

**AGENDA
REGULAR MEETING**

**November 23, 2015
4:30 p.m.**

ST. JOHN'S

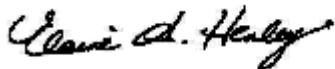
MEMORANDUM

November 20, 2015

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday November 23, 2015 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
November 23, 2015 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- a. Minutes of November 16, 2015

4. DELEGATIONS

5. BUSINESS ARISING FROM THE MINUTES

- a. **Included in the Agenda:**
- b. **Other Matters**

6. NOTICES PUBLISHED

7. PUBLIC HEARINGS

- a. Application to Rezone to Apartment Low Density (A1) to Accommodate an Affordable Housing Apartment Complex St. John's Development Regulations Amendment Number 626, 2015
PDE File #: REZ1300008
560-564 Main Road

8. COMMITTEE REPORTS

- a. Development Committee Report of November 17, 2015
- b. Planning & Development Standing Committee Report of November 17, 2015

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

- November 12 - 17, 2015

11. BUILDING PERMITS LIST

- November 12 - 17, 2015

12. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

➤ Week Ending November 18, 2015

13. TENDERS/RFPS

- a. Tender 2015153 Abatement, Demolition & Site Remediation 117 Southern Shore Highway

14. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

15. OTHER BUSINESS

- a. Memo dated November 10, 2015 from City Solicitor re: 135 MacDonald Drive – Parking Lot
- b. Memo dated November 12, 2015 from City Solicitor re: Kilkenny Street Easement –Expropriation
- c. Memo dated November 12, 2015 from Acting Deputy City Manager of Financial Management re: Quarterly Travel Report 2015 – Third Quarter
- d. Memo dated November 17, 2015 from the City Solicitor re: 17 Heffernan's Line

16. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
November 16, 2015 - 4:30 p.m. - Council Chambers**

Present Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor S. Hickman
Councillor D. Lane
Councillor A. Puddister
Councillor D. Breen
Councillor J. Galgay
Councillor B. Tilley
Councillor W. Collins

Regrets Mayor O'Keefe
Councillor B. Davis

Others City Manager
Deputy City Manager of Community Services
Deputy City Manager of Corporate Services
Deputy City Manager of Planning, Development &
Engineering
Acting Deputy City Manager of Financial Management
Acting Deputy City Manager of Public Works
City Solicitor
Chief Municipal Planner
City Clerk
Supervisor of Legislative Services

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2015-11-16/516R

Moved – Councillor Collins; Seconded – Councillor Tilley

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2015-11-16/517R

Moved – Councillor Galgay; Seconded – Councillor Breen

That the minutes of November 9, 2015 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

Exploring Public Wi-Fi Opportunities

Council considered a Decision Note dated September 25, 2015 from Director of Strategy & Engagement and Director of Corporate Services regarding the exploration of public Wi-Fi opportunities.

SJMC2015-11-16/518R

Moved – Councillor Lane; Seconded – Councillor Hann

That Council proceed with the issuing of an EOI for Public Wi-Fi.

Though members of Council supported the motion, reference was made to concerns about the costs to be incurred and whether or not the provision of public Wi-Fi will compete with other businesses. When evaluating the submissions received, these concerns should be kept at the forefront.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

Council considered the following:

- A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to rebuild the home at 40 Bennett Avenue. The new home is proposed to be the same footprint as the previous dwelling and will have a maximum total floor area of approximately 132 m2.

SJMC2015-11-16/519R

Moved – Councillor Tilley; Seconded – Councillor Lane

That the application be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report of November 10, 2015

[Link to Report](#)

Council considered the above noted report.

SJMC2015-11-16/520R

Moved – Councillor Puddister; Seconded – Councillor Hickman

That the report be adopted as presented.

Councillor Collins stressed the importance of strictly enforcing the stipulation outlined in the second paragraph of the report and that the land only be used to develop the proposed ATV staging area and parking lot. He expressed concern about the possibility of the proliferation of trails as a result. Deputy Mayor Ellsworth noted that final approval rests with Council who will ensure adherence to the conditions outlined.

CARRIED UNANIMOUSLY

Police & Traffic Committee Report of November 13, 2015

[Link to Report](#)

Council considered the above noted report which was tabled:

SJMC2015-11-16/521R

Moved – Councillor Hickman; Seconded – Councillor Galgay

That Item # 1 of the report be adopted as presented.

CARRIED UNANIMOUSLY

SJMC2015-11-16/522R

Moved – Councillor Hickman; Seconded – Councillor Tilley

That option # 4 presented by the Transportation Engineer be approved as follows.

The fourth alternative is to provide a head start to pedestrians in the crosswalk signal timing. This would see the walk signal

ST. JOHN'S

illuminated 3 to 6 seconds before the green indication is shown to the vehicles on Hamlyn Road and exiting Waterford Valley High. The main impact to drivers for this option would be that the advance left turn arrow for motorists on Hamlyn Road would not be provided. However, based on the recent traffic counts this is likely to only be a very small impact.

With this option pedestrians that are waiting to cross will get a head start on their crossing while all cars are faced with a red light. This way pedestrians can safely start their crossing with no conflicting vehicles in the intersection. After the pedestrians have begun their crossing the normal operation of the traffic control signal resumes. This is an established method of increasing pedestrian safety that is well suited to this location.

The Leading Pedestrian Interval is a small change in timing that can be implemented during only the lunch period if desired. However, it is recommended that if implemented it would be in effect throughout the day to increase consistency at the signal and accommodate students walking at other times of the day.

Councillor Collins requested that Metrobus be consulted with respect to the traffic modifications proposed as their routes will be impacted by these changes.

CARRIED UNANIMOUSLY

SJMC2015-11-16/523R

Moved – Councillor Hickman; Seconded – Councillor Puddister

That the City begin discussions with the Provincial Government with a view to cost sharing the allocation of funds for the construction of a pedway at Topsail Road.

Councillor Lane spoke against the motion noting that he was uncomfortable pursuing a costly measure that might be more effectively solved by using traffic control modifications.

CARRIED

WITH COUNCILLOR LANE DISSENTING

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered as information the Development Permits List for the period November 5 – 11, 2015.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for the period of November 5 – 11, 2015.

SJMC2015-11-16/524R

Moved – Councillor Tilley; Seconded - Councillor Hann

That the building permits list for the period November 5 – 11, 2015 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending November 10, 2015.

SJMC2015-11-16/525R

Moved – Councillor Tilley; Seconded – Councillor Hann

That the Payrolls and Accounts for the week ending November 10, 2015 be approved.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Councillor Breen

SJMC2015-11-16/526R

Moved – Councillor Breen; Seconded – Councillor Collins

That the Mayor write a letter to the Federal Minister of Fisheries & Oceans expressing the City's support for the reopening of the Marine Rescue Center but that rescue services be provided on a 24/7 basis and to ensure adequate personnel and equipment coverage is in place.

CARRIED UNANIMOUSLY

Councillor Puddister

SJMC2015-11-16/527R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the Mayor write a letter to the Mayor of Paris expressing condolences on behalf of the City of St. John's in relation to the recent Paris attacks resulting in significant loss of life.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:19 p.m.

MAYOR

CITY CLERK

REPORTS/RECOMMENDATION

Development Committee

November 10, 2015 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Request for Approval of Crown Land Grant for ATV Staging Area – 800 Foxtrap Access Road – CRW1500009

It is recommended by the Development Committee that Council grant an Approval-in-Principle for the Crown Land Grant subject to the submission of a Development Application to develop the ATV staging area and parking lot at 800 Foxtrap Access Road.

Once the Development Application has been processed, it is further recommended that Council approve the Crown Land Grant with the condition that the land can only be used to develop the proposed ATV Staging area and parking lot.

Jason Sinyard
Acting Chair

Addendum to Council Minutes from November 16, 2016

**REPORT
POLICE & TRAFFIC COMMITTEE - CITY COUNCIL**

November 13, 2015 – 10:00 p.m. – Conference Room A

Present: Councillor Sandy Hickman, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Art Puddister
Councillor Jonathan Galgay
Councillor Bruce Tilley
Kevin Breen, Associate City Manager
Jill Brewer, Deputy City Manager of Community Development
Brendan O'Connell, Director of Engineering
Don Brennan, Director of Roads & Traffic
Garrett Donaher, Transportation Engineer
Bill MacDonald, Supervisor of Traffic Signals
Stephen Fagan, Supervisor of Traffic
Chris Pitcher, Supervisor of Parking Services
Chris Whelan, Metrobus
Joe Boland, Royal Newfoundland Constabulary
Dave Didham, Royal Newfoundland Constabulary
Don Byrne, St. John's Regional Fire Department
Karen Chafe, Supervisor of Legislative Services

Media: The Telegram, VOXM and the CBC were also present.

1. Buchanan Street – Residential Parking Issue

Deputy Mayor Ellsworth raised the above noted matter. Buchanan St. is a small residential street in the Downtown intersecting New Gower, George and Water Streets. It is situated in parking permit area 3 and is currently surrounded by a commercial area and metered parking. Residents who live here, though they have permit parking, still have problems with those who willingly and illegally park to attend events at Mile One Stadium. As well, other residents with area 3 parking permits are also permitted to park in this congested area, thus severely limiting parking availability for those who live closest on Buchanan St.

Moved – Councillor Galgay; Seconded – Councillor Puddister

That Council designate a new zone within which Buchanan St. will be situated.

2. Decision Note re: Topsail Road at Waterford Valley High School

The Committee considered the above noted, background information attached.

Moved - Councillor Tilley; Seconded - Deputy Mayor Ellsworth:

That option # 4 presented by the Transportation Engineer be approved as follows.

The fourth alternative is to provide a head start to pedestrians in the crosswalk signal timing. This would see the walk signal illuminated 3 to 6 seconds before the green indication is shown to the vehicles on Hamlyn Road and exiting Waterford Valley High. The main impact to drivers for this option would be that the advance left turn arrow for motorists on Hamlyn Road would not be provided. However, based on the recent traffic counts this is likely to only be a very small impact.

With this option pedestrians that are waiting to cross will get a head start on their crossing while all cars are faced with a red light. This way pedestrians can safely start their crossing with no conflicting vehicles in the intersection. After the pedestrians have begun their crossing the normal operation of the traffic control signal resumes. This is an established method of increasing pedestrian safety that is well suited to this location.

The Leading Pedestrian Interval is a small change in timing that can be implemented during only the lunch period if desired. However, it is recommended that if implemented it would be in effect throughout the day to increase consistency at the signal and accommodate students walking at other times of the day.

CARRIED UNANIMOUSLY

Moved - Councillor Galgay; Seconded - Councillor Puddister

That the City begin discussions with the Provincial Government with a view to cost sharing the allocation of funds for the construction of a pedway at Topsail Road.

MOTION CARRIED

Deputy Mayor Ellsworth would only agree with the motion above if it considered all school areas in the City given that traffic problems are prevalent in many other areas as well as on Topsail Road.

Councillor Sandy Hickman
Chairperson

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 5, 2015 TO November 11, 2015

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Replacement of Dwelling	421A Empire Avenue	3	Approved	15-11-06
COM	Kavanagh Associates	Parking Lot expansion	222 LeMarchant Road	2	Approved	15-11-10
RES	Skymark Contracting Limited	Proposed Single Detached Dwelling w/ Subsidiary Apartment	52 Pennywell Road	2	Rejected	15-11-10

Addendum to Council Minutes from November 16, 2016

* 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 decisions and of their right to appeal any decision to the St. John's Local Board of Appeal.

Gerard Doran
 Development Supervisor
 Development Division –
 PDE Department

Building Permits List

Council's November 16, 2015 Regular Meeting

Permits Issued: 2015/11/05 To 2015/11/11

CLASS: COMMERCIAL

57 Gillies Rd	Co	Home Office
685 Water St 1st Floor	Co	Retail Store
385 Empire Ave	Ms	Office
302 Kenmount Rd	Sn	Restaurant
38-42 Ropewalk Lane	Sn	Eating Establishment
632 Topsail Rd Mary Brownes	Sn	Eating Establishment
148 Torbay Rd-Bldg.4, Suite 1f	Rn	Apartment Building
595 Kenmount Rd, Terra Nova	Rn	Commercial Garage
67 O'leary Ave	Sw	Wholesale Business
67 O'leary Ave	Sw	Wholesale Business
159 Pennywell Rd	Ex	Drycleaning Establishment
595 Kenmount Rd	Rn	Commercial Garage

This Week \$ 896,000.00

Class: Industrial

This Week \$.00

Class: Government Institutional

This Week \$.00

Class: Residential

122 Bonaventure Ave	Nc	Fence
3 Capulet St	Nc	Accessory Building
20 Glen Abbey St, Lot 235	Nc	Single Detached & Sub.Apt
24 Glenlonan St	Nc	Fence
297 Groves Rd, Parcel "B"	Nc	Single Detached Dwelling
71 James Lane	Nc	Accessory Building
19 Leslie St	Nc	Patio Deck
26 Linegar Ave	Nc	Accessory Building
26 Linegar Ave	Nc	Single Detached Dwelling
25 Orlando Pl, Lot 269	Nc	Single Detached & Sub.Apt
8 Sugar Pine Cres	Nc	Fence
39 Sugar Pine Cres, Lot 273	Nc	Single Detached Dwelling
244 Freshwater Rd	Co	Home Office
31 Calver Ave	Rn	Single Detached Dwelling
130 Circular Rd	Rn	Single Detached Dwelling
120 Donovan's Rd	Rn	Single Detached Dwelling
353 Airport Heights Dr	Rn	Accessory Building
55 Valleyview Rd	Rn	Single Detached Dwelling
47 Veitch Cres	Rn	Single Detached Dwelling
3 Winter Pl	Rn	Single Detached Dwelling

This Week \$ 1,059,750.00

Addendum to Council Minutes from November 16, 2016

Class: Demolition

672 Main Rd

Dm Single Detached Dwelling

This Week \$ 1,500.00

This Week' S Total: \$ 1,957,250.00

Repair Permits Issued: 2015/11/05 To 2015/11/11 \$ 39,000.00

Legend

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

8 Greenspond Drive - Your application for a second drive is rejected as contrary to Section 10.4.3(5) of the 1994 Development Regulations.

Year To Date Comparisons			
November 16, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$163,989,000.00	\$123,840,000.00	-24
Industrial	\$123,300.00	\$0.00	-100
Government/Institutional	\$77,940,000.00	\$14,950,000.00	-81
Residential	\$130,164,000.00	\$76,554,000.00	-41
Repairs	4,912,000.00	3,962,000.00	-19
Housing Units (1 & 2 Family Dwellings)	296	205	
TOTAL	\$377,128,300.00	\$219,306,000.00	-42

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending November 10, 2015**

Payroll

Public Works	\$ 427,789.38
Bi-Weekly Casual	\$ 24,403.13
Accounts Payable	\$ 3,566,160.02

Total: \$ 4,018,352.53

Addendum to Council Minutes from November 16, 2016

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DECISION/DIRECTION NOTE

Title: **Application to Rezone to Apartment Low Density (A1) to Accommodate an Affordable Housing Apartment Complex**

St. John's Development Regulations Amendment Number 626, 2015
PDE File #: REZ1300008
560-564 Main Road

Date Prepared: November 13, 2015

Report To: His Worship the Mayor and Members of Council

Ward: 5

Decision/Direction Required: That Council adopt the attached Resolution for St. John's Development Regulations Amendment Number 626, 2015 which will have the effect of rezoning property at 560-564 Main Road to the Apartment Low Density (A1) Zone. Following this, staff will make a written request to the Provincial Department of Municipal and Intergovernmental Affairs that it register said proposed amendment.

Discussion – Background and Current Status: The City has received an application to rezone part of a 7691 m² (1.9 acres) of a slightly larger (8854 m²/2.2 acres) property at 560-564 Main Road (between Main Rd. and Mountainview Dr.) from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of the rezoning is to allow the use of the property for an “affordable housing apartment complex” for low income seniors containing 32 apartment dwelling units. The complex consists of several one-storey buildings arrayed in an elongated U-shape around a private driveway and parking lot.

At its Regular Meeting on April 28, 2014, Council agreed to accept the recommendation of the April 14, 2014 meeting of the Planning and Development Committee that the applicant be asked to undertake a Land Use Assessment Report (LUAR), at his expense, regarding the rezoning application. Once received and reviewed, the application and LUAR be referred to a public meeting chaired by a member of Council. A period of time elapsed before the report was submitted to the City.

On October 28, 2015 a public meeting, chaired by Councillor Puddister, was held. One member of the general public was in attendance. A copy of the Meeting Minutes is attached for information.

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Key Considerations/Implications:

1. Budget/Financial Implications

The implications of this issue impact two key areas:

- a) Increased efficiency in more use of municipal infrastructure systems.
- b) Positive fiscal impact in terms of municipal tax revenues contributing to the cost of delivering municipal services.

2. Partners or Other Stakeholders: N/A

3. Alignment with Strategic Directions/Adopted Plans:

This would be consistent with the following Strategic Direction:

- Neighbourhoods Build our City

This would be consistent with the objective of the Municipal Plan to:

- Encourage compact urban form to reinforce older areas of St. John's, to reduce the cost of municipal services, and to ensure orderly development in new areas.

4. Legal or Policy Implications:

This would be consistent with longstanding municipal planning policy to:

- Encourage increased density in all areas where appropriate.
- Increase densities in residential areas where feasible and desirable from a general planning and servicing point of view.

Ten (10) of the thirty two (32) apartment units will be rent-controlled for a period of 10 years. This would be consistent with the objective of the *City of St. John's Affordable Housing Action Plan* objective for the City to work with its partners to increase the affordable housing stock in the city.

5. Engagement and Communications Considerations:

A public meeting was held.

6. Human Resource Implications: N/A

7. Procurement Implications: N/A

8. Information Technology Implications: N/A

9. Other Implications: N/A

Recommendations: The Department of Planning, Development and Engineering recommend that Council proceed with the amendment process and formally adopt the St. John's Development Regulations Amendment Number 626, 2015.

If the attached amendment is approved by Council, it will then be sent in accordance with the provisions of the *Urban and Rural Planning Act* to the Department of Municipal and Intergovernmental Affairs with a request for Provincial Registration.

Prepared by//Signature:

Paul Boundridge, MCIP – Planner III

Signature/Date:

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature/Date:

PDB/dlm

Attachments:

1. Location Map
2. Resolution
3. Minutes of Public Meeting

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 626, 2015**

WHEREAS the City of St. John's wishes to accommodate an affordable housing development for seniors on land situated at 560-564 Main Road [Parcel ID # 18006].

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

Rezone land situate at 560-564 MAIN ROAD [Parcel ID 18006] from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone, as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this day of **November, 2015**.

Mayor

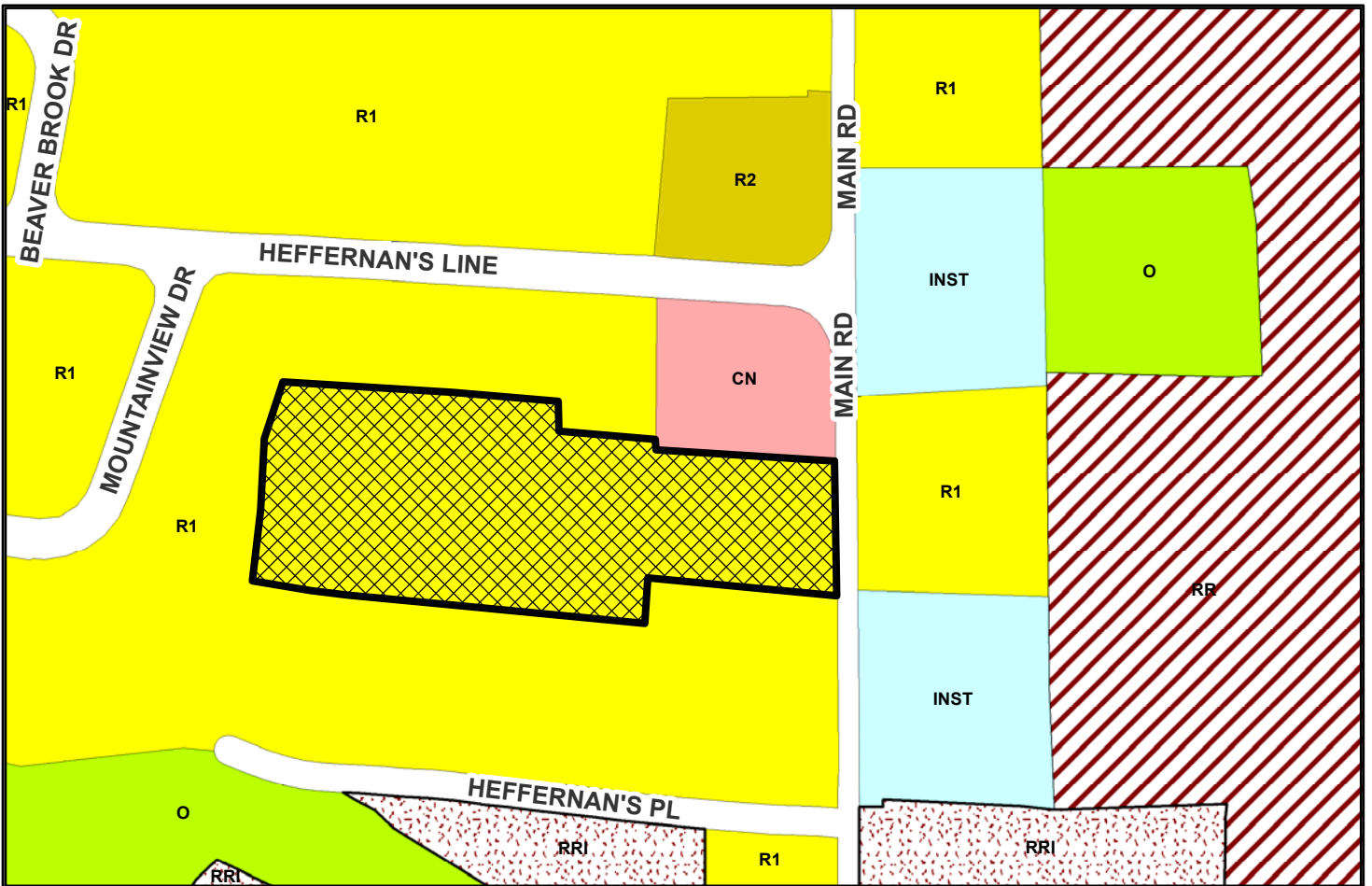
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 626, 2015
[Map Z-1A]**

2015 11 17 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
APARTMENT LOW DENSITY (A1) LAND USE ZONE

**560-564 MAIN ROAD
Parcel_ID No. 18006**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Public Meeting
Wednesday, October 28, 2015
7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

Present: Councillor Art Puddister, Chairperson
Paul Boundridge, Planning Coordinator
Arthur MacDonald, Planner III – Urban Design & Heritage
Karen Chafe, Supervisor of Legislative Services

Also present was Mr. Danny Madden representing the proponent Brookside Development Inc. and Keith and Elaine Ward owners of Brookside Development Inc.

There was one citizen in attendance – Mr. John Eddy.

PURPOSE OF MEETING

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

To rezone 7691 m² (1.9 acres) of a slightly larger (8854 m² 2.2 acres) property between Main Road and Mountainview Drive from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of the rezoning is to allow the use of the property for an “affordable housing apartment complex” for low income seniors containing 32 apartment dwelling units. The complex consists of several one-storey buildings arrayed in an elongated U-shape around a private driveway and parking lot.

No written submissions were received.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Councillor Puddister called the meeting to order, introduced the head table and outlined the process for this meeting. The Planning Coordinator Mr. Paul Boundridge outlined the planning review process as referenced in the memo dated April 9, 2014 from the Chief Municipal Planner to the Planning & Development Standing Committee. In addition, the following documents were also included in the public meeting agenda:

- Terms of Reference for the Land Use Assessment Report to rezone the property at 560-564 Main Road.
- Land Use Assessment Report (LUAR) for proposed affordable housing complex at 560-564 Main Road prepared by Dynamic Engineering Ltd.

Mr. Madden presented the LUAR prepared by Dynamic Engineering Ltd. which focused on the following matters:

- Building Use
- Building Materials
- Building Height & Location
- Exterior Equipment and Lighting
- Landscaping and Buffering
- Snowclearing/Snow Storage
- Offstreet Parking
- Traffic
- Municipal Water and Sewer Services
- Public transit
- Construction Timeframe
- Wetland EVA Protection

Mr. Madden also advised that the proposed development is an exact replica of that existing at 425 Main Road with the only difference being it is larger in size (32 units instead of the existing 14 units). The development is also targeted to the same population as the existing.

DISCUSSION FROM THE FLOOR

John Eddy

Mr. Eddy questioned if the units would be available for sale as condos or rentals. He expressed no objections to the plan submitted but enquired about the affordability of the units and the application and eligibility process.

Mr. Madden noted that all units will be rentals. Exterior maintenance, garbage collection and snow clearing will be included in the monthly rental fee. The estimated NLHC subsidized rental fee at present for a two bedroom apartment is \$750. There will be ten subsidized units in the complex. Mr. Ward indicated that the rental fee for the other 12 units will be comparable to those which are subsidized. Eligible tenants for subsidized units will have to be 55 years of age or older and have an income no greater than \$32,500.

CONCLUDING REMARKS

Councillor Puddister thanked everyone for coming and advised that the matter will be referred to Council for review over the next few weeks

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Councillor Art Puddister
Chairperson

REPORTS/RECOMMENDATION

Development Committee

November 17, 2015 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 29 Patrick Street - Request for Frontage Variance

It is recommended that Council approve the 10% variance of frontage to allow for 9 metres.

2. 7 Wicklow Street - Proposed Emergency Generator - Canadian Blood Services

It is recommended that Council exercise its powers under Section 11.2.4(1)(2) of the St. John's Development Regulations and approve the location of the generator in the flood buffer of Leary's Brook.

David Blackmore
Chair

DECISION/DIRECTION NOTE

Title: Request for Frontage Variance for 29 Patrick Street

Date Prepared: November 13, 2015

Report To: His Worship the Mayor and Members of Council (Date of next meeting: November 23, 2015)

Ward: 2

Decision/Direction Required: To seek approval for a 10% variance on frontage requirement.

Discussion – Background and Current Status:

An application was submitted to subdivide the property to create one additional building lot. The property is situated in the Residential High Density (R3) Zone where the Minimum frontage is 10 metres for a single family dwelling.

The proposed building lot will have a frontage of 9 metres.

Key Considerations/Implications:

1. Budget/Financial Implications

N/A

2. Partners or Other Stakeholders

Abutting property owners of 29 Patrick Street

3. Alignment with Strategic Directions/Adopted Plans

N/A

4. Legal or Policy Implications

Section 10.5.3(6)(b) of the St. John's Development Regulations

5. Engagement and Communications Considerations

Letters have been distributed to abutting property owners for notification of the variance request.

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

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8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendations:

It is recommended that Council approve the 10% variance of frontage to allow for 9 metres.

Prepared by//Signature:

Ashley Murray – Assistant Development Officer

Signature: _____

Approved by/Date/Signature:

David Blackmore – Chair – Development Committee

Signature: _____

AAM/ss

Attachments:

None

DECISION/DIRECTION NOTE

Title: Proposed Emergency Generator-Canadian Blood Services- 7 Wicklow Street

Date Prepared: November 18, 2015 (Date of Next Meeting: November 23, 2015)

Report To: His Worship the Mayor and Members of Council

Ward: 4

Decision/Direction Required:

To seek approval by Council regarding the location of an emergency generator in a flood plain buffer.

Discussion – Background and current status:

The subject property is located in the Institutional (INST) Zone under the St. John's Development Regulations. The property, including the building, is partially located in the 100 year flood plain of Leary's Brook and is recognized under Section 7.12.1 of the St. John's Development Regulations as a Non-Conforming Use. The applicant has proposed to construct an emergency power generator as backup in the event of power outages. The generator would be located in the buffer of the aforementioned flood plain.

Key Considerations/Implications:

- 1. Budget/Financial Implications: N/A**
- 2. Partners or Other Stakeholders: N/A**
- 3. Alignment with Strategic Directions/Adopted Plans: N/A**
- 4. Legal or Policy Implications:**
Council has the Discretionary authority to allow services associated with a private development in the buffer of a flood plain.
- 5. Human Resource Implication: N/A**
- 6. Procurement Implications: N/A**
- 7. Information Technology Implications: N/A**
- 8. Other Implications: N/A**

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Recommendation:

That Council exercise its powers under Section 11.2.4(1)(2) of the St. John's Development Regulations and approve the location of the generator in the flood buffer of Leary's Brook.

Prepared by/Signature:

Gerard Doran, Development Supervisor, Department of Planning and Development

Signature: _____

Approved by/Date/Signature:

Dave Blackmore, Deputy City Manager - Planning, Development and Engineering

Signature: _____

GD/ss

Attachments:

N/A

**REPORT/RECOMMENDATIONS
PLANNING & DEVELOPMENT COMMITTEE MEETING
November 17, 2015 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall**

Present: Councillor A. Puddister
Councillor S. Hickman
Councillor J. Galgay
Councillor B. Tilley
Councillor T. Hann
Councillor D. Breen
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Jason Sinyard, Director of Planning & Development
Ken O'Brien, Chief Municipal Planner
Dave Wadden, Manager - Development Engineering
Lindsey Lyghtle Brushett, Planner III
Gerard Doran, Supervisor – Development
Brian Head, Operations Supervisor
Senior Legislative Assistant (Kathy Driscoll)

1. Proposed Redevelopment of 11 Barrow's Road (former Flakehouse)

A delegation consisting of Cliff Johnston of Tract Consulting and Ian Higinell of Fougere Menchenton spoke to the above noted.

Moved – Councillor Hann; Seconded – Councillor Tilley

The Council adopt the Terms of Reference for the Land Use Report as required under the Quidi Vidi Overlay Report and advertise the application in accordance with the St. John's Development Regulations.

2. Environmental Advisory Committee Report of October 16, 2015 dealing with the Synod Wetland, Penney Crescent and Jackson Place

Bill Clarke spoke to the above noted proposed development.

Moved – Councillor Hann; Seconded - Councillor Breen

That Planning, Development and Engineering staff hire an Environmental consulting firm to prepare a report on the Synod Wetland area. The Developer will be notified of the service costs, incur the associated fees and provide the City with an advanced payment prior to work being carried out. Once prepared, the report will then be forwarded to a future meeting of Planning and Development for discussion.

CARRIED UNANIMOUSLY

**3. Application to rezone land on Tigress Street at Lady Anderson Street
“Live/Work Arrangements**

Bill Clarke spoke to the above noted proposed development.

Moved – Councillor Hickman; Seconded – Councillor Breen

The Committee agreed that as the proposal runs counter to the Municipal Plan’s policy to support complete neighbourhoods, that the City not amend the Development Regulations by creating a zone that would allow development of conventional residential lots and require the resident of each home to use the ground floor of the home solely to operate a business.

CARRIED UNANIMOUSLY

4. Revisions to the City’s Storm Water Retention Policy – Environmental Advisory Committee Report of November 10, 2015

The Committee considered the above noted decision note dated October 13, 2015 from the City’s Planner II.

Moved – Councillor Breen; Seconded – Councillor Hann

The Committee agreed to adopt the City’s Storm Water Retention Policy with the following changes/recommendations noted below:

- **It is recommended that the policy be worded so that there are no excavations or disruptions of the natural habitat within the wetlands or floodplains in order to promote storm water retention to avoid potential habitat destruction.**
- **A general concern of the Committee is that this is a developer driven policy; members are concerned that environmental factors are being overshadowed by potential financial opportunity. Specific mention to environmental and habitat preservation should be included in the policy.**
- **Green water infrastructure can reduce pressure on sewer systems, save on pipe expenditures, reduce energy consumption, last longer, be more cost effective, and beautify neighbourhoods. As there is currently a study being done in conjunction with Mt. Pearl, Paradise, and St. John’s in relation to green water infrastructure it was suggested to defer this item to evaluate and make a recommendation once the study is completed.**

CARRIED UNANIMOUSLY

5. Proposed Site Redevelopment – 5 Storey Community Services Building at 12-20 Springdale Street

The Committee considered the above noted decision note dated October 13, 2015 from the City's Manager of Development Engineering.

Moved – Councillor Hickman; Seconded - Councillor Hann

The Planning and Development Committee agreed that the applicant's proposal has merit but cannot meet the setbacks and yard requirements of the INST Zone in a tight downtown site. A district and a zone is required that can accommodate more intense forms of development.

To accommodate the proposed development, amendments to the Municipal Plan and the Development Regulations are recommended as follows:

- **Development Regulations Amendments**
 - A text amendment to Section 10 to introduce a new Institutional Downtown (INSTD) Zone and an associated schedule of uses and development standards.
 - A rezoning to the new zone.
 - A text amendment to Section 11.5 (Overlay Districts – Light Planes) which accompanies Map F and identifies streets which require a light angle at an elevation of 15 metres. We would remove this section of Springdale Street, so that the building can be built at the property line.
 - An amendment to Section 3, Map F (Downtown Building Control) which identifies development bonus areas.

- **Municipal Plan Amendments**
 - Redesignate the subject property from the Commercial Downtown District to the Institutional District.
 - A text amendment to allow zoning in the Institutional District in the Downtown to have a Building Height greater than 3 storeys and an FAR greater than 3.0.
 - A text amendment to Part III, Section 3.3.4 (Commercial Downtown District- Building Height and Area) to exempt the subject site from having to set back at least 8 metres from the street line once the building rises above four (4) storeys.
 - An amendment to Map III-2 (Downtown Building Control) which identifies bonus areas and light angle controls at 15 metres above grade.

And further, that Council approve the attached draft Terms of Reference for a Land Use Assessment Report (LUAR) to be undertaken by the applicant,

and that the application and LUAR be referred to a public meeting chaired by a member of Council.

CARRIED UNANIMOUSLY

6. Decision Note dated November 12, 2015 re: Predevelopment Rodent Control

The Committee considered the above noted Decision Note.

Moved – Councillor Breen; - Seconded – Councillor Hann

That Developers be required to implement a predevelopment rodent control plan acceptable to the City of St. John's for a three week period prior to development for all subdivisions and any commercial/industrial/institutional development unless deemed unnecessary by the Division of Planning & Development.

CARRIED WITH COUNCILLOR HICKNMAN DISSENTING

Councillor Art Puddister
Chairperson

DECISION/DIRECTION NOTE

Title: Proposed Redevelopment of 11 Barrow's Road (former Flakehouse)
Date Prepared: November 10, 2015
Report To: Chair and Members of the Planning and Development Committee
Ward: 2

Decision/Direction Required:

To provide direction on advancing this Discretionary Use Application.

Discussion – Background and current status:

The subject waterfront property is situated in the Industrial (I) District under the St. John's Municipal Plan and is located in the Industrial Quidi Vidi (IQ) Zone under the St. John's Development Regulations. This property is located in the new Quidi Vidi Harbour (QVH) Overlay Zone. Currently, there exists an unoccupied two (2) storey building on the property, formerly the Flakehouse Restaurant, which has been vacant for approximately ten (10) years. It is proposed to demolish this building and construct a new two (2) storey Eating Establishment.

There are two Discretionary Uses proposed in the application. One Use is to occupy the subject property as an Eating Establishment. Within the same submission, there is an additional Discretionary Use proposed to develop a portion of 31 Stones Road as a Parking Area to meet the parking requirements of the subject Eating Establishment. The applicant has stated there are fifty-one (51) parking spaces identified for the development; these parking spaces have been presented in concept only and have not been verified to the City's parking standards. Parking is to be verified as part of the LUR.

The total floor area of the proposed building is 667 square metres. Level one comprises of 501 square metres and contains the seating area for a Restaurant and catered functions, plus the kitchen and amenity space. Level two hosts an administration office, two meeting rooms and amenity space with a floor area of 166 square metres.

The site is located in Area "D" of the Quidi Vidi Village Overlay Zone where it is recommended that new construction should be:

- i) In Scale
- ii) Appropriate size for the building lot
- iii) Adhere to Character definitions and looks like it belongs
- iv) Adhere to View and Open Space overlays
- v) Adherence to individual property overlays

The existing footprint is 284 square meters, the footprint of the proposed building is 501 square metres, this is a 77% increase in footprint area. Part 4 – Implementation of the Quidi Vidi Village Overlay Zone and Design Guidelines requires the applicant undertake a Land Use Report (LUR) if the proposed development exceeds the parameters of the Design Guidelines. These Design Guidelines only allow a maximum 25% increase in footprint area.

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The proponent has stated that the Eating Establishment will also be available for catered functions; therefore it is assumed that the use of the building will be fairly fluid as the facility would host restaurant clientele and/or private functions. The facility will also avail of an outdoor eating area.

Key Considerations/Implications:

- 1. Budget/Financial Implications:** N/A
- 2. Partners or Other Stakeholders:**
Area residents as well as property owners.
- 3. Alignment with Strategic Directions/Adopted Plans:**
 - The redevelopment of this site for an eating establishment is in line with the existing zoning (Industrial Quidi Vidi Zone) under the St. John's Development Regulations and with the new zoning (Quidi Vidi Harbour Zone) proposed under the Quidi Vidi Village Overlay Study and Design Guidelines.
- 4. Legal or Policy Implications:**
 - This is consistent with longstanding municipal planning policies to:
 - Encourage redevelopment in serviced areas (Municipal Plan, Part III, Section 1.2.1.)
 - Reinforce the use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses (St. John's Municipal Plan, Part III, Section 4.2.1).
 - This is consistent with the draft Envision St. John's Municipal Plan (page 17), which has a policy regarding brownfield sites (sites that have been developed but are now vacant or unused):
 - Identify opportunities for redevelopment of brownfield sites.
- 5. Engagement and Communication Considerations:**
Applications for Discretionary Uses must be advertised in accordance with Section 5.5 of the St. John's Development Regulations. The footprint of the proposed building will be in excess of 25% of the existing footprint such that the applicant will be required to undertake a Land Use Report. Staff recommend a Public Meeting to allow property owners/residents an opportunity to review and comment on the (LUR), prior to Council voting on the application.
- 6. Human Resource Implication:** N/A
- 7. Procurement Implications:** N/A
- 8. Information Technology Implications:** N/A
- 9. Other Implications:** N/A

Recommendation:

That Council adopt the attached Terms of Reference for the Land Use Report as required under the Quidi Vidi Overlay Report and advertise the application in accordance with the St. John's Development Regulations.

Prepared by/Signature:

Prepared by/Signature:

Gerard Doran, Development Supervisor, Department of Planning and Development

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, M.B.A., P. Eng., Director, Planning and Development

Signature: _____

GD/dlm

Attachments:

1. Location Map
2. Design Plans
3. Draft Terms of Reference

**TERMS OF REFERENCE
FOR LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A DISCRETIONARY USE OF PROPERTY AT
11 BARROWS ROAD FOR AN EATING ESTABLISHMENT
IN THE INDUSTRIAL QUIDI VIDI (IQ) ZONE**

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

A. Building Use

- Identify the size of the proposed new building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies in the building by their respective floor areas.

B. Building Materials

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

C. Building Height & Location

- Identify graphically the exact location and height of the proposed building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the views of the proposed building from these locations: Barrows Road at Stone's Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios/balconies/wharf space.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.
- Identify the location and type of any exterior heating, ventilating and air-conditioning (HVAC) equipment to service the proposed building. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.

E. Landscaping & Buffering

- On a landscaping plan, identify the details of site landscaping and measures to buffer the proposed building from nearby houses, including but not limited to noise from outdoor seating areas.
- Identify the location and screening for electrical transformers and refuse containers.

F. Snowclearing and Snow Storage

Identify proposed method of snowclearing and the location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off-street parking spaces, and the means of managing parking-area stormwater runoff.

H. Traffic

Provide the anticipated traffic generation rates for the proposed development.

I. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Planning, Development and Engineering on the proposed installation of municipal water and sewer services to the site and on-site stormwater detention.

J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for start and finish of each phase.
- Graphically, show on a site plan how workers' parking is to be accommodated during construction, and designated areas for equipment and materials during construction.



SUBJECT PROPERTY



MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01

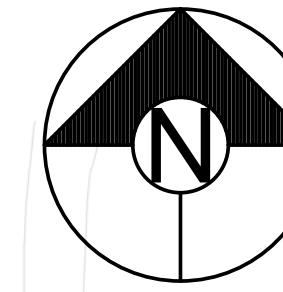


1 QUIDI VIDI
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ARCHITECT
Fougere
Menchenton
ARCHITECTURE

Issued for Review: 01/05/2015

ARCHITECTURAL



Notes:

1. DO NOT SCALE FROM THIS DRAWING. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
3. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.

Revisions

No.	Description	MM/DD/YY
1	Issue for Review	7 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
CONTEXT PLAN

SCALE

1 : 400

DATE

23 September 2015

REVISION NO.

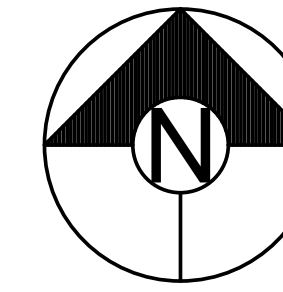
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Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	7 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

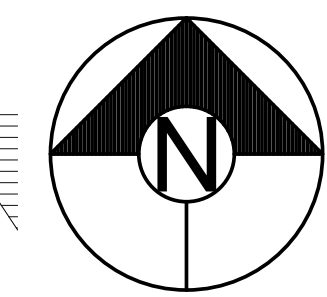
DRAWING TITLE
SITE PLAN

SCALE
1 : 150
DATE
23 September 2015
REVISION NO.
2

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A-1.1
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1 Mallard Garden Site Plan
1 : 150



- Notes:
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Revisions		
No.	Description	MM/DD/YY
1	Issue for Review	7 May 2015
2	Issue for Planning and Development Review	23 September 2015

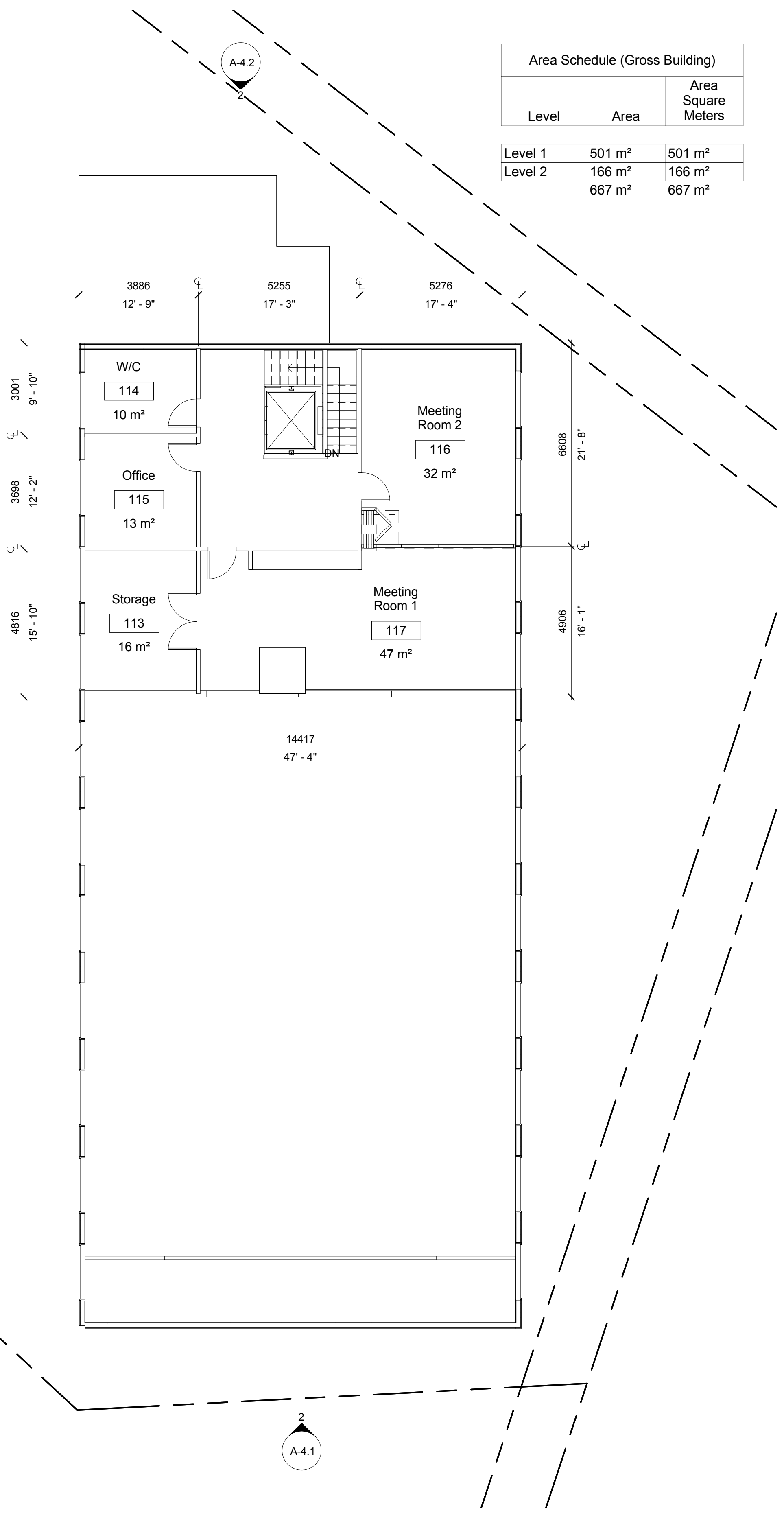
No.	Description	MM/DD/YY
1	Issue for Review	7 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

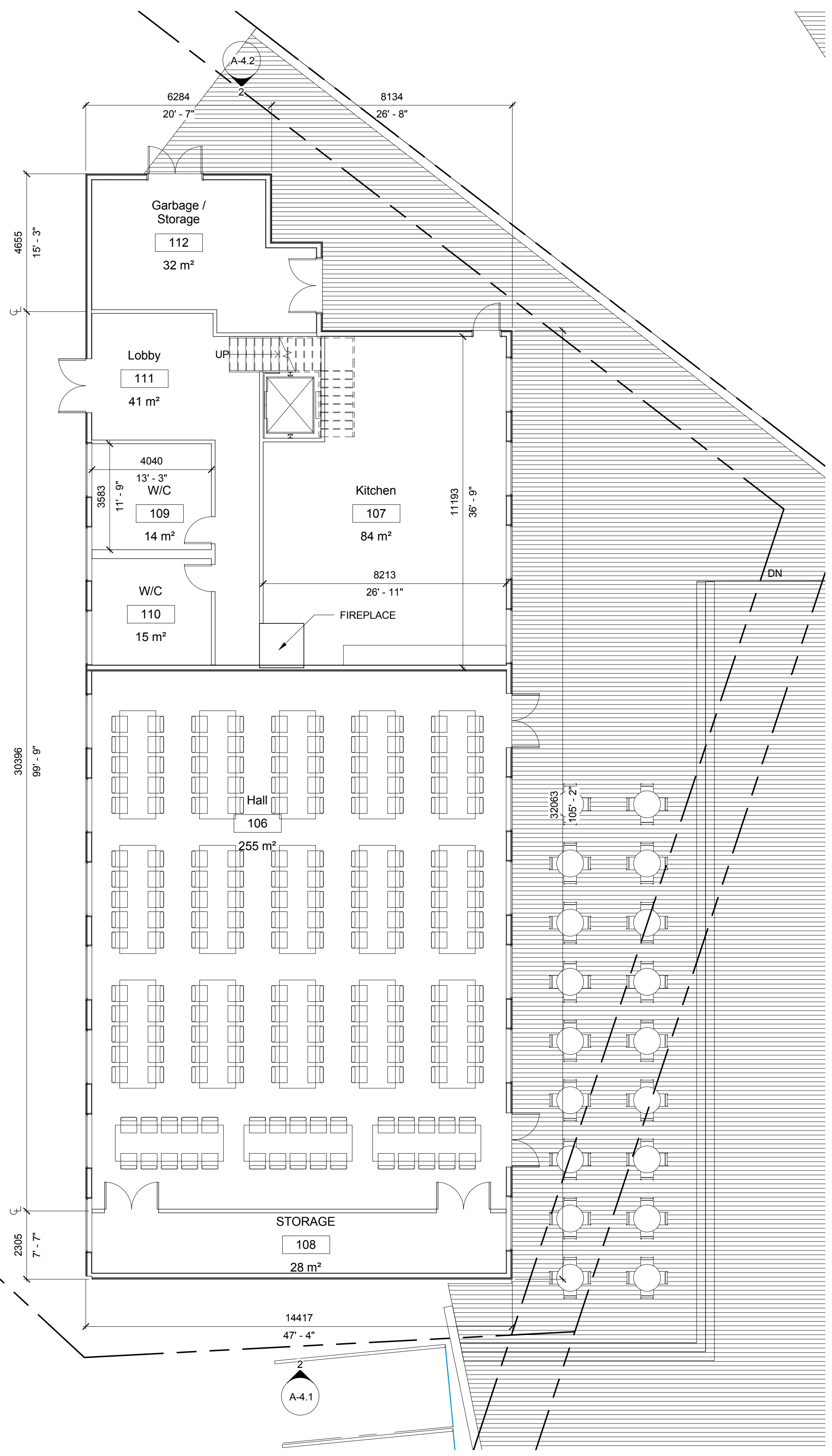
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FLOOR PLANS

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DATE 23 September 2015	REVISION NO. 2
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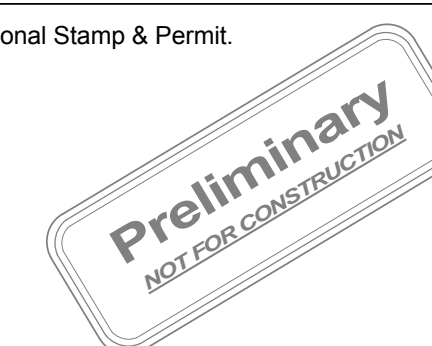
Area Schedule (Gross Building)		
Level	Area	Area Square Meters
Level 1	501 m ²	501 m ²
Level 2	166 m ²	166 m ²
	667 m ²	667 m ²



2 Level 2
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



1 Level 1
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	7 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(SOUTH & WEST)**

SCALE
1:100
DATE
23 September 2015
REVISION NO.
2

DRAWING NO.

A-4.1

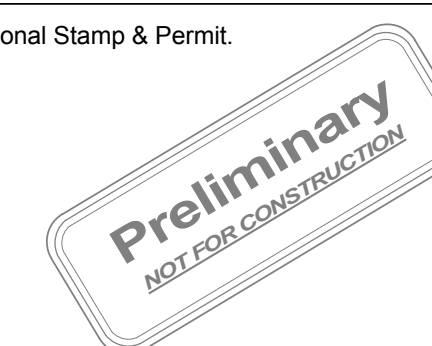
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2 SOUTH ELEVATION
A-4.1 1:100



1 WEST ELEVATION
A-4.1 1:100



Notes:

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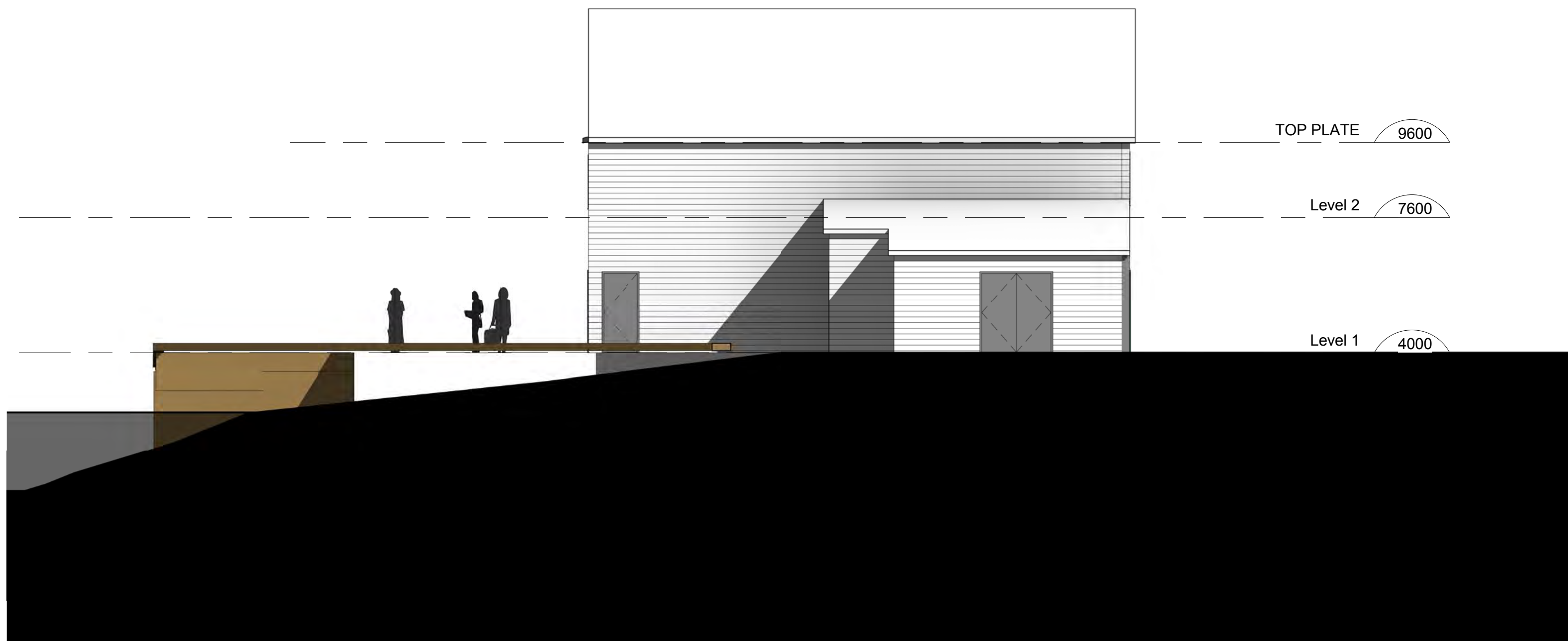
Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE 1:100	DRAWING NO. A-4.2
DATE 23 September 2015	
REVISION NO. 2	



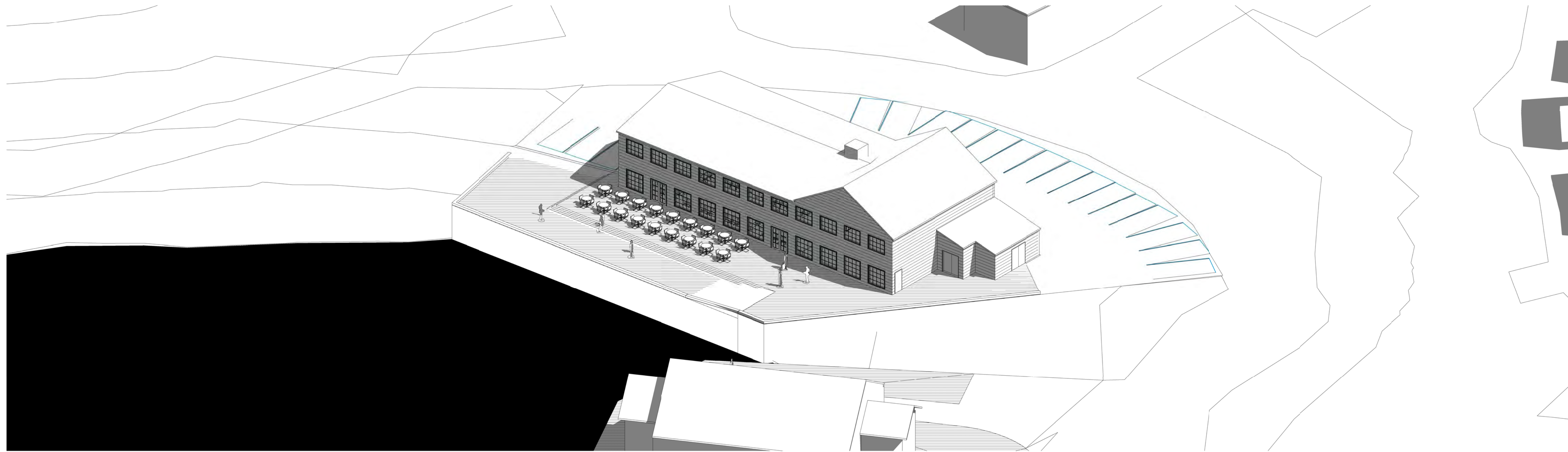
2 NORTH ELEVATION

1:100

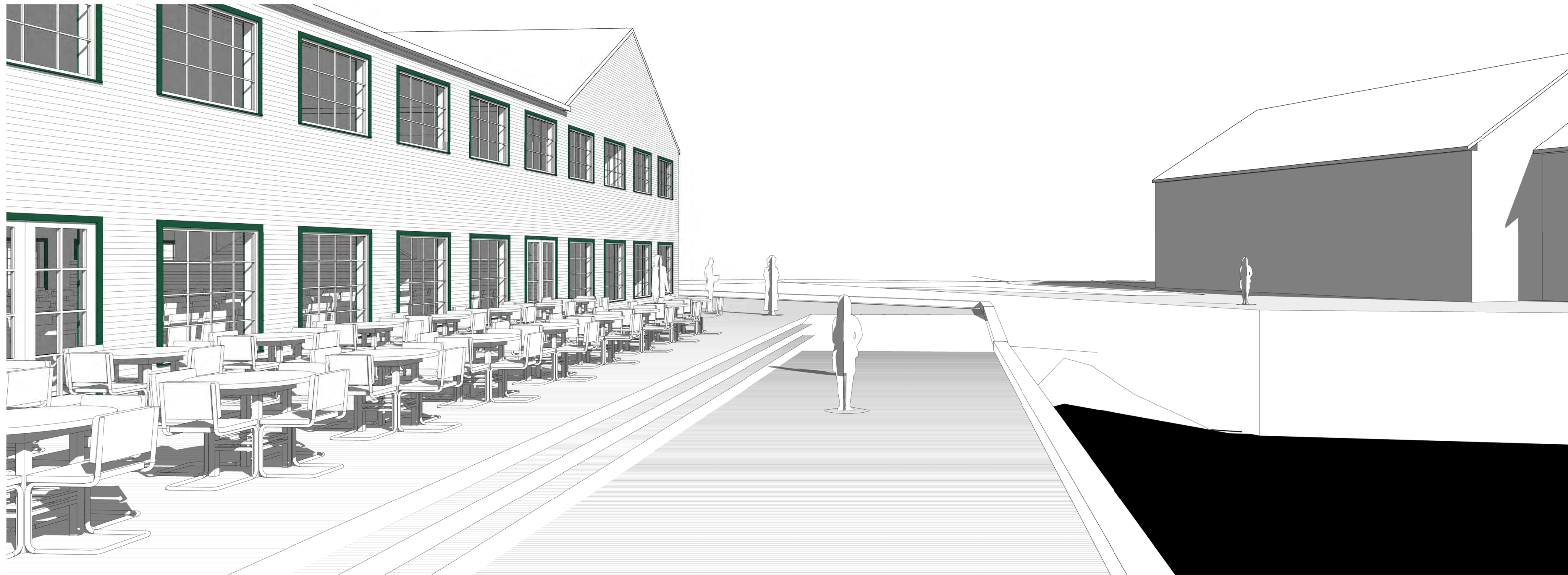


1 EAST ELEVATION

1:100



1 Birds Eye



2 Deck View



- Notes:
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Revisions		
No.	Description	MM/DD/YY
1	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
PERSPECTIVE

SCALE	DRAWING NO.
DATE 23 September 2015	A-4.3
REVISION NO. 1	

DECISION/DIRECTION NOTE

Title: “Live/Work Arrangements”
Application to Rezone Land on Tigress Street at Lady Anderson Street
PDE Files: REZ1400031 and DEV1500215
Applicant: 11368 Newfoundland and Labrador Ltd.

Date Prepared: November 12, 2015

Report To: Chair and Members, Planning and Development Committee

Ward: 4

Decision/Direction Required: There is a request to make zoning changes to allow Live/Work Arrangements on conventional lots on Tigress Street. The changes are not recommended by staff.

Discussion – Background and Current Status:

This report is prepared in response to a request from 11368 NL Ltd. seeking to change the zoning of a block of land in Kenmount Terrace from the Commercial Neighbourhood (CN) Zone to a zone that allows “live/work arrangements”. There is minimal supporting information.

The request is associated with an application by 11368 NL Ltd. (PDE File: REZ1400031) to rezone part of a centrally-located parcel of land in Kenmount Terrace with frontage along Ladysmith Drive, Tigress Street and Lady Anderson Street from CN to RK to accommodate 6 building lots for single detached houses. That application had been deferred in April 2015 at the request of the applicant and again in May 2015 at the request of Councillor Davis to await new information from the applicant. In June 2015 a previous application to rezone the subject property to RK had been rejected by Council.

1. Municipalities accommodate live/work arrangements (mixed commercial-residential development) in several ways:
 - a) Mixed-Use Buildings – where commercial activities are carried out on the lower floors and residential activities are on the upper floors. This approach is reflected in several zones in the St. John’s Development Regulations. Examples are Summerville Plaza and Churchill Square, respectively zoned Commercial Neighbourhood (CN) and Commercial Mixed Use (CM).
 - b) Mixed-Use Blocks – where there is a mix of residential and non-residential buildings in a single block. A good example is the Bond Street-King’s Road area (mixture of zones); another would be many blocks along LeMarchant Road (Residential Mixed Use (RM) Zone).

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- c) Mixed-Use Walkable Neighbourhoods – which are a combination of the first two, such as the Rabbittown neighbourhood.
 - d) Carrying out business in a house; the City accommodates this in most residential areas as a discretionary use (Home Occupation Use) and as a permitted use (Home Office) so long as the primary use of the property remains residential. In the Kenmount Terrace area, any homeowner/resident could apply for approval to operate a home based business from their home.
2. Proximity to commercial services can be valuable to householders. The Municipal Plan encourages a mix of land uses in all areas of the city, while maintaining the character and quality of life in residential neighbourhoods. The subject property has been designated and zoned for mixed commercial and residential use because of its central location within the Kenmount Terrace neighbourhood.
 3. Live/Work arrangements are often done in former industrial areas, where warehouses and other buildings are converted to other commercial uses and the business owners move in.
 4. If the City were to create such a zone using regular residential lot sizes, and requiring commercial use of the ground floor of each house, it would be difficult to enforce such a restriction. Without strict enforcement and the ability to ensure ground floor commercial use, this application could have the effect of creating single family dwellings as was previously rejected by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A

2. Partners or Other Stakeholders:
Neighbouring residents and property owners.

3. Alignment with Strategic Directions/Adopted Plans:
Rezoning the subject property may conflict with the City's Strategic Plan objective that Neighbourhoods Build Our City.

4. Legal or Policy Implications:
Municipal Plan policies commit the City to encourage the mixture of land uses in all areas and to integrate basic residential services (shopping, school, recreation, work) in neighbourhoods. Rezoning the subject property from CN would be counter to these general Municipal Plan policies.

5. Engagement and Communications Considerations:
If the City were to consider the applicant's proposal, there would be a requirement to engage the public through a public meeting chaired by a member of Council.

6. Human Resource Implications: N/A

7. Procurement Implications: N/A

8. Information Technology Implications: N/A

9. Other Implications: N/A

Recommendation:

The proposal runs counter to the Municipal Plan’s policy to support complete neighbourhoods. It is recommended that the City (1) Not amend the Development Regulations by creating a zone that would allow development of conventional residential lots and require the resident of each home to use the ground floor of the home solely to operate a business; and, (2) Not entertain rezoning from CN to the proposed new zone.

Prepared by//Signature:

Paul Boundridge, MCIP – Planning Coordinator

Signature: _____

Approved by//Date/Signature:

Ken O’Brien, MCIP – Chief Municipal Planner

Signature: _____

PDB/dlm

Attachments:

1. Location Plan
2. February 4, 2015 Staff Report
3. Submissions by Applicant



SUBJECT PROPERTY

RK 180

TIGRESS ST

LADYSMITH DR

PETITE FORTE DR

LADY ANDERSON ST

CN

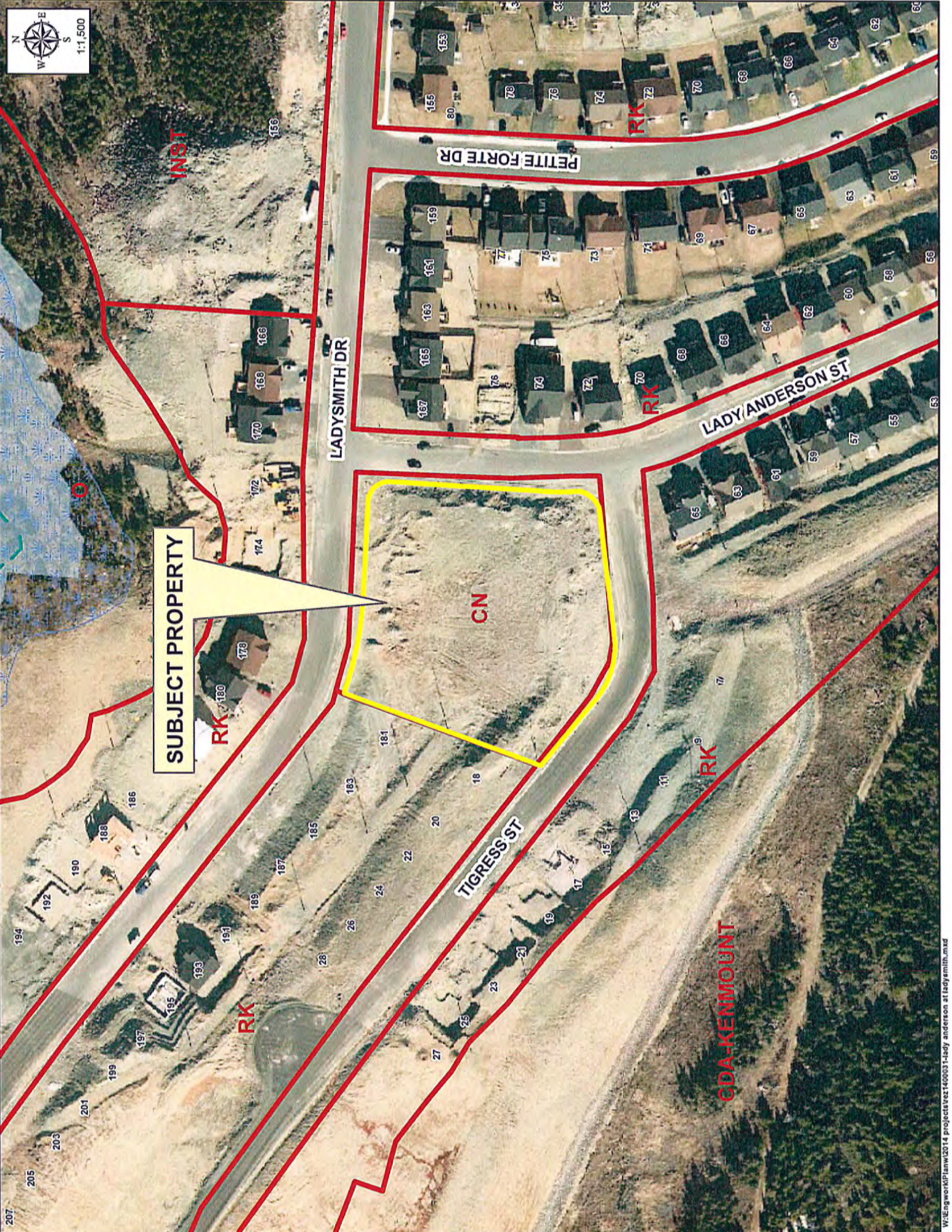
CDA-KENMOUNT

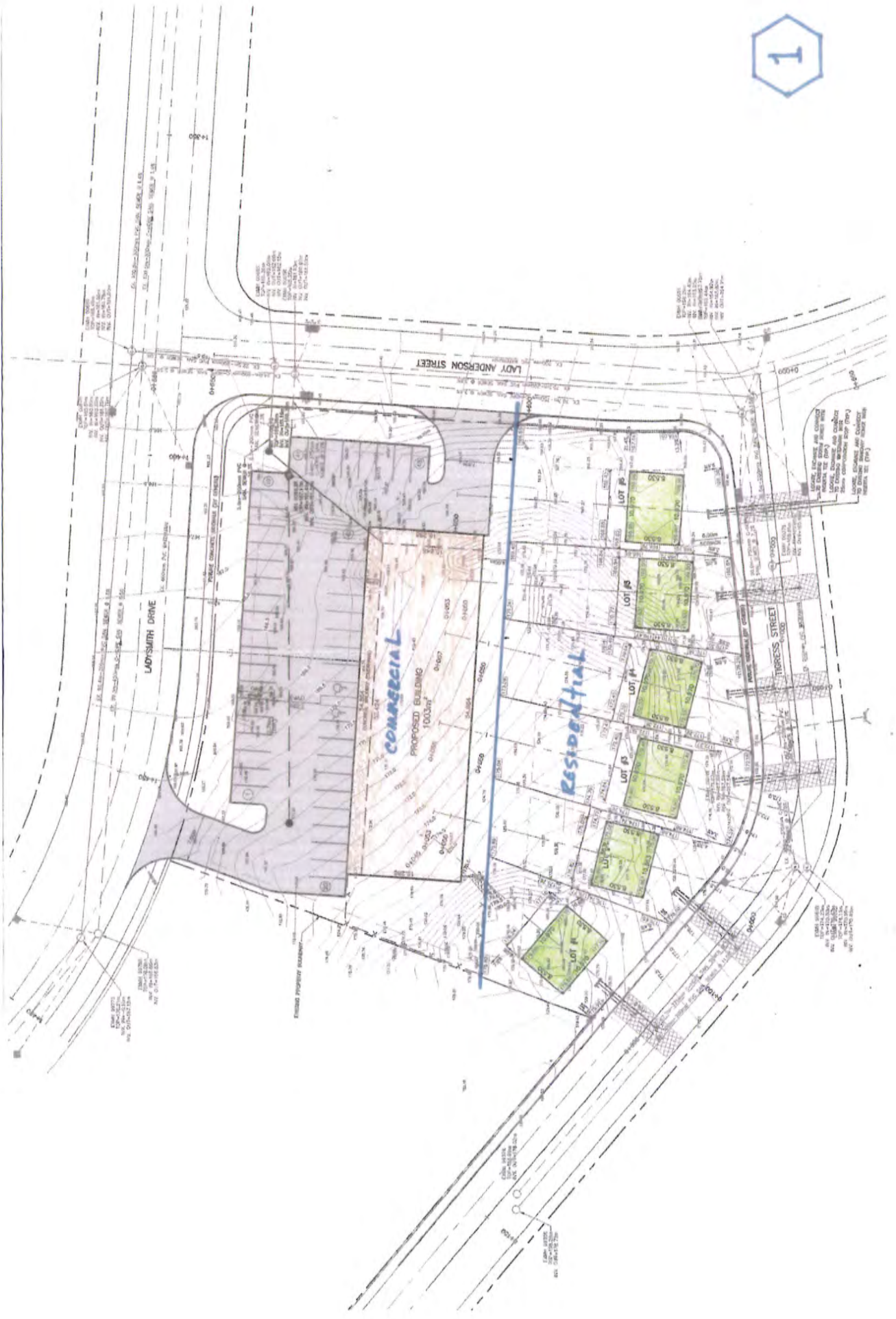
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MEMORANDUM

Date: July 23, 2015

To: Chair and Members
Planning and Development Committee

Re: Storm Water Retention Policy

Attached is an issue paper regarding proposed changes to the Storm Water Retention Policy. A number of issues have been raised by the development community. These have been evaluated by our technical staff and recommendations made that are believed will improve the functionality of the retention systems while making more efficient use of developable land.

This is provided for the consideration of the Planning and Development Committee and if in agreement it is recommended that it be referred to the Environmental Advisory Committee for comment.

(Original Signed)

Jason Sinyard, P. Eng., MBA
Director of Planning & Development

JS/dlm

Attachment

G:\Planning and Development\Planning\2015\Planning & Development\Planning & Development - Storm Water Retention Policy July 24 2015(js).docx

ST. JOHN'S

DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

STORMWATER DETENTION POLICY (Revised July 15, 2015)

1. POLICY STATEMENT

The purpose of this document is to provide policy direction for the provision of stormwater detention systems for new developments .

2. POLICY OBJECTIVE

The objective of this Policy is to ensure that developments, where required, provide stormwater detention that temporarily stores the difference in volume between the City's pre-development and post-development design storms. The design storms to be analyzed are the 25-year, 50-year and 100-year return periods. Each design storm must be analyzed for the 1 hour, 2 hour, 6 hour, 12 hour and 24 hour durations. The proposed detention system must limit the post-development runoff rate from the development for each return period/duration to the respective pre-development runoff rate for the same return period/duration. All computer modeling of stormwater detention must be done with the latest version of XPSWMM.

3. POLICY APPLICATION

The Policy applies to all new developments within the City of St. John's with the exception of:

- Downtown St. John's - subject to City infrastructure having sufficient capacity as determined by the Department of Planning, Development and Engineering;
- Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities;
- Cemeteries, grassed playing fields, and vegetated areas of public sports and recreational facilities;
- Where there is a written agreement between the Developer and the City to provide stormwater infrastructure improvements that remedy the downstream flooding problems in lieu of constructing a stormwater detention system. The Developer would be required to provide the City with a certified cheque or an acceptable Irrevocable Letter of Credit for the value, as determined by the City, of the

downstream flood remediation work; and

- Other areas where the Department of Planning, Development and Engineering determines, based on hydrologic/hydraulic analysis, that stormwater detention is not necessary, or may be permissible at a reduced level.

4. EFFECTIVE DATE OF POLICY

The Policy came into effect January 1, 2013, and this revision is effective immediately.

5. DEVELOPER'S RESPONSIBILITY

It is the responsibility of the Developer(s) to submit for City approval a stormwater management plan which meets the requirements of this Policy. The City reserves the right to accept or reject the stormwater management plan, or propose amendments to the plan. Where requested by the Developer, the City may provide guidance as to the type of stormwater detention which might be acceptable for a particular development. The latest version of the City's Subdivision Design Manual provides the design methodology that the Developer must use to design and construct the stormwater detention system.

6. REGIONAL DETENTION

The City may, where it is considered more effective, direct Developers to cooperate in, and fund the cost of, a regional detention system as a condition to a development(s) proceeding. A regional detention system would establish large scale stormwater detention structure(s) to meet this Policy's requirements for several developments within a geographic region. Similarly, a Developer(s) may also propose a regional stormwater detention system to the City.

7. DETENTION INFRASTRUCTURE COSTS

Developers will fund all costs of stormwater infrastructure constructed within the borders of their property. In the case of a regional stormwater detention system, where the detention infrastructure serves more than one development, the regional

detention infrastructure costs will be shared among developers in proportion to the amount of stormwater volume each development is expected to detain. Where the City must upgrade its infrastructure outside the borders of the development, the City may recover its costs, including interest and financial charges, through assessment charges/fees against developable properties served by, or to be served by, the stormwater detention system.

8. OWNERSHIP

Stormwater detention systems in residential developments may be accepted for ownership and maintenance by the City. Detention systems in Commercial, Industrial, or Institutional developments will not be accepted for ownership by the City.

9. ACCEPTANCE

Stormwater detention systems whose ownership is to be conveyed to the City are subject to the following requirements:

- a) The Developer must construct a stormwater detention system in accordance with the approved engineering plans and must convey the system, and associated lands, at no cost to the City as a condition of Final Approval.
- b) The system must be 100% complete (in accordance with the approved plans), operational, and commissioned in the presence of the Water & Wastewater Division (or their designate). The Developer must continue to own and maintain the detention system until accepted by the City.
- c) The City, at its discretion, may require a field test to demonstrate the maximum discharge rate from the detention facility for a designated water level/head.

ISSUE PAPER – STORMWATER DETENTION

BACKGROUND

The City has had representation recently from several developers regarding changes they would like to see to the Stormwater Detention Policy and the Development Regulations to facilitate cost-effective development. The following issue paper discusses their concerns and makes recommendations to improve the current Policy.

ISSUES

1. The current Policy requires a net-zero-increase in runoff for all design storms from the 2-year event up to and including the 100-year event. Developers have indicated that the requirement to store the smaller design events such as the 2-year, 5-year and 10-year events necessitates very small outlet control devices which are subject to blockage problems. For example, a small commercial site utilizing storage detention for stormwater management might require a small diameter outlet control device to maintain flows to predevelopment conditions. This device could frequently become blocked with leaves or small debris causing the storage detention facility to malfunction or not work at all. The Developer's also argue that in some cases allowing the 2-year, 5-year or 10-year events to discharge without detention would have no impact on the downstream system's capacity.
2. Stormwater detention facilities that are conveyed to the City which have been designed with small outlet control devices have perpetual maintenance issues. There is a cost associated with the maintenance which can range in the \$50,000 to \$100,000 for a single site if the facility fails during an extreme runoff event. There is an ongoing operational cost associated with these facilities.
3. The Development Regulations should be modified to allow stormwater detention within floodplains, wetlands, and their associated buffers.
4. Given the issues raised in Items No. 1 &2, Developers argue that infill development creates stormwater detention facilities that are destined to fail

because of the small outlet control issues. The Developers are requesting that infill development be exempt from stormwater detention.

5. Several Developers have suggested a Cash-in-lieu of stormwater detention system whereby the Developer's would pay to the City a dollar amount based on area of development relative to the area of the entire catchment which the City would put toward a Capital Works project to correct downstream capacity/erosion/flooding problems. Developers have stated that all development (both past and future) have impacted or will impact the system and, therefore, it is unfair to place the cost of dealing with any problems solely on the new developments. It should be a shared approach to solving the problems.

DISCUSSION

1. The necessity for a net-zero-increase in runoff policy is related to downstream capacity, flooding, erosion control, and reducing velocities in our river systems. Small scale development may not individually impact any of these issues but the cumulative development of land in a catchment over time will impact capacity, velocity, erosion, and flooding. However, the 2-year, 5-year and 10-year events historically do not cause capacity problems and the requirement to detain these events could be removed from the current Policy. This would allow for larger outlet control devices which are less prone to maintenance issues thereby providing a more reliable stormwater management system.
2. Small outlet control devices are problematic at best and without frequent maintenance the outlet is subject to blockages which reduces or eliminates storage detention all together. In this case, stormwater detention is an unnecessary cost to Developers if the facility does not function as intended and from the City's perspective the stormwater detention policy objectives are not fulfilled. It should be noted that the proposed changes in Item No. 1 will allow for larger outlet control structures which will, for larger developments, deal with this issue.
3. Underground detention (chambers and oversized pipes) and aboveground detention (dry ponds, wet ponds, and wetlands) ultimately require that the Developer forfeit large amounts of land to facilitate stormwater

management. In addition to this, Developers are required to set aside other lands that cannot be developed for the Open Space Master Plan. Serviced but otherwise undevelopable land increases per unit costs and impacts affordability. Furthermore, undevelopable land negatively impacts the City's tax base. Because stormwater detention is a requirement for each application submitted to the City, the Policy effectively promotes the construction of numerous small detention facilities which have high operational and maintenance costs.

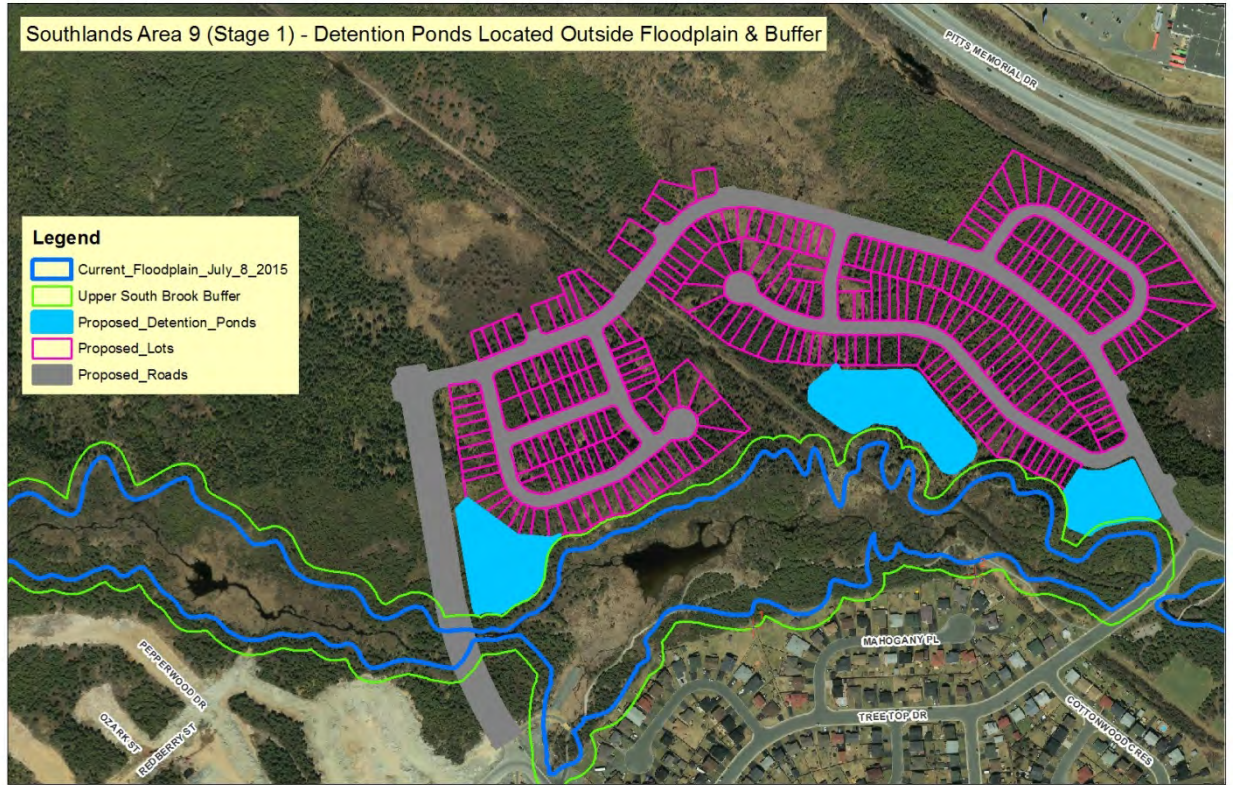
Appendix A shows a proposed concept for Southlands Area 9 Stage 1 which requires three separate detention ponds located outside the floodplain and buffer. There is a loss of potential lots along the proposed road and some of the potential open space is located within the footprints of the ponds. In Appendix B the Developer has located a portion of one of the detention ponds within the buffer to demonstrate that five additional lots can be created. Appendix C allows for the stormwater detention to take place within the floodplain and buffer, a total of seven additional lots are created and there is additional open space area available for walking trails and potential recreational space. In all three cases the developer and homebuyers bear the cost of developing this section of road and the City bears the cost of snowclearing and maintenance. Increased development offsets these costs.

4. Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities. This would require that the Developer analyze the downstream storm sewer system and receiving river system and verify that the proposed development will not impact downstream conditions. Computer modeling would be submitted to the City for verification. In some cases, downstream remediation may be more cost-effective than on-site stormwater detention.
5. The cash-in-lieu alternative requires that the City have an ongoing Capital Works program for flood/erosion/capacity remediation. It transfers the costs of detention to existing as well as proposed development in a catchment which implies that the City may never approach full cost recovery of any Capital Works project related to flood/erosion/capacity remediation.

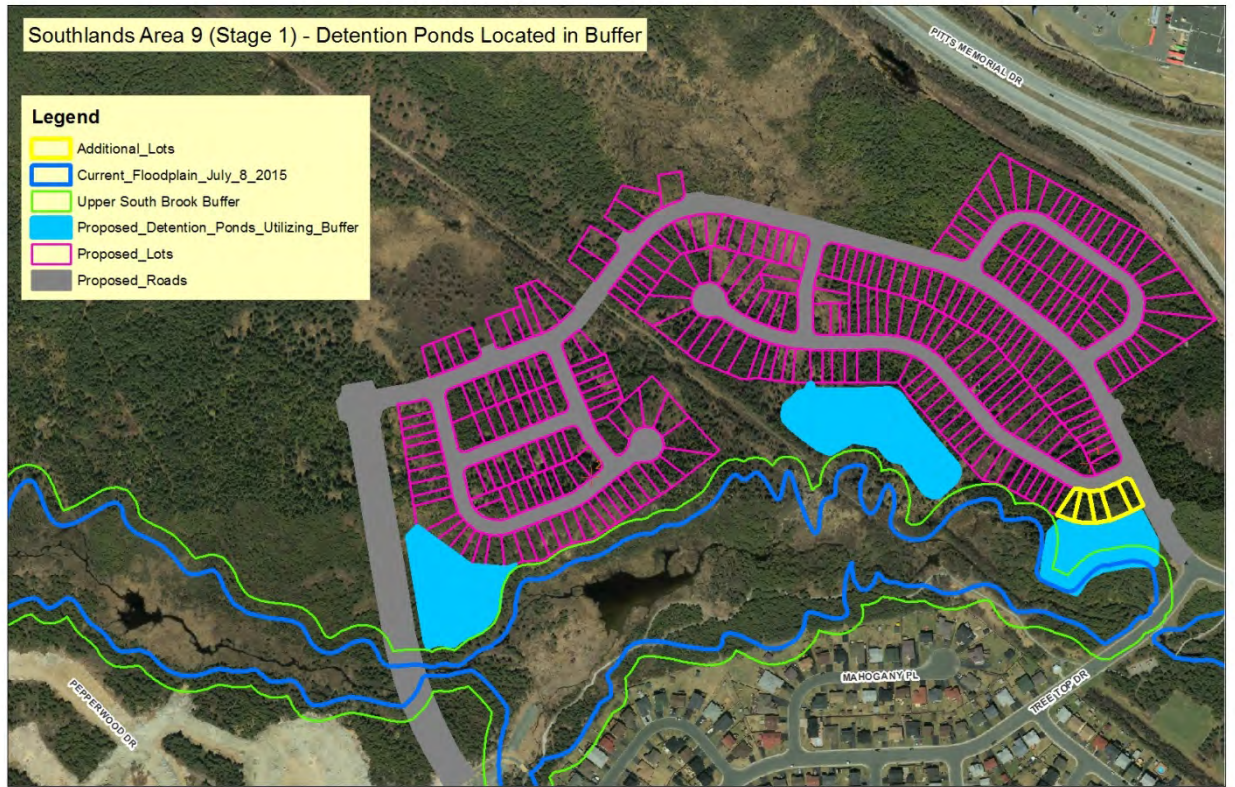
RECOMMENDATIONS

1. It is recommended that stormwater detention facilities be designed for the 25-year, 50-year and 100-year events.
2. It is recommended that the City not accept any stormwater detention system unless the outlet control device has a diameter equal to or greater than 300mm for facilities controlled by pipes or orifices. The suitability of outlet control by weir or other means will be evaluated on a case-by-case basis.
3. It is recommended that Section 11.2.4 of the Development Regulations be updated as indicated in Appendix D in order to allow above ground stormwater detention within the buffer and/or floodplain. It is further recommended that the stormwater management section of the City's subdivision Design Manual be modified so that above-ground detention areas will be designed as larger areas with gentle side-slopes so as to promote passive recreational space.
4. Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities.
5. The cash-in-lieu alternative is to be further evaluated.

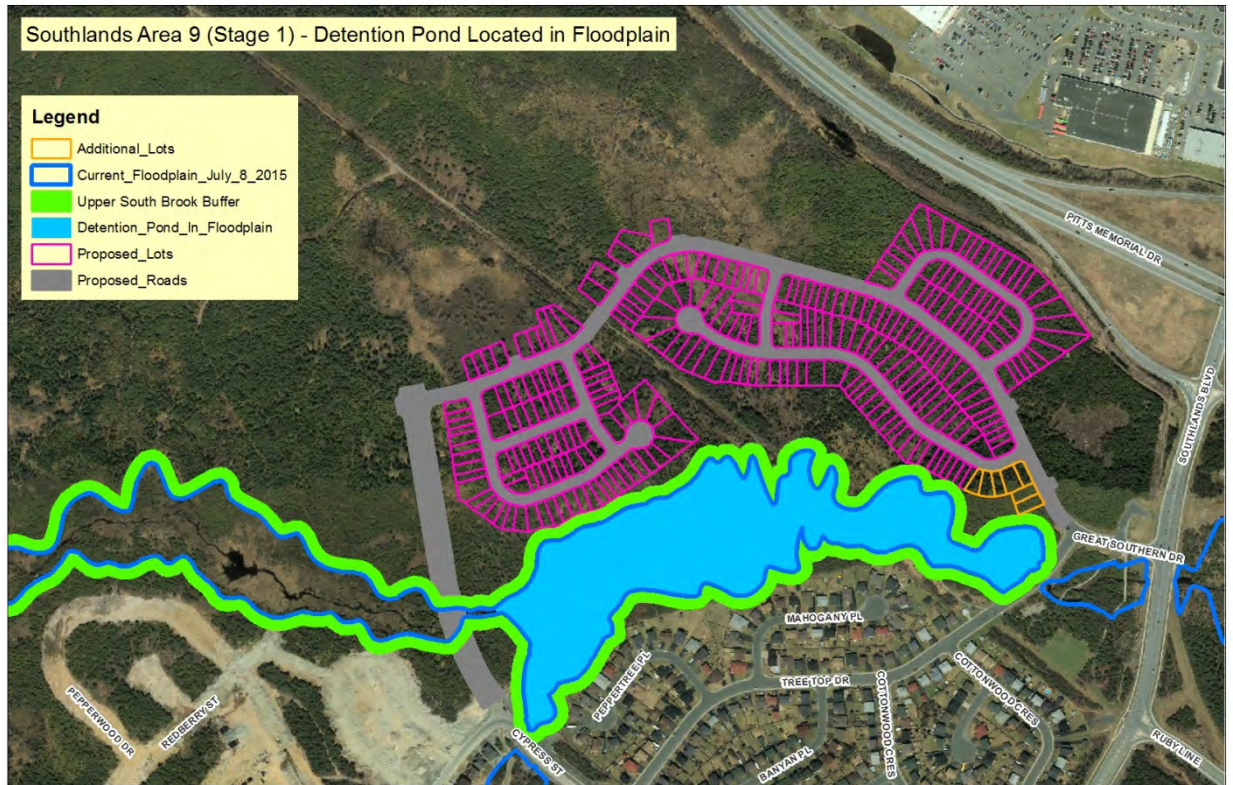
APPENDIX A



APPENDIX B



APPENDIX C



APPENDIX D

11.2.4 Development within Lands Adjoining Bodies of Water and Flood Hazard Areas **(2001-06-15)**

- (1) Except as provided in subsections (2), (2.1) and (2.2) herein, the following lands shall not be developed: **(2012-07-13)**
 - a) all lands adjoining ponds, wetlands, rivers, or major tributaries of rivers designated under Sections 11.2.1, 11.2.2 and 11.2.3, to a distance of not less than 15 metres beyond the 100 year high water mark of these bodies of water;
 - b) any lands within Flood Hazard Areas or any Flood Risk Areas as identified by the Department of Environment and Lands, and/or identified on Map J-2 of these Regulations.
- (2) Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the following purposes:
 - x public works;
 - x public utilities;
 - x a private road;
 - x services associated with a private Development;
 - x protection of areas of physical instability and for flood control purposes;
 - x protection of ecologically valuable areas;
 - x practical and recreational travel;
 - x recreational and educational pursuits;
 - x landscaping;
 - x construction of residential patios, residential fencing, and residential accessory buildings; and
 - x construction of stormwater detention facilities **(2015-07-15)**
- (2.1) Council may permit a food bank building in the flood plain of the Waterford River behind the Corpus Christi Church on Waterford Bridge Road. **(2001-06-15)**
- (3) Prior to approval being given for a Development enumerated in subsection (2) herein the advice of the Environmental Advisory Committee shall be obtained, except in the case of the construction of residential patios, residential fencing, and residential accessory buildings.
- (4) Council may require a Conservation Plan to be prepared for any proposed Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water. **(2000-05-19)**
- (5) Notwithstanding the foregoing, Council may permit the paving of gravel parking lots existing as of December 31, 2011 that are located within flood plains of watercourses. **(2012-01-20)**
- (6) Notwithstanding the foregoing, Council may permit above-ground stormwater detention facilities located within any floodplain and/or buffer of a watercourse or wetland. **(2015-07-15)**

- (2.2) Council may permit an expansion to the Feildian Grounds change rooms at Portugal Cove Road, located in the flood plain of the Rennie's River, provided the expansion is constructed above the 100-year flood elevation. **(2012-07-13)**

DECISION/DIRECTION NOTE

Title: Proposed Site Redevelopment – 5-Storey Community Services Building
12-20 Springdale Street
Planning File #:REZ1500013
Lat49 Architecture Inc., for Salvation Army Divisional Headquarters

Date Prepared: November 9, 2015

Report To: Chair and Members of the Planning and Development Committee

Ward: 2

Decision/Direction Required:

To authorize staff to prepare amendments to the Municipal Plan and the Development Regulations which would have the effects of: (1) Introducing a new Institutional Downtown (INST-D) Zone with a schedule of permitted uses and development standards; and, (2) Rezoning 12-20 Springdale Street to the new INST-D Zone to accommodate a community services building. Draft Terms of Reference for a Land Use Assessment Report (LUAR) will need to be approved by Council.

Discussion – Background and Current Status:

Lat49 Architecture Inc., on behalf of its client, Salvation Army Divisional Headquarters, has applied for an amendment to the Development Regulations to accommodate redeveloping the property at 12-20 Springdale Street (corner of Springdale, George and Hutchings) by constructing a 5 storey (1 parking level + 4 levels of office space) community services building. In addition to a 27 vehicle garage, the building would house a walk-in medical clinic, a food bank, a community soup kitchen and 20 supportive housing units.

The building would be located on the Street Line of Springdale Street, George Street and Hutchings Street. The information submitted proposes an approximate Floor Area Ratio (FAR) of 3.1. The exterior of the building would have a contemporary glass and brick finish.

The subject property is a level site with a lot area of 1637 square metres (0.4 acre); is situated in the Commercial Downtown (CD) District; zoned Institutional (INST); located in Planning Area 1 (Downtown); in the Downtown Parking Area; and Heritage Area 3. Two older buildings on the site have recently been removed to accommodate the new building.

ST. JOHN'S

North of the subject property (on the opposite side of Hutchings Lane) is George Street United Church. It is also zoned Institutional (INST) and in the CD District. West of the subject property is a range of properties with frontage along New Gower Street and Springdale Street that are in the Commercial Central Mixed (CCM) Zone and the CD District. South of the subject property, on the opposite side of Springdale Street is the site of the new *Fortis Tower* which is in the Commercial Central Office (CCO) Zone and the CD District, and a range of commercial buildings fronting on New Gower Street (CCM Zone and CD District). East of the subject property, on the opposite side of George Street, is a 3 storey office building (430 Water Street - *The Fraser Building*) that is in the CCM Zone and CD District; it was recently approved for an expansion, though this has not been done.

Key Considerations/Implications:

1. Budget/Financial Implications:

N/A

2. Partners or Other Stakeholders:

Neighbouring residents and property owners.

3. Alignment with Strategic Directions/Adopted Plans:

- This would be consistent with two Strategic Directions from the City's Strategic Plan, 2015-2018:
 - Neighbourhoods Build our City
 - A Culture of Cooperation
- This application would be consistent with the Municipal Plan's objective to recognize the importance of institutional land holdings and the need for cooperation between the various public bodies involved to ensure the best use of the properties (St. John's *Municipal Plan – Part III, Section 5.1*).

4. Legal or Policy Implications:

- This would be consistent with longstanding municipal planning policies to:
 - Encourage a mixture of land uses in all areas (St. John's *Municipal Plan – Part III, Section 1.2.4*).
 - Encourage new development and redevelopment in serviced areas (St. John's *Municipal Plan – Part III, Section 1.2.1*.)
- Based on the lot area and Gross Floor Area of the proposed development, application of the Downtown Parking Standard would require 202 off-street parking spaces. However, as this is intended to be an Institutional Use, under Section 9.1.2(IV)(c) "Parking Relief" of the Development Regulations, Council has the discretion to grant relief from full compliance with this standard. This would apply when a development application is before Council.

5. Engagement and Communications Considerations:

- A Public Meeting chaired by a member of Council will be required to discuss the application and the LUAR before both are referred to Council.
- A Public Hearing chaired by an independent commissioner appointed by Council will have to be held at a later stage.

6. Human Resource Implications:

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

Recommendations:

The Applicant's proposal is outside of the present development parameters of the Development Regulations and the Municipal Plan. Properties in older areas which have been traditionally used for Institutional purposes, and which are proposed to be redeveloped, should not be in the Commercial District. As well, the present INST Zone has setbacks and yard requirements which create a campus setting but are difficult to achieve on tight downtown sites. A district and a zone is required that can accommodate more intense forms of development.

To accommodate the proposed development, amendments to the Municipal Plan and the Development Regulations are recommended as follows:

- Development Regulations Amendments
 - A text amendment to Section 10 to introduce a new Institutional Downtown (INST-D) Zone and an associated schedule of uses and development standards.
 - A rezoning to the new zone.
 - A text amendment to Section 11.5 (Overlay Districts – Light Planes) which accompanies Map F and identifies streets which require a light angle at an elevation of 15 metres. We would remove this section of Springdale Street, so that the building can be built at the property line.
 - An amendment to Section 3, Map F (Downtown Building Control) which identifies development bonus areas.
- Municipal Plan Amendments
 - Redesignate the subject property from the Commercial Downtown District to the Institutional District.
 - A text amendment to allow zoning in the Institutional District in the Downtown to have a Building Height greater than 3 storeys and an FAR greater than 3.0.

- A text amendment to Part III, Section 3.3.4 (Commercial Downtown District-Building Height and Area) to exempt the subject site from having to set back at least 8 metres from the street line once the building rises above four (4) storeys.
- An amendment to Map III-2 (Downtown Building Control) which identifies bonus areas and light angle controls at 15 metres above grade.

It is also recommended that Council approve the attached draft Terms of Reference for a Land Use Assessment Report (LUAR) to be undertaken by the applicant, and that the application and LUAR be referred to a public meeting chaired by a member of Council.

Prepared by//Signature:

Paul Boundridge, MCIP – Planning Coordinator

Signature: _____

Approved by/Date/Signature:

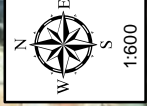
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

PDB/dlm

Attachments:

1. Location Plan
2. Application cover letter and associated graphics (site plan and building elevations)
3. Draft Terms of Reference for LUAR.



Planning File #: REZ1500013
 12-20 SPRINGDALE STREET (Ward 2)
 Proposed Site Redevelopment - 5 Storey Community Services Building
 Lat49 Architecture Inc., for Salvation Army Divisional Headquarters

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 136, 2015**

WHEREAS the City of St. John's seeks to ensure that the institutional use of the property at 12-20 Springdale Street (Parcel ID # 11738/11739) and other downtown institutional properties can continue in that use;

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan under the provisions of the Urban and Rural Planning Act, 2000:

1. **Amend Map III-1 ("General Land Use Map") of the St. John's Municipal Plan by redesignating the property at 12-20 Springdale Street (Parcel ID # 11738/11739) from the Commercial Downtown District to the Institutional District as shown on Map III-1A attached.**
2. **Amend Part III, Section 5.3.1. [LAND USE DISTRICT POLICIES INSTITUTIONAL DISTRICT – Building Height] by deleting the existing and replacing it with the following:**

"Building heights in this District are limited to three (3) storeys. Subject to a Land Use Assessment Report, zones may be permitted allowing building heights up to 10 storeys or a maximum Floor Area of 2.0; however, for property located at 50 Tiffany Lane ("Tiffany Village"), building height may be increased to 16 storeys.

Where a property is located in the Downtown - subject to a Land Use Assessment Report, development may be permitted with a building height up to 5 storeys and/or a maximum Floor Area Ratio of 4.0."

3. **Amend Map III-2 ("Downtown Building Control Map") of the St. John's Municipal Plan by adding the property at 12-20 Springdale Street (Parcel ID # 11738/11739) as within "Areas allowing a building height not exceeding 6 Storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade" as shown on Map III-2 attached."**

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with 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 _____, 2015.

Mayor

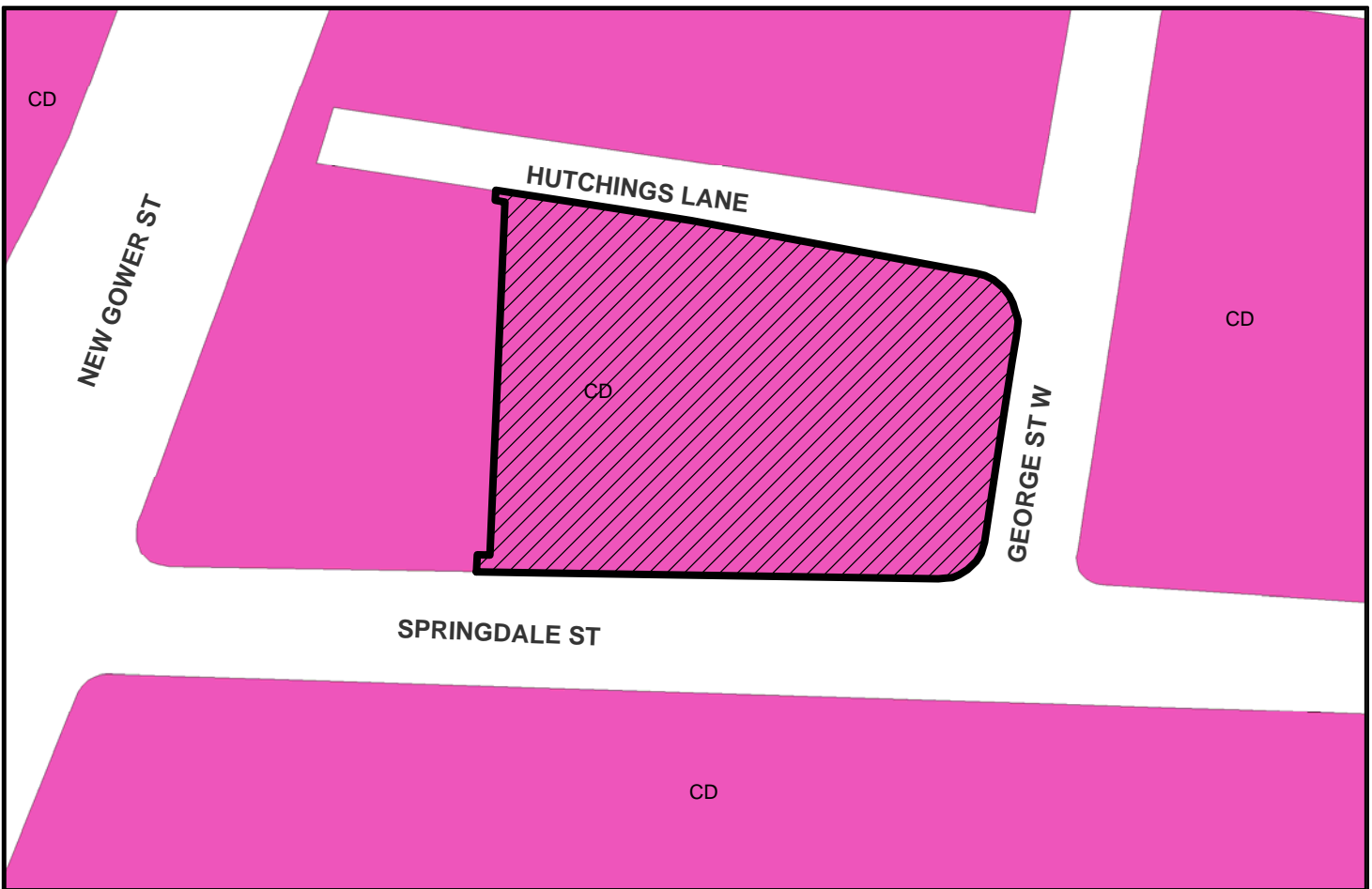
MCIP

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

City Clerk

Council Adoption

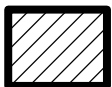
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 136, 2015
[Map III-1A]**

2015 11 04 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
COMMERCIAL DOWNTOWN (CD) LAND USE DISTRICT TO
INSTITUTIONAL (INST) LAND USE DISTRICT

**12-20 SPRINGDALE STREET
P_ID 11739 & 11738**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 625, 2015**

WHEREAS the City of St. John's seeks to ensure that the institutional use of the property at 12-20 Springdale Street (Parcel ID # 11738/11739) and other downtown institutional properties can continue in that use;

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations under the provisions of the Urban and Rural Planning Act, 2000:

- 1. Create a new Zone in Section 10 of the St. John's Development Regulations to read as follows:**

**"10.54 INSTITUTIONAL DOWNTOWN (INST-D) ZONE
(See Section 5.1.4 - Development above the 190 Metre Contour Elevation)**

10.54.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit**
- (b) Seniors' Apartment Building (subject to Section 7.18)**
- (c) Supportive Housing**

Public:

- (c) Administrative Buildings for Government Offices and Non-profit Organizations**
- (d) Adult Day Care Facility (subject to Section 7.2)**
- (e) Church**
- (f) Clinic**
- (g) Commercial School**
- (h) Cultural Center**
- (i) Day Care Center (subject to Section 7.6)**
- (j) Hospital**
- (k) Home for the Aged**
- (l) Institution**
- (m) Library**
- (n) Parish Hall or Center**
- (o) Place of Assembly**
- (p) Public Use**
- (q) Public Utility**
- (r) School**
- (s) Undertaker's Establishment**
- (t) University or other Institution of Higher Learning**

Recreation:

- (u) Park**

10.54.2 Discretionary Uses

- (a) Uses Complementary to a Seniors' Apartment Building (subject to Section 7.18)**
- (b) Office**
- (c) Private Park**
- (d) Small Scale Wind Turbine**

10.54.3 Zone Requirements

- (a) **Floor Area Ratio (max.)** **2.0;**
 - (i) **Provided the subject property is located in an area allowing greater bulk and height; and subject to a Land Use Impact Assessment Report, the F.A.R. may be increased to 4.0.**
 - (b) **Building Height (max.)** **3 storeys,**
 - (i) **Provided the subject property is located in an area allowing greater bulk and height; and subject to a Land Use Assessment Report, Height may be increased to 5 storeys.”**
-
- 2. **Rezone the property at 12-20 Springdale Street (Parcel ID # 11738/11739) from the Institutional (INST) Zone to the Institutional Downtown (INST-D) Zone as shown on Map Z-1B attached.**
 - 3. **Amend Map F (“Downtown Building Control Map”) of the St. John’s Development Regulations by adding the property at 12-20 Springdale Street (Parcel ID # 11738/11739) as within “Areas allowing a building height not exceeding 6 Storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade”.**

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2015.

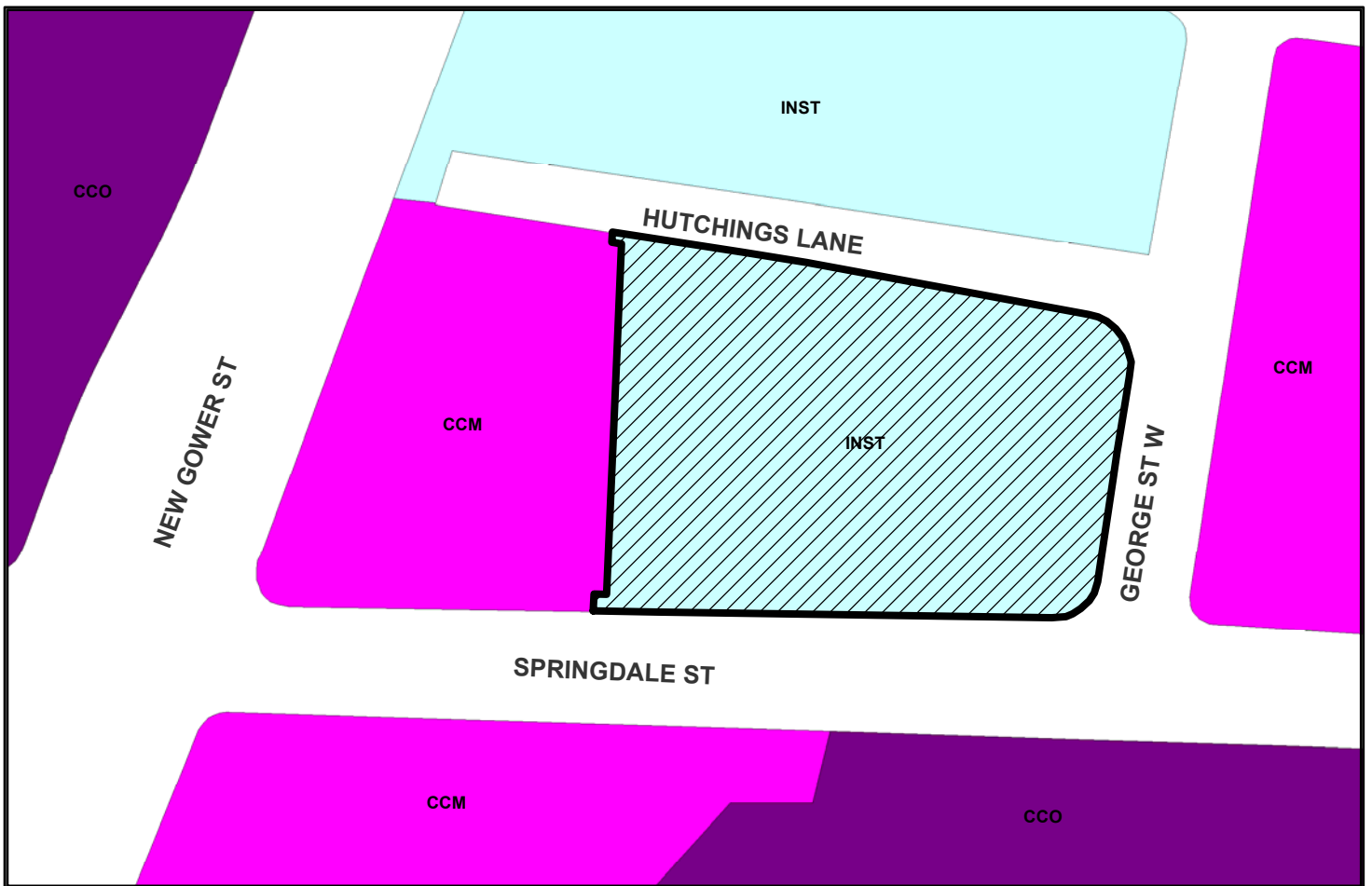
Mayor

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

City Clerk

Council Adoption

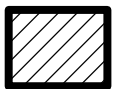
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 625, 2015
[Map Z-1A]**

2015 11 04 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
INSTITUTIONAL DOWNTOWN LAND USE ZONE

**12-20 SPRINDALE STREET
P_ID 11739 & 11738**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
12-20 SPRINGDALE STREET
APPLICATION TO REZONE PROPERTY
TO THE INSTITUTIONAL DOWNTOWN (INST-D) ZONE
TO DEVELOP A COMMUNITY SERVICES BUILDING
PROPONENT: LAT49 ARCHITECTURE INC.
FOR SALVATION ARMY DIVISIONAL HEADQUARTERS**

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

A. Building Use

- Identify the size of the proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR); and
- Identify the proposed uses or occupancies within the building by their respective floor area.

B. Building Materials

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

C. Building Height & Location

Identify graphically the exact location and height of the proposed building. Additionally, identify using cross-section drawings the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed building to property lines;
- Identify possible loss of sunlight/potential shadowing/other potential impacts on adjacent properties; and
- Information on the proposed construction of decks and any rooftop structures.

D. Exterior Equipment and Lighting

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

E. Landscaping & Buffering

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

F. Snowclearing/Snow Storage

- Provide information on any snow clearing/snow removal operations.

G. Offstreet Parking

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

H. Municipal Water and Sewer Services

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

I. Traffic

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

J. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

K. Construction Timeframe

- Provide the anticipated time frame of construction for the development.

L. Construction Worker Parking

- Provide information and location on temporary worker parking during construction of the building.

M. Construction Laydown Area

- Provide information and location on construction lay-down area/s during construction of the building.



July 30, 2015

Gerard Doran
Manager of Development
City of St. John's
c/o Planning Department
3rd Floor City Hall - 10 New Gower Street
St. John's NL A1C 5M2

Reference: **Request for development approval 12-18 Springdale Street.**

Mr. Doran,

LAT49 Architecture Inc. is submitting this Development application on behalf of the Salvation Army Divisional Headquarters, the property owners of 12-18 Springdale Street. As per discussions with Lindsay Lyghtle Brushett, MCIP, it appears that some further research is required within the Planning Department in regards to what the extent of change in zoning or amendment to the existing Institutional zone would be. Therefore I am submitting this proposed project for your review and subsequent recommendation for how this project may manifest in regards to development approval based on the current concept within the context of the current location.

In general the proposed concept would see the accommodation of the Salvation Army's following missions:

- Correctional and Justice Services,
- New Hope Community Centre,
- Health Services,
- Employment Services,
- Community and Family Services,
- Emergency Disaster Services,
- 20 Supportive Housing units

In addition, the facility would include a new underground parking garage for twenty seven cars, a walk-in medical clinic, a food bank and a community soup kitchen.

The applicant as well as LAT49 Architecture Inc. is committed to reinforcing the Salvation Army's mission within the City's downtown core to support those in need, this site is essential to that mission. We look forward to a favorable review of this application and the opportunity to respond to any questions the development team might have.

Yours sincerely,

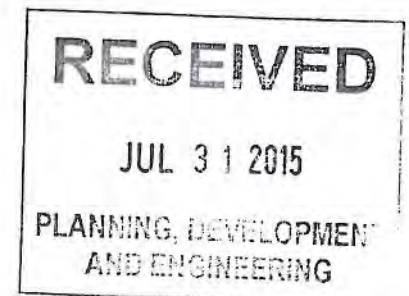
A handwritten signature in black ink, appearing to read "Jeremy Bryant".

Jeremy Bryant, NLAA MRAIC
Architect

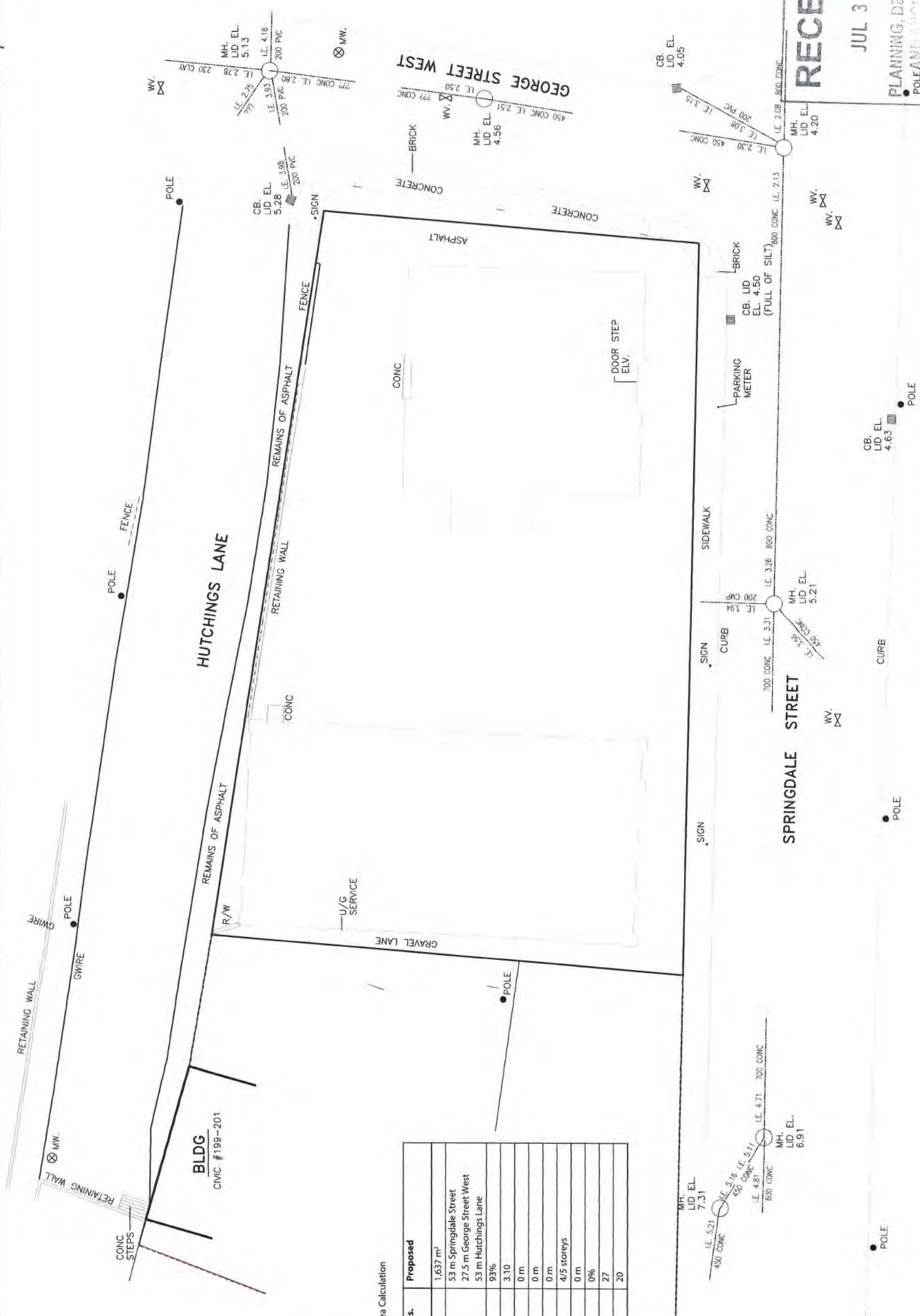
CC: Lindsay Lyghtle Brushett MCIP - Planning Dept.

683 Water Street
2nd Floor
St. John's, NL
A1E 1B5
info@lat49.ca

lat49.ca



REF 1500013



Salvation Army Area Breakdown

Level	New Bldg.
Basement	*565 m ²
Level 1	1525 m ²
Level 2	1000 m ²
Level 3	975 m ²
Level 4	975 m ²
Totals	5040 m ²

*Parking doesn't contribute to Gross Floor Area Calculation

Zoning Requirements	Existing Requirements.	Proposed
Lot Area	1,637 m ²	1,637 m ²
Lot Frontage	53 m Springdale Street 27.5 m George Street West 53 m Hutchings Lane	53 m Springdale Street 27.5 m George Street West 53 m Hutchings Lane
Lot Coverage	50%	93%
FAR	Max. 1.0 (LUJA 2.0)	3.10
Side Yard	Min. 1/storey	0 m
Side Yard Flanking	Min. 1/storey	0 m
Building Line	Min. 6 m	0 m
Building Height	3 storeys (LUJA 10.0)	4 1/2 storeys
Rear Yard	Min. 6 m	0 m
Landscaping	20%	0%
Parking Stalls	43	27
Dwelling Units		20

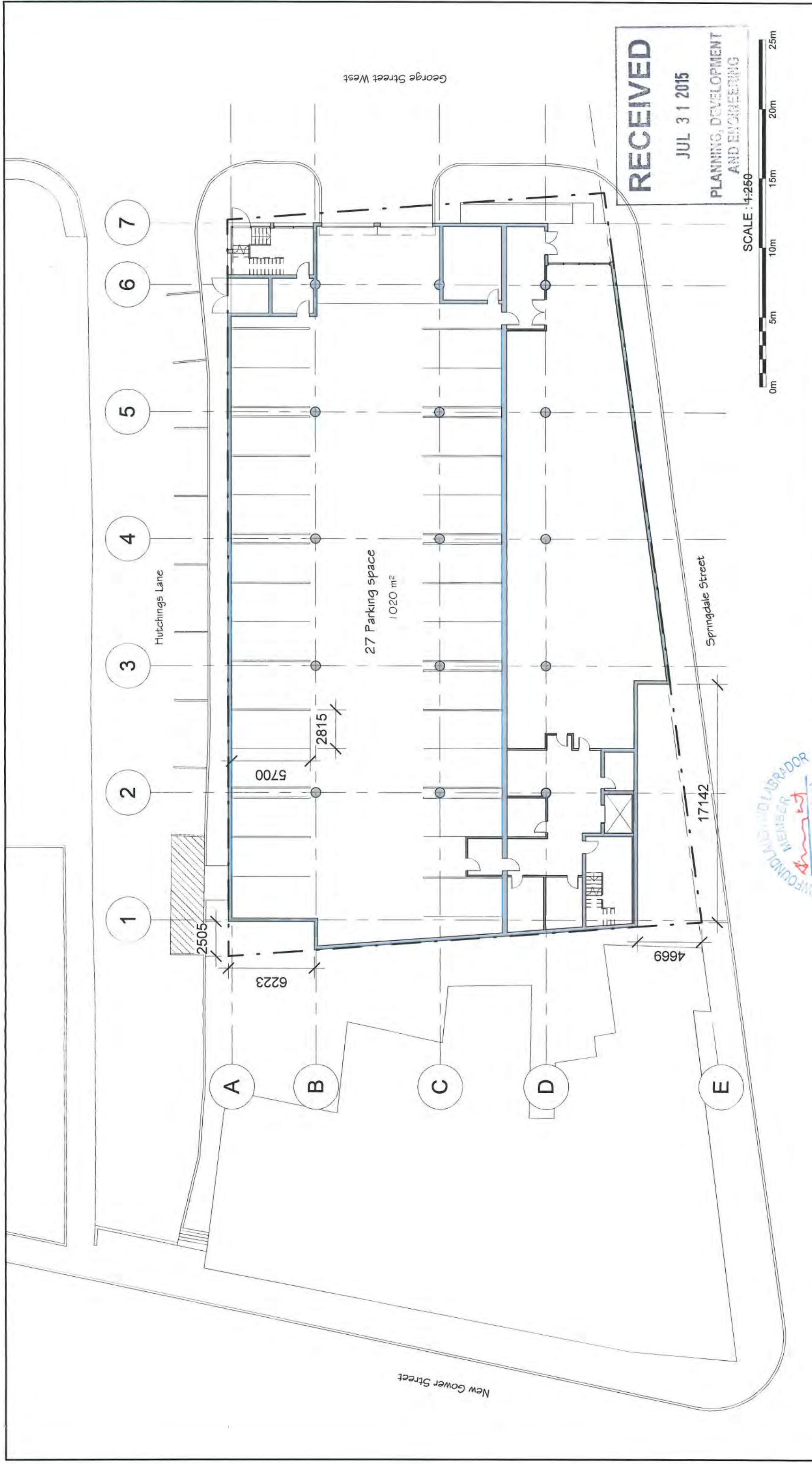
RECEIVED
 JUL 31 2015
 PLANNING, DEVELOPMENT
 POLE AND WIRE

Scale:	NTS
Date:	04/01/15
Dwg #:	A001

Drawing Title:
Existing Site Information

Project:
**Salvation Army
 Springdale Street
 Redevelopment**
 SCA #14-1370

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



RECEIVED
 JUL 31 2015
 PLANNING, DEVELOPMENT
 AND ENGINEERING

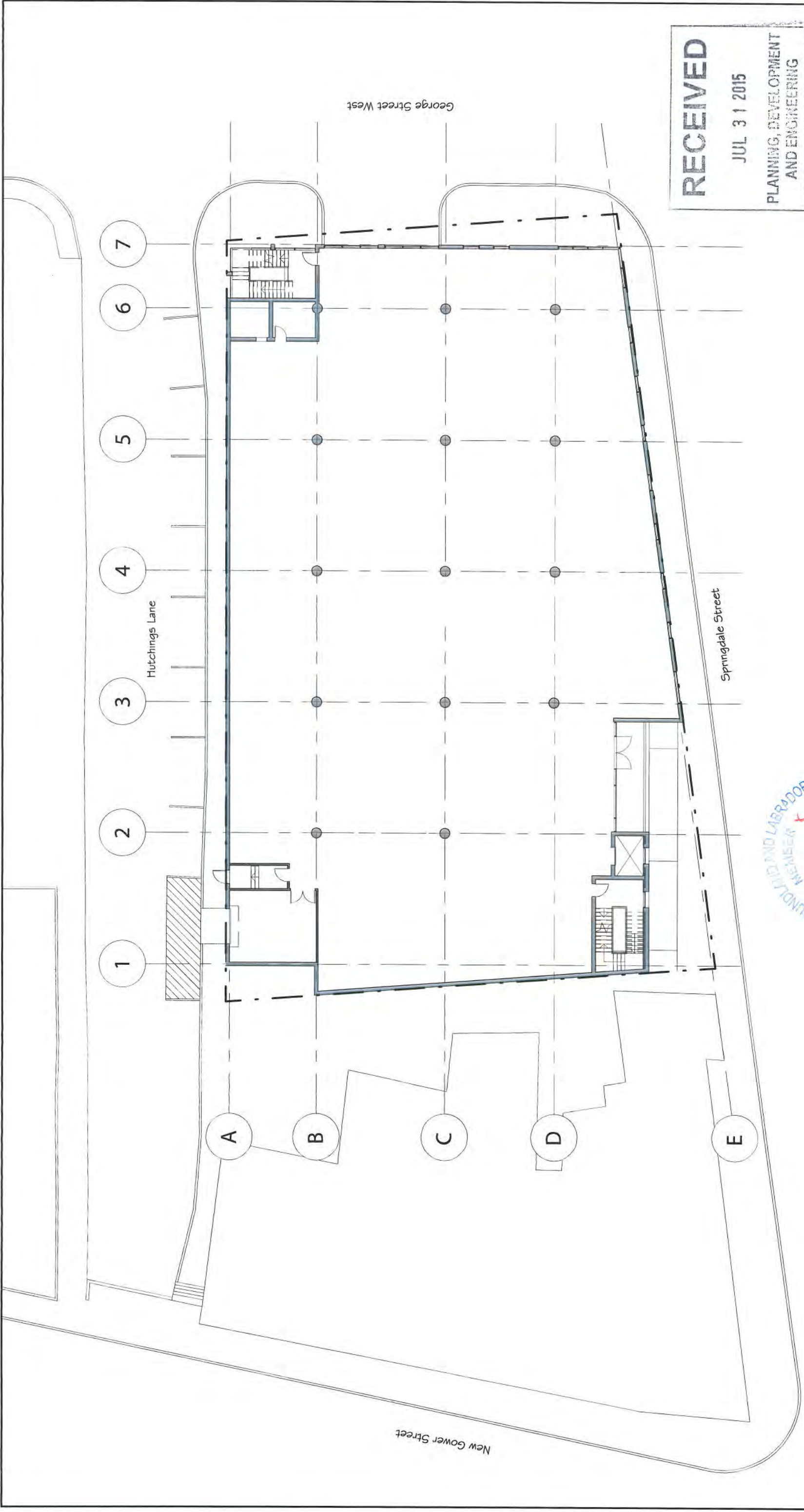
SCALE: 1:250
 0m 5m 10m 15m 20m 25m

Project: Salvation Army Springdale Street Redevelopment SCA #14-1370	Drawing Title: Level Basement Floor Plan	Scale: 1 : 250
	Date: 04/01/15	Dwg #: A100



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





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 PLANNING, DEVELOPMENT
 AND ENGINEERING

Scale:	1 : 250
Date:	04/01/15
Dwg #:	A101

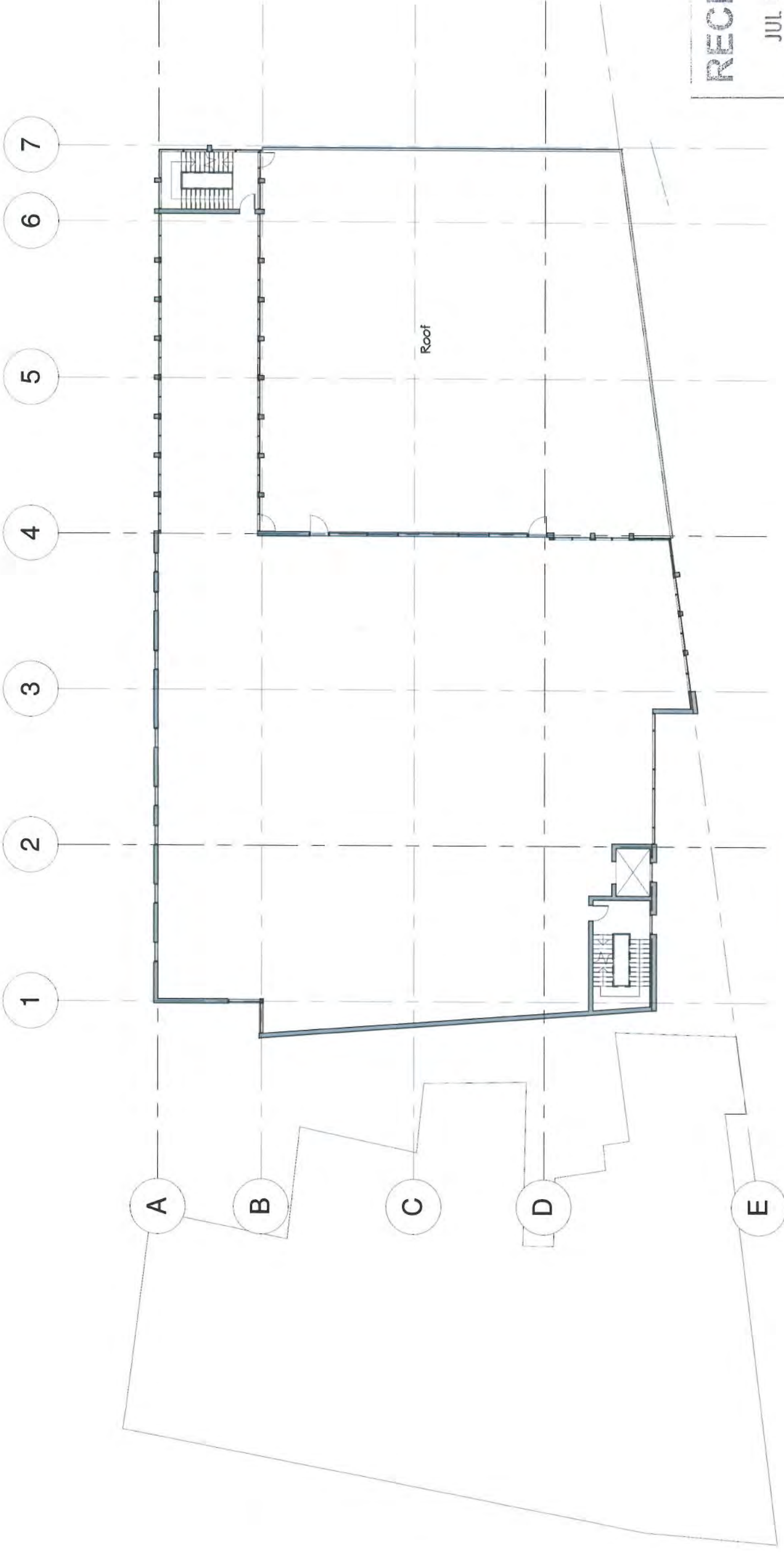
Drawing Title:
Level 1 Floor Plan

Project:
**Salvation Army
 Springdale Street
 Redevelopment**
 SCA #14-1370

LATRO
 Architecture Inc.

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





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 PLANNING, DEVELOPMENT
 AND ENGINEERING

Scale:	1 : 250
Date:	04/01/15
Dwg #:	A102

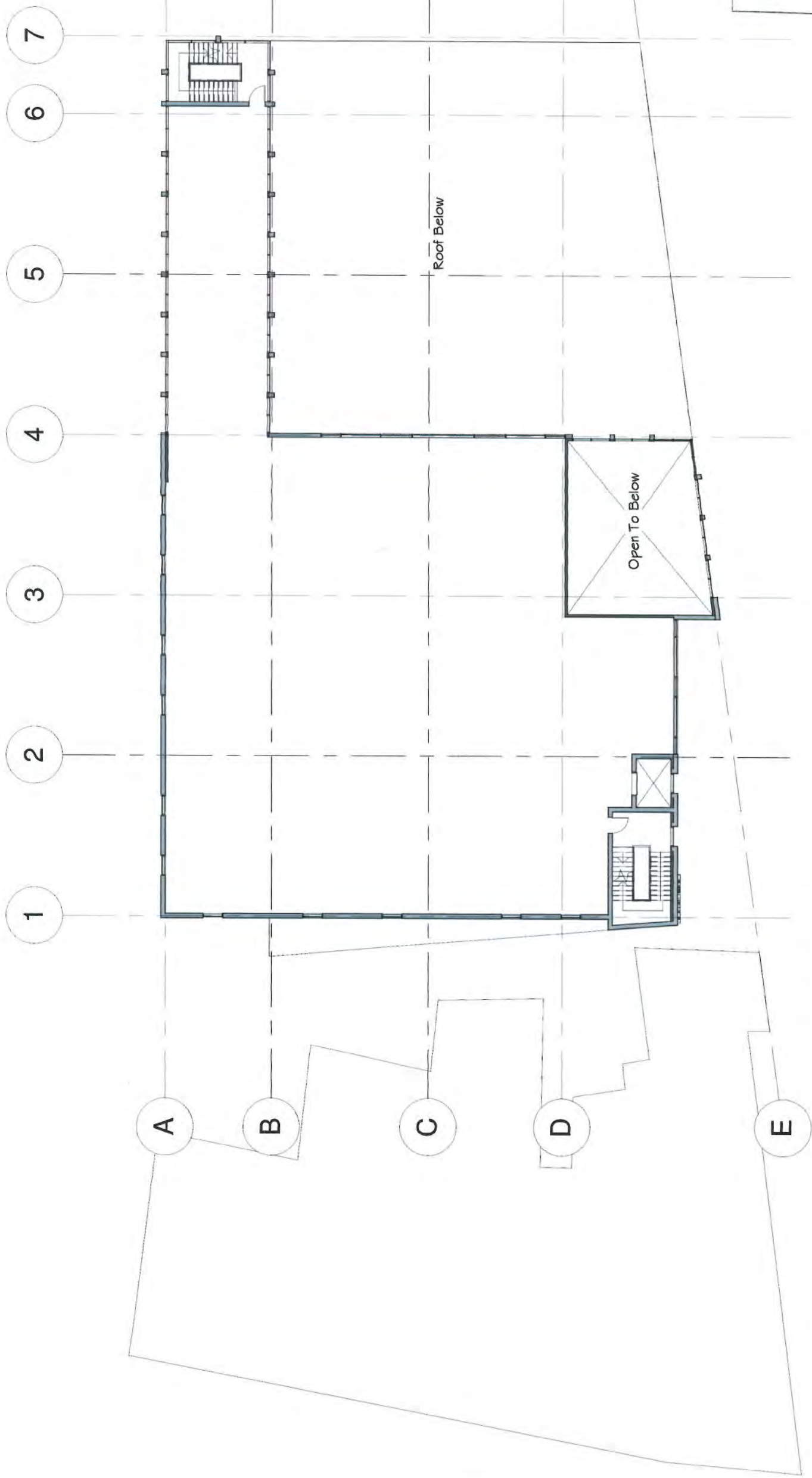
Drawing Title:
Level 2 Floor Plan

Project:
**Salvation Army
 Springdale Street
 Redevelopment**
 SCA #14-1370

LATRO
 Architecture Inc.

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





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 PLANNING DEVELOPMENT
 AND ENGINEERING

Scale:	1 : 250
Date:	04/01/15
Dwg #:	A103

Drawing Title:
Level 3 Floor Plan

Project:
**Salvation Army
 Springdale Street
 Redevelopment**
 SCA #14-1370

LAT & O
 Architecture Inc.

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

REGISTERED ARCHITECT
 MEMBER
 07/29/15
 2015



RECEIVED
 JUL 31 2015
 PLANNING, DEVELOPMENT
 AND ENGINEERING

Scale:	1 : 250
Date:	04/01/15
Dwg #:	A104

Drawing Title:
Level 4 Floor Plan

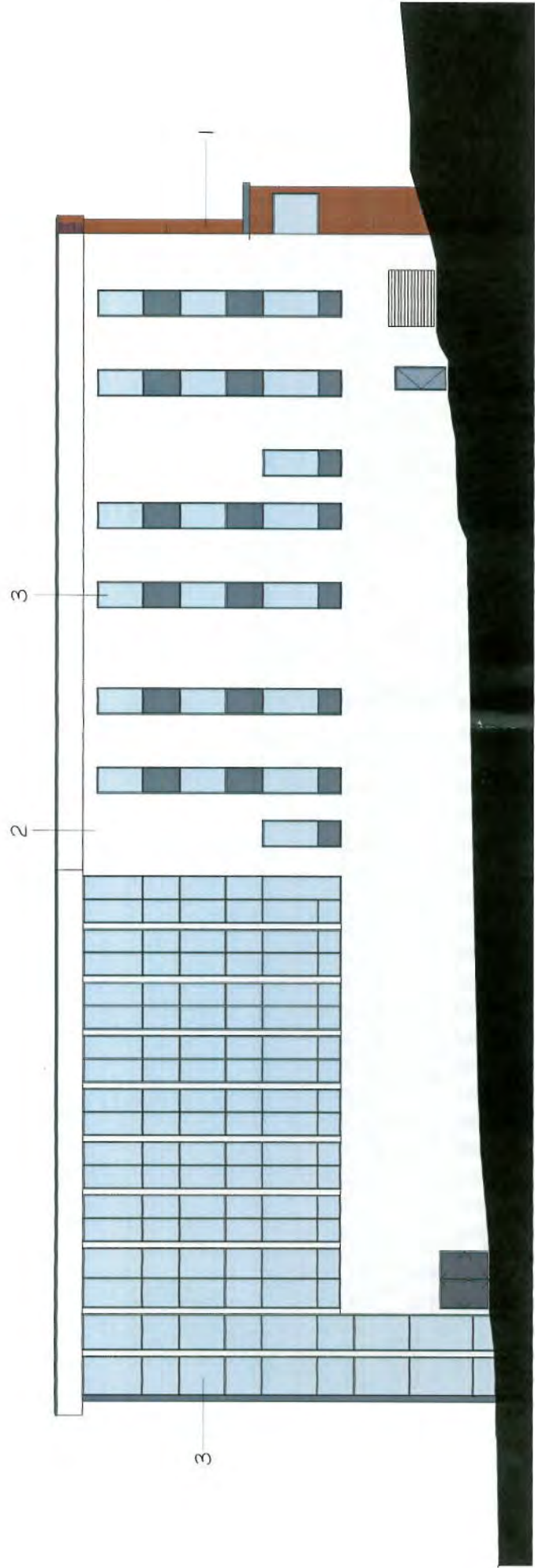
Project:
 Salvation Army
 Springdale Street
 Redevelopment
 SCA #14-1370

LATRO
 Architecture Inc.

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

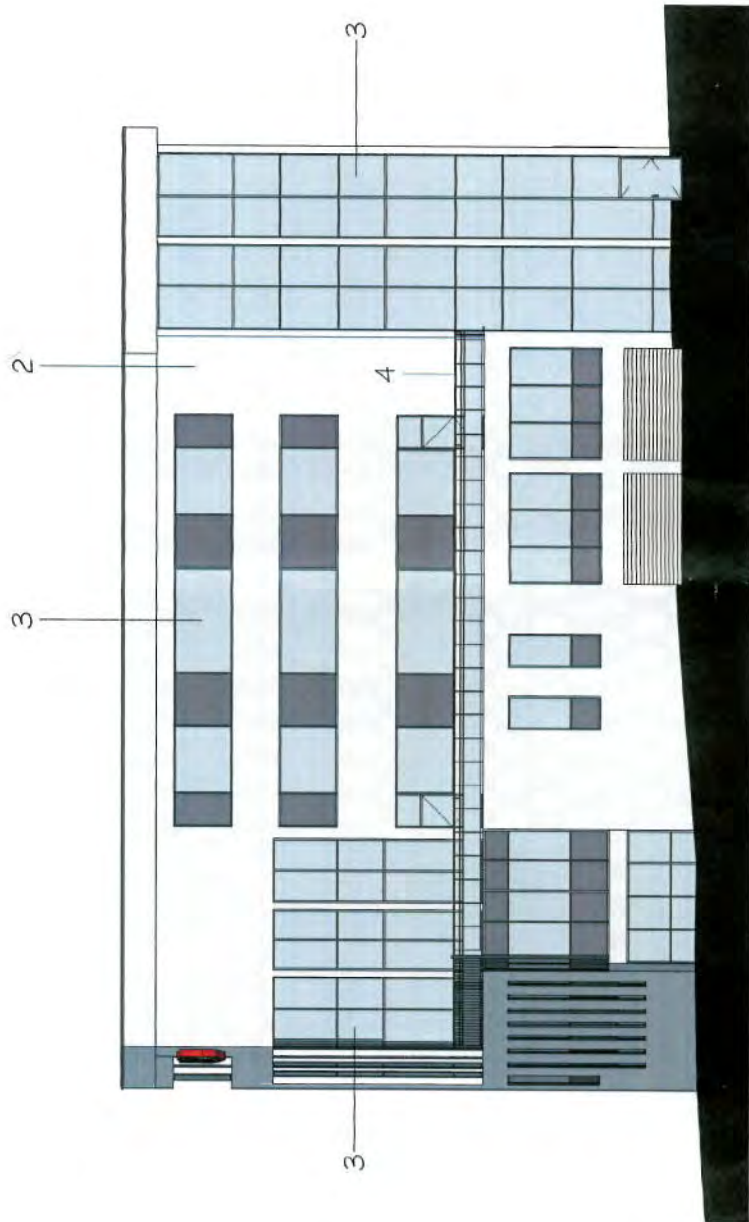
QUALITY ASSURANCE
 MEMBER
 07/27/15
 LICENSED TO PRACTISE
 ASSOCIATION OF ARCHITECTS

- 1) CLAY BRICK VENEER
- 2) CEMENTITIOUS PLANK RAINSCREEN SYSTEM
- 3) GLAZED ALUMINIUM CURTAIN WALL
- 4) STAINLESS STEEL & GLASS GUARDRAIL



North Elevation

1 : 250




East Elevation

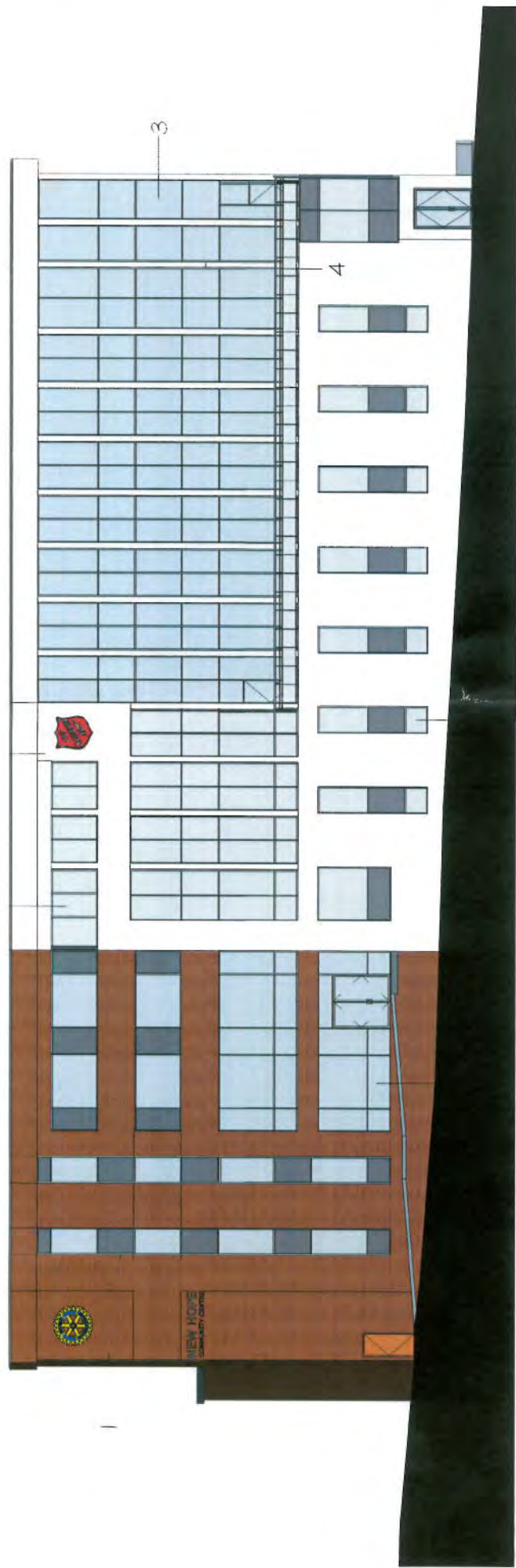
1 : 250



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 PLANNING DEVELOPMENT
 AND ENGINEERING 3

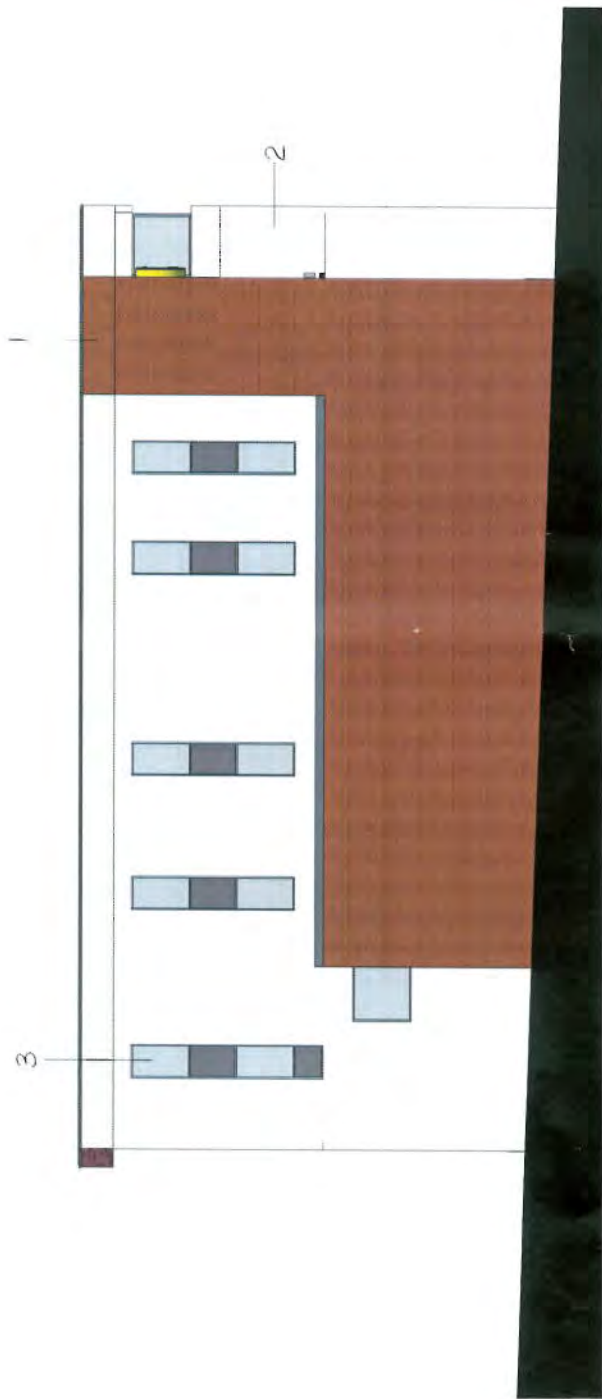
Scale:	1 : 250
Date:	04/01/15
Dwg #:	A105
Drawing Title:	North & East Elevations
Project:	Salvation Army Springdale Street Redevelopment SCA #14-1370
	
<small>Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.</small>	

- 1) CLAY BRICK VENEER
- 2) CEMENTITIOUS PLANK RAINSCREEN SYSTEM
- 3) GLAZED ALUMINIUM CURTAIN WALL
- 4) STAINLESS STEEL & GLASS GUARDRAIL



South Elevation

1 : 250




West Elevation

1 : 250

RECEIVED
 JUL 31 2015
 PLANNING, DEVELOPMENT
 AND ENGINEERING



 <p>Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.</p>	Project: Salvation Army Springdale Street Redevelopment SCA #14-1370	Drawing Title: South & West Elevations	Scale: 1 : 250
			Date: 04/01/15
			Dwg #: A106



HOUSING FIRST

NEW HOPE
COMMUNITY CENTER

NEWFOUNDLAND AND LABRADOR
MEMBER
2015
Licenses Expire Dec 31, 2016
ASSOCIATION OF ARCHITECTS -
LICENSED TO PRACTISE

14-1370 SALVATION ARMY SPRINGDALE STREET REDEVELOPMENT
OPTION 1 - PERSPECTIVE 1

LATI 4

Architecture Inc.
* Formerly Sheppard Case Architects



14-1370 SALVATION ARMY SPRINGDALE STREET REDEVELOPMENT
OPTION 1 - PERSPECTIVE 2



Architecture Inc.
* Formerly Sheppard Case Architects

MEMBER
NEW YORK STATE BOARD OF ARCHITECTS
265 City Building
New York, NY 10014
Expires Dec 31, 2015
Date: 07/30/15
LICENSED TO PRACTISE
ASSOCIATION OF ARCHITECTS

DECISION/DIRECTION NOTE

Title: Predevelopment Rodent Control
Date Prepared: November 12, 2015
Report To: Planning & Development Committee
Ward: N/A

Decision/Direction Required:

To seek decision/direction on implementing mandatory pre-development rodent control.

Discussion – Background and Current Status:

Council has directed staff to look at ways of dealing with rodents throughout the City. One proposal that has been brought forward is to require a predevelopment rodent control program. At present, there is a requirement for rodent control that runs concurrently with development. While the current requirement does have a positive effect, it is felt that requiring a pre-development program will be much more effective. The positive effect of the rodent control program must be considered in conjunction with the impact on development schedules.

Pest control companies recommend that a rodent treatment process be in effect for 6-8 weeks prior to the clearing of land for construction. The construction window is fairly short in this area due to weather constraints. Often, once a development receives approval, the developer must act quickly to reach certain construction milestones prior to the onset of poor weather. With that in mind, adding an additional 6-8 weeks to the process would have a major impact on construction schedules. For that reason, staff recommends implementing an abbreviated predevelopment rodent control plan. The program may be able to run concurrently with the application review process.

The issue of rodent control is primarily being handled through the Public Works Standing Committee. However, as this specific recommendation has direct implications for developers, it is felt that it should be addressed by the Planning & Development Committee with the outcome referred to the Public Works Committee for information purposes.

Key Considerations/Implications:

1. **Budget/Financial Implications**
N/A
2. **Partners or Other Stakeholders**
 - Developers.
 - Neighbours adjacent development sites.



3. **Alignment with Strategic Directions/Adopted Plans:**
N/A
4. **Legal or Policy Implications:**
Impact on development approval requirements.
5. **Engagement and Communications Considerations:**
Changes will have to be communicated to the development community.
6. **Human Resource Implications:**
N/A
7. **Procurement Implications:**
N/A
8. **Information Technology Implications:**
N/A
9. **Other Implications:**
N/A

Recommendations:

Developers will be required to implement a predevelopment rodent control plan acceptable to the City of St. John's for a three week period prior to development for all subdivisions and any commercial/industrial/institutional development unless deemed unnecessary by the Division of Planning & Development.

Prepared by//Signature:

Jason Sinyard, P. Eng., MBA – Director of Planning & Development

Signature: _____

Approved by/Date/Signature:

N/A

Signature: _____

JS/dlm

Attachments:

- Letter from Randy Carew, Supervisor of Inspection Services (2015/10/21)

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 12, 2015 TO November 18, 2015

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Frankmax Holdings	Conversion for 4 room hotel	128 Water Street	2	Approved	15-11-12
COM	Paul Chafe Architecture	Physiotherapy Clinic & Retail Space	35 White Rose Drive	1	Approved	15-11-12
COM		Proposed Addition to Existing Building for Storage	159 Pennywell Road	2	Approved	15-11-17
RES		Home Office for Small Business "The HELP Truck"	63 Glenview Terrace	3	Approved	15-11-17
COM	Dillon Consulting Ltd.	Additional Drive-thru Lane	30 Ropewalk Lane	3	Approved	15-11-18

* 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
Development Division –
PDE Department

Building Permits List Council's November 23, 2015 Regular Meeting

Permits Issued: 2015/11/12 To 2015/11/18

Class: Commercial

Avalon Mall, Saje	Sn	Retail Store
335-337 Duckworth St	Sn	Service Shop
12-20 Highland Dr	Sn	Service Shop
New Cove Rd	Rn	Club
71-77 Elizabeth Ave	Rn	Service Station
632 Topsail Rd	Rn	Service Station
8 Merrymeeting Rd	Rn	Retail Store
260 Blackmarsh Rd	Rn	Bank
2-8 Great Southern Dr	Rn	Retail Store
50 Duffy Pl	Rn	Office
35 White Rose Dr	Nc	Clinic

This Week \$ 2,865,719.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

7 Barton's Rd	Nc	Accessory Building
28 Cornwall Ave	Nc	Patio Deck
30 Cornwall Hts	Nc	Patio Deck
22 Dundas St	Nc	Accessory Building
19 Meadowbrook Park Rd	Nc	Accessory Building
258 Mundy Pond Rd	Nc	Accessory Building
30 Nautilus St	Nc	Accessory Building
14 Orlando Pl, Lot 255	Nc	Single Detached & Sub.Apt
49 Sugar Pine Cres, Lot 278	Nc	Single Detached Dwelling
26 Tigress St	Nc	Fence
42 Alexander St	Ex	Semi-Detached Dwelling
52 Carpasian Rd	Ex	Single Detached Dwelling
18 Brooklyn Ave	Rn	Single Detached Dwelling
58 Circular Rd	Rn	Semi-Detached Dwelling
3 Ledum Pl	Rn	Single Detached Dwelling
245 Portugal Cove Rd	Rn	Single Detached Dwelling
53 Quebec St	Rn	Single Detached Dwelling
6 St. Andrew's Pl	Rn	Single Detached Dwelling
4 Salmonier Pl	Rn	Single Detached & Sub.Apt
34 Shea St	Rn	Single Detached Dwelling
8 Sugar Pine Cres	Rn	Single Detached & Sub.Apt

18 Triton Pl, B4	Rn	Condominium	
48 William St	Rn	Single Detached Dwelling	
9 Argus Pl	Sw	Single Detached Dwelling	
25 Beaver Brook Dr	Sw	Single Detached Dwelling	
			This Week \$ 810,950.00

Class: Demolition

Pleasantville, Bldg. 401	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg. 402	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg. 403	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg. 405	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg. 406	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville , Bldg 407	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg. 501	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville, Bldg 509	Dm	Admin Bldg/Gov/Non-Profit	
Pleasantville Bldg 404	Dm	Admin Bldg/Gov/Non-Profit	
			This Week \$ 997,485.00

This Week's Total: \$ 4,674,154.00

Repair Permits Issued: 2015/11/12 To 2015/11/18 \$ 41,400.00

Legend

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

68 Lime Street - Your application for a subsidiary apartment is rejected as contrary to Section 2 of the Development Regulations.

Year To Date Comparisons			
November 23, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$165,171,000.00	\$126,706,000.00	-23
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$77,940,000.00	\$15,947,000.00	-80
Residential	\$131,465,000.00	\$77,365,000.00	-41
Repairs	4,997,000.00	4,004,000.00	-20
Housing Units (1 & 2 Family Dwellings)	299	207	
TOTAL	\$379,698,300.00	\$224,022,000.00	-41

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

MEMORANDUM

Weekly Payment Vouchers For The Week Ending November 18, 2015

Payroll

Public Works	\$ 420,939.81
Bi-Weekly Administration	\$ 902,137.91
Bi-Weekly Management	\$ 851,584.46
Bi-Weekly Fire Department	\$ 644,906.33
Accounts Payable	\$1,971,846.84

Total: \$ 4,791,415.35

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
MCCLOUGHLAN SUPPLIES LTD.	89744	ELECTRICAL SUPPLIES	\$131.21
NEWFOUND DISPOSAL SYSTEMS LTD.	89745	DISPOSAL SERVICES	\$172.04
ORKIN CANADA	89746	PEST CONTROL	\$431.68
TRICO LIMITED	89747	REPAIR PARTS	\$289.28
EVEREST	89748	PROMOTIONAL ITEMS	\$1,140.78
ROBERT BAIRD EQUIPMENT LTD.	89749	RENTAL OF EQUIPMENT	\$1,410.12
TOROMONT CAT	89750	AUTO PARTS	\$1,941.52
ROBERT BAIRD EQUIPMENT LTD.	89751	RENTAL OF EQUIPMENT	\$5,833.47
TOROMONT CAT	89752	AUTO PARTS	\$27,557.26
NEWFOUNDLAND POWER	89753	ELECTRICAL SERVICES	\$58,956.20
NEWFOUNDLAND EXCHEQUER ACCOUNT	89754	PAYROLL TAX OCT	\$188,204.06
INSTITUTE OF MUNICIPAL ASSESSORS	89755	MEMBERSHIP RENEWAL	\$164.70
HAMLIN, DALLIS	89756	TRAVEL REIMBURSEMENT	\$66.65
RICK MAGILL	89757	CLEANING SERVICES	\$286.00
NEWFOUNDLAND POWER	89758	ELECTRICAL SERVICES	\$75,288.85
DARLENE SHARPE	89759	CLEANING SERVICES	\$750.00
RECEIVER GENERAL FOR CANADA	89760	PAYROLL DEDUCTIONS	\$107,801.74
RECEIVER GENERAL FOR CANADA	89761	PAYROLL DEDUCTIONS	\$4,154.43
PUBLIC SERVICE CREDIT UNION	89762	EMPLOYEE DEDUCTIONS	\$5,839.60
SAFER, ANDREW	89763	MEDIA PROGRAM EXPENSE	\$2,250.00
INSTITUTE OF MUNICIPAL ASSESSORS	89764	MEMBERSHIP RENEWAL	\$89.84
COMMERCIAL REGISTRATIONS DIV. SERVICE	89765	LICENSE RENEWAL	\$450.00
BENNETT, RICK	89766	INTERNET CHARGES	\$374.93
NEWFOUNDLAND EXCHEQUER ACCOUNT	89767	REGISTRATION OF EASEMENT	\$100.00
EMILY CAMPBELL	89768	ART GRANT	\$500.00
CHRISTOPHER & LORRAINE COOPER	89769	REFUND OVERPAYMENT OF RENT	\$186.00
JONES, CHRISTINA	89770	MEAL ALLOWANCES & MILEAGE CLAIM	\$132.22
CITY OF ST. JOHN'S	89771	REPLENISH PETTY CASH	\$397.72
DAWE, CHRIS	89772	REFRESHMENTS FOR MEETINGS	\$459.36
KENDELL, COLLEEN	89773	TUITION	\$450.87
HICKMAN, HEATHER	89774	TRAVEL ADVANCE	\$1,478.68
JONES, CHRISTINA	89775	RECREATION PROGRAM SUPPLIES	\$323.11
TOBIN, JUDY	89776	TRAVEL REIMBURSEMENT	\$924.21
SCHYLLING ASSOCIATES INC.	1035	PROMOTIONAL ITEMS	\$524.31
INTERNATIONAL ASSOCIATION OF ADMINISTRATORS	1036	MEMBERSHIP RENEWAL	\$182.60

NAME	CHEQUE #	DESCRIPTION	AMOUNT
IAAO	1037	MEMBERSHIP RENEWAL	\$246.05
MELISSA & DOUG, LLC	1038	PROMOTIONAL ITEMS	\$1,972.60
ACTION TRUCK CAP & ACCESSORIES	89777	REPAIR PARTS	\$880.23
61162 NL LTD.	89778	REFUND SECURITY DEPOSIT	\$1,000.00
PAUL MURPHY CONSTRUCTION	89779	REFUND SECURITY DEPOSIT	\$1,000.00
THE UPS STORE #169	89780	COURIER SERVICES	\$284.43
APEX CONSTRUCTION SPECIALTIES INC.	89781	CONCRETE	\$5,791.25
ASHFORD SALES LTD.	89782	REPAIR PARTS	\$221.31
PROFESSIONAL ENGINEERS AND GEOSCIE	89783	MEMBERSHIP RENEWAL	\$1,313.36
CABOT AUTO GLASS & UPHOLSTERY	89784	CLEANING SERVICES	\$1,082.54
TOYS "R" US CANADA LTD	89785	SUPPLIES - RECREATION PROGRAMS	\$81.21
AVALON FORD SALES LTD.	89786	AUTO PARTS	\$639.13
B & B SALES LTD.	89787	SANITARY SUPPLIES	\$59.66
COSTCO WHOLESALE	89788	MISCELLANEOUS SUPPLIES	\$275.45
RDM INDUSTRIAL LTD.	89789	INDUSTRIAL SUPPLIES	\$437.47
DOMINION STORES 924	89790	MISCELLANEOUS SUPPLIES	\$232.43
GRAND CONCOURSE AUTHORITY	89791	MAINTENANCE CONTRACTS	\$125,242.64
BELBIN'S GROCERY	89792	CATERING SERVICES	\$2,784.21
SMS EQUIPMENT	89793	REPAIR PARTS	\$185.55
TWIN CITIES IMAGING	89794	PROMOTIONAL MATERIALS	\$28.25
EASTERN FARMERS CO-OP SOCIETY	89795	HAY	\$363.42
BLACK & MCDONALD LIMITED	89796	PROFESSIONAL SERVICES	\$4,035.41
RBC INVESTOR SERVICES TRUST	89797	CUSTODY FEES	\$706.25
MARITIME GREEN PRODUCTS	89798	ROLLER HALF (2)	\$562.72
BRENKIR INDUSTRIAL SUPPLIES	89799	PROTECTIVE CLOTHING	\$149.29
PAUL MURPHY SERVICES INC	89800	REPAIR PARTS	\$878.18
DBA CONSULTING ENGINEERS LTD.	89801	PROFESSIONAL SERVICES	\$5,650.00
BROWNE'S AUTO SUPPLIES LTD.	89802	AUTOMOTIVE REPAIR PARTS	\$2,763.24
CARQUEST CANADA LTD.	89803	AUTO PARTS	\$816.43
JLG TRANSPORATION LTD.	89804	TAXI SERVICES	\$13.50
CITY OF MOUNT PEARL	89805	POOL RENTAL	\$525.00
LEVITT SAFETY	89806	SAFETY SUPPLIES	\$153.45
BURSEY EXCAVATING & DEVELOPMENT LT	89807	CONCRETE CORES	\$339.00
CAMPBELL RENT ALLS LTD.	89808	CATERING SUPPLIES RENTAL	\$676.88
AIR LIQUIDE CANADA INC.	89809	CHEMICALS AND WELDING PRODUCTS	\$26,643.93

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WAL-MART 3196-ABERDEEN AVE.	89810	MISCELLANEOUS SUPPLIES	\$362.65
COASTAL DOOR & FRAME LTD	89811	DOORS/FRAMES	\$720.66
AVALON HYDRAULICS LTD.	89812	REPAIR PARTS	\$1,595.56
SOBEY'S INC	89813	PET SUPPLIES	\$487.16
MAC TOOLS	89814	TOOLS	\$455.01
CITY SAND AND GRAVEL LTD.	89815	ROAD GRAVEL	\$104.64
CLEARWATER POOLS LTD.	89816	POOL SUPPLIES	\$606.63
CANADIAN RED CROSS	89817	CPR RECERTIFICATION	\$396.21
DULUX PAINTS	89818	PAINT SUPPLIES	\$208.56
COLONIAL GARAGE & DIST. LTD.	89819	AUTO PARTS	\$47,092.46
PETER'S AUTO WORKS INC.	89820	TOWING OF VEHICLES	\$800.00
CONSTRUCTION SIGNS LTD.	89821	SIGNAGE	\$7,705.47
COUNTRY TRAILER SALES 1999 LTD	89822	REPAIR PARTS	\$491.55
MASK SECURITY INC.	89823	TRAFFIC CONTROL	\$46,483.28
CRANE SUPPLY LTD.	89824	PLUMBING SUPPLIES	\$338.33
JAMES G CRAWFORD LTD.	89825	PLUMBING SUPPLIES	\$1,572.00
SHU-PAK EQUIPMENT INC.	89826	REPAIR PARTS	\$1,677.46
CROSBIE INDUSTRIAL SERVICE LTD	89827	PROFESSIONAL SERVICES	\$94,155.07
DICKS & COMPANY LIMITED	89828	OFFICE SUPPLIES	\$1,856.39
WAJAX POWER SYSTEMS	89829	REPAIR PARTS	\$24.20
MIC MAC FIRE & SAFETY SOURCE	89830	REPAIR PARTS	\$798.46
CADILLAC SERVICES LTD.	89831	REFUND SECURITY DEPOSIT	\$30,000.00
REEFER REPAIR SERVICES (2015) LIMITED	89832	REPAIR PARTS	\$935.98
DOMINION RECYCLING LTD.	89833	PIPE	\$522.06
RESEARCH AND PRODUCTIVITY COUNCIL	89834	PROFESSIONAL SERVICES	\$321.14
MUNICIPALITIES NEWFOUNDLAND AND LAE	89835	CONFERENCE FEE	\$1,350.00
CANADIAN TIRE CORP.-MERCHANT DR.	89836	MISCELLANEOUS SUPPLIES	\$102.80
CANADIAN TIRE CORP.-KELSEY DR.	89837	MISCELLANEOUS SUPPLIES	\$992.93
ELECTRONIC CENTER LIMITED	89838	ELECTRONIC SUPPLIES	\$23.70
ENVIROMED ANALYTICAL INC.	89839	REPAIR PARTS AND LABOUR	\$491.55
THE TELEGRAM	89840	ADVERTISING	\$7,782.16
DOMINION STORE 935	89841	MISCELLANEOUS SUPPLIES	\$189.41
BASIL FEARN 93 LTD.	89842	REPAIR PARTS	\$3,237.29
IPS INFORMATION PROTECTION SERVICES	89843	PAPER SHREDDED ON SITE	\$121.81
MEDICALMART NEWFOUNDLAND & LABRAE	89844	FIRE DEPT. SUPPLIES	\$185.32

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TIM HORTONS STORE - MOUNT PEARL	89845	REFRESHMENTS	\$48.87
FUN "N" FAST 1986 LTD.	89846	REPAIR PARTS	\$40.69
C.B.J. ENTERPRISES INC. (STOGGERS PIZZ	89847	MEAL ALLOWANCES	\$188.96
MILLENNIUM EXPRESS	89848	COURIER SERVICES	\$233.91
STELLAR INDUSTRIAL SALES LTD.	89849	INDUSTRIAL SUPPLIES	\$104.53
ENTERPRISE RENT-A-CAR	89850	RENTAL OF VEHICLE	\$10,968.91
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	89851	INDUSTRIAL SUPPLIES	\$1,511.94
PROVINCIAL FENCE PRODUCTS	89852	FENCING MATERIALS	\$2,395.60
PENNEY'S HOLDINGS LIMITED	89853	PROFESSIONAL SERVICES	\$6,251.39
WOLSELEY CANADA INC.	89854	REPAIR PARTS	\$3,064.25
DOMINION STORES 934	89855	MISCELLANEOUS SUPPLIES	\$343.68
XYLEM CANADA COMPANY	89856	REPAIR PARTS	\$1,134.52
HARRIS & ROOME SUPPLY LIMITED	89857	ELECTRICAL SUPPLIES	\$159.62
HARVEY'S-OIL LTD.	89858	PETROLEUM PRODUCTS	\$32,447.31
RONA	89859	BUILDING SUPPLIES	\$1,289.01
BELL DISTRIBUTION INC.,	89860	CELL PHONES & ACCESSORIES	\$1,977.04
HISCOCK RENTALS & SALES INC.	89861	HARDWARE SUPPLIES	\$335.24
HOLDEN'S TRANSPORT LTD.	89862	RENTAL OF EQUIPMENT	\$3,022.75
SWISS CHALET	89863	MEAL ALLOWANCES	\$70.91
HONDA ONE	89864	REPAIR PARTS	\$98.59
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	89865	REPAIR PARTS	\$958.32
INFINITY CONSTRUCTION	89866	PROFESSIONAL SERVICES	\$10,480.75
PENNECON ENERGY TECHNICAL SERVICE	89867	PROFESSIONAL SERVICES	\$991.78
SCOTIA RECYCLING (NL) LIMITED	89868	REPAIR PARTS	\$2,020.86
STITCH IT	89869	PROFESSIONAL SERVICES	\$37.29
ISLAND HOSE & FITTINGS LTD	89870	INDUSTRIAL SUPPLIES	\$266.23
CREIGHTON ROCK DRILL	89871	REPAIR PARTS	\$3,962.44
SPICERS CANADA LIMITED	89872	PADDING BOARD	\$47.91
SAFETY FIRST-SFC LTD.	89873	PROFESSIONAL SERVICES	\$2,796.78
XYLEM WATER SOLUTIONS CANADA	89874	REPAIR PARTS	\$395.50
DATARITE.COM	89875	COMPUTER TONERS	\$1,151.21
PRO FLEET CARE	89876	PROFESSIONAL SERVICES	\$11,023.15
LAWLOR'S TROPHIES & ENGRAVING LTD	89877	BRASS PLATES	\$189.50
SECURITAS CANADA LTD.	89878	SECURITY SERVICES	\$19,312.03
STAPLES ADVANTAGE	89879	OFFICE SUPPLIES	\$570.46

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DIAMOND SOFTWARE INC.,	89880	PROFESSIONAL SERVICES	\$508.50
MARK'S WORK WEARHOUSE	89881	PROTECTIVE CLOTHING	\$296.58
MARTIN'S FIRE SAFETY LTD.	89882	SAFETY SUPPLIES	\$96.95
MCDONALD'S HOME HARDWARE	89883	HARDWARE SUPPLIES	\$47.77
SHAW PRECAST SOLUTIONS	89884	PROFESSIONAL SERVICES	\$2,034.00
BURTON SPINE CENTRE INC.,	89885	PROFESSIONAL SERVICES	\$60.00
JJ MACKAY CANADA LTD.	89886	PARKING METER KEYS	\$11,288.82
MCLOUGHLAN SUPPLIES LTD.	89887	ELECTRICAL SUPPLIES	\$2,034.52
DR. JAMISEN MERCER	89888	MEDICAL EXAMINATION	\$20.00
MIKAN INC.	89889	LABORATORY SUPPLIES	\$485.85
WAJAX INDUSTRIAL COMPONENTS	89890	REPAIR PARTS	\$444.93
NU-WAY EQUIPMENT RENTALS	89891	RENTAL OF EQUIPMENT	\$4,991.78
NEWFOUNDLAND DISTRIBUTORS LTD.	89892	INDUSTRIAL SUPPLIES	\$382.08
NEWFOUNDLAND DESIGN ASSOCIATES	89893	PROFESSIONAL SERVICES	\$109,840.15
BELL MOBILITY PAGING	89894	PAGING SERVICES	\$56.64
TOROMONT CAT	89895	AUTO PARTS	\$373.87
GCR TIRE CENTRE	89896	TIRES	\$6,293.42
PARTS FOR TRUCKS INC.	89897	REPAIR PARTS	\$4,001.58
K & D PRATT LTD.	89898	REPAIR PARTS AND CHEMICALS	\$505.11
PUROLATOR COURIER	89899	COURIER SERVICES	\$192.45
PYRAMID CONSTRUCTION LIMITED	89900	PROFESSIONAL SERVICES	\$18,984.00
RIDEOUT TOOL & MACHINE INC.	89901	TOOLS	\$228.84
THE ROYAL GARAGE LTD.	89902	AUTO PARTS	\$120.18
S & S SUPPLY LTD. CROSSTOWN RENTALS	89903	REPAIR PARTS	\$3,908.41
ST. JOHN'S VETERINARY HOSPITAL	89904	PROFESSIONAL SERVICES	\$958.84
ST. JOHN'S TRANSPORTATION COMMISSIO	89905	GOBUS SERVICES	\$1,464.01
BIG ERICS INC	89906	SANITARY SUPPLIES	\$386.06
SAUNDERS EQUIPMENT LIMITED	89907	REPAIR PARTS	\$18,050.35
SANSOM EQUIPMENT LTD.	89908	REPAIR PARTS	\$2,814.95
SMITH STOCKLEY LTD.	89909	PLUMBING SUPPLIES	\$553.33
STANLEY FLOWERS LTD.	89910	FLOWERS	\$18,002.67
TEMPLETON TRADING INC.	89911	PAINT SUPPLIES	\$179.21
AETTNL	89912	MEMBERSHIP RENEWAL	\$271.20
TULKS GLASS & KEY SHOP LTD.	89913	PROFESSIONAL SERVICES	\$220.23
URBAN CONTRACTING JJ WALSH LTD	89914	PROPERTY REPAIRS	\$141.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WESCO DISTRIBUTION CANADA INC.	89915	REPAIR PARTS	\$99.54
WINDCO ENTERPRISES LTD.	89916	BROCHURE	\$72.89
WAL-MART 3092-KELSEY DRIVE	89917	MISCELLANEOUS SUPPLIES	\$651.32
DR. CHIN C. TAN	89918	MEDICAL EXAMINATION	\$20.00
DR. KARL MISIK	89919	MEDICAL EXAMINATION	\$20.00
SOBEYS - MERRYMEETING RD	89920	MISCELLANEOUS SUPPLIES	\$194.18
THE SALVATION ARMY NL DIVISION	89921	HPS FUNDS	\$2,587.70
NEW VICTORIAN HOMES	89922	REFUND SECURITY DEPOSIT	\$4,500.00
STAPLES THE BUSINESS DEPOT - KELSEY	89923	OFFICE SUPPLIES	\$122.91
MCKIM, DR. AARON	89924	MEDICAL EXAMINATION	\$20.00
COMFORT INN AIRPORT	89925	ACCOMMODATIONS TRAVEL WRITERS	\$277.88
SOBEYS ROPEWALK LANE	89926	MISCELLANEOUS SUPPLIES	\$260.47
DR. ELIZABETH BANNISTER	89927	MEDICAL EXAMINATION	\$20.00
55732 NEWFOUNDLAND & LABRADOR INC.	89928	REFUND SECURITY DEPOSIT	\$5,000.00
MCINNES COOPER	89929	PROFESSIONAL SERVICES	\$627.15
BEST KIND PRODUCTIONS	89930	BROCHURE	\$300.00
NEWFOUNDLAND AND LABRADOR BALL HC	89931	REAL PROGRAM	\$600.00
COUNTRY RIBBON INC.	89932	WHOLE CORN	\$234.70
LEASIDE MANOR INC.	89933	ACCOMMODATIONS TRAVEL WRITERS	\$395.46
MILLER EQUIPMENT LTD.	89934	REFUND SECURITY DEPOSIT	\$1,500.00
TANGLECOVE	89935	PERFORMANCE FEE	\$315.00
MAURICE COLBERT	89936	REFUND SECURITY DEPOSIT	\$50.00
JOSEPH TAPPER	89937	REFUND SECURITY DEPOSIT	\$240.14
JOSEPH AND DEANNA NORMAN	89938	REFUND SECURITY DEPOSIT	\$2,000.00
BARBARA HENNESSEY	89939	RECREATION PROGRAM REFUND	\$27.00
KRYSTAL PUDDICOMBE	89940	RECREATION PROGRAM REFUND	\$120.00
BROWNING HARVEY LTD. & COMPLETE TR	89941	LEGAL CLAIM	\$1,207.29
NATHAN EDDY PHOTOGRAPHY	89942	PROFESSIONAL SERVICES	\$250.86
DUNN, HAROLD	89943	VEHICLE BUSINESS INSURANCE	\$490.00
MARIE HERLIDAN	89944	CLOTHING ALLOWANCE	\$120.00
MICHAEL KEAN	89945	CLOTHING ALLOWANCE	\$120.00
SQUIRES, PAULA	89946	CLOTHING ALLOWANCE	\$120.00
WINSOR, MICHELLE	89947	MILEAGE	\$26.41
PINSENT, JEFF	89948	CAN-FIT-PRO MEMBERSHIP	\$222.61
NADINE MARTIN	89949	MILEAGE	\$41.73

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DODD, DARREN	89950	VEHICLE BUSINESS INSURANCE	\$318.00
BLAIR MCDONALD	89951	MILEAGE	\$33.93
BRUCE PEARCE	89952	EMPLOYMENT RELATED EXPENSES	\$349.00
BENNETT, GLENN	89953	MILEAGE - CROSSING GUARD PROGRAM	\$77.72
KRISTA BABIJ	89954	MILEAGE	\$39.24
JOELLE BLAIS	89955	MILEAGE	\$52.11
GARRETT DONAHER	89956	ITE MEMBERSHIP RENEWAL	\$210.00
MAX BURKE	89957	VEHICLE BUSINESS INSURANCE	\$254.00
NORTRAX CANADA INC.,	89958	REPAIR PARTS	\$13,784.00
CREDIT INFORMATION SERVICES NFLD LTD	89959	CREDIT INFORMATION	\$48.03
ROCKWATER PROFESSIONAL PRODUCT	89960	CHEMICALS	\$2,294.58
CITY OF MOUNT PEARL	89961	DAMAGE CLAIM	\$1,079.57
RICOH	89962	REPAIR PARTS	\$823.77
SHED CITY & OUTDOOR LIVING LTD	89963	SHED	\$2,263.39
STEELFAB INDUSTRIES LTD.	89964	STEEL	\$483.97
PUBLIC SERVICE CREDIT UNION	89965	PAYROLL DEDUCTIONS	\$7,717.25
UPS CANADA	89966	COURIER SERVICES	\$128.07
AGNES NOEL	89967	LEGAL CLAIM	\$6,500.00
MAXINE WALSH-DAWE	89968	REIMBURSEMENT SUPPLIES	\$50.58
WILLOW ANDERSON	89969	MILEAGE	\$14.94
MODERN PAVING LTD.	89970	PROGRESS PAYMENTS	\$1,857.72
FILTRUM INC.,	89971	PROGRESS PAYMENTS	\$203,111.68
PYRAMID CONSTRUCTION LIMITED	89972	PROGRESS PAYMENTS	\$445,903.78
Total:			\$ 1,971,846.84

MEMORANDUM

Date: November 19, 2015
To: Mr. Neil Martin, Mr. Rick Squires, Ms. Elaine Henley
From: Gregory Baker
Re: Council Approval Tender 2015153 Abatement, Demolition & Site Remediation 117 Southern Shore Highway

The result of Tender 2015153 Abatement, Demolition & Site Remediation 117 Southern Shore Highway

Bursey Excavating & Development Inc.	\$64,916.58
Eric Taylor Ltd.	\$109,190.42
Cox's Construction Ltd.	\$164,426.30
Arianna Construction	\$331,900.00
Coady Construction	\$829,081.00

It is recommended to award this tender to the overall lowest bidder meeting specifications Bursey Excavating & Development Inc. \$64,916.58 as per the Public Tendering Act.

Taxes are included in the quoted price.

Gregory Baker
Buyer SCMP

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: November 10, 2015

To: His Worship the Mayor and Members of Council

From: Robert Burse, City Solicitor

Re: 135 MacDonald Drive – Parking Lot

The owners of Kenny's Pond Retirement Community have made application to lease and pave City land adjacent to the public parking lot between the mini golf course and their building located at 135 MacDonald Drive. They wish to use the area for additional parking.

A similar application was initially made in 2008, and approval by Council was given in February of 2009. No action was taken by the Applicant, resulting in the approval lapsing in 2011. The Applicant has been advised of the foregoing and reapplied.

Since the previous approval, the City's situation has changed. When the current application was brought before the Development Committee, the Division of Parks and Open Spaces advised that they now require this parcel of land.

Parks lost a storage shed to the construction of the Paul Reynolds Community Centre, which was unable to be replaced on site. The area subject to the current application was identified as the site for the new storage shed. This shed will house maintenance equipment and sport nets used in the east end of St. John's. As well, in an effort to limit the time required to travel to east end sites with maintenance equipment, some Parks staff will report to work at this location.

Increased traffic is not anticipated, as the Park's staff currently uses the Kenny's Pond Park building for a lunch room. The new shed will be at least 24' X 30' and will be designed to blend in with the surrounding area. It will not look commercial. The plan involves extending the berm between the existing lot and MacDonald Drive to provide the necessary screening from the street. An entrance may be maintained at this end of the property for Parks vehicles.

.../2

ST. JOHN'S

LEGAL DEPARTMENT

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

A capital funding request has been submitted for 2016 consideration.

Given the foregoing, it is recommended that the application to pave and lease the gravel area at 135 MacDonald Drive be denied.

Robert J. Bursey, LL.B.
City Solicitor

AGMW/mp

MEMORANDUM

Date: November 12, 2015

To: His Worship the Mayor and Members of Council

From: Robert Bursey, City Solicitor

Re: Kilkenny Street Easement –Expropriation

The City requires an easement over land at Kilkenny Street for the purpose of a waterline. The land was owned by CDL Holdings Limited who have recently Quit Claimed this property to the City. In order to perfect title to this parcel of land, this land must be expropriated.

It is recommended that the parcel Quit Claimed to the City be expropriated. The Notice of Expropriation is attached hereto.

Robert J. Bursey, LL.B.
City Solicitor

AGMW/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: November 12, 2015

To: His Worship the Mayor
and Members of Council

From: Derek Coffey CPA, CA, MBA
Acting Deputy City Manager, Financial Management

Re: Quarterly Travel Report
Third Quarter 2015

Attached in accordance with the City's Freedom of Information By-Law is the Quarterly Travel Report for the third quarter of 2015.

(original signed)

Derek Coffey CPA, CA, MBA
Acting Deputy City Manager,
Financial Management

DC/lp

Enclosure

ST. JOHN'S

DEPARTMENT OF FINANCE

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

Quarterly Travel Report 2015 3rd Quarter

ST. JOHN'S

DEPARTMENT OF FINANCE

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

City Council

Sandy Hickman 1111-52111

- Winnipeg, Manitoba
- Canada Capital Cities Conference
- August 18 - 22, 2015

Total: \$ 2,812.66

Danny Breen 1111-52111

- Carbonear, NL
- Urban Municipalities Caucus Meetings
- September 11 - 12, 2015

Total: \$ 222.40

Legal

Linda Bishop 1220-52111

- Halifax, Nova Scotia
- ACAC Conference
- September 23 - 26, 2015

Total: \$ 1,242.12

Public Works

Shawn Hays 4123-52111

- Dartmouth, NS
- Rockwell Automation Training Course
- July 5 - 10, 2015

Total: \$ 4,701.15

Paul Mackey 3011-52111

- Phoenix, Arizona
- APWA Congress & Exposition
- August 29 – Sept. 3, 2015

Total: \$ 3,562.79

Community Services

Heather Hillier 2931-52113

- Calgary, Alberta
- CVMA Convention
- July 16 - 19, 2015

(3rd party paid all expenses except registration)

Total: \$ 367.50

Fire Department

Helen Williamson 2503-52111
 • Vancouver, B.C.
 • IAFF Conference
 • August 24 - 28, 2015 Total: \$ 3,450.54

Jerry Peach 2503-52111
 • Victoria, B.C.
 • Canadian Association of Fire Chiefs AGM
 • September 19 - 24, 2015 Total: \$ 3,288.92

Corporate Services/City Clerk

Keith Barrett 1268-52111
 • Halifax, NS
 • MISA Atlantic Conference & CIO Summit
 • August 9 - 13, 2015 Total: \$ 2,809.93

Cathy Rex 1268-52111
 • Halifax, NS
 • MISA Atlantic Conference
 • August 11 - 13, 2015 Total: \$ 1,824.41

Lynn O'Grady 1216-52111
 • Toronto, Ontario
 • Canadian HR Awards
 • September 16 - 18, 2015 Total: \$ 1,881.58

Terry Burden 1216-52111
 • Ottawa, Ontario
 • CSSE Conference
 • September 20 -23, 2015 Total: \$ 2,514.23

Elizabeth Clarke 1268-52111
 • Toronto / Quebec City
 • Underwriter's Insurance Meetings / RIMS Conference
 • September 24 – Oct. 1, 2015 Total: \$ 4,093.29

Financial Services

Gareth Griffiths 6330-52111

- Halifax, Nova Scotia
- ACAC Conference
- September 23 - 26, 2015

Total: \$ 1,207.88

Planning, Development and Engineering

Josh Burt ENG-2015-746

- Toronto / Hamilton, Ontario
- Robinson Consultants CIPP Lining Training
- July 1 - 4, 2015

Total: \$ 4,018.40

Jamie Hunt ENG-2015-746

- Toronto / Hamilton, Ontario
- Robinson Consultants CIPP Lining Training
- July 1 - 4, 2015

Total: \$ 4,184.39

Sylvestor Crocker 2921-59111

- Quebec City
- Demonstration Bldg./hotel Visit
- September 20 - 22, 2015

(3rd party paid registration, hotel, and airfare)

Total: \$ 292.75

Garrett Donaher 2921-59111

- Charlottetown, PEI
- TAC Conference and Meetings
- September 25 - 30, 2015

Total: \$ 2,704.88

MEMORANDUM

Date: November 17, 2015

To: His Worship the Mayor and Members of Council

From: Robert Bursey, City Solicitor

Re: 17 Heffernan's Line

In 2005 the City entered into negotiations with Donald and Carolyn March for the sale of a small portion of the front of their property for the Goulds Infrastructure Improvement place (2002).

We have recently reached an agreement of \$800.00 plus reasonable legal fees to finalize this transaction, which includes compensation for alleged damage to trees on their property.

I recommend that approval be given to proceed with this acquisition/compensation and request that this matter be brought before Council at the next Regular Meeting.

Robert J. Bursey, LL.B.
City Solicitor

AGMW/mp

ST. JOHN'S

LEGAL DEPARTMENT

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