact property value intensely.
- He noted insufficient parking lots for the proposed development as there was only an allowance of 1.34 of parking lot per unit. His concern with even less parking in the winter with snow storage.
- He noted both Castle Bridge Drive and Francis Street have unsafe access to community mailboxes due to proximity to a busy junction. He further mentioned there isn't any reduction of speed when entering these areas and the proposed construction would only add to this issue.
- Concerned with insufficient recreational centres, schools and public transportation. [REDACTED] noted the schools are presently overcrowded and additional residents in the area would only create a larger problem. He further noted most of the recreational units were located in Mt. Pearl and he really could not discuss his concerns with lack of centres with the City of Mt. Pearl as he was a St. John's resident.
- Strain on sewer services and water supply as there will be more people availing of both systems.
- Environmental concerns in relation to the close proximity of the proposed structure to Flynn's Brook.
- Commonwealth Avenue traffic issues, during peak hours, increased by residents from the proposed development.
- The possibility of substandard rental units and unkempt grounds which will affect property values.
- [REDACTED] spoke to similar spot rezoning in the City of St. John's and questioned how the proposed project building height in relation to other spot rezoning sites with lower building height could be considerable favourable for the community.
- [REDACTED] suggested if this proposed application and rezoning were approved, it would be precedent setting for other unfit applications.
- Questioned if sales were not favourable would building budget be decreased.
- Mr. Greer Hunt noted his intent was to construct two buildings that would compliment the community and not devalue existing lots.

- [REDACTED]
- Noted that if the proposed application proceeded as a senior's complex, traffic would increase due to staff attending to the senior complexes and further that parking spaces would be filled by staff as well as by visitors.
 - The proponent advised that staff would arrive to work at 7:30 am and not during peak traffic times.

- Spoke to a newly constructed chain link fence that prevents access to a sports facility.
- Would like more accessible green space. He consistently uses Bowring Park.
- Reiterated traffic concerns.

- Felt misled when he bought his home in the community believing there would only be home construction.
- Asked about height of proposed buildings.
- Mr. Greer Hunt advised there would be six storeys to each building.
- ██████████ asked that consideration be given to constructing three storey buildings.

- The question was raised how many units the proponent was wishing to pre-sell.
- Mr. Greer Hunt advised he would require pre-sales of at least 35 units in order to begin the next phase of market research.
- Concern was given towards if there were lack of sales would the proponent change the seniors units to condominium units in order to make a profit.

- Noted as a matter of public record the previous Commissioner's report did not reflect the view point of all the current residents.

Area Resident

- The question was asked what the maximum building height for R1 zoning was.
- Mr. Ken O'Brien advised the Municipal Plan allows two to three storeys in the R1 zone and in order for this proposed project to proceed with a building height of six storeys, the area would have to be rezoned to A2 (Apartment Medium Density) and therefore an amendment to the Municipal Plan.

CONCLUDING REMARKS

Mr. Ken O'Brien spoke to the Commissioner's report and Public meeting of September 2013 noting it was very much a mirroring of this meeting. He reiterated the previous process in which the proponent eventually withdrew their application.

Mr. O'Brien advised that a report, along with a 2013 summary, the Commissioner's hearing and this meeting's minutes would go to Council in March. Further, the City of Mt. Pearl does not have to rezone their application and the City of St. John's would continue to follow up with them.

The question was raised as to whether the Commissioner's report would be made public and Mr. O'Brien advised only when it goes to Council. It was suggested another Commissioner's hearing should be held as the previous hearing only involved one phase and presently there are four phases. Mr. O'Brien advised this process would have to be reviewed and considered by the Planning and Development Standing Committee and to Council for final consideration.

Councillor Collins 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 9:04 p.m.

Councillor Wally Collins
Chairperson



Re: Opposed to Brookfield Plains Development at 16 Francis Street 

City Clerk and Council to: [REDACTED]

2017/02/16 01:36 PM

Sent by: Elaine Henley

Cc: "apuddister@stjohns.ca", "bdavis@stjohns.ca",
"btilley@stjohns.ca", "chardy@mountpearl.ca",
"cityclerk@stjohns.ca", "dlane@stjohns.ca",

Good Afternoon [REDACTED]:

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. Your submission will become part of the package presented to Council for consideration.

Elaine Henley
City Clerk

"Browne, Jennifer"

Good Day, I write this message to you today on...

2017/02/15 04:55:42 PM

From: [REDACTED]
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "jgalgay@stjohns.ca" <jgalgay@stjohns.ca>, "btilley@stjohns.ca" <btilley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "chardy@mountpearl.ca" <chardy@mountpearl.ca>
Date: 2017/02/15 04:55 PM
Subject: Opposed to Brookfield Plains Development at 16 Francis Street

Good Day,

I write this message to you today once again regarding the proposed rezoning and development for 16 Francis Street. We live at 66 Castle Bridge Drive and have been living in the subdivision for over 6 years. We respectfully oppose the rezoning and plans proposed for a 6 story condo/apartment building for a number of reasons. A similar proposal was brought forward two years ago and significant effort and finances went into public meetings and an independent commissioners report which resulted in the rezoning not be approved by council. The arguments against such a development remain the same and given the new proposal is very similar to the previous I am very hopeful for a similar outcome. I hope you take the time to read through my concerns as I have put a great deal of time and thought into this submission. I will also be present at the public meeting on February 16, 2017.

Point #1

According to the soon to be adopted St. John's Municipal Plan it states *"It shall be the policy of government to recognize and protect established, residential areas and support the retention of housing stock, or moderate intensification, in a form that respects the scale and character of the neighborhood."* The neighborhood is now zoned a low density residential neighbourhood. While Northern Properties has asked for rezoning to a medium density this does not fit the scale of the project proposed. According to the city of St. John's Residential High Density Zones are *"characterized by multi-unit residential buildings such as apartment buildings, townhouses and assisted living complexes."* We

certainly consider a six story building with the plan another six story building similar building on the adjacent site a High Density project and one that would have significant ramifications on the current low density area with predominantly single family detached dwellings. rezoning would have a significant impact on the current neighborhood and its residents.

Point #2

When buying our home we spent many months researching various neighbourhoods. Specifically we consider Kenmount Terrace, Southlands and Brookfield Plains. With young children things like schools, amenities, access to parks and recreation were all factors we considered. In the end we chose Brookfield Plains due to its focus on single family dwellings with little encouragement for two apartments homes. We wanted to be surrounded by other young families as opposed to houses that may be primarily rentals. At the time that was our current situation and we owned a two apartment home. The builder and real estate agents reiterated this point numerous times and it played a significant part in our final decision. We enquired as to the developed planned for 16 Francis Street and were told a three story building with light retail that would service our neighbourhood (e.g. physiotherapy clinic, daycare, etc.) and 55+ condos above. **We were also told there were construction covenants in place** that would protect this plan and prevent other types of development from occurring. It was also clearly communicated on the subdivisions website. Please see the attached document from the Brookfield Plains website that clearly identifies these covenants being communicated to potential buyers. While it is no longer on the website, it is the pretense that many of the current residents bought their homes.

Point #3

The developer has clearly stated these apartments will be considered high end with rent around 1400/per month. They will be attracting seniors, families and young professionals. Recent news stories on the rental situation in the City of St. Johns and surrounding areas do not indicate a strong need for apartments and certainly not high end apartments as reported in the link <http://www.cbc.ca/news/canada/newfoundland-labrador/n-l-apartment-vacancy-rates-on-the-rise-cmc-says-1.2875044>. I have seen in the news the need for affordable housing for seniors and others and do not believe the developer is realistic.

If families are a target audience has the impact on schools been considered? After just going through some major changes in the Mount Pearl school system this past year we are aware schools are already at capacity, some requiring module classrooms and loss of gym space. These are far from ideal conditions for our children. There are many considerations when approving a project of this size and infrastructure in the area to support such a development is a key consideration.

Point #4

The environmental impact on Flynn's Brook is one that should be closely examined. It does not appear this has been looked at thoroughly and deserves further review.

The Municipal plan is designed to protect established neighborhoods, development must be in keeping and context with the development and should not be intrusive nor should it impact residents negatively. As stated in the Envision document, *"Accommodations and changes within neighbourhoods as they evolve and need change, requires detailed planning and collaboration with residents at the local level."*

This email and others received, the comments from the public meeting and the over 400 signatures collected during the last proposal from residents in the neighbourhood opposed to the development should be taken into account when deciding to rezone the area.

We are confident there is a more suitable development for 16 Francis Street and look forward to the rezoning being refused and a more appropriate development proposed.

Thank you for your time and support.

Regards,



BrookfieldPlainsWebsiteSep2013.jpg

Re: Rezoning Application for Francis Street

Karen Chafe

to:

Wendy Mugford

2017/02/16 02:09 PM

Cc:

Kathy Driscoll

Hide Details

From: Karen Chafe/CSJ

To: Wendy Mugford/CSJ@csj

Cc: Kathy Driscoll/CSJ@csj

I am emailing this to Kathy for her info as she is covering public meeting tonight.

Sent from my iPhone

On Feb 16, 2017, at 1:53 PM, Wendy Mugford <WMugford@stjohns.ca> wrote:

Hi,

I wanted to make sure city clerk office had received the following email below.

Wendy Mugford
Economic Development, Culture & Partnerships
Department of Community Services
City of St. John's
348 Water Street
P.O. Box 908
St. John's, NL, Canada A1C 5M2
Tel: 709.576.8107 Fax: 709.576.8246
Web: <http://www.stjohns.ca>

----- Forwarded by Wendy Mugford/CSJ on 2017/02/16 12:32 PM -----

From: [REDACTED]
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Date: 2017/02/15 04:52 PM
Subject: Rezoning Application for Francis Street

Dear City Councillors,

We continue to strongly oppose the proposed rezoning of 16 Francis Street. Four short years ago when our family decided to move back into St. John's from Mount Pearl, we chose Brookfield Plains. It was presented as a wonderful family oriented neighbourhood, a perfect place for a young family. The municipal plan clearly showed the entire Brookfield Plains subdivision to be zoned for single family dwellings, which made this a great community for us to raise our young family. We

had just left our previous home due to the increase in two family homes and the increased traffic and decreased "neighbourhood feel."

There are only two ways in and out of this subdivision and the proposed building would greatly impact the traffic at both of those intersections. The issues of traffic, shadowing, overcrowding of our playgrounds, and the general feeling of the neighbourhood would be drastically affected in a negative manner if the zoning were to change to allow a six storey, 96 unit, condominium building to be built at 16 Francis Street. We never would have considered building our home in this neighbourhood had we been informed of such a development.

We are not opposed to the land being developed and possibly being rezoned into something that would compliment the subdivision and community, such as doctor's offices, pharmacy, bakery, etc..., and something no more than two storeys. However, the proposed six storey building would not compliment the community. It would be detrimental and would not only devalue our home, which is a huge persona investment, but also devalue our quality of living. There are 8 zones noted in the new municipal plan where intensification is to be encouraged, Brookfield Plains is not one of them. In fact they are all so far from Brookfield Plains that we don't even show up on the map which denotes them in the municipal plan.

We respectfully request that you honour the current municipal plan and its intent, as well as the wishes of the area residents, and once again, deny the proposed rezoning so that we can live in the beautiful community into which we have bought, invested, and built our home.

Sincerely,

A large black rectangular redaction box covering the signature of the sender.

Sent from my iPhone

Feb 7, 2017

[REDACTED]
St John's, NL
[REDACTED]

Office of the City Clerk

P. O. Box 908

St John's. NL

A1C 5M2

Dear Councillors:

In response to the letter received from the City of St John's regarding an application at 16 Francis Street to rezone to develop a six (6) story residential apartment building in condominium ownership, I would like to address my displeasure with this application.

In January 2012, we relocated from Halifax to St John's. After an extensive search to find a subdivision, we found Brookfield Plains to be most appealing to our lifestyle.

The following is a list of reasons why we chose Brookfield Plains:

- a) Our first impression was what a well planned residential neighborhood with attractive single family dwellings.
- b) Close proximity to all amenities such as shopping, drug stores, recreation facilities , walking trails , etc,
- c) Easy access to the downtown, crosstown & the other major traffic routes.
- d) Property values for re- sale purposes.

- e) Our final decision to purchase a home in this area was the fact we were informed the area in question would be a commercial service area, such as dentist, doctor's offices, drug store, senior condominiums, etc. Initially we were concerned what development was targeted for this vacant land before we made our decision. In the end we were assured the zoning was not apartment units & development would be in keeping with the subdivision zoning.

Our concerns with this development are:

- a) A 6 story apartment building is not becoming of such a beautiful residential neighbourhood. (Your initial impression of the subdivision with a 6 story apartment building located at the entrance would be less appealing to the general public & potential residential home purchasers.)
- b) Presently the traffic flow is slow at peak times of the day, with 1 light at a 4 way intersection & the other exit is limited to a left turn only, due to the heavy flow of 4 way traffic on Commonwealth Avenue.
- c) Adding 96 apartment units with most tenants having 2 vehicles per unit, meaning an additional 192 automobiles vs 129 parking spaces, would create additional unnecessary traffic congestion. Likewise excess parking on the sides of Castle Bridge & Francis Street would cause additional traffic congestion getting in & out of the only 2 exits of the subdivision.
- d) Given properties are rented units vs. residential owned would result in decreasing property values of homes in the area.
- e) The development of a 6 story residential apartment building in condominium ownership is quite unique in the marketplace. If you were a purchaser looking for a condominium would you purchase a condo in a joint apartment building complex? In most market areas the developer is normally marketing either an apartment building or selling condominium units.

- f) It is obvious; the Developer & Owner are profit driven & have no consideration for the existing property owners as they have not followed their initial plan for the area in question & this is their second application to sell this land to an apartment developer. It seems their only concern is how much profit they can obtain from the remaining land development & forget the existing residential home owners in the sub division.

In closing, we trust that the St. John's City Council will not allow the rezoning of the property in question.

Sincerely





Fw: Brookfield Plains meeting
Karen Chafe to: Kathy Driscoll

2017/02/20 02:02 PM

Karen Chafe
Supervisor of Legislative and Office Services
Office of the City Clerk
City of St. John's
PO Box 908
St. John's, NL A1C 5M2
work: (709) 576-8619
fax: (709) 576-8474
www.stjohns.ca

----- Forwarded by Karen Chafe/CSJ on 2017/02/20 02:02 PM -----

From: Engage/CSJ
To: Ken O'Brien/CSJ@CSJ
Cc: City Clerk
Date: 2017/02/20 11:01 AM
Subject: Fw: Brookfield Plains meeting
Sent by: Victoria Etchegary

This came in to the engage e-mail account.

V.

----- Forwarded by Victoria Etchegary/CSJ on 2017/02/20 11:01 AM -----

From: [REDACTED]
To: wcollins@stjohns.ca
Cc: engage@stjohns.ca
Date: 2017/02/17 01:02 PM
Subject: Brookfield Plains meeting

Councillor Collins.

Thank you for chairing last night's public meeting re: Brookfield Plains development application. As many of my neighbors indicated, we are against rezoning the property between Francis and Castle Bridge Streets.

A similar development which is true to the original plan would be welcome. That is three stories, senior focused with a mix of commercial space on the lower floor.

Please bring our concerns and desires to council when this application comes before council. The concerns my wife voiced at the meeting are highlighted below.

Thank you.

[REDACTED]

St. John's

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: February 16, 2017 at 7:47:08 PM NST
To: [REDACTED]
Subject: Meeting

Parking - allow for visitors

Space - will need room for wheelchair accessible/ common Rec areas & kitchen so less units

Like complementary occupancy

Need to build a community

Nice to see some green space

Z2800

Would prefer 3-4 story more residential feel

2nd building - what is the vacancy rate in condos now in Metro area

Again green space not enough now

2 municipalities need to work together

February 6, 2017



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

**Re: 16 Francis Street (and Castle Bridge Drive) Brookfield Plains
Public Information Session**

Please accept this submission as disapproval for the application from Kavanagh Associates on behalf of the property owner, NKG Holdings, to rezone vacant land at 16 Francis Street in the Brookfield Plains neighbourhood to the Apartment Medium Density (A2) Zone.






Re: 16 Francis St. concerns 

Ken O'Brien to: 

2017/02/15 03:20 PM

Jason Sinyard, Lindsay Lyghtle Brushett, Dave Wadden, Gerard
Cc: Doran, Andrea Roberts, Karen Chafe, Planning, Kathy Driscoll,
Ashley Murray, Arthur MacDonald

, thank you for your comments below. They will form part of our report back to Council.

This proposal, which was the original proposal, was not turned down by Council. It was referred to a public meeting, then to a commissioner's public hearing, and we had the report of the independent commissioner ready to go back to Council. The property owner decided to allow Northern Property to apply for the same land, and the City could not entertain two applications on the same property, so the owner withdrew this application in favour of Northern's. In the end, Council rejected Northern's, so the owner has brought this application back to the table.

Perhaps we will see you at the public information session.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP | *Chief Municipal Planner*
City of St. John's - Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
**MCIP - Member of the Canadian Institute of Planners*


ST. JOHN'S

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City Clerk and Council

Good Afternoon Mr. Squires: We thank you f...

2017/02/10 11:24:25 AM

From: City Clerk and Council/CSJ
To: 
Cc: Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ
Date: 2017/02/10 11:24 AM
Subject: Re: 16 Francis St
Sent by: Elaine Henley

Good Afternoon Mr. Squires:


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

Elaine Henley
City Clerk



Good Afternoon, As a resident of Brookfield plai...

2017/02/09 04:36:17 PM

From: 

To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2017/02/09 04:36 PM
Subject: 16 Francis St

Good Afternoon,

As a resident of Brookfield plains with 3 young children I am writing to voice my concerns over the possible rezoning of this property to allow high density dwellings. When we bought in this area we were assured by the developers that this would not be a possibility. This 2010 proposal was denied, the 3 apartment complex was turned down 2 years ago, why is the idea of re-zoning being revisited again. We paid a premium for a new home, which leads to higher property taxes, in a low density, detached single family home residential area to avoid this possibility. If the city were to entertain the idea of allowing this project to proceed the subsequent depreciation in the value to the single family homes in Brookfield plains would result in lower revenue from property taxes. There needs to be a final decision made with no new applications for re-zoning accepted. Force Mr. hunt to sell the land to a developer who intends to develop it as the residents of the area were promised, nobody was in favor of the first 2 attempts, the 3rd time will not be lucky for Mr. Hunt trying to line his pockets at the expense of the quality of the residential living Brookfield Palins residents paid top dollar for. Thank-you.

██████████



Re: 16 Francis St 
City Clerk and Council to: [REDACTED]
Sent by: **Elaine Henley**

2017/02/17 03:54 PM

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

Good Afternoon [REDACTED]:

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

Elaine Henley
City Clerk

Lisa Squires

Good Morning, I am writing to voice my concern...

2017/02/17 10:59:03 AM

From: [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2017/02/17 10:59 AM
Subject: 16 Francis St

Good Morning,

I am writing to voice my concern over the possible rezoning of 16 Francis Street from R1 to A2. When we purchased our new home in Brookfield plains we were told that this would be developed as a low density single family home community. I have 3 young children that I would not feel safe letting ride their bikes throughout the community if the rezoning were to pass and subsequently increase the traffic in the area due to the either 3, 4 story apartments or 2, 6 story condos or whatever the developers flavor of the month is if you allow the rezoning to happen. My biggest take away from last night's public info session is that if this property gets rezoned then the developer can build whatever they want. Sure the condos are the current proposal but that may just be a ploy to get the property rezoned. Single family home owners in Brookfield plains may not look as negatively on a condo development since the majority of the tenants would be owners. Aside from the increased traffic and negative effect on our property values another key point to opposing the 3 apartments was the fact that tenants come and go and when you don't own something the pride in upkeep of your property is not always there. The residents of Brookfield plains were opposed to higher density living when they made the choice to buy in that community, were strongly opposed to it 2 years ago when Northern property tried to get the apartments approved and are still and will forever be against the rezoning. Thank-you.

[REDACTED]



Re: 16 Francis St 
City Clerk and Council to: [REDACTED]
Sent by: **Elaine Henley**

2017/02/23 04:51 PM

Cc: cityclerk, Planning, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen Chafe, Kathy Driscoll, Arthur

Good Afternoon [REDACTED]:

We thank you for your feedback and advise that it has been forwarded to the City's Department of Planning, Development and Regulatory Services for consideration.

In the interim, I believe that the application has been withdrawn.

Elaine Henley
City Clerk

[REDACTED] To whom it may concern, I realize I may be a bit... 2017/02/23 12:08:10 PM

From: [REDACTED]
To: cityclerk@stjohns.ca
Date: 2017/02/23 12:08 PM
Subject: 16 Francis St

To whom it may concern,

I realize I may be a bit late but I did want to voice my concerns over the proposed apartment structure at 16 Francis Street. I live at the end of Rose Abbey in Brookfield Plains. I have the following concerns against the proposed apartment.

When purchasing my present home there was no mention of an apartment structure to be placed in the neighbourhood. The neighbourhood was promoted as single housing.

The people on Tralee St will now have a massive structure towering over their property.

There is also the added concern of traffic at the intersection as you approach Commonwealth Ave. from Brookfield Plains.

Thanks
[REDACTED]

Sent from my iPhone



To: [REDACTED]
 City Clerk and Council <cityclerk@stjohns.ca>, Planning/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Karen
Cc:
Bcc:
Subject: Re: 16 Francis Street - presentation
From: Ken O'Brien/CSJ - Thursday 2017/02/16 04:24 PM

Thanks for your interest, [REDACTED]. See you there tonight.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP | *Chief Municipal Planner*
City of St. John's - Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
** MCIP - Member of the Canadian Institute of Planners*



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City Clerk and Council | Good Afternoon Mr. Ball: We acknowledge r... | 2017/02/16 04:05:09 PM

From: City Clerk and Council/CSJ
To: [REDACTED]
Cc: City Clerk and Council <cityclerk@stjohns.ca>, Planning/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ
Date: 2017/02/16 04:05 PM
Subject: Re: 16 Francis Street
Sent by: Elaine Henley

Good Afternoon [REDACTED]

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. Your submission will become part of the package presented to Council for consideration.

Elaine Henley
 City Clerk

Rob Ball | Good Day, Just sending along a note that I woul... | 2017/02/16 09:01:37 AM

From: [REDACTED]
To: City Clerk and Council <cityclerk@stjohns.ca>
Date: 2017/02/16 09:01 AM
Subject: 16 Francis Street

Good Day,

Just sending along a note that I would like to make a verbal presentation regarding the 16 Francis Street rezoning at the public meeting tonight.

Kind Regards

[REDACTED]

[REDACTED]



Re: 16 Francis Street 
City Clerk and Council to: [REDACTED]

2017/02/17 03:52 PM

Sent by: **Elaine Henley**

Cc: "cityclerk@stjohns.ca", "citycouncil@stjohns.ca", Planning,
Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave
Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen

Good Afternoon:

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

Elaine Henley
City Clerk

[REDACTED] Good Morning We would like to object to the... 2017/02/17 10:32:19 AM

From: [REDACTED]
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2017/02/17 10:32 AM
Subject: 16 Francis Street

Good Morning

We would like to object to the rezoning of 16 Francis Street (Brookfield Plains) from R1 to A2 as proposed by the developer and discussed at a meeting last night. This is the same proposal that was submitted two years ago and which the residents opposed in a large number. We believe that if this area is rezoned that the developer will change his plans and build three 4-story buildings which the residents do not want. Please do not let this happen to our small neighborhood. If this land is rezoned, there will be nothing that council can do to stop these buildings from being put there.

We ask that council deny this rezoning change and uphold the wishes of the residents of Brookfield Plains.

Thank you

[REDACTED]



Re: Brookfield Plains development - objection 

Ken O'Brien to: [redacted]

2017/02/17 04:41 PM

cityclerk, Planning, Jason Sinyard, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen Chafe, Kathy Driscoll, Arthur MacDonald

Thanks, [redacted]. Your email will be part of the report back to Council.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
**MCIP - Member of the Canadian Institute of Planners*



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City Clerk and Council | [Good Afternoon Mr. Saunders: We acknowle...](#) | 2017/02/17 03:14:18 PM

From: City Clerk and Council/CSJ
To: [redacted] >
Cc: cityclerk@stjohns.ca, Planning/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ
Date: 2017/02/17 03:14 PM
Subject: Re: Brookfield Plains development
Sent by: Elaine Henley

Good Afternoon [redacted]

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.

Elaine Henley
City Clerk

[redacted] | [To whom it may concern, I couldn't make the tow...](#) | 2017/02/16 10:54:09 PM



Re: Opposition to 16 Francis Street rezoning 

City Clerk and Council to: [REDACTED]

2017/02/16 01:38 PM

Sent by: **Elaine Henley**

Cc: cityclerk, Planning, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen Chafe, Kathy Driscoll, Arthur

Good Afternoon:

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. Your submission will become part of the package presented to Council for consideration.

Elaine Henley
City Clerk

[REDACTED] Good day, We are residents of 67 Castle Bridge... 2017/02/15 11:57:03 PM

From: [REDACTED]
To: cityclerk@stjohns.ca
Date: 2017/02/15 11:57 PM
Subject: Opposition to 16 Francis Street rezoning

Good day,

We are residents of [REDACTED], St. John's that moved to this neighborhood in July 2015. With reference to rezoning of 16 Francis Street in the Brookfield Plains neighborhood as proposed by Kavanagh Associates, we are writing this email to state our concerns and opposition to this development and very localized rezoning.

In order to prepare this email, we did a research within the last two weeks and reviewed some available resources including background history of this rezoning application, St. John's Municipal Plan, Development regulations, and Envision St. John's Municipal Plan. Frankly speaking, in such a brief and relatively quick review of the references as mentioned above, we could find several conflicts with city documents and regulation requirements and also conflict with public safety, benefits and environmental issues. We can summarize our concerns in the following areas:

1. Degrading the neighborhood characters:

The proposed rezoning is a sudden and inappropriate transition from low density zone (R1) to apartment medium density zone (A2). A2 zone is relatively high density in comparison with other apartment zones. With reference to Envision St. John's Municipal Plan, this rezoning is in clear conflict with the policies outlined in section 4.3 of the plan which says that the neighborhood development must be in compliance with existing character of the area and also asks for appropriate transition in the proposed development plans.

2. Land use conflict and out of character development proposal:

In comparison to the height of abutting properties on Talee Street, Francis Street, Castle Bridge Drive, and Rose Abbey Street, this rezoning is out of scale and in conflict with the character of the existing neighborhood. The height of proposed buildings (Six storeys) is completely incompatible with the size and height of other properties around them that will apply negative shadow impact on the existing buildings. This incompatibility is in conflict with policies outlined in Section 4.4 of the Envision St. John's Municipal Plan. For this development proposal a Land Use Assessment Report (LUAR) was not found in the provided information by city. However, we did a comparison with the previous LUAR proposed for 3 four storeys buildings. Considering the fact that the new proposal is for 6 storeys buildings, the shadow impact on properties located on Francis Street and Talee Avenue on March, September and December will be significant.

3. Negative effect on the value of the existing properties in the neighborhood:

House shopping requires a long time plan and is a considerable investment. While a reasonable and appropriate development is an essential requirement to enhance the quality of life in the neighborhood and city, an improper development will result into a decrease in the neighborhood and will negatively affect the property values. Similar to other residents of the neighborhood, when we purchased our house we were not informed about such an intense rezoning on the entrance of this area. Such an improper rezoning will significantly decrease the property values for all the houses in this neighborhood. We believe that it is not fair to ignore the investment of over 400 families that is a result of hard working for benefit of one owner. Specially, considering the unpleasant economic situation in the province and the way each single family is affected by high inflation rate and tax raise, such a decline on a life investment will be a considerable loss.

4. Probable chaos due to insufficient parking lots in the proposed development:

The proposed development plan will suit 1.34 parking lot per unit (in Parcel B as per proposed drawing) that means units owning 2 or more vehicles and also the visitors will use the adjacent streets to park their cars. It will cause major parking issues on surrounding streets. Moreover, in winter, the snow accumulation will make the parking space narrower and block some lots. We could not find LUAR for this development proposal, however in the previous proposal (3 four storeys buildings), in the LUAR an approximate 100 m² snow pile area is considered for the whole lot. A simple comparison to our front yard that is approximately 40 m² and by now (mid February) is completely filled by snow shows that the proposed snow pile area is inadequate. Therefore, it is expected that in winter seasons, the parking issue will be even more problematic.

5. Unsafe access to community mailboxes:

The actual location of community mailbox on Castle Bridge Drive (the one we use, probably the same issue with the one installed on Francis Street) is unsafe due to its proximity to a busy junction. There is no warning or reduced speed sign next to the mailbox and cars entering from

either Commonwealth or Richard Nolan Drive do not reduce speed or even may over speed. Addition of two or three buildings with population of half of the total neighborhood right in front of the mailbox will make the localized area much busier and more unsafe. Unfortunately, no provision is considered to make the mailbox access safer.

6. Insufficient schools, public transit and recreational facilities:

Due to special location of Brookfield neighborhood, the residents mostly use the facilities provided by City of Mount Pearl. The schools around the neighborhood are currently overpopulated that definitely means lower quality of education system. By adding about 150 units in such a localized area, the school capacity issue would be even worse than what it is. There would be a similar issue with public transit and recreational facilities. Since the above noted facilities are mainly located in city of Mount Pearl, the local residents in this neighborhood will not have much chance or even the right to discuss the issue with city of Mount Pearl. We have a one year-old child and we are extremely worried about the lower life quality that she will face in this neighborhood as a result of this development.

7. Sewer service and municipal water inadequacy:

This development proposal will increase the neighborhood's population 1.5 times. Such a sudden increase in population and consumers without review and analyze of the current capacity of sewer service and municipal water will make serious problems that would require significant upgrade to the capacity. All in all, it will make problems for local residents of this district.

8. Environmental impact on natural resources

In accordance with proposed building concept plan (DWG No. A1-112294-G112 Rev. D), the edge of parking driveway will be approximately 4 meters off Flynn's Brook. Such a close proximity to highly populated buildings will definitely results into rapid pollution of the river. We are wondering if any LUIAR or environmental analysis is prepared by the applicant for the pollution effects on Flynn's Brook during construction phase and also after commissioning of the buildings.

9. Traffic issue on Commonwealth Avenue

In the previous LUAR proposed by the applicant, traffic study on the intersection of Commonwealth Avenue and Castle Bridge Drive was studied only. However, addition of about 150 units will definitely add a higher traffic load on the intersections between Commonwealth Avenue and Smallwood Drive, Park Avenue and Topsail Road especially during pick hours. A sound study considering the impacts on the above noted intersections seems necessary for a reasonable judgement.

10. Poor condition of rental apartments and lack of cleaning and maintenance by owners

We have experience of living in a medium class rental apartment owned by a competitor of this applicant in St. John's for a few years. Despite the advertisements in their website, the apartment

was poorly cleaned and the backyard especially in way of the lot boundary to neighbors' fences was completely filled by garbage and plastic bags. Also, since the gardening contractor did not mow the grasses in lower end of the lot, that spot was a perfect environment for mouse. Although the current proposal is for Condo apartments, considering the quite housing requests, the owner may change its application to a lower grade that means less maintenance and cleaning services due to lower rental prices. As an evidence for this anticipation, please refer to the website of the owner that shows 6 buildings out of 16 in St. John's are advertised with special offer (first month free).

11. Study of similar spot rezoning in other parts of city

A review of city of St. John's zoning map shows that there are some spot rezoned areas next to low density residential areas. It is greatly appreciated if city can conduct comprehensive analysis on the positive or negative effects of such spot rezoning areas. Although, in most of those cases, the rear yard is bigger than the subject application and also the building heights are lower, such study can provide a sound judgement how this localized development can affect the neighborhood.

12. A green light for similar unfit applications

We strongly believe that approval of such an unfit and inappropriate rezoning will provide a green light and a reference for similar application either in this neighborhood or other parts of city. We have experience of facing such an issue in other countries where it will eventually result into a bad looking city and chaos in several neighborhoods due to overpopulation and different building appearances next to each other.

In summary, based on the above noted facts, we are writing to request from city council to consider our strong opposition to this development to protect the public health, safety, and interest.

Thank you very much for your time and consideration!





Re: Opposition to the Rezoning of 16 Francis Street - Concerned Resident 

City Clerk and Council to: [REDACTED]

2017/02/17 03:51 PM

Sent by: **Elaine Henley**

Cc: cityclerk, CityCouncil, Planning, Jason Sinyard, Ken O'Brien,
Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran,
Andrea Roberts, Ashley Murray, Karen Chafe, Kathy Driscoll,

Good Afternoon [REDACTED]

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.

Thank you for your feedback.

Elaine Henley
City Clerk

[REDACTED] Good Evening, My name is Gregory Molloy and I... 2017/02/16 11:34:20 PM

From: [REDACTED]
To: citycouncil@stjohns.ca, cityclerk@stjohns.ca
Date: 2017/02/16 11:34 PM
Subject: Opposition to the Rezoning of 16 Francis Street - Concerned Resident

Good Evening,

My name is [REDACTED] and I am a resident of Brookfield Plains, St. John's. The purpose of this email is to express my deeply rooted opposition to the rezoning of 16 Francis Street.

My family moved into Brookfield Plains in 2012. We were searching for an executive home in a highly sought after, quiet, family friendly neighbourhood. Brookfield plains fit the bill. Our research into the neighbourhood prior to purchase secured our confidence in the future of our investment given the vision outlined in the development scheme.

It is so very disappointing to once again learn of the potential to rezone 16 Francis Street. The bond and understanding every resident held prior to this initiative being brought to light is at risk of being broken. Our investments are at risk. The environment we were promised when moving our lives to this location is at risk and to think that the decision to completely change the look and feel of this neighbourhood is outside the direct control of those who have spent their time and money building their future here is unacceptable.

The rezoning has the potential to morph into an establishment that would no longer suit my families vision of the place we want to live. It would also impact our ability to sell our home at an acceptable price due to the impact this change will have on real estate in Brookfield plains.

As a home owner and proud resident of this neighbourhood, I am respectfully requesting that this proposed change stop now. It is unfair to those of us who have staked our future on a completely different vision and promise then what is now being proposed.

Do not break the bond that brought the people and money into this neighbourhood in the first place.

Sincerely
[REDACTED]



Re: Please reject Brookfield Plains rezoning for the safety of our kids 

City Clerk and Council to: [REDACTED]

2017/02/16 04:05 PM

Sent by: **Elaine Henley**

Cc: cityclerk, CityCouncil, Eric Kedrosky, Planning, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen Chafe, Kathy

Good Afternoon:

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. Your submission will become part of the package presented to Council for consideration.

Elaine Henley
City Clerk

[REDACTED] Dear City Councillors, We are writing you today t... 2017/02/16 10:41:17 AM

From: [REDACTED]
To: citycouncil@stjohns.ca, cityclerk@stjohns.ca, Eric Kedrosky <eric.kedrosky@gmail.com>
Date: 2017/02/16 10:41 AM
Subject: Please reject Brookfield Plains rezoning for the safety of our kids

Dear City Councillors,

We are writing you today to express our strong opposition to the proposed rezoning of 16 Francis Street. When we chose our home at [REDACTED] it was not only because of the house itself but because of the neighbourhood where our children would grow up. The municipal plan clearly showed not just our lot, or just our street, but the entire Brookfield Plains subdivision to be zoned for single family dwellings, which made this a great community for us to raise our young family.

The main issue for us is that of safety - the amount of traffic and the speed at which it is routinely travelling in the neighbourhood is already an issue, with families living on Castlebridge afraid to allow their children to play on their own street due to the dangerous driving that occurs on a daily basis. This is fundamentally flawed if you think of why they moved into the quaint neighbourhood they believe they chose. If 16 Francis is rezoned to allow the building as described, this problem will grow exponentially.

There are only two ways in and out of this subdivision and the proposed apartment building would extend to be at both intersections. The issues of traffic, overcrowding of our limited playgrounds, and the general feeling of the neighbourhood would be drastically affected in a negative manner if the zoning were to change to allow a six storey, 96 unit, condominium building to be built at 16 Francis Street. We never would have considered making our home in this neighbourhood if we thought that we would have a six storey building greeting us each time we came and went from our home.

We are not opposed to the land being developed and possibly being rezoned into something that would compliment the subdivision and community, such as doctor's offices, pharmacy, bakery, etc..., and something no more than two or three storeys, however a six storey building would not compliment the community but would rather be detrimental and would not only devalue our home,

but also devalue our quality of living. There are 8 zones noted in the new municipal plan where intensification is to be encouraged, Brookfield Plains is not one of them. In fact they are all so far from Brookfield Plains that we don't even show up on the map which denotes them in the municipal plan.

We respectfully request that you honour the current municipal plan and its intent, as well as the wishes of the area residents, and deny the proposed rezoning so that we can live in the beautiful community into which we have bought, invested, and built our family's home.

Sincerely,

A large black rectangular redaction box covering the signature of the sender.

Sent from my iPad



Re: Proposed rezoning of 16 Francis Street 📎

City Clerk and Council to: [REDACTED]

2017/02/15 04:17 PM

Sent by: **Elaine Henley**

Cc: cityclerk, CityCouncil, [REDACTED], Planning, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray, Karen Chafe, Kathy

Good Afternoon:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regularly Services. Your email will become part of the package presented at a subsequent meeting of Council for consideration.

Elaine Henley
City Clerk

[REDACTED] Dear City Councillors, We are writing you today t... 2017/02/15 02:48:26 PM

From: [REDACTED]
To: cityclerk@stjohns.ca, citycouncil@stjohns.ca
Cc: [REDACTED]
Date: 2017/02/15 02:48 PM
Subject: Proposed rezoning of 16 Francis Street

Dear City Councillors,

We are writing you today to express our strong opposition to the proposed rezoning of [16 Francis Street](#). Six years ago when we decided to move back into St. John's from Paradise we chose our lot at [REDACTED] because of not only what was already built there, but what was going to be in the neighbourhood. The municipal plan clearly showed not just our lot, or just our street, but the entire Brookfield Plains subdivision to be zoned for single family dwellings, which made this a great community for us to raise our young family.

There are only two ways in and out of this subdivision and the proposed apartment building would extend to be at both intersections. The issues of traffic, shadowing, overcrowding of our playgrounds, and the general feeling of the neighbourhood would be drastically affected in a negative manner if the zoning were to change to allow a six storey, 96 unit, condominium building to be built at 16 Francis Street. We never would have considered building our home in this neighbourhood if we thought that we would have a six storey building greeting us each time we came and went from our home.

We are not opposed to the land being developed and possibly being rezoned into something that would compliment the subdivision and community, such as doctor's offices, pharmacy, bakery, etc..., and something no more than two or three storeys, however a six storey building would not compliment the community but would rather be detrimental and would not only devalue our home, but also devalue our quality of living. There are 8 zones noted in the new municipal plan where intensification is to be encouraged, Brookfield Plains is not one of them. In fact they are all so far from Brookfield Plains that we don't even show up on the map which denotes them in

the municipal plan.

We respectfully request that you honour the current municipal plan and its intent, as well as the wishes of the area residents, and deny the proposed rezoning so that we can live in the beautiful community into which we have bought, invested, and built our home.

Sincerely,

A black rectangular redaction box covering the signature of the sender.



Re: Public information session - 16 Francis Street 

City Clerk and Council to: [REDACTED]

2017/02/13 09:25 AM

Sent by: **Elaine Henley**

Cc: cityclerk, wcollins, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle
Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Karen
Chafe, Planning, Kathy Driscoll, Ashley Murray, Arthur

Good Morning [REDACTED]:

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

Elaine Henley
City Clerk

[REDACTED] As residents of [REDACTED] we are oppose... 2017/02/12 09:07:51 AM

From: [REDACTED]
To: cityclerk@stjohns.ca
Cc: wcollins@stjohns.ca
Date: 2017/02/12 09:07 AM
Subject: Public information session - 16 Francis Street

As residents of [REDACTED] we are opposed to the application from Kavanagh Associates on behalf of the property owner, NKG Holdings, to rezone vacant land at 16 Francis Street. As per your recent notice a rezoning application was made in 2010 and was rejected by council at that time. Our concerns have not changed since that time and are questioning why council are considering this application at this time.

We were advised when we purchased our property that a three story seniors condo with professional offices on the first level would be built there. This application is for a six level residential apartment building in condominium ownership, this is significantly different from the original plan. The increase in traffic and the effect on property values will be greatly impacted.

We hope council will again consider the residents of this neighbourhood and reject the application for this development.

[REDACTED]



Re: PUBLIC INFORMATION SESSION - 16 Francis Street 📎

City Clerk and Council to: [REDACTED]

2017/02/02 02:24 PM

Sent by: **Elaine Henley**

Cc: "cityclerk@stjohns.ca", "dokeefe@stjohns.ca",
"wcollins@stjohns.ca", Jason Sinyard, Ken O'Brien, Lindsay
Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea

Good Afternoon [REDACTED]

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

Elaine Henley
City Clerk

[REDACTED] I am a resident of Brookfield Plains(25 Ro... 2017/02/02 10:00:02 AM

From: [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>
Date: 2017/02/02 10:00 AM
Subject: PUBLIC INFORMATION SESSION - 16 Francis Street

I am a resident of Brookfield Plains([REDACTED]) and am writing with concerns to the re-activation of a proposed development at 16 Francis Street.

This was met with extreme opposition by our community in 2014 and application for such a dwelling was turned down by city council at this time which we were all happy with at that time. Our Subdivision/Area has been zoned Residential Low Density. This is what attracted my family as well as the others to build our home there in 2013. Houses in this area were purchased at high values and we have always been advised that our investments were protected because of the zoning classification. These values also mean higher property taxes for this city. This subdivision currently only has single detached dwellings and remains one of the very few areas of this city untainted by structures such as the one being proposed. I will be honest, this was the only subdivision for me and my wife to be within St. John's city limits and we actually moved from Paradise back here to be there. As we have all communicated to you in 2014, our community has been a tight knit area with a sense of pride. I am quite confused how such an application can just be brought back to the table only a couple years later. Noone was happy with it then, the studies didn't jive and nothing has changed 3 years later. At that time we bear witness to traffic studies being completed during low peak hours with no consideration being given to Commonwealth and Topsail at all.

Take a drive to our subdivision and look around and before you leave, please picture a 6 storey massive condominium with 100plus parking spaces right on the end of our two exits. This has NO place in that area and it has been zoned accordingly. I believe the entire surrounding area of mount pearl only has buildings 4 storeys high at the most.

As we stated in 2014, we are not opposed to developing that lot, but a huge apartment building is not the answer. If approved, me and my family will be trucking towards CBS and I'm sure many others will follow before property values decline.

It doesn't matter what the developer proposes, this apartment building will congest traffic, increase risk to our children and if not at first, eventually attract lower affordable income tenants with a risk of crime in the area.

Regards

[REDACTED]

[REDACTED] consider the environment before printing this email.

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Re: Public Information Session - 16 Francis Street 

Ken O'Brien to: [redacted]
Jason Sinyard, Lindsay Lyghtle Brushett, Dave Wadden, Gerard
Cc: Doran, Andrea Roberts, Karen Chafe, Planning, Kathy Driscoll,
Ashley Murray, Arthur MacDonald

2017/02/15 02:43 PM

[redacted], thanks for your comments below. They will form part of the package that will be presented to Council when we report back on the results of the public information session.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
** MCIP - Member of the Canadian Institute of Planners*



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City Clerk and Council **Good Morning Mr. Nippard: We thank you fo...** 2017/02/01 09:55:22 AM
From: City Clerk and Council/CSJ
To: [redacted]
Cc: Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ
Date: 2017/02/01 09:55 AM
Subject: Re: Public Information Session - 16 Francis Street
Sent by: Elaine Henley

Good Morning [redacted]

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

Elaine Henley
City Clerk

[redacted] **Hello, I'm unable to attend the public m...** 2017/02/01 09:00:31 AM
From: [redacted]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2017/02/01 09:00 AM
Subject: Public Information Session - 16 Francis Street

Hello,

I'm unable to attend the public meeting w/regard to 16 Francis Street rezoning so here are my

concerns:

1. Increased traffic in already congested sub-division
2. Height of building is too high for this area of town
3. Covenants that were given when we purchased a home in this area. Eg., no high rise buildings
4. Significant loss of value on our home
5. With this type of apartment building proposed brings increased crime to the area

Thank You,

(Signed)

A large black rectangular redaction box covering the signature of the sender.

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DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF February 23, 2017 TO March 1, 2017

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Building Lot	12-18 Petty Harbour Road	5	Rejected – Contrary to sections 10.41.3. & 11.2.4.(1)	17-02-28

* 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 March 06, 2017 Regular Meeting

Permits Issued: 2017/02/23 To 2017/03/01

Class: Commercial

5 Barrows Road	Co	Lodging House
1 Barrows Rd	Co	Lodging House
9-11 Waldegrave Street	Co	Retail Store
215 Water St./Nexen Energy-515	Co	Office
40 Aberdeen Ave	Ms	Communications Use
46 Aberdeen Ave	Ms	Eating Establishment
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Take-Out Food Service
111 Cowan Ave	Ms	Day Care Centre
10 Elizabeth Ave	Ms	Retail Store
60 Elizabeth Ave	Ms	Clinic
342 Freshwater Rd	Ms	Clinic
22 Goldstone St	Ms	Light Industrial Use
15 Goldstone St	Ms	Service Shop
20 Hallett Cres	Ms	Retail Store
169 Hamlyn Rd	Ms	Custom Workshop
12-20 Highland Dr	Ms	Restaurant
12-20 Highland Dr	Ms	Retail Store
102 Kenmount Dr	Ms	Hotel
25 Kenmount Rd	Ms	Office
210 Lemarchant Rd	Ms	Tavern
330 Lemarchant Rd	Ms	Retail Store
147 Lemarchant Rd	Ms	Service Shop
430-432 Main Rd	Ms	Retail Store
484 Main Rd	Ms	Club
120 Mundy Pond Rd	Ms	Place Of Assembly
34 New Cove Rd	Ms	Club
47 Newfoundland Dr	Ms	Service Shop
22 O'leary Ave	Ms	Take-Out Food Service
31 Peet St	Ms	Service Shop
20 Peet St	Ms	Car Sales Lot
20 Peet St	Ms	Car Sales Lot
34 Pippy Pl	Ms	Retail Store
62 Pippy Pl	Ms	Office
39-41 Pippy Pl	Ms	Retail Store
260 Portugal Cove Rd	Ms	Retail Store
40 Airport Heights Dr	Ms	Retail Store
38-40 Ropewalk Lane	Ms	Retail Store
38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
54 Ropewalk Lane	Ms	Retail Store
386 Stavanger Dr	Ms	Office
386 Stavanger Dr	Ms	Office
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
86 Thorburn Rd	Ms	Service Station
86 Thorburn Rd	Ms	Service Station
644 Topsail Rd	Ms	Day Care Centre
660 Topsail Rd	Ms	Eating Establishment
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
340 Torbay Rd	Ms	Retail Store
660 Torbay Rd	Ms	Service Station
141 Torbay Rd	Ms	Retail Store

145 Torbay Road-Torbay Rd.Mall	Ms	Other
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
411 Torbay Rd	Ms	Restaurant
411 Torbay Rd	Ms	Restaurant
70 White Rose Dr, Orange Fit	Sn	Club
35 White Rose Dr	Ms	Clinic
52 Kenmount Rd	Rn	Parking Lot
215 Water St, Suite 701	Rn	Office
30-70 White Rose Dr, Unit C2	Cr	Take-Out Food Service
2-94 Cochrane Pond Rd	Nc	Accessory Building
130 Kelsey Dr	Rn	Office

This Week \$ 1,476,729.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

23 Laughlin Cres	Cr	Subsidiary Apartment
77 Carpasian Rd	Ex	Single Detached Dwelling
20 Eagle Crt	Rn	Townhousing
161 Freshwater Rd	Rn	Patio Deck
18 Henry St	Rn	Semi-Detached Dwelling
48 Main Road	Rn	Single Detached Dwelling
14 Mayor Ave	Rn	Semi-Detached Dwelling
8 Milbanke St	Rn	Single Detached Dwelling
128 Queen's Rd	Rn	Single Detached Dwelling

This Week \$ 302,195.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 1,778,924.00

Repair Permits Issued: 2017/02/23 To 2017/03/01 \$ 11,000.00

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			
March 06, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$10,226,779.00	\$15,949,621.00	56
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$4,262,661.00	\$5,076,661.00	19
Repairs	\$195,520.00	\$178,800.00	-9
Housing Units(1 & 2 Family Dwelling)	6	5	
TOTAL	\$14,684,960.00	\$21,205,082.00	44

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 1, 2017

Payroll

Public Works	\$ 525,562.84
Bi-Weekly Casual	\$ 27,451.57
Accounts Payable	\$2,212,154.99

Total: \$ 2,765,169.40

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
NEWFOUNDLAND POWER	107683	ELECTRICAL SERVICES	11,239.96
DARLENE SHARPE	107684	CLEANING SERVICES	1,500.00
PUBLIC SERVICE CREDIT UNION	107685	PAYROLL DEDUCTIONS	6,020.67
WILLIAMSON, HELEN	107686	ARNINL REGISTRATION FEE	514.75
MULLETT, CHERYL	107687	TRAVEL REIMBURSEMENT	1,557.74
JONATHAN GALGAY	107688	TRAVEL REIMBURSEMENT	951.46
MARGARET GILLIES	107689	COURT OF APPEAL REFUND	60.00
PIK-FAST EXPRESS INC.	107690	BOTTLED WATER	29.00
BRISTOL BUSINESS MACHINES LTD.	107691	SOFTWARE RENEWAL	1,581.25
ARTIMPORT	107692	PROMOTIONAL ITEMS	180.80
HARRY SUMMERS LTD.	107693	PROFESSIONAL SERVICES	51,433.75
EVEREST	107694	PROMOTIONAL ITEMS	1,122.10
NASTT FINANCIAL SERVICES	1237	CONFERENCE FEE (2)	2,935.46
ALTUS GROUP	107695	COURT OF APPEAL REFUND	200.00
DUCKWORTH STREET PARKADE LP	107696	COURT OF APPEAL REFUND	400.00
10718 NFD. INC.	107697	COURT OF APPEAL REFUND	520.00
KIRKLAND BALSOM & ASSOC.	107698	COURT OF APPEAL REFUND	200.00
PERRY WARD	107699	COURT OF APPEAL REFUND	60.00
YASSIR & TAHMIR EL-TAHAN	107700	COURT OF APPEAL REFUND	60.00
STEPHEN & SHERI DILNY	107701	COURT OF APPEAL REFUND	60.00
10718 NFD. INC.	107702	COURT OF APPEAL REFUND	400.00
DESTINATION ST. JOHN'S	107703	ADVERTISING FOR RAILWAY	373.75
DICKS & COMPANY LIMITED	107704	OFFICE SUPPLIES	155.09
VOKEY'S JANITORIAL SERVICE	107705	JANITORIAL SERVICES	191.13
THYSSENKRUPP ELEVATOR	107706	ELEVATOR MAINTENANCE	322.43
BARRY MACKAY CONSULTANT	107707	COMPUTER EQUIPMENT REPAIRS	56.50
RCAP	107708	LEASING OF OFFICE EQUIPMENT	588.36
TYCO INTEGRATED SECURITY CANADA, INC.	107709	SECURITY SERVICES	535.33
PATRICIA COLLINS	107710	COURT OF APPEAL REFUND	60.00
NEWFOUNDLAND POWER	107711	ELECTRICAL SERVICES	60,012.15
BELL ALIANT	107712	TELEPHONE SERVICES	48,246.68
PETER'S AUTO WORKS INC.	107713	TOWING OF VEHICLES	86.25
GORDON BARNES	107714	PROFESSIONAL SERVICES	2,400.00
RFS CANADA	107715	PROFESSIONAL SERVICES	17,781.30
ACKLANDS-GRAINGER	107716	INDUSTRIAL SUPPLIES	1,996.40
ACTION CAR AND TRUCK ACCESSORIES	107717	AUTO PARTS	1,540.31
ATLANTIC PURIFICATION SYSTEM LTD	107718	WATER PURIFICATION SUPPLIES	4,408.74
AUDIO SYSTEMS LTD.	107719	AUDIO EQUIPMENT	2,529.29
AQUAM	107720	RECREATION SUPPLIES	11,520.70
HERCULES SLR INC.	107721	REPAIR PARTS	200.89
DONALD C PECKHAM	107722	COMMISSIONER - ASSESSMENT REVIEW COURT	2,675.00
BELL ALIANT	107723	TELEPHONE SERVICES	349.60
GRAND CONCOURSE AUTHORITY	107724	MAINTENANCE CONTRACTS	6,050.00
BELBIN'S GROCERY	107725	CATERING SERVICES	289.51

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CABOT PEST CONTROL	107726	PEST CONTROL	23.00
BEST DISPENSERS LTD.	107727	SANITARY SUPPLIES	390.81
ROCKWATER PROFESSIONAL PRODUCT	107728	CHEMICALS	695.52
BLACK & McDONALD LIMITED	107729	PROFESSIONAL SERVICES	782.78
BLAZER CONCRETE SAWING & DRILL	107730	PROFESSIONAL SERVICES	402.50
FORBES STREET HOLDINGS LTD	107731	REFURBISH VACANT UNIT	25,473.77
CLASS C SOLUTIONS GROUP	107732	REPAIR PARTS	3,952.31
OVERHEAD DOORS Nfld LTD	107733	REPAIRS TO DOORS	7,828.20
BRENKIR INDUSTRIAL SUPPLIES	107734	PROTECTIVE CLOTHING	610.08
DBA CONSULTING ENGINEERS LTD.	107735	PROFESSIONAL SERVICES	4,209.00
CANSEL SURVEY EQUIPMENT INC.	107736	HSTAR MAPPING SUBSCRIPTION	1,356.00
THE BRIGADE COUNCIL OF THE CLB	107737	ATHLETE OF THE YEAR BANQUET	2,867.47
JLG TRANSPORTATION LTD.	107738	TRANSPORTATION SERVICES	7.75
BDI CANADA INC	107739	CHEMICALS	71.60
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE	107740	PROFESSIONAL SERVICES	11,928.69
CITY OF MOUNT PEARL	107741	GYM MEMBERSHIP	851.00
STAPLES THE BUSINESS DEPOT - STAVANGER DR	107742	STATIONERY & OFFICE SUPPLIES	419.43
INDUSTRY CANADA ALS FINANCIAL CENTRE	107743	RADIO RENEWAL LICENCE FEE	33,670.00
LEVITT SAFETY	107744	SAFETY SUPPLIES	2,083.00
AIR LIQUIDE CANADA INC.	107745	CHEMICALS AND WELDING PRODUCTS	863.46
CSA GROUP	107746	PROFESSIONAL SERVICES	22,551.50
CANAVAN'S AUTO APPRAISERS LTD.	107747	PROFESSIONAL SERVICES	556.89
DAVE CARROLL	107748	BAILIFF SERVICES	396.00
COASTAL DOOR & FRAME LTD	107749	DOORS/FRAMES	815.93
SOBEY'S INC	107750	PET SUPPLIES	2,645.83
NORTH ATLANTIC SYSTEMS	107751	REPAIR PARTS	1,212.94
NORTRAX CANADA INC.,	107752	REPAIR PARTS	1,363.89
LAT49 ARCHITECTURE INC.	107753	PROFESSIONAL SERVICES	65,920.33
MAC TOOLS	107754	TOOLS	1,798.91
COASTAL MOUNT PEARL	107755	REPAIR PARTS	229.99
NORTH ATLANTIC SUPPLIES INC.	107756	REPAIR PARTS	1,802.89
CBCL LIMITED	107757	PROFESSIONAL SERVICES	13,512.50
COADY'S METAL WORKS LTD.	107758	PROFESSIONAL SERVICES	51.75
PF COLLINS CUSTOMS BROKER LTD	107759	DUTY AND TAXES	637.18
COLONIAL GARAGE & DIST. LTD.	107760	AUTO PARTS	4,901.59
PETER'S AUTO WORKS INC.	107761	TOWING OF VEHICLES	11,519.34
CONSTRUCTION SIGNS LTD.	107762	SIGNAGE	3,720.25
CONTROLS & EQUIPMENT LTD.	107763	REPAIR PARTS	3,038.30
SCOTT WINSOR ENTERPRISES INC.,	107764	REMOVAL OF GARBAGE & DEBRIS	5,520.00
J3 CONSULTING & EXCAVATION LIMITED	107765	PROFESSIONAL SERVICES	75,986.85
CRANE SUPPLY LTD.	107766	PLUMBING SUPPLIES	1,253.86
JAMES G CRAWFORD LTD.	107767	PLUMBING SUPPLIES	506.89
ENVIROSYSTEMS INC.	107768	PROFESSIONAL SERVICES	2,215.27
NEWFOUND CABS	107769	TRANSPORTATION SERVICES	2,079.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CUMMINS EASTERN CANADA LP	107770	REPAIR PARTS	774.93
CREDIT RECOVERY 2003 LIMITED	107771	CREDIT COLLECTIONS	753.95
DICKS & COMPANY LIMITED	107772	OFFICE SUPPLIES	1,304.44
MADSEN DIESEL & TURBINE INC.	107773	REPAIR PARTS	1,401.53
WAJAX POWER SYSTEMS	107774	REPAIR PARTS	39.36
MADSEN POWER SYSTEMS	107775	REPAIR PARTS	210.68
HTECH COMMUNICATIONS LIMITED	107776	REPAIRS TO EQUIPMENT	13,041.00
DOMINION RECYCLING LTD.	107777	PIPE	138.52
THYSSENKRUPP ELEVATOR	107778	ELEVATOR MAINTENANCE	362.25
CANADIAN TIRE CORP.-HEBRON WAY	107779	MISCELLANEOUS SUPPLIES	432.14
CANADIAN TIRE CORP.-KELSEY DR.	107780	MISCELLANEOUS SUPPLIES	495.63
EAST COAST MARINE & INDUSTRIAL	107781	MARINE & INDUSTRIAL SUPPLIES	379.50
EASTERN INDUSTRIES & HYDRAULICS LTD.	107782	PROFESSIONAL SERVICES	554.63
ELECTROMEGA LTD.	107783	REPAIR PARTS	5,981.15
EMCO SUPPLY	107784	REPAIR PARTS	4,597.97
ENVIROMED ANALYTICAL INC.	107785	REPAIR PARTS AND LABOUR	1,559.92
DOMINION STORE 935	107786	MISCELLANEOUS SUPPLIES	153.29
EATON INDUSTRIES (CANADA) COMPANY	107787	PROFESSIONAL SERVICES	5,015.58
IPS INFORMATION PROTECTION SERVICES LTD.	107788	PAPER SHREDDING ON SITE	301.77
EMERGENCY REPAIR LIMITED	107789	AUTO PARTS AND LABOUR	8,287.16
CONTROL PRO DISTRIBUTOR INC.	107790	REPAIR PARTS	388.21
OMB PARTS & INDUSTRIAL INC.	107791	REPAIR PARTS	621.13
FRESHWATER AUTO CENTRE LTD.	107792	AUTO PARTS/MAINTENANCE	2,914.42
IMPACT SIGNS AND GRAPHICS	107793	SIGNAGE	103.50
BOOMIT	107794	PROFESSIONAL SERVICES	379.50
PROVINCIAL FENCE PRODUCTS	107795	FENCING MATERIALS	1,702.00
ISLAND OFFICE FURNITURE	107796	OFFICE FURNITURE	689.77
WOLSELEY CANADA INC.	107797	REPAIR PARTS	732.67
STARGARDEN CORPORATION	107798	PROFESSIONAL SERVICES	215.62
ST. JOHN'S ASPHALT & AGGREGATES	107799	PROFESSIONAL SERVICES	5,630.17
HARRIS & ROOME SUPPLY LIMITED	107800	ELECTRICAL SUPPLIES	875.27
HARVEY & COMPANY LIMITED	107801	REPAIR PARTS	11,170.24
A HARVEY & CO. LTD.	107802	ROAD SALT	332,695.15
HARVEY'S OIL LTD.	107803	PETROLEUM PRODUCTS	124,486.53
NEWFOUND ROOFING LTD	107804	PROFESSIONAL SERVICES	6,417.00
BOMA NL	107805	REGISTRATION FEE	172.50
GUILLEVIN INTERNATIONAL CO.	107806	ELECTRICAL SUPPLIES	429.34
FIRST COPY DUPLICATING CENTRE LTD	107807	OFFICE SUPPLIES	94.92
CENTSIBLE CAR & TRUCK RENTALS	107808	LEGAL CLAIM	455.40
GRAYMONT (NB) INC.,	107809	HYDRATED LIME	20,455.05
BELL DISTRIBUTION INC.	107810	CELL PHONES & ACCESSORIES	109.22
HISCOCK RENTALS & SALES INC.	107811	HARDWARE SUPPLIES	716.95
FDM SOFTWARE	107812	SOFTWARE RENEWAL	44,116.99
HOLDEN'S TRANSPORT LTD.	107813	RENTAL OF EQUIPMENT	2,737.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HOLLAND NURSERIES LTD.	107814	FLORAL ARRANGEMENT	640.83
TOTAL CANADA INC.	107815	REPAIR PARTS	2,743.44
PENNECON ENERGY TECHNICAL SERVICE	107816	PROFESSIONAL SERVICES	5,831.31
CLEAN SWEEP PROPERTY MAINTENANCE	107817	PROFESSIONAL SERVICES	1,207.50
ULINE	107818	SAND BAGS	738.29
CERTIFIED LABS	107819	CHEMICALS	1,844.54
IMPRINT SPECIALTY PROMOTIONS LTD	107820	PROMOTIONAL ITEMS	2,026.14
HICKMAN DODGE JEEP CHRYSLER	107821	PROFESSIONAL SERVICES	821.96
ONX ENTERPRISE SOLUTIONS LIMITED	107822	REPAIR PARTS	4,058.28
D & S VACUUM TRUCK SERVICES LTD.	107823	PROFESSIONAL SERVICES	690.00
CHRIS SQUIRES ENTERPRISES INC.,	107824	RENTAL OF EQUIPMENT	4,780.59
PRINTER TECH SOLUTIONS INC.,	107825	REPAIRS TO EQUIPMENT	1,125.80
WORK AUTHORITY	107826	PROTECTIVE CLOTHING	230.00
SAFETY FIRST-SFC LTD.	107827	PROFESSIONAL SERVICES	2,622.00
PRINT SHOP LIMITED	107828	OFFICE SUPPLIES	6,601.00
IEAS LTD.	107829	PROFESSIONAL SERVICES	301.88
KERR CONTROLS LTD.	107830	INDUSTRIAL SUPPLIES	384.93
VOHL INC.,	107831	REPAIR PARTS	269.68
PETROFORMA INC.,	107832	REPAIR PARTS	306.90
ROWSSELL APPLEBY NEWTOWN ENGINEERING INC.,	107833	PROFESSIONAL SERVICES	5,750.00
THE CARPET FACTORY SUPERSTORE	107834	PROFESSIONAL SERVICES	101,500.22
MACKAY COMMUNICATIONS	107835	PROFESSIONAL SERVICES	464.49
CARMICHAEL ENGINEERING LTD.	107836	PROFESSIONAL SERVICES	12,297.59
J.A. LARUE	107837	REPAIR PARTS	379.50
ACE LOCKSMITHING	107838	PROFESSIONAL SERVICES	2,213.75
REXEL CANADA ELECTRICAL INC.,	107839	REPAIR PARTS	145.69
MCLOUGHLAN SUPPLIES LTD.	107840	ELECTRICAL SUPPLIES	285.15
WILSON SECURITY LIMITED	107841	SECURITY SERVICES	442.75
SUMMIT PLUMBING & HEATING LTD.	107842	PROFESSIONAL SERVICES	8,007.06
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	107843	CHEMICALS	2,070.56
PRINTERS PLUS	107844	TONER CARTRIDGES	1,206.35
WAJAX INDUSTRIAL COMPONENTS	107845	REPAIR PARTS	660.72
NEWFOUNDLAND DISTRIBUTORS LTD.	107846	INDUSTRIAL SUPPLIES	76.25
NEWFOUNDLAND DESIGN ASSOCIATES	107847	PROFESSIONAL SERVICES	3,257.93
TOROMONT CAT	107848	AUTO PARTS	681.67
NORTH ATLANTIC PETROLEUM	107849	PETROLEUM PRODUCTS	20,713.93
NOVA CONSULTANTS INC.	107850	PROFESSIONAL SERVICES	949.77
JOSEPH MAXWELL HOLDINGS	107851	PROFESSIONAL SERVICES	345.00
PENNECON ENERGY HYDRAULIC SYSTEMS	107852	REPAIR PARTS	728.63
PBA INDUSTRIAL SUPPLIES LTD.	107853	INDUSTRIAL SUPPLIES	1,812.16
CW PARSONS LIMITED	107854	PROFESSIONAL SERVICES	1,437.50
K & D PRATT LTD.	107855	REPAIR PARTS AND CHEMICALS	625.90
NEWFOUNDLAND EXCHEQUER ACCOUNT	107856	GAZETTE PUBLICATION	143.66
REPROGRAPHICS LTD.	107857	TONER CARTRIDGES	43.40

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RIDEOUT TOOL & MACHINE INC.	107858	TOOLS	482.88
NAPA ST. JOHN'S 371	107859	AUTO PARTS	367.01
ROYAL FREIGHTLINER LTD	107860	REPAIR PARTS	3,672.00
S & S SUPPLY LTD. CROSSTOWN RENTALS	107861	REPAIR PARTS	24,034.16
ST. JOHN'S TRANSPORTATION COMMISSION	107862	CHARTER SERVICES	1,187.50
BIG ERICS INC	107863	SANITARY SUPPLIES	657.20
SAUNDERS EQUIPMENT LIMITED	107864	REPAIR PARTS	5,465.38
SANSOM EQUIPMENT LTD.	107865	REPAIR PARTS	6,278.57
TRACTION DIV OF UAP	107866	REPAIR PARTS	3,647.99
TULKS GLASS & KEY SHOP LTD.	107867	PROFESSIONAL SERVICES	281.89
URBAN CONTRACTING JJ WALSH LTD	107868	PROPERTY REPAIRS	201.25
CANSEL WADE	107869	PROFESSIONAL SERVICES	145.87
WATERWORKS SUPPLIES DIV OF EMCO LTD	107870	REPAIR PARTS	867.24
WESCO DISTRIBUTION CANADA INC.	107871	REPAIR PARTS	200.76
WALMART 3092-KELSEY DRIVE	107872	MISCELLANEOUS ITEMS	160.14
THE SCOUT SHOP	107873	REAL PROGRAM	44.83
FRENCH, DAVID	107874	INSTRUCTOR FEE	653.04
TUCKER, DAVID	107875	INSTRUCTOR FEE	142.38
TITFORD, JUNE	107876	INSTRUCTOR FEE	172.56
WALSH, BASIL	107877	INSTRUCTOR FEE	489.78
SOBEYS - MERRYMEETING RD	107878	MISCELLANEOUS SUPPLIES	115.52
NEWFOUNDLAND EXCHEQUER ACCOUNT	107879	V/C CONTRIBUTION	50,000.00
SUPREME COURT OF NEWFOUNDLAND AND LABRADOR	107880	STATEMENT OF CLAIM FOR OUTSTANDING TAXES	615.00
SMITH, VERNA	107881	INSTRUCTOR FEE	593.25
STAPLES THE BUSINESS DEPOT - KELSEY DR	107882	OFFICE SUPPLIES	237.72
ACE CLEANING COMPANY	107883	PROFESSIONAL SERVICES	19,483.58
ST. JOHN COUNCIL FOR NEWFOUNDLAND PROPERTIES	107884	FIRST AID CERTIFICATES	1,822.42
ATLANTIC REGION AIRCRAFT MAINTENANCE CONFERENCE	107885	FINANCIAL SUPPORT FOR MEETINGS AND CONVENTIONS	750.00
STEWART MCKELVEY	107886	PROFESSIONAL SERVICES	2,691.00
LABRADOR NORTH CHAMBER OF COMMERCE	107887	NORTHERN EXPOSURE REGISTRATION	989.00
RORY LAMBERT	107888	HONORARIUM	525.00
DUCKWORTH STREET PARKADE LP	107889	REFUND OVERPAYMENT OF TAXES	102,683.75
JELLY BEAN ENTERTAINMENT	107890	ENTERTAINMENT	1,197.00
CORNER POCKET BILLIARD SERVICES	107891	RECREATION SUPPLIES - TENNIS TABLE	775.10
LESLEY JANES	107892	HONORARIUM	126.00
BUSSEY HORWOOD LAW GROUP	107893	LEGAL CLAIM	402.50
NEWFOUNDLAND AND LABRADOR LUMBER PRODUCERS ASSOCIATIOI	107894	PROFESSIONAL SERVICES	309.35
TASHA ROBERTS	107895	ENTERTAINMENT FEE	250.00
MACAULAY ERICA	107896	INSTRUCTOR FEE	163.26
ST. ANTHONY BASKETBALL INC.	107897	REAL PROGRAM	1,742.25
KELLY RUSSELL	107898	HONORARIUM	500.00
WAYNE NEWELL	107899	LEGAL CLAIM	113.66
CAPITAL FLEET REPAIR AND COLLISION CENTRE INC. & BRENT BETTS	107900	LEGAL CLAIM	2,081.70
RYAN SNOW	107901	REFUND SECURITY DEPOSIT	100.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORBERT LAKE	107902	REFUND OVERPAYMENT OF TAXES	240.94
TIM & JOHN BAKER	107903	LEGAL CLAIM	345.00
ROD MAURICE	107904	REFUND SECURITY DEPOSIT	4,000.00
KERRY & JOSEPH ENGLISH AND CAPITAL FLEET REPAIR & COLLISION CI	107905	LEGAL CLAIM	5,297.18
CAROLYN PEDDLE	107906	REFUND OVERPAYMENT OF TAXES	3,227.81
HEAD, BRIAN	107907	MEAL ALLOWANCES FOR STAFF	67.25
MUGFORD, WENDY	107908	MILEAGE	31.12
PITCHER, CHRIS	107909	VEHICLE BUSINESS INSURANCE	381.95
COLFORD, STEPHEN	107910	MILEAGE	67.22
SHEPPARD, JILL	107911	EMPLOYMENT RELATED EXPENSES	255.00
MYRICK, JOHN	107912	VEHICLE BUSINESS INSURANCE	269.10
CHRISTINE FITZGERALD	107913	MILEAGE	40.55
WOOD, JASON	107914	REIMBURSEMENT FOR EYE GLASSES	440.00
WELLS, SHERRY	107915	VEHICLE BUSINESS INSURANCE	338.10
ANGELA BLANCHARD	107916	MILEAGE	77.24
MAHER, TRAVIS	107917	MILEAGE	92.75
NICOLE MURPHY	107918	MILEAGE	29.55
MCGRATH, JENNIFER	107919	MILEAGE	38.97
COURAGE, SCOTT	107920	MILEAGE	36.94
SHERRY MERCER	107921	MILEAGE	25.05
JOHN CUMBY	107922	MILEAGE	18.78
STACEY ROBERTS	107923	MILEAGE	5.11
HAYE, SHAWN	107924	MILEAGE	79.53
BRUCE PEARCE	107925	EMPLOYMENT RELATED EXPENSES	187.34
MACNEIL, GARY	107926	VEHICLE BUSINESS INSURANCE	381.95
SIMONE LILLY	107927	MILEAGE	53.96
DRAPER PERRY	107928	VEHICLE BUSINESS INSURANCE	135.00
MARIA CALLAHAN	107929	NILASW RENEWAL	400.00
SHAWN VARGHESE	107930	PROTECTIVE CLOTHING	229.99
MIKE ADAM	107931	VEHICLE BUSINESS INSURANCE	259.86
JEWEL BAILEY CONSULTANTS LIMITED	107932	PROFESSIONAL SERVICES	1,556.58
ARIVA	107933	PAPER PRODUCTS	4,631.70
SMITH STOCKLEY LTD.	107934	PLUMBING SUPPLIES	140.42
J & N EXCAVATING & CONTRACTING	107935	PROGRESS PAYMENT	59,488.37
HEALTH CARE FOUNDATION	107936	PAYROLL DEDUCTIONS	12.00
ELLISDON CORPORATION	107937	PROGRESS PAYMENT	455,131.73
CITY OF ST. JOHN'S	107938	REPLENISH PETTY CASH	138.03
CUPE LOCAL 569	107939	PAYROLL DEDUCTIONS	28,837.73
THE WORKS	107940	MEMBERSHIP FEES	455.14
EASTERN INDUSTRIES & HYDRAULICS LTD.	107941	PROFESSIONAL SERVICES	470.68
CAREW SERVICES LTD.	107942	FLAGSTONE	33,139.71
Total:			\$ 2,212,154.99

MEMORANDUM

Date: February 27, 2017
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Gregory Baker – Buyer
Re: Council Approval – Household Appliances

The results of Tender 2017007 Household Appliances:

Household Appliances	
TENDER #2017007– closed January 25, 2017 at 2:30 pm	
Sears Canada	\$57,758.04
Island Furniture Association	\$86,244.25
Atlantic Home Furnishings	\$78,527.75
Pluslux,LLC	\$98,893.73

It is recommended to award this Tender to the lowest bidder meeting all specifications, Sears Canada 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

MEMORANDUM

Date: February 28, 2017
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Sherri Higgins– Buyer
Re: Council Approval - Tender 2017008 Water & Sewer Supplies

The results of Tender 2017008 Water & Sewer Supplies are stated below:

Water & Sewer Supplies	
TENDER #2017008 – February 2, 2017 - 1:00 PM	
EMCO Waterworks	\$355,457.22
Armtec LP	\$45,293.02
Wolseley Canada	\$20,496.08
Crane Supply	\$10,972.10

The results of Tender 2017008 – Water & Sewer Supplies - are stated on the spreadsheet below.

This tender contains 18 sections, all of which are awarded in whole. Shown below is the total for each of the lowest bids and includes all of the bids received.

It is recommended to award this tender to the lowest bidders, noted above, meeting the specifications for various Water & Sewer Supplies, as per the Public Tendering Act.

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

Taxes (HST) extra to price quoted

Sherri Higgins
Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES
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Section 1 - Repair Clamps & Couplings	
Vendor	Bid
Wolseley Canada	\$42,954.09
EMCO Waterworks	\$42,566.01
Armtec LP	No Bid
Crane Supply	\$48,436.70

Section 2 - Copper Tubing	
Vendor	Bid
Wolseley Canada	\$16,129.08
EMCO Waterworks	\$17,105.22
Armtec LP	No Bid
Crane Supply	\$18,892.50

Section 3 - Culvert & Culvert Accessories	
Vendor	Bid
Wolseley Canada	Disqualified
EMCO Waterworks	\$48,559.30
Armtec LP	\$45,293.02
Crane Supply	\$53,265.05

Section 4 - Taps & Drills	
Vendor	Bid
Wolseley Canada	Disqualified
EMCO Waterworks	\$6,910.73
Armtec LP	No Bid
Crane Supply	\$8,918.00

Section 5 - Ductile Pipe & Fittings	
Vendor	Bid
Wolseley Canada	\$48,602.36
EMCO Waterworks	\$42,975.87
Armtec LP	No Bid
Crane Supply	\$51,043.40

Section 6 - Dye Tablets	
Vendor	Bid
Wolseley Canada	\$1,750.00
EMCO Waterworks	\$2,275.00
Armtec LP	No Bid
Crane Supply	No Bid

Section 7 - Valves, Valve Boxes, etc	
Vendor	Bid
Wolseley Canada	\$ 116,299.56
EMCO Waterworks	\$ 100,787.90
Armtec LP	No Bid
Crane Supply	\$ 112,144.25

Section 8 - PVC Sewer Pipe & Fittings	
Vendor	Bid
Wolseley Canada	Disqualified
EMCO Waterworks	\$20,187.77
Armtec LP	No Bid
Crane Supply	\$20,515.66

Section 9 - Rubber Couplings	
Vendor	Bid
Wolseley Canada	\$3,790.51
EMCO Waterworks	\$3,648.64
Armtec LP	No Bid
Crane Supply	\$4,822.25

Section 10 - Water Service Products	
Vendor	Bid
Wolseley Canada	\$45,357.90
EMCO Waterworks	\$40,827.44
Armtec LP	No Bid
Crane Supply	\$48,516.37

Section 11 - Tools	
Vendor	Bid
Wolseley Canada	\$2,617.00
EMCO Waterworks	\$2,667.26
Armtec LP	No Bid
Crane Supply	No Bid

Section 12 - Tapping Sleeves & Valves	
Vendor	Bid
Wolseley Canada	No Bid
EMCO Waterworks	\$37,636.31
Armtec LP	No Bid
Crane Supply	\$45,089.50

Section 13 - Abandon Service Sleeves	
Vendor	Bid
Wolseley Canada	\$17,490.62
EMCO Waterworks	\$17,158.02
Armtec LP	No Bid
Crane Supply	\$23,706.00

Section 14 - Hydrants	
Vendor	Bid
Wolseley Canada	\$18,900.00
EMCO Waterworks	\$18,458.76
Armtec LP	No Bid
Crane Supply	\$22,396.00

Section 15 - Concord Daigle	
Vendor	Bid
Wolseley Canada	No Bid
EMCO Waterworks	\$7,935.38
Armtec LP	No Bid
Crane Supply	\$8,678.65

Section 16 - Darling	
Vendor	Bid
Wolseley Canada	\$20,815.76
EMCO Waterworks	\$11,371.19
Armtec LP	No Bid
Crane Supply	\$10,972.10

Section 17 - McCavity M67	
Vendor	Bid
Wolseley Canada	No Bid
EMCO Waterworks	\$10,529.41
Armtec LP	No Bid
Crane Supply	\$11,222.60

Section 18 - McCavity New World	
Vendor	Bid
Wolseley Canada	No Bid
EMCO Waterworks	\$5,834.98
Armtec LP	No Bid
Crane Supply	\$6,260.20

MEMORANDUM

Date: March 1, 2017
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2017009 Signal Hill Water Main Replacement

The results of Tender 2017009 Signal Hill Water Main Replacement is as follows:

Vendor	Total Value
Platinum Construction Company Ltd	\$1,290,708.25
Bursey Excavating & Development Inc.	\$1,344,568.50
Dexter construction company Limited	\$1,366,443.80
J3 Construction Limited	\$1,576,523.62
Newfound Construction Ltd.	\$1,598,712.75
Pyramid Construction Ltd	\$1,689,852.55
Coady Construction & Excavating Limited	\$1,735,258.00
Modern Paving Limited	\$1,794,661.25
Redwood Construction Ltd	\$2,280,814.55

It is recommended to award this tender to the lowest bidder meeting specifications
Platinum Construction Company Ltd \$1,290,708.25, 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: March 1, 2017
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2017022 CCTV Inspection Services

The results of Tender 2017022 CCTV Inspection Services is as follows:

Vendor	Total Value
AFONSO GROUP LIMITED	\$63,480.00
MDI Contracting	\$85,790.00

It is recommended to award this tender to the lowest bidder meeting specifications **AFONSO GROUP LIMITED \$63,480.00**, 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

DECISION/DIRECTION NOTE

Title: "Motion to Pursue Pan-Canadian Harmonization of Electric Bus Charging Technology, to Reduce Procurement Costs, Improve Performance and Increase Adoption Rates of Electric-Bus Technology"

Date Prepared: March 1, 2017

Report To: His Worship the Mayor and Council

Ward: N/A

Decision/Direction Required: Council to Adopt the Motion Titled Above

Discussion – Background and Current Status:

A letter dated January 12, 2017 to Mayor O'Keefe from Mr. Marvin Rotrand, Chair of the Canadian Urban Transit Association's (CUTA) Transit Board Members Committee (TBMC) was forwarded by the Mayor's Office to the St. John's Transportation Commission for consideration. Mr. Rotrand asked that the City of St. John's consider adoption of the following:

"Motion to Pursue Pan-Canadian Harmonization of Electric Bus Charging Technology, to Reduce Procurement Costs, Improve Performance and Increase Adoption Rates of Electric-Bus Technology".

Electric transit is seen as the most sustainable and clean solution to meet the mobility needs of urban centres into the future, particularly in cities that are densely populated and where demands on transit are increasing. Electric bus technology is desired for many reasons, including reduced operating costs and protection of the environment.

Procurement costs for e-buses are, however, prohibitive for many transit systems across the country. The federal government has demonstrated its commitment to invest in public transit for Canadians and green initiatives through infrastructure programs.

The lack of a simple interface between charging systems has been identified as a major obstacle to the promotion of electric buses. CUTA's mission is to hasten the pan-Canadian roll-out of zero-emission vehicles, and facilitate additional investments and activities by the federal government that support electric public mobility solutions.

To facilitate this process, the TBMC is also reaching out to other cities to request they consider the motion. Thus far, Councillors representing the following cities have committed to presenting this motion to their respective city councils by March 31st in order to move this initiative forward: Toronto, Montreal, Ottawa, Edmonton, St. Albert, Saskatoon, Winnipeg, Red Deer, Windsor, Lethbridge, Hamilton, Strathcona and Prince George.

Key Considerations/Implications:

1. Budget/Financial Implications
N/A
2. Partners or Other Stakeholders
City/Metrobus
3. Alignment with Strategic Directions/Adopted Plans
Metrobus has a significant role to play in promoting environmental protection and sustainability. Public transit is increasingly recognized as an important contributor to the necessary reduction in the environmental impacts of transportation, particularly in urban areas. While promoting transit as a sustainable transportation alternative within a service area, transit must also demonstrate leadership internally in the design of facilities, acquisition of vehicles, operation of services and personal commitment to working towards becoming a carbon neutral organization.
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: For the reasons discussed, the St. John's Transportation Commission supports the motion. It is recommended that Council adopt the motion as per the attached.

Approved by/Date/Signature:

Wallace Collins, Chair
St. John's Transportation Commission

“Motion to Pursue Pan-Canadian Harmonization of Electric Bus Charging Technology, to Reduce Procurement Costs, Improve Performance and Increase Adoption Rates of Electric-Bus Technology”

Whereas the City of (St. John's) and the Province of (Newfoundland) have agreed to pursue green procurement policies for (The St. John's Transportation Commission) operations:

Whereas Greenhouse gas emissions from the transportation sector primarily come from burning fossil fuel for buses, cars and trucks as over 90 percent of the fuel used for transportation is petroleum based, which includes gasoline and diesel.

Whereas Canadian transit manufacturers are currently researching, developing and deploying new electric transit technologies that will offer significant emission reductions;

Whereas costs for these new technologies are still out of reach for many Canadian municipalities due, in part, to their slow rate of adoption across Canada.

Whereas a leading factor in the slow adoption of electric transit technologies is the lack of technological harmonization across municipalities and between transit manufacturers.

It is proposed by: ()

Seconded by: ()

That Council declare that it will pursue a coherent and sustained procurement policy with regards to electric bus charging technologies that is harmonized with other municipalities across Canada;

That Council request other municipalities join in this harmonization, with the goal of more quickly commercializing electric transit technologies, increasing their adoption and reducing urban GHG emissions in the transportation sector;

That Council urge transit manufacturers to create a Canadian standard for electric bus manufacturing, including but not limited to charging infrastructure.