

AGENDA
REGULAR MEETING
December 17, 2018
4:30 pm
Council Chambers

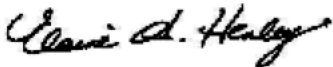
ST. JOHN'S

MEMORANDUM

December 7, 2018

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, December 17, 2018 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA

REGULAR MEETING - CITY COUNCIL

December 17, 2018 – 4:30 p.m. – Council Chamber, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

4. ADOPTION OF THE MINUTES

- Minutes of December 10, 2018

5. BUSINESS ARISING FROM THE MINUTES

- a. St. John's Municipal Plan Amendment Number 151, 2018 and St. John's Development Regulations Amendment Number 688, 2018 Text Amendment to Enable Distillery as a Discretionary Use MPA1800008 140 Harbour Drive
Applicant: Project Peat Inc./Wooden Walls Distilling

6. NOTICES PUBLISHED

- a. A Discretionary Use application has been submitted requesting to occupy a portion of 36 Exmouth Street as a Home Occupation for a Registered Massage Therapist.

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

- a. Development Committee Report – December 11, 2018
- b. Special Events Advisory Committee Report – December 13, 2018
- c. Committee of the Whole Report – December 5, 2018

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

- Development Permits List – December 6, 2018 to December 13, 2018

11. BUILDING PERMITS LIST

- Building Permits List – December 6, 2018 to December 13, 2018

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Week Ending December 12, 2018

13. TENDERS/RFPS

- a. Bid Approval Note Bid # 2018228 – Gas Detection for City Buildings

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. OTHER BUSINESS

- a. Decision Note dated December 4, 2018 re: Transfer of City Land – Adjacent to 358 Airport Heights Drive
- b. Decision Note dated November 30, 2018 re: Sale of City Land – Adjacent to 425 Southside Road
- c. Decision Note dated December 13, 2018 re: BIA Election – Board of Management – Downtown St. John's
- d. Decision Note dated December 13, 2018 re: Reappointment to Board - St. John's Transportation Commission

16. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

December 10, 2018 – 4:30 p.m. – Foran/Greene Room, 4th Floor, City Hall

Present Mayor Danny Breen
Deputy Mayor O’Leary
Councillor Maggie Burton
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Hope Jamieson
Councillor Ian Froude
Councillor Wally Collins

Regrets Councillor Debbie Hanlon

Others Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager, Community Services
Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Karen Chafe, Supervisor of Legislative Services

Land Acknowledgement

Mayor Breen read the following statement:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”

PROCLAMATIONS

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2018-12-10/746R

Moved – Councillor Hickman; Seconded – Councillor Korab

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2018-12-10/747R

Moved – Councillor Jamieson; Seconded – Deputy Mayor O’Leary

That the minutes of December 3, 2018 be adopted as presented.

CARRIED UNANIMOUSLY

2019 BUDGET PRESENTATION

Council Lane presented the budget speech. All members of Council spoke in favor of the budget. Full details of the budget speech and budget document can be found here: [2019 Budget](#)

SJMC2018-12-10/748R

Moved – Councillor Lane; Seconded – Councillor Burton

That the 2019 Budget be approved.

CARRIED UNANIMOUSLY

SJMC2018-12-10/749R

Moved – Councillor Lane; Seconded – Councillor Collins

That the following Tax Resolutions be approved:

- **2019 ACCOMMODATION TAX RESOLUTION**

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John’s Municipal Taxation Act and all other powers it enabling, the St. John’s Municipal Council hereby fixes the Accommodation Tax at 4% of the amount charged for the accommodation, lodging or stay in a room in a building in the City which is:

- (a) licensed under the Tourist Establishments Act;
- (b) owned by the Memorial University of Newfoundland; or
- (c) located at the Littledale Conference Centre.

The said tax shall be due and payable quarterly by April 15th., July 15th., October 15th. and January 15th.

- **2019 DOWNTOWN ST. JOHN'S BUSINESS IMPROVEMENT AREA LEVY**

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Act, and all other powers it enabling, the St. John's Municipal Council fixes the Downtown St. John's Business Improvement Area Levy for the 2019 fiscal year as follows.

Businesses operating in the Downtown St. John's Business Improvement Area will be subject to a tax as determined by the City of St. John's to a Maximum levy of \$4,000 for each location from which the business, trade or profession is carried on.

The said tax shall be due and payable half-yearly in advance on the 1st. day of January and the 1st. day of July, 2019.

- **2019 INTEREST RATE TAX RESOLUTION**

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the interest rate on arrears of tax and any other arrears of amounts owing to the City for the 2019 and future fiscal years, at 1.25% per month, with the interest charged each month added to the balance owing and subject to interest in the following months.

- **2019 PROPERTY TAX RATE RESOLUTION - COMMERCIAL PROPERTIES**

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the commercial property tax rate for the 2019 fiscal year for commercial properties and the commercial portion of mixed commercial/residential properties, the real property tax rate is 2.61 percent per annum of the assessed value of the property in respect of which the tax is imposed.

The said taxes shall be due and payable quarterly in arrears on March 31st, June 30th, September 30th, and December 31st, 2019.

- **2019 PROPERTY TAX RATE RESOLUTION - RESIDENTIAL PROPERTIES**

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the real property tax rate for the 2019 fiscal year for residential properties and the residential portion of mixed commercial/residential properties, the real property tax rate is 0.77 percent per

annum of the assessed value of the property in respect of which the tax is imposed.

The said taxes shall be due and payable half-yearly in advance on the 1st. day of January and the 1st. day of July, 2019.

- **2019 25% PROPERTY TAX REDUCTION FOR SENIOR CITIZENS RESOLUTION**

IT IS HEREBY RESOLVED That a reduction of 25% of the Property Tax for 2019 be provided to senior citizens subject to the following conditions:

- (a) That the applicant is the assessed owner of the property as of January 1, 2019.
- (b) That the applicant occupies the property as his/her principal year-round residence.
- (c) That the applicant is in receipt of the guaranteed income supplement under the Old Age Security Act.

- **2019 BUSINESS TAX RATE ON UTILITIES RESOLUTION**

IT IS HEREBY RESOLVED that pursuant to the provisions of the Taxation of Utilities and Cable Television Companies Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the Municipal Business Tax rate on utilities at 2.5 percent of the gross revenue of any and all utilities derived within the City limits of the City of St. John's during the year January 1, 2018 to December 31, 2018.

The said tax shall be due and payable at the time and in the manner prescribed by the Lieutenant-Governor in Council in the regulations made pursuant to the said **Taxation of Utilities and Cable Television Companies Act**.

- **2019 WATER BY METER RESOLUTION**

IT IS HEREBY RESOLVED that under the provisions of the City of St. John's Municipal Taxation Act, and all other powers it enabling, the Council hereby fixes the rates for Water by Meter effective January 1st, 2019, as follows:-

Monthly Consumption Rates

\$5.96 per 1,000 gallons
or \$1.30 per cubic meter

Monthly Base Charge

5/8" meter	\$	29.30
3/4" meter		44.02
1" meter		73.28
1½" meter		146.47

2" meter	233.65
3" meter	467.76
4" meter	747.72
6" meter	1,461.52
8" meter	2,337.76
10" meter	3,359.44

- **2019 WATER TAX RESOLUTION**

IT IS HEREBY RESOLVED that under the provisions of the City of St. John's Municipal Taxation Act, and all other powers it enabling, the Water Tax shall be levied as follows:-

For residential units and for commercial properties not taxed by water meters, the sum of Six Hundred and Five Dollars (\$605.00) per annum per commercial unit for commercial properties or per residential unit for residential and apartment buildings.

The said tax shall be due and payable half-yearly on the 1st. day of January and the 1st. day of July, 2019.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered, for information, the Development Permits List for the period November 29, 2018 – December 5, 2018.

BUILDING PERMITS LIST

Council considered the above noted for the period of November 29, 2018 to December 5, 2018.

SJMC2018-12-10/750R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council approve the above cited building permits list as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

Council considered the requisitions, payrolls and accounts for the week ending December 5, 2018.

SJMC2018-12-10/751R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That the requisitions, payrolls and accounts for the week ending December 5, 2018 in the amount of \$3,922,702.82 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPs

Bid Approval Note – Software Maintenance 2503 and 2492 (Fire Department)

SJMC2018-12-10/752R

Moved – Councillor Hickman; Seconded – Councillor Korab

That the contract without open call be awarded to FDM Software Ltd., in the amount of \$50,300.20, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note – Renewal of Online Engagement Software

SJMC2018-12-10/753R

Moved – Councillor Froude; Seconded – Deputy Mayor O’Leary

That the contract without open call be awarded to Bang the Table, in the amount of \$99,000.00, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note – Supply & Delivery of Two (2) Sewer Jetters

SJMC2018-12-10/754R

Moved – Councillor Froude; Seconded – Councillor Korab

That Council award this open call to the lowest bidder meeting specifications, Can-Am Instruments Ltd., in the amount of \$84,962.00, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Economic Update – December 2018

Deputy Mayor O’Leary spoke to the above noted which was presented as information.

Councillor Wally Collins

- Tabled a letter from Jamie Finn, Chair of the St. Kevin’s High School Council regarding a previous request for sidewalks in front of the school to be extended further along the Backline Road to Sunset Street and eventually to Heffernan’s Line. The letter was referred to the Deputy City Manager of Planning, Engineering & Regulatory Services for consideration.

ADJOURNMENT

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

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 151, 2018 and
St. John's Development Regulations Amendment Number 688, 2018
Text Amendment to Enable Distillery as a Discretionary Use
MPA1800008
140 Harbour Drive
Applicant: Project Peat Inc./Wooden Walls Distilling

Date Prepared: December 10, 2018

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 151, 2018, and St. John's Development Regulations Amendment Number 688, 2018.

Discussion – Background and Current Status:

The City has received an application for a distillery at 140 Harbour Drive (former Templeton's paint store). The property is zoned Commercial Central Retail – Water Street West (CCR- Water Street West) which does not permit a Distillery. Amendments to the St. John's Municipal Plan and Development Regulations are required to add Craft Brewery/Distillery as a definition and to set conditions around the use. The intent of the amendment is to allow small-scale facilities to produce onsite, to include a tasting room, and to consider other associated uses, such as a restaurant or small-scale retail.

The subject property is the former Templeton's paint store and warehouse, with upper-floor office space that extends out to Water Street (civic numbers 335, 337, 339, 341, and 343 Water Street). The proposed distillery will be limited to the lower level of the building, 140 Harbour Drive, and will not have direct access onto Water Street. While the proposed distillery is estimated to produce 250,000 litres of spirits annually, the focus of the space will be for retail, restaurant and guided tours with approximately 40% (approximately 240 m²/2586 ft²) of the space dedicated to public access and kitchen. The remaining 60% (approximately 360 m²/3880 ft²) of the building will include space for production, storage and offices.

The property is designated in the Commercial Downtown District under the St. John's Municipal Plan. The purpose of the District is to allow downtown retail and services accommodating all downtown functions; a small-scale distillery is an appropriate use. As per Section 3.3.4 of the Municipal Plan, the District permits such uses as retail, service shops, public uses, horticultural operations, offices, and transient accommodations. Other uses may be permitted subject to a Land Use Assessment Report. Distillery is not included in Section 3.3.4 of the Municipal Plan and therefore an amendment to the Municipal Plan would be required. It is recommended to accept the staff report as the Land Use Assessment Report given that similar uses (Craft Breweries) currently exist in several other zones.

ST. JOHN'S

The subject property is also located in Planning Area 1 – Downtown. As per Section 2.1 of the Planning Area Development Plan, the objective of the Downtown Planning Area is to ensure a comprehensive and balanced development of the Downtown that provides a dynamic focus for a wide variety of activities. The proposed distillery would add to the variety of activities in the area and will maintain the building form through adaptive re-use of the previous store and warehouse

Once a definition for Craft Brewery/Distillery is added to the Development Regulations, amendments to a number of other zones is required in order to recognize existing craft breweries such as Yellowbelly Brewery, the new brewpub being developed at 90 Duckworth Street, and Quidi Vidi Brewery. It is also recommended to include the use in other appropriate commercial and industrial zones. This includes adding Craft Brewery/Distillery as a permitted use in the Commercial Industrial (CI) Zone and the Industrial General (IG) Zone and as a discretionary use in the Industrial Quidi Vidi (IQ) Zone, the Commercial Central Mixed Use (CCM) Zone, the Commercial Central Retail (CCR) Zone, the Commercial Highway (CH) Zone, the Commercial Mixed Use (CM) Zone, the Commercial Regional (CR) Zone. The discretionary uses in the CCR-Water Street West Zone include all uses referenced in the CCR zone, therefore by adding Craft Brewery/Distillery as a discretionary use in the CCR Zone, it will also be included in the CCR- Water Street West Zone.

The proposed rezoning was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. Written submissions were received by the City Clerk and are included in the agenda for the regular meeting of Council.

Two submissions received were in favour of the distillery at 140 Harbour Drive and did not have any concerns, however one submission cited concerns of potential fire risks associated with distillery and believed that downtown should be limited to breweries. Once the Craft Brewery/Distillery use has been added to the Development Regulations, the applicant will be responsible to submit detailed drawings for review by various staff, and it will be mandatory for the development to adhere to all applicable life safety codes, building codes and fire safety codes. There are more strict requirements in the various codes for this type of development as it is generally classified as a higher hazard type of use. The current building is sprinklered, which would be one of the requirements for the proposed development. A fourth submission raised concerns about adding the Craft Brewery/Distillery use to the Industrial Quidi Vidi (IQ) Zone. The purpose of including the use in the IQ Zone is to recognize the existing Brewery. The only application for a Distillery being considered at this time is for 140 Harbour Drive.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build our City – Maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications:
A text amendment to the St. John's Municipal Plan and Development Regulations is required.

5. Engagement and Communications Considerations:
Following Provincial release, a public hearing chaired by an independent commissioner would be required.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 151, 2018 and St. John's Development Regulations Amendment 688, 2018, which would add Craft Brewery/Distillery as a permitted use to the Commercial Industrial (CI) Zone and the Industrial General (IG) Zone and as a discretionary use to the Industrial Quidi Vidi (IQ) Zone, the Commercial Central Mixed Use (CCM) Zone, the Commercial Central Retail (CCR) Zone, the Commercial Highway (CH) Zone, the Commercial Mixed Use (CM) Zone, the Commercial Regional (CR) Zone.

The Development Regulations amendment would add a definition and conditions for the Craft Brewery/Distillery use. A text amendment to the St. John's Municipal Plan is also required to enable these changes.

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

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Amendments
Location map
Site Plan

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 151, 2018**

WHEREAS the City of St. John's wishes to accommodate Craft Brewery/Distillery as a land use that could be considered in the Commercial General, Commercial Highway and Commercial Downtown Land Use Districts.

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

- 1. Amend Section 3.3.2 General - Commercial, Conditional Zones by adding:
"8. Craft Brewery/Distillery"**
- 2. Amend Section 3.3.3 Commercial – Highway, Conditional Zones by adding:
"4. Craft Brewery/Distillery"**
- 3. Amend Section 3.3.4 Commercial – Downtown, Conditional Zones by adding:
"8. Craft Brewery/Distillery"**

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2019.

Mayor

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

City Clerk

Council Adoption

Provincial Registration

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 688, 2018

WHEREAS the City of St. John's wishes to allow a Craft Brewery/Distillery as a Permitted Use in the Commercial Industrial (CI) Zone, the Industrial General (IG) Zone and the Industrial Quidi Vidi (IQ) Zone, and as a Discretionary Use in the Commercial Central Mixed Use (CCM) Zone, the Commercial Central Retail (CCR) Zone, the Commercial Highway (CH) Zone, the Commercial Mixed Use (CM) Zone, and the Commercial Regional (CR) Zone.

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

1) Add Section 2 Definitions:

"CRAFT BREWERY/DISTILLERY means a facility which is licensed by the Province to produce, sell and distribute beer, wine, or other liquor or distilled spirits and shall include a tasting room open to the public. Retail sales or Restaurant may be permitted.

2) Amend Section 7 Special Developments to add:

"7.34 CRAFT BREWERY/DISTILLERY

Craft Brewery/Distillery shall:

- (a) Have all processing and storage contained within a building, except in an industrial zone, and
- (b) The area dedicated to production and storage shall not exceed 500 m²."

3) Add Section 10.20.2 Discretionary Uses:

"(g) Craft Brewery/Distillery"

4) Add Section 10.21.2 Discretionary Uses:

"(f) Craft Brewery/Distillery"

5) Add Section 10.22.2 Discretionary Uses:

"(i) Craft Brewery/Distillery"

6) Add Section 10.23.2 Discretionary Uses:

"(h) Craft Brewery/Distillery"

7) Add Section 10.25.2 Discretionary Uses:

"(d) Craft Brewery/Distillery"

8) Add Section 10.27.1 Permitted Uses, Industrial:

"(bb) Craft Brewery/Distillery" and renumber remaining uses.

9) Add Section 10.28.1 Permitted Uses, Industrial:

“(g) Craft Brewery/Distillery” and renumber remaining uses.

10) Add Section 10.29.2 Discretionary Uses, Industrial:

“(f) Craft Brewery/Distillery”

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, **2019**.

Mayor

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

City Clerk

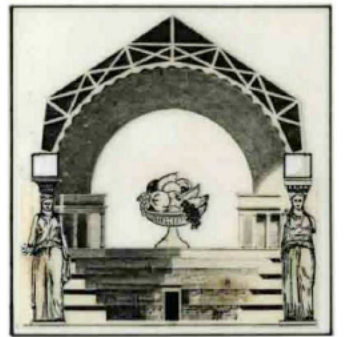
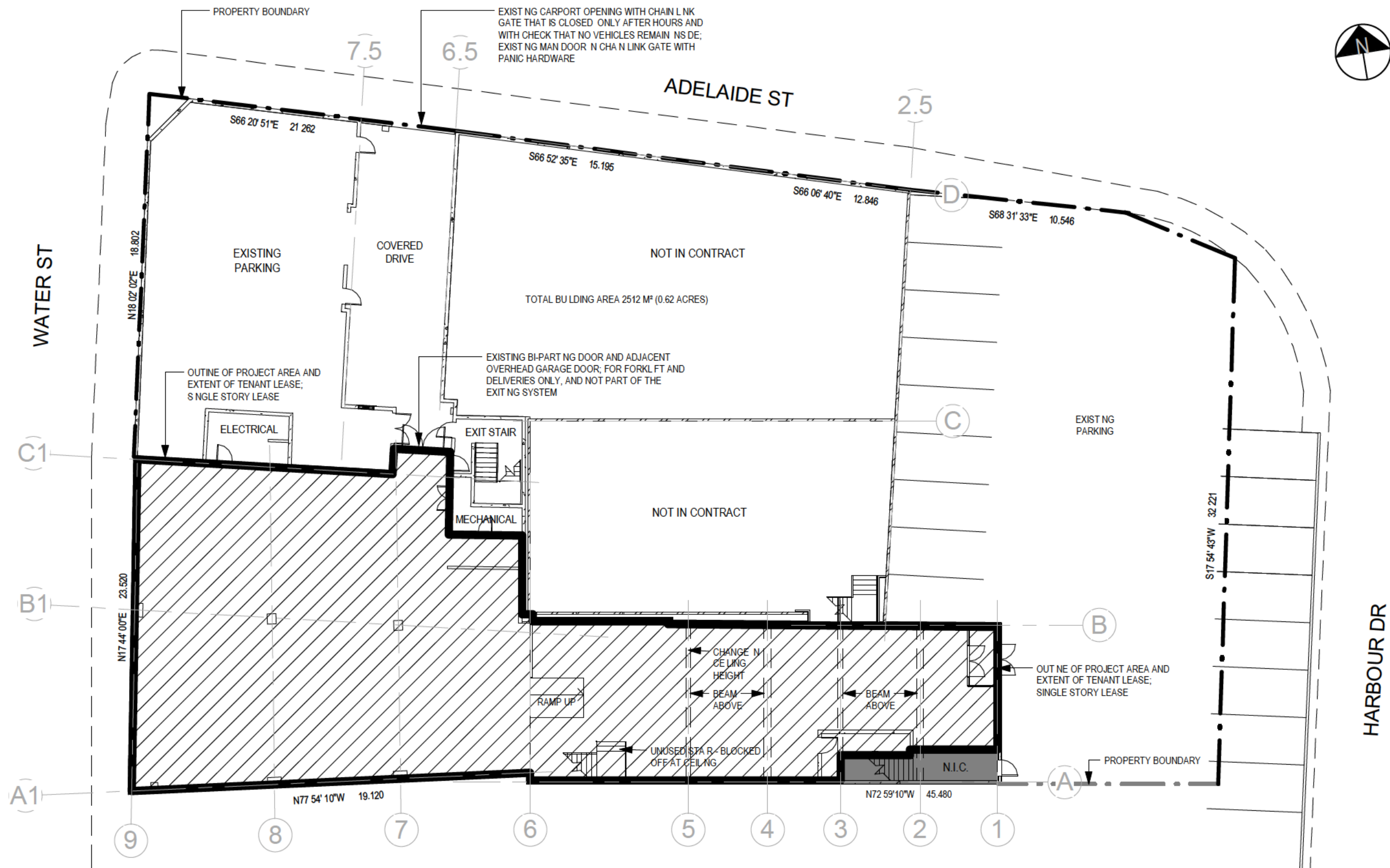
Council Adoption

Provincial Registration



**Subject Properties
140 Harbour Drive &
343 Water Street**





FRESH FRUIT &
ARCHITECTURE
MONTREAL . MIAMI . ST. JOHNS

SHEET NAME
EXISTING SITE PLAN

PROJECT NAME
WW - TENANT FITUP

DATE
2018-10-14

REVISION DATE



SEAL AR#9319FL . NCARB#69305 . AR#205NL
grant vito genova

CLIENT:



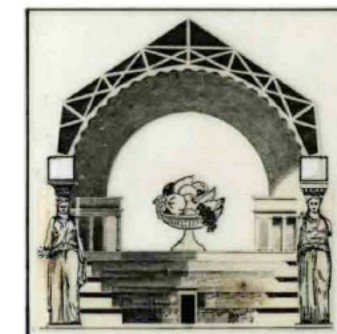
SHEET NO.

These plans, specifications, and all work shall comply with the Canadian Building Standards Code

1
OF
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1 LEVEL 1 - GENERAL FLOORPLAN
1/16" = 1'-0"



FRESH FRUIT &
ARCHITECTURE
MONTREAL . MIAMI . ST. JOHNS

SHEET NAME
PROPOSED NEW
FLOORPLAN

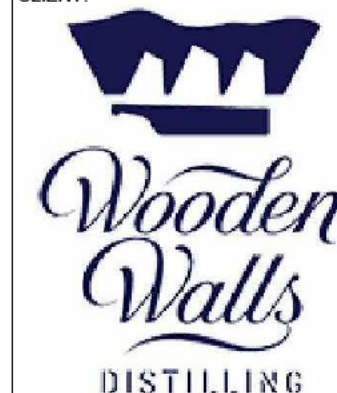
PROJECT NAME
WW - TENANT
FITUP

DATE
2018-10-14
REVISION DATE



SEAL AR#9319FL . NCARB#69305 . AR#205NL
grant vito genova

CLIENT:



SHEET NO.
4
OF
00
These plans, specifications, and all work shall comply with the Canadian Building Standards Code

Karen Chafe

From: CityClerk
Sent: Tuesday, December 4, 2018 10:31 AM
To: Locations Realty Corp; CityClerk
Cc: Karen Chafe; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Submissionon an Amendment to Develop a Distillery at 140 Harbour Drive

Good Afternoon Mr. Levine:

We thank you for your email and advise that your comments have been referred to the City's Department of Planning, Engineering and Regulatory Services.

All submissions will be presented to Council for consideration prior to a final decision being reached.

Elaine

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Locations Realty Corp <info@locationsrealty.com>
Sent: Monday, December 3, 2018 6:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Submissionon an Amendment to Develop a Distillery at 140 Harbour Drive

We own a property across the street and we support this application.

FIRST METRO COMMERCIAL REALTY CORP.
DAVID LEVINE

December 3rd, 2018

Karen Chafe

From: Planning
Sent: Wednesday, December 5, 2018 3:40 PM
To: CityClerk; City Clerk
Subject: FW: amendment for distillery

This came in to me. Sorry, I should have forwarded it off

Donna Mullett, WPIII
City of St. John's
Dept. of Planning, Engineering and Regulatory Services
Phone: 576-8220
Email: dlmullett@stjohns.ca

From: Gary Brown [REDACTED]
Sent: Thursday, November 22, 2018 4:47 PM
To: Planning <planning@stjohns.ca>
Subject: RE: amendment for distillery

RE: This amendment was prompted by an application received from Project Peat Inc./Wooden Walls Distilling to develop a Distillery at **140 Harbour Drive**. In conjunction with the above amendment, the City is also advertising a Distillery at 140 Harbour Drive as a Discretionary Use.

Regarding the above I just wanted to comment that a brewery may be ok but can't a "Distillery" be used to make high proof spirits? If so won't that be dangerous in the downtown area?

Maybe you should restrict their permit for beer production only otherwise they may take it upon themselves to distill high proof spirits.

I thought a brewery and a distillery are two different things and to me a distillery carries with it a bit more fire risk than a brewery.

Regards,
Gary Brown



NEWFOUNDLAND & LABRADOR
HISTORIC TRUST
— *est 1966* —

December 7, 2018

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL, A1C 5M2

Re: 140 Harbour Drive

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

In general, the Historic Trust supports text amendments to the St. John's Development Regulations that allow more diverse discretionary uses, as these can play a key role in facilitating the adaptive reuse of heritage buildings and existing building stock.

The creative reuse of historic structures not only ensures their continued vitality but also has environmental, community, and economic benefits, supporting small businesses, maintaining vibrant neighbourhoods, and keeping building waste out of landfills.

Thank you for your consideration of these comments.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

Karen Chafe

From: Ken O'Brien
Sent: Tuesday, December 11, 2018 3:44 PM
To: CityClerk; Randy Walsh; Hope Jamieson; CityCouncil
Cc: Bernard Norman; Craig Barnes; Greg Walsh; colleen hogan; [REDACTED]; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning; Govern PDE Multi Media Mail
Subject: Craft breweries and distilleries - Effect on Quidi Vidi Village - file no. REZ1800015

Randy, thanks for your input.

<http://www.stjohns.ca/public-notice/application-140-harbour-drive>

The link here is to the notice for the amendment we are advertising. It was prompted by an application to develop a distillery at 140 Harbour Drive in the old Templeton's hardware and paint store. That property is in the Commercial Central Retail – Water Street West Zone.

Staff looked at that property and that zone and also thought about whether distilleries (and craft breweries) could be appropriate in other zones. We noted that there are craft breweries already on Water Street (Yellowbelly) and Barrows Road (Quidi Vidi Brewery) as well as the new one being developed on Duckworth Street (in the former East End Fire Station). We looked at the zones they are in, plus other zones where such a business might work.

So, while the City is proposing to add craft brewery and distillery to the Industrial Quidi Vidi (IQ) Zone, there is no current application for any new business in the Village. If the amendments are ultimately adopted and approved by Council, they would add craft brewery and distillery as a new use in the IQ Zone. Someone who wanted to develop such a use would still have to apply to the City for it.

Regards,

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
John J. Murphy Building (City Hall Annex), 35 New Gower Street, 4th floor
Mailing address: PO Box 908, St. John's, NL, Canada A1C 5M2

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From: CityClerk
Sent: Tuesday, December 11, 2018 12:33 PM
To: Randy Walsh <[REDACTED]> CityClerk <cityclerk@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; CityCouncil <CityCouncil@stjohns.ca>
Cc: Bernard Norman <[REDACTED]>; Craig Barnes <[REDACTED]>; Greg Walsh <[REDACTED]>; colleen hogan <[REDACTED]>; [REDACTED]@stjohns.ca; Andrea Roberts

<aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>

Subject: RE: Quidi Vidi Village Concept Plan

Good Afternoon Mr. Walsh:

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

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Randy Walsh [REDACTED]
Sent: Tuesday, December 11, 2018 8:45 AM
To: CityClerk <cityclerk@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; CityCouncil <CityCouncil@stjohns.ca>
Cc: Bernard Norman [REDACTED]; Craig Barnes [REDACTED]; Greg Walsh <[g\[REDACTED\]@stjohns.ca](mailto:g[REDACTED]@stjohns.ca)>; colleen hogan [REDACTED]
Subject: Quidi Vidi Village Concept Plan

Good Morning All;

I see that the City has plans to change the current zoning of IQ in Quidi Vidi Village to accommodate future development of **microbreweries**, without contacting anyone who has IQ property, which includes me.

Any changes to the Village Concept Plan should be communicated to the residents at a public hearing with our Councillor. I only noticed this on the City website; otherwise I wouldn't know. The current microbrewery in the Village was approved after a public hearing and discussion with the residents and they have our support. We do not need another microbrewery in the Village, since we are up to our necks with traffic and parking issues already.

Randy Walsh
[REDACTED]

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 December 17, 2018**.

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#
2	36 Exmouth Street Residential Low Density (R1) Zone	4	A Discretionary Use application has been submitted requesting to occupy a portion of 36 Exmouth Street as a Home Occupation for a Registered Massage Therapist. The proposed business will occupy a floor area of approximate 14 m ² and will operate Monday – Friday 8 a.m.- 8:30 p.m. Sessions will be by appointment only with one (1) client per session and 15-minute intervals between each appointment with a maximum six (6) sessions per day. On-site parking is available.	14m ²			1 Submission Received (attached)	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, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

G:\Planning and Development\Planning\ARCHIVED-NoticesPublishedLists\2018\28 - December 17 2018.docx

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

Karen Chafe

From: CityClerk
Sent: Monday, December 10, 2018 9:33 AM
To: Stephen; CityClerk
Cc: Ian Froude; Karen Chafe; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: discretionary use application - 36 Exmouth Street

Good Morning Mr. Sharpe:

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

All submissions will be referred to Council for consideration prior to a final decision being reached.

Elaine

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Stephen [REDACTED] >
Sent: Friday, December 7, 2018 3:47 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ian Froude <ifroude@stjohns.ca>
Subject: discretionary use application - 36 Exmouth Street

In reference to A Discretionary Use application requesting to occupy a portion of **36 Exmouth Street** as a Home Occupation for a Registered Massage Therapist.

We oppose this application.

There is already a safety and traffic problem on Exmouth St., especially near the very busy Thorburn Road intersection and this high volume vehicular traffic highway. A concern we have is that with up to an additional 6 vehicles to Exmouth St., daily Monday to Friday (starting at 8AM) plus parking which will surely be on the street, that it only makes traffic worse. And # 36 is only the 3rd house from the Thorburn Road/Exmouth Street overly busy intersection, with (speeding) cars entering Exmouth from that very busy Thorburn Road intersection from both directions off Thorburn Road.

There is already difficulty with parking in that area of Exmouth St. It is only recently that we have signed a petition to reduce traffic flow, since an excess number of vehicles come in from Thorburn Road, plus come up from Oxen Pond Road to access Thorburn Road. More traffic will only make things worse. We want to limit commuter and other traffic, not increase it.

The photo with the application shows one car in the driveway. That car appears to be partly over the sidewalk. This may only be a small one-car driveway. Plus one car is often parked on the street in front of # 36 Exmouth Street. Frequently during the winter, the snow clearing plow has to go around that one car, leaving snow and ice piled up on the street. Plus during the summer, it is not unusual to see the street cleaning truck also to have to go around such a vehicle. Adding a business at # 36 will add to the problem.

We question the availability of parking, especially safe parking.

With one or more cars parked on the # 36 side of the street, and any cars parked on the opposite side of the street (as evidenced from the photo), then the street is thereby made narrower for traffic. Thereby creating dangerous situations for both oncoming traffic, and anyone opening their car doors onto the street; apart also from daily sidewalk usage by a group of kindergarten children and their class teachers/supervisors during school days, when they walk up Exmouth Street.

There is a fire hydrant in front of # 38 Exmouth St. at which there have been a number of tickets issued to vehicles for parking too close to a fire hydrant. This problem situation would only be increased with more vehicles parking in the area, causing a concern if Fire Trucks need to access that fire hydrant immediately next door to # 36 Exmouth St.

Also, site lines to see oncoming traffic is negatively impacted when cars are parked on the street, so that neighbouring homes have difficulty seeing traffic when trying to exit safely from their driveways. This is therefore a further safety concern.

We oppose such a business operating at # 36 Exmouth St.

Stephen and Majella Sharpe

Exmouth

Sent from my iPad

REPORTS/RECOMMENDATION

Development Committee

December 11, 2018 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

**Crown Land Grant for extension of Private Property
CRW180018
880 Main Road**

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

**Demolition and Rebuild of Townhouse Dwelling
DEV 1800201
46 Signal Hill Road**

It is recommended by the Development Committee that Council approve the dwelling in accordance with Section 7.28 of the St. John's Development Regulations, the Battery Development Area.

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

DECISION/DIRECTION NOTE

Title: Crown land Grant for extensions of Private Property
CRW1800018
880 Main Road

Date Prepared: December 11, 2018 (Date of next meeting: December 17, 2018)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land Grant for 0.09 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Municipal Affairs and Environment has referred an application requesting a grant for a parcel of land comprising of an area of 0.09 hectares which is located in the Rural (R) Zone. The proposed use of the land is for extension of private property for geothermal heating field & hobby farm.

Key Considerations/Implications:

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

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Recommendation:

It is recommended that the Crown Land Grant be approved.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: Ashley Murray

Approved by - Date/Signature:

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

Signature: [Signature]

AAM/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title: Demolition and Rebuild of Townhouse Dwelling
DEV1800201
46 Signal Hill Road

Date Prepared: December 12, 2018 (Date of Next Meeting: December 17, 2018)

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval from Council regarding the construction of a townhouse dwelling located in the Battery Development Area at 46 Signal Hill Road.

Discussion – Background and Current Status:

An application was submitted requesting demolition of the existing townhouse dwelling and approval to construct same at 46 Signal Hill Road.

The property is subject to the Battery Development Guideline Study. The Footprint and Height Control Overlay table does not allow for vertical expansion, but does allow for possible horizontal expansion, subject to the Residential High Density (R3) Zone requirements. The new home will be constructed the same height as the existing dwelling but will expanded horizontally towards the rear, where surrounding views will not be affected.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Battery Development Guideline Study
4. Legal or Policy Implications:
Section 10.5 of the Development Regulations, R3 Zone Requirements
Section 7.28 of the Development Regulations, Battery Development Area
5. Engagement and Communications Considerations: Not Applicable.

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

Recommendation:

It is recommended that Council approve the dwelling in accordance with Section 7.28 of the St. John's Development Regulations, the Battery Development Area.

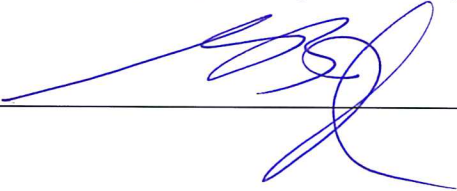
Prepared by/Signature:

Gerard Doran, Development Supervisor, Planning, Engineering & Regulatory Services

Signature:  _____

Approved by/Date/Signature:

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

Signature:  _____

GD/dlm

Attachments: Not Applicable.

REPORTS/RECOMMENDATION
Special Events Advisory Committee Report
December 13, 2018

Event: City of St. John's New Years Eve Celebration & Fireworks
Date: December 31, 2018

An all ages, free event that will feature DJ entertainment on Carnell Drive as well as fireworks at midnight.

DJ Entertainment – 11pm to 12:30am

Road Closure

Carnell Drive

December 31, 6pm to January 1, 2am

Local access only.

Fireworks – 12am

Temporary Road Closure for the duration of the fireworks

The Boulevard – East White Hills Road to Legion Road

If weather is not favourable, fireworks will be held on January 1, 8pm, with road closures being extended.

Recommendation

That the requested event, and the associated road closure and extension to the noise by-law be approved.

The above noted events are subject to the conditions set out by the Special Events Advisory Committee.

Tanya Haywood
Deputy City Manager – Community Services

REPORT

COMMITTEE OF THE WHOLE

December 5, 2018 – 9:00 am – Council Chamber, 4th Floor, City Hall

Present Mayor Danny Breen
Deputy Mayor Sheilagh O’Leary
Councillor Sandy Hickman
Councillor Maggie Burton
Councillor Dave Lane
Councillor Debbie Hanlon
Councillor Hope Jamieson
Councillor Jamie Korab
Councillor Deanne Stapleton
Councillor Ian Froude
Councillor Wally Collins

Staff Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager, Community Services
Jason Sinyard, Deputy City Manager – Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager – Public Works
Cheryl Mullett, City Solicitor
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

Other staff in attendance to address specific agenda items included:

- Natalie Godden, Manager of Family and Leisure Services
- Bruce Knox, Fieldworker, Department of Community Services
- Trina Caines, Policy Analyst
- Garrett Donaher, Manager of Transportation Engineering

Public Works & Sustainability – Councillor Ian Froude

Decision Note dated November 5, 2018 re: Bay Bulls Big Pond Water Treatment Plant Capital Reserve Fund Expense Procurement of Replacement SCADA Server & License Upgrades

Consideration was given to the above noted which seeks a decision on proceeding with the purchase of the Capital Reserve Fund to replace the existing SCADA server and upgrade associated licenses at Bay Bulls Big Pond Water Treatment Plant.

Recommendation

Moved – Councillor Froude: Seconded – Councillor Hickman

Recognizing the SCADA Server is essential for reliable and continuous operation for the Bay Bulls Big Pond Water Treatment Plant, it is recommended that funding be made available through the Capital Reserve Fund to support the purchase and installation of this equipment.

CARRIED UNANIMOUSLY

Decision Note dated November 22, 2018 re: Council approval for the supply of replacement microfiltration membranes at the Windsor Lake Water Treatment Plant.

The Committee reviewed the above-noted which seeks a decision on proceeding with the purchase from the original equipment manufacturer, Evoqua Water Technologies LLC to replace existing membrane modules in Secondary Cell #1 at the Windsor Lake Water Treatment Plant (WTP)

Recommendation

Moved – Councillor Froude: Seconded – Councillor Hickman

That Council approve funding through the Capital Reserve Fund to support the purchase of the replacement modules as per Council Directive R2018-10-22/12. And further that Council approve the purchase of 80 membrane modules from the original manufacturer Evoqua Water Technologies LLC at a cost of \$64,000 USD.

CARRIED UNANIMOUSLY

Community Services & Events – Councillor Jamie Korab

Decision Note dated November 27, 2018 re: Healthy City St. John's Strategy

Natalie Godden, Manager of Family and Leisure Services and Bruce Knox, Fieldworker in the Community Services Department delivered a presentation about the proposed Healthy City of St. John's Strategy. A copy of the presentation is available at the Office of the City Clerk.

The Committee was informed of the intent to continue the momentum around healthy communities within the City of St. John's and the Northeast Avalon by developing a Healthy City St. John's Strategy. This strategy will prioritize continuous improvement by aligning the efforts of several departments, other levels of government and key

stakeholders to reduce inequities in health and build healthy, supportive, sustainable neighbourhoods for all. This strategy focuses on reducing duplication of efforts while allowing the City to proactively benefit from regional, national and international (World Health Organization) initiatives that foster healthy people and environments.

The Committee thanked staff for the fine work being carried out in bringing numerous resources together to carry out this great initiative.

Recommendation

Moved – Deputy Mayor O’Leary: Seconded – Councillor Jamieson

That Council approve the development and execution of a Healthy City of St. John’s Strategy and its desired outcomes. Further that the City of St. John’s take a leadership role in formally establishing the Northeast Avalon Healthy Communities Alliance headed by the Mayor and supported by Council and City staff.

CARRIED UNANIMOUSLY

Governance & Strategic Priorities – Mayor Danny Breen

Decision Note dated November 22, 2018 re: City Hall Flag Reconfiguration

The Committee was asked to give approval of a modified City Hall Flag Configuration for implementation upon Council approval of the draft Protocol Policy.

Recommendation

Moved – Councillor Collins: Seconded – Councillor Lane

That Council approve the modified City Hall Flag Configuration for implementation upon Council approval of the draft Protocol Policy.

CARRIED UNANIMOUSLY

Decision Note dated November 27, 2018 re: Protocol Policy & Procedures

The Committee reviewed the request to approve the draft Protocol Policy and rescind Policy 09-15-01 Granting of Freedom of the City.

The purpose of this policy is:

- i to outline the types of activities considered to be Protocol Events,
- ii to establish protocol guidelines that ensure such events are conducted

according to accepted standards of protocol (including external protocol requirements, where appropriate), and

iii to ensure that such events maintain and enhance the reputation of the City.

Recommendation

Moved – Councillor Korab: Seconded – Councillor Hanlon

That Council approve the draft Protocol Policy and the rescission of Policy 09-15-01 Granting of Freedom of the City.

CARRIED UNANIMOUSLY

It was suggested and agreed that any known parties who may be impacted by this change of policy be informed once Council approves.

Planning & Development – Councillor Maggie Burton

Decision Note dated November 27, 2018 re: Text Amendment to Enable Lounge as a Discretionary use in the Commercial Industrial (CI) Zone – 22 O’Leary Avenue

The Committee is being asked to consider a text amendment to the St. John’s Development Regulations to enable Lounge as a Discretionary Use in the Commercial Industrial (CI) Zone.

Recommendation

Moved – Councillor Burton: Seconded – Councillor Hanlon

It is recommended that the application for a text amendment to the Development Regulations to enable lounge as a discretionary use be considered. It is also recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

Decision Note dated November 28, 2018 re: Development Agreement Registration Cost

The Committee considered the above noted decision note which seeks approval from Council to allocate the cost of a Development Agreement with the Registry of Deeds

back onto the Applicant.

Recommendation

Moved – Councillor Burton: Seconded – Councillor Korab

That Council approve the two-hundred (\$200.00) fee for all applications which require a Development Agreement to offset the cost of registration with the Registry of Deeds.

CARRIED UNANIMOUSLY

Transportation– Councillor Debbie Hanlon

Decision Note dated November 19, 2018 re: Review of Parking Restrictions – Craigmillar Ave

Consideration was given to the current parking situation on Craigmillar Avenue where residents have been parking on the sidewalk during the winter season which makes the sidewalk impassable.

Recommendation

Moved – Councillor Hanlon: Seconded – Councillor Burton

That Council revisit the parking situation on Craigmillar Avenue and surrounding areas and rescind the previously communicated practice of allowing parking on sidewalks in contravention of the Highway Traffic Act and Ticketing Amendment By-Law.

**MOTION CARRIED WITH COUNCILLOR
HICKMAN DISSENTING**

It was noted that a communications plan will be used to inform the residents in advance.

Mayor Danny Breen
Chairperson

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF December 7, 2018 TO December 13, 2018

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Administration of Vehicle Sales	87 Frecker Drive	3	Approved	18-12-10

* 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

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Building Permits List

Council's December 17, 2018 Regular Meeting

Permits Issued: 2018/12/06 to 2018/12/12

Class: Commercial

Avalon Mall, H & R Block	Sn	Office
648 Topsail Rd, Tim's	Sn	Eating Establishment
648 Topsail Rd, Tim's	Sn	Eating Establishment
18-20 Springdale St	Nc	Accessory Building
119-121 Long's Hill	Rn	Mixed Use
21 Queen's Rd	Rn	Mixed Use
40-70 Hamlyn Rd, Unit 0103	Rn	Retail Store

This Week \$ 129,800.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

4 Hayward Ave	Nc	Fence
51 Holbrook Ave	Nc	Patio Deck
83 Hussey Dr	Nc	Patio Deck
2 Maurice Putt Cres	Nc	Patio Deck
20 Shaw St	Nc	Fence
50 Squires Ave	Nc	Accessory Building
696 Torbay Rd, Unit B	Co	Service Shop
33 Macdonald Dr	Ex	Accessory Building
118 Cheeseman Dr	Rn	Accessory Building
155 Gower St	Rn	Semi-Detached Dwelling
29 Long Pond Rd	Rn	Single Detached Dwelling
67 Macdonald Dr	Rn	Single Detached Dwelling
76 Terra Nova Rd	Rn	Single Detached & Sub.Apt

This Week \$ 115,470.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 245,270.00

Repair Permits Issued: 2018/12/06 To 2018/12/12 \$ 10,400.00

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			
December 17, 2018			
TYPE	2017	2018	% VARIANCE (+/-)
Commercial	\$171,086,664.00	\$266,076,308.00	56
Industrial	\$5,110,000.00	\$5,000.00	-100
Government/Institutional	\$1,952,594.00	\$12,713,970.00	551
Residential	\$87,024,356.00	\$70,944,294.00	-18
Repairs	\$3,245,698.00	\$2,593,205.00	-20
Housing Units (1 & 2 Family Dwelling)	208	143	
TOTAL	\$268,419,312.00	\$352,332,777.00	31

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending December 12, 2018**

Payroll

Public Works	\$ 541,327.56
Bi-Weekly Administration	\$ 830,802.32
Bi-Weekly Management	\$ 837,838.30
Bi-Weekly Fire Department	\$ 895,140.06
Accounts Payable	\$ 3,078,363.11

Total: \$ 6,183,471.35

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
US DIGITAL DESIGNS	1462	ELECTRONIC	1,326.69
NL HOUSING & HOMELESSNESS NETWORK INC.	119155	REGISTRATION FEE	75.00
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	119156	PAYROLL DEDUCTIONS	1,569,983.97
NEWFOUNDLAND EXCHEQUER ACCOUNT	119157	REGISTRATION OF EASEMENT	900.00
RECEIVER GENERAL FOR CANADA	119158	PAYROLL DEDUCTIONS	1,058.74
VIRGINIA GORDON	119159	RECREATION PROGRAM REFUND	145.00
KELLY WALL	119160	REFUND SECURITY DEPOSIT	135.18
BONNIE PAUL	119161	REFUND SECURITY DEPOSIT	232.00
RECEIVER GENERAL FOR CANADA	119162	PAYROLL DEDUCTIONS	2,351.28
NEWFOUNDLAND EXCHEQUER ACCOUNT	119163	PAYROLL TAX	136,796.81
THE SHERIFF'S OFFICE	119164	WAGE GARNISHMENTS	100.00
PAUL O'LEARY	119165	PROMOTIONAL ITEMS	96.00
UPS CANADA	119166	COURIER SERVICES	124.00
JAGREEN ENTERPRISES LTD.	119167	PROMOTIONAL ITEMS	170.59
BELL ALIANT	119168	TELEPHONE SERVICES	1,065.22
WELSH, SHERRY	119169	REPLENISH RAILWAY PETTY CASH	485.92
FIRST INSURANCE FUNDING OF CANADA	119170	AIC INSURANCE	79.35
NLCA	119171	REGISTRATION FEE	92.86
BUSSEY HORWOOD LAW GROUP	119172	LEGAL CLAIM	13,500.00
TRISURA GUARANTEE INSURANCE COMPANY	119173	AIC INSURANCE	611.80
MAX ARTS ATHLETICS WELLNESS	119174	REAL PROGRAM	7,309.97
WATER RESOURCES MANAGEMENT DIVISION	119175	EXAM FEE	1,121.25
PROFESSIONAL ENGINEERS AND GEOSCIENTISTS NFLD & LABRADOR	119176	MEMBERSHIP RENEWAL	2,184.77
MIGHTY WHITES LAUNDROMAT	119177	LAUNDRY SERVICES	66.52
NEWFOUNDLAND EXCHEQUER ACCOUNT	119178	ANIMAL HEALTH SERVICES	543.37
EASTERN SCHOOL DISTRICT	119179	RENTAL OF GYMS	8,280.00
TRANSPORTATION ASSOC OF CANADA (TAC)	119180	MEMBERSHIP RENEWAL	2,265.50
NEW WORLD FITNESS	119181	MEMBERSHIP DUES FOR FIREFIGHTERS	165.51
CBS RENTALS LTD.	119182	RENTAL OF EQUIPMENT	1,779.00
HISCOCK'S SPRING SERVICE	119183	HARDWARE SUPPLIES	952.88
DAVE CARROLL	119184	BAILIFF SERVICES	597.50
SOBEY'S INC	119185	PET SUPPLIES	3,455.92
NORTRAX CANADA INC.,	119186	REPAIR PARTS	2,729.59
NEWFOUNDLAND GLASS & SERVICE	119187	GLASS INSTALLATION	164.91
EXECUTIVE BUS LTD	119188	TRANSPORTATION SERVICES	850.49
ORTHOTIC AIDS LIMITED	119189	PROTECTIVE FOOTWEAR	259.00
WAJAX POWER SYSTEMS	119190	REPAIR PARTS	1,800.47
SIGMA ALDRICH	119191	CHEMICALS	341.67
CANADIAN TIRE CORP.-HEBRON WAY	119192	MISCELLANEOUS SUPPLIES	436.87
STARGARDEN CORPORATION	119193	PROFESSIONAL SERVICES	158.12
INTERSTATE ALL BATTERY CENTER	119194	BATTERIES	134.55
POWER BROTHERS INC. POWER'S SALVAGE	119195	REPAIR PARTS	53.45
MUN BOTANICAL GARDENS	119196	COMPOST SESSIONS	5,000.00
JOHNSON CONTROLS LTD.	119197	REPAIR PARTS	5,360.15
IDEXX LABORATORIES	119198	VETERINARY SUPPLIES	3,570.76


NAME	CHEQUE #	DESCRIPTION	AMOUNT
MPS	119199	PROFESSIONAL SERVICES	684.25
XYLEM WATER SOLUTIONS CANADA	119200	REPAIR PARTS	8,132.52
PETER'S PIZZA HAMLYN RD (TLB ENTERPRISE)	119201	MEAL ALLOWANCES	98.04
STAPLES ADVANTAGE	119202	OFFICE SUPPLIES	1,114.31
DOCUFIRE (DIV. OF MK SOFTWARE INC.,)	119203	SOFTWARE RENEWAL	4,093.31
NEWFOUNDLAND BROADCASTING CO.	119204	ADVERTISING	517.50
PRAXAIR PRODUCTS INC.	119205	CARBON DIOXIDE	1,537.90
ST. JOHN'S FIREFIGHTERS' ASSOC	119206	NEVAEH'S LEMONADE STAND DESIGN	709.55
STERLING MARKING PRODUCTS INC.	119207	DOG TAGS	996.04
PENTON, LEN	119208	HONORARIUM	100.00
DR. Z. AZHER	119209	MEDICAL EXAMINATION FEE	20.00
MATRIX CONSTRUCTION	119210	REFUND SECURITY DEPOSIT	2,000.00
CANADIAN ASSOCIATION OF FIRE CHIEFS	119211	MEMBERSHIP RENEWAL	322.00
DEBORAH CLARK	119212	HONORARIUM	100.00
MESSAGE MEDIUMS	119213	MEMORY STONES	580.75
RECREATION NL	119214	TRAINING PROGRAM	300.00
G & D TRUCKING	119215	REFUND SECURITY DEPOSIT	2,000.00
PROTEK INDUSTRIES LIMITED	119216	PROFESSIONAL SERVICES	7,107.00
PROVINCIAL INVESTMENTS INC.	119217	COURIER SERVICES	845.08
BLUE PRINT HOMES	119218	REFUND SECURITY DEPOSIT	7,500.00
ALLISTER DOWNTON	119219	RECREATION PROGRAM REFUND	38.00
MILDRID HILL	119220	REFUND SECURITY DEPOSIT	100.00
ANNE KEARSEY	119221	REFUND SECURITY DEPOSIT	100.00
WILLIAM BREEN	119222	REFUND SECURITY DEPOSIT	100.00
ANITA AYLING	119223	LEGAL CLAIM	173.84
VICTORIA HOWSE	119224	2018 HERITAGE FINANCIAL INCENTIVES	1,000.00
DEAN SULLIVAN	119225	COURT OF APPEAL REFUND	60.00
MICHAEL KING	119226	REFUND SECURITY DEPOSIT	7,500.00
AIR CADET LEAGUE OF CANADA (NL)	119227	FINANCIAL SUPPORT FOR MEETINGS AND CONVENTIONS	750.00
LONG ROAD INCORPORATED	119228	2018 HERITAGE FINANCIAL INCENTIVES	5,450.00
ACRODEX INC. DBA PCM CANADA	119229	SOFTWARE RENEWAL	16,777.35
NEWFOUNDLAND AND LABRADOR CONSTRUCTION SAFETY ASSO	119230	CONFERENCE FEE	287.50
PRETTY SAFE ENTERPRISES	119231	TRAINING PROGRAM	2,760.00
MCLOUGHLAN SUPPLIES LTD.	EFT000000012077	ELECTRICAL SUPPLIES	271.20
HARRIS & ROOME SUPPLY LIMITED	EFT000000012078	ELECTRICAL SUPPLIES	513.00
NEWFOUNDLAND POWER	EFT000000012079	ELECTRICAL SERVICES	79,562.55
MARY HYNES	EFT000000012080	REFUND SECURITY DEPOSIT	233.82
CITY HALL SOCIAL CLUB	EFT000000012081	CHILDREN'S CHRISTMAS PARTY FUNDING	12,000.00
FUTURA WORK WEAR	EFT000000012082	CLOTHING ALLOWANCE	985.05
JAT EXCAVATING INC.	EFT000000012083	RENTAL OF EQUIPMENT	21,160.00
MCLOUGHLAN SUPPLIES LTD.	EFT000000012084	ELECTRICAL SUPPLIES	1,220.39
PARTS FOR TRUCKS INC.	EFT000000012085	REPAIR PARTS	11,646.78
VOKEY'S JANITORIAL SERVICE	EFT000000012086	JANITORIAL SERVICES	610.34
NEWFOUNDLAND POWER	EFT000000012087	ELECTRICAL SERVICES	86,251.64
THYSSENKRUPP ELEVATOR	EFT000000012088	ELEVATOR MAINTENANCE	361.59

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PAJ CANADA COMPANY	EFT000000012089	PROMOTIONAL ITEMS	1,101.53
PUBLIC SERVICE CREDIT UNION	EFT000000012090	PAYROLL DEDUCTIONS	3,566.39
HICKMAN, SANDY	EFT000000012091	TRAVEL REIMBURSEMENT	2,207.24
WINSOR, LYNNANN	EFT000000012092	TRAVEL REIMBURSEMENT	3,398.76
ACKLANDS-GRAINGER	EFT000000012093	INDUSTRIAL SUPPLIES	447.35
ADT SECURITY SERVICES CANADA	EFT000000012094	MONITORING AND/OR MAINTENANCE CHARGES	139.55
AFONSO GROUP LIMITED	EFT000000012095	SEWER INSPECTIONS	414.00
RDM INDUSTRIAL LTD.	EFT000000012096	INDUSTRIAL SUPPLIES	786.30
ROBERT BAIRD EQUIPMENT LTD.	EFT000000012097	RENTAL OF EQUIPMENT	1,029.08
DOMINION STORES 924	EFT000000012098	MISCELLANEOUS SUPPLIES	159.66
BELBIN'S GROCERY	EFT000000012099	CATERING SERVICES	664.60
ROCKWATER PROFESSIONAL PRODUCT	EFT000000012100	CHEMICALS	1,499.55
PRINT & SIGN SHOP	EFT000000012101	SIGNAGE	235.18
MSC INDUSTRIAL SUPPLY ULC	EFT000000012102	REPAIR PARTS	3,114.65
OVERHEAD DOORS Nfld LTD	EFT000000012103	REPAIRS TO DOORS	3,437.17
UNITED RENTAL OF CANADA INC.	EFT000000012104	RENTAL OF EQUIPMENT	693.44
CANSEL SURVEY EQUIPMENT INC.	EFT000000012105	OFFICE SUPPLIES	298.08
AON REED STENHOUSE INC	EFT000000012106	INSURANCE RENEWAL	96,255.00
THE OUTFITTERS	EFT000000012107	PROTECTIVE CLOTHING	241.50
BURSEY EXCAVATING & DEVELOPMENT LTD.	EFT000000012108	REFUND SECURITY DEPOSIT	3,000.00
SKYHIGH AMUSEMENTS ENT. SERVICES	EFT000000012109	ENTERTAINMENT	575.00
CANADA POST CORPORATION	EFT000000012110	POSTAGE SERVICES	1.01
CANADIAN CORPS COMMISSIONAIRES	EFT000000012111	SECURITY SERVICES	7,190.40
AIR LIQUIDE CANADA INC.	EFT000000012112	CHEMICALS AND WELDING PRODUCTS	54.34
THOMSON REUTERS CANADA	EFT000000012113	PUBLICATIONS	431.46
NORTH ATLANTIC SYSTEMS	EFT000000012114	REPAIR PARTS	2,526.19
NORTH ATLANTIC SUPPLIES INC.	EFT000000012115	REPAIR PARTS	934.20
KENT	EFT000000012116	BUILDING SUPPLIES	1,351.39
RENTOKIL CANADA CORPORATION	EFT000000012117	PEST CONTROL	21,895.86
PF COLLINS CUSTOMS BROKER LTD	EFT000000012118	DUTY AND TAXES	455.65
COLONIAL GARAGE & DIST. LTD.	EFT000000012119	AUTO PARTS	1,916.23
PETER'S AUTO WORKS INC.	EFT000000012120	TOWING OF VEHICLES	289.79
MAXXAM ANALYTICS INC.,	EFT000000012121	WATER PURIFICATION SUPPLIES	668.15
JAT EXCAVATING INC.	EFT000000012122	RENTAL OF EQUIPMENT	9,280.50
ENVIROSYSTEMS INC.	EFT000000012123	PROFESSIONAL SERVICES	39,239.15
FASTENAL CANADA	EFT000000012124	REPAIR PARTS	31.54
LONG & MCQUADE	EFT000000012125	REAL PROGRAM	522.10
CUMMINS CANADA ULC	EFT000000012126	REPAIR PARTS	677.61
ENGINEERING & ENVIRONMENTAL PRODUCTS	EFT000000012127	REPAIR PARTS	4,640.25
CRAWFORD & COMPANY CANADA INC	EFT000000012128	ADJUSTING FEES	1,737.25
DICKS & COMPANY LIMITED	EFT000000012129	OFFICE SUPPLIES	1,129.72
MIC MAC FIRE & SAFETY SOURCE	EFT000000012130	SAFETY SUPPLIES	1,380.00
EAST COAST HYDRAULICS	EFT000000012131	REPAIR PARTS	34.13
DOMINION STORES #922	EFT000000012132	MISCELLANEOUS SUPPLIES	173.89
DOMINION RECYCLING LTD.	EFT000000012133	PIPE	713.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000012134	MISCELLANEOUS SUPPLIES	486.68
ROGERS COMMUNICATIONS CANADA INC.	EFT000000012135	DATA & USAGE CHARGES	26,748.94
ELECTROMEGA LTD.	EFT000000012136	REPAIR PARTS	13,535.39
EMCO SUPPLY	EFT000000012137	REPAIR PARTS	5,705.59
REDWOOD CONSTRUCTION LIMITED	EFT000000012138	PROGRESS PAYMENT	28,488.10
OMB PARTS & INDUSTRIAL INC.	EFT000000012139	REPAIR PARTS	143.01
FRESHWATER AUTO CENTRE LTD.	EFT000000012140	AUTO PARTS/MAINTENANCE	868.55
GAZE SEED 2015 INCORPORATED	EFT000000012141	GARDEN SUPPLIES	20.69
PRINCESS AUTO	EFT000000012142	MISCELLANEOUS ITEMS	701.85
GLOBALSTAR CANADA SATELLITE CO	EFT000000012143	SATELLITE PHONES	333.45
QUALITY CLASSROOMS	EFT000000012144	SUPPLIES - RECREATION PROGRAMS	3,205.70
WOLSELEY CANADA INC.	EFT000000012145	REPAIR PARTS	1,538.68
TROY LIFE & FIRE SAFETY LTD.	EFT000000012146	PROFESSIONAL SERVICES	487.60
XYLEM CANADA COMPANY	EFT000000012147	REPAIR PARTS	2,150.01
HARRIS & ROOME SUPPLY LIMITED	EFT000000012148	ELECTRICAL SUPPLIES	538.31
HARVEY & COMPANY LIMITED	EFT000000012149	REPAIR PARTS	358.52
A HARVEY & CO. LTD.	EFT000000012150	ROAD SALT	175,399.76
GRAYMONT (NB) INC.,	EFT000000012151	HYDRATED LIME	22,948.71
MURRAY'S LANDSCAPE SERVICES LTD.	EFT000000012152	INTERIOR PLANT MAINTENANCE	388.13
TELUS GOING MOBILE (WIRELESS)	EFT000000012153	CELLULAR ACCESSORIES	166.71
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000012154	REPAIR PARTS	820.98
RESCUE 7 INC.,	EFT000000012155	RECREATIONAL SUPPLIES	281.75
PENNECON ENERGY TECHNICAL SERVICE	EFT000000012156	REPAIR PARTS	623.88
ULINE	EFT000000012157	REPAIR PARTS	478.60
PRINTER TECH SOLUTIONS INC.,	EFT000000012158	REPAIRS TO EQUIPMENT	69.00
CDMV	EFT000000012159	VETERINARY SUPPLIES	82.01
ZOETIS	EFT000000012160	REPAIR PARTS	566.72
BOSCH REXROTH CANADA CORP.	EFT000000012161	REPAIR PARTS	1,485.23
WORK AUTHORITY	EFT000000012162	CLOTHING ALLOWANCE	529.91
SAFETY FIRST-SFC LTD.	EFT000000012163	PROFESSIONAL SERVICES	33,704.52
CENTINEL SERVICES	EFT000000012164	REPAIR PARTS	8,993.00
MARK'S WORK WEARHOUSE	EFT000000012165	CLOTHING ALLOWANCE	177.08
WHELAN'S MOTOR WORKS LTD.	EFT000000012166	PROFESSIONAL SERVICES	672.75
MIKAN SCIENTIFIC INC.	EFT000000012167	REPAIR PARTS	825.13
CUTTING EDGE LAWN CARE INC.,	EFT000000012168	REFUND SECURITY DEPOSIT	21,091.58
PRINTERS PLUS	EFT000000012169	TONER CARTRIDGE	963.70
KARLY BARKER DESIGN AND PHOTOGRAPHY	EFT000000012170	PROFESSIONAL SERVICES	1,500.00
WAJAX INDUSTRIAL COMPONENTS	EFT000000012171	REPAIR PARTS	348.44
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000012172	INDUSTRIAL SUPPLIES	684.74
NL KUBOTA LIMITED	EFT000000012173	REPAIR PARTS	181.83
NORTH ATLANTIC PETROLEUM	EFT000000012174	PETROLEUM PRODUCTS	69,261.02
NOVA CONSULTANTS INC.	EFT000000012175	PROFESSIONAL SERVICES	11,604.33
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000012176	INDUSTRIAL SUPPLIES	291.25
ORKIN CANADA	EFT000000012177	PEST CONTROL	730.85
THE HUB	EFT000000012178	BUSINESS CARDS	4,588.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PINCHIN LEBLANC ENV. LTD	EFT000000012179	PROFESSIONAL SERVICES	9,099.11
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000012180	PROTECTIVE CLOTHING	1,823.34
NAPA ST. JOHN'S 371	EFT000000012181	AUTO PARTS	356.51
ROYAL FREIGHTLINER LTD	EFT000000012182	REPAIR PARTS	340.15
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000012183	REPAIR PARTS	51.18
ST. JOHN'S PORT AUTHORITY	EFT000000012184	RENTAL OF QUARRY SITE	11,322.90
ST. JOHN'S TRANSPORTATION COMMISSION	EFT000000012185	CHARTER SERVICES	4,674.50
SAUNDERS EQUIPMENT LIMITED	EFT000000012186	REPAIR PARTS	1,652.95
SMITH STOCKLEY LTD.	EFT000000012187	PLUMBING SUPPLIES	66.17
CHANDLER	EFT000000012188	CLOTHING ALLOWANCE	197.69
AETTNL	EFT000000012189	MEMBERSHIP RENEWALS	276.00
TRACTION DIV OF UAP	EFT000000012190	REPAIR PARTS	1,056.77
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000012191	REPAIR PARTS	8,531.28
WINDCO ENTERPRISES LTD.	EFT000000012192	FLAGS	951.03
SOBEYS ROPEWALK LANE	EFT000000012193	MISCELLANEOUS SUPPLIES	94.11
GFL ENVIRONMENTAL INC.	EFT000000012194	PROFESSIONAL SERVICES	189.23
JOHNS, MICHAEL	EFT000000012195	VEHICLE BUSINESS INSURANCE	381.95
JONES, CHRISTINA	EFT000000012196	EMPLOYMENT RELATED EXPENSES	67.27
COLFORD, SHERRY	EFT000000012197	EMPLOYMENT RELATED EXPENSES	400.00
KENT, GEORGE	EFT000000012198	VEHICLE BUSINESS INSURANCE	104.58
CROWE, DAVID	EFT000000012199	EMPLOYMENT RELATED EXPENSES	276.00
HARRIS, BRYANT	EFT000000012200	VEHICLE BUSINESS INSURANCE	170.00
ROBYN DOBBIN	EFT000000012201	EMPLOYMENT RELATED EXPENSES	43.31
CINDY MCGRATH	EFT000000012202	MILEAGE	7.73
DANIEL MARTIN	EFT000000012203	MILEAGE	54.97
TRUDY HICKEY	EFT000000012204	EMPLOYMENT RELATED EXPENSES	50.00
MIKE ADAM	EFT000000012205	MILEAGE	82.45
AARON WALSH	EFT000000012206	VEHICLE BUSINESS INSURANCE	66.92
HARRIS CANADA SYSTEMS INC.	EFT000000012207	ELECTRICAL SUPPLIES	885.59
MIAO'S SOD FARM INC	EFT000000012208	SOD	166.06
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	EFT000000012209	ADVERTISING	1,236.48
T2 VENTURES INC.	EFT000000012210	PROFESSIONAL SERVICES	55,657.86
PARSONS PAVING LTD.	EFT000000012211	PROFESSIONAL SERVICES	78,331.63
THINQ TECHNOLOGIES DBA DIRECT DIAL.COM	EFT000000012212	PROFESSIONAL SERVICES	10,785.85
SNC-LAVALIN INDUSTRIAL ATLANTIC INC	EFT000000012213	REFUND PARKING GARAGE PERMITS	1,050.00
PENNECON ENERGY HYDRAULIC SYSTEMS	EFT000000012214	REPAIR PARTS	2,709.93
MODERN PAVING LTD.	EFT000000012215	PROGRESS PAYMENT	117,171.71
INFINITY CONSTRUCTION	EFT000000012216	PROGRESS PAYMENT	34,952.57
ROGERS COMMUNICATIONS CANADA INC.	EFT000000012217	DATA & USAGE CHARGES	134.38
Total:			\$ 3,078,363.11

BID APPROVAL NOTE

Bid #	2018228		
Bid Name	Gas Detection for City Buildings		
Department	Public Works	Division	City Buildings
Budget Code	1525-52524, 1252-52524, 6372-52524, 2499-52524, 2496-52524, 2501-52524, 3241-52524,		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide gas detection services for city owned buildings.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	C&E GROUP LTD	\$102,005.00	
	Control Pro HVAC Services Inc	\$112,263.00	
	EnviroMed Detection Services	\$276,484.25	
	Cahill Instrumentation & Technical Serv	\$376,213.71	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Five years		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest proponent meeting specifications C&E GROUP LTD \$102,005.00 (HST included). As per the Public Procurment Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager		Date	18/12/13
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

DECISION/DIRECTION NOTE – Regular Meeting

Date Prepared: December 4, 2018

Report to: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Deanne Stapleton, Ward Councillor

Title: Transfer of City Land – Adjacent to 358 Airport Heights Drive

Ward: Ward 1

Decision/Direction Required:

Recommendation on the transfer of City Land adjacent to 358 Airport Heights Drive, fronting on Galaxy Crescent.

Discussion – Background and Current Status:

The Legal Department has identified a small strip of City owned land, fronting on Galaxy Crescent and adjacent to 358 Airport Heights Drive, which the City received from the Developer of Galaxy Crescent. This land is outlined in green on the attached diagram. This land contains a retaining wall, as shown in the attached photo, which was installed by the Developer. Given the location of the wall, this may be an issue for future repairs and maintenance. We have approached the owners of 358 Airport Heights Drive, who have expressed interest in obtaining this small strip of land, including the retaining wall. This transfer request has been circulated amongst the appropriate City Departments, with no objections to the transfer noted.

Given that there is a retaining wall on this property, for which the homeowner would assume responsibility, it is the Legal Departments opinion that this land should be transferred to the property owner for a nominal fee of \$1.00, with the survey to be completed by the City. This would limit the City's liability and maintenance of this wall. The adjacent land owners did not approach the City for the land, rather we approached the land owners to resolve this issue.

Key Considerations/Implications:

1. Budget/Financial Implications
 - City to receive a nominal fee of \$1.00
2. Partners or Other Stakeholders
 - N/A

ST. JOHN'S

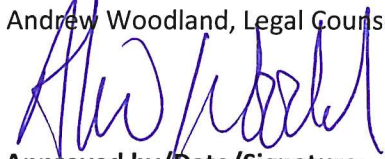
3. Alignment with Strategic Directions/Adopted Plans
 - Fiscally Responsible
4. Legal or Policy Implications:
 - Deed of Conveyance will have to be prepared.
5. Engagement and Communications Considerations
 - N/A
6. Human Resource Implications
 - N/A
7. Procurement Implications
 - N/A
8. Information Technology Implications
 - N/A
9. Other Implications
 - The transfer of this property would limit the City's responsibility, and liability, for the repair and maintenance of this retaining wall.
 - The transfer would reduce the City's liability should someone become injured as a result of interaction with the retaining wall.

Recommendation:

It is recommended that Council approve the transfer of the property adjacent to 358 Airport Heights Drive for the nominal fee of \$1.00.

Prepared by/Signature:

Andrew Woodland, Legal Counsel



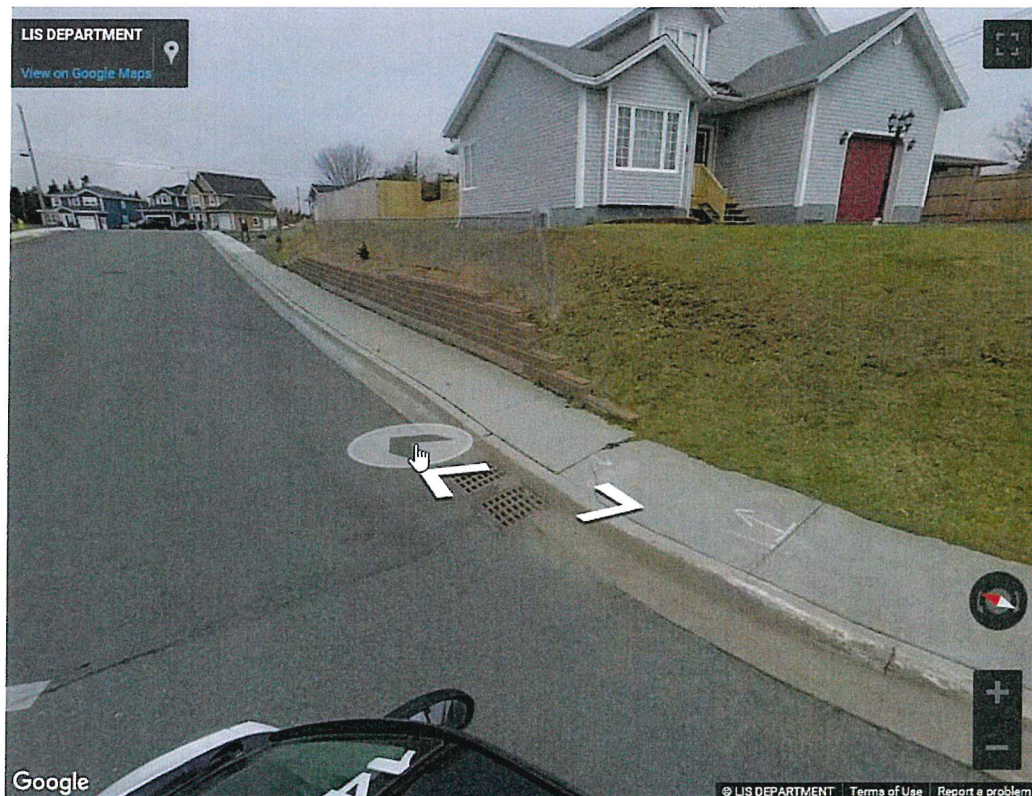
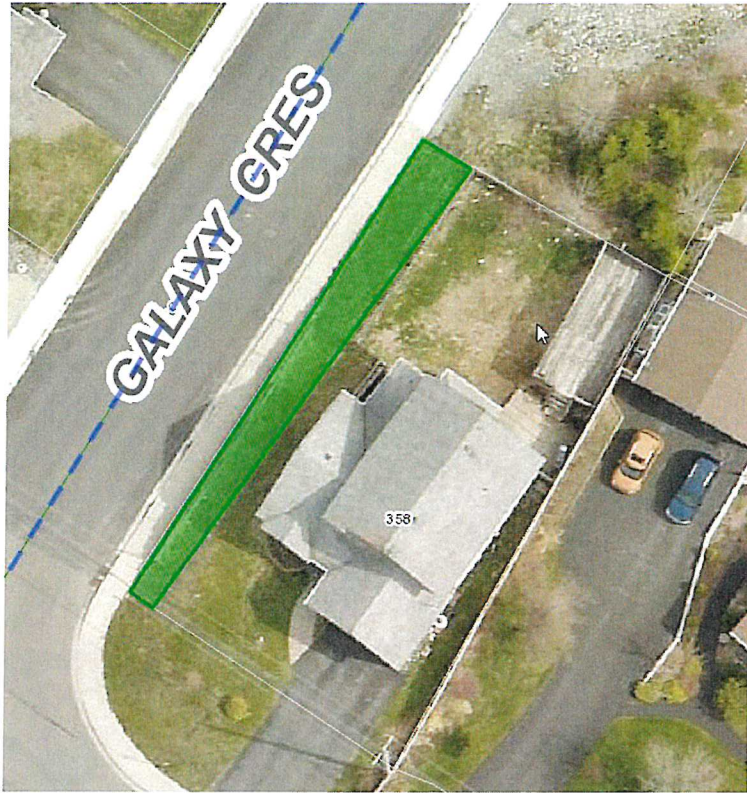
Approved by/Date/Signature:

Cheryl Mullett, City Solicitor
December 4, 2018



Attachment: diagram
photo

ST. JOHN'S



ST. JOHN'S

DECISION/DIRECTION NOTE - Regular

Date Prepared: November 30, 2018

Report to: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Collins, Ward Councillor

Title: Sale of City Land – Adjacent to 425 Southside Road

Ward: Ward 5

Decision/Direction Required:

Recommendation on sale of City Land adjacent to 425 Southside Road

Discussion – Background and Current Status:

The owner of 425 Southside Road has requested to purchase two parcels of land adjacent to his property. These parcels are shown in green and red on the attached diagram. The sale request for both parcels has been circulated amongst the appropriate City Departments, with no objections to the sale noted.

The parcel in green is approximately 1,000 square feet. The purchase price of approximately \$3,500.00 has been established at a rate of \$3.50 per square foot, plus HST.

The parcel in red is approximately 905 square feet. The purchase price of approximately \$2,262.50 has been established at a rate of \$2.50 per square foot, plus HST.

These parcels have been valued at two different rates as the area in red is a sloped bank and the area in green has been cleared and is utilized as parking for the purchaser.

The purchaser would be responsible for providing the required survey, at his expense, for both parcels.

The parcel is zoned open space and the valuations reflect same. To date there have been no development applications submitted and no rezoning requests received.

Key Considerations/Implications:

1. Budget/Financial Implications

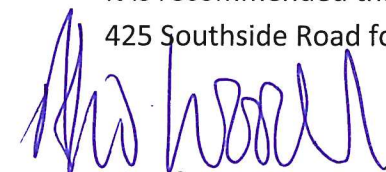
- City to receive approximately \$5,762.50 from the sale plus the administrative fee.

ST. JOHN'S

2. Partners or Other Stakeholders
 - N/A
3. Alignment with Strategic Directions/Adopted Plans
 - Fiscally Responsible
4. Legal or Policy Implications:
 - Deed will have to be prepared. Purchaser will provide a survey at his own cost.
5. Engagement and Communications Considerations
 - N/A
6. Human Resource Implications
 - N/A
7. Procurement Implications
 - N/A
8. Information Technology Implications
 - N/A
9. Other Implications
 - N/A

Recommendation:

It is recommended that Council approve the sale of the two parcels of land adjacent to 425 Southside Road for the negotiated price.



Prepared by/Signature:

Andrew Woodland, Legal Counsel

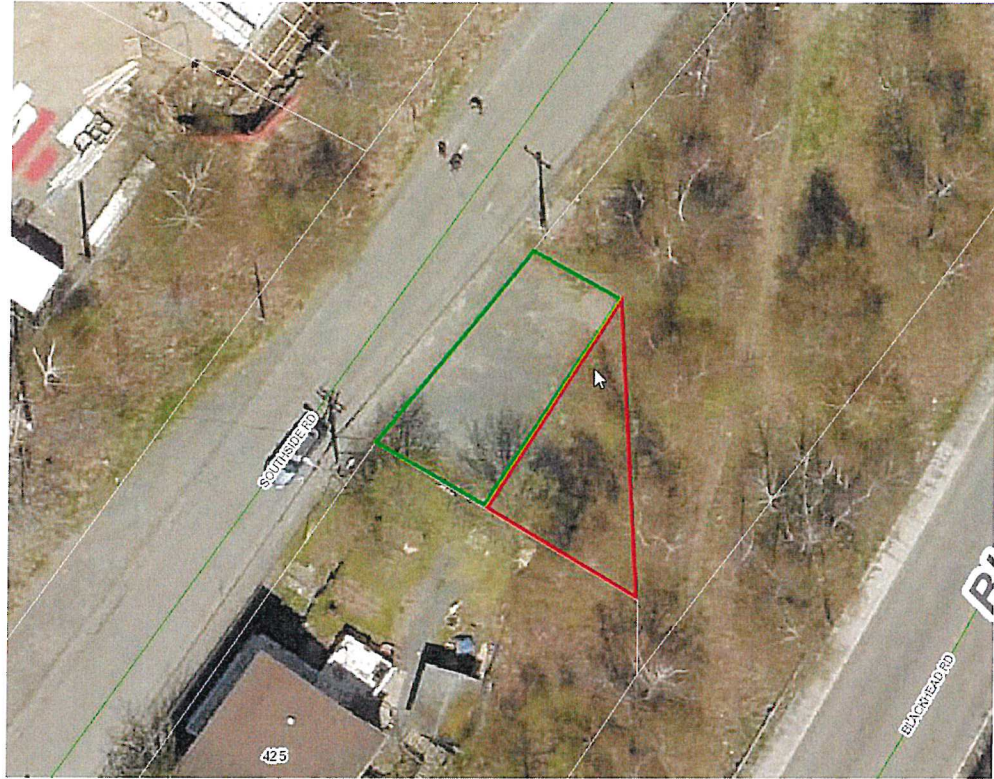


Approved by/Date/Signature:

Cheryl Mullett, City Solicitor

Attachments: Diagrams

ST. JOHN'S



ST. JOHN'S

DECISION/DIRECTION NOTE

Title: BIA Election – Board of Management – Downtown St. John's

Date Prepared: 2018/12/13

Report To: Regular Meeting of Council – December 17, 2018

Councillor and Role: Mayor and Council

Ward: Ward 2

Decision/Direction Required: To seek approval of those nominated for positions on the Board of Management for Downtown St. John's.

Discussion – Background and Current Status:

Pursuant to Sections 10 and 14(2) of the St. John's Downtown Business Improvement Area By-Law, nominations were called to fill eight (8) vacancies on the Board of Management of Downtown St. John's. The nominations closed Friday, December 7, 2018 with the following six (6) members being duly nominated.

- | | |
|-----------------------------|--------------------------|
| 1. Andrew Collingwood | Bowring Properties |
| 2. Byron Murphy | Byron's Clothing for Men |
| 3. Joanne Slaney | Altus Group Limited |
| 4. Mari-Lynn Nicole Taylor | Model Citizens |
| 5. S. Nycole Temple-Delisle | Hempware NFLD |
| 6. Gloria Young | Cox & Palmer |

Key Considerations/Implications:

1. Budget/Financial Implications

N/A

2. Partners or Other Stakeholders

Downtown St. John's

3. Alignment with Strategic Directions/Adopted Plan

☒ A Culture of Cooperation

☒ Neighbourhoods Build our City

4. Legal or Policy Implications

The St. John's Downtown Business Improvement Area By-Law

ST. JOHN'S

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation: It is recommended that the nominees noted above be approved.

Prepared and Approved by: Elaine Henley, City Clerk

Attachments: N/A

DECISION/DIRECTION NOTE

Title: St. John's Transportation Commission

Date Prepared: December 13, 2018

Report To: The Mayor and Members of Council

Meeting: Regular Meeting of Council – December 17, 2018

Ward: N/A

Decision/Direction Required:

- Seeking approval for the re-appointment of Colleen Galgay and Shawn Skinner as citizen members of the St. John's Transportation Commission (SJTC).

Discussion – Background and Current Status:

The **St. John's Transportation Commission By-Law** specifically states as follows:

Term of Office (3) (a) A member may be appointed for a term not exceeding two years and is eligible for re-appointment for a further term of two years.

Ms. Galgay and Mr. Skinner have currently served one term-year term and are willing to complete a second two-year term as permitted under the current by-law.

Key Considerations/Implications:

1. Budget/Financial Implications

N/A

2. Partners or Other Stakeholders

N/A

3. Alignment with Strategic Directions/Adopted Plans

- A Culture of Cooperation
- Fiscally Responsible

4. Legal or Policy Implications

- St. John's Transportation Commission - General Operating By-Law

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

ST. JOHN'S

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendations:

- It is recommended that Council approve the re-appointment of Colleen Galgay and Shawn Skinner as citizen members of the St. John's Transportation Commission.

Prepared by: Elaine Henley, City Clerk

Approved by: Kevin Breen, City Manager

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