

**AGENDA  
REGULAR MEETING**

**August 21, 2017  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

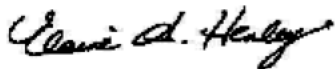
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August 18, 2017

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, August 21, 2017 at 4:30 p.m.**

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

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER



## AGENDA

### REGULAR MEETING - CITY COUNCIL

August 21, 2017 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall

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#### 1. CALL TO ORDER

#### 2. APPROVAL OF THE AGENDA

#### 3. ADOPTION OF THE MINUTES

- Minutes of August 7, 2017

#### 4. BUSINESS ARISING FROM THE MINUTES

##### Included in the Agenda

- Notice of Motion – Councillor Puddister – Reconfirming Open Space Zoning for the Anglican Synod Property next to Penney Crescent
- Decision Note dated August 16, 2017 re: Envision St. John's Municipal Plan – draft dated July 2017 – Adoption-in-principle

#### 5. NOTICES PUBLISHED

- A Change of Non-Conforming Use application has been submitted requesting permission to change the use of **11 Boncloddy Street** to a restaurant. The proposed use would occupy an area of 74.3 m<sup>2</sup> and will replace the previous Sports Bar Lounge.

#### 6. PUBLIC HEARINGS

#### 7. COMMITTEE REPORTS

- Community Services & Housing Standing Committee Report – July 25, 2017
- Special Events Advisory Committee Report – August 17, 2017

#### 8. RESOLUTIONS

#### 9. DEVELOPMENT PERMITS LIST

- Development Permits List - August 3, 2017 – August 16, 2017

#### 10. BUILDING PERMITS LIST

- Building Permits List – August 3, 2017 to August 16, 2017

#### **11. REQUISITIONS, PAYROLLS AND ACCOUNTS**

- Payroll and Accounts – Weeks ending August 9, 2017
- Payroll and Accounts – Weeks ending August 16, 2017

#### **12. TENDERS/RFPS**

- a. Council Approval for Tender 2017067 - Bay Bulls Big Pond Water Treatment Plant CP-4 Upgrading
- b. Council Approval for Tender 2017153 – Culverts Blackhead Road and Main Road at Beaver Brook
- c. Council Approval for Tender 2017159 – IBM Passport Advantage Support Renewal

#### **13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

- a. Notice of Motion – Councillor Hickman - Feasibility/Engineering Study into the construction of an alternate route up Signal Hill

#### **14. OTHER BUSINESS**

- a. Decision Note dated August 9, 2017 re: 20 Hebron Way
- b. August Economic Update

#### **15. ADJOURNMENT**

## **MINUTES**

### **REGULAR MEETING - CITY COUNCIL**

**August 7, 2017 – 4:30 p.m. - Council Chambers, 4<sup>th</sup> Floor, City Hall**

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**Present** Mayor D. O’Keefe  
Deputy Mayor R. Ellsworth  
Councillor T. Hann  
Councillor D. Breen  
Councillor B. Tilley  
Councillor W. Collins  
Councillor S. Hickman (retired at 5:35)  
Councillor S. O’Leary  
Councillor A. Puddister  
Councillor D. Lane  
Councillor J. Galgay

**Others** Kevin Breen, City Manager  
Lynnann Winsor, Deputy City Manager of Public Works  
Derek Coffey, Deputy City Manager of Financial Administration  
Jason Sinyard, Deputy City Manager of Planning, Engineering and  
Regulatory Services  
Linda Bishop, Senior Legal Council  
Ken O’Brien, Chief Municipal Planner  
Maureen Harvey, Acting City Clerk  
Stacey Fallon, Legislative Assistant  
Garrett Donaher, Transportation Engineer

### **CALL TO ORDER/ADOPTION OF AGENDA**

#### **SJMC2017-08-07/336R**

**Moved – Councillor Hickman; Seconded – Councillor Collins**

**That the agenda be adopted with the following five additions:**

- **Request for Proposal 2017122**  
**Dam Classification Study and Dam Safety Review**  
**Engineering Consulting Services**
- **Request for Proposals**  
**Kenmount Road Trunk Storm Sewer Replacement Project**  
**Phase 1**  
**Engineering Consulting Services**
- **Request for Proposals**  
**Continuous Improvement consultant/trainer**

- Council Approval for Contract Award Without Tender Invitation – ESRI Canada Limited
- Bay Bulls Big Pond CP-4 Capital Works

**CARRIED UNANIMOUSLY**

#### **ADOPTION OF MINUTES**

**SJMC2017-08-07/337R**

**Moved – Councillor O’Leary; Seconded – Councillor Tilley**

**That the minutes of July 24, 2017 be approved as presented.**

**CARRIED UNANIMOUSLY**

#### **BUSINESS ARISING**

##### **Designation of Heritage Properties**

Pursuant to the Notice of Motion given at the meeting of July 11, 2017 by Councillor Art Puddister:

**SJMC2017-08-07/338R**

**Moved – Councillor Puddister; Seconded – Councillor Lane**

**Council enacts seven bylaws to designate the seven properties listed below as heritage buildings.**

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

**CARRIED UNANIMOUSLY**

#### **NOTICES PUBLISHED**

Council considered the three notices published below.

- 5 Little Street
- 171-179 Elizabeth Avenue
- 101 Doyle's Road

**SJMC2017-08-07/339R**

**Moved – Councillor Puddister Seconded – Councillor Hann**

**That Council approve the applications as presented for the properties listed above, subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

**COMMITTEE REPORTS**

**Environmental Advisory Committee Report – July 25, 2017**

[Link to Report](#)

Council considered the above noted report.

**SJMC2017-08-07/340R**

**Moved – Councillor O’Leary; Seconded – Councillor Tilley**

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

**Item # 1: 240 Waterford Bridge Road**

**Recommendation: to accept the proposal to infill a stagnant pond at 240 Waterford Bridge Road and create a new adjacent pond given the Province has no objection and the location is not listed under significant wetlands.**

**CARRIED UNANIMOUSLY**

**Special Events Advisory Committee Report – August 1, 2017**

[Link to Report](#)

Council considered the above noted report including the following items:

- Brookfield Plains Block Party – August 13, 2017
- Monster Rally – previously approved - (October 1, 2017 Backup date)
- Terry Fox Run – September 17, 2017
- Polka Dot Trot – September 24, 2017

**SJMC2017-08-07/341R**

**Moved – Councillor Breen; Seconded – Councillor Hickman**

**That the above noted events be approved subject to the conditions set out by the Special Events Advisory Committee.**

**CARRIED UNANIMOUSLY**

**Special Events Advisory Committee Report – August 3, 2017**

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[Link to Report](#)

Council considered the above noted report including the following items:

- Best Kind BBQ – September 3, 2017

**SJMC2017-08-07/342R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**To reject the application due to:**

- Highly residential area with proposed 9 hours of sound amplification
- Availability of adequate parking
- Traffic concerns

**Further, council directs staff to work with event organizers to find an alternate location to host the Best Kind BBQ concert and food showcase.**

**CARRIED UNANIMOUSLY**

**Development Committee Report – August 1, 2017**

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[Link to Report](#)

Council considered the above noted report.

**SJMC2017-08-07/343R**

**Moved – Councillor Puddister; Seconded – Councillor Collins**

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

**Item # 1: 32 Waterford Heights North**

**Recommendation:** That Council renew the approval for the proposed rebuild of the dwelling located at 32 Waterford Heights North for one (1) year, subject to the conditions presented in the original approval.

**Item # 2: 60 Savannah Park**

**Recommendation:** That Council approve the 9.3% variance of frontage to allow for 13.72 metres.

**Item # 3: 450 Pipeline Road**

**Recommendation:** That the application be approved subject to a Conservation Plan that the land shall not be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

**Item # 4: 290 Back Line**

**Recommendation:** That the application be approved subject to a Conservation Plan that no land shall be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

**CARRIED UNANIMOUSLY**

**DEVELOPMENT PERMITS LIST**

[Link to List](#)

Council considered, for information, the above noted for the period July 20, 2017 to August 2, 2017.

**BUILDING PERMITS LIST**

[Link to List](#)

Council considered, the above noted for the period July 20, 2017 to August 2, 2017.

**SJMC2017-08-07/344R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That the building permits issued from July 20, 2017 to August 2, 2017 be adopted as presented.**

**CARRIED UNANIMOUSLY**

## **REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending July 26, 2017 and August 2, 2017 respectively.

### **SJMC2017-08-07/345R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That the requisitions, payrolls and accounts for the weeks ending July 26, 2017 and August 2, 2017 in the amounts of in the amount of \$5,668,760.62 and \$3,245,446.19 respectively be approved as presented.**

**CARRIED UNANIMOUSLY**

## **TENDERS/RFPS**

### **Tender 2017139 – 2017 CIPP Sanitary Sewer Lining**

Council considered the above noted tender.

### **SJMC2017-08-07/346R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That Council award this tender to the lowest bidder meeting specifications Dexter Construction Company Limited, in the amount of \$2,500,808.40, taxes included as per the Public Tendering Act.**

**CARRIED UNANIMOUSLY**

### **Contract Award without Tender Invitation – ESRI Canada Limited**

Council considered the above noted contract.

### **SJMC2017-08-07/347R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That Council award this contract to ESRI Canada Limited who are the sole supplier of ESRI Small Local Government Enterprise License Agreement which includes software, Maintenance, technical support, updates and training. This is the 3<sup>rd</sup> year payment of \$87,500 plus taxes for a 3 year agreement.**

**CARRIED UNANIMOUSLY**



**Request for Proposal 2017122 - Dam Classification Study and Dam Safety Review Engineering Consulting Services**

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Council considered the above noted request for proposal.

**SJMC2017-08-07/348R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That engineering consulting services for the Dam Classification Study and Dam Safety Review be awarded to GEMTEC Limited in the amount of \$111,162.00 +HST.**

**CARRIED UNANIMOUSLY**

**Request for Proposals Kenmount Road Trunk Storm Sewer Replacement Project Phase 1 Engineering Consulting Services**

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Council considered the above noted request for proposal.

**SJMC2017-08-07/349R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That engineering consulting services be awarded to Pinnacle Engineering Limited in the amount of \$515,890.00 (HST included).**

**CARRIED UNANIMOUSLY**

**Request for Proposals Continuous Improvement consultant/trainer**

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Council considered the above noted request for proposal.

**SJMC2017-08-07/350R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That council approve the award of the RFP 2017118 Continuous improvement to Leading Edge Group at a cost of \$96,600.00 +HST**

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS**

**Petition - Signal Hill Road**

Councillor Jonathan Galgay presented a petition on behalf of the residents of Signal Hill Road and adjacent streets regarding traffic issues in the Neighbourhood requesting the City to take immediate and effective action to reduce noise and speed.

**Petition - Kent Place**

Councillor Sheilagh O'Leary presented a petition on behalf of the residents of Kent Place regarding recent construction at 1 Kent Place requesting a cease and desist of development.

**Petition – Save Penney Crescent Wetland**

Councillor Danny Breen presented a petition on behalf of the residents of Penney Crescent and surrounding area requesting that all of Council vote against the re-zoning application before the next municipal election.

**Notice of Motion – Reconfirming Open Space Zoning for the Anglican Synod Property next to Penney Crescent**

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

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move a motion that Council re-confirm the zoning of the Anglican Synod property next to Penney Crescent as Open Space.

**DATED at St. John's, NL this 7<sup>th</sup> day of August, 2017**

\_\_\_\_\_  
Art Puddister  
Councillor at Large

**SJMC2017-08-07/351R**

**Moved – Councillor Breen; Seconded – Councillor Galgay**

**That council waive the waiting period for the notice of motion and debate the motion at hand.**

**CARRIED UNANIMOUSLY**

**SJMC2017-08-07/352R**

**Moved – Councillor Puddister; Seconded – Councillor Lane**

**That Council re-confirm its position and the zoning of the Anglican Syud property next to Penney Crescent remain as Open Space.**

**CARRIED UNANIMOUSLY**

**Decision note dated August 3, 2017 - Forde Street**

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Council considered the above noted decision note.

**SJMC2017-08-07/353R**

**Moved – Councillor Hann; Seconded – Councillor Hickman**

**That Council approve the sale of City property for the amount of \$21,680.00 including HST.**

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

**Decision note dated July 31, 2017 – Overnight Grind and Patch Operations**

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Council considered the above noted decision note.

**SJMC2017-08-07/354R**

**Moved – Councillor Breen; Seconded – Councillor Lane**

**That Council grant the contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00 pm and 7:00 am, Sunday to Thursday, for the Grind and Patch portion of the work only.**

**CARRIED UNANIMOUSLY**

**Decision Note dated July 28, 2017 – Bay Bulls Big Pond CP-4 Capital Works**

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Council considered the above noted decision note.

**SJMC2017-08-07/355R**

**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That Council approve the increase in the Bay Bulls Big Pond CP-4 Capital Work to \$12.5M +HST.**

**CARRIED UNANIMOUSLY**

**Decision note dated July 19, 2017 – Winsor Lake**

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Council considered the above noted decision note.

**SJMC2017-08-07/356R**

**Moved – Councillor O’Leary; Seconded – Councillor Tilley**

**That Council approve the release of the Expropriation of the portion of the property transferred to Mr. Critch.**

**CARRIED UNANIMOUSLY**

**Decision note dated August 4, 2017 – Mun Area Traffic Study**

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Council considered the above noted decision note.

**SJMC2017-08-07/357R**

**Moved – Councillor Hickman; Seconded – Councillor Hann**

**That the MUN Area Traffic Study be accepted by Council and incorporated into the City’s planning for development and capital works in the area. Further, that the proposed funding scheme be forwarded to the MUN Board of Regents for their information and following that a joint funding request be prepared by MUN and the City of St. John’s to solicit project funding from the Provincial Government.**

**CARRIED UNANIMOUSLY**

**Councillor Puddister**

- Requested that a porta potty be installed in Bowring Park for the Seniors Lawn Bowling as soon as possible.

**SJMC2017-08-07/358R**

**Moved – Councillor Puddister; Seconded – Councillor Hann**

**That Council approved the placement of a porta-potty for the use of seniors who participate in lawn bowling at Bowring Park for the remainder of the season, and requested a review with respect to placement of porta-potties at this and other areas for subsequent seasons.**

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:47 p.m.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

## REPORT

### ENVIRONMENTAL ADVISORY COMMITTEE MEETING

July 25, 2017 – 12:00 p.m. – Conference Room B, 4<sup>th</sup> Floor, City Hall

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**Present:** John Drover, Chair  
Brian Head, Manager – Parks and Open Spaces, Lead Staff Representative  
(arrived at 12:16 pm)  
Councillor Sheilagh O’Leary (arrived at 12:08 pm)  
Dave Wadden, Manager – Development Engineering  
Ken O’Brien, Chief Municipal Planner  
Griffyn G. Chezenko, Nexter  
Corinna Favaro, NAACAP  
Kimberley Keats, Citizen Representative  
Kathy Driscoll, Legislative Assistant

**Others** Fred Cahill, G. J. Cahill  
Mark Dykeman, G. J. Cahill  
Greg Martin, LAT49  
Chris Samson, LAT49  
Matthew Mills, Mills & Wright Landscaping

## REPORT

### 1. 240 Waterford Bridge Road

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Mr. Chris Samson of Lat49 Architects spoke to the above noted and provided an overview of the proposed project and referenced rendered drawings. He noted there is a small pond on the property and after investigating the history on the pond, it was his understanding the existing site had originally been farm land and the water was created by the farmer for livestock

Mr. Matt Mills of Mills & Wright Landscaping noted he did a visual preliminary assessment on the small pond located on the property and noted the following:

- From the perspective of a landscape amenity, it is difficult to locate as you have to walk through worn paths and open fields. There are no seating features at the site to sit or rest and an abundance of litter surrounds the area. He further suggested indications of after hour activities such as fires at the location.
- As having environmental significance, Mr. Mills noted he had a hydrologist engineer visit the site with him and she determined there is no amphibians habituating in the pond and the existing plant life was an invasive species that limited light and oxygen to the pond and would be harmful if not contained. Further, the water body did not exist on mapping (1 to 50,000 scale) as per the Department of Municipal Affairs and Environment. The hydrologist engineer also noted there was no water system supplying the pond and not conducive to an underground spring. It was suggested the pond was most likely being fed by surface run-off.

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The Chair asked where would storm water go in relation to the proposed development and was advised there is a storm sewer easement in place that runs along the boundary of the school to a ditch. He further questioned if an existing subdivision would be affected by water runoff and was advised there will be a landscape buffer at the proposed development to address this issue. Further, the Chair raised the question as to whether the Department of Municipal Affairs and Environment had any concerns with moving the water body and was advised they had none.

The delegation advised their intent is to move the pond, create a water fountain feature and seating at the site to enhance their proposed development.

The Chair asked Committee members if they had any questions or concerns. Members noted their concerns and questions had been addressed. The Chair asked if there were any neighbourhood concerns and was advised the proposed development had been well received in the community.

The Committee thanked the delegation and they left the meeting at 12:31 pm.

The Manager of Development Engineering suggested it was a good project and that he liked they left a buffer offering privacy. He noted historically the developer constructs tasteful development and felt positive about it.

Councilor O'Leary expressed the fact that she was impressed by the quality of the proposal and that the Committee should move the process along so as not to delay it.

The Manager of Parks and Open Spaces asked the Committee if they were agreeable to the proposed movement of the existing pond.

The following motion was made:

**Moved – Corinna Favaro; Seconded – Griffyn Chezenko**

**To accept the proposal to infill a stagnant pond at 240 Waterford Bridge Road and create a new adjacent pond given the Province has no objection and the location is not listed under significant wetlands.**

**CARRIED UNANIMOUSLY**

John Drover  
Chairperson

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** August 1, 2017

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approval of various events.

## **Discussion – Background and Current Status:**

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

<b>Event</b>	Brookfield Plains Block Party
<b>Date</b>	August 13, 2017
<b>Detail</b>	Closure of Rose Abbey Street Between civic numbers 26/36 & 31/43  10am to 6pm

<b>Event</b>	Monster Rally – Race for Autism
<b>Date</b>	September 10, 2017 * Previously Approved
<b>Organizer</b>	Autism Society NL
<b>Detail</b>	Seeking approval for October 1, 2017 as a back-up date.  This Go Kart event will require the closure of New Gower Street, Barter's Hill to Queens Road/Duckworth Street 6:00 am to 6:00pm - inclusive of set-up and take down.

<b>Event</b>	Terry Fox Run
<b>Date</b>	September 17, 2017
<b>Organizer</b>	Mile Zero Terry Fox Run Committee
<b>Detail</b>	Closure of Carnell Drive 11am to 3pm

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<b>Event</b>	Polka Dot Trot
<b>Date</b>	September 24, 2017
<b>Organizer</b>	Dr. H. Bliss Murphy Cancer Care Foundation
<b>Detail</b>	<p>Start at Health Sciences Centre  Clinch Crescent to Prince Philip Drive  Prince Philip Drive to University Avenue  University Avenue to Paton Street  Paton Street to Anderson Avenue  Anderson Avenue to Freshwater Road  Freshwater Road to Terra Nova Road  Terra Nova Road to Crosbie Road  Finish at Power Plex</p> <p>Participants will walk on the sidewalk and adhere to all traffic control signals.  RNC and Safety First will be on hand to assist at various intersections.</p>

#### **Key Considerations/Implications:**

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

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



**Prepared by/Signature:**

Beverley Skinner – Manager of Program & Service Delivery

Signature B Skinner

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature T Haywood

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# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** August 3, 2017

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Council decision on application or Best Kind BBQ Concert.

## **Discussion – Background and Current Status:**

The Special Events Advisory Committee has received application for the following concert event.

<b>Event</b>	Best Kind BBQ
<b>Date</b>	Sunday, September 3, 2017
<b>Organizer</b>	BrentMac Events
<b>Detail</b>	<p>Event site is the lawn of the Shrine Club, Topsail Road with access to event site from Ferryland Street. 2pm to 11pm Expected attendance; 400- 500 Age demographic; Ages 20 – 30</p> <p>Event music to include live indie/ dance / DJ / local entertainment Full site will be a 19+ event with beer/liquor sales. Local food vendors Bussing provided for post event pick up only, from parking lot on Ferryland Street</p>

## **Key Considerations/Implications:**

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

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6. **Human Resource Implications** N/A
7. **Procurement Implications** N/A
8. **Information Technology Implications** N/A
9. **Other Implications** N/A

**Recommendation:** The Special Event Advisory Committee recommends an alternate location for this event, due to:

1. Highly residential area with proposed 9 hours of sound amplification
2. Availability of adequate parking and potential impact on
  - a. residential area
  - b. local business operation
3. Traffic concerns
  - a. Ferryland Street utilized as main drop off and pick up.
  - b. Emergency exit onto Topsail Road is a safety concern.

Recommend that Council direct staff to work with event organizer to find a previously approved alternate location to host the Best Kind BBQ concert and food showcase.

**Prepared by/Signature:**

**Jennifer Langmead – Special Projects Coordinator**

Signature 

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature 

**Approved by/Date/Signature:**

Kevin Breen - City Manager

Signature \_\_\_\_\_

# ST. JOHN'S

## **REPORTS/RECOMMENDATION**

### **Development Committee**

**August 1, 2017 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**1. Renewal of Existing Approval for Rebuild of Dwelling  
PER- DEV1500136  
32 Waterford Heights North**

It is the recommendation of the Development Committee that Council renew the approval for the proposed rebuild of the dwelling located at 32 Waterford Heights North for one (1) year, subject to the conditions presented in the original approval.

**2. Request for Frontage Variance  
SUB1700015  
60 Savannah Park**

It is recommended that Council approve the 9.3% variance of frontage to allow for 13.72 metres.

**3. Crownland Lease for Agricultural Use  
CRW1700009  
450 Pipeline Road**

This staff report satisfies the requirement for a Land-Use Assessment Report (LUAR). It is recommended that the application be approved subject to a Conservation Plan that the land shall not be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

**4. Clear & Fill Land for Agriculture Purpose  
AGR1700003  
290 Back Line**

This staff report satisfies the requirement for a Land-Use Assessment Report (LUAR). It is recommended that the application be approved subject to a Conservation Plan that no land shall be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

**Jason Sinyard**

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

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF July 20, 2017 TO August 2, 2017**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Wisemen Architecture Ltd.	Veterinary Clinic	171 Kenmount Road	4	Approved	17-07-20
COM	Management Unlimited Inc	Grade Reinstatement	209 Freshwater Road	4	Approved	17-07-20
COM	LAT49 Architecture Inc.	Proposed Building Extension	275 East White Hills Road	1	Approved	17-07-21
COM	The Shoppes at Galway Limited Partnership	Subdivide for Commercial Lot	75 Danny Drive	5	Approved	17-07-24
RES		Single Family Dwelling with Subsidiary Apartment	35 Dillion Crescent	4	Approved	17-07-26
COM		Family Home Child Care Service for 6 Children	41 Oberon Street	4	Approved	07-07-26
RES		Home Office for Administraion of Cleaning Business	27 Keegan Court	4	Approved	07-07-28
OT	Weir's Construction Limited	Quarry	2676 Trans-Canada Highway	5	Approved	07-08-01

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

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

**Gerard Doran**  
**Development Supervisor**  
**Planning, Engineering and**  
**Regulatory Services**

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# Building Permits List

## Council's August 07, 2017 Regular Meeting

Permits Issued: 2017/07/20 to 2017/08/02

### Class: Commercial

201-203 Blackmarsh Rd	Co	Restaurant
117 Ropewalk Lane	Co	Clinic
340 Water St	Co	Tavern
2 Freshwater Rd	Sn	Retail Store
67 Hamlyn Rd., Peter's Pizza	Sn	Eating Establishment
55 Harvey Rd	Sn	Service Shop
439 Kenmount Rd	Sn	Retail Store
123 Quidi Vidi Rd	Sn	Eating Establishment
140 Stavanger Dr	Sn	Retail Store
295-301 Water St, Sound Salon	Sn	Service Shop
65 White Rose Dr	Sn	Clinic
11 Church Hill	Rn	Office
15 Church Hill	Sw	Office
245 Major's Path	Rn	Mixed Use
336 Freshwater Rd, Unit D	Cr	Restaurant
632 Topsail Rd	Rn	Eating Establishment
454 Main Rd	Nc	Communications Use
10 Pearl Pl	Cr	Place Of Amusement
5 King's Bridge Crt	Nc	Patio Deck
55 White Rose Dr., Unit 103	Cr	Office
380 Paddy's Pond Rd	Nc	Transportation Depot
390 Torbay Rd	Rn	Service Station
275 East White Hills Rd	Rn	Warehouse

This Week \$ 3,792,950.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

This Week \$ .00

### Class: Residential

19 Adventure Ave, Lot 326	Nc	Single Detached Dwelling
42 Alexander St	Nc	Patio Deck
268 Anspach St	Nc	Fence
288 Anspach St	Nc	Fence
8 Bonaventure Avenue	Nc	Patio Deck
200 Castle Bridge Dr, Lot 338	Nc	Single Detached Dwelling
3 Cork Pl	Nc	Patio Deck
20 Devine Pl	Nc	Patio Deck
35 Dillon Cres	Nc	Single Detached Dwelling
13 Dumbarton Pl	Nc	Accessory Building
9 Eric St	Nc	Accessory Building
16 Galashiels Pl	Nc	Fence
389 Hamilton Ave	Nc	Patio Deck
3 Kitchener Ave	Nc	Accessory Building
14 Lake View Ave	Nc	Accessory Building

23 Laurier St	Nc	Accessory Building
3 Leonard J. Cowley St	Nc	Fence
4 Lester St	Nc	Patio Deck
25 Lilac Cres, Lot 123	Nc	Semi-Detached Dwelling
27 Lilac Cres, Lot 124	Nc	Semi-Detached Dwelling
9 Mcfarlane Street	Nc	Patio Deck
535 Main Rd	Nc	Swimming Pool
98 Maurice Putt Cres	Nc	Patio Deck
100 Maurice Putt Cres, Lot 272	Nc	Single Detached Dwelling
69 Mayor Ave	Nc	Patio Deck
7 Miranda St	Nc	Fence
13 Moss Heather Dr	Nc	Patio Deck
399 Old Pennywell Rd	Nc	Accessory Building
22 Orlando Pl, Lot 251	Nc	Single Detached & Sub.Apt
30 Orlando Pl, Lot 247	Nc	Single Detached & Sub.Apt
80 Pearltown Rd	Nc	Accessory Building
99 Pearltown Rd	Nc	Patio Deck
149 Petty Harbour Rd	Nc	Accessory Building
9 Point Leamington St	Nc	Accessory Building
62 Prince Of Wales St	Nc	Patio Deck
32 Regent St	Nc	Swimming Pool
32 Regent St	Nc	Fence
65 Roche St	Nc	Fence
9 Rosscommon Pl	Nc	Accessory Building
6 Silverton St	Nc	Patio Deck
529 Thorburn Rd	Nc	Patio Deck
128 University Ave	Nc	Patio Deck
16 Vancouver St	Nc	Accessory Building
25 Winter Ave	Nc	Single Detached Dwelling
25 Peppertree Pl	Co	Home Office
33 Rutledge Cres	Co	Single Detached Dwelling
26 Cedar Brae Cres	Ex	Single Detached Dwelling
42 Cherokee Dr	Ex	Single Detached Dwelling
10 Hoyles Ave	Ex	Single Detached Dwelling
9 Newhook Pl	Ex	Patio Deck
5 Pine Bud Place	Ex	Single Detached Dwelling
12 Sorrel Dr	Ex	Single Detached Dwelling
100-102 Casey St	Rn	Apartments Or Mixed Use
67 Cochrane St	Rn	Semi-Detached Dwelling
1 Forest Ave	Rn	Single Detached Dwelling
400 Hamilton Ave	Rn	Single Detached Dwelling
67 Military Rd	Rn	Townhousing
78 Notre Dame Dr	Rn	Single Detached Dwelling
25 Osbourne St	Rn	Single Detached Dwelling
34 Queen's Rd	Rn	Lodging House
115 Rennie's Mill Rd	Rn	Single Detached Dwelling
10 Rostellan Place	Rn	Single Detached Dwelling
61 Stamp's Lane	Rn	Single Detached & Sub.Apt
24 Tunis Crt	Rn	Single Detached Dwelling
128 University Ave	Rn	Single Detached Dwelling
40 Vinnicombe St	Rn	Single Detached & Sub.Apt
15 York St	Rn	Semi-Detached Dwelling
342-346 Back Line	Sw	Other
16 Circular Rd	Sw	Single Detached Dwelling
290 Freshwater Road	Sw	Single Detached Dwelling
10 Keith Dr	Sw	Single Detached Dwelling
1 Kent Pl	Sw	Single Detached Dwelling
10 Kilmory Pl	Sw	Condominium
11 Kilmory Pl	Sw	Condominium
2 Ross Rd	Sw	Single Detached & Sub.Apt

This Week \$ 4,074,817.00



**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 7,867,767.00

Repair Permits Issued: 2017/07/20 To 2017/08/02 \$ 177,770.00

Legend

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

YEAR TO DATE COMPARISONS			
August 02, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$75,908,411.00	\$91,717,430.00	21
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,997,584.00	\$436,000.00	-93
Residential	\$42,413,759.00	\$48,480,011.00	14
Repairs	\$2,828,836.00	\$2,011,227.00	-29
Housing Units (1 & 2 Family Dwelling)	136	118	
<b>TOTAL</b>	<b>\$127,148,590.00</b>	<b>\$142,644,668.00</b>	12

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 26, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 459,862.65</b>
<b>Bi-Weekly Administration</b>	<b>\$ 940,838.37</b>
<b>Bi-Weekly Management</b>	<b>\$ 904,568.96</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 740,950.87</b>
<b>Accounts Payable</b>	<b>\$ 2,622,539.77</b>

**Total: \$ 5,668,760.62**

# **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
NUTRI LAWN	111530	REMOVAL OF DEBRIS	218.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	111531	REGISTRATION OF EASEMENT	200.00
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	111532	YOUTH SPORT TRAVEL GRANT	800.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	111533	CADO LICENSE RENEWAL	350.00
LESLEY HICKEY ROGERS	111534	REFUND SECURITY DEPOSIT	7,500.00
JESSICA PECKHAM	111535	VEHICLE BUSINESS INSURANCE	115.00
MAHER, TRAVIS	111536	MILEAGE	41.83
CRYSTAL BARRON	111537	MILEAGE	64.06
KATIE CROMWELL	111538	EMPLOYMENT RELATED EXPENSES	63.20
CLYDE HARVEY	111539	MILEAGE	8.48
JODIE GREELEY	111540	MILEAGE	37.60
JAMES PARMITER	111541	COURT OF APPEAL REFUND	60.00
DAVID FLANNIGAN	111542	COURT OF APPEAL REFUND	60.00
JOSEPH RYAN	111543	COURT OF APPEAL REFUND	60.00
TUCKER ELECTRONICS LTD.	111544	ELECTRONICS	661.12
CITY OF ST. JOHN'S	111545	MUNICIPAL TAX BILL RAILWAY	290.00
PAJ CANADA COMPANY	111546	PROMOTIONAL ITEMS	791.94
CUPE LOCAL 569	111547	PAYROLL DEDUCTIONS	412.91
NEWFOUNDLAND EXCHEQUER ACCOUNT	111548	REGISTRATION OF EASEMENT	20.00
FLEMING, MARK	111549	EMPLOYMENT RELATED EXPENSES	45.98
MACDONALD, WILLIAM	111550	ITE MEMBERSHIP DUES	172.57
JONES, CHRISTINA	111551	EMPLOYMENT RELATED EXPENSES	161.45
SUSAN HOWLETT	111552	CLOTHING ALLOWANCE	76.19
ACKLANDS-GRAINGER	111553	INDUSTRIAL SUPPLIES	3,388.16
E TUCKER AND SONS LTD.	111554	PROFESSIONAL SERVICES	195.50
ROBERT BAIRD EQUIPMENT LTD.	111555	RENTAL OF EQUIPMENT	2,076.58
LANDSCAPE NFLD. & LABRADOR	111556	MEMBERSHIP FEES	170.20
DULUX PAINTS	111557	PAINT SUPPLIES	3,243.00
HITS 99.1	111558	ADVERTISING	2,466.75
CHIMO CONSTRUCTION LIMITED	111559	PROFESSIONAL SERVICES	5,037.00
CLASS C SOLUTIONS GROUP	111560	REPAIR PARTS	2,173.02
UNITED RENTAL OF CANADA INC.	111561	RENTAL OF EQUIPMENT	712.84
STAPLES THE BUSINESS DEPOT - STAVANGER DR	111562	STATIONERY & OFFICE SUPPLIES	69.82
D PETERS BRONZE & BRASS	111563	NAME PLATES	1,109.75
SOBEY'S INC	111564	PET SUPPLIES	2,880.86
NORTRAX CANADA INC.,	111565	REPAIR PARTS	2,579.50
COASTAL MOUNT PEARL	111566	REPAIR PARTS	98.87
CLEARWATER POOLS LTD.	111567	POOL SUPPLIES	1,800.89
HAZMASTERS INC.	111568	CHEMICALS	400.49
CANADIAN RED CROSS	111569	CPR RECERTIFICATION	961.50
DULUX PAINTS	111570	PAINT SUPPLIES	223.71
PETER'S AUTO WORKS INC.	111571	TOWING OF VEHICLES	3,320.04
HARTY'S INDUSTRIES	111572	STEEL FLAT BAR	3,220.00
LONG & MCQUADE	111573	REAL PROGRAM	204.00
THYSSENKRUPP ELEVATOR	111574	ELEVATOR MAINTENANCE	1,500.75
CANADIAN TIRE CORP. -HEBRON WAY	111575	MISCELLANEOUS SUPPLIES	205.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN TIRE CORP.-MERCHANT DR.	111576	MISCELLANEOUS SUPPLIES	336.85
CANADIAN TIRE CORP.-KELSEY DR.	111577	MISCELLANEOUS SUPPLIES	683.09
HOME DEPOT OF CANADA INC.	111578	BUILDING SUPPLIES	331.98
J & N EXCAVATING & CONTRACTING	111579	REFUND SECURITY DEPOSIT	2,000.00
RATECH ELECTRONICS LTD.	111580	REPAIR PARTS	1,417.90
LESTER'S FARM MARKET	111581	FLOWERS	185.94
ENTERPRISE RENT-A-CAR	111582	RENTAL OF VEHICLES	22,425.00
XYLEM CANADA COMPANY	111583	REPAIR PARTS	62,746.93
GUILLEVIN INTERNATIONAL CO.	111584	ELECTRICAL SUPPLIES	1,439.44
COMCOR ENVIRONMENTAL LTD	111585	PROFESSIONAL SERVICES	17,865.31
TOTAL CANADA INC.	111586	REPAIR PART	262.20
NL NEWS NOW INC.	111587	ADVERTISING	517.50
INFINITY CONSTRUCTION	111588	PROFESSIONAL SERVICES	38,243.25
MICRO FOCUS SOFTWARE (CANADA) IC.	111589	SOFTWARE	3,889.02
UMBRELLA SECURITY	111590	ALARM MONITORING	82.80
D & S VACUUM TRUCK SERVICES LTD.	111591	PROFESSIONAL SERVICES	402.50
PETER'S PIZZA	111592	MEAL ALLOWANCES	215.73
KANSTOR INC.	111593	REPAIR PARTS	147.55
SAFETY FIRST-SFC LTD.	111594	PROFESSIONAL SERVICES	30,129.70
CARMICHAEL ENGINEERING LTD.	111595	PROFESSIONAL SERVICES	2,815.20
MANNA EUROPEAN BAKERY AND DELI LTD	111596	REFRESHMENTS	102.93
MARK'S WORK WEARHOUSE	111597	PROTECTIVE CLOTHING	797.99
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADOR	111598	PROFESSIONAL SERVICES	563.50
ATLANTIC CONSTRUCTION ELITE SERVICES INC.,	111599	PROFESSIONAL SERVICES	28,154.30
ENGLOBE CORP	111600	PROFESSIONAL SERVICES	9,732.09
BACALAO NOUVELLE CUISINE NEWFOUNDLAND INC.,	111601	CATERING SERVICES	801.98
MOORE CANADA	111602	OFFICE SUPPLIES	457.82
BELL MOBILITY PAGING	111603	PAGING SERVICES	37.24
JUNGLE JIM'S GOULDS	111604	SENIORS BUS OUTING	407.20
CLAYTON DEVELOPMENT	111605	REFUND SECURITY DEPOSIT	188,250.00
GCR TIRE CENTRE	111606	TIRES	7,327.93
PETER PAN SALES LTD.	111607	SANITARY SUPPLIES	1,635.06
PUROLATOR COURIER	111608	COURIER SERVICES	91.22
ROYAL FREIGHTLINER LTD	111609	REPAIR PARTS	2,938.24
TRACTION DIV OF UAP	111610	REPAIR PARTS	10,909.94
CANCELLED	111611	CANCELLED	0.00
ROEBOTHAN MCKAY MARSHALL	111612	LEGAL CLAIM	39.10
CAMPIA GYMNASTICS	111613	REAL PROGRAM	183.15
ORTHOPEDIC SOLUTIONS	111614	PROTECTIVE CLOTHING	250.00
ST. TERESA'S PARISH HALL	111615	RENTAL OF HALL	50.00
TUCKER, DAVID	111616	ENTERTAINMENT	50.00
COOMBS, CLAYTON	111617	ENTERTAINMENT	100.00
DR. D.R. CHAULK	111618	MEDICAL EXAMINATION FEE	20.00
DAVE PENNY	111619	PERFORMANCE FEE	200.00
DR. ESLIER AGUILAR	111620	MEDICAL EXAMINATION FEE	20.00
DR. AMANDA COMPTON	111621	MEDICAL EXAMINATION FEE	20.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DR. CYRIL RICHE	111622	MEDICAL EXAMINATION FEE	40.00
MORGAN, PAMELA	111623	PERFORMANCE FEE	350.00
GLEN CHAULK	111624	LEGAL CLAIM	833.75
REDWOOD MANAGEMENT LTD	111625	REFUND SECURITY DEPOSIT	2,000.00
PRIMUM INSURANCE COMPANY	111626	LEGAL CLAIM	1,455.78
SINGSONG INC.	111627	PERFORMANCE FEE	460.00
GERRY SMITH	111628	HONORARIUM	100.00
DR. KEEGAN, AU., M.D., E.R.C.S.(C)	111629	MEDICAL EXAMINATION FEE	20.00
TYCO INTEGRATED SECURITY CANADA, INC.	111630	PROFESSIONAL SERVICES	3,107.00
HARRIS PORTER	111631	ENTERTAINMENT	100.00
GOSSE, BRIANNA	111632	PERFORMANCE FEE	800.00
PROVINCIAL INVESTMENTS INC.	111633	COURIER SERVICES	538.43
MARY FEARON	111634	PERFORMANCE FEE	200.00
MARY WHITE	111635	LEGAL CLAIM	204.70
KINNEY, JEANETTE	111636	HONORARIUM	100.00
VICKY LARKIN	111637	PERFORMANCE FEE	100.00
JASON HUSSEY	111638	LEGAL CLAIM	115.00
ELEANOR DAWSON	111639	PERFORMANCE FEE	200.00
KATIE PARNHAM	111640	PROFESSIONAL SERVICES	298.00
MURIEL MILLS	111641	ENTERTAINMENT	100.00
BRIAN KELLY	111642	LEGAL CLAIM	144.90
HARRY CRANE	111643	LEGAL CLAIM	126.50
JIM MURPHY	111644	REFUND SECURITY DEPOSIT	500.00
JAMES FLYNN	111645	REFUND SECURITY DEPOSIT	253.13
DAVID ASHLEY	111646	RELEASE OF SECURITY FOR EXPROPRIATION	25,000.00
DARLENE CAREEN	111647	RECREATION PROGRAM REFUND	50.00
CHRISTINE DONOVAN AND BOTANY BAY GARDENS	111648	LEGAL CLAIM	172.50
YORK UNIVERSITY	111649	PIT COUNT CONTRACT	19,000.00
HARTY'S INDUSTRIES	111650	STEEL FLAT BAR	1,039.28
MACDONALD, WILLIAM	111651	TRAVEL ADVANCE	3,347.33
GARRETT DONAHER	111652	TRAVEL ADVANCE	2,116.84
HORSESHOE HILL CONSTRUCTION INC.	111653	PROGRESS PAYMENTS	79,281.00
HARTY'S INDUSTRIES	111654	STEEL FLAT BAR	2,180.72
COASTAL BLDG. PRODUCTS & SERV.	111655	PROGRESS PAYMENTS	120,560.25
NEWFOUNDLAND POWER	EFT000000001383	ELECTRICAL SERVICES	120,336.50
UNIVAR CANADA	EFT000000001384	CHEMICALS	30,742.38
M'CLOUGHLAN SUPPLIES LTD.	EFT000000001385	ELECTRICAL SUPPLIES	1,808.28
PIK-FAST EXPRESS INC.	EFT000000001386	BOTTLED WATER	29.00
DICKS & COMPANY LIMITED	EFT000000001387	OFFICE SUPPLIES	69.39
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000001388	REPAIR PARTS	31,596.85
NEWFOUND DISPOSAL SYSTEMS LTD.	EFT000000001389	DISPOSAL SERVICES	179.03
ORKIN CANADA	EFT000000001390	PEST CONTROL	458.30
KRISTA GLADNEY	EFT000000001391	MILEAGE	66.48
PENNEY, LISA	EFT000000001392	MILEAGE - CROSSING GUARD PROGRAM	129.15
CABOT BUSINESS FORMS AND PROMOTIONS	EFT000000001393	CROSBIE BUILDING MONTHLY LEASE	16,834.56
GENTARA REAL ESTATE LP	EFT000000001394	LEASE OF OFFICE SPACE	27,609.60

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PUBLIC SERVICE CREDIT UNION	EFT000000001395	PAYROLL DEDUCTIONS	4,242.40
WINSOR, LYNNANN	EFT000000001396	MILEAGE	414.40
ROGERS COMMUNICATIONS CANADA INC.	EFT000000001397	DATA & USAGE CHARGES	18,948.55
AFONSO GROUP LIMITED	EFT000000001398	SEWER INSPECTIONS	1,242.00
ACTION CAR AND TRUCK ACCESSORIES	EFT000000001399	REPAIR PARTS	666.98
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000001400	MEDICAL SERVICES	13,112.70
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000001401	WATER PURIFICATION SUPPLIES	870.78
AQUAM	EFT000000001402	RECREATION SUPPLIES	277.12
RDM INDUSTRIAL LTD.	EFT000000001403	INDUSTRIAL SUPPLIES	186.20
SMS EQUIPMENT	EFT000000001404	REPAIR PARTS	704.86
CABOT PEST CONTROL	EFT000000001405	PEST CONTROL	386.98
ROCKWATER PROFESSIONAL PRODUCT	EFT000000001406	CHEMICALS	3,132.72
PRINT & SIGN SHOP	EFT000000001407	SIGNAGE	179.40
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001408	PROTECTIVE CLOTHING	4,876.90
SPARTAN ATHLETIC PRODUCTS	EFT000000001409	SPORTING SUPPLIES	23,132.25
CANADIAN CORPS COMMISSIONAIRES	EFT000000001410	SECURITY SERVICES	64,827.25
AIR LIQUIDE CANADA INC.	EFT000000001411	CHEMICALS AND WELDING PRODUCTS	435.89
MAC TOOLS	EFT000000001412	TOOLS	422.61
KENT	EFT000000001413	BUILDING SUPPLIES	275.78
CBCL LIMITED	EFT000000001414	PROFESSIONAL SERVICES	6,296.25
COLONIAL GARAGE & DIST. LTD.	EFT000000001415	AUTO PARTS	1,598.56
CONSTRUCTION SIGNS LTD.	EFT000000001416	SIGNAGE	19,632.35
J3 CONSTRUCTION LIMITED	EFT000000001417	PROFESSIONAL SERVICES	1,883.70
CRANE SUPPLY LTD.	EFT000000001418	PLUMBING SUPPLIES	96.50
JAMES G CRAWFORD LTD.	EFT000000001419	PLUMBING SUPPLIES	401.37
ENVIROSYSTEMS INC.	EFT000000001420	PROFESSIONAL SERVICES	6,997.75
THOMAS ECONOMY GLASS	EFT000000001421	PROFESSIONAL SERVICES	110.26
FASTENAL CANADA	EFT000000001422	REPAIR PARTS	252.29
CREDIT RECOVERY 2003 LIMITED	EFT000000001423	CREDIT COLLECTIONS	227.70
CRAWFORD & COMPANY CANADA INC	EFT000000001424	ADJUSTING FEES	2,574.00
DICKS & COMPANY LIMITED	EFT000000001425	OFFICE SUPPLIES	21,005.14
EAST COAST HYDRAULICS	EFT000000001426	REPAIR PARTS	77.74
HITECH COMMUNICATIONS LIMITED	EFT000000001427	REPAIRS TO EQUIPMENT	13,820.70
DOMINION RECYCLING LTD.	EFT000000001428	PIPE	332.58
EAST CHEM INC.	EFT000000001429	CHEMICALS	1,946.43
ELECTRIC MOTOR & PUMP DIV.	EFT000000001430	REPAIR PARTS	4,242.66
STOKES INTERNATIONAL	EFT000000001431	CITATION CORDS	151.68
THE TELEGRAM	EFT000000001432	ADVERTISING	5,786.80
DOMINION STORE 935	EFT000000001433	MISCELLANEOUS SUPPLIES	728.94
BASIL FEARN 93 LTD.	EFT000000001434	REPAIR PARTS	3,078.10
EMERGENCY REPAIR LIMITED	EFT000000001435	AUTO PARTS AND LABOUR	18,146.99
CONTROL PRO DISTRIBUTOR INC.	EFT000000001436	REPAIR PARTS	87.03
H & B CONSTRUCTION LTD.	EFT000000001437	PROFESSIONAL SERVICES	12,075.00
PRINCESS AUTO	EFT000000001438	MISCELLANEOUS ITEMS	610.78
COASTLINE SPECIALTIES	EFT000000001439	REPAIR PARTS	11,426.40
STELLAR INDUSTRIAL SALES LTD.	EFT000000001440	INDUSTRIAL SUPPLIES	144.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	EFT000000001441	PROFESSIONAL SERVICES	33,944.89
PROVINCIAL FENCE PRODUCTS	EFT000000001442	FENCING MATERIALS	26,202.06
WOLSELEY CANADA INC.	EFT000000001443	REPAIR PARTS	610.23
HARRIS & ROOME SUPPLY LIMITED	EFT000000001444	ELECTRICAL SUPPLIES	372.60
HARVEY & COMPANY LIMITED	EFT000000001445	REPAIR PARTS	8,555.51
HARVEY'S OIL LTD.	EFT000000001446	PETROLEUM PRODUCTS	732.78
BRENNTAG CANADA INC	EFT000000001447	CHLORINE	12,271.70
RONA	EFT000000001448	BUILDING SUPPLIES	567.25
HOLDEN'S TRANSPORT LTD.	EFT000000001449	RENTAL OF EQUIPMENT	431.25
FLEET READY LTD.	EFT000000001450	REPAIR PARTS	707.71
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000001451	REPAIR PARTS	2,458.66
PENNECON ENERGY TECHNICAL SERVICE	EFT000000001452	PROFESSIONAL SERVICES	2,516.55
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000001453	PROMOTIONAL ITEMS	4,197.86
HICKMAN DODGE JEEP CHRYSLER	EFT000000001454	PURCHASE OF VEHICLE	39,646.25
ISLAND HOSE & FITTINGS LTD	EFT000000001455	INDUSTRIAL SUPPLIES	157.48
ZOETIS	EFT000000001456	REPAIR PARTS	1,012.94
REXEL CANADA ELECTRICAL INC.,	EFT000000001457	REPAIR PARTS	108.05
MIKAN INC.	EFT000000001458	LABORATORY SUPPLIES	220.92
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	EFT000000001459	CHEMICALS	287.87
PRINTERS PLUS	EFT000000001460	TONER CARTRIDGES	299.00
MODERN PAVING LTD.	EFT000000001461	PROGRESS PAYMENTS	266,039.38
NEWFOUNDLAND HVAC LTD.	EFT000000001462	PROGRESS PAYMENTS	59,927.95
NEWFOUND DISPOSAL SYSTEMS LTD.	EFT000000001463	DISPOSAL SERVICES	17,629.53
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001464	INDUSTRIAL SUPPLIES	982.31
NEWFOUNDLAND DESIGN ASSOCIATES	EFT000000001465	PROFESSIONAL SERVICES	13,862.80
NORTH ATLANTIC PETROLEUM	EFT000000001466	PETROLEUM PRODUCTS	1,960.90
NOVA CONSULTANTS INC.	EFT000000001467	PROFESSIONAL SERVICES	2,739.88
K & D PRATT LTD.	EFT000000001468	REPAIR PARTS AND CHEMICALS	440.52
PYRAMID CONSTRUCTION LIMITED	EFT000000001469	PROGRESS PAYMENTS	829,758.70
REPROGRAPHICS LTD.	EFT000000001470	SERVICE AGREEMENT	27.90
RIDEOUT TOOL & MACHINE INC.	EFT000000001471	TOOLS	2,260.21
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000001472	REPAIR PARTS	4,026.05
BIG ERICS INC	EFT000000001473	SANITARY SUPPLIES	497.03
SAUNDERS EQUIPMENT LIMITED	EFT000000001474	REPAIR PARTS	330.63
SANSOM EQUIPMENT LTD.	EFT000000001475	REPAIR PARTS	1,789.75
SUPERIOR PROPANE INC.	EFT000000001476	PROPANE	174.51
WEIRS CONSTRUCTION LTD.	EFT000000001477	STONE/ROAD GRAVEL	2,204.51
WESCO DISTRIBUTION CANADA INC.	EFT000000001478	REPAIR PARTS	1,093.59
FUTURA WORK WEAR	EFT000000001479	RECREATION SUPPLIES	1,150.00
ARMTEC LP	EFT000000001480	REPAIR PARTS	2,265.60
HANLON SERVICES	EFT000000001481	PROFESSIONAL SERVICES	2,116.00
BOOM IT CONSULTING	EFT000000001482	PROFESSIONAL SERVICES	6,092.49
PARTS FOR TRUCKS INC.	EFT000000001483	REPAIR PARTS	7,191.21
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000001484	REPAIR PARTS	4,883.06
BRUCE PEARCE	EFT000000001485	TRAVEL ADVANCE	1,443.86
<b>Total: \$</b>			<b>2,622,539.77</b>

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 26, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 459,862.65</b>
<b>Bi-Weekly Administration</b>	<b>\$ 940,838.37</b>
<b>Bi-Weekly Management</b>	<b>\$ 904,568.96</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 740,950.87</b>
<b>Accounts Payable</b>	<b>\$ 2,622,539.77</b>

**Total: \$ 5,668,760.62**

# **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
BELL ALIANT	111656	TELEPHONE SERVICES	64,586.80
CITY OF ST. JOHN'S	111657	REPLENISH PETTY CASH	203.68
NEWFOUNDLAND EXCHEQUER ACCOUNT	111658	REGISTRATION OF EASEMENT	154.00
STANLEY FLOWERS LTD.	111659	FLOWERS	71,972.18
SHEPPARD, JILL	111660	EMPLOYMENT RELATED EXPENSES	50.00
BRIAN BROWN	111661	EMPLOYMENT RELATED EXPENSES	78.50
AMERICAN WATER WORKS ASSOC.	1293	MEMBERSHIP RENEWALS	637.74
RECREONICS INC.	1294	REPAIR PARTS	211.56
APEX SOFTWARE	1295	SOFTWARE RENEWAL	3,387.65
TRI-GLOBAL TECHNOLOGIES, LLC.	1296	REPAIR PARTS	430.07
CABOT AUTO GLASS & UPHOLSTERY	111662	CLEANING SERVICES	557.75
EASTERN HEALTH	111663	REFUND OVERPAYMENT OF RENT	449.00
ROBERT BAIRD EQUIPMENT LTD.	111664	RENTAL OF EQUIPMENT	2,952.73
NEWFOUNDLAND EXCHEQUER ACCOUNT	111665	OTC REGISTRATION FEE	1,610.00
CLASS C SOLUTIONS GROUP	111666	REPAIR PARTS	1,929.81
RICOH	111667	SERVICE CONTRACT	7,792.03
ST. JOHN'S CURLING CLUB	111668	REFUND SECURITY DEPOSIT	50.00
C & W INDUSTRIAL FABRICATION & MARINE EQUIPMENT LTD.	111669	REPAIR PARTS	22,873.50
CAMPBELL'S SHIPS SUPPLIES	111670	PROTECTIVE CLOTHING	1,029.85
CAPITAL READY MIX	111671	CONCRETE	572.11
THOMSON REUTERS CANADA	111672	SUBSCRIPTION RENEWAL	966.08
ST. JOHN'S SPORTS AND ENTERTAINMENT LTD.	111673	RELEASE OF HOLDBACK MILE ONE UPGRADE	4,474.80
CLEARWATER POOLS LTD.	111674	POOL SUPPLIES	3,151.67
CANADIAN RED CROSS	111675	CPR RECERTIFICATION	1,006.25
DULUX PAINTS	111676	PAINT SUPPLIES	457.85
STEELE COMMUNICATIONS	111677	ADVERTISING	2,310.36
TES INFORMATION TECHNOLOGY LTD	111678	SOFTWARE RENEWAL	4,046.68
CABOT READY MIX LIMITED	111679	PROFESSIONAL SERVICES	201.46
THYSSENKRUPP ELEVATOR	111680	ELEVATOR MAINTENANCE	563.50
CANADIAN TIRE CORP.-HEBRON WAY	111681	MISCELLANEOUS SUPPLIES	214.94
CANADIAN TIRE CORP.-KELSEY DR.	111682	MISCELLANEOUS SUPPLIES	880.13
THE WORKS	111683	MEMBERSHIP FEES	212.00
MARTAK CANADA LTD.	111684	REPAIR PARTS	207.00
MIOVISION TECHNOLOGIES INC.	111685	PROFESSIONAL SERVICES	3,491.39
GUILLEVIN INTERNATIONAL CO.	111686	ELECTRICAL SUPPLIES	112.70
CENTSIBLE CAR & TRUCK RENTALS	111687	RENTAL OF VEHICLE	4,073.30
HISCOCK RENTALS & SALES INC.	111688	HARDWARE SUPPLIES	354.78
SCOTIA RECYCLING (NL) LIMITED	111689	REPAIR PARTS	150,430.45
UMBRELLA SECURITY	111690	ALARM MONITORING	1,391.07
CDMV	111691	VETERINARY SUPPLIES	1,239.71
STANTEC ARCHITECTURE LTD.	111692	PROFESSIONAL SERVICES	414.62
XYLEM WATER SOLUTIONS CANADA	111693	REPAIR PARTS	2,283.90
LAWLOR'S TROPHIES & ENGRAVING LTD	111694	BRASS PLATES	123.17
RFS CANADA	111695	LEASE OF PHOTOCOPIER	9,279.48
GLOBAL INDUSTRIAL CANADA, INC.	111696	PROFESSIONAL SERVICES	6,879.47
WHELAN'S MOTOR WORKS LTD.	111697	PROFESSIONAL SERVICES	460.00
VECTOR MEDICAL CORPORATION	111698	PROFESSIONAL SERVICES	1,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ADVOCATE PRINTING	111699	PROFESSIONAL SERVICES	917.70
BACALAO NOUVELLE CUISINE NEWFOUNDLAND INC.,	111700	CATERING SERVICES	1,619.00
GCR TIRE CENTRE	111701	TIRES	4,953.03
PURULATOR COURIER	111702	COURIER SERVICES	166.05
ROYAL FREIGHTLINER LTD	111703	REPAIR PARTS	1,832.70
TRICK-O-MATIC LTD	111704	REPAIR PARTS	3,232.44
URBAN CONTRACTING JJ WALSH LTD	111705	PROPERTY REPAIRS	7,187.50
CABOT DEVELOPMENT CORPORATION	111706	REFUND OVERPAYMENT OF TAXES	968.14
THE LITTLE GYM OF ST. JOHN'S	111707	REAL PROGRAM	638.24
THE BANK OF NOVA SCOTIA	111708	REFUND OVERPAYMENT OF TAXES	6,013.80
RECEIVER GENERAL FOR CANADA, C/O OTTAWA TECHNOLOGY CENTR	111709	RAILWAY HST RETURN 2ND QUARTER	1,636.17
FLYNN CANADA LIMITED	111710	PROFESSIONAL SERVICES	3,335.00
GERRY SMITH	111711	HONORARIUM	100.00
TYCO INTEGRATED SECURITY CANADA, INC.	111712	PROFESSIONAL SERVICES	3,206.32
ZRCH DUCKWORTH STREET INC.	111713	REFUND OVERPAYMENT OF TAXES	5,240.98
MELECHO MUSIC INC.	111714	REAL PROGRAM	990.00
SHARON PORTER-TRASK	111715	HONORARIUM	100.00
ELISSA BIEGER	111716	TRANSLATOR SERVICES	75.00
GLENN FIANDER	111717	LEGAL CLAIM	206.98
PROACTIVE PHYSIOTHERAPY	111718	LEGAL CLAIM	2,030.00
JACKIE CAINES	111719	RECREATION PROGRAM REFUND	50.00
NEVILLE GODWIN	111720	LEGAL CLAIM	71.30
KELLY FEWER	111721	RECREATION PROGRAM REFUND	126.00
LINDA LEWIS	111722	PROFESSIONAL SERVICES	298.00
ROMEO AGUILAR	111723	REFUND SECURITY DEPOSIT	50.00
DIANYOND ZHANG	111724	REFUND SECURITY DEPOSIT	100.00
PETER & DAPHNE WINSOR	111725	REFUND OVERPAYMENT OF TAXES	63.90
EDWARD HARPER	111726	REFUND OVERPAYMENT OF TAXES	105.00
BATES HILL HOLDINGS INC.	111727	REFUND OVERPAYMENT OF TAXES	2,778.76
BROOKFIELD ICE CREAM LTD.	111728	REFUND OVERPAYMENT OF TAXES	25,852.71
JOHN ANTLE	111729	LEGAL CLAIM	1,145.50
SOUTHLAND GRP / 10801 NFLD INC.	111730	COURT OF APPEAL REFUND	200.00
JACQUELINE POTTLE	111731	LEGAL CLAIM	117.30
FRANCES HATFIELD	111732	LEGAL CLAIM	264.50
HEATHER O'REILLY	111733	REFUND SECURITY DEPOSIT	7,500.00
JAYNE MARTRET	111734	RECREATION PROGRAM REFUND	145.00
COLFORD, STEPHEN	111735	MILEAGE	137.06
KAVANAGH-TAYLOR, ZITA	111736	REFUND SECURITY DEPOSIT	50.00
SHEPPARD, TAMMY	111737	VEHICLE BUSINESS INSURANCE	320.85
LETTO, LORI	111738	MILEAGE	54.67
PARDY, SHELLEY	111739	VEHICLE BUSINESS INSURANCE	381.95
HAYE, SHAWN	111740	MILEAGE	113.67
LAURA WINTERS	111741	MILEAGE	52.72
TOTAL INDUSTRIAL SOLUTIONS	111742	REPAIR PARTS	297.85
SCOTT ANTLE	111743	PERFORMANCE FEE	400.00
VICTORIA LARKIN	111744	PERFORMANCE FEE	600.00
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	111745	PAYROLL DEDUCTIONS	1,115,469.28

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE WORKS	111746	MEMBERSHIP FEES	493.22
CUPE LOCAL 569	111747	PAYROLL DEDUCTIONS	26,779.36
NEWFOUNDLAND EXCHEQUER ACCOUNT	111748	REGISTRATION OF EASEMENT	143,776.75
ROGERS COMMUNICATIONS CANADA INC.	EFT000000001486	DATA & USAGE CHARGES	642.08
PUBLIC SERVICE CREDIT UNION	EFT000000001487	PAYROLL DEDUCTIONS	6,120.67
NEWFOUNDLAND POWER	EFT000000001488	ELECTRICAL SERVICES	7,966.69
STOKES INTERNATIONAL	EFT000000001489	CITATION CORDS	503.30
ACTION CAR AND TRUCK ACCESSORIES	EFT000000001490	REPAIR PARTS	35.81
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000001491	REPAIR PARTS	2,586.81
AVALON FORD SALES LTD.	EFT000000001492	AUTO PARTS	297.36
B & B SALES LTD.	EFT000000001493	SANITARY SUPPLIES	5,847.75
RDM INDUSTRIAL LTD.	EFT000000001494	INDUSTRIAL SUPPLIES	42.53
GRANT THORNTON	EFT000000001495	PROFESSIONAL SERVICES	29,532.00
SMS EQUIPMENT	EFT000000001496	REPAIR PARTS	1,274.56
CABOT PEST CONTROL	EFT000000001497	PEST CONTROL	316.25
STANTEC CONSULTING LTD. (SCL)	EFT000000001498	PROFESSIONAL SERVICES	307.07
PRINT & SIGN SHOP	EFT000000001499	SIGNAGE	790.63
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001500	PROTECTIVE CLOTHING	1,383.65
WESTERN HYDRAULIC 2000 LTD	EFT000000001501	REPAIR ARTS	2,008.36
THE OUTFITTERS	EFT000000001502	RECREATION SUPPLIES	1,334.00
ATLANTIC TRAILER & EQUIPMENT	EFT000000001503	REPAIR PARTS	1,387.74
LEVITT SAFETY	EFT000000001504	SAFETY SUPPLIES	587.68
SPARTAN ATHLETIC PRODUCTS	EFT000000001505	SPORTING SUPPLIES	22,476.75
PRACTICA LIMITED	EFT000000001506	SCOOP BAGS	2,351.75
CANADA POST CORPORATION	EFT000000001507	POSTAGE SERVICES	1,384.89
AIR LIQUIDE CANADA INC.	EFT000000001508	CHEMICALS AND WELDING PRODUCTS	71,101.80
CANADA CLEAN GLASS	EFT000000001509	CLEANING OF WINDOWS	23,575.00
NORTH ATLANTIC SYSTEMS	EFT000000001510	REPAIR PARTS	1,153.24
KENT	EFT000000001511	BUILDING SUPPLIES	75.76
CBCL LIMITED	EFT000000001512	PROFESSIONAL SERVICES	6,808.00
COLONIAL GARAGE & DIST. LTD.	EFT000000001513	AUTO PARTS	725.20
SCARLET EAST COAST SECURITY LTD	EFT000000001514	TRAFFIC CONTROL	13,339.58
JAMES G CRAWFORD LTD.	EFT000000001515	PLUMBING SUPPLIES	68.17
HACH	EFT000000001516	REPAIR PARTS	2,950.50
NEWFOUND CABS	EFT000000001517	TRANSPORTATION SERVICES	32.00
MCINNES COOPER	EFT000000001518	PROFESSIONAL SERVICES	7,980.31
CRAWFORD & COMPANY CANADA INC	EFT000000001519	ADJUSTING FEES	539.00
DICKS & COMPANY LIMITED	EFT000000001520	OFFICE SUPPLIES	450.87
MADSEN POWER SYSTEMS	EFT000000001521	REPAIR PARTS	169.51
DOMINION RECYCLING LTD.	EFT000000001522	PIPE	207.00
EAST CHEM INC.	EFT000000001523	CHEMICALS	30.02
EASTERN MEDICAL SUPPLIES	EFT000000001524	MEDICAL SUPPLIES	463.25
DOMINION STORE 935	EFT000000001525	MISCELLANEOUS SUPPLIES	32.98
FRESHWATER AUTO CENTRE LTD.	EFT000000001526	AUTO PARTS/MAINTENANCE	2,298.57
PRINCESS AUTO	EFT000000001527	MISCELLANEOUS ITEMS	68.96
BOOMIT	EFT000000001528	SOFTWARE RENEWAL	61,552.31
D.W. MECHANICAL	EFT000000001529	REPAIR PARTS	655.32

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PROVINCIAL FENCE PRODUCTS	EFT000000001530	FENCING MATERIALS	920.00
HARRIS & ROOME SUPPLY LIMITED	EFT000000001531	ELECTRICAL SUPPLIES	52.01
HARVEY & COMPANY LIMITED	EFT000000001532	REPAIR PARTS	453.06
BRENNTAG CANADA INC	EFT000000001533	CHLORINE	16,676.79
ECONOLITE CANADA INC.,	EFT000000001534	REPAIR PARTS	575.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000001535	REPAIR PARTS	892.40
UNIVAR CANADA	EFT000000001536	CHEMICALS	15,929.25
PRINTER TECH SOLUTIONS INC.,	EFT000000001537	REPAIRS TO EQUIPMENT	1,217.68
KAVANAGH & ASSOCIATES	EFT000000001538	PROFESSIONAL SERVICES	66.13
CENTINEL SERVICES	EFT000000001539	REPAIR PARTS	204.70
THE CARPET FACTORY SUPERSTORE	EFT000000001540	PROFESSIONAL SERVICES	44,326.45
JT MARTIN & SONS LTD.	EFT000000001541	HARDWARE SUPPLIES	160.41
MIKAN INC.	EFT000000001542	LABORATORY SUPPLIES	57.16
CUTTING EDGE LAWN CARE INC.,	EFT000000001543	PROFESSIONAL SERVICES	3,967.50
SUMMIT PLUMBING & HEATING LTD.	EFT000000001544	PROFESSIONAL SERVICES	3,375.14
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001545	INDUSTRIAL SUPPLIES	165.60
NEWFOUNDLAND DESIGN ASSOCIATES	EFT000000001546	PROFESSIONAL SERVICES	11,428.53
TOROMONT CAT	EFT000000001547	AUTO PARTS	1,689.42
NORTH ATLANTIC PETROLEUM	EFT000000001548	PETROLEUM PRODUCTS	70,204.83
PARTS FOR TRUCKS INC.	EFT000000001549	REPAIR PARTS	3,014.64
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000001550	REPAIR PARTS	3,460.17
SUPERIOR PROPANE INC.	EFT000000001551	PROPANE	1,046.45
FJ WADDEN & SONS LTD.	EFT000000001552	SANITARY SUPPLIES	119.37
WINDCO ENTERPRISES LTD.	EFT000000001553	REPAIR PARTS	5,977.07
BRUNSWICK NEWS INC.	EFT000000001554	ADVERTISING	517.50
ACE CLEANING COMPANY	EFT000000001555	PROFESSIONAL SERVICES	1,323.08
FAGAN, STEPHEN	EFT000000001556	MILEAGE	556.59
SHERRY MERCER	EFT000000001557	MILEAGE	90.04
LISA BENNETT	EFT000000001558	EMPLOYMENT RELATED EXPENSES	40.00
FUTURA WORK WEAR	EFT000000001559	CLOTHING ALLOWANCE	816.50
ARMTEC LP	EFT000000001560	REPAIR PARTS	2,281.14
HANLON SERVICES	EFT000000001561	PROFESSIONAL SERVICES	595.70
SIDEWINDER CAPITAL CORP. DBA WATERFUN PRODUCTS	EFT000000001562	RECREATION SUPPLIES	20,441.25
ROCKWATER PROFESSIONAL PRODUCT	EFT000000001563	CHEMICALS	9,665.78
NEWFOUNDLAND POWER	EFT000000001564	ELECTRICAL SERVICES	67,669.01
HEALTH CARE FOUNDATION	EFT000000001565	PAYROLL DEDUCTIONS	8.00
CITY HALL SOCIAL CLUB	EFT000000001566	PAYROLL DEDUCTIONS	4,769.80
NAPE	EFT000000001567	PAYROLL DEDUCTIONS	720.00
CUPE LOCAL 1289	EFT000000001568	PAYROLL DEDUCTIONS	18,056.63
ANCHORAGE CONTRACTING LTD.	EFT000000001569	PROGRESS PAYMENT	74,141.60
MODERN PAVING LTD.	EFT000000001570	PROGRESS PAYMENT	85,761.96
CAN-AM PLATFORMS CONSTRUCTION LTD	EFT000000001571	PROGRESS PAYMENT	44,051.67
WEIRS CONSTRUCTION LTD.	EFT000000001572	PROGRESS PAYMENT	89,903.54
<b>Total: \$</b>			<b><u>2,644,845.35</u></b>

### **NOTICE OF MOTION**

Take Notice that at the next Regular meeting of council, I will move a motion that Council re-confirm the zoning of the Anglican Synod property next to Penney Crescent as Open Space.

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

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Art Puddister  
Councillor, At Large

# DECISION/DIRECTION NOTE

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**Title:** Envision St. John's Municipal Plan – draft dated July 2017  
Adoption-in-principle

**Date Prepared:** August 16, 2017

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** All

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**Decision/Direction Required:**

That Council adopt-in-principle the Envision St. John's Municipal Plan, dated July 2017.

**Discussion – Background and Current Status:**

The City has devoted significant efforts, guided by Council, staff, and a consulting planner, to prepare the Envision St. John's Municipal Plan. The draft Plan was published for public review in 2014, and was recently updated to July 2017 with some edits for content and style.

Since 2014, staff efforts have focused on a review of the St. John's Development Regulations, which will implement the policies of the Envision Plan. This work is ongoing.

The Envision St. John's Municipal Plan reflects the direction of Council and of Council's Planning and Development Committee, a wide-ranging amount of public input and commentary, and the efforts of many City staff, initially led by our former Director of Planning, Cliff Johnston, MCIP, and consulting planner Mary Bishop, FCIP, of CBCL Ltd.

Under the Urban and Rural Planning Act, a municipal plan is adopted for a 10-year planning period, with a regular review scheduled every five (5) years. Until a new plan is ready, the existing plan remains in effect and does not expire. The current St. John's Municipal Plan, 2003, has been amended from time to time and will remain in effect until the new Envision Plan and Regulations have been adopted and approved by Council and registered by the Minister of Municipal Affairs and Environment.

Adoption-in-principle is usually followed by sending the document in question to Municipal Affairs for provincial review and release. In this case, the Envision Plan will be held until the Envision Regulations have been completed, and then both documents will be sent for provincial review and release.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
As per the various policies of the Municipal Plan.

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# ST. JOHN'S

2. Partners or Other Stakeholders:  
Residents, property owners and business owners of St. John's; a variety of interest groups in citizen engagement, environmental protection, economic development, built heritage, property development, construction, recreation, neighbourhood groups, institutional uses, and others.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18:  
*Neighbourhoods Build Our City* – Increase access to a range of amenities and services that support a healthy quality of life and improve neighbourhood-level services.  
*A City for All Seasons* - Support year-round active transportation; promote active and healthy living; support a weather-resilient city; incorporate all-weather planning in City building and open-space development; support year-round tourism and industry activity.  
*A Culture of Cooperation* – Develop improved inter-regional municipal relations.  
*Responsive and Progressive* - Create a culture of engagement; build social, environmental and demographic factors into policy-making; identify and deliver on projects, strategies and programs.
4. Legal or Policy Implications:  
The Envision St. John's Municipal Plan was prepared to meet the requirements of the Urban and Rural Planning Act. It is also written to conform to the St. John's Urban Region Regional Plan, 1976, as amended.
5. Engagement and Communications Considerations:  
A commissioner's public hearing will be required in future, following provincial release. There will also be public engagement and consultation as the draft Envision Development Regulations are finalized.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

That Council adopt-in-principle Envision St. John's Municipal Plan (dated July 2017).

If adopted-in-principle by Council, it will be held until the Envision St. John's Development Regulations are finalized. They will, in turn, be adopted-in-principle, then both will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received,

the documents will be referred back to a future regular meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

**Prepared by:**

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: \_\_\_\_\_

**Approved by:**

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

Signature: \_\_\_\_\_

KO'B/dlm

**Attachment:**

Envision St. John's Municipal Plan dated July 2017



# Envision St. John's Municipal Plan

July 2017  
Draft



ST. JOHN'S

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## CHAPTER 1 Introduction

### **1.1** Purpose of the Municipal Plan

Envision St. John's Municipal Plan is the City's principal planning document. The Municipal Plan sets out a vision for the City that reflects input gathered from extensive public consultations. Goals, strategic objectives, and policies support the vision and will help guide the City's growth and development over the next decade.

Development in the City was first guided by a Zoning By-Law adopted in 1955, followed by the City's first Municipal Plan that was approved under the *Urban and Rural Planning Act* in 1984. Since that time, the Municipal Plan has undergone several reviews, most recently in 2003, and has been subject to numerous amendments since its adoption. Envision St. John's, prepared as a result of a comprehensive review, will replace the current St. John's Municipal Plan (2003).

### **1.2** Plan Review Process

In 2012, Envision St. John's was introduced to the general public, through a year-long intensive, public engagement process designed to bring together various stakeholders from the community to create a unified vision for the city's future.

The public engagement process included the following components:

- Municipal Plan Review Advisory Group: established to guide the Municipal Plan review process. The committee was comprised of 7 representatives from stakeholder organizations, 2 members of the general public, a member of Council who chaired the group, and supported by staff from the Department of Planning, Engineering and Regulatory Services.
- City- wide brochure was mailed to St. John's residents, outlining the Municipal Plan review process and invited them to attend ward meetings and open houses, and encouraged written submissions.
- A background discussion document was prepared to provide information about the city, its changes, challenges and opportunities to provide a context for public discussion.



- Press releases and public notices were placed in *The Telegram* and posted on the City's website to advertise meetings and invite citizen input.
- Public Forums and Meetings:
  - Two city-wide forums were held: the Mayor's Symposium was the kick-off event for the Municipal Plan review process and the Downtown Forum. Both were open to the general public and drew about 100 participants each. The forums provided citizens with an opportunity to comment on a future vision for the city, express opinions and concerns around issues pertaining to future development and provide input regarding future growth within the city and the downtown.
  - Forums were held on the topics of Affordable Housing, Heritage, and the Environment. Attendance was by invitation and brought together key organizations and agencies to discuss future goals, objectives and policies.
  - Open houses followed by a public meeting were held in each Ward. The open house provided citizens with an opportunity to speak one-on-one with City staff, while the public meetings provided a more structured opportunity for the transfer of information.
  - Public meetings were held with two neighbourhood organizations: The Narrows and Georgetown. These meetings included discussion about neighbourhood concerns and future steps towards the creation of Secondary Plans for the neighbourhood.
- Facebook was used during the summer of 2012 to engage a wider audience outside the public meetings. Weekly polling and discussion questions were posted to discuss key planning topics and city growth.
- Organizations and agencies were invited to meet with City Council and staff, providing an opportunity to comment on issues concerning future growth and development.
- Referrals were sent to City departments, neighbouring municipalities and Provincial government agencies for comment regarding the City's Municipal Plan review.
- Staff compiled public input and prepared a Draft Plan for the consideration of Council and the public in 2014. This has been updated in 2017.







### **1.3 Legal Basis**

The Municipal Plan is a statutory document, prepared and approved by Council in accordance with the *Urban and Rural Planning Act (2000)* for a ten-year period. The Municipal Plan applies to all land within the boundaries of the City. As required by the *Urban and Rural Planning Act*, the Municipal Plan includes:

- A set of objectives for land use;
- Policies to be implemented;
- Land classified into districts indicating intended uses;
- Proposals for implementation;
- Proposals for land use zoning regulations;
- Provisions for existing uses that do not conform to the Plan; and
- Provide direction in regards to development within the planning area over a 10 year period.

The *Urban and Rural Planning Act* also allows a Municipal Plan to address other areas relating to the physical, social, economic and natural environment, including:

- Existing and proposed street and transportation networks;
- Lands for comprehensive development;
- A program of public works;
- Protection, use and development of environmentally sensitive lands;
- Stormwater and erosion control;
- Protection and use of natural resources;
- Excavating, filling in, or reclaiming land;
- Protecting trees and vegetation, and other environmental matters;
- Building height and location for various types of development;
- Use and conservation of energy;
- Attracting, locating, and diversifying economic activity;
- Garden suites and back-lot development;
- Housing and other facilities for senior citizens; and
- Other proposals considered necessary by Council.

### **1.4 Conformity with Provincial, Regional and City Policy**

Municipal Plans must be consistent with provincial policy and law, and with any Regional Plan in place that affects the Planning Area. The City is subject to the St. John's Urban Region Regional Plan, which is under review by the Province and the fourteen municipalities in the Northeast Avalon Region. The revised Regional Plan is to be called: "Our Avalon: the Northeast Avalon Regional Plan".

The Plan supports and incorporates City policies included in various plans and policies approved by Council, including, but not limited to, the St. John's Strategic Plan 2015-2018, the Economic Roadmap 2021, and the Open Space Master Plan. It also incorporates Council-approved recommendations from a variety of studies on topics such as built heritage, recreation, and transportation, among others.

## 1.5 Review and Amendment of the Municipal Plan

The *Urban and Rural Planning Act (2000)* requires each Municipal Plan to undergo a comprehensive review every ten years to ensure that its goals, objectives and policies remain consistent with community values, growth, economic and market trends.

The Municipal Plan may be amended to respond to changing circumstances, including the needs of the city with regards to the economy, housing demand, changing demographics or environment. The process to amend the Plan is established in the *Urban and Rural Planning Act (2000)*.

## 1.6 Plan Organization

Envision St. John's Municipal Plan consists of three parts and is organized as follows:

1. Chapters I and II Introduce the Plan, its purpose, and the context for the vision and strategy for growth of the city.
2. Chapter III through VIII contain the goals, objectives and policies under five key themes, areas and the land use districts identified on the Future Land Use Map.
3. Chapter IX addresses how the Plan will be implemented.

The Plan consists of this document, the Future Land Use Map and other supporting maps. Graphics included in the Plan are for illustration purposes only.





## CHAPTER 2 Framework for Growth

### **2.1** Managing Growth – Our Vision to 2027


The City recognizes that growth presents many opportunities and challenges. When the preparations for this Municipal Plan began, the economic prosperity resulting from a robust provincial economy led to an increase in employment, attracted new investment opportunities and brought new citizens to St. John's. At the same time, growth resulted in pressure on the City to provide new and improved infrastructure and an expanded range of services. In subsequent years, economic challenges reduced the amount of growth the City witnessed. The key is to manage growth in a sustainable manner while maintaining the character of St. John's. The City needs to balance the pace, location, extent and form of development occurring, in a manner that continues to improve the quality of life for all citizens.

Public input received as part of the Municipal Plan Review consultations indicate that citizens want a city that fosters healthy neighbourhoods, safeguards and enhances environmental systems, and maintains a strong and diverse economy. They recognize the unique qualities and character of the city's neighbourhoods and the role that the historic downtown plays in their sense of place and identity.

### **2.2** Growth and Development Strategy

The strategy for growth set out in this Plan is one that attempts to balance growth and a strong, diverse economy, with environmental stewardship, recognition of the importance of heritage to the culture and economy of the city, and healthy and complete neighbourhoods that have access to amenities such as parks, open space, and local services.

Such balance begins with the identification of undeveloped areas that are able to accommodate future, well-planned growth, an emphasis on encouraging intensification, and a greater mix of uses through investment in infrastructure that supports higher density development along major transportation corridors and centres where there are opportunities for redevelopment.

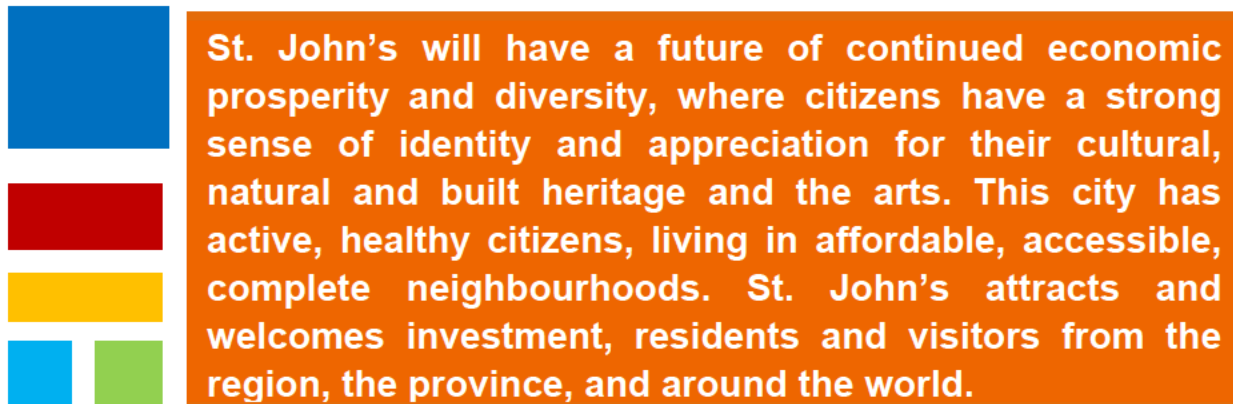


Within developed urban areas, balance is achieved by preserving the pattern and scale of development in established residential neighbourhoods and working to improve amenities such as local services, parks, recreation and pedestrian trail networks. The role of historic downtown is also recognized for its importance to our culture, heritage and economy.

On a city-wide level, environmental stewardship - the protection of waterways, wetlands, coastlines and rural areas - is achieved by preserving these areas through the creation of a natural open space system, which encourages development around its perimeter, while expanding its reach throughout the city.

## 2.3 City Vision

The vision for the City of St. John's that emerged during public consultation for the Municipal Plan review is:



The growth and development strategy and vision of this Municipal Plan are consistent with the vision set out in City's *Roadmap 2021: A Strategic Economic Plan for St. John's*:

*"St. John's is a vibrant city capitalizing on its energy, creativity and distinctiveness to embrace economic progress and enhance quality of life".*

## 2.4 Key Themes

The vision of this Municipal Plan reflects five key themes which have emerged from the public consultation process:

- Valuing Environmental Systems
- Vibrant, Complete Neighbourhoods
- Strong, Diversified Economy
- Quality Neighbourhood Design
- Investment in Transportation and Services



The following sections outline the context for each of the key themes, identifying a set of goals, objectives and policies as presented in Chapters III to VII, which are also arranged according to the key theme and support the City's overall vision.

### **Valuing Environmental Systems**

The City of St. John's identified environmentally valuable waterways and wetlands in the reports in 1998 and 1993. Over the following decades, these areas have been maintained as an important component of the city's open space system. This Plan continues to protect the city's river and wetland systems and recognizes their important ecological functions.

Windsor Lake, Broad Cove, Petty Harbour Long Pond, Bay Bulls Big Pond and Thomas Pond, and their associated watersheds, are recognized and protected as the main sources of potable water for the city and the region. Continued protection of these watersheds facilitates long-term sustainability of the quantity and quality of the drinking water supply.

The City's Open Space Master Plan (2014) identifies and defines an integrated system of linked natural corridors, which encompasses a network of parks, trails, greenspace, waterways, wetlands and woodlands that will be incorporated and expanded through future developments throughout the city.

The impacts of global climate change are being felt locally. More intense and more frequent storms are leading to expanding flood zones along our rivers and streams. The Plan recognizes the need to anticipate and adapt to climate change impacts.

Lands within the city support a stable, prosperous agricultural industry. As concerns over availability of and access to locally produced food increases, the importance of protecting this finite resource becomes more important. Agricultural areas contribute to the city's open space, enhance the rural landscape and natural heritage areas by providing environmental benefits, and contribute to the local economy and food production.

### **Vibrant, Complete Neighbourhoods**

Input from public consultations on the Plan indicate a desire for a city of healthy, walkable neighbourhoods with access to local services. There was also recognition that a greater mix of uses and higher density residential development will be required to support such initiatives. At the same time, there are concerns about how such development could be achieved and how it might affect established residential neighbourhoods.

Many of the City's neighbourhoods, with the exception of the downtown area, are traditionally low density, with consistent building size, height and lot size. Neighbourhoods change and evolve over time, therefore it is the City's intent to implement policies that



maintain the essential character of the neighbourhood, while allowing appropriate growth and development.

The City will re-invest in planning at the neighbourhood level to identify ways to improve the built environment for better mobility, access to goods, services, open space, employment and opportunities to increase the assortment of housing form.



New areas identified for development will be planned in a manner that provides for neighbourhood services within walking distance of where people live. This will be achieved through quality urban design, Complete Street planning, active transportation, and a mixture of housing forms, at densities that can support neighbourhood commercial services.

The City's goal is to increase the number of people who live and work within the city and to "re-capture" those individuals and families who have moved to suburban locations outside the city. This will be accomplished by improving the quality of residential areas and their accessibility to goods and services through mixed-use, pedestrian-friendly commercial centres. The aim is to reduce traffic congestion, support transit, and improve quality of life in the city.

Sustainable communities have a range of housing choice so that people of all ages, abilities and incomes can find quality, affordable shelter. While the range of housing choices is expanding, further steps are required to address issues of affordability. By encouraging housing and employment opportunities in close proximity, the City will encourage higher density, mixed-use development in areas identified for intensification along transit corridors.

Increasing the supply of affordable housing over the planning period is an important goal for the City. Policies have been developed to require new residential and mixed-use developments to include a variety of housing forms that are affordable to people with a range of incomes.

### **A Strong, Diversified Economy**

Economic Roadmap 2021 identifies five goals for economic development over the next decade. These include:

- A location of choice for business investment;

- A magnetic and desirable city for newcomers and young professionals;
- A global leader in ocean technology and a global centre for offshore energy expertise;
- A destination of choice for people seeking authentic visitor experiences; and
- A leading Canadian artistic metropolis.

The goals, objectives and policies of the Municipal Plan are consistent with and support the goals of the Economic Roadmap.

The City will maintain and build on its success as a major employment centre within the province and the region. Through the provisions of this Plan, Council will encourage continued opportunities for businesses of all types, including industrial, retail, warehousing, office and service employment uses.

The City recognizes the economic importance of supporting the offshore oil and gas sectors and development of ocean technology, along with the need for industrial lands and office space to support these uses. Office buildings will be encouraged in key development nodes, located along major transportation corridors. Industrial uses will be encouraged in areas surrounding the airport, the port and along the Outer Ring Road/Trans-Canada Highway, which form part of a regional network in the movement of goods.



The Downtown will remain an important employment and retail centre. The City recognizes the importance of preserving the historic character of the downtown and the contribution that it makes to the local economy through tourism and the arts. Through urban design, the City will determine the appropriate size, scale and location of new development that can be accommodated within the historic downtown, in order to increase opportunities for new development, and re-use existing structures to accommodate a mix of retail, service, office and residential uses.

C.A. Pippy Park, established as a land bank and nature park, includes the City's major institutions. Memorial University of Newfoundland is a significant contributor to the local economy as a major employer and purchaser of goods and services, along with its ability to attract significant investment in research and development, and through its outreach activities and contribution to local arts and culture, further enrich the local community. Together with the Health Sciences Centre and Provincial Government buildings (including Confederation Building), these uses create a major regional employment centre. The City

will continue to support this important area by working to ensure that it is well connected to residential neighbourhoods, retail and recreation opportunities, and accessible by multiple modes of transportation.

### Quality Neighbourhood Design

The ability to achieve intensification and redevelopment that encompasses a mix of land uses within the built-up areas of the city requires high quality urban design.

The City will use Secondary Plans for identified Planning Areas, and work with citizens to develop a community vision and specific guidelines to support the local development of attractive multi-use buildings, pedestrian-friendly streets, parks, trails and public spaces.



Areas identified for intensification in the city will be characterized by compact development that provides a variety of opportunities for working, living, and enjoying the local culture and recreation. Quality public spaces and pedestrian-friendly streetscapes will provide additional amenities. Care will be taken with the design of new buildings to provide appropriate buffers and design solutions to minimize the impact on adjoining established residential neighbourhoods. Opportunities for new retail and services will be provided for in areas identified for intensification.

In new neighbourhoods, development will be planned around the parks and open space network, with an emphasis on compact, walkable residential neighbourhoods, with a mix of uses and employment areas along primary transportation corridors.

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements.







## **Investment in Transportation and Services**

Since the 1970s when the regional road network was established, it has facilitated outward growth in the region. Today, that growth has placed pressure on regional roads and city streets. The City will work with the Province and the region's municipalities to review the regional network and develop a transportation plan to address regional transportation issues.

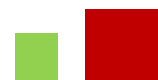
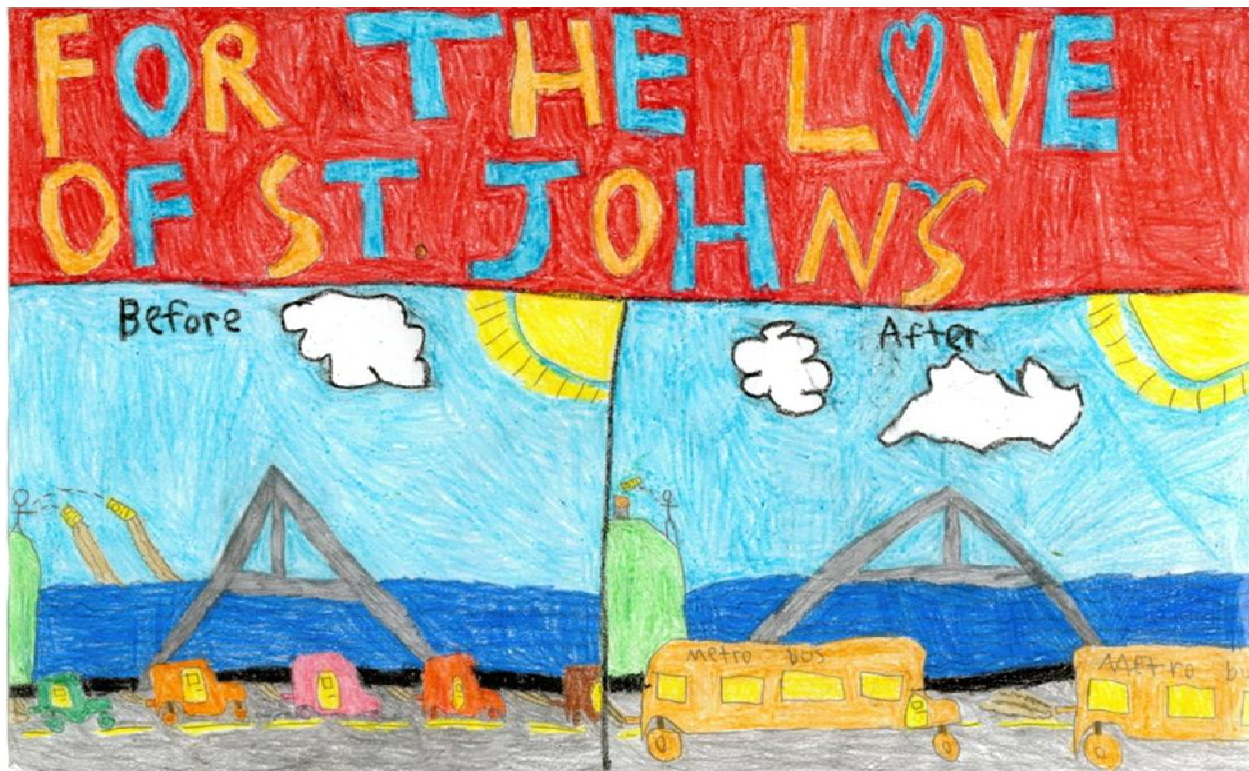
The St. John's International Airport is a critical piece of transportation infrastructure for both the city and the province. The City will work with the Airport Authority to ensure land use and development around the airport will not negatively impact operations so the airport can continue to provide service for the movement of people and goods to, from, and within the province.

The Port of St. John's also plays an important role in the city's transportation infrastructure, particularly as a gateway for the movement of goods to and from the province. Ensuring that the Port continues to have convenient access to the regional road network is a priority.

Great streets make great communities. Complete streets are for everyone, and are designed and operated to enable safe use and access for all users; automobiles, pedestrians, cyclists and transit. The City will work towards improving the city street network to incorporate Complete Street guidelines where major retrofits or new construction is underway.

Within the city, investment in transportation and transit infrastructure will be directed to nodes and corridors targeted for intensification. In these areas, planning will emphasize complete streets that are walkable, safe, provide pedestrian access with adjoining neighbourhoods, cycling routes, and transit routes. New development areas will also be designed with these key initiatives. In the Downtown, improved transit service and other transportation demand management (TDM) techniques will be considered as a way to reduce the demand for downtown parking.

Over the next decade, the City will concentrate on upgrading and replacing aging municipal infrastructure. This will include improving the water distribution system to reduce leakages, upgrades to water treatment plants, the upgrading and where necessary the replacement of sewers, and addition of stormwater detention infrastructure. As infrastructure is upgraded or replaced, the opportunity will be taken to update any affected streets to improve walkability and overall connections.

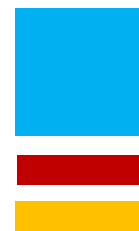




## CHAPTER 3 Environmental Systems

### GOAL

To conserve, protect and enhance the City's natural environment – its waterways, wetlands, coastline and forested areas - for their ecological, aesthetic and economic value.




Landforms, watercourses and coastline serve important ecological functions within the city and the broader regional ecosystem. Watersheds such as the Waterford River encompass several municipal jurisdictions, while the rugged coastline provides protection from the sea as well as unique and spectacular scenic vistas. Public consultations for the Municipal Plan review show that citizens recognize the importance of the natural environment for its amenity, ecological and recreational values, and the contribution that natural areas make to health and quality of life. They also want a greater integration of the natural and built environment, including better connectivity and access to natural areas through pedestrian trails, parks and green space.


Over the years, the City has worked to identify and protect important waterways, wetlands and natural areas, which support healthy populations of fish, birds and mammals. Since Hurricane Igor in 2010, considerable effort has been spent studying the hydrology of the city's watersheds and major river systems, and their capacity to safely accommodate stormwater runoff. As climate change may bring more intense storm systems, protecting the city's river systems for their hydrologic function becomes even more important.

Forested lands within the city provide wildlife habitat, amenity space and opportunities for recreation and resource use. Forest management in rural areas and within the built up areas of the city are recognized as an important component of a healthy urban environment. A healthy urban forest is also more resilient to the effects of climate change.

Throughout the region there is a growing recognition for measures that manage surface water and groundwater resources. Such measures are needed to protect the quality and



quantity of potable water in both surface and groundwater supplies, and to reduce pollution and sedimentation that is carried by stormwater runoff.



#### **Strategic Objectives:**


- Protect the public water supply watersheds to ensure a safe, clean and reliable source of drinking water.
- Protect the hydrologic functions of waterways and wetlands as a critical component of the city's stormwater management system.
- Establish a city-wide parks and open space system that protects and enhances natural heritage, hydrologic functions, biodiversity and visual amenity.
- Improve the city's urban forest through best management practices
- Incorporate green infrastructure in public spaces and private developments to address climate change impacts.
- Manage development to reduce risk in hazard areas.

### **3.1 Protecting Natural Areas**

#### **Environmentally Valuable Areas**

1. Identify, protect, maintain, and enhance important elements or features of the natural environment including:
  - Lands and waters to support natural resources (fish stocks, vegetation, woodlands, or other valuable flora and fauna);
  - Ecologically vulnerable lands and waters (coastal areas, riparian lands, lakes, and wetlands);
  - Physically unstable lands (steep slopes, areas of high relief, and/or unstable soil, and areas susceptible to flooding);
  - Valuable landscape features (valleys, hills, and ridges, groups of trees, bodies of water);
  - Lands required for storm water management; and
  - Other lands or waters considered environmentally significant by Council.
2. Protect Environmentally Valuable Areas as identified under the St. John's Development Regulations (Z-2 EVA Map) that include significant ponds and wetlands, significant rivers and their tributaries and the protected public water supply areas.

Lundrigan's Marsh, identified as an Environmentally Valuable Area, is delineated as a Management Unit under a Municipal Stewardship Agreement signed with the Province in 2004. This agreement designates Lundrigan's Marsh for conservation in terms of its wetland and wildlife values. Further management and enhancement



options have been outlined in an associated Habitat Conservation Plan seeking to ensure these values of the wetland are not lost.

3. Any development proposed for the area delineated as Lundrigan's Marsh shall be referred to the Wildlife Division, Department of Municipal Affairs and Environment, for review prior to development approval.
4. Consider additional Environmentally Valuable Areas for inclusion in a Municipal Stewardship Agreement and delineated as future Management Units in conjunction with the Wildlife Division, Department of Municipal Affairs and Environment.
5. Undertake appropriate studies to define with more precision the edges of the Goulds wetland complex as identified in the Environmentally Valuable Areas study.
6. Update the Significant Waterways and Wetlands Study (1993).


### **Open Space System**

7. Develop linkages and connections between the St. John's Open Space Master Plan and environmentally valuable areas, natural heritage features, coastlines, parks and other open spaces that shall be protected and preserved.
8. Ensure that recreation usage within the city's open spaces is managed to minimize environmental impacts and preserve ecological integrity.
9. Work with other municipalities to develop a consistent approach for the protection of natural features and areas in the Northeast Avalon in the form of a regional greenway system.
10. Encourage the retention of natural features, including hilltops that are not included as an Environmentally Valuable Area (Z-2 EVA Map) or in the St. John's Open Space Master Plan, and their incorporation into the planning and design of proposed development wherever possible.

### **The Urban Forest**

11. Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City's Urban Forest Plan.
12. Enhance the urban forest through tree planting and landscaping on public lands in urban areas of the city and provide for ongoing monitoring and maintenance.



- 
13. Ensure a healthy forest cover within Protected Water Supply Areas and within the City's Parks and Open Space to preserve fish and wildlife habitat, maintain stream flows and water quality, and provide amenity value to the city.
  14. Require quality landscaping in new developments including consideration for the incorporation of street trees.

### **3.2 Water Systems**

1. Continue to work in cooperation with the Province, regional municipalities, and non-government organizations in the Northeast Avalon Region to:
  - Monitor and implement measures to manage stormwater flows to reduce the impact on water quality in regional waterway systems, particularly those flowing into and out of the city, and
  - Where appropriate, prepare joint watershed management plans to address inter-jurisdictional interests and approaches to planning and land management in identified watersheds.

#### **Stormwater**


2. Ensure that new development in the city is planned, designed and constructed in accordance with the City's Policy on Stormwater Detention.
3. Ensure that development sites have adequate erosion and sediment control measures in place to prevent pollution of the city's waterways.

#### **Groundwater**

4. Work with the Water Resources Management Division of the Department of Municipal Affairs and Environment and other municipalities in the region to develop a regional groundwater model that can be used to inform land-use planning decisions to protect groundwater resources.
5. Ensure that private on-site septic systems, where permitted, are designed in accordance with Service NL requirements.
6. Require an assessment of groundwater quantity and quality where development using on-site wells is permitted, in accordance with the Provincial Department of Municipal Affairs and Environment "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Served by Individual Private Wells".

### **3.3 Climate Change**

The City recognizes that climate change is occurring. Anticipating and addressing impacts of climate change will become increasingly important over the planning period. Of particular importance is the identification of lands that are susceptible to hazards such as low-lying coastal areas, steep slopes and floodplains. Measures are being taken to



address increased stormwater flows by upgrading stormwater detention systems, while other measures will be looked into, in order to increase the city's resilience to climate change.

1. Acknowledge that as more information is gathered on climate change and its potential impact on vulnerable areas within the city, structures and buildings may be required to be located and designed to withstand the risks associated with climate-induced impacts.

### **3.4 Hazard Areas**

The complex and often rugged topography of the city presents a challenge for new urban development. With rising land values and less available land, development on more marginal sites is proposed. It is important for the City to consider the safety of residents by preventing development in areas where it is not desirable, such as on steep or unstable slopes, in coastal areas vulnerable to storm surges, or in floodplains.

Areas that are subject to periodic flooding are a risk to public safety and can result in considerable damage to property. With predictions of more frequent and intense storms as a result of climate change, preventing development in areas that are subject to flooding is one way to minimize damage, along with natural buffers and the 1:100 year floodplain. These areas can act as separation buffers for developed areas, while forming a part of the city's open space system that can accommodate low intensity uses such as trails and recreational playing fields. Public uses such as utilities, flood control structures, and other public works can also be placed in these areas. Private properties that are located within a floodplain buffer can reasonably accommodate property improvements that include such things as landscaping and fencing.

#### **Hazard Lands**

1. Prevent development along coastal cliffs, low lying coastlines, or areas where steep topography make the land unsuitable for development.
2. Where development is proposed in an area identified as a potential hazard, the City may require a site-specific study to determine the level of hazard and acceptable measures to mitigate identified risks.

#### **Lands Adjoining Bodies of Water and Flood Hazard Areas**

Development shall be prevented within the 1:100 year floodplain and within the buffer areas surrounding ponds, wetlands, rivers, major tributaries of rivers, or floodplain area, or any flood risk areas identified by the Department of Municipal Affairs and Environment as identified under the St. John's Development Regulations (Z-3 Flood Hazard Areas, Watersheds, Waterways and Wetlands Map).



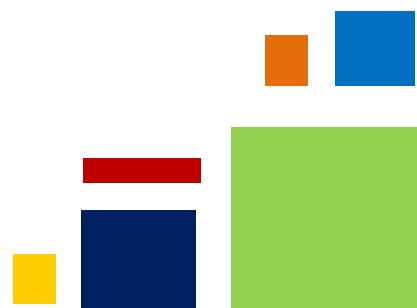
3. Notwithstanding Policy 3.4.3, passive recreation uses, including pedestrian trails or other open space uses, can occur within required buffers of designated bodies of water, provided the impact and/or extent of such development on the waterbody is determined by Council to be minimal.
4. A Land Use Report shall be required for a proposed development in an Environmentally Valuable Area or within a required buffer around a designated waterbody or floodplain, and where any proposed development is permitted a Conservation Plan shall be required.

### **3.5 Brownfields**

Brownfield properties are vacant or underutilized sites, where past industrial or commercial activity is suspected or has left environmental contamination or derelict buildings behind. These properties represent key opportunities for the city, and encouraging redevelopment of brownfield sites can have numerous economic, environmental and social benefits.

Brownfield redevelopment can eliminate or reduce environmental contamination in the soil or groundwater, increase property tax revenue through new uses, support economic development and encourage community revitalization, among other factors.

1. Facilitate discussion with community groups, property owners and other levels of government and the development industry to identify opportunities for redevelopment of brownfield sites in a manner that is consistent with this Plan and any applicable Secondary Plan.
2. Actively promote and facilitate brownfield redevelopment to add vitality to established communities and the city.







## CHAPTER 4 Healthy Neighbourhoods

### GOAL

To design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options.



A city that is recognized for the quality of life that its citizens enjoy is a city of well-designed neighbourhoods, in which people have access to local shops and services and quality public spaces. Older, established neighbourhoods have distinct histories, character and form that contribute to the city's overall culture and heritage.

Existing urban areas of St. John's are experiencing changing demographics and rising costs of housing. Here, there are opportunities to address housing need and improve the overall health and vibrancy of neighbourhoods. Such changes can be accomplished by providing a greater mix of uses in underutilized commercial areas, particularly those served by transit, providing a range of housing options, and better pedestrian connectivity. When considering new areas for development, it is important to plan and design neighbourhoods that are less reliant on the automobile.



Policies of this Plan support the strengthening of neighbourhoods by encouraging diversity of housing, investment in infrastructure, parks, open spaces, arts and culture, and the protection of our heritage and archaeological resources.





## 4.1 Housing


### Strategic Objectives:

- Facilitate thoughtfully designed mixed-use development that provides access to various housing options, amenities and employment opportunities in the same neighbourhood.
- Encourage a range of housing options that contribute to community health, sustainable growth and economic security.
- Promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.
- Identify appropriate areas for future growth and development that take advantage of existing infrastructure and services, which would in turn create financial efficiencies and limit urban sprawl.
- Limit impacts to established neighbourhoods, heritage districts and employment areas.
- Celebrate St. John's unique character by protecting cultural and heritage resources, such as significant landmarks and buildings.
- Create vibrant, well-designed public spaces where people can connect with each other and their community.

Access to adequate and affordable housing is a fundamental component of quality of life in a city. Many factors impact access to housing including price, supply location and access. The housing market and various levels of government play a role in influencing what housing choice exists for people with varying needs and income levels.

The City, along with not-for-profit housing partners and other levels of government, is working to increase the supply of and access to affordable housing. Through this Plan and its implementation, the City will work to produce, protect and promote affordable housing by providing a choice in housing forms, tenures and affordability, to accommodate the needs of current and future residents.

1. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.
2. Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.
3. Partner with developers, other levels of government and non-governmental agencies to achieve construction of affordable, “age-friendly” housing.

- 
4. Implement incentives for the provision of affordable housing units in new developments or re-development projects.
  5. Identify surplus lands that could be used for affordable housing projects.
  6. Work with other agencies and levels of government to identify and plan for the redevelopment of surplus institutional lands.

#### **4.2** Childcare and Senior Services


Seniors are the fastest growing age group within St. John's. In response to our ageing population, it is important to recognize the need to make communities more age friendly. Age-friendly communities provide services and facilities for people of all ages, creating an inclusive and accessible environment that provides opportunities for health, participation and security in order to enhance quality of life.

The second most recognizable age group within our society is that of children or youth. In today's society, the care of children is increasingly needed to provide support for working families. The lack of accessible and affordable childcare facilities make it difficult for many parents/guardians to access employment, therefore the provision of this service is important for overall community health.

1. Accommodate childcare services in appropriate locations within residential neighbourhoods and workplace contexts.
2. Accommodate senior services in the form of adult day centres in appropriate locations in residential and mixed-use areas.
3. Personal Care Homes in appropriate residential and mixed-use areas to make neighbourhoods more age-friendly and to allow seniors the ability to "age in place".
4. Encourage universally accessible design and age-friendly design for all facilities.

#### **4.3** Enhancing Neighbourhood Character

The City is made up of a number of distinct neighbourhoods. A function of their history, landscape, built form and people, these neighbourhoods contribute to our unique city culture and heritage. Over the next decade, additional growth will be encouraged within developed areas of the City through intensification and redevelopment in targeted areas along identified corridors and at key nodes. Such change can affect adjacent established residential neighbourhoods. As a result, attention to urban design will be required so that development can be achieved in a manner that enhances and adds value to the character of existing neighbourhoods.

- 
1. Recognize the character of existing established low-density residential areas.
  2. Ensure that infill development complements the existing character of the area.
  3. Encourage a suitable transition in intensity, use and form of development between low-density residential areas and newly proposed medium/high density residential, mixed-use or commercial development, particularly in those areas that have been identified for intensification.
  4. Use the planning process for preparing Secondary Plans to engage citizens to define neighbourhood needs and appropriate transition areas.

#### **4.4 Good Neighbours: Reducing Land-Use Conflict**


Conflict often arises where a land use or building is proposed next to a residential or open space use, or where a building is proposed that is considered out of scale or character with the form of adjacent buildings. Many different uses and building forms can co-exist, provided proper consideration is given to site and building design, and measures to reduce or eliminate potential land-use conflicts.

1. Ensure that the review of development proposals considers how new development may affect abutting properties and uses.
2. Establish a set of requirements that address compatibility between land uses, buildings and sites, such as shadow impacts on adjacent properties, parks and open space, separation distances, odours, lighting, transportation and noise.

#### **4.5 Access to Healthy Food**

A growing interest in food security has led to an interest in small-scale urban agriculture and food activities within the urban area. The City recognizes that urban agriculture contributes to the local economy, improves access to healthy foods and contributes to population health.

1. Support the production of local foods through urban farming, community gardens, and local food sourcing programs.
2. Include provisions for community gardens in public parks and open spaces where appropriate.
3. Through the process of preparing Secondary Plans for Planning Areas, identify sites appropriate for community gardens in or near residential neighbourhoods.

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4. Identify appropriate locations for the sale of locally produced agricultural produce in the city, particularly in or near neighbourhoods that have poor access to supermarkets.

#### **4.6 Parks, Recreation and Open Space**


Parks and open spaces are integral to the liveability of cities. One of the defining features of St. John's is the availability of, and accessibility to, parks, plazas, open spaces and wilderness areas. The City's open space system includes parks, natural corridors, pathways and trail systems that play an important role in the quality of life, health, transportation and social well-being of residents.

Another aspect of the city's open space system are the various parks that are managed by other levels of government, such as the National Historic Sites at Cape Spear and Signal Hill, and C.A. Pippy Park. The many trailways, such as the Grand Concourse and the East Coast Trail, which have been developed by volunteer organizations, are also part of this system and have been recognized nationally and internationally for their quality.

With the preparation of a Recreation Master Plan, the city has invested in the renewal of existing recreational facilities and parks and the development of new infrastructure. As the city grows outward and looks for opportunities for new growth and intensification, there is also a need to strengthen and expand the system of parks and open spaces. In response, the Open Space Master Plan (2014) was prepared. It provides a framework for the creation of new parks and open space, along with a set of design and maintenance guidelines, implementation strategies, and steps for the infill and expansion of the network across the city.

#### **Parks System**

1. Establish and maintain a hierarchy of parks, trails and public open spaces in accordance with the St. John's Open Space Master Plan (2014).
2. Ensure that the open space system is accessible to all citizens and levels of mobility.
3. Protect the basic function of city parks and public open spaces and prevent parkland conversions to other uses.
4. Ensure that plans for new development areas include a hierarchy of parks and public spaces interconnected to adjacent neighbourhoods by pathways and complete streets based on the requirements of the St. John's Open Space Master Plan (2014).
5. Work with regional municipalities to plan and develop a regional system plan of parks, open spaces and pathways.

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6. Recognize and protect the city's system of pathways and trails, including the Grand Concourse, the East Coast Trail and the Newfoundland Trailway as part of the City's open space TRailway system.

### **Trails and Pathways**

7. Ensure that new development supports the trail system, by providing appropriate buffers and, where possible, connections to it.
8. Require, where appropriate that sidewalks, paths and lanes provide access to and from bus stops, schools, places of worship, shopping areas, and places of employment.

### **Acquisition of Open Space Lands**

9. Ensure lands required for public open space are acquired through the development approval process where a proposed development includes lands identified as part of the St. John's Open Space Master Plan (2014) or as open space land for neighbourhood use.
10. Co-ordinate with the Province and the Government of Canada so that municipal parks and facilities complement the activities available at C.A. Pippy Park, Signal Hill National Historic Site, Cape Spear National Historic Site, and other relevant parks and historic sites.
11. Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.
12. Encourage the shared use of trails, where appropriate, within the City.

### **Hilltop Protection**

13. Encourage new development in a manner that preserves, where practical and desirable, forested hilltops and ridgelines as part of the natural landscape.

## **4.7 Heritage**

The history and heritage of St. John's is significant to the history of the province and the early settlement of North America. The remains of our early heritage are evident in the patterns of streets and buildings and their orientation to the harbour established in the early settlement of St. John's. Historic institutional buildings such as the churches and the court house, and the blocks of row housing defined by narrow streets, laneways and parks are unique to the city's downtown. This historic fabric, particularly in the downtown, has resulted in interesting streetscapes and scenic views that have a high social, cultural and economic value.





Over the years, the City carried out a number of studies that examined ways to preserve the built heritage. Many of these early studies considered how to encourage economic development so historic buildings would continue to be used. Today, different economic pressures, such as rising land values and the desirable and demand for office use in the downtown, have the potential to change this historic landscape.



Preserving historic buildings maintains a human scale of structure and detail that is not always achieved in new development. Historic districts enhance our perspective, understanding and awareness of the past, and contribute to our sense of identity and pride. Preservation of historic districts provides tremendous economic benefits, stimulating commercial activity through increased tourism activity and spending.

Balancing the desire to retain our built heritage with opportunities for new development in heritage areas has been, and will continue to be, a challenge. Ultimately, heritage resources are a fragile gift from past generations, and are not a renewable resource, therefore we must preserve them for their unique value and the qualities that make St. John's significant for past, present and future generations.

Heritage resources will now be protected under the new St. John's Heritage By-law, which derives its authority from the City of St. John's Act. This new legislative structure will allow greater authority for the protection of heritage resources, than under the Urban and Rural Planning Act.

The following items are used to set up the framework for the new St. John's Heritage By-law:

1. Identify and designate Heritage Buildings and Heritage Areas that have historic value through the administration of the City's Heritage By-law, this Municipal Plan and its Development Regulations.



2. Ensure the preservation of the city's built heritage by encouraging appropriate renovations and adaptive reuse of Heritage Buildings and those buildings located in the City's Heritage Areas in keeping with the provisions of the City's Heritage By-law, this Plan and its Development Regulations.
3. Consult with and seek the advice of the Built Heritage Experts Panel on built heritage matters related to the designation of Heritage Buildings; the expansion, contraction and creation of Heritage Areas; and, the recognition of Heritage Districts as well as Ceremonial Buildings and Sites in keeping with the provisions of the City's Heritage By-law.
4. Maintain a registry of Heritage Buildings, Heritage Areas, Heritage Districts as well as Ceremonial Buildings and Sites that have historic and/or architectural significance, including those that are unique, rare, or exceptional, as well as those that represent examples of common or ordinary buildings of historic, cultural or social significance.
5. Identify and consider appropriate uses for designated Heritage Buildings as a means of encouraging their preservation.
6. Ensure that exterior renovations or alternations to designated Heritage Buildings retain the building's character-defining elements and their significant architectural or historical physical features in accordance with the City's Heritage By-law.
7. Encourage the use of alternative standards of the National Building Code of Canada and other related codes and regulations to permit the maximum conservation of a Heritage Building while still ensuring the health and safety of the occupants and the public.
8. Ensure that new developments within the City's Heritage Areas are compatible and in keeping with the streetscape in accordance with the City's Heritage By-law.
9. Develop detailed urban design guidelines to help facilitate new development proposals through the City's Heritage By-law review process.
10. Designate new Heritage Areas through the City's Heritage By-law to ensure that development proposals are compatible and in keeping with the area's built heritage and their historic spatial relationships. Areas worthy of special recognition as Heritage Areas include, but are not limited to:
  - The Battery Development Area
  - Quidi Vidi Village
  - Fort Amherst
11. Continue to recognize special places within Heritage Areas by designating them as Historic Districts through the City's Heritage By-law. Areas worthy of special recognition as Heritage Districts, in addition to the existing Rennie's Mill Road Historic





District, the Water Street Historic District, the St. John's Ecclesiastical District and the National Historic District, include, but are not limited to:

- George Street entertainment area
- Churchill Park(the post-war northern suburb)

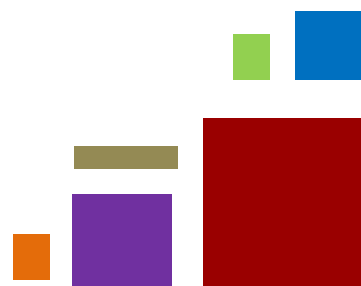
12. Encourage local utility companies to place equipment and devices in locations that do not detract from the visual character or integrity of heritage resources in the Heritage Areas.

#### **4.8** Historic Resources

The City recognizes the potential for the disturbance and discovery of historic resources as lands are developed or public works undertaken. Under the provincial *Historic Resources Act*, a historic resource is a work of nature or of humans that is primarily of value for its archaeological, prehistoric, historic, cultural, natural, scientific or aesthetic interest, including an archaeological, prehistoric, historic or natural site, structure or object. A study prepared for the City identified areas where historic resources are likely to be found, including areas in the downtown, around the harbour, along the coastline, in and around Quidi Vidi Village, the cemeteries and older burial grounds of the city.

Consider, in the review of proposals for development, the potential for discovery and disturbance of historic resources in areas identified in the document entitled "Submerged History: Archaeological Master Plan for the City of St. John's", Gerald Penney Associates Limited (December 2009) and identified in the St. John's Development Regulations (Z-5 Archaeological Areas Map).

1. Require developers, in accordance with recommendations of the Archaeological Master Plan, to implement a means of commemorating or interpreting the past use of a property where significant archaeological resources are uncovered which must be removed from the site.
2. Work with the Provincial Archaeology Office to ensure that historic resources within the City are managed in accordance with the *Provincial Historic Resources Act*.





## CHAPTER 5      A Strong Economy

### GOAL

Continue to strengthen the City's role as the centre for commerce and employment in the region and the province in a manner consistent with the strategic directions in the Economic Roadmap.




Over the past decade, St. John's has been energized as a hub of economic activity, fuelled by offshore petroleum and other natural resource industries. Although the economy has started to cool, the last few years saw significant public and private investments, high levels of personal disposable income, low unemployment rates, and opportunities for new business development. All this, combined with the fact that the City is a safe and caring place, has made St. John's a very attractive place to live, visit and do business.

The City developed an Economic Roadmap, which recognizes that business and investment activity bring employment, opportunities, innovation and development. Retaining and nurturing business is key to generating long-term, predictable economic activity.

To ensure economic prosperity over the long term is to foster and retain a diversified economy that consists of a mix of local, regional, national and even international businesses, as well as a diversity of business types and sizes. Ensuring sufficient lands are identified to accommodate the various sectors, while encouraging mixed-use neighbourhoods, and supporting the growth of home-based businesses will help to achieve overall economic growth.





The policies of this Plan support the goals and objectives of the City's Economic Roadmap.

### **Strategic Objectives**

- Accommodate a balanced and diverse range of opportunities for commerce.
  - Ensure adequate land and land infrastructure is available for economic growth and development
  - Facilitate redevelopment of vacant sites and building renovations in the downtown to support its continuation as the City's central business district.
  - Ensure that the employment centres within C.A.Pippy Park – the University, the Health Sciences Centre, Confederation Building – are serviced by an efficient, multimodal transportation network, which connects to quality residential neighbourhoods, surrounding retail and recreation opportunities.
- 

## **5.1 Economic Diversification**

1. Promote economic development and competitiveness by providing an appropriate supply of lands for commercial and institutional uses, along with the necessary infrastructure to support such development.
2. Promote economic growth in order to maintain the City's tax base and provide a variety of employment opportunities for the city's residents.
3. Recognize the importance of industrial lands, such as manufacturing, warehousing and processing, as contributors to a diverse economy, and ensure an appropriate supply of lands and required infrastructure is available to support such uses.
4. Identify lands for industry where there is direct and convenient access to the regional transportation network, such as a major highway arterial, the port or the airport.
5. Encourage retail, service and office uses in designated commercial areas and areas identified for intensification.

### **Protecting Lands for Commerce**

6. Ensure that lands designated for future industrial and commercial uses shall not be considered for conversion to non-industrial or non-commercial uses except where:
  - There is a demonstrated need for the conversion;
  - There is existing or planned infrastructure to accommodate the proposed conversion;

- The lands will not be required over the long term for the industrial and commercial uses for which they were designated; and
- An amendment to this Plan is made to accommodate the conversion.

## **5.2 The Port**


1. Recognize the importance of the Port of St. John's as a marine industrial area and support its continuation as a working port within the city.
2. Work with the St. John's Port Authority to facilitate the continued operation of the Port catering to the fishery, offshore oil and gas industry, the movement of goods through the container terminal, ship repair facilities, Coast Guard operations and a growing volume of cruise ship and recreational boating traffic.
3. Ensure that land use bordering land owned by the Port Authority is planned and developed in a manner that is compatible with a working harbour environment.
4. Support the functioning of the Port through access to municipal services and connections to the regional transportation network and work with the Port Authority to ensure that access to and egress from the port are protected.
5. Support continued expansion of the cruise ship industry by working with the St. John's Port Authority to continue to improve infrastructure, facilities and services.

## **5.3 Institutions**

Memorial University of Newfoundland is a significant contributor to the local economy, as both a major employer and purchaser of goods and services. The University attracts significant investment in research, engages in outreach activities, fosters innovation and the creation of new business, and enriches the community through its contribution to arts and culture. The College of the North Atlantic is also a significant employer and contributor to the local economy and knowledge base. These and other institutions such as Confederation Building and the Health Sciences Centre are located in C.A. Pippy Park, an area established by the Province as a land bank for institutional uses, along with a recreational and wilderness park.

Institutional changes continue to occur within the city. Closures or planned closures of public schools and hospitals, along with relocation or consolidation of government buildings, has created multiple opportunities for a number of sites to be redeveloped. Left vacant, they represent lost opportunities and "dead zones" for the neighbourhoods that surround them.

1. Work with the Province, University, colleges, and the C.A. Pippy Park Commission and the Eastern Health District to ensure the continued success of these institutions



within C.A. Pippy Park by providing efficient public transit, safe streets, pedestrian and cycling networks, and the provision of additional opportunities for housing, retail and services near these institutions.

2. Actively plan for and engage the Province on the future redevelopment of former hospitals, decommissioned public schools and other similar sites within the city that would allow for the creation of mixed-use developments, including public open space.

## **5.4 Retail**

The City has a range of retail that include the Avalon and Village Shopping Malls and the downtown along with several big box developments. Smaller retail clusters consisting of low rise commercial buildings, along with larger anchor stores, like that of supermarkets, are located along main thoroughfares. Some of city's retail sites have underutilized or vacant space, typically large parking lots, and are located adjacent to residential neighbourhoods.

Opportunities exist to revitalize these underutilized areas, by encouraging redevelopment with a mix of residential, office and supporting retail and personal services uses, similar to the Churchill Square neighbourhood. Older neighbourhoods in the city have retail and service uses integrated into the established urban fabric. Public consultations on the Municipal Plan indicate that residents want access to local retail and service uses closer to where they live and particularly within walking distance.

1. Provide for a greater mix and integration of new retail and service uses in commercial areas.
2. Encourage redevelopment of underutilized single-use, single-storey retail and service sites, particularly in areas identified for intensification.
3. Encourage redevelopment of retail shopping centres into multi-use commercial areas that accommodate complementary retail, service and office uses, and higher story residential developments.

## **5.5 Tourism**

Tourism makes a significant contribution to the city's economy, providing various business opportunities and employment. St. John's is a major tourist destination, and is promoted as providing "authentic" visitor experiences. A key piece of this experience is the vibrant cultural heritage of the city within the context of a unique built heritage, particularly in the downtown.

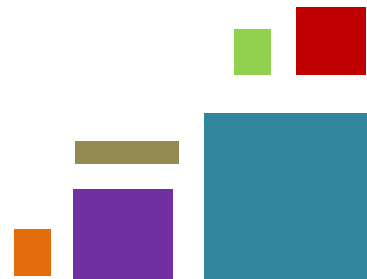


1. Protect and enhance the city's cultural and built heritage resources, particularly in the downtown, as assets that are critical to the continued success and future growth of the tourism sector.
2. Continue to implement recommendations of the Downtown St. John's Strategy for Economic Development and Heritage Preservation (2001).
3. Recognize and support the arts as a key component and contributor to the success of the tourism industry.
4. Ensure that St. John's has the infrastructure, amenities and products necessary to enhance the visitor experience and support the continued development of tourism.

## **5.6 Agribusiness**

The St. John's Agriculture Development Area, established and regulated by the Province to protect agricultural lands in the Northeast Avalon, supports a thriving agricultural industry that provides local food and employment opportunities.

1. Support the continued growth of the agriculture industry within the city by recognizing and supporting the provincially designated St. John's Agriculture Development Area (ADA), and designate and zone lands in accordance with the ADA regulations and guidelines as identified in Appendix A, P-8 (St. John's Agricultural Development Area Map).
2. Promote efficient operations and economic viability of farming activities by encouraging such uses and activities that support agricultural businesses like that of farm markets, small-scale local food processing and agri-tourism, while promoting the use of best management practices to ensure a high level of land stewardship and environmental protection.

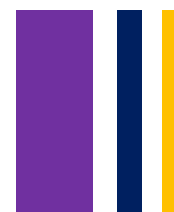




## CHAPTER 6 Urban Design

### GOAL

Improve quality of life through excellence in urban design of buildings, streets, neighbourhoods and public spaces throughout the City.



Citizens and organizations consulted as part of the review of this Plan called for measures that will result in greater comfort and walkability, the preservation of natural areas, scenic views and other cultural features, and buildings designed to fit appropriately into the urban and rural landscape, including more mixed-use areas. These measures speak to a desire for improved design in our downtown, commercial areas, neighbourhoods, and all other areas of the city.

Good urban design is about making connections between people and places, movement and urban form, nature and the built environment. It is about place-making, incorporating environmental stewardship, social equity and economic viability into the creation of places with distinct beauty and identity.

While principles of good urban design can be applied throughout the city, it will be of particular importance in areas that are identified for future intensification. Urban Design is also needed in the downtown, where there is a desire to preserve heritage assets, while encouraging and accommodating new development.







### Strategic Objectives

- Maintain the city's unique heritage and character with a particular emphasis on downtown, by balancing preservation of existing heritage structures and streetscapes with new appropriate development.
- Incorporate a Complete Streets approach in the design and retrofit of city streets.
- Develop urban design guidelines for areas identified for intensification and the downtown.
- Ensure a high quality of design in areas identified for future urban growth.
- Utilize green infrastructure to enhance the quality of public spaces throughout the City.
- Increase safety and security in the City by incorporating principles for crime prevention through environmental design.



## 6.1 General

1. Make St. John's a more beautiful city with a commitment to excellence in urban design appropriate to the context of the city and existing character of the neighbourhood.
2. Develop comprehensive urban design guidelines for new development, redevelopment, streetscape improvements, built form, height and massing of buildings, and parks and open space that is consistent with the objectives and policies of this Plan.
3. Promote and recognize creativity, innovation and sustainability in architecture, landscape architecture, and site and neighbourhood design.

### Built Form

4. Ensure that ground and lower levels of buildings contribute positively to the public realm and streetscape, and are designed at a pedestrian scale.
5. Require that new development and redevelopment of existing sites be integrated into the surrounding neighbourhood.
6. Ensure that tall buildings are designed and sited to:
  - Contribute positively to the skyline of the city;
  - Designed with a pedestrian scale at the base and a prominent roofline;
  - Be integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;



- Consider the shadow impacts on adjacent residential areas, streets and open spaces; and
- Increase safety and security by incorporating principles for Crime Prevention Through Environmental Design (CPTED).

## **Public Realm**

7. Encourage new developments and redevelopment that contribute to the public realm through architectural design, particularly in areas of heavy pedestrian traffic such as commercial areas, intensification areas and the downtown, and provide connections designed to encourage pedestrian and cycling activity.

## **6.2 Secondary Plans**

Secondary plans are used to engage detailed planning and analysis at the neighbourhood level, within the broader framework of the Municipal Plan. During public consultations, citizens expressed an interest in being able to discuss decisions that affect their neighbourhoods and a need for more planning at the local level. The city's various Planning Areas are identified in Appendix A, - Map P-2 (Planning Areas Map). It is Council's intention to place greater emphasis on reviewing and preparing Secondary Plans, and to use these as a way to refine those areas identified for intensification.

Intensification Areas as shown in Appendix A, Map P-3 (Intensification Areas Map), have been identified as having potential for future redevelopment and intensification for a mix of commercial, residential and other uses. These areas are typically commercial areas located on transit-serviced roadways that are characterized by vacant and underutilized sites, including large parking areas.

## **Planning Areas**

1. Undertake the preparation of updating or creating Secondary Plans for Planning Areas as shown in Appendix A, - Map P-2 (Planning Areas Map) to form part of, and be read with the Municipal Plan.
2. Where areas for Intensification as shown in Appendix A, Map P-3 (Intensification Areas Map) have been identified in a Planning Area, Secondary Plans shall be required to address ways to achieve intensification, consistent with the policies of this Plan including:
  - Defining specific boundaries of the areas targeted for intensification;
  - Design and height requirements; and
  - Appropriate zoning to facilitate intensification objectives and uses.



## **Intensification Areas**

3. Encourage redevelopment of Intensification Areas to achieve a mix of commercial, residential, and service uses, along with increased density and high quality public spaces.
4. Encourage an appropriate transition of building scale between developments in areas identified for intensification and adjacent residential neighbourhoods.
5. Create new design guidelines for site layout, vehicular circulation and loading zones in order to reduce or improve the appearance of parking lots along the street, and to minimize the impact of vehicles on the pedestrian realm.


### **6.3 Development in the Downtown**

The Downtown St. John's Strategy for Economic Development and Heritage Preservation that was prepared in 2001, sets out a vision for the Downtown:

- An internationally recognized, historical, old port city in which residents, businesses and visitors are welcome;
- Desirable residential neighbourhoods, with fully rehabilitated housing stock, looking as attractive as its original builders intended;
- An unforgettable commercial core featuring authentic, traditional buildings, well conserved and rehabilitated, which create a highly competitive retail sector along Water and Duckworth Streets;
- A desirable office/commercial location, with a solid supply of Class A and Class B office space to meet the needs and expectations of the corporate community;
- Low-rise buildings which do not obstruct the irreplaceable views of the Harbour;
- A vibrant entertainment area centered on George Street;
- A revitalized, pedestrian-friendly harbourfront; and
- A "people place" which forms the soul of the city.

Over a decade later, this vision is still valid and the downtown is recognized as a significant defining feature of the city in regards to built heritage, unique residential neighbourhoods, culture, the arts, tourism, and a centre for employment and commerce.

1. Recognize and protect established downtown residential neighbourhoods through the retention of housing stock or consideration of moderate intensification in a form that respects the scale and character of the neighbourhood.
2. Develop detailed urban design guidelines for the downtown that address built form, the height and bulk of buildings and their relationship to the street and to each other, the design of public spaces, and the provision of parking and transit facilities, while consideration may be given to developing building design standards for specific sites or blocks.

- 
3. Encourage development of mixed-use buildings in the downtown that contribute to the Downtown as a “people place.”

#### **6.4 Building Height**

Some of the most contentious issues in the city involve the height of buildings, particularly in the downtown. The city’s built form consists largely of low-rise buildings, while taller buildings such as office towers, hotels and a range of institutional buildings are dispersed throughout the city.

In the downtown, many studies conducted over the years have recommended that building height be limited to four (4) storeys to retain the historic character of the downtown, as well as views of the Narrows, Signal Hill and the Harbour from various public vantage points. In other areas, concerns about increasing the height and bulk of buildings revolves around the effect on privacy and shadowing on adjoining properties, and generally whether taller buildings “fit” into the landscape.

1. The height of buildings within the city shall be dealt with in the following manner:
  - a. **Low-Density Residential Neighbourhoods** – the heights of buildings are representative of existing dwellings within a particular area. New development shall be assessed to ensure that new dwellings are compatible with the neighbourhood in terms of form, height and setback.
  - b. **Areas identified for Intensification** – In areas identified for future intensification through redevelopment of vacant or underutilized sites, the height of buildings may be greater, but still compatible with the existing built form.

The design of buildings must account for appropriate height, separation distance, lighting and other privacy requirements. Where development in commercial, mixed-use, or high density residential zones is proposed next to existing residential neighbourhoods, the City will develop urban design guidelines to set out how this can be achieved uses. Secondary Plans will be used to define the transition areas between residential neighbourhoods and higher density, mixed-use areas.
  - c. **Commercial and Industrial Areas** – Building height in major commercial areas outside the downtown, including industrial parks and commercial land use districts along major arterials such as Kenmount Road, can be greater than those that currently exist. In areas around the St. John’s International Airport, particularly along flight paths, building height will be limited to that necessary for airport operations safety set out by Transport Canada.
  - d. **The Downtown** – It shall be a priority of Council to protect public views, identified in the St. John’s Development Regulations (Z-4 Public View Plains Map). Building height will be controlled and consistent with the existing built form. The objective in the Downtown is to retain the existing urban form and human scale along the commercial corridors of Duckworth and Water Street



- while allowing some additional height where it does not impact public views. In the west end of Downtown (west of Adelaide Street) greater building height may be considered. The area's lower elevation reduces the visual impact of taller buildings on the cityscape and surrounding properties, while the close proximity to Pitts Memorial Drive is also key, as the main arterial brings large volumes of traffic in and out of the downtown daily. Height shall be subject to public viewplanes, and heritage requirements, and through the appropriate provision of building orientation, setbacks, public space and parking standards. No additional height shall be considered in any downtown location that would result in encroachment into a protected viewplane.
- e. **Downtown residential neighbourhoods** – The unique form of downtown residential neighbourhoods shall be retained, including the historic block pattern of residential row, townhouse and single detached dwellings surrounding the resulting internal courtyards. Building height will be consistent with the existing built form and applicable heritage regulations.
  - f. **Battery Development Area** – Height of buildings shall be in accordance with the guidelines established in the Battery Development Guidelines Study subject to St. John's Development Regulations (Z-6 Battery Development Area Map).
  - g. **Quidi Vidi Village Development Area** – The Quidi Vidi Village Overlay Zone and Design Guidelines (St. John's Development Regulations (Z-7 Quidi Vidi Village Overlay Map) will set out acceptable building form, including height and massing for this area.
  - h. **Areas outside the Downtown** – In areas bordering the downtown along LeMarchant Road to the west of Harvey Road, building height can be increased subject to the Intensification Area policy. Increased building height will also be encouraged in developing areas, such as Pleasantville and areas identified for urban expansion, in accordance with approved comprehensive development plans.
  - i. **Rural Areas** – In rural areas, building height will be considered in the development review process. Development should be compatible with surrounding uses and the landscape by not extending above scenic ridgelines.
  - j. **Building Height - General** – It is recognized that proposals for buildings that exceed the existing Zone Height may be received for development outside areas described above. In considering such proposals, Council shall take into account whether the building and the proposed use advances the goals and objectives of this Plan and contributes positively to the surroundings.

## 6.5 Separation Buffers

Good design incorporates the use of measures to provide a separation or screen between potentially conflicting uses. Buffers can be used to visually screen uses from each other, and reduce impacts from height, exterior lighting, noise, odours and so on.

1. Establish standards for buffers, screening, landscaping and noise attenuation features that may be required as part of a development proposal, and are the responsibility of the property owner to maintain.

## **6.6 Art and the City**

The arts community in St. John's contributes significantly to the culture and economy of the city and enriches the lives of citizens through visual and performing arts. Through its Municipal Arts Plan and Art Procurement Program, the City supports the arts community as well as individual artists.

1. Integrate works of art within the public realm, particularly when designing new public buildings, infrastructure and public spaces.
2. Encourage the incorporation of public art into the design and construction of private developments.
3. Encourage the incorporation of features that can accommodate use by the visual and performing arts when designing or redeveloping public spaces.

## **6.7 Signage and Wayfinding**

Signage is an important but often overlooked aspect of cities. It helps us find our way around, and locate products and services. It can enhance the visual quality of a city and our experience within. It is important for the city to manage signage to ensure that it does not create sign clutter or safety hazards for motorists.

1. Ensure that signage is designed, constructed and placed in a manner that enhances wayfinding, safety, and the overall visual appearance of the city.
2. Retain signage-free green corridors along Columbus Drive and major roadways where speed limits exceed 70km/hour.
3. Integrate pedestrian way finding signage through key areas of the city and along trails.





## CHAPTER 7      Transportation and Infrastructure

### **GOAL**

Support growth and development in the City through an efficient and effective transportation network and investment in municipal infrastructure.




The provision of infrastructure is a key consideration in city planning. Municipal infrastructure – transportation networks, water and wastewater systems and treatment plants - are the underlying building blocks that support growth and livability of the city. How these services are planned and developed affects the daily lives of residents, as well as how and where new growth in the city can occur.

Within the city, efforts to integrate transportation planning and land use are needed to support more balanced mobility, while increasing alternative modes of transportation such as walking, cycling, transit and other innovations. The City's objective is to increase mobility options for all users by addressing the imbalance that exists, which emphasizes and accommodates the car. In some contexts this will mean less vehicle access in favour of providing safer, more active and attractive streets.

Today, more and more cities are re-imagining the street as an important component of increasing mobility options. This can be accomplished by creating walkable streets surrounded by higher density, mixed-use development at key nodes along major transportation corridors, and ensuring that neighbourhoods are connected to these areas by the network of local streets, sidewalks, pathways, trails and transit service. The City recognizes the important role that transportation networks play in community building, and that streets are an important component of “place making.”

Over the past decade, the City has undertaken a number of measures to improve stormwater management, wastewater collection and treatment throughout the city. Significant upgrades to water treatment plants at Bay Bulls Big Pond, Windsor Lake and Petty Harbour Long Pond have been undertaken, while significant efforts have also been






taken to conserve water, including an analysis of the water distribution system to reduce leaks. Upgrades have been made to increase the capacity of the storm sewer system to accommodate increased flows and to upgrade and maintain older sanitary sewers in the city.


Over the 10-year planning period, the City will focus investment on renewal and maintenance of existing infrastructure. At the same time, monitoring and planning for future needs will also be undertaken, particularly with respect to regional systems.

### Strategic Objectives

- Support public transit through higher density development, mixed-use and supportive housing options along main transit corridors.
  - Ensure that areas for urban expansion have transit supportive design.
  - Update the 1998 St. John's Transportation Study.
  - Participate with the region's municipalities to undertake a regional transportation study.
  - Facilitate the creation of transportation networks that support and connect neighbourhoods, provide quality options for active transportation, integrate transit, and prioritize user safety.
  - Focus infrastructure investment on the upgrading and replacement of aging infrastructure including water (potable water, wastewater, stormwater), recreation and streets.
  - Ensure that urban expansion is carried out in a manner that does not add a financial burden to the city.
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## 7.1 Regional Transportation

As the City has grown, so has the city's street network. The regional road network, set out in a plan developed in the 1970s, will be completed with the final segment of the Team Gushue Highway. The regional road network provides convenient access into and out of the city, to the airport, the harbour, and major employment centres. It has also facilitated the growth of communities beyond the city's boundaries. Within the region, travel modes are almost entirely auto-dependent, resulting in increasing traffic on highway arterials and major collector streets within the city. Transportation planning at the regional level requires collaboration between the region's municipalities and the Province to address growing regional traffic issues and impacts on the city. Solutions need to focus on moving people, as opposed to vehicles.


- 
1. Work with other regional municipalities and the Province to undertake a Regional Transportation Plan that will:
    - Identify regional traffic patterns;
    - Include a regional traffic model for use in evaluating the impact of proposed developments on regional transportation and city street networks;
    - Evaluate the potential for increasing modal share of transit, walking, cycling and other means of transportation within the region as a means of reducing the reliance on the automobile as the primary mode of travel to, from, and within the City; and
    - Identify necessary improvements in the regional road network.
  2. Protected Roads as identified in Appendix A, P-4 (Road Classifications) are designated by the Province for the purpose of controlling development within an established building control line, measured perpendicular from the centre line of the roadway 100 metres, and an application must be obtained from Service NL prior to any development being permitted within this defined area.
  3. Scenic Roads, Appendix A, P-4 (Road Classifications), are designed for traffic and access, but were developed as leisurely routes, where the scenic potential is of a greater value, and any proposed development is subject to the policies of the St. John's Urban Region Regional Plan.

## **7.2 Transportation Network**

The major roadway elements of the city's transportation network are identified in Appendix A, P-4 (Road Classifications). These include freeways, major and minor arterial roads, collector roads, local streets and protected roads. Over the planning period, emphasis will be placed on developing Complete Streets, where the emphasis is on the movement of people instead of vehicles, increasing safety for all users, and the creation of attractive streetscapes. Complete Streets will be achieved through new street standards for new development, as well as retrofitting existing streets as part of the city's ongoing capital works programs. City streets will be completed by a network of active transportation links and transit service.

1. Revise standards for the development of new streets and rights-of-way, to improve the balance of safety, accessibility, convenience and comfort of all street users.
2. Ensure that lands are acquired through the development approvals process for required street rights-of-way, lands required for features such as intersection widening, transit infrastructure, improved sightlines, or other identified streetscape improvements.
3. Improve the city's transportation network in accordance with a new Transportation Master Plan for St. John's.



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4. Encourage development that facilitates the potential for street and pedestrian connectivity. In new residential developments, the use of cul-de-sacs will be discouraged except for locations where there is a demonstrated need for a cul-de-sac to provide land access.
  5. Ensure that all transportation infrastructure is open to the public and remains in the public realm wherever possible.

### **Active Transportation**

6. Work with schools, the University, Colleges and private educational institutions to provide alternatives to car travel by improving conditions that encourage students to travel to school on foot, by public transit or by bicycle.
7. Update the City's Cycling Master Plan to identify and implement a network of safe, comfortable and convenient cycling facilities.
8. Create a more pedestrian-friendly environment that is inter-connected by a network of accessible, safe, comfortable and convenient routes.

### **Parking**

9. Establish parking standards that:
  - Address requirements for parking in areas identified for intensification;
  - Permit reduced levels of parking in new mixed-use development projects where shared parking among compatible uses is possible and desirable;
  - Address the design and placement of off-street parking and loading facilities for delivery vehicles; and
  - Include provisions for bicycle parking areas and facilities.
10. Require that the planning and design for parking in large, commercial and mixed-use developments incorporate measures that facilitate the safe movement of pedestrians within and between retail sites, including the provision of appropriately sited facilities to support transit.
11. Encourage design and construction of parking facilities including parking lots and above-grade parking garages or other parking structures that enhance the visual quality of the streetscape and are pedestrian friendly and reflect the human scale.
12. Work with owners of private parking facilities to provide public parking during non-peak hours.
13. Work with Metrobus and major employers in the city's employment centres to develop measures to reduce the demand for all-day commuter parking, particularly in the downtown.



## **Development**

14. Create Transportation Impact Assessment Guidelines for the creation of new transportation infrastructure required to support new development.
15. Require new development to anticipate and implement traffic calming measures consistent with the principles and objectives of the City's Traffic Calming Policy, so that proactive measures can be applied before traffic problems arise.
16. Encourage the design and construction of new streets and the retrofit of existing streets, where appropriate, that incorporates the needs of pedestrians, cyclists, and persons with disabilities to create a transportation network that is accessible, safe, comfortable and convenient for all users.

## **Intensification Nodes and Corridors**

Key nodes and corridors provide focal points for neighbourhoods and connections between different areas of the city. Increased density, a mix of uses and multimodal connectivity establish these areas as vibrant parts of our community.

17. Develop a system of nodes and corridors through the city that will be linked by transit service, active transportation and streets.

## **7.3 Public Transit**

The City recognizes the role that an efficient public transit system contributes to personal mobility and health of residents. Increasing ridership both within, and to and from the city, is one way of reducing the number of personal vehicle trips and the number of vehicles on city streets. Investment in the Metrobus transit system has been made in the development of a new bus depot on Messenger Drive and purchase of additional buses for the fleet.

1. Increase ridership on public transit by the following means:
  - Work closely with Metrobus on transit supportive planning;
  - Improve transit infrastructure to support an efficient and effective transit service;
  - Provide increased development density and a mix of land uses in identified areas along main transportation corridors and nodes;
  - Reduce parking requirements that take advantage of alternate travel modes;
  - Work with the region's municipalities to develop park-and-ride lots in appropriate locations to encourage ride sharing and transit use;
  - Continue to support a regional ParaTransit service; and
  - Support Traffic Demand Management (TDM) policies.



## **7.4 Airport**

The St. John's International Airport is a significant piece of the provincial transportation network, providing for the movement of people and goods to, from and within the province. Over the past decade, the airport has experienced significant growth in air traffic, for both passenger and freight, leading to corresponding improvements to navigational systems, the terminal building and other facilities.

Urban development around the airport has included residential development in the areas of Clovelly and Airport Heights, with commercial and industrial development occurring along Torbay Road and Stavanger Drive, and to the south along Major's Path.

1. Maintain road access from the airport to the regional highway system, the harbour, and other industrial lands to facilitate the movement of goods.
2. Manage land use to reduce conflicts arising from air traffic noise by preventing residential development in accordance with the Noise Exposure Forecast (NEF) contours prepared by Transport Canada, and in accordance with the policies of the St. John's Urban Region Regional Plan.
3. Ensure the height limit of buildings around the airport is in accordance with the requirements of the Airport Authority and Transport Canada for airplane safety.

## **7.5 Water and Wastewater Servicing**

The cost of constructing and maintaining water and wastewater systems within the City is significant. Efficient utilization of the existing system helps to reduce such costs. Ensuring that expansion of such services, particularly to areas identified for urban expansion, occurs in a rational and comprehensive manner, which is not premature, is a priority.

1. Work with the Province and municipalities in the region to:
  - Review the regional water supply to confirm whether existing water supplies are sufficient to meet projected economic growth;
  - Identify additional water sources to meet future needs;
  - Continue to implement the regional water conservation policy; and
  - Reduce leakage from the municipal water distribution systems to further conserve the supply of potable water.
2. Ensure that new development is connected to full municipal water and wastewater services, unless located in a designated un-serviced area with frontage on an existing public road (prior to January 1, 1992).
3. Notwithstanding Policy 7.5.2, development may occur on the basis of on-site services where:



- Lands are considered infill along an existing publicly maintained street (Jan 1, 1992); and
  - Government Services approval(s) are obtained.
4. Require that where a new public road is extended or created, full municipal water and sewer services are required.
  5. Incorporate an integrated design approach and use of best practices for stormwater management as part of City infrastructure projects.
  6. Continue to improve water and wastewater infrastructure to increase capacity of the system to accommodate new serviced development.

### **7.6 Limit of Servicing**


Water and wastewater infrastructure, including stormwater systems were originally designed to accommodate development up to the 190-metre contour elevation. Over the years, the City has undertaken studies to re-assess capacity to accommodate development at higher elevations and to increase capacity of systems where possible. However, some limitations remain.

1. Unless infrastructure improvements as determined by Council to be necessary are carried out, development shall be limited to lands below:
  - The 130 metre contour elevation in the Kilbride area;
  - The 185 metre contour elevation in Airport Heights; and
  - The 190 metre contour elevation in the Kenmount/Southwest Development Area.

### **7.7 Unserved Development**

The City receives numerous applications each year for development in areas that have no municipal water or sewer services. In several areas, the City has faced significant financial costs where well and septic systems have failed, and municipal water and sewer services had to be extended in order to alleviate health and safety concerns. In order to address these issues and control unlimited unserved development the following shall apply:

1. Unserved residential development shall be allowed only on existing properties already zoned as Rural Residential Infill (RRI) or Rural Residential (RR) and no additional lands will be rezoned for residential infill development.
2. Unserved rural infill development may occur only on public roads existing as of January 1, 1992.

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3. No new roads will be permitted for unserviced development, with the exception that a private road that existed as of January 1, 1992, may be accepted as public road subject to conditions set out by the City.

### **7.8** Goulds Ultimate Service Area

Development in Goulds is limited by capacity in the existing wastewater system. Although the City has invested in upgrades to the system, there is still limited capacity to accommodate new development. The Goulds Ultimate Service Area in Appendix A, P-5 (Goulds Ultimate Service Area), identifies the current service area and lands identified for future urban expansion.

#### **Policies**

1. Continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area.
2. Support extension of infrastructure into the future service area in a progressive manner, to accommodate fully serviced development within the Goulds Ultimate Service Area.
3. Allow no extension of services outside of the Goulds Ultimate Service Area until existing municipal services have been suitably upgraded.
4. Any development within the Goulds Ultimate Service Area must be developed to full City standards in accordance with the City's Subdivision Development Policy.
5. No development, whether serviced or unserviced shall be permitted outside the Goulds Ultimate Service Area (current and/or future) except for infill development consistent with existing zoning.

### **7.9** Torbay Road North Commercial Area

Lands identified as the Torbay Road North Commercial Area Appendix A, P-6 (Torbay Road North Commercial Area), have been studied to determine the available capacity of existing services such as transportation, water and sewer services, and stormwater infrastructure. Some limitations exist and as a result, development in this area must be carefully managed. A transportation study is currently underway for this area.

1. Require that all new development be in accordance with the policies of the Torbay Road North Commercial Area Plan and Follow-Up Transportation Impact Study, and support required infrastructure upgrades.
2. Ensure that all new development within the Torbay Road North Commercial Area contribute to required infrastructure upgrades in proportion to the demand they place on the network.



### **7.10**Emergency Services

1. Encourage that new development and redevelopment in St. John's be done in a manner that provides access to emergency services, including the provision of adequate water for fire suppression.

### **7.11**Telecommunications and Utilities

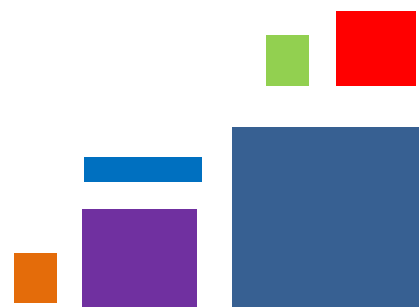
The provision of utilities and telecommunications infrastructure is important to the city's economy, safety and security.

1. Ensure that telecommunication service and data network providers locate all new infrastructure subject to the City's Siting Protocol for Wireless Facilities.
2. Coordinate with utility providers to identify the location, maintenance and renewal of utilities and services within public rights-of-way.
3. Work with utility providers to ensure appropriate utility design and placement (including underground placement) to minimize the visual impact of utilities, particularly in heritage areas, new residential areas, and areas identified for intensification.

### **7.12**Small-Scale Wind Turbines

It is recognized that small-scale wind turbines are being used to supplement energy supply for commercial and industrial uses as a means of reducing reliance on fossil fuels.

1. Support the use of alternate energy production by permitting small-scale wind turbine structures in appropriate areas, subject to a Land Use Report.





## CHAPTER 8 Land Use Districts

### GOAL

To promote a pattern of growth and land use that will encourage orderly, efficient, and environmentally sound development, and create highly desirable, vibrant, walkable neighbourhoods.



### 8.1 Land Use Districts

The City will continue to manage growth and development by designating lands within the Planning Area into land use districts. Each Land Use District is shown on the Future Land Use Map, Appendix A, - P-1 (Future Land Use), and is linked to policies outlined in this Chapter, which provide guidance regarding permitted uses, building and development form.

The Land Use Districts and policies are organized according to the following categories:

Residential  
Commercial  
Industrial  
Airport  
Institutional

Rural  
Forestry  
Open Space  
Agriculture

Watershed  
Restricted Development  
Urban Expansion  
Pippy Park

### Objectives

- To enable land uses to develop in a compatible manner while ensuring sufficient land is made available for future growth.
- To support commerce and industry by providing opportunities for businesses to operate.
- To make provision for future infrastructure servicing as the basic framework around which the city will grow.
- Protect the city's public water supply watersheds to ensure a safe, clean and reliable source of drinking water.





## **8.2 Interpretation of Land Use Districts**

For the purposes of administering this Plan, the Future Land Use Map (Appendix A, P-1) shall be read in conjunction with the goals, objectives and policies outlined in this document.

The boundaries between land use designations as shown on the Future Land Use Map are not intended to be rigid, except where they coincide with physical features (such as roads, rivers, streams). Where boundaries do not coincide with physical features or there is any uncertainty concerning the intended land use designation, the exact determination of the boundaries will be determined by Council or designate.

## **8.3 General Policies**

The following policies shall apply to all Land Use Districts under the Plan.

### **General**

1. The following uses shall be permitted in any Land Use District:
  - Public works and services;
  - Municipal transportation facilities;
  - Utilities (not including cellular towers)
  - Open space uses, including parklands, walkways, trails and recreation.
  - Buildings or structures that are normally incidental or essential to a permitted use.
2. Unless otherwise identified in this Plan, Council shall establish in the Development Regulations, the standards and conditions for development in each land use zone.

### **Cemeteries**

3. A Land Use Zone shall be established to recognize existing and planned cemeteries within the City, regardless of the Land Use District in which they are located. Standards and requirements for their development and expansion will be set out in the Development Regulations.

### **Non-Conforming Uses**

4. In accordance with the Section 108 of the *Urban and Rural Planning Act (2000)*, Council shall recognize that any development or land use that currently exists as a result of a past approval or recognition of a non-conforming status by an appropriate municipal authority prior to the day that this Plan comes into effect, may continue. Where a building or use exists which does not comply with the intent of the Plan and the designated use, it shall not be substantially expanded. Minor extensions may be approved provided there will be no adverse effects on surrounding properties or the environment. A change from one non-conforming use to another, more acceptable use, may be permitted at the discretion of Council.





## **8.4 Residential Land Use District**

The Residential Land Use District applies to established and developing residential neighbourhoods of the city. Residential neighbourhoods should contribute to the maintenance and improvement of quality of life through housing design and variety of form, good subdivision design, effective management of non-residential land use and appropriate infill. Provisions should provide for the development of neighbourhood-supportive commercial uses that are compatible with surrounding residential uses.

The City's pattern of residential development is one of primarily low-rise single detached, semi-detached and townhouse dwellings in the Downtown and surrounding older neighbourhoods of Georgestown and Rabittown. It then transitions to a greater proportion of single detached dwellings that characterize post-war neighbourhoods in the Churchill Square area and east and west ends of the City, along with other developing areas of the City.

High density multiple-unit developments are located in areas primarily arterial roads, while lower density multiple-unit developments are mixed throughout the city alongside lower density residential neighbourhoods. A mix of residential densities and housing forms is proposed for both Pleasantville and Galway areas.

Neighbourhoods experience a variety of changes over time, and these transitions, create well-defined neighbourhoods and a varied housing stock. The challenge is to ensure the stability of developed neighbourhoods while recognizing that neighbourhoods evolve to reflect changes in the local population. Accommodating change within neighbourhoods as they evolve requires detailed planning and collaboration with residents at the local level.

The City's goal is to ensure that residential neighbourhoods are inclusive and support people of differing ages, abilities and socio-economic groups. This requires a variety of housing options, public amenities and transportation infrastructure, capable of change as neighbourhoods mature.

### **Residential Neighbourhoods**

1. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
2. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive



to existing development and is economically viable for a range of socio-economic groups.

3. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.
4. Support a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socio-economic groups.
5. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.
6. Minimize urban sprawl by encouraging integrated developments.
7. Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.
8. Encourage the rehabilitation and preservation of existing housing stock in older parts of the City.
9. Subdivision, siting, and landscaping standards shall be used to control noise resulting from traffic, highways, commercial, industrial, and airport activities.

### **Residential Mini-Home Parks**

10. Well planned, residential mini-home park developments may be permitted at the discretion of Council in the Residential Land Use District as an acceptable form of affordable housing, subject to a Land Use Report.

### **Commercial Uses**

11. Within the Residential Land Use District, Commercial uses may be considered where:
  - The proposed use is a small scale, commercial use that is compatible with the surrounding residential area,
  - The site is an appropriate zone for neighbourhood/local Commercial Local uses, and
  - The site shall be designed to minimize any effects on adjacent residential areas.



## **8.5 Commercial Land Use District**

The Commercial Land Use District applies to existing and future areas of commercial development within the City. These commercial uses range from small-scale commercial sites serving residential neighbourhoods, to larger regional centres like the Village and Avalon Malls, and the developing areas of Stavanger Drive, Kelsey Drive and Galway. Smaller concentrations of commercial uses can also be found along the city's arterial roads. The downtown is recognized as an important commercial hub, for both the city and the province. Provisions in the commercial district are included to allow the development of residential dwelling units provided they will not hinder or prevent an area from being used for commercial purposes.

The role of the City is to ensure an adequate level of commercial services are provided throughout St. John's, by facilitating appropriate development in new areas, and maintaining the viability of older areas. Retail uses in commercial areas directly serve residential needs, while office uses bring employees from residential districts daily. It is, therefore necessary and desirable to place commercial facilities close to residential neighbourhoods, while minimizing the impact on established neighbourhoods and municipal services.

1. Promote the growth of new commercial areas for business and retail opportunities, with the downtown as the primary focus.
2. Designate lands for commercial use in appropriate locations along arterial roads, at intersections and in the downtown, to ensure an adequate supply of suitable land is available to accommodate a range of commercial activity and support commerce.
3. Encourage large scale commercial centers and commercial strips to develop into vibrant, transit-supportive and walkable urban areas and are well designed and landscaped.
4. Provide adequate opportunity for business expansion at appropriate locations throughout the city and assist in the reorganization and redevelopment of older business areas, particularly the downtown.
5. Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.

### **Downtown**

6. The downtown is recognized as a special multi-use commercial area that includes residential, institutional, entertainment and public space uses, as well as retail and service uses.



7. Preserve and strengthen the role of the downtown as a major regional employment centre.
8. Support traditional retail shopping streets as centres of community activity, particularly in the downtown by:
  - Creating urban design guidelines;
  - Encouraging good quality development that accounts for type, density and form compatible with the character of the area and adjacent uses;
  - Ensuring pedestrian-friendly street frontages; and
  - Improving and maintaining infrastructure and public amenities such as transit and parking facilities, street furniture and landscaping.
9. Ensure development in the downtown features unique, context sensitive designs and promotes public safety and security.
10. Enhance downtown livability by increasing amenities to support a desirable urban community.

### **Proposals for Commercial Development**

11. Encourage and facilitate redevelopment or expansion of commercial sites in a manner that addresses compatibility with adjoining residential uses and shall be subject to a Land Use Report, where a commercial use is proposed in or adjoining a Residential Land Use District.

### **Commercial Atlantic Place**

12. Recognition of Atlantic Place development at 215 Water Street, where the City shall create a zone that acknowledges use of the existing development.

### **A.P. Parking Garage**

13. Recognition of Atlantic Place Parking Garage at 1 Cliff's-Baird's Cove, where the City shall create a zone that acknowledges use of the existing development.

### **Commercial Development within the Heritage Area**

14. All commercial development within the defined Heritage Area, shall be subject to the City's Heritage By-law.

## **8.6 Mixed-use Development**

Within the City, there are a number of areas where a mix of commercial, residential and other compatible uses currently co-exist, in various built form. It is the City's intention to encourage additional areas of mixed-use development, creating neighbourhoods where commercial functions are combined with housing, office



space, community services, arts, entertainment facilities and public open space, particularly in areas identified for intensification and new development, such as Comprehensive Development Areas.

The concept of mixed-use development helps to build a sense of place within the community. It embraces such concepts as reduced auto dependence, public transit, reduced urban sprawl and better use of infrastructure through higher density development, while allowing for greater flexibility and adaptability of uses when developing projects.

New Planned Mixed Development Zones follow the same principles as other mixed-use development, while providing a more flexible and creative means to land use planning and innovative neighbourhood design, and are created through the rezoning process in areas designated for future urban expansion or where large tracts of vacant land are available.

15. Encourage development that accommodates a mixture of uses, various built form and public spaces.
16. Allow Mixed-Use Zones in appropriate areas within Residential and Commercial Districts, along transportation nodes and within areas identified for Intensification.
17. Encourage buildings within a mixed-use zone that are multi-storey, and contain a mix of uses, with commercial, retail and service uses on the ground floor level.
18. Encourage the design and creation of new Planned Mixed Developments through the rezoning process, in areas designated for Urban Expansion or where a minimum of 10 acres of vacant land is available for development.
19. Planned Mixed Developments must be located adjacent to existing development in order to effectively connect to existing infrastructure and near existing or planned transit routes.

## **8.7 Industrial Land Use District**

The City recognizes the importance of industrial areas for economic development and competitiveness, both locally and within the province. The Industrial District provides for a mixture and range of uses that include both 'heavy' and 'light' industrial. Industrial operations and their associated uses can have significant impacts on surrounding land use, therefore, industrial uses must be located with care. As most industrial uses such as manufacturing and warehouses generally accommodate large transport trucks, good access to the regional highway system, marine or air transportation is important.



The Municipal Plan recognizes and accommodates industrial development under a single Land Use District that recognizes and accommodates such things as light industries that are significantly free of hazards and nuisances to adjoining properties, airport and harbour-related activities and other industrial uses that could cause nuisances for adjacent land uses. The Industrial District applies to lands around the harbour and the St. John's International Airport, the Robin Hood Bay Regional Waste Management Facility, O'Leary Industrial Park, Incinerator Road, and Glencrest, along with other existing industrial sites at various locations within the City. Undeveloped land at Freshwater Bay has also been set aside for marine industrial use, as identified under the St. John's Urban Region Regional Plan.

1. Ensure there are sufficient lands available for new industrial areas in appropriate locations, and support existing industrial areas, taking into account good road access, opportunities for growth, and separation from incompatible land uses.
2. Maintain adequate separation distances between industrial uses and incompatible uses by addressing risk, nuisance and other impacts through a Land Use Report where:
  - Lands proposed to be redesignated to the Industrial Land Use District require a Land Use Report;
  - An industrial use is proposed adjoining a Residential Land Use District; or
  - A proposal is received to rezone lands within the Industrial Land Use District to another District.
3. Ensure that acceptable access to the regional highway system is maintained between the airport, the harbour, and other industrial lands within the City.

### **Industrial Land Use Zones**

4. Industrial zones will be established to distinguish between Industrial Commercial which includes such uses that are not particularly intrusive and free of hazards and nuisances, and Industrial, which include such uses as heavy industry, airport and harbour-related activities, and other industrial uses that cause nuisances to adjacent land uses and may be allowed subject to a Land Use Report.

### **Robin Hood Bay Waste Management Area**

5. The City will manage land use in the area surrounding the Robin Hood Bay Regional Waste Management Facility, as shown in Appendix A, P-7 (Robin Hood Bay Waste Management Area), in a manner that prevents land use conflicts and ensures its continued operation as a regional waste management facility.



### **Harbour Development**

6. The focus for Industrial lands around the Port of St. John's will be primarily related to marine uses - transportation, the fishery, the supply and servicing of offshore oil and gas industries, marine recreation, tourism and shipping.
7. The special character of the residential areas known as the Battery and Fort Amherst/Southside Road, which are located on opposite sides of the Narrows Planning Area and the entrance to the harbour, shall be protected and enhanced.

### **Marine Uses at Quidi Vidi Village**

8. At the harbourfront in Quidi Vidi Village, traditional marine industry uses such as those associated with the fishery will be encouraged, while other uses, such as those associated with tourism or recreational boating, may also be considered where they are consistent with the Quidi Vidi Village Overlay Zone Design Guidelines and the St. John's Development Regulations (Z-7 Quidi Vidi Village Overlay Map).

### **Freshwater Bay**

9. The City shall recognize the possible future industrial use of Freshwater Bay in accordance with the St. John's Urban Region Regional Plan and the St. John's Development Regulations.

## **8.8 Airport Land Use District**

The Airport Land Use District includes all lands owned and managed by the St. John's International Airport Authority.

1. Land use within the Airport Land Use District shall be in accordance with the requirements of the St. John's International Airport Authority.
2. The City shall work with the St. John's International Airport Authority to ensure that Land Uses surrounding the airport are in accordance with the Noise Exposure Forecast (NEF) Contours under the St. John's Urban Region Regional Plan.
3. Land Uses in the vicinity of the airport shall be undertaken so that the long-term operation and economic role of the airport is protected, and uses that may cause a potential aviation hazard will be avoided.
4. Building height shall be restricted in the vicinity of the Airport to ensure aviation safety. The City shall work with the St. John's International Airport Authority and Transport Canada to develop a maximum height standard overlay for lands surrounding the Airport Zone.





## **8.9 Institutional Land Use District**

The Institutional Land Use District applies to lands owned and used by Government and institutions such as hospitals, churches and educational institutions. These lands represent a significant element of St. John's land use structure, and cooperation for their use and development is important.

C.A. Pippy Park, established by the Province as a park and land bank to accommodate institutional needs, is the largest institutional area within the city, and includes: Memorial University, the Health Sciences Centre, Confederation Building, the College of the North Atlantic, other Provincial Government office buildings, and a significant area of parkland and recreational facilities, which are managed by the C.A. Pippy Park Commission.

Many of the Institutional lands in St. John's are currently in transition as the roles of government and religious organizations evolve. As some schools, hospitals, and churches close, the lands on which they are situated become prime areas for redevelopment within the city. The reuse of such property is frequently controversial as their current use has usually been longstanding, surrounding neighbourhoods are equally well-established, while the grounds of the institutional properties tend to fulfill a formal or informal role as community open space.

1. Ensure sufficient lands are available for new Institutional development in appropriate locations, and through mixed-use development, along with support for existing uses throughout the city.
2. Recognize the importance of Institutional land holdings within the city and the need for cooperation between the various public bodies involved to ensure the best comprehensive use and (re)development of the property.

## **8.10 C.A. Pippy Park**

1. Recognize the legal boundaries of C.A. Pippy Park, and ensure that all applications for development are in accordance with the requirements of the C.A. Pippy Park Commission.

## **8.11 Rural Land Use District**

The Rural Land Use District is applied to rural lands used for such practises as agriculture, quarrying, forestry, natural heritage features and areas, and limited rural residential use. Rural areas and urban areas are interdependent in terms of markets, resources and amenities, therefore it is important to control rural assets and amenities, and protect the environment as a foundation for a sustainable economy.

Rural and resource lands within the city include large tracts of land in the provincially protected St. John's Agricultural Development Area, land that is unsuitable for





development due to excessive slope or erosion concern, quarries, and tourism and recreation. The Rural Land Use District applies to those lands that are not intended to be settled for urban development within the planning period.

Rural areas also include land for residential development. The City recognizes rural residential development as low density, located on large rural lots along existing roads that are not serviced by full municipal services and are not planned to be serviced in the future. No infill development is permitted along arterial roads and scenic roads as identified by the St. John's Urban Region Regional Plan.

1. Lands not intended for urban development over the next 10 years shall be designated under the Rural Land Use District.
2. Appropriate standards shall be established to ensure the quality and preservation of the rural environment.
3. Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

### **Rural Residential Development**

4. Unserved residential development shall be permitted only on existing properties zoned Rural Residential Infill (RRI) or Rural Residential (RR), and no additional lands are to be rezoned for residential infill development.
5. Unserved residential development can occur only on public roads existing as of January 1, 1992. No new roads will be permitted for unserved development. Private roads that existed as of January 1, 1992 may be accepted as public roads subject to conditions set out by the City.
6. Rural residential development shall be permitted in the Rural Land Use district only where:
  - The location constitutes infill development – new development is added between existing residential development and no new residential development will be extended;
  - Lots have sufficient frontage on a public road;
  - New dwellings are placed on the lot to accommodate future subdivision of land should municipal services become available, or to accommodate the installation of an alternate septic disposal field;
  - The development is suitably zoned in the Development Regulations.

### **Industrial, Commercial and Tourism Uses**

7. Recreational, tourism and other economic opportunities should be promoted and may be considered in the Rural Land Use District where:

- The type of use is appropriate for, or essential to, a rural site;
- The site is appropriate for the proposed use;
- The use will not impair the visual integrity and views from roads that are considered to be of scenic value and views from major historic and scenic landscapes as determined by Council; and
- Commercial uses are limited to locations near major arterial highways.

### **Mineral Workings**

8. Quarrying and mineral working uses shall be subject to a Land Use Report, appropriate separation distances and rezoning of the proposed area. Expansion of an existing site shall be subject to the same requirements.

### **8.12 Forestry Land Use District**

The Forestry District applies to those lands that are considered to have potential for forestry operations. Designated areas and development requirements have been identified in accordance with the Forestry and Agrifoods Agency.


1. Ensure that all lands within the Forestry Land Use District reflect the Productive Forest Lands identified by the St. John's Urban Region Regional Plan, and ensure development within this district is in accordance with the St. John's Urban Region Regional Plan and the Forestry and Agrifoods Agency.

### **8.13 Agriculture Land Use District**

The Agricultural Land Use District includes those lands designated by the Province as the St. John's Urban Region Agriculture Development Area shown in Appendix A, P-8, (St. John's Agricultural Development Area), with the exception of those lands in the Thomas Pond Watershed. Land use within this area is regulated by the Forestry and Agrifoods Agency, Agrifoods Branch, and by the Land Development Advisory Authority. The purpose of the Agricultural Development Area (ADA) is to encourage and support agricultural production and prevent the conversion of agricultural lands to other uses.

### **Land Development Advisory Authority**

1. Development in the Agricultural Land Use District is subject to the approval of the Land Development Advisory Authority.
2. Development requirements shall be in accordance with the standards set by the Forestry and Agrifoods Agency, Agrifoods Branch, as outlined in the Development Regulations.

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3. Agricultural Development Area lands within the Thomas Pond Watershed will not be approved for Agricultural Uses and have been designated under the Watershed District.

### **Residential Uses**

4. Residential uses may be permitted where:
  - It has been approved by the Land Development Advisory Authority; or
  - The use is an accessory use to an established agricultural operation; or
  - The dwelling constitutes infill housing within an existing development pattern along an existing public road; or, if adjacent to urban development, is serviced at the outset by municipal water and sewer.

### **8.14 Watershed Land Use District**

The Watershed Land Use District applies to those lands that are either used as a watershed for the protection of an existing public water supply or to those lands that are deemed to have potential for future water supply use and shall generally be protected from development.

1. Preserve protected water supply watersheds in their natural state.
2. Manage designated Watersheds under the applicable policies of the City of St. John's Act and the Water Resources Act.
3. Any development considered within the Watershed District, except for legal non-conforming development, shall require a Land Use Report.

### **8.15 Restricted Development**

The Restricted Development Land Use District applies to undeveloped lands that are not suitable for urban development. These include areas of steep slopes, unstable soils, poor drainage, areas susceptible to flooding or other environmental hazards.

1. Prevent development of lands in the Restricted Land Use District except where they may be suitable for passive recreational activities such as trails or as required for erosion and flood control.

### **8.16 Urban Expansion Land Use District**

Lands for future urban expansion are located in the west and southwest areas of the City in the Southlands area, to the north and south of Kenmount Road and in the Kilbride area. Lands in the Goulds are also identified for future serviced urban development when infrastructure is upgraded.



1. A Comprehensive Development Plan must be prepared and approved by Council prior to development of all Urban Expansion areas.
2. Lands identified for future urban development in Kilbride, Southlands and Kenmount Road areas shall have the potential to be developed for a range of land uses utilizing municipal water and sewer services. Existing uses may be permitted to continue in a manner that will not prevent future development.

Lands in the Urban Expansion District in Goulds may be developed in accordance with the Goulds Ultimate Service Area as shown in Appendix A, P-5 (Goulds Ultimate Service Area).

### **8.17** Open Space Land Use District

The Open Space Land Use District includes parks, recreational lands, trailways, facilities and open space within the City.

1. Support the acquisition and retention of an adequate supply of open space, parks and recreation lands and facilities to meet the needs of St. John's.
2. Manage open space and recreation lands in accordance with the policies of the City's Open Space Master Plan.





## CHAPTER 9 Implementation

### GOAL

To ensure that growth in the City during the planning period is achieved in an efficient manner that is financially and environmentally responsible and involves citizens, community partners and regional cooperation.

This Plan serves as the City's blueprint for future growth. It provides the structure to establish Land Use Districts which allow for the creation of land use policies that will guide development throughout the city, helping achieve our established goals and objectives. Arising out of the Plan, the St. John's Development Regulations will create Land Use Zones to implement the policies of this Plan.

Successful implementation of the Plan involves:

- Effective administration;
- Appropriate investment in infrastructure;
- Adoption of Development Regulations;
- Preparation and adoption of Secondary Plans;
- Preparation and incorporation of recommendations from research and studies;
- A consistent procedure for considering amendments to the Plan; and
- An effective and fair appeal process.





### Strategic Objectives

- Develop an effective framework to engage citizens in the planning process.
- Utilize a variety of tools to achieve a high level of citizen participation in an open and transparent decision making process.
- Integrate planning and development into all aspects of municipal design, management and operations.
- Ensure a clear and efficient approach to the development review and approval process

## 9.1 Municipal Plan Review

Council will undertake a comprehensive review of the Municipal Plan at least every ten (10) years in accordance with the requirements of the *Urban and Rural Planning Act (2000)*.

### Municipal Plan Amendments

Council may consider an amendment to the Municipal Plan when:

- There is an apparent need to change policy due to changing circumstances;
- Studies have been undertaken which contain policies or recommendations that should be incorporated into the Municipal Plan; or
- An amendment to the St. John's Urban Region Regional Plan or a relevant Provincial Land Use Policy has been released that requires a change in policy by the City; or
- There is a development proposal which provides sufficient information and rationale to support a change in the Municipal Plan.

## 9.2 Secondary Plans

Council will prepare Secondary Plans to implement the goals and objectives of the Plan. Such Secondary Plans become part of the Municipal Plan, and are prepared and approved in the same manner as the Municipal Plan in accordance with the provisions of the *Urban and Rural Planning Act (2000)*.

## 9.3 Public Engagement and Consultation

The City is committed to engaging citizens in planning and decision-making processes at the City, neighbourhood and site planning level. In cooperation with other City staff, the City's planning staff will use tools and processes to inform citizens and facilitate their input into planning processes.



## **9.4 Development Regulations**

Development Regulations implement the policies of the Municipal Plan. The City will review and adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act (2000)*.

## **9.5 Considerations for Rezoning**

This Plan provides flexibility for change within the framework for growth and development in the City by enabling, under certain circumstances, amendments to the Development Regulations without amendment to the Municipal Plan. In considering requests for rezoning, Council shall consider all appropriate policies set out in this Plan and have regard for the following:

- The adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it;
- The adequacy and proximity of public transit, recreation and community facilities;
- The adequacy of the transportation network in, adjacent to, or leading to the development;
- The potential for the contamination or sedimentation of watercourses or for erosion;
- Environmental impacts such as air, water and soil pollution and noise impacts;
- Previous uses of the site which may have caused soil or groundwater contamination;
- Suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps, or bogs;
- Potential for restoration, rehabilitation, damage or destruction of historic buildings or sites;
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties;
- Whether the proposed use will alter the intended mix of land uses in the District or neighbourhood;
- Whether the proposal is in conformity with the intent of this Plan, any applicable Secondary Plan, and with the requirements of other City by-laws and regulations; and
- Lands shall not be considered for rezoning where the development is premature by virtue of being beyond the limits of servicing.

## **9.6 Development Review Process**

As development pressures have increased in recent years, the City has examined its development approval process to ensure that the public's best interests are protected through the review and approval of new development, and to ensure processes are as efficient and effective as possible. The City will continue to improve the review process to ensure the Plan and Regulations are administered effectively and in accordance with the policies of the Municipal Plan.





## **9.7 The Land Use Report**

The Land Use Report (LUR) is a valuable tool in the review of proposals for a development or use that cannot be adequately evaluated by City staff. A Land Use Report is a report prepared by suitably qualified person(s) to assess any significant impacts a use or development may have on the environment and/or surrounding lands or neighbourhood. The City may require an LUR to be prepared to determine the significance of the impacts and include recommendations on measures to control and mitigate the identified impacts where appropriate.

The following policies apply to the requirements for an LUR:

1. Where determined by Council, a Land Use Report may be required as part of the development application review process or where otherwise required further to the Municipal Plan and Development Regulations.
2. Council shall prepare and approve Terms of Reference setting out the matters that require assessment in an LUR.
3. The LUR and any supporting studies shall be prepared at the expense of the applicant. Notwithstanding this requirement, Council may deem that a Staff Report constitutes a Land Use Report where the scale or circumstances of a proposed change or development proposal does not merit extensive analysis. In this case Terms of Reference are not required from Council.
4. The City shall provide adequate time for public review of an LUR prior to its consideration for approval.

## **9.8 Development Appeals**

Any person may appeal any decision of Council or authorized officer of Council made under the St. John's Development Regulations, in accordance with Section 4.2 of the *Urban and Rural Planning Act (2000)*.

The City will establish in the Development Regulations procedures for appointing a Local Board of Appeal and for hearing appeals arising from their enforcement in accordance with the Act.





## CHAPTER 10 Secondary Plans

This chapter addresses and includes policies that apply to sub-areas or Planning Areas as shown in Appendix A,- P2 (Planning Areas) of the City through Secondary Plans, which can be considered a second layer of policy under the Municipal Plan. These Secondary Plans originate from the Municipal Plan 2003 (some of them dating back to the 1980s), and will be updated through future planning initiatives (Note: minor text/reference changes were made to avoid conflict with Envision St. John's 2017).

Secondary Plans are a specific set of policies which:

- Identify opportunities and address issues related to land use in certain defined geographic areas.
- Adapt and implement the objectives, policies, land use designations and overall planning approach of the City's Municipal Plan to a local or neighbourhood context.
- Establish local development policies unique to an area that will guide growth and change in that area to promote a desired outcome.
- Promote consistency in new/developing areas and compatibility within existing areas that require revitalization.

In areas with Secondary Plans, city-wide policies are relevant, as they set the context for the creation of local policies, while the specific policies of the Secondary Plan take precedence in how development is governed within the applicable Planning Area. Under the policies of this section, Secondary Plans may be revised, and additional Secondary Plans may be developed and adopted for areas defined by Council.



The following Secondary Plans have been created and adopted as follows:

Planning Area 1 - Downtown

Planning Area 2 - East End, Battery and Quidi Vidi Village

Planning Area 4 - Mundy Pond



Planning Area 9 - South West Expansion Area



Planning Area 12 - C.A. Pippy Park Master Plan

Planning Area 13 - Freshwater Bay Industrial Lands



Planning Area 16 - Goulds

Planning Area 17 - Blackhead



The City is divided into a number of Planning Areas. These areas have been defined to encompass recognizable neighbourhoods and generally conform to Census Subdivision and Dissemination Areas used by Statistics Canada. Appendix A,- P2 (Planning Areas) identifies all designated Planning Areas.

The boundaries of Planning Areas may be changed or other areas may be defined for the purpose of developing a Secondary Plan. Such alterations of boundaries shall be at the discretion of Council, and guided by the objectives and policies of the Municipal Plan. Planning Areas should at a minimum, however, encompass a neighbourhood or a commercial or industrial area, or an intensification area as opposed to a specific property or development site.

Not all Planning Areas need to have a Secondary Plan, as most have stable land use patterns and do not face major development or redevelopment issues. A Secondary Plan will be undertaken where Council determines such detailed attention is required.

Secondary Plans are to be developed and adopted in a manner that is flexible, open and accessible to all interested citizens. Notwithstanding the intention to allow varied approaches to the design of a Secondary Plan, these Plans are policy documents. They should provide general direction for the development of the area they address. Like the Municipal Plan, a Secondary Plan shall not include specific requirements or place limitations on development. Policies can and should address the type and form of development appropriate to a Planning Area but quantitative limits, except where broadly applicable, shall be incorporated in the Development Regulations. These Secondary Plans provide a means by which general policies can be evaluated and the Municipal Plan amended where appropriate.

### **Objective**

To provide a flexible framework for developing Secondary Plans in consultation with all interested citizens.

### **Policies**

Policies to guide the creation and adoption of Secondary Plans and set out a structure for administration of the Secondary Plan process, along with its subsequent adoption and review.

### **Advisory Committees**

Council may appoint a Planning Area Advisory Committee, where required, to obtain direct input regarding what area residents' value about their area and how they wish to see it develop.

### **Public Participation Program**

A Planning Area Advisory Committee formed to prepare a Secondary Plan shall develop a program for public consultation as an initial step. Such a program may employ any accepted means of obtaining public opinion including but not exclusive to public meetings, workshops, focus groups and public opinion surveys.



### **Council Approval**

Any public consultation program for developing a Secondary Plan shall be subject to approval by Council, which shall have regard to the balance and fairness of the consultation proposed, as well as for the costs in terms of money and City staff resources that may be incurred by the City for appropriate implementation.

### **Approval of Secondary Plans**

Secondary Plans shall be adopted under the Municipal Plan, and incorporated following approval of Council. As approved, Secondary Plans shall form the basis for detailed zoning.





## **10.1** Planning Area 1 – Downtown

Downtown St. John's is the heart of the City of St. John's and the St. John's Urban Region. The Downtown is home to the bulk of the City's heritage buildings. Its skyline and views of St. John's Harbour and the Battery define the image of St. John's to tourists.

From the end of World War II to well into the 1970s, Downtown St. John's was challenged by the suburbanization of housing and shopping facilities in the region. Since then, however, the Downtown has been re-established as the home to a range of activities, including residential neighbourhoods, shopping areas, cultural and entertainment facilities, and administrative and institutional uses. In many ways, the Downtown is a model of mixed use combining single family housing with row housing and apartment uses with supporting commercial and service uses. It is also a key regional shopping centre providing specialized retail uses catering to general, tourist, and niche markets.

In recent years, the Downtown has particularly emerged as a centre of entertainment activities. The many pubs on George Street and adjacent alleys and lanes are known across Canada. With the addition of Mile One Stadium, the Downtown now regularly hosts large-scale sporting and entertainment events.

### **Objectives**

To ensure a comprehensive and balanced development of the Downtown that provides a dynamic focus for a wide variety of activities within a harmonious physical setting through pursuit of the following land use objectives.

#### **Preserve Residential Neighbourhoods**

To preserve residential neighbourhoods in residential areas through:

1. Conservation and rehabilitation of existing homes in these areas; and
2. Where necessary and feasible, redevelopment of older housing in a manner sensitive to the architectural scale and historic character of the older city.

#### **Improve Retail Function**

To enhance retail function by:

1. Redefining and concentrating retail function;
2. Improvement of access and circulation;
3. Provision of adequate and convenient parking;
4. Promotion of pedestrian links;



5. Improvement of marketing through better management of retail services; and
6. Provision of continuous business promotion.

### **Accommodate Office Space**

To accommodate office space by:

1. Identifying areas in the Downtown that are suitable for office development in terms of access and municipal services;
2. Allowing for a range of accommodation in terms of size, type and rental structure;
3. Introducing policies that will promote the use of available buildings through conversion, as well as the construction of new buildings; and
4. Recommending improvements in access and parking requirements that will have to be made in connection with office area.

### **Optimize Harbour/Industrial Uses**

To optimize use of industrial lands adjoining the Harbour for marine-related uses, and to facilitate the establishment of semi-industrial services and small 'clean' industries in appropriate commercial zones.

### **Promote Religious, Public Assembly, Tourism and Recreation Uses**

To optimize the location and operation of religious, public assembly, tourism, and recreation uses through:

1. The development of an attractive urban environment that will emphasize the importance of the City's heritage and preserve the existing amenities and views of the Harbour and Southside Hills from streets and open spaces;
2. The preservation of an environment that will enable Downtown churches to carry on their religious and social functions; and
3. The development of adequate convention, assembly, recreation and tourism facilities in the Downtown.

### **Protect the Architectural Scale of Downtown**

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

### **Provide Adequate Transportation Facilities**

Achieve an adequate level of access, circulation and parking to maintain each of the main land use functions in the Downtown Area.



## **Policies**

For the purpose of this Plan, the major land use functions are defined as follows:

### **Housing**

A high density residential area, accommodating a changing population of varying income levels in a range of housing types.

### **Retail**

Major retail and services including regional specialty shops, convenience shopping for local community.

### **Office**

Major office buildings for financial, legal and professional services, head offices of major companies.

### **Industry**

Harbour support services, capital and labor-intensive manufacture not requiring bulk supplies.

### **Harbour**

All harbour functions, warehousing and shipping facilities.

### **Public Assembly, Recreation and Tourism**

1. The most important area for experiencing the historic legacy of the Province;
2. An important concentration of amenity areas and religious, assembly, recreation and education facilities for residents and tourists alike;
3. Major site for high density tourist accommodations and convention facilities.

### **Transportation**

The network of streets facilitating access and circulation.

### **Improve Retail**

The City shall:

1. Plan for a concentrated retail core facilitating the renewal and improvement of downtown retail by means of :
  - a. consolidation of retail in a fairly compact, accessible area that makes the redevelopment and improvement of supporting services possible;
  - b. conservation and rehabilitation of buildings in that part of the retail area situated in the St. John's Heritage Area (see Heritage Bylaw); and



- c. development of new facilities to support the retail function as deemed appropriate by Council;
2. Assist in improvement of the Downtown retail core by means of a Business Improvement Area and promote its use for the renewal and rehabilitation of the Downtown core and the provision of off-street parking;
3. Promote the provision of a coordinated marketing system for Downtown;
4. Assist in attracting opportunities for renewal of the Retail Core; and
5. Assist in the promotion of the Downtown in general.

### **Accommodate Office Space**

The City shall:

1. Provide opportunities for a wide range of office accommodation in terms of size, type and tenure;
2. Promote the construction of new high density buildings in designated areas of the western part of Downtown. This is the best area for such developments in terms of:
  - a. topography and the availability of developable sites;
  - b. potential for the improvement and upgrading of public services;
  - c. location in respect to the Retail Core; and
  - d. the degree of impact on other land uses and the historical character of the City; and
3. Promote the use of smaller offices or mixed-use buildings by means of rehabilitation or renewal.

### **Maximize Harbour-related Lands**

The City shall work with the St. John's Port Authority to maximize the amount of land available for harbour-related uses.

### **Preserve Residential Neighbourhoods**

The City shall encourage:

1. Designation of residential zones allowing for a variety of housing types that are compatible with the existing architectural scale and the existing infrastructure;
2. Improvement of amenities (open space, recreation facilities and general quality of



the urban environment) and services (off-street parking);

3. Conservation and rehabilitation of the housing stock where this is both desirable and feasible; and
4. Promotion of infilling and the renewal of housing that cannot be rehabilitated economically in a manner sensitive to the historic and architectural environment.

### **Protect the Architectural Scale of Downtown**

The City shall maintain and develop the St. John's Heritage Area (see Heritage Bylaw) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. Adopting regulations to:
  - a. protect significant public views from streets and open spaces;
  - b. control blockage of sunlight in streets and public open spaces;
  - c. control the density, height and siting of buildings;
  - d. control the relationship of buildings to streets and open spaces;
2. Providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

### **Provide Adequate Transportation Facilities**

The City shall:

1. Encourage the use of public transit through improved service; and
2. Exercise strict control of street parking and provide adequate off-street parking.

### **Public Parks**

Downtown parks are important components in retaining and enhancing the character of old St. John's. The City shall promote public parks in the Downtown so as to:

1. Improve pedestrian circulation;
2. Encourage activity near commercial areas and places of public interest;
3. Enhance design; and
4. increase public well-being and enjoyment.





To protect these spaces from development and ensure that they are properly landscaped and maintained, they are designated as Open Space on the Future Land Use Map (Appendix A, P-1 Future Land Use), and shall be landscaped and maintained by the City's Public Works and Parks Department.

### **Downtown Roads**

The City shall preserve the existing Downtown street pattern, including current street widths, to maintain the scale and character of the Downtown.

### **Pedestrian Paths**

#### **Paths - General**

Pedestrian circulation is essential to the social and economic health of the Downtown, in particular the social vitality of public and recreation spaces and the commercial viability of retail areas. It is also vital to the livability of the Residential Downtown.

Pedestrian paths serve two major objectives:

1. they provide convenient linkages between dwellings, shopping areas, places of work and leisure areas for residents and patrons of Downtown; and
2. they provide 'discovery routes' to expose places of interest to tourists and to provide amenities for leisure pursuits of visitors to the Downtown.

#### **Laneways - Development**

The City will maintain and promote existing pedestrian laneways and paths in the Downtown.





## **10.2 Planning Area 2 – East End, Battery and Quidi Vidi Village**

### **Objectives**

The objectives of this Secondary Plan are to preserve and enhance:

1. Landmarks, heritage buildings, historic landscapes, natural features, and recreation facilities;
2. Views of Signal Hill and Quidi Vidi Lake;
3. Residential neighbourhoods.

### **Policies**

The basic intent of this Secondary Plan is to prevent change markedly at variance with existing dwelling types in residential neighbourhoods - for example, if there is a mixture of two and three-storey single detached and semi-detached dwelling types on large lots in a neighbourhood, then only dwellings of this nature and scale on large lots will normally be considered for approval; and if the predominant housing form is the bungalow or cottage, then only dwellings fitting with this scale of housing will normally be considered for approval.

Neighbourhood policies are set out for the East End - Sub-Areas 1 to 9, the Battery, and Quidi Vidi Village - the three “communities” that, together with the commercial districts and Signal Hill and the foreshore of Quidi Vidi Lake, comprise Planning Area 2.

The East End, the Battery and Quidi Vidi neighbourhoods and the nine sub-areas of the East End neighbourhood are set out in Appendix A, P-9 (Planning Area 2- East End, Battery and Quidi Vidi Village) and are as follows:

#### **Sub-Area 1 - Forest Road - East of Quidi Vidi Road to Quidi Vidi Village**

Except for existing apartment house and row house sites, only single detached and semi-detached dwellings may be considered for approval in this area.

A public reservation is retained to provide for a linkage between Quidi Vidi Lake and Signal Hill National Historic Park.

#### **Sub-Area 2 - Quidi Vidi Road**

Only row house, single detached and semi-detached dwellings may be approved in this area.

**Sub-Area 3 - Forest Road - Empire Avenue to Quidi Vidi Road**

Only single detached dwellings may be permitted in this area.

**Sub-Area 4 - Forest Road - Empire Avenue - King's Bridge Road**

Only single detached dwellings may be permitted in this area.

**Sub-Area 5 - Empire Avenue - King's Bridge Road - Lake Avenue - Anglican Cemetery**

Only single detached dwellings may be approved in this area.

**Sub-Area 6 - Circular Road - Empire Avenue**

Only single detached dwellings may be approved in this area.

**Sub-Area 7-King's Bridge Road-Circular Road-Government House Grounds-Military Road**

The permitted uses in this area shall be single detached dwellings. Professional offices, semi-detached dwellings, row house dwellings retaining and enhancing present building and landscaping elements may be considered for approval, provided that the maximum height does not exceed three storeys.

**Sub-Area 8 - Upper Rennie's Mill Road - Circular Road West (Monkstown and Riverview)**

The permitted use in this area shall be single detached dwellings.

**Sub-Area 9 - Lower Rennie's Mill Road and Rennie's Mill Road**

The permitted use in this area shall be single detached dwellings, semi-detached dwellings and townhouses. Conversions of existing dwellings into apartments, bed and breakfasts or boarding homes may be considered for approval.

**The Battery Neighbourhood**

1. Single detached, semi-detached and infill housing residential development shall be permitted on fully serviced lots.
2. New buildings in this neighbourhood, regardless of the zone and use, shall visually harmonize with the natural and built environment of the Battery.
3. A portion of the Outer Battery between the Outer Battery Road and the Harbour shall be protected and developed for purposes of the inshore fishery, and may also, where buildings are within 6 m of the Road, be developed for dwellings and craft type businesses.

Due to difficulties in locating boundaries, the Land Use District shall be Residential Medium Density with, in this instance, the provision that uses mentioned in the preceding paragraph may be permitted.



The recommended zoning is a zone created to reflect the variety of uses that may be permitted in the Outer Battery.

### **Quidi Vidi Village**

The general policy is to protect the basic character of historic Quidi Vidi Village and surrounding scenic and historic sites without jeopardizing reasonable opportunities for development. To this end, the developed part of the Historic Village around the Gut shall be developed so as to retain uses and densities of uses that presently characterize the area.

1. Within the residential historic Village single detached, semi-detached, and row house dwellings may be allowed along with custom workshops.
2. In the harbour-side area, harbour, and food and beverage industrial uses, commercial and office uses accessory to these industrial uses, and restaurants may be permitted on condition that such uses be scaled in a manner consistent with the character and scale of the historic village.
3. Lands at the eastern extremity of Quidi Vidi Lake are retained as public open space to protect an historical site and an important part of the Quidi Vidi - Rennie's River trail and park system.
4. A road may be developed through this area provided:
  - the need for such a road is re-established;
  - a Land Use Assessment Report and an Environmental Analysis Report has been carried out; and
  - the road is visually subordinate to the site's natural features.
5. Open Space Areas are set out to achieve:

### **Preservation of Open Space**

The preservation of the scenic setting of the Village by reserving all surrounding hills as Open Space, particularly the coastal hills and the foreshore of all nearby ponds and lakes, the linkage between Quidi Vidi Lake and Signal Hill National Historic Park, and the East Coast Trail between Robin Hood Bay and the Village;

### **Preservation and Development of Historic Sites**

The preservation and development of historic sites and providing them with a suitable setting by retaining the surrounding natural landscape and linking them where possible by landscaped corridors, so that "historic trails" can be developed;

### **Preservation and Control of Recreation Facilities**

The preservation and development of some recreation space for Village use; an open space that has a regional importance as a recreation or amenity centre (the Lake surface



and the shores of Quidi Vidi Lake within 60 m of the high water mark represent such a resource); and Open Spaces that are not specifically required as active Open Space but which are not easily developable as a result of topographic conditions and should be preserved as Open Space to separate the old Village from new urban development and thereby accentuate it.

The Quidi Vidi Village Overlay Zone and Design Guidelines (2016) and the Quidi Vidi Village Development Plan (2006) shall form the basis of the Secondary Plan for this area.

### **East Coast Trail**

The City shall work with the East Coast Trail Association to preserve, protect, and buffer portions of the East Coast Trail passing through Planning Area 2.





### **10.3 Planning Area 4 – Mundy Pond**

Planning Area 4 is a prime area for intensification of land use within the urbanized portion of the City of St. John's. This Secondary Plan seeks to integrate new development with established areas with particular attention to the protection of existing neighbourhoods. As demand warrants and major trunk services become available, additional lands in Mundy Pond west of Columbus Drive ('Mundy Pond West') shall be developed in a planned manner.

#### **Objective**

To encourage the consolidation of development through infill of City residential lands, concentration of major commercial development within Ropewalk Lane area around present developments, further upgrading of existing recreation open space areas, and concentration of institutional uses in the immediate vicinity of Mundy Pond.

#### **Policies**

Policies for Planning Area 4 seek to protect existing low density areas while providing for the development of higher density uses in appropriate locations. Policies also address the provision of open space and facilitation of circulation within the area on foot and for vehicles.

#### **Residential Low Density**

Throughout the Planning Area, areas containing a preponderance of single detached housing shall be designated Residential Low Density and placed in a zone where only single detached housing may be permitted.

#### **Residential Medium and High Density**

Multi-family housing shall be concentrated along Blackmarsh Road, and the lands shall be designated Residential. However, for properties that do not have frontage along Blackmarsh Road, Council shall have the discretion to introduce zones that permit multi-family housing.

#### **Open Space - Environmentally Valuable Areas and Recreation Areas**

Portions of the Planning Area are to be protected from development that is likely to increase runoff and pollution and destroy natural vegetation. Lands deemed appropriate for environmentally valuable areas, and lands required as major buffers shall be designated as Open Space. These areas would include Mundy Pond and the streams and wetlands associated with the Mundy Pond watershed.

Certain types of development may be permitted if appropriate to a conservation and recreation function provided appropriate mitigation measures are undertaken.

#### **Pedestrian Circulation**



Because of the location of dwellings, schools and shops, there are many uncontrolled crossings by children and adults on Columbus Drive. To make pedestrian movement across Columbus Drive safer the City shall:

1. Establish appropriate means to prevent crossings at uncontrolled locations.
2. Review pedestrian movements in the area to develop safer and more convenient crossings where required.

### **Vehicular Circulation**

To facilitate and make safer traffic movements along Columbus Drive the City shall reduce the number of intersections with Columbus Drive and provide for suitable turning or exit lanes, especially at Mundy Pond Road and Blackmarsh Road.

### **Road Network West of Columbus Drive**

A road network shall be developed that will link Old Pennywell Road to Hamlyn Road and Topsail Road, and provide for a system of internal linkages that will facilitate the development of residential lands and facilitate access to community and commercial services within that part of Mundy Pond that lies west of Columbus Drive.

### **Mundy Pond Park**

Develop Mundy Pond as a District Park that becomes a true focal point of the area (attractive, well landscaped, well endowed with facilities, and well used); and provides opportunities for fishing, hiking, cycling, skiing, skating and softball.

### **Linear Open Space System**

Develop the linear park system linking Mundy Pond with its watershed and through the watershed to the Kenmount Hills, and the Kenmount-Rennie's River and the Waterford River systems.





## **10.4 Planning Area 9 – South West Expansion Area**

The South West Expansion Area, which makes up the majority of Planning Area 9, includes lands along both sides of Kenmount Road and Thorburn Road (north to the Outer Ring Road), and the lands between Kenmount Road and Thorburn Road. The area runs from Parrell's Lane and the Bifurcation Road to the Windsor Lake Watershed.

### **Objectives**

As a result of the extension of municipal water and sewer services in 2002 along Kenmount Road, properties which are located along Kenmount Road and Thorburn Road and those properties located between these two roads, can now be considered for urban development. The South West Expansion Area provides an opportunity to serve as a major growth area for well-planned urban development within the centre of the St. John's Urban Region. Development of the South West Expansion Area will further the objectives of the St. John's Urban Region Regional Plan and the St. John's Municipal Plan by allowing opportunities for residential and commercial development within a defined urban area.

### **Policies**

Policies for the South West Expansion Area are intended to facilitate its development as a complete community. Policies are intended to preserve and protect the natural environment and ensure a full range of land uses, including commercial and institutional uses that complement and serve predominantly low density residential development within the area as seen in Appendix A, P-10 (Planning Area 9 -Southwest Expansion Area), sets out the Municipal Plan land use district designations for the South West Expansion Area, the access points for future development of lands north of Kenmount Road and the conceptual internal road network. Land use zoning designations will be put in place to reflect and implement this Development Plan.

### **Residential Development**

To satisfy anticipated demand for a long-term residential land supply in this area of the City, a significant portion of the South West Expansion Area will be designated for low density residential development. To foster municipal servicing efficiency for municipal snowclearing and garbage collection services, isolated pockets of residential development will be discouraged.

Other forms of housing other than single detached homes may be considered for the South West Expansion Area, subject to specific application to and approval by the City.

### **Commercial Development**

The prominence of Kenmount Road as a major commercial and light industrial area of the St. John's Urban Region will be reinforced and enhanced through the expansion of the Kenmount commercial area along Kenmount Road and west of O'Leary Industrial Park. The commercial designation will extend as far as the City's municipal boundary with the City of Mount Pearl near Avalon Ford on Kenmount Road at Wyatt Boulevard.

To provide clear separation between commercial and residential uses, significant open





space buffers have been established between areas designated for residential and commercial uses.

Provision has been made in the land use designation for this Secondary Plan to designate several sites for local neighbourhood commercial facilities.

### **Public Uses**

As part of this Secondary Plan, a site has been reserved in a central location in the South West Expansion Area for the construction of a school(s). If the Avalon East School Board ultimately determines that a new school(s) will not be required to serve the residents of the South West Expansion Area, then the site may be redeveloped for another purpose under the “Institutional” designations of the Municipal Plan and the St. John’s Development Regulations. Alternatively, an interested developer may make application to have the site redesignated and this application would be subject to review by the City.

### **Thorburn Road**

Lands on both sides of Thorburn Road will continue to be zones for non-urban forms of development for the present time. However, as the area has the capability to be developed utilizing municipal water and sewer services, the City may consider developments for urban forms of development at a later time in which case urban forms of zoning could be introduced subject to review and approval by Council and subject to the extension of municipal services under conditions required by the City.

### **Access and Circulation**

Access points for development of lands in the South West Expansion Area will be set by the City along Kenmount Road and Thorburn Road. These access points will require bridges to cross Ken Brook. Temporary access points along Kenmount Road may be considered subject to approval by the City for the purposes of accommodating initial development in the area. These temporary access points would eventually be required to be removed and the access points remediated subject to requirements of the City.

The road network prepared by the City as part of this Secondary Plan is designed to limit stream crossings, to provide acceptable access to commercial sites and to limit the amount of non-resident through traffic in the residential areas, while linking internal residential neighbourhoods. The right-of-way widths for collector roads in the South West Expansion Area have been increased to allow for greater setbacks for snowclearing operations and appropriate pedestrian movement.

The internal road network prepared by the City for the South West Expansion Area is conceptual only and may be varied as development of the area progresses without necessity for formal amendment of this Secondary Plan, subject to approval of the City and provided the basic principles of the road network are adhered to.

### **Recreational Uses**

A site has been set aside for a neighbourhood park in a centrally-located area within the South West Expansion Area.



### **Neighbourhood Parks**

Local neighbourhood recreational sites will be provided within residential clusters as residential development proceeds. Individual sites will be selected by the City's Parks Services Division as development progresses and when demand is warranted for the provision of local facilities.

### **Development Above 190 m Contour**

Recreational development may be considered for approval above the 190 metre contour servicing limit subject to application to and approval by the City.

### **Trails System**

Where appropriate and feasible, walking trails will be constructed to link individual areas within the South West Expansion Area to each other and to other trail systems outside the area.

### **Environmentally Sensitive Areas**

The South West Expansion Area contains most of the headwaters of the Rennie's River system. Ken Brook runs alongside Kenmount Road and there are wetlands in the area, including the Yellow Marsh. These flow towards Leary's Brook and the Rennie's River system.

To accurately determine the extent of waterways and wetlands in the South West Expansion Area and in the interest of conserving and protecting such areas, the City engaged an environmental consultant to map these waterways and wetlands. These identified areas will be protected through applicable "Open Space" designations under the General Land Use Plan of the Municipal Plan and the St. John's Development Regulations and buffers shall be designated around the waterways and wetlands.

Development in the vicinity of significant waterways and wetlands shall be subject to the applicable provisions of the Municipal Plan and the St. John's Development Regulations.





## **10.5 Planning Area 13 – Freshwater Bay Industrial Lands**

The Plan is required in the ministerial order amending the St. John's Urban Region Regional Plan Gazetted August 7, 1987, for the area shown in Appendix A, P-11 (Planning Area 13 – Freshwater Bay Industrial Area). The area in question is situated on Freshwater Bay and includes lands to be used by Freshwater Offshore Base Limited on Freshwater Bay and between Freshwater Bay and Blackhead Road. The Regional Plan designation of the area in question is “Major Industrial”.

### **OBJECTIVES**

The objectives of the Secondary Plan are to:

1. Accommodate within the Plan area, an industrial park with a potential for eventual development of breakwater and docking facilities, capable of handling offshore oil related vessels, should it prove warranted by the developers;
2. Protect significant natural features and Environmentally Valuable Areas within the Area;
3. Reasonably accommodate other development without unnecessary prejudice to the Freshwater Bay Offshore Base Limited development;
5. Provide a regulatory mechanism that will ensure the foregoing objectives are met to the satisfaction of Council.

### **POLICIES**

Policies for Planning Area 13 require the development of Freshwater Bay through a Planned Unit Development (PUD) process with due regard for protection of the environment and impacts on the development potential of adjacent planning areas.

#### **Planned Unit Development**

Development in Planning Area 13 shall comply with the following requirements:

1. No permit shall be issued for any development until a PUD Plan has been approved by Council, and a Development Agreement has been entered into by Council and the Developer in accordance with the requirements of the Development Regulations.
2. The PUD Plan shall comply with the other provisions of this Plan.
3. The PUD Plan shall contain an Environmental Protection Plan under the approved Environmental Impact Statement.
4. The PUD Plan shall, where appropriate, recognize and accommodate developed and planned portions of the East Coast Trail not only preserving routes and corridors but ensuring visual buffering from urban and industrial uses.
5. Except for the breakwater and docks and other areas where no reclamation,



landscaping, impact mitigation, or site restoration is necessary, and excluding works for which the City Engineer has required a deposit, Council shall require the deposit of 10 percent of the value of the proposed work by phase of project to ensure that the proper landscaping, impact mitigation, and site restoration measures are carried out.

### **East Coast Trail**

The City shall work with the East Coast Trail Association to preserve, protect, and buffer portions of the East Coast Trail passing through Planning Area 13.

### **Leamy's Brook**

No development shall be permitted within at least 15 m of Leamy's Brook, except for a low impact pedestrian bridge to be built as part of the East Coast Trail.

### **Approved Environmental Impact Assessment**

In addition to any other plans or regulations, no development shall be permitted unless it complies with the approved Freshwater Bay Offshore Base Environmental Impact Statement.

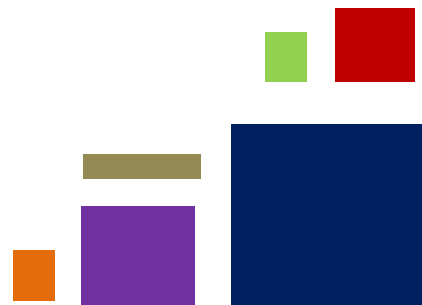
### **Environmental Protection Plan**

Prior to initiation of construction in this area, the developer shall adopt an Environmental Protection Plan for use by contractors and tenants working on the project. The Plan will provide environmentally sound guidelines for the execution of various construction and operating procedures to be employed while on the development site. The Plan will provide procedures for handling hazardous materials and wastes and describe special monitoring as required.

As required by regulation, the Contingency Plan will be prepared as a separate document to deal with incident-specific emergencies.

### **Coordination with Other Developments**

No development shall be permitted to occur within the Plan Area in such a manner as to exclude allowable and reasonable opportunities for development of properties adjoining this Plan Area.





## **10.6 Planning Area 16 – Goulds**

Planning Area 16 encompasses the former Town of Goulds, which was incorporated in the City of St. John's through amalgamation in 1992. Apart from a small extension of the western boundary up to the Goulds Bypass Road (Robert E. Howlett Memorial Drive), the area is the same as that of the former Municipality of Goulds.

### **OBJECTIVES**

The general development objective for the Goulds Planning Area is to maintain a community that includes both urban and rural development values as manifested in:

1. A well-defined urban core with full municipal services that is capable of being expanded gradually, to include the designated Urban Expansion areas;
2. A residential rural area where people can enjoy a rural lifestyle based on large rural lot development with private services;
3. A rich natural environment maintained and developed for use and enjoyment of all residents; and
4. Opportunities for agricultural development in a way that respects nearby residential development.

### **POLICIES**

Policies for Planning Area 16 are intended to focus development in the Urban Core of Goulds where the City intends to upgrade existing municipal water and sewer systems. Extension of services outside the Core, in the Urban Expansion District will only be undertaken by the City at such time as deficiencies in the Core have been dealt with.

Within this context of controlled development, policies encourage the development of the Goulds as a complete community with a well-defined commercial centre and a range of recreation facilities and open space areas for the enjoyment of residents.

#### **Urban Core**

The Urban Core of the Goulds Planning Area is set out in Appendix A, P-5 (Goulds Ultimate Service Area). It comprises the area of Goulds that is fully serviced with municipal water and sewer services but also includes the partially serviced Sunset Park area, and the approved extension to the Meadowvale Subdivision.

#### **Urban Expansion**

The Urban Expansion Area of Goulds Planning Area is shown in Appendix A, P-5 (Goulds Ultimate Service Area), and comprises lands that could be serviced with extensions to the present municipal water and sewer systems.



## **Municipal Servicing**

Within the initial five years of the Municipal Plan planning period, priority shall be placed on upgrading the existing municipal sewerage system of the Urban Core to City standards. Only when the municipal sewerage system is functioning to City standards, and is deemed to be capable of operating to its initial design capacity, will it be allowed to be extended into the Urban Expansion District. As portions of this District become serviceable, the City will seek amendments to the Municipal Plan to place the affected properties within an appropriate Urban Core land use district.

## **Town Centre**

The Town Centre lies within the Goulds Urban Core and extends approximately a kilometer and a half (one mile) along Main Road.

## **Activities**

The Centre includes three major activity clusters:

1. Major Shopping and Commercial Services;
2. Community Assembly and Religious Observances (St. Kevin's); and
3. Civic Centre and Community Recreation (Town Hall, Library, Recreation Centre).

## **Objectives**

The Town Centre has been designated to identify the most appropriate area to provide the community of Goulds with a multipurpose service centre.

## **Public Walkways and Trails**

The City shall preserve and, as appropriate, extend the network of walkways and trails in Planning Area 16.

## **East Coast Trail**

The City shall work with the East Coast Trail Association to preserve, protect, and buffer the portions of the East Coast Trail through Planning Area 16.

## **Public Trail System**

Within the framework of policies provided by the Municipal Plan, consideration may be given to setting out a public trail system for the Goulds Planning Area that will make use of the natural corridors along the major watercourses and make provision for linkages with the ponds of the community, as well as the hills forming part of the coastal area. These trails shall be developed to appropriate standards and linked wherever possible into the larger regional network of trails between Freshwater Bay and Cape Spear.

## **Recreation Facilities**

The City will work to identify recreation facilities required in the Goulds Planning Area and shall establish such facilities where appropriate and feasible.



## **Commercial Development**

### **Commercial General**

The Commercial General District is applied to approve commercial sites along Main Road. No further expansion of the Commercial District shall be permitted outside the Urban Core.

### **Neighbourhood Shopping Facilities**

Only Neighbourhood Shopping Facilities shall be permitted in the Commercial District of the Goulds Planning Area.





## **10.7 Planning Area 17 – Blackhead**

The Blackhead Planning Area comprises the area generally bounded by Freshwater Bay and the Petty Harbour - Long Pond Water Protection Area on the west, the Town of Petty Harbour-Maddox Cove on the south, and the coast on the east and north. It includes Cape Spear National Historic Site.

Within this unserviced area there is the “historic community” of Blackhead Bay that is built up with dwellings, a church, and a few shops. Adjoining this community is a short rural residential area extending about a kilometre along the Cape Spear Highway (Blackhead Road) toward St. John's. The balance of the Planning Area is entirely rural in character.

### **OBJECTIVES**

The objectives of the Secondary Plan are:

1. To establish Blackhead as an attractive rural village with safe and dependable private water supply and waste disposal services; and
2. To protect the recreational/cultural potential of the rural area and Cape Spear National Historic Site by prohibiting incompatible urban and rural land uses outside the community of Blackhead.

### **POLICIES**

Policies for Planning Area 17 identify areas for specific land uses. In this framework policies seek to preserve the character of the established community, and provide trails and similar amenities for the benefit of residents and tourists.

#### **Zoning and Development**

Zoning for residential and commercial development shall be confined to the areas shown as Community Development and Rural Residential. The harbour has been designated as Industrial General, while the remainder has been largely designated as Industrial General, while the remainder has been largely designated as Rural.

#### **Community Development Area**

Together with nearby lands adjacent the Bay suitable for development, the original community of Blackhead centered on Blackhead Bay is shown as Community Development.

The Community Development Area is designed to accommodate zoning that would reflect the traditional uses within the historic community:

1. Single detached dwellings and subsidiary dwelling units;
2. Semi-detached dwellings; and





3. A variety of compatible public and commercial uses, including parks, community centres, churches, personal service shops, bed and breakfast establishments, custom-and craft-workshops, and similar uses that are deemed compatible with the historic community while allowing scope for activities that the residents find useful and profitable.

### **Rural Residential Area**

Representing an extension to the Community Development Area along Cape Spear Highway (Blackhead Road) toward St. John's, the Rural Residential Area is designed to accommodate residential development on large lots.

### **Water Supply and Waste Disposal Services**

Water supply and waste disposal are to be provided privately in accordance with the City's regulations. It is not intended that a municipal system be provided.

### **Trails Development and Natural Open Spaces**

The City shall preserve and, as appropriate, extend the network of walkways and trails in Planning Area 17.

#### **East Coast Trail**

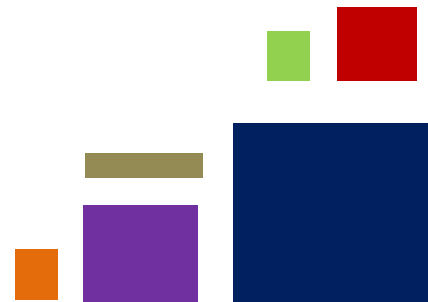
The City shall work with the East Coast Trail Association to preserve, protect and buffer the portion of the East Coast Trail through Planning Area 17.

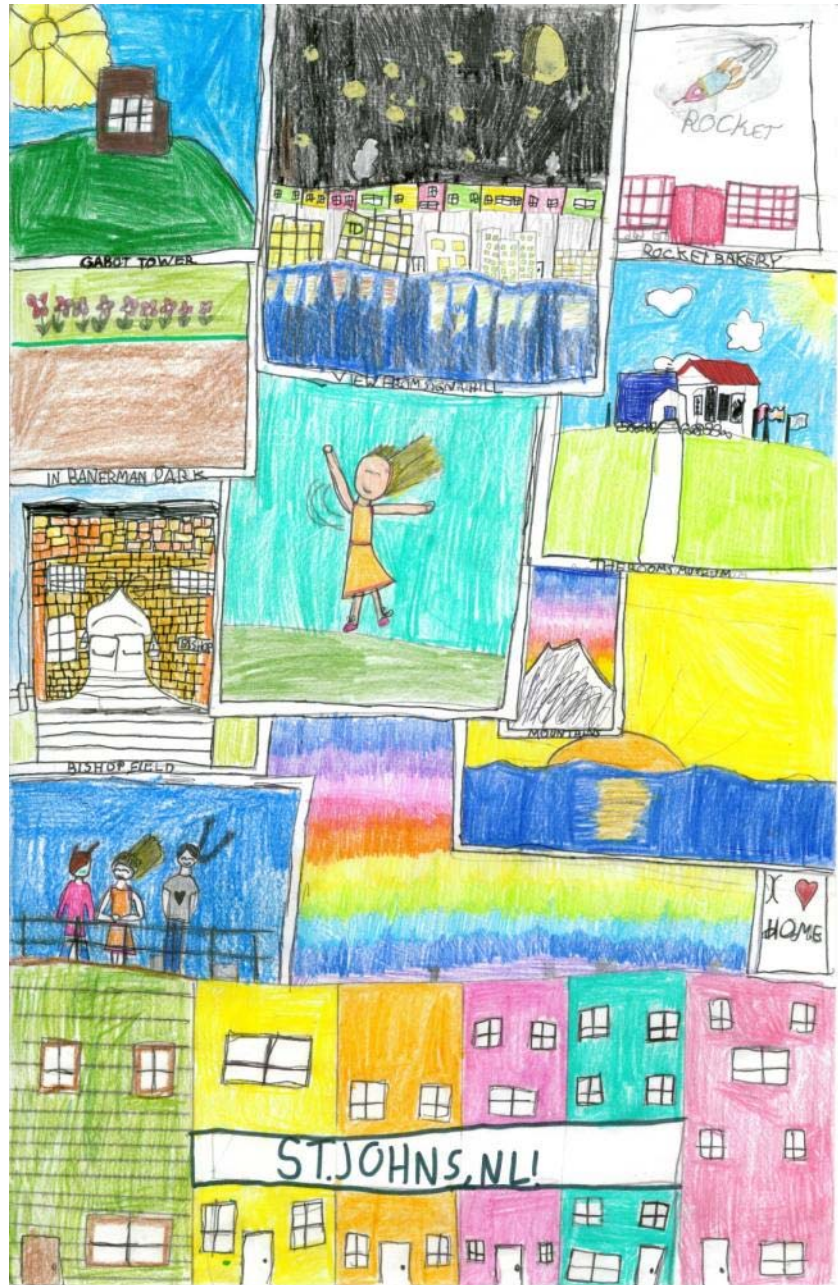
#### **Public Trail System**

Recreation trails and scenic lookouts may be developed in coastal areas for use by residents and visitors. These trails shall be developed to appropriate standards and linked wherever possible into the larger regional network of trails between Freshwater Bay and Cape Spear.

### **Scenic Roads**

Blackhead Road and Maddox Cove Road are classified as Scenic Roads. To maintain and improve the scenic quality of these roads, development on these roads shall be processed in accordance with the requirements of the St. John's Urban Region Regional Plan.



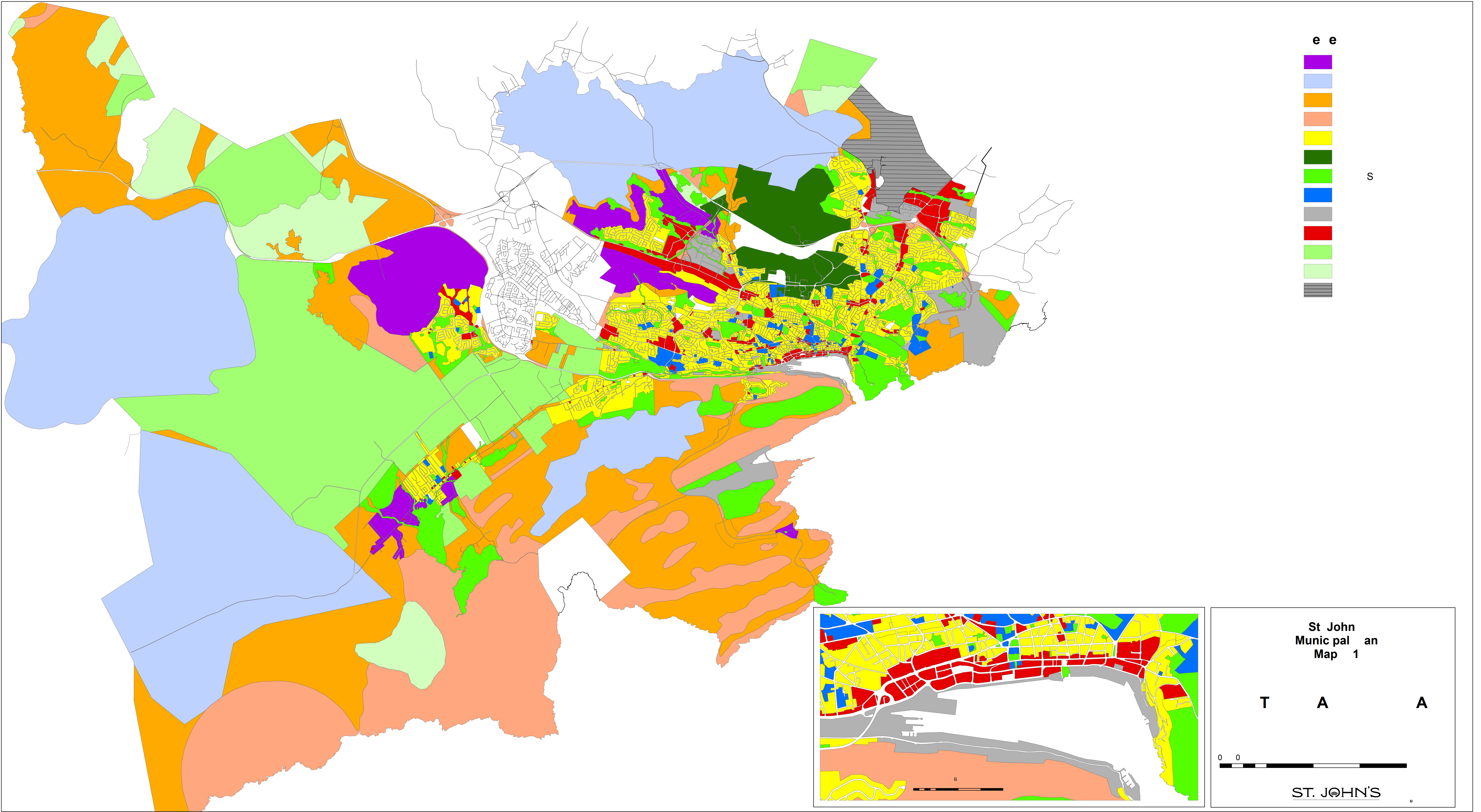




# **APPENDIX 'A'**





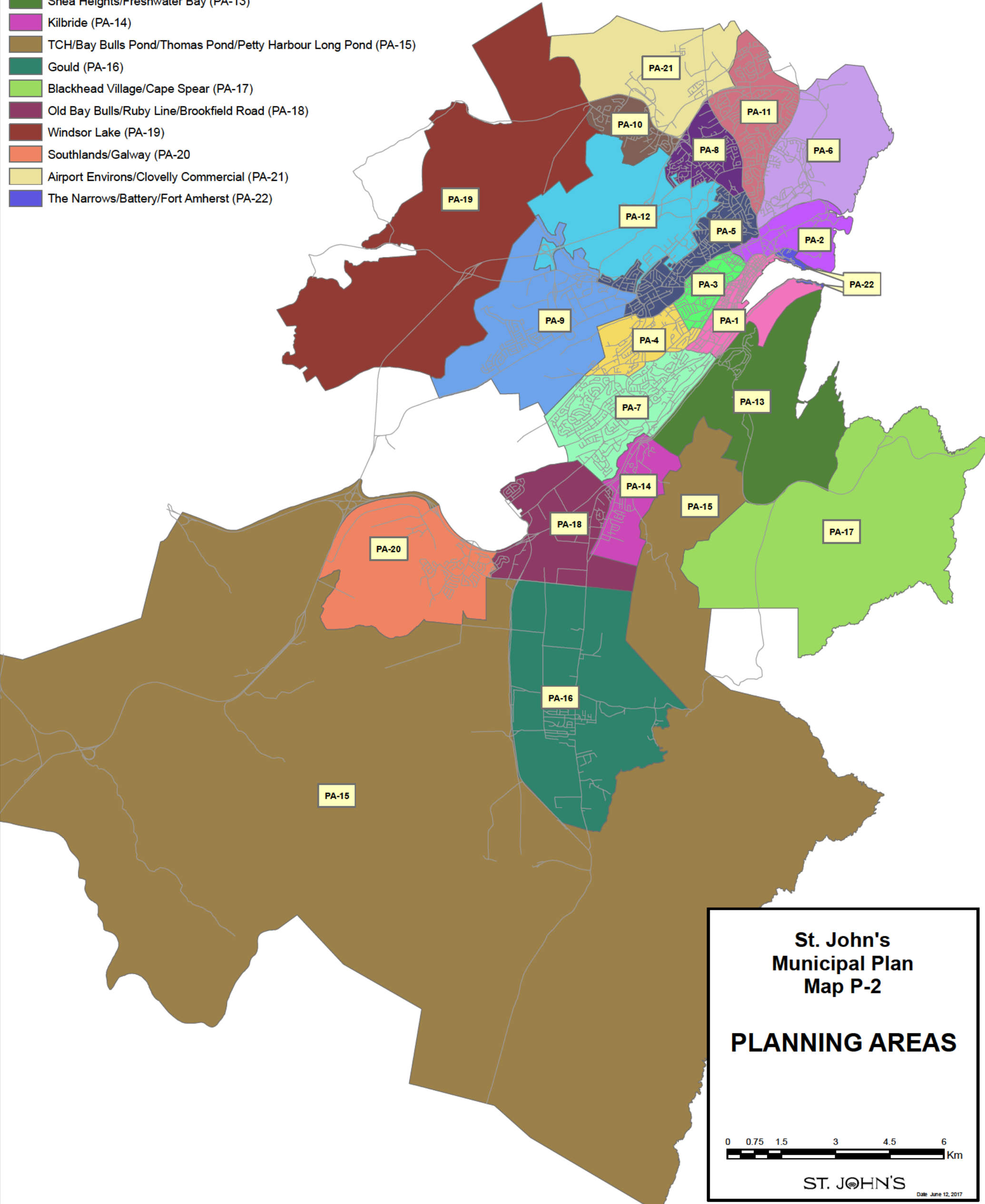




Legend

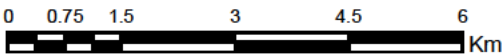
PLANAREA

- Downtown (PA-1)
- East End/Quidi Vidi Village (PA-2)
- Georgetown/Rabbittown/Higer Levels (PA-3)
- Mundy Pond (PA-4)
- Rennies River/Churchill Park/Baird (PA-5)
- Pleasantville/Virginia Park (PA-6)
- Waterford/Amherst Heights/Cowan Heights (PA-7)
- Glenbrook/Centennial Meadows/Fox Avenue (PA-8)
- O'Leary/Southwest Expansion Area (PA-9)
- Airport Heights (PA-10)
- Ennis Avenue/Wedgewood Park/Clovelly Residential (PA-11)
- Pippy Park (PA-12)
- Shea Heights/Freshwater Bay (PA-13)
- Kilbride (PA-14)
- TCH/Bay Bulls Pond/Thomas Pond/Petty Harbour Long Pond (PA-15)
- Gould (PA-16)
- Blackhead Village/Cape Spear (PA-17)
- Old Bay Bulls/Ruby Line/Brookfield Road (PA-18)
- Windsor Lake (PA-19)
- Southlands/Galway (PA-20)
- Airport Environs/Clovelly Commercial (PA-21)
- The Narrows/Battery/Fort Amherst (PA-22)



St. John's  
Municipal Plan  
Map P-2

PLANNING AREAS



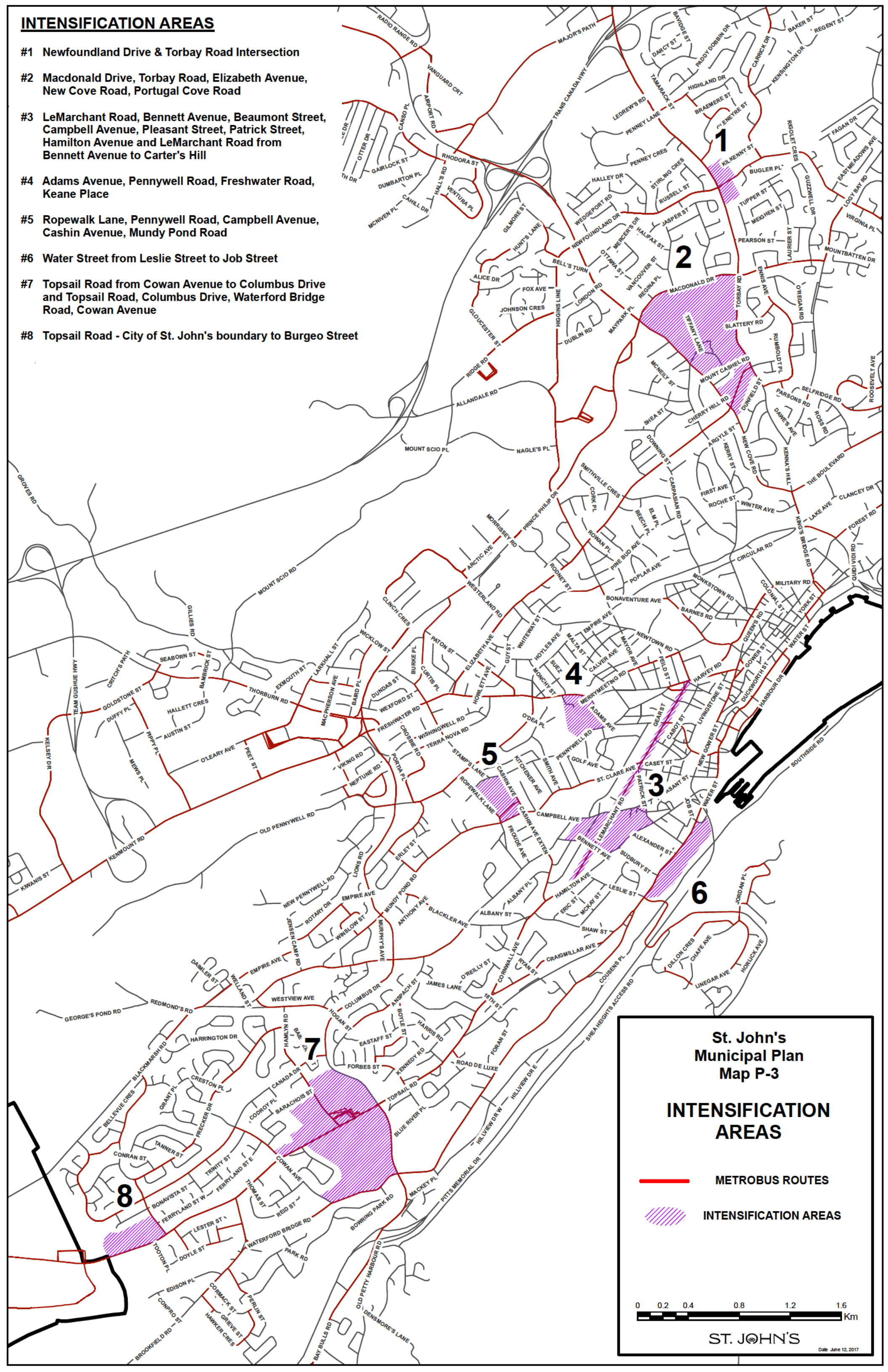
ST. JOHN'S

Date: June 12, 2017



INTENSIFICATION AREAS

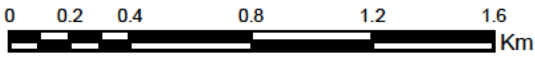
- #1 Newfoundland Drive & Torbay Road Intersection
- #2 Macdonald Drive, Torbay Road, Elizabeth Avenue, New Cove Road, Portugal Cove Road
- #3 LeMarchant Road, Bennett Avenue, Beaumont Street, Campbell Avenue, Pleasant Street, Patrick Street, Hamilton Avenue and LeMarchant Road from Bennett Avenue to Carter's Hill
- #4 Adams Avenue, Pennywell Road, Freshwater Road, Keane Place
- #5 Ropewalk Lane, Pennywell Road, Campbell Avenue, Cashin Avenue, Mundy Pond Road
- #6 Water Street from Leslie Street to Job Street
- #7 Topsail Road from Cowan Avenue to Columbus Drive and Topsail Road, Columbus Drive, Waterford Bridge Road, Cowan Avenue
- #8 Topsail Road - City of St. John's boundary to Burgeo Street



St. John's  
Municipal Plan  
Map P-3

INTENSIFICATION  
AREAS

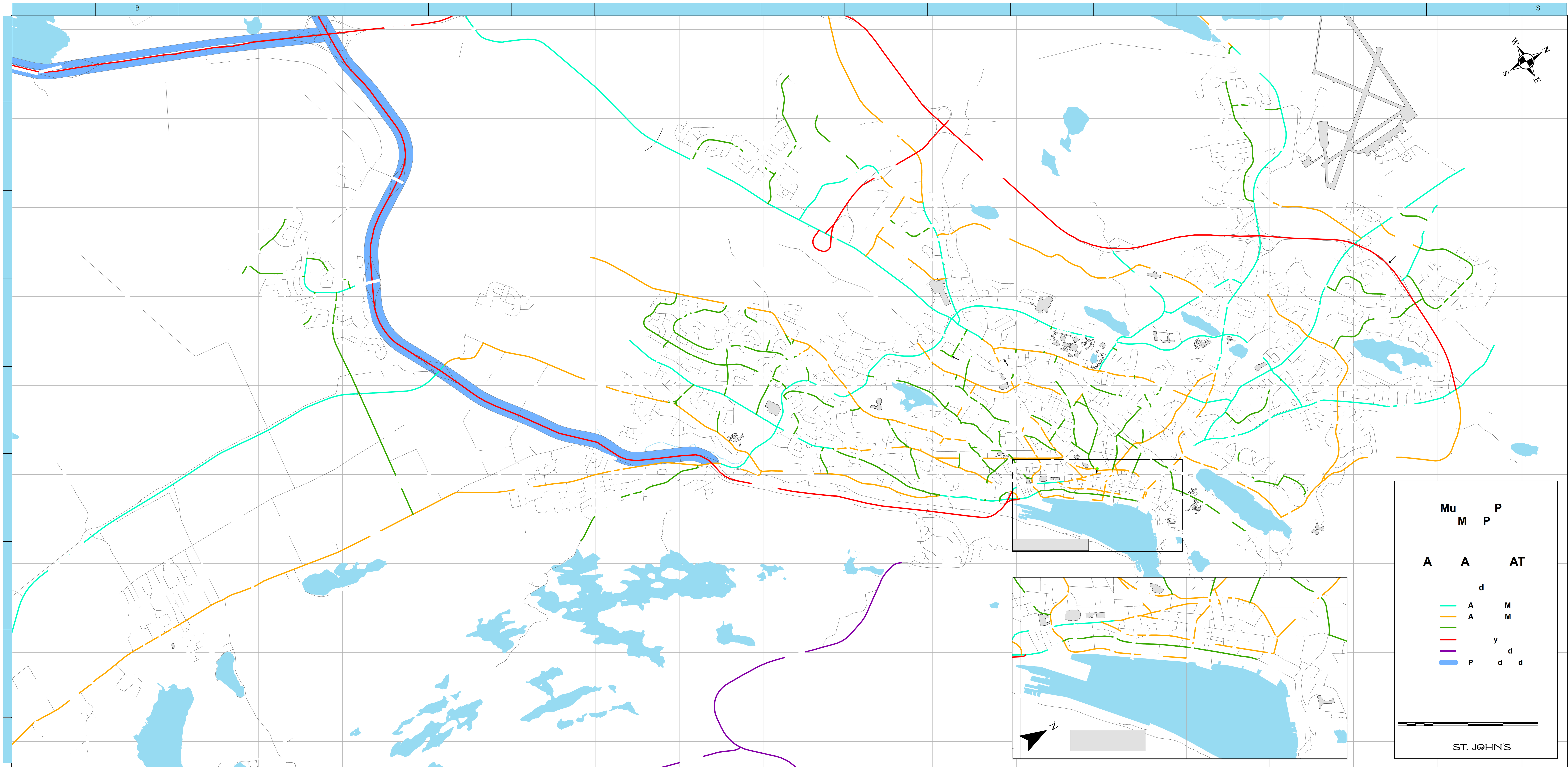
- METROBUS ROUTES
- INTENSIFICATION AREAS



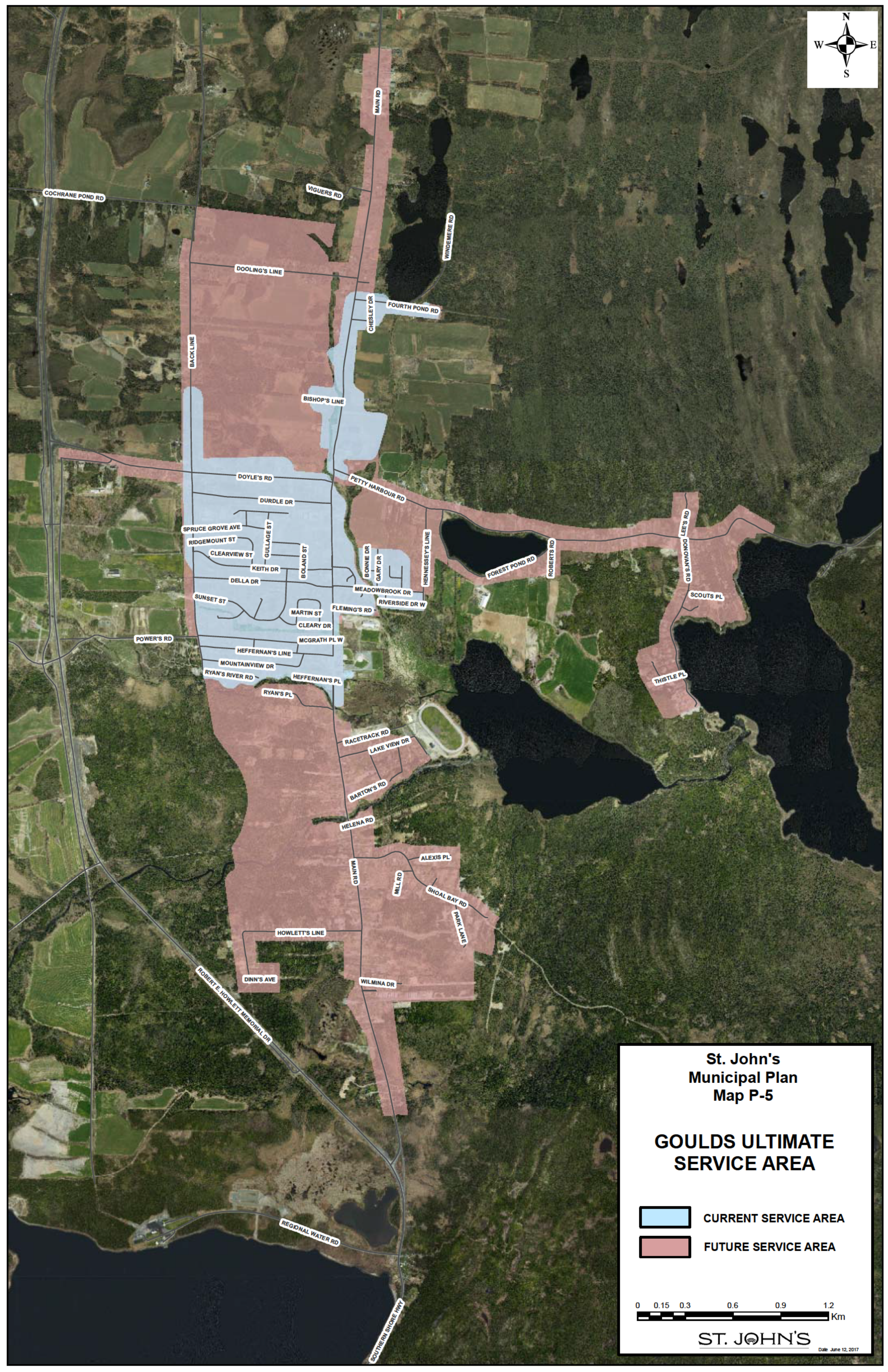
ST. JOHN'S

Date: June 12, 2017







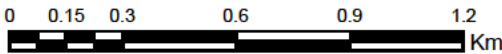




St. John's  
Municipal Plan  
Map P-5

GOULDS ULTIMATE  
SERVICE AREA

-  CURRENT SERVICE AREA
-  FUTURE SERVICE AREA





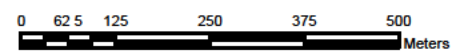


# St. John's Municipal Plan Map P-6

TORBAY ROAD NORTH  
COMMERCIAL AREA



COMMERCIAL AREA



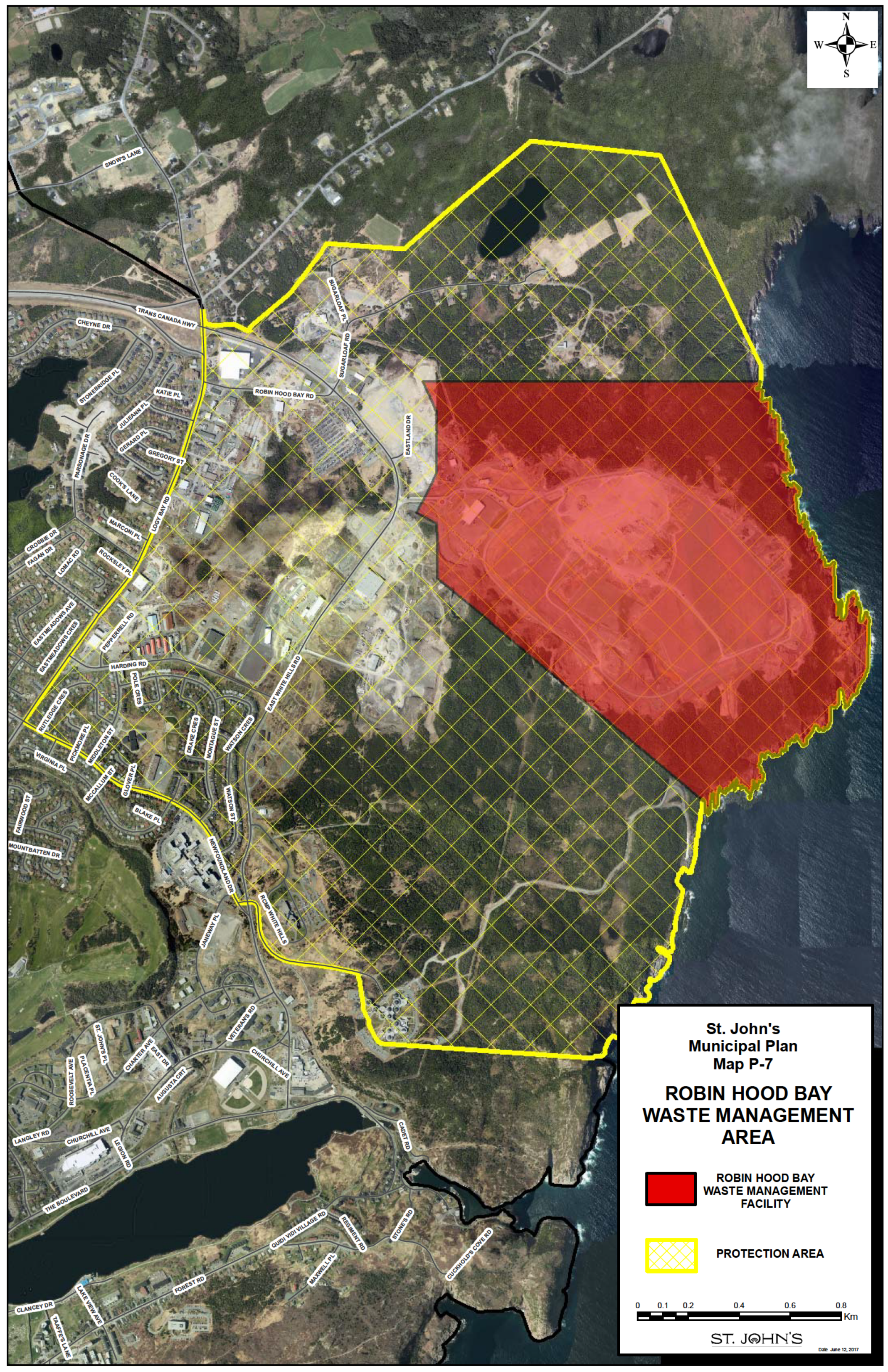
ST. JOHN'S

Date: June 12, 2017

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

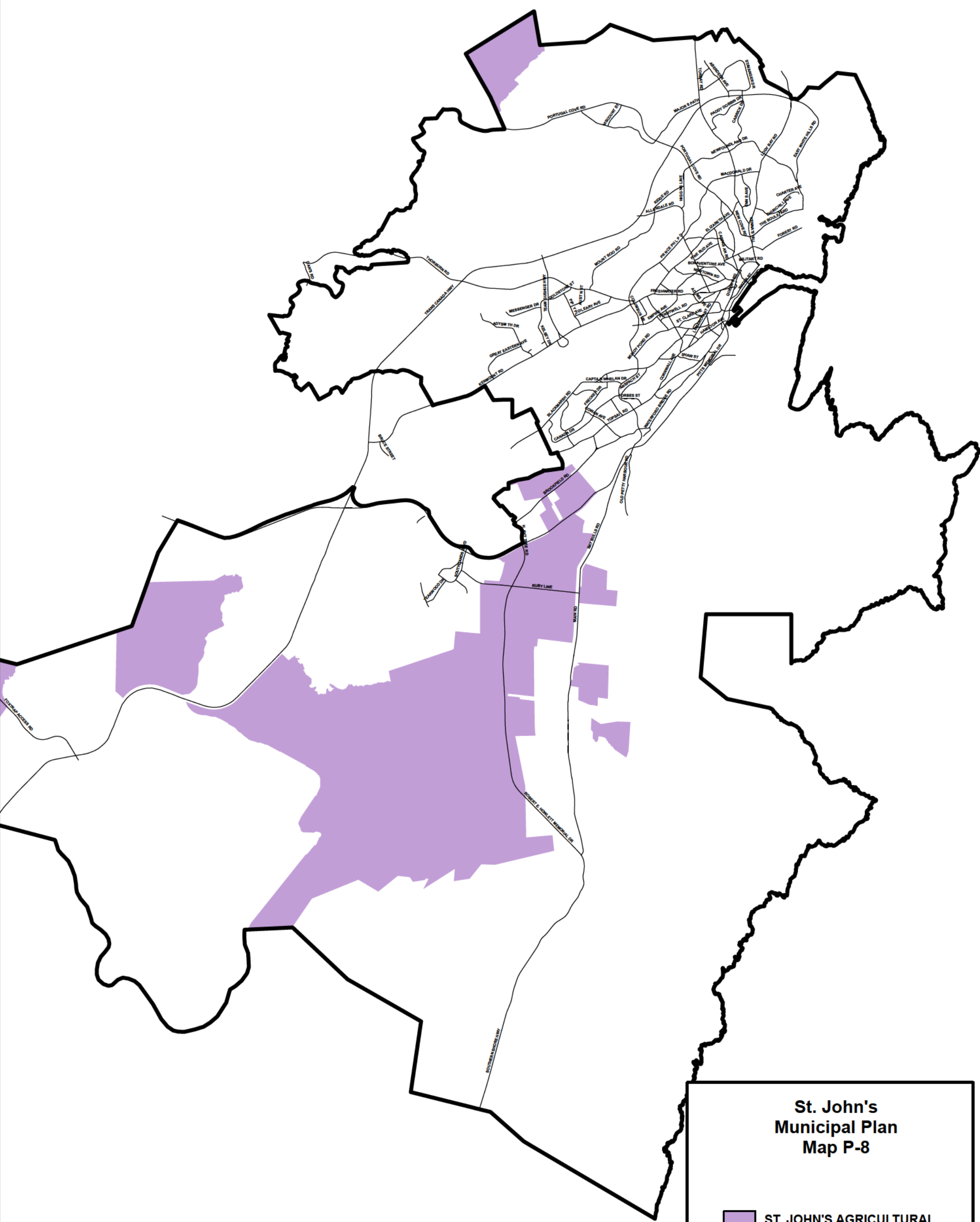
W:\Engwork\Plan\applications 2016\torbay road north area map.mxd





## Date June 12, 2017





**Note: ADA in Thomas Pond Watershed as been excluded.**

# St. John's Municipal Plan Map P-9

## PLANNING AREA 2

Neighbourhoods and Sub-Areas



**Planning Area Boundary**



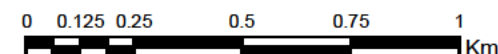
**NEIGHBOURHOODS**

- (A) Circular/Forest Road
- (B) The Battery
- (C) Signal Hill Park
- (D) Quidi Vidi Village



**SUB - AREAS**

1. Forest Road (East of Quidi Vidi Road to Quidi Vidi Village)
2. Quidi Vidi Road
3. Forest Road (Empire Avenue to Quidi Vidi Road)
4. Forest Road - Empire Avenue and King's Bridge Road
5. Empire Avenue - King's Bridge Road - Lake Avenue and Anglican Cemetary
6. Circular Road - Empire Avenue
7. King's Bridge Road - Circular Road - Government House Grounds - Military Road
8. Upper Rennies Mill Road - Circular Road West (Monkstown & Riverview)
9. Lower Rennies Mill Road and Rennies Mill Road



ST. JOHN'S

Date June 12, 2017









## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 21, 2017**.

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	<b>11 Boncloddy Street</b> Residential High Density (R3) Zone	3	A Change of Non-Conforming Use application has been submitted requesting permission to change the use of <b>11 Boncloddy Street</b> to a restaurant. The proposed use would occupy an area of 74.3 m <sup>2</sup> and will replace the previous Sports Bar Lounge. The business would employ two people with the possibility of an additional two employees. Hours of operation will be from 5-10 p. m., seven days a week, with the potential of a lunch time opening from 12-2 p.m. Parking relief has been requested as there is no on-site parking.	74.3 m <sup>2</sup>				<b>The Application has been cancelled.</b>

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

G:\Planning and Development\Planning\ARCHIVED-NoticesPublished\Lists2017\19- Aug 21 2017.docx

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



**Fw: 11 Boncloddy Street**  
**City Clerk and Council** to: Kathy Driscoll  
Sent by: **Elaine Henley**  
Cc: Planning

2017/08/15 09:45 AM

----- Forwarded by Elaine Henley/CSJ on 2017/08/15 09:44 AM -----

From: [REDACTED]  
To: "planning@stjohns.ca" <planning@stjohns.ca>, "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2017/08/07 11:45 PM  
Subject: 11 Boncloddy Street

---

Hello,

I am writing to voice my concerns regarding the application for a proposed restaurant at 11 Boncloddy Street. I am not familiar with this process, so please bear with me. After a brief discussion with a few neighbour's, we agree that there is not enough information to make a submission regarding this application. What type of submissions would we put forth?

The former Sports Bar Lounge at this location was a hangout for an undesirable crowd and I have no desire to support the same clientele in the neighbourhood.

My questions are: can residents get a name of the person(s) putting forth the application?

Will it be under new ownership?

Will the building owners be opening the business or will it be rented?

What kind of restaurant is being proposed?

As always, I have zero concerns regarding parking, because I feel that there is adequate parking in the local vicinity and we should encourage more walking.

If this is not the correct contact to answer my concerns, please forward to the appropriate department.

Thank you for your time.

[REDACTED]





**Fw: Change of Non-Conforming Use Application - 11 Boncloddy Street**

**City Clerk and Council** to: Kathy Driscoll

2017/08/15 09:45 AM

Sent by: **Elaine Henley**

Cc: Planning

----- Forwarded by Elaine Henley/CSJ on 2017/08/15 09:45 AM -----

From: City Clerk and Council/CSJ  
To: [REDACTED]  
Cc: cityclerk@stjohns.ca, jgalgay@stjohns.ca, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Maureen Harvey/CSJ@CSJ  
Date: 2017/08/14 01:22 PM  
Subject: Re: Change of Non-Conforming Use Application - 11 Boncloddy Street  
Sent by: Elaine Henley

---

Good Afternoon [REDACTED]

My apologies if you have previously received a response to your email.

Your comments have been forwarded to the City's Department of Planning, Engineering and Regulatory Services for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

Matthew Craig

Good morning, Please find attached my signed s...

2017/08/08 09:25:31 AM

From: [REDACTED]  
To: cityclerk@stjohns.ca, jgalgay@stjohns.ca  
Date: 2017/08/08 09:25 AM  
Subject: Change of Non-Conforming Use Application - 11 Boncloddy Street

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Good morning,

Please find attached my signed statement regarding the above noted application. I ask that you kindly confirm receipt.

I can be reached at this email, or by phone at 709 687 0739.

Many thanks,

[REDACTED]



Letter re Change of Non-Conforming Use Application - 11 Boncloddy Street.pdf

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

Dear Members of Council,

**RE: Change of Non-Conforming Use Application – 11 Boncloddy Street**

I write in relation to the Change of Non-Conforming Use application submitted requesting permission to change the use of 11 Boncloddy Street to a restaurant.

I own the property located at 9 Boncloddy Street, which is directly adjacent to the subject property, and must unfortunately object to the above noted application.

In my view, the non-conforming use for this property has expired, and therefore the Change of Non-Conforming Use application is inappropriate. Pursuant to Section 7.12.2 of the St. John's Development Regulations, *"a Non-Conforming Use loses its status, (a) if the Non-Conforming Use has been discontinued for a period in excess of three (3) years"*.

It is my understanding that the subject property's previous non-conforming use was that of a lounge. I purchased the property located at 9 Boncloddy Street in June, 2014. The subject property (11 Boncloddy Street) has not been used as a lounge at any time since June, 2014. It is my understanding that the subject property was last used as a lounge sometime prior to December 31, 2013. The Non-Conforming Use at 11 Boncloddy Street has therefore been discontinued for a period in excess of three years. It follows that the Non-Conforming Use at the subject property has lost its status, and therefore a Change of Non-Conforming Use application is inappropriate.

To my knowledge, no public notice was carried out for either Extension of Non-Conforming Use Status under Section 7.12.5 of the St. John's Development Regulations, or Restoration of Non-Conforming Use Status under Section 7.12.3 of the St. John's Development Regulations.

A review of the St. John's zoning maps reveals that the subject property is located within a Residential-High Density (R3) Zone. It is my view that, as a result of the loss of Non-Conforming Use status at the subject property, the property is now zoned Residential-High Density and must be used in accordance with Section 10.5 of the St. John's Development Regulations. A restaurant is not a permitted use within the zone, nor is it a discretionary use. As such, in the absence of a zoning change, use of the subject property as a restaurant ought not to be permitted.

Finally, while I do not oppose use of the subject property for certain permitted commercial purposes (such as a bed and breakfast), I do have concerns regarding the use of the property as a restaurant. My property at 9 Boncloddy Street is a two unit property. My tenants at the property have already expressed concerns regarding parking if the subject property were permitted to operate as a restaurant. In my view, concerns with parking are valid, and would

have a negative impact on my property value and my ability to market my property to potential tenants.

Additionally, as noted in the public notice, the hours of operation of the restaurant would be from 5-10 p.m, seven days a week. The result would be a significant increase in traffic during the evening hours when residents are typically at home. Additional to parking concerns are concerns related to: (i) reduced privacy (as a result of foot traffic immediately in front of my home); (ii) safety concerns (as a result of increased vehicular traffic); and (iii) increased noise in the area.

For the reasons outlined above, I respectfully ask that Council dismiss the Change of Non-Conforming Use application, and that the City enforce the City of St. John's Development Regulations and require that the subject property be used in a manner consistent with its Residential-High Density zoning.

Please do not hesitate to contact me if you have any questions or would like to discuss.

Kind regards,

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

**Report/Recommendations**  
**Community Services & Housing Standing Committee**  
**July 25, 2017 @ 12:00 Noon, 4<sup>th</sup> Floor, City Hall**  
**Conference Room A**

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**Present** Deputy Mayor Ron Ellsworth, Chair  
Councillor Bruce Tilley  
Councillor Sandy Hickman  
Jason Sinyard, Deputy City Manager, Planning, Engineering and Regulatory Services  
Tanya Haywood, Deputy City Manager, Community Services  
Natalie Godden, Manager, Family & Leisure Services  
Judy Tobin, Manager, Housing  
Kenessa Cutler, Legislative Assistant

## **REPORT**

### **1. Decision Note dated July 11, 2017 re: R.E.A.L. Program Steering Committee Revitalization**

Natalie Godden spoke to the above listed. She explained that with funding changes, the R.E.A.L. Program Steering Committee needs to change its focus to fundraising and act as a working committee with actively contributing members.

**Moved – Councillor Hickman; Seconded – Councillor Tilley**

**That the Committee recommends creating a revised R.E.A.L. Steering Committee as per attached Terms of Reference.**

**CARRIED UNANIMOUSLY**

### **2. Decision Note dated July 17, 2017 re: Rental Increase for Lower End of Market Units**

Judy Tobin, spoke to the above listed and outlined the proposed rental increase for lower end of market units. She stated that the proposed rental increase is in line with CMHC research.

Tanya Haywood inquired about the CMHC rates and asked if the research predicts a trend for what can be expected in the coming years. Judy stated that there are no trends indicated, but vacancy rates are increasing and overall rates are going down.

**Moved – Councillor Hickman; Seconded – Councillor Tilley**

**That the Committee recommends that rental rates remain the same for LEMS in 2018.**

**CARRIED UNANIMOUSLY**

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**3. Decision Note dated July 5, 2017 re: City of St. John's Housing Needs Study**

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Judy Tobin presented the above noted decision note.

**Moved – Councillor Tilley; Seconded – Councillor Hickman**

**That the Committee recommends that Council support the request to use the unused \$10,000 from a Housing Catalyst Grant to put towards a Housing Needs Study. Depending on the final amount to be contributed by CMHC, we may also approach other partners to see if they would have any funding to contribute to the Study.**

**CARRIED UNANIMOUSLY**

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**4. Decision Note dated July 19, 2017 re: End of Operating Agreements**

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Judy Tobin presented the above listed. She explained that the operating agreements for 4 projects areas 179-229 Forest Road, 15-39 Cuckhold's Cove Rd, Infill 1982, Rawlins Cross are coming to an end and with that there is an opportunity to modify the agreements. Judy stated that the City does not income test once a tenant moves in, allowing the tenant to increase their income without seeing an increase in rent. The attached decision note proposes that tenants be income tested annually and have their rent adjusted appropriately.

The addition of annual income testing will ensure all tenants who have not been income tested since original move in are housed appropriately according to current income. The proposed change is that a tenant will now pay the greater of either their current rental rate or 25% of net income (both are POU). Rental rates for new tenants will also be charged based on 25% net income POU.

**Moved – Councillor Hickman; Seconded – Councillor Tilley**

**That the Committee recommends that as LEMs expire the City will introduce annual income testing.**

**CARRIED UNANIMOUSLY**

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

# Decision NOTE

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**Title:** R.E.A.L. Program Steering Committee Revitalization

**Date Prepared:** July 11, 2017

**Report To:** Community Services and Housing Standing Committee

**Ward:** N/A

**Decision/ Direction Required:** To implement a new R.E.A.L. Program Steering Committee that maintains a focus on fundraising and acts as a working committee of actively contributing members.

## **Discussion – Background and Current Status:**

The R.E.A.L. Program currently has a Steering Committee with 6 public members (Anne Whelan - Caregivers, Mike Wadden - Ever Green Environmental, Don-e Coady - DC Design House, Bonnie James - Buckmaster Circle Community Centre, Tom Clift - Faculty of Business, Memorial University and Samantha Barners, former participant) and 2 City of St. John's staff.

This Committee originated between 2001 and 2002 to develop and steer the R.E.A.L. Program. Over the first few years, members helped to create program standards, establish community partners, develop forms and applications and provide guidance for situations as necessary.

Since 2010-2011 the R.E.A.L. Program's day to day operation have been relatively standard and the Committee has acted as a body to review program statistics and approve changes to procedure as recommended by staff (eg. revamping the R.E.A.L. Program Tier System and developing new fundraising initiatives). The recent downturn in the economy and the cessation of the Clowe Purcell Golf Tournament Fundraiser have lead City staff and REAL Program Steering Committee members recognize the need for the Steering Committee to change its primary focus to raising the funds necessary to operate established programs.

The R.E.A.L. Program Steering Committee is recommending a complete dismantle of the current committee and the implementation of a new Terms of Reference (see Appendix) which outlines the roles required of new members.

Current members will be encouraged to apply for the new Committee should they be interested and able to contribute to the new focus of the committee.

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## **Key Considerations/Implications:**

### **1. Budget/Financial Implications**

- As outlined in the Terms of Reference, the new R.E.A.L. Steering Committee will be comprised out community members who have experience with fundraising. Given the current economic climate this focus is required for the Program to move forward.
- The R.E.A.L. Program currently holds a Special Event budget of \$3,600.00 a year, with the expertise of fundraising professionals, this money may extend further through their support and guidance.
- Committee members would volunteer their time.

### **2. Partners or Other Stakeholders**

The City of St. John's is seeking support of 8 to 10 community members who have experience in the area of non-profit fundraising.

### **3. Alignment with Strategic Directions/Adopted Plans**

- **Strategic Plan 2015-2018 Goal: *Neighborhoods Build our City***
  - o Improve neighbourhood level services.
- **Strategic Plan 2015-2018 Goal: *A Culture of Cooperation***
  - o Create City-community collaborations as both seek community members to provide support.
- **Strategic Plan 2015-2018 Goal: *A City for All Seasons***
  - o Support year-round transportation to and from R.E.A.L. Program activities; as well as options for maintaining year round activities.
  - o The R.E.A.L. Program helps to promote a healthy, active lifestyle.
- **Strategic Plan 2015-2018 Goal: *Responsive and Progressive***
  - o Create a culture of engagement.
  - o The R.E.A.L. Program adds to the City of St. John's being welcoming and inclusive.

### **4. Legal and Policy Implications**

The revised Steering committee will still lend guidance as required for R.E.A.L. Program policies and procedures.

### **5. Engagement and Communications Considerations**

The R.E.A.L. Program requires the support of Communications to ensure optimal promotion of the program and fundraising initiatives.

### **6. Human Resource Implications**

N/A

### **7. Procurement Implications**

N/A

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**8. Information Technology Implications**

N/A

**9. Other Implications**

N/A

**Recommendation:** Create a revised R.E.A.L. Steering Committee as per attached Terms of Reference

**Prepared by/Signature:** Sherry Mercer, Inclusive Services Coordinator

**Approved By/Date/Signature:** Natalie Godden, Manager, Family & Leisure Services

**Attachments:**

**Appendix/Draft Terms of Reference**

**ST. JOHN'S**





1. General Information	
<b>Committee name:</b>	R.E.A.L. Program Fundraising and Promotion Committee
<b>Reporting to:</b>	R.E.A.L. Program Manager and Coordinator
<b>Date of formation:</b>	TBD
<b>Meeting frequency:</b>	Minimum of 3 times per year
<b>Staff Lead:</b>	Sherry Mercer, Inclusive Services Coordinator
<b>Other staff liaison:</b>	Natalie Godden, Manager Family and Leisure Services
2. Purpose	
<p>The R.E.A.L. Program Fundraising and Promotion Committee provides information, advice, planning and implementation support to the R.E.A.L. Program on matters related to increasing sustainable program funds and community recognition. Specifically the committee will:</p> <p>A. Provide advice and information on various fundraising possibilities including but not limited to special events, corporate fundraisers and grant opportunities.</p> <p>B. Provide support for fundraising opportunities as required. i.e. inviting guest, helping with donation items, helping with promotion.</p> <p>C. Share information and/or contacts for potential community, government and/or corporate sponsorships.</p> <p>D. Identify gaps within current promotion of the program and lend support and advice on how to fill these gaps.</p> <p>E. Aid with re-branding of the R.E.A.L. Program to better recognize the uniqueness of the program and the City of St. John's as a major supporter.</p> <p>F. Support and promote increased awareness of the program to potential funding and recreation partners, community groups, business, referral agencies and various levels of government.</p> <p>G. Uphold the confidentiality of all R.E.A.L. Program participants.</p>	
<p>The R.E.A.L. Program Fundraising and Promotion Committee has no decision making authority and is advisory and working only.</p>	
3. Membership and Composition	
Composition	
<p>The R.E.A.L. Program Fundraising and Promotion Committee will be comprised of a minimum of 5 and a maximum of 10 total members from the following stakeholder groups:</p> <p><b>A. Committee CO-Chair:</b> Manager responsible for overseeing the R.E.A.L. Program (Currently the Manager of Family and Leisure Services) and 1 public member.</p> <p><b>B. Public Members:</b> The Committee will be comprised of no more than 2 community members who have experience with not-for-profit organizations, fundraising or event management. Public members are volunteers and will receive no compensation for participation. Preference will be given to residents of St. John's.</p>	

**C. Organizations:** The Committee will be comprised of no more than 2 members representing organizations relevant to not-for-profit organizations or those organizations operating with donated and/or grant funds.

**D. Corporations/ Businesses:** The Committee will be comprised of no more than 3 members representing local, Atlantic or national corporations/ businesses.

**E. Marketing and Promotions:** The Committee will be comprised of no more than 3 members representing marketing and promotions organizations. Or individuals with a background in marketing and promotions. 1 member is to be from the City of St. John's Marketing and Communications Division.

**F. Staff:** The Committee will be comprised of no more than 2 staff members, the Manager and Coordinator responsible for the R.E.A.L. Program; currently the Manager of Family and Leisure Services and the Inclusive Services Coordinator.

**Subcommittees:** When deemed necessary, the Committee may strike a working committee or subcommittee to deal with specific issues or deliverables. Subcommittees must have at least one advisory committee member. Composition may also include other members of the public and organizational representatives. Subcommittees shall meet as an independent group, reporting to the advisory committee on specified meeting dates, or as deemed necessary by the committee Chair.

#### Length of Term

**A. Public Members:** Unless otherwise indicated, the R.E.A.L. Program Fundraising and Promotion Committee term of appointment is two years. Recognizing the value of experience and the need for continuity, incumbents who are willing to seek reappointment may signify their intent to serve an additional year, for a total of three years. In some cases members may be encouraged to provide guidance, expertise and attend in a bridging capacity following the end of their term.

**B. Organizations, Corporations and Marketing and Promotions:** The role of these groups will depend on their individual relationships with the committee and ongoing ability to represent interests of a stakeholder group relevant to the purpose of the R.E.A.L. Program Fundraising and Promotion Committee.

**Midterm Appointments:** When an appointment is made which does not coincide with the beginning of a term (i.e. to fill a vacancy) the partial term (i.e. less than two years) shall not count towards the maximum length of service or number of terms on the committee for the appointee.

Exceptions to the above terms are as follows: when an insufficient number of applications have been received; if a particular area of expertise is indispensable and there are no other suitable replacements; if the advisory committee would suffer from lack of continuity (i.e. more than half of all members are replaced at once); if directly related to the R.E.A.L. Program Fundraising and Promotion Committee's purpose are defined in its Terms of Reference.

#### Roles and Responsibilities

R.E.A.L. Program Fundraising and Promotion Committee roles include:

A. Advising and making recommendations to the R.E.A.L. Program in a manner that will support R.E.A.L. Program Policies and Procedures relevant to the committee's purpose.

B. Providing resident and organizational based expertise.

### C. Working within given resources

#### Shared Member Responsibilities:

**Conduct:** Members shall strive to serve the public interest by upholding Federal, Provincial and Municipal laws and policies. R.E.A.L. Program Fundraising and Promotion Committee members are to be transparent in their duties. Members are to respect the rights and opinions of their other committee members.

**Preparation:** Meeting agenda and accompanying materials will be circulated electronically one week prior to all meetings; members are expected to review all distributed materials prior to meetings. Alternate material distribution methods to be made available upon request.

**Agendas:** Agendas to require focus with clear parameters for content and alignment with terms of reference/purpose. They will be finalized one week before meetings. Items and accompanying material that are received after the agenda has been prepared and distributed (but prior to the meeting) will be moved to the following meeting's agenda at the discretion of the Committee Chair.

**Attendance and Preparation:** Active participation in committee meetings is expected of all members. "Active Participation" may refer to both meeting attendance and/or engagement. An effort should be made to attend meetings in person or remotely. Members who do not actively participate in more than 3 consecutive meetings without justified absence may be retired from the committee at the discretion of the R.E.A.L. Program Manager.

**Voting:** All members can actively vote.

#### R.E.A.L. Program Staff:

A. Ensure the committee is informed about R.E.A.L. Program policy, procedure and available resources in reference to specific agenda items, and provide procedural and/or technical advice to assist committee where appropriate.

B. Request additional staff support/attendance as needed.

C. To develop agendas for distribution.

#### Other Staff Liaison:

The work of Other Staff Liaisons intersects the purpose of the committee and therefore they may be required to participate.

#### Committee Co-Chair Public Member:

A. The presiding officer of the committee will be referred to as "Co-Chair". R.E.A.L. Program Fundraising and Promotion Committee shall elect, from among their voting members, a Co-Chair at the end of the prior co-chair's term. A R.E.A.L. Program Fundraising and Promotion Committee member shall not serve as Co-Chair for more than three consecutive years except in extenuating circumstances.

B. Uphold committee processes and functions in accordance with all terms presented, maintaining productivity and focus. This includes ensuring committee members' conduct themselves in a professional manner.

C. With support from R.E.A.L. Program staff, the Co-Chair will help build and coordinate a work plan for the committee.



D. Prepare and submit agenda items and accompanying materials to the R.E.A.L. Program staff Coordinator.

E. Review committee terms of reference with the R.E.A.L. Program Coordinator and Manager at the end of each term and be prepared to propose amendments as needed.

**Public Members:** are expected to advise R.E.A.L. Program Staff decision making; applying personal skills, knowledge and experience in carrying out functions commensurate with the defined purpose of the committee. Roles include: Active participation in committee meetings, electing a chair; representing select committee interests in the community, and follow up work as required.

**Organizations, Corporations and Marketing and Promotions:** In addition to responsibilities held by all public members, members will also be conduits to/from their respective organizations. As such they will be expected to provide insight on behalf of stakeholders, and update their members on the work of the committee.

#### **Recruitment, Vacancies and Applications**

When new members are required a "Notice of Vacancy" will be prepared by the City Clerk and distributed through City communication channels by the Office of Strategy and Engagement. Additional communications opportunities may be identified by relevant committee members. This document will include general information regarding committee purpose, the terms of reference and a link to the application form.

A vacancy on a committee occurs when a member resigns, vacates a position or when their resignation is requested by the Chair. Vacancies may occur at: the date of resignation; the date the member ceases to be qualified; the date the committee Chair declares the position vacant due to lack of attendance or incapacitation.

#### **Eligibility and Selection**

The R.E.A.L. Program is strongly committed to equity and inclusiveness. In selecting committee members the R.E.A.L. Program will aim to design processes that are transparent, accessible, free of discrimination and seek to remove barriers for disadvantaged groups.

In addition to eligibility requirements, an applicant's specific skills and experience will be important factors in committee selection. While all who meet the requirements outlined above are encouraged to apply, applicants with demonstrated participation in groups or initiatives with goals relevant to the committee's purpose will be preferred. Some other considerations pertaining to general selection criteria include: past professional and volunteer experience, ability to perform required tasks, and complementary skills, or competencies possessed. Those who are selected will be notified by email.

#### **Conflicts of Interest and Confidentiality**

A conflict of interest refers to situations in which personal, occupational or financial considerations may affect or appear to affect the objectivity or fairness of decisions related to the committee activities. A conflict of interest may be real, potential or perceived in nature. Conflict of interest may occur when a Committee member participates in discussion or decision-making about a matter which may financially benefit that Member or a member of his/her family, or someone with whom the Committee member has a close personal relationship, directly or indirectly, regardless of size of benefit.

In some cases where the Committee agenda or committee discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the committee.

#### **Confidentiality**

All committee members are required to refrain from the use or transmission of confidential or privileged information while serving with the R.E.A.L. Program Fundraising and Promotion Committee; including but not limited to, participant and family information.

# DECISION/DIRECTION NOTE

**Title:** Rental Increase for Lower End of Market Units

**Date Prepared:** July 17, 2017

**Report To:** Community Services and Housing Standing Committee

**Councillor and Role:** Deputy City Mayor Ron Ellsworth

**Ward:** N/A

**Decision/Direction Required:**

Approval of increase of \$20 per month to the rental rate for Lower End of Market units effective January 1, 2018.

**Discussion – Background and Current Status:**

In accordance with our 35 year Global agreements with Newfoundland and Labrador Housing (NLHC), rental rates are determined in consultation with NLHC. NLHC reviews the proposed increase and verifies if it aligns with the area the unit is in and market values in that area.

According to the latest publication from CMHC ([https://www.cmhc-schl.gc.ca/odpub/esub/64499/64499\\_2016\\_A01.pdf?fr=1500477538244](https://www.cmhc-schl.gc.ca/odpub/esub/64499/64499_2016_A01.pdf?fr=1500477538244)) below is the chart of 2016 rental average rental rates and what the City of St. John's average rental rate proposed.

CHMC	CITY (average with increase)
One bedroom - \$798	One Bedroom - \$620
Two Bedroom - \$923	Two Bedroom - \$710
Three Bedroom - \$888	Three Bedroom - \$750
Four Bedroom - \$N/A	Four Bedroom - \$780
Bachelor - \$697	Bachelor - \$540

Historically rents are increased yearly to reflect the changes in the market. Council supported a \$20 rental increase in our Lower End of Market units in 2016.

# ST. JOHN'S

The revenue generated from the increase would be put directly in the operating budgets of each project area. This revenue could help offset the cost associated with maintenance of our Non Profit Housing units.

It is important to note that in 2018, 4 projects areas (Forest Rd, Cuckhold's Cove Road, Infill 1982 and Rawlins Cross) will be coming to the end of the 35 year Global agreements, which means the subsidy that the City received from NLHC for those project area will end.

For tenants who may experience some hardship due to this increase, we have historically either 'frozen' the rent, or offered a subsidy to the tenant if a subsidy is available. This can be made available to tenants upon the provision that supporting financial documentation is provided to Non Profit Housing staff.

**Key Considerations/Implications:**

**1. Budget/Financial Implications**

A rental increase would see an additional revenue of \$64,320 per year. This would help offset the costs associated with maintaining our Non Profit Housing units.

Please see the attached spreadsheet.

**2. Partners or Other Stakeholders**

N/A

**3. Alignment with Strategic Directions/Adopted Plans**

Fiscally Responsible

Develop appropriate user fee policies

**4. Legal or Policy Implications**

There are no legal implications anticipated. Staff give tenants adequate notice of rental rate increase as per the Residential Tenancy Act.

**5. Engagement and Communications Considerations**

N/A

**6. Human Resource Implications**

N/A

**7. Procurement Implications**

N/A



**8. Information Technology Implications**

N/A

**9. Other Implications**

None

**Recommendation: That Council approve the rental increases effective January 1, 2018**

**Prepared by/Signature: Judy Tobin**

**Approved by/Date/Signature:**

**Attachments:**

# DECISION/DIRECTION NOTE

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**Title:** City of St. John's Housing Needs Study

**Date Prepared:** July 5, 2017

**Report To:** AHWG

**Councillor and Role:** Deputy Mayor Ron Ellsworth

**Ward:** Not ward specific

**Decision/Direction Required:** To request funding from Council to accompany the funding available from CMHC for a City of St. John's Housing Needs Study

## **Discussion – Background and Current Status:**

**Why a Housing Needs Assessment?** The City's first Affordable Housing Business Plan (AHBP), [Creating Opportunities, Housing Our Community](#), was approved by Council in 2014 and runs until September 2017. The Plan is based on the City's core belief that housing is a human right and that everyone needs and deserves a home that is affordable to them.

To continue this commitment to affordable housing - a new 10-year Affordable Housing Plan is being developed for the City of St. John's in consultation with our partners, stakeholders and residents. In conjunction with the development of a new Affordable Housing Plan, the City's Affordable Housing Working Group is recommending we explore funding options to complete a Housing Needs Assessment for the City of St. John's.

According to the Canada Mortgage and Mortgage and Housing Corporation's (CMHC) '[A Guide for Canadian Municipalities for the Development of a Housing Action Plan](#)' (January 2010):

*One of the key component in developing a Housing Action Plan is to develop a Detailed assessment of the need for housing. (p.3)*

*In order to help provide adequate and affordable housing in a community, it is essential to have some consensus on the exact nature of the challenges. A housing needs assessment provides a snapshot of need, but it must be accurate in order to guide the delivery of housing.*

It should include:

- *Demographic information*
- *Identifying gaps in the provision of housing*
- *Inventory and condition of current housing stock*
- *Inventory of land, assets and resources (p.12)*

According to the CMHC, 'the term "[affordable housing](#)" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized

# ST. JOHN'S

housing, market rental housing or market homeownership'. Not all housing needs can be met by the private market.

By conducting detailed research on current and projected local housing needs we can look at housing supply and demand over the entire housing continuum, this will help us determine the necessary 10 year affordable housing requirements for the City of St. John's. Similarly, the City of St. John's Seniors Housing Research Project (2014) was very beneficial for our City and our stakeholders and we continue to work with our partners on the outlined research recommendations.

**What could a St. John's Housing Needs Assessment look like?** *A Housing Needs Study for the City of St. John's could be similar to the Halifax Housing Needs Assessment – Final Report (2015) linked in this [City of Halifax Community Planning & Economic Development Standing Committee Report](#), dated October 15, 2015 (page 2):*

*The purpose of the Halifax Housing Needs Assessment (Attachment A) is to identify the housing requirements in the Municipality based on housing supply, demand and estimates of future supply and demand trends over a five- and ten-year period at the regional level and at lower-level geographies. It is also intended to inform a wide range of service providers, landlords, private developers and other housing stakeholders in the Halifax region.*

*The following are the research questions which guided the development and organization of the housing supply and needs assessments:*

- 1. What is the nature of the housing demand and need for housing in the municipality*
- 2. What is the nature of the housing supply in the municipality?*
- 3. Based on the study findings, what is the current housing gap in the municipality and where is it located?*
- 4. What will the housing market look like in the next five and ten years?*

*The Halifax Housing Needs Assessment looks at the Municipality as a whole as well as the housing demand and supply for a number of sub-geographies.*

**How will we use it?** As with the current Affordable Housing Business Plan, we will work on the strategies with our partners and the City's best role will continue to be to help to identify and create opportunities – not build homes. A Housing Needs Study for St. John's would be beneficial not just for the City but also for all of our partners and stakeholders.

Anticipated outcomes:

- ✓ Help Canadians meet their housing needs by having a better understanding of the housing supply and demand (based on demographic info, current inventory of housing stock/land and identified housing gaps) for the City of St. John's;
- ✓ Policy Makers benefit (understanding the local housing needs will allow community leaders and policy makers to develop targeted strategies)
- ✓ Stakeholders will benefit (A Housing Needs Study can be used to determine housing need by developers, non-profits, government agencies looking to build affordable housing);

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- ✓ Residents in need will also benefit (This type of research, along with our Affordable Housing Plans, will help us continue to work to reduce Core Housing Need in St. John's);
- ✓ The Research will inform the new Affordable Housing Strategy:
  - Given the time it would take to complete this type of research, it would likely not be completed prior to the release of a new Affordable Housing Plan for the City of St. John's (estimated Fall 2017), but it would be included as an implementation strategy in the new Plan.
  - We would recommend that the new Plan not have target numbers for affordable housing units this time, but instead allow the research (Housing Needs Study) to inform the targets based on local affordable housing supply and demand.
- ✓ The research will provide a baseline that can be updated over the length of the City's new Affordable Housing Plan (10 years).

**Update (as of June 2017):** CMHC has advised that they would not be able to provide the full costs for a Housing Needs Study but would likely be able to contribute a portion. We anticipate that the costs would be similar to the Seniors Housing Research Project conducted in 2014 (approximately \$25,000-\$30,000).

One of our Housing Catalyst Fund recipients was unable to complete their proposed project within the required timeline and will be returning their grant to the City. We are requesting that we be able to use this \$10,000 to put towards a Housing Needs Study. A Housing Needs Study for St. John's would be beneficial not just for the City but for also for all of our partners and stakeholders. Depending on final amount to be contributed by CMHC, we may also approach other partners to see if they would have any funding to contribute.

#### **Key Considerations/Implications:**

- 1. Budget/Financial Implications:** As stated in our last Decision Note on this topic, if we were not successful with obtaining full funding from the CMHC, we would recommend exploring other funding options for this study/still include it as an implementation strategy in the new Affordable Housing Strategy being developed. One of our Housing Catalyst Fund recipients was unable to complete their proposed project within the required timeline and will be returning their grant to the City. We are requesting that we be able to use this \$10,000 to put towards a Housing Needs Study. Depending on final amount to be contributed by CMHC, we may also approach other partners to see if they would have any funding to contribute.
- 2. Partners or Other Stakeholders:** The City's Affordable Housing Business Plan was built upon public and strategic stakeholder engagement, and the implementation continues to be guided and shaped by multi-stakeholder partnerships and processes.
- 3. Alignment with Strategic Directions/Adopted Plans:** The Affordable Housing Business Plan encompasses the entire plan and implementation goals. The creation of a new Plan also supports and aligns with the following goals from the City's Strategic Direction:
  - Neighbourhoods Build Our City:
  - A Culture of Cooperation:
  - Fiscally Responsible:
  - Responsive and Progressive:
- 4. Legal or Policy Implications:** N/A

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5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** The Affordable Housing Development Facilitator, Manager of Housing and Affordable Housing Working Group could provide leadership to the Consultant for the purposes of the research.
7. **Procurement Implication:** If we received the funding we would need to release an RFP to hire a Researcher/Consultant to complete the Housing Needs Study.
8. **Information Technology Implications:** N/A
9. **Other Implications:** May arise as we move along in this process.

**Recommendation:** That Council support the request to use the unused \$10,000 from a Housing Catalyst Grant to put towards a Housing Needs Study. Depending on the final amount to be contributed by CMHC, we may also approach other partners to see if they would have any funding to contribute to the Study.

**Prepared by/Signature:** Maria Callahan, Affordable Housing & Development Facilitator

**Approved by/Date/Signature:** Judy Tobin, Manager of Housing Division

**Attachments:** N/A (see links above for more information)



# DECISION/DIRECTION NOTE

**Title:** End of Operating Agreements

**Date Prepared:** July 19, 2017

**Report To:** Community Services and Housing Standing Committee

**Councillor and Role:** Deputy Mayor Ron Ellsworth – Committee Chair

**Ward:** N/A

**Decision/Direction Required:** End of Operating agreements for 4 projects areas 179-229 Forest Road, 15-39 Cuckhold's Cove Rd, Infill 1982, Rawlins Cross

## **Discussion – Background and Current Status:**

On January 1, 1983 the City of St. John's entered into its first 35 year Global operating agreement with CHMC (subsequently administration was passed over to NLHC) for the property located at 179-229 Forest Road. The City of St. John's went on to sign 19 more agreements over the course of next 10 years. These agreements were the City first commitment to affordable housing.

Please see attached Spreadsheet for project and timelines

These agreements dictates the expectations about the governance of the applications, leases, income upon move in etc. In exchange NLHC/CMHC provides the City with a mortgage subsidy to help offset the cost of making the units affordable.

On January 1, 2018 the first Global Operating agreement at 179-229 Forest Rd will expire. The City of St. John's will become the owner of these 26 units with no financial subsidy or formal expectation of service or program delivery.

This creates an opportunity for the City to look at our housing stock in a way that we could never do before.

One of the shortfalls the delivery of the LEM program is that the City does not income test tenants after move in. Once the agreements expire, the City could income test. This would ensure that those most in need of affordable housing are housed appropriately. It would also encourage those that can pay market rent to pay market rent.

Our current LEM program does allow the City to subsidize up to 15% of the project area. This means that after income is verified, qualifying tenant will pay 30% of their income on rent. The income of subsidized tenants is checked annually. Currently we offer 4 subsidizes in Forest Rd and Rawlins Cross, 2 in Cuckholds Cove Road and Infill 1982.

# ST. JOHN'S

## **Key Considerations/Implications:**

### **1. Budget/Financial Implications**

All these units will 35 year old at the end of the agreements. They have been well maintained and the maintenance supervisor does not see that there will be any major repairs or replacements in the next 5 years. There will need to be some cosmetic work with some of the units, but those costs can be covered by the replacement reserves we will continue to budget for.

As part of the AHWP the City has committed \$50,000 in 2017 to pilot an energy efficiency project that would help those with low income save money on energy costs. With the guidance of the AHWG subcommittee on Energy Efficiency, we plan to pilot an energy retrofit in the Forest Road location.

Also in the 2017 federal budget there was an announcement for funding for existing social housing. The parameters of this funding is not announced but is expected Fall 2017.

See attached spreadsheet

The value of these properties are

Cuckholds Cove Rd. 13 units	\$2,689,600.00
Forest Road 26 units	\$1,840,000.00
Rawlins Cross 25 units	\$1,781,000.00
1982 Infill 11 units	\$1,498,300.00

### **2. Partners or Other Stakeholders**

### **3. Alignment with Strategic Directions/Adopted Plans**

Neighborhoods Build our City – improve neighborhood-level services, increase range and type of housing

Fiscally Responsibility- develop appropriate user fees; explore complementary private/public partnerships; advance new city-NL government fiscal framework; explore partnership strategies;

Progressive and responsive- create a culture of engagement; build social, environmental and demographic factors into policy-making

### **4. Legal or Policy Implications**

There will be some policy implications for Non Profit Housing Division.

### **5. Engagement and Communications Considerations**

Depending on change communications and engagement may be implicated.

**6. Human Resource Implications**

N/A

**7. Procurement Implications**

Depending on council decision

**8. Information Technology Implications**

Depending on Council decision

**9. Other Implications**

**Recommendation:**

Council accept Option 1 with the addition of income testing.

**Prepared by/Signature:**

**Approved by/Date/Signature:**

**Attachments:**

DRAFT



**REPORTS/RECOMMENDATION**  
**Special Events Advisory Committee Report**  
**August 17, 2017**

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- 1. Event:** Drive in Movie – College of the North Atlantic  
**Date:** September 13, 2017  
**Detail:** Drive in movie, double feature, as part of College of the North Atlantic Orientation. Event held on the back parking lot of the campus.  
7:00pm to 12:00am

This event requires the extension of the Noise By-Law to 12:00am (midnight). Organizer is responsible to inform area residents.

This event is subject to the approval and conditions set out by the Special Events Advisory Committee.

**Recommendation**

**That the application to extend the Noise By-Law on September 13, 2017 be approved.**

**Tanya Haywood**  
**Deputy City Manager – Community Services**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF August 3, 2017 TO August 16, 2017**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	HP Carbonear Property Management	Home Office for Bookkeeping	12 Balmoral Place	1	Approved	17-08-07
AG	LesBrook Farm/ Lester's Dairy Farm	100' x 200' Hydroponics Warehouse, 80' x 100' Heifer Barn, 40' x 60' Manure Digester System	187 Brookfield Road	5	Approved	17-08-08
AG	LesBrook Farm/ Lester's Dairy Farm	40' x 60' Calf Barn	181C Brookfield Road	5	Approved	17-08-08
COM		Extend Sidewalk Curb into Parking Lot	390 Topsail Road	3	Approved	17-08-10
OT	Newfoundland Power Inc.	Rebuild of Transmission Line	Portugal Cove Place	4	Approved	17-08-10
COM	WSP Canada Inc.	Revised Outfall Location fro Carojet Building	39 Aviation Court	1	Approved	17-08-10
COM		Home Office – Administration of Online TShirt Sales	9 Spencer Street	2	Approved	17-08-14
RES		Single Family Dwelling	140 Waterford Bridge Road	3	Approved	17-08-16

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

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

**Gerard Doran**  
**Development Supervisor**  
**Planning, Engineering and**  
**Regulatory Services**

# Building Permits List

## Council's August 21, 2017 Regular Meeting

Permits Issued: 2017/08/03 To 2017/08/16

### Class: Commercial

644 Topsail Rd	Co	Clinic
216 Water St	Co	Retail Store
342 Freshwater Rd	Sn	Office
32 George St	Sn	Restaurant
575 Kenmount Rd	Sn	Car Sales Lot
38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
673 Topsail Rd	Sn	Retail Store
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
302 Water St	Sn	Eating Establishment
71 O'leary Ave	Cr	Retail Store
61 Battery Rd	Sw	Other
71 O'leary Ave	Cr	Commercial Garage
172 Military Rd	Nc	Accessory Building
110 Water St	Rn	Mixed Use
203 Water St	Rn	Restaurant
208 Water St	Rn	Tavern
152 Duckworth St,Mighty Whites	Rn	Laundromat
18 Hebron Way, Vale	Cr	Office
348 Duckworth St	Rn	Communications Use
48 Kenmount Road, Former Gap	Rn	Retail Store
80 Kenmount Rd, Montanna's	Rn	Restaurant
Avalon Mall, #1 Nails	Rn	Retail Store
5 Job St	Rn	Mixed Use
470 Topsail Rd,Walmart	Rn	Retail Store
120 Mundy Pond Rd	Rn	Church
235-237 Pennywell Rd	Rn	Handicrafts
370 Newfoundland Dr	Rn	Bank
330 Portugal Cove Pl	Rn	Office
173 Kenmount Rd	Nc	Veterinary Clinic

This Week \$ 2,983,462.00

### Class: Industrial

85 Messenger Drive	Nc	Recreational Use
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This Week \$ 5,000,000.00

### Class: Government/Institutional

This Week \$ .00

### Class: Residential

6 Alder Pl	Nc	Swimming Pool
49 Alexander St	Nc	Patio Deck
3 Baker St	Nc	Patio Deck
3 Banting Pl	Nc	Fence
39 Spruce Grove Ave	Nc	Fence
412 Blackhead Rd	Nc	Single Detached Dwelling

40 Bonaventure Ave	Nc	Patio Deck
6 Carty Pl	Nc	Accessory Building
10 Cedarhurst Pl	Nc	Patio Deck
178 Cheeseman Drive - Lot 178	Nc	Single Detached Dwelling
24 Cherrybark Cres	Nc	Swimming Pool
62 Circular Rd	Nc	Single Detached Dwelling
32 Cornwall Cres	Nc	Fence
8 Crambrae St	Nc	Accessory Building
36 Dauntless St	Nc	Patio Deck
54 Dunkerry Cres	Nc	Fence
1 Eastmeadows Avenue	Nc	Patio Deck
460 Empire Ave	Nc	Accessory Building
503 Empire Ave	Nc	Accessory Building
52 Faulkner St	Nc	Accessory Building
55 Fleming St	Nc	Semi-Detached Dwelling
57 Fleming St	Nc	Single Detached Dwelling
59 Fleming St	Nc	Semi-Detached Dwelling
72 Forest Rd	Nc	Patio Deck
204 Forest Rd	Nc	Fence
107 Frecker Dr	Nc	Fence
54 Freshwater Rd	Nc	Patio Deck
268 Freshwater Rd	Nc	Accessory Building
2 Galashiels Pl	Nc	Fence
1 Galaxy Cres, Lot 29	Nc	Single Detached Dwelling
53 Great Southern Dr	Nc	Fence
53 Hall's Rd	Nc	Fence
10 Hamel St	Nc	Patio Deck
45 Hazelwood Cres	Nc	Patio Deck
8 Kensington Dr	Nc	Accessory Building
33 Larkhall St	Nc	Accessory Building
6 Lismore Pl	Nc	Fence
32 Mackenzie St	Nc	Patio Deck
560-564 Main Rd,Bldg B, Unit 1	Nc	Condominium
560-564 Main Rd, Bldg B, Unit2	Nc	Condominium
562 Main Rd,Bldg B, Unit 3	Nc	Condominium
562 Main Rd, Bldg B, Unit 4	Nc	Condominium
562 Main Rd, Bldg B, Unit 5	Nc	Condominium
90 Maurice Putt Cres	Nc	Fence
30 Meighen St	Nc	Accessory Building
75 Parsonage Dr	Nc	Fence
118 Penney Cres	Nc	Fence
73 Petite Forte Dr	Nc	Accessory Building
44 Rumboldt Pl	Nc	Fence
4 Solway Cres	Nc	Accessory Building
634 Southside Rd	Nc	Fence
313 Stavanger Dr	Nc	Accessory Building
9 Tralee St	Nc	Fence
97 Wabush Pl	Nc	Patio Deck
21 Waterford Bridge Rd	Nc	Patio Deck
37 Birmingham St	Co	Home Office
27 Keegan Crt	Co	Home Office
19 Taylor Pl	Co	Home Occupation
13 Druken Cres	Cr	Subsidiary Apartment
172 Castle Bridge Dr	Ex	Patio Deck
13 Druken Cres	Ex	Single Detached Dwelling
26 Julieann Pl	Ex	Patio Deck
9 Allan Sq	Rn	Townhousing
112 Barnes Rd	Rn	Semi-Detached Dwelling
27 Belfast St	Rn	Single Detached & Sub.Apt
19 Birmingham St	Rn	Patio Deck
68 Bonaventure Ave	Rn	Semi-Detached Dwelling
238 Buckmaster's Cir	Rn	Townhousing
240 Buckmaster's Cir	Rn	Townhousing
242 Buckmaster's Cir	Rn	Townhousing
244 Buckmaster's Cir	Rn	Townhousing



246 Buckmaster's Cir	Rn	Townhousing
47 Buckmaster's Cir	Rn	Semi-Detached Dwelling
49 Buckmaster's Cir	Rn	Townhousing
53 Buckmaster's Cir	Rn	Townhousing
55 Buckmaster's Cir	Rn	Townhousing
57 Buckmaster's Cir	Rn	Townhousing
59 Buckmaster's Cir	Rn	Semi-Detached Dwelling
61 Buckmaster's Cir	Rn	Semi-Detached Dwelling
63 Buckmaster's Cir	Rn	Townhousing
65 Buckmaster's Cir	Rn	Townhousing
67 Buckmaster's Cir	Rn	Semi-Detached Dwelling
103 Buckmaster's Cir	Rn	Semi-Detached Dwelling
107 Buckmaster's Cir	Rn	Townhousing
109 Buckmaster's Cir	Rn	Townhousing
111 Buckmaster's Cir	Rn	Semi-Detached Dwelling
195 Buckmaster's Cir	Rn	Townhousing
199 Buckmaster's Cir	Rn	Townhousing
203 Buckmaster's Cir	Rn	Townhousing
207 Buckmaster's Cir	Rn	Townhousing
217 Buckmaster's Cir	Rn	Townhousing
221 Buckmaster's Cir	Rn	Townhousing
225 Buckmaster's Cir	Rn	Townhousing
229 Buckmaster's Cir	Rn	Townhousing
14 Burke Pl	Rn	Single Detached Dwelling
77 Carpasian Rd	Rn	Single Detached Dwelling
60 Cochrane St	Rn	Semi-Detached Dwelling
114 Elizabeth Ave	Rn	Single Detached Dwelling
15 Freshwater Rd	Rn	Townhousing
137 Gower St	Rn	Single Detached Dwelling
31 Hayward Ave	Rn	Single Detached Dwelling
26 Howley Ave Exten	Rn	Single Detached Dwelling
17 Lilac Cres	Rn	Single Detached Dwelling
32 Mackenzie St	Rn	Single Detached Dwelling
60 Margaret's Pl, Unit 401	Rn	Condominium
31 Parade St	Rn	Single Detached Dwelling
17 Pine Bud Avenue	Rn	Single Detached Dwelling
8 Pleasantville Ave	Rn	Single Detached & Sub.Apt
11 Riverview Ave	Rn	Single Detached Dwelling
1b Roche St	Rn	Single Detached Dwelling
313 Stavanger Dr	Rn	Single Detached Dwelling
35 Triton Pl., Lot F3	Rn	Townhousing
24 Victoria St	Rn	Townhousing
5 Halliday Pl	Sw	Single Detached Dwelling
32 Mackenzie St	Sw	Single Detached Dwelling
14 Sugar Pine Cres	Sw	Single Detached Dwelling
Avalon Mall, The Source	Sn	Retail Store
464 Torbay Rd	Sn	Office

This Week \$ 3,906,851.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 11,890,313.00

Repair Permits Issued: 2017/08/03 To 2017/08/16 \$ 167,623.00

Legend

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

152 Water Street - your application for a wall sign has been rejected as contrary to Section 13 of the Heritage Area Sign By-Law.

YEAR TO DATE COMPARISONS			
August 21, 2017			
TYPE	2016	2017	% VARIANCE (+/-)
Commercial	\$96,697,845.00	\$94,700,892.00	-2
Industrial	\$0.00	\$5,000,000.00	100
Government/Institutional	\$5,997,584.00	\$436,000.00	-93
Residential	\$45,442,569.00	\$52,386,862.00	15
Repairs	\$3,039,461.00	\$2,178,850.00	-28
Housing Units (1 & 2 Family Dwelling)	142	124	
<b>TOTAL</b>	<b>\$151,177,459.00</b>	<b>\$154,702,604.00</b>	<b>2</b>

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 9, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 553,538.14</b>
<b>Bi-Weekly Administration</b>	<b>\$ 1,025,119.60</b>
<b>Bi-Weekly Management</b>	<b>\$ 1,054,487.12</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 836,416.85</b>
<b>Accounts Payable</b>	<b>\$ 1,958,839.51</b>

**Total: \$ 5,428,401.22**

# **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
DARLENE SHARPE	111749	CLEANING SERVICES	750.00
BELL MOBILITY PAGING	111750	PAGING SERVICES	98.61
BELL MOBILITY INC.	111751	CELLULAR PHONE USAGE	49,434.17
SMITH STOCKLEY LTD.	111752	PLUMBING SUPPLIES	306.56
SUPREME COURT OF NEWFOUNDLAND AND LABRADOR	111753	FLILING FEES	60.00
ACKLANDS-GRAINGER	111754	INDUSTRIAL SUPPLIES	189.94
AUTO PARTS NETWORK	111755	AUTO PARTS	632.50
BRINK'S CANADA LIMITED	111756	DELIVERY SERVICES	227.72
EASTERN HEALTH	111757	ROAD AMBULANCE USER FEE	115.00
CANCELLED	111758	CANCELLED	0.00
CANCELLED	111759	CANCELLED	0.00
HUB TROPHIES & MEDICAL SUPPLIES	111760	NAME PLATE	17.25
HAROLD SNOW & SONS	111761	PROFESSIONAL SERVICES	652.63
S & L ENTERPRISE	111762	RENTAL OF EQUIPMENT	52,968.63
CLASS C SOLUTIONS GROUP	111763	REPAIR PARTS	658.21
BROWNE'S AUTO SUPPLIES LTD.	111764	AUTOMOTIVE REPAIR PARTS	2,759.64
FARRELL'S EXCAVATING LTD.	111765	ROAD GRAVEL	349.39
BROWNE FITZGERALD MORGAN AVIS	111766	PROFESSIONAL SERVICES	29,841.48
CAMPBELL'S SHIPS SUPPLIES	111767	REPAIR PARTS	330.83
DAVE CARROLL	111768	BAILIFF SERVICES	146.50
BLUE WATER MARINE & EQUIPMENT	111769	REPAIR PARTS	402.50
WM L CHAFE & SON LTD.	111770	PARADE BOOT	201.25
SUBWAY	111771	SANDWICH TRAYS	52.88
CLEARWATER POOLS LTD.	111772	POOL SUPPLIES	9,690.55
SCMA NEWFOUNDLAND AND LABRADOR	111773	MEMBERSHIP RENEWAL	454.25
TIM HORTON'S STORE - HARVEY RD	111774	REFRESHMENTS	83.90
LONG & MCQUADE	111775	REAL PROGRAM	1,795.71
CANADIAN TIRE CORP.-HEBRON WAY	111776	MISCELLANEOUS SUPPLIES	746.72
CANADIAN TIRE CORP.-MERCHANT DR.	111777	MISCELLANEOUS SUPPLIES	1,102.74
CANADIAN TIRE CORP.-KELSEY DR.	111778	MISCELLANEOUS SUPPLIES	266.22
HOME DEPOT OF CANADA INC.	111779	BUILDING SUPPLIES	186.02
SCHYLLING ASSOCIATES INC.	111780	PROMOTIONAL ITEMS	817.89
ENTERPRISE RENT-A-CAR	111781	RENTAL OF VEHICLES	1,345.50
ATLANTIC CRANE & MATERIAL HANDLING	111782	QUARTERLY INSPECTIONS CITY DEPOT	986.13
FIRST COPY DUPLICATING CENTRE LTD	111783	OFFICE SUPPLIES	41.40
CENTSIBLE CAR & TRUCK RENTALS	111784	RENTAL OF VEHICLES	1,370.80
A TASTE OF CLASS INC	111785	CATERING SERVICES	1,511.62
HISCOCK RENTALS & SALES INC.	111786	HARDWARE SUPPLIES	557.16
HOLLAND NURSERIES LTD.	111787	FLORAL ARRANGEMENT	462.01
INFINITY CONSTRUCTION	111788	TOPSOIL	184.00
IDEXX LABORATORIES	111789	VETERINARY SUPPLIES	4,452.81
BOSCH REXROTH CANADA CORP.	111790	REPAIR PARTS	90.71
KEAN'S PUMP SHOP LTD.	111791	REPAIR PARTS	228.85
KING PROCESS TECHNOLOGY	111792	REPAIR PARTS	1,306.63
MARK'S WORK WEARHOUSE	111793	PROTECTIVE CLOTHING	287.50
MEMORIAL UNIVERSITY OF NFLD.	111794	LEGAL CLAIM	2,900.88
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	111795	LEASING OF PHOTOCOPIER	29.47



NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL MOBILITY INC.	111796	CELLULAR PHONE USAGE	168.05
BELL ALIANT	111797	TELEPHONE SERVICES	1,046.59
ROYAL FREIGHTLINER LTD	111798	REPAIR PARTS	1,028.60
ST. JOHN AMBULANCE ASSOCIATION	111799	FIRST AID SUPPLIES	3,446.30
SHERIDAN NURSERIES LIMITED	111800	FLOWERS	8,582.63
SPEEDY GLASS	111801	WINDSHIELD REPAIRS	29.50
CANCELLED	111802	CANCELLED	0.00
TORBAY ROAD ANIMAL HOSPITAL	111803	PROFESSIONAL SERVICES	128.52
PAINT SHOP-TOPSAIL DECOR	111804	PAINT SUPPLIES	123.59
TRACTION DIV OF UAP	111805	REPAIR PARTS	386.85
URBAN CONTRACTING JJ WALSH LTD	111806	PROPERTY REPAIRS	730.25
RECEIVER GENERAL FOR CANADA	111807	PAYROLL DEDUCTIONS	1,001.72
NEWFOUNDLAND EXCHEQUER ACCOUNT	111808	FILING FEES	100.00
THE SALVATION ARMY NL DIVISION	111809	CAPITAL GRANT	175,000.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	111810	OFFICE SUPPLIES	212.36
WYCHRESCHUK, ELAINE	111811	LEGAL CLAIM	800.00
RBC PERSONAL SERVICE CENTRE-MONTREAL	111812	REFUND CHANGE IN TAX LEVY	820.10
JANET CULL	111813	PERFORMANCE FEE	800.00
ASSOCIATION OF OCCUPATIONAL HEALTH NURSES/NL	111814	MEMBERSHIP RENEWAL	25.00
DALE JARVIS	111815	PROFESSIONAL SERVICES	298.00
H & F ELECTRICAL LIMITED	111816	REFUND SECURITY DEPOSIT	181.50
TODD ROBBINS SERVICES INC.	111817	PROFESSIONAL SERVICES	1,092.50
SOBEYS ROPEWALK LANE	111818	MISCELLANEOUS SUPPLIES	724.67
ZURICH INSURANCE CO.	111819	LEGAL CLAIM	1,666.93
PAUL DUNNE CONTRACTING	111820	REFUND SECURITY DEPOSIT	2,000.00
TYCO INTEGRATED SECURITY CANADA, INC.	111821	PROFESSIONAL SERVICES	396.92
AVIVA INSURANCE CO	111822	LEGAL CLAIM	157.84
KELLY ANTHONY	111823	REFUND SECURITY DEPOSIT	100.00
DOREEN MOYST	111824	HONORARIUM	100.00
ROGERS ROGERS MOYSE	111825	LEGAL CLAIM	603.75
C.D.'S TREES	111826	TREES	103.50
CONTRAST ENGINEERING LTD.	111827	PROFESSIONAL SERVICES	2,055.63
MARY TOBIN	111828	LEGAL CLAIM	85.10
PAUL FITZGERALD	111829	REFUND SECURITY DEPOSIT	500.00
MICHAEL GRIFFITHS	111830	REFUND SECURITY DEPOSIT	2,000.00
MARLISES JANES	111831	TRANSLATION SERVICES	75.00
ALLAN SMIKERSGILL	111832	REFUND SECURITY DEPOSIT	100.00
KIMBERLEY CLARKE	111833	PROFESSIONAL SERVICES	298.00
HUSKY OIL OPERATIONS LTD.	111834	REFUND BIA	678.92
VAL TILLEY	111835	RECREATION PROGRAM REFUND	50.00
POLINA ZHEGLOVA	111836	RECREATION PROGRAM REFUND	87.50
MELODIE KELLY	111837	RECREATION PROGRAM REFUND	50.00
MICHELLE T. BARRY & LAURA CAROL	111838	LEGAL CLAIM	1,600.00
O'BRIEN FARM FOUNDATION INC.	111839	CAPITAL GRANT	32,000.00
LIZ MCILQUHAM	111840	RECREATION PROGRAM REFUND	175.00
MUSUBI DRUM CIRCLES	111841	PERFORMANCE FEE	100.00
POLINA ZHEGLOVA	111842	RECREATION PROGRAM REFUND	87.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
YOUNG REMBRANDTS - NEWFOUNDLAND & LABRADOR	111843	PROFESSIONAL SERVICES	100.00
PORT DE GRAVE PENINSULA HERITAGE SOCIETY	111844	SENIORS BUS OUTING	750.00
SHARON KEOUGH	111845	REFUND SECURITY DEPOSIT	300.00
FRANCO PEREZ	111846	REFUND SECURITY DEPOSIT	100.00
TREVOR VANDENBOER	111847	REFUND SECURITY DEPOSIT	100.00
WILLIAMS, JANE	111848	EMPLOYMENT RELATED EXPENSES	191.89
ANNETTE OLDFORD	111849	MILEAGE	37.35
EDWARDS, AMANDA	111850	VEHICLE BUSINESS INSURANCE	110.40
LETTO, LORI	111851	MILEAGE	73.71
NADINE MARTIN	111852	MILEAGE	263.41
ROBYN DOBBIN	111853	EMPLOYMENT RELATED EXPENSES	113.85
ANGELA BLANCHARD	111854	VEHICLE BUSINESS INSURANCE	81.85
DEANNE HARPER	111855	MILEAGE	185.34
CHARITY LAWRENCE	111856	MILEAGE	232.00
STACEY ROBERTS	111857	MILEAGE	47.00
HAYE, SHAWN	111858	MILEAGE	113.67
CHRISTA NORMAN	111859	MILEAGE	213.90
TAMMY MERCER	111860	CLOTHING ALLOWANCES	142.14
SIMONE LILLY	111861	MILEAGE	62.84
DRI CANADA	111862	TRAINING PROGRAM	11,212.51
DOMINIC GREENE	111863	PERFORMANCE FEE	400.00
ROBERT BAIRD EQUIPMENT LTD.	111864	RENTAL OF EQUIPMENT	693.15
STANLEY FLOWERS LTD.	111865	FLOWERS	166.42
KELLOWAY CONSTRUCTION LIMITED	111866	CLEANING SERVICES	2,750.96
KELLOWAY CONSTRUCTION LIMITED	111867	RENTAL OF EQUIPMENT	1,281.63
NEWFOUNDLAND POWER	111868	FLOWERS	26,964.38
WATERWORKS SUPPLIES DIV OF EMCO LTD	111869	CLEANING SERVICES	39,886.85
NEWFOUNDLAND POWER	EFT000000001573	ELECTRICAL SERVICES	467,111.39
PARTS FOR TRUCKS INC.	EFT000000001574	REPAIR PARTS	6,366.42
PUBLIC SERVICE CREDIT UNION	EFT000000001575	ELECTRICAL SERVICES	136,204.30
CROWE, DAVID	EFT000000001576	REPAIR PARTS	659.14
AFONSO GROUP LIMITED	EFT000000001577	PAYROLL DEDUCTIONS	4,242.40
ACTION CAR AND TRUCK ACCESSORIES	EFT000000001578	TRAVEL REIMBURSEMENT	3,457.44
ASHFORD SALES LTD.	EFT000000001579	SEWER INSPECTIONS	414.00
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000001580	REPAIR PARTS	293.94
BABB SECURITY SYSTEMS	EFT000000001581	REPAIR PARTS	499.70
RDM INDUSTRIAL LTD.	EFT000000001582	MEDICAL SERVICES	2,194.61
BATTLEFIELD EQUIPMENT RENTALS	EFT000000001583	PROFESSIONAL SERVICES	92.00
CABOT PEST CONTROL	EFT000000001584	INDUSTRIAL SUPPLIES	379.22
ROCKWATER PROFESSIONAL PRODUCT	EFT000000001585	EQUIPMENT RENTAL	292.56
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001586	PEST CONTROL	1,443.52
JLG TRANSPORTATION LTD.	EFT000000001587	CHEMICALS	1,127.41
THE OUTFITTERS	EFT000000001588	PROTECTIVE CLOTHING	5,354.96
CABOT BUSINESS FORMS AND PROMOTIONS	EFT000000001589	TAXI SERVICES	399.25
CANADIAN CORPS COMMISSIONAIRES	EFT000000001590	CLOTHING ALLOWANCES	252.94
	EFT000000001591	LEASE OF OFFICE SPACE	16,834.56
	EFT000000001592	SECURITY SERVICES	1,274.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AIR LIQUIDE CANADA INC.	EFT000000001593	CHEMICALS AND WELDING PRODUCTS	1,660.81
COASTAL DOOR & FRAME LTD	EFT000000001594	DOORS/FRAMES	3,109.60
BEATTIE INDUSTRIAL	EFT000000001595	REPAIR PARTS	117.09
KENT	EFT000000001596	BUILDING SUPPLIES	1,586.99
ATLANTIC HOME FURNISHINGS LTD	EFT000000001597	APPLIANCES	4,412.44
DULUX PAINTS	EFT000000001598	PAINT SUPPLIES	2,137.17
COLONIAL GARAGE & DIST. LTD.	EFT000000001599	AUTO PARTS	619.43
SCOTT WINSOR ENTERPRISES INC.,	EFT000000001600	REMOVAL OF GARBAGE & DEBRIS	287.50
SCARLET EAST COAST SECURITY LTD	EFT000000001601	TRAFFIC CONTROL	5,439.94
CRANE SUPPLY LTD.	EFT000000001602	PLUMBING SUPPLIES	214.07
JAMES G CRAWFORD LTD.	EFT000000001603	PLUMBING SUPPLIES	1,275.84
HACH	EFT000000001604	REPAIR PARTS	6,206.55
ENVIROSYSTEMS INC.	EFT000000001605	PROFESSIONAL SERVICES	75,831.98
THOMAS ECONOMY GLASS	EFT000000001606	PROFESSIONAL SERVICES	1,932.00
CRAWFORD & COMPANY CANADA INC	EFT000000001607	ADJUSTING FEES	517.00
DICKS & COMPANY LIMITED	EFT000000001608	OFFICE SUPPLIES	876.13
EAST COAST HYDRAULICS	EFT000000001609	REPAIR PARTS	41.40
GENTARA REAL ESTATE LP	EFT000000001610	LEASE OF OFFICE SPACE	27,609.60
THYSSENKRUPP ELEVATOR	EFT000000001611	ELEVATOR MAINTENANCE	341.45
ELECTRIC MOTOR & PUMP DIV.	EFT000000001612	REPAIR PARTS	815.12
THE TELEGRAM	EFT000000001613	ADVERTISING	304.75
DOMINION STORE 935	EFT000000001614	MISCELLANEOUS SUPPLIES	731.08
EMERGENCY REPAIR LIMITED	EFT000000001615	AUTO PARTS AND LABOUR	8,585.05
FRESHWATER AUTO CENTRE LTD.	EFT000000001616	AUTO PARTS/MAINTENANCE	9,873.29
GAZE SEED 2015 INCORPORATED	EFT000000001617	FIELD MARKING POWDER	1,531.43
PRINCESS AUTO	EFT000000001618	MISCELLANEOUS ITEMS	18.39
BURSEY CLEANERS LIMITED	EFT000000001619	CLEANING SERVICES	488.75
GLOBALSTAR CANADA SATELLITE CO	EFT000000001620	SATELLITE PHONES	183.95
STELLAR INDUSTRIAL SALES LTD.	EFT000000001621	INDUSTRIAL SUPPLIES	431.08
BOOMIT	EFT000000001622	PROFESSIONAL SERVICES	1,173.00
PROVINCIAL FENCE PRODUCTS	EFT000000001623	FENCING MATERIALS	83.15
WOLSELEY CANADA INC.	EFT000000001624	REPAIR PARTS	692.21
TROY LIFE & FIRE SAFETY LTD.	EFT000000001625	SAFETY SUPPLIES	195.50
HARVEY & COMPANY LIMITED	EFT000000001626	REPAIR PARTS	19,085.91
HARVEY'S OIL LTD.	EFT000000001627	PETROLEUM PRODUCTS	1,391.04
BRENNTAG CANADA INC	EFT000000001628	CHLORINE	69,512.07
RONA	EFT000000001629	BUILDING SUPPLIES	1,230.75
HOLDEN'S TRANSPORT LTD.	EFT000000001630	RENTAL OF EQUIPMENT	2,783.00
FLEET READY LTD.	EFT000000001631	REPAIR PARTS	1,429.82
WORK AUTHORITY	EFT000000001632	CLOTHING ALLOWANCES	127.06
ETHREE CONSULTING INC.	EFT000000001633	PROFESSIONAL SERVICES	3,674.25
KERR CONTROLS LTD.	EFT000000001634	INDUSTRIAL SUPPLIES	298.08
ACE LOCKSMITHING	EFT000000001635	PROFESSIONAL SERVICES	97.75
MIKAN INC.	EFT000000001636	LABORATORY SUPPLIES	496.00
FOUGERE MENCHENTON ARCHITECTURE	EFT000000001637	PROFESSIONAL SERVICES	94,228.13
CUTTING EDGE LAWN CARE INC.,	EFT000000001638	PROFESSIONAL SERVICES	3,897.47
WILSON SECURITY LIMITED	EFT000000001639	PROFESSIONAL SERVICES	1,066.63

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GEORGE TRAINER	EFT000000001640	PROFESSIONAL SERVICES	387.00
FIT FOR WORK	EFT000000001641	PROFESSIONAL SERVICES	862.50
PRINTERS PLUS	EFT000000001642	TONER CARTRIDGE	312.80
MODERN PAVING LTD.	EFT000000001643	PROGRESS PAYMENTS	161,298.95
WJAX INDUSTRIAL COMPONENTS	EFT000000001644	REPAIR PARTS	85.03
NEWFOUNDLAND HVAC LTD.	EFT000000001645	PROFESSIONAL SERVICES	2,988.56
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001646	INDUSTRIAL SUPPLIES	110.60
TRC HYDRAULICS INC.	EFT000000001647	REPAIR PARTS	12.36
TOROMONT CAT	EFT000000001648	AUTO PARTS	114.56
NORTH ATLANTIC PETROLEUM	EFT000000001649	PETROLEUM PRODUCTS	9,303.01
CW PARSONS LIMITED	EFT000000001650	PROFESSIONAL SERVICES	52,702.71
PYRAMID CONSTRUCTION LIMITED	EFT000000001651	PROGRESS PAYMENTS	55,557.13
RIDEOUT TOOL & MACHINE INC.	EFT000000001652	TOOLS	2,800.76
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000001653	REPAIR PARTS	893.60
BIG ERICS INC	EFT000000001654	SANITARY SUPPLIES	561.38
SAUNDERS EQUIPMENT LIMITED	EFT000000001655	REPAIR PARTS	4,583.11
STRONGCO	EFT000000001656	REPAIR PARTS	118.27
TULKS GLASS & KEY SHOP LTD.	EFT000000001657	PROFESSIONAL SERVICES	132.16
WEIRS CONSTRUCTION LTD.	EFT000000001658	STONE/ROAD GRAVEL	1,417.35
HAMMOND. WALLACE	EFT000000001659	PROFESSIONAL SERVICES	920.00
ACE CLEANING COMPANY	EFT000000001660	CLEANING SERVICES	75,306.35
GFL ENVIRONMENTAL INC.	EFT000000001661	PROFESSIONAL SERVICES	3,597.50
CROWE, DAVID	EFT000000001662	MILEAGE	85.49
MELISSA MURRAY	EFT000000001663	MILEAGE	118.25
TOBIN, JUDY	EFT000000001664	MILEAGE	53.27
LISA BENNETT	EFT000000001665	MILEAGE	27.15
FUTURA WORK WEAR	EFT000000001666	CLOTHING ALLOWANCES	4,364.83
HARRIS CANADA SYSTEMS INC.	EFT000000001667	REPAIR PARTS	3,959.34
ARMTEC LP	EFT000000001668	REPAIR PARTS	1,240.62
FIRST GENERAL	EFT000000001669	PROFESSIONAL SERVICES	31,388.10
HANLON SERVICES	EFT000000001670	PROFESSIONAL SERVICES	402.50
AECOM CANADA LTD	EFT000000001671	PROFESSIONAL SERVICES	20,205.50
PIK-FAST EXPRESS INC.	EFT000000001672	BOTTLED WATER	96.60
HARRIS & ROOME SUPPLY LIMITED	EFT000000001673	ELECTRICAL SUPPLIES	366.00
PARTS FOR TRUCKS INC.	EFT000000001674	REPAIR PARTS	11,544.48
NEWFOUNDLAND POWER	EFT000000001675	ELECTRICAL SERVICES	1,329.24
BRUNSWICK NEWS INC.	EFT000000001676	ADVERTISING	2,587.50
<b>Total: \$ 1,958,839.51</b>			



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 16, 2017**

### **Payroll**

<b>Public Works</b>	<b>\$ 464,807.21</b>
<b>Bi-Weekly Casual</b>	<b>\$ 122,175.59</b>
<b>Accounts Payable</b>	<b>\$ 4,501,685.41</b>
<b>Total:</b>	<b>\$ 5,088,668.21</b>

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 [WWW.STJOHNS.CA](http://WWW.STJOHNS.CA)

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AMERICAN WATER WORKS ASSOC.	1297	CONFERENCE REGISTRATION FEE	810.00
AMERICAN WATER WORKS ASSOC.	1298	MEMBERSHIP RENEWALS	516.38
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	1299	MEMBERSHIP DUES	175.00
AMCS GROUP	1300	WINDSHIELD PERMIT TAGS	4,513.75
WATER ENVIRONMENT FEDERATION MEMBERSHIP	1301	MEMBERSHIP DUES	175.00
ALYSSA'S PROPERTY SERVICES PRO INC.,	111870	ROBIN HOOD BAY LITTER COLLECTION	5,611.42
GLENDIA GIBBONS	111871	REFUND - CAT ADOPTION FEE	120.00
ANDREA MAUNDER	111872	COOKING DEMO - ST. JOHN'S DAYS	1,000.00
BOULDER PUBLICATIONS	111873	BOOKS	134.31
FLANKER PRESS LIMITED	111874	BOOKS	153.35
ENCON GROUP INC.	111875	HEALTH PREMIUMS	329.12
LMT SAFETYMED HOLDINGS LTD.	111876	FIRST AID SUPPLIES	141.11
CITY OF ST. JOHN'S	111877	REPLENISH PETTY CASH	244.36
TYCO INTEGRATED SECURITY CANADA, INC.	111878	SUPPLY/INSTALL EMERGENCY LIGHTING	2,174.65
PAJ CANADA COMPANY	111879	PROMOTIONAL ITEMS	386.46
SHORELINE	111880	PROMOTIONAL ITEMS	143.50
ALLSITE CONSTRUCTION/GLENN FITZGERALD	111881	REFUND - WATER DEFERRAL PERMIT	7,500.00
HAYWARD, SARAH	111882	REIMBURSEMENT - TRAVEL EXPENSES	242.50
BRITTANY BROWN	111883	REIMBURSEMENT - EXPENSES	149.21
ACKLANDS-GRAINGER	111884	INDUSTRIAL SUPPLIES	916.70
NEWFOUNDLAND EXCHEQUER ACCOUNT	111885	REGISTRATION OF EASEMENT	6,941.40
HERCULES SLR INC.	111886	REPAIR PARTS	106.73
MARITIME GREEN PRODUCTS	111887	NOZZLE	281.38
CLASS C SOLUTIONS GROUP	111888	INDUSTRIAL SUPPLIES	4,420.69
BROWNE'S AUTO SUPPLIES LTD.	111889	AUTOMOTIVE REPAIR PARTS	95.15
FARRELL'S EXCAVATING LTD.	111890	ROAD GRAVEL	19,720.82
STAPLES THE BUSINESS DEPOT - STAVANGER DR	111891	STATIONERY & OFFICE SUPPLIES	605.86
C & W INDUSTRIAL FABRICATION & MARINE EQUIPMENT LTD.	111892	VALVES & FITTINGS	1,380.00
CAMPBELL'S SHIPS SUPPLIES	111893	PROTECTIVE FOOTWEAR	8,360.34
THOMSON REUTERS CANADA	111894	SUBSCRIPTION RENEWALS	4,210.02
SOBEY'S INC	111895	PET SUPPLIES	13.80
NORTRAX CANADA INC.,	111896	REPAIR PARTS	2,077.78
NEWFOUNDLAND GLASS & SERVICE	111897	GLASS INSTALLATION	851.00
PIONEER INSULATION LTD.	111898	SUPPLY/INSTALL INSULATION	1,380.00
WM L CHAFE & SON LTD.	111899	UNIFORM CLOTHING	4,736.16
PETER'S AUTO WORKS INC.	111900	TOWING OF VEHICLES	1,017.70
CYGNUS GYMNASTICS	111901	REAL PROGRAM	493.80
WAJAX POWER SYSTEMS	111902	REPAIR PARTS	1,377.32
CADILLAC SERVICES LTD.	111903	REFUND - STREET EXCAVATION PERMIT	222.50
SIGMA ALDRICH	111904	LABORATORY SUPPLIES	324.07
PAT'S PLANTS & GARDENS	111905	HORTICULTURAL SUPPLIES	689.62
CANADIAN TIRE CORP.-HEBRON WAY	111906	MISCELLANEOUS SUPPLIES	619.81
CANADIAN TIRE CORP.-MERCHANT DR.	111907	MISCELLANEOUS SUPPLIES	519.67
CANADIAN TIRE CORP.-KELSEY DR.	111908	MISCELLANEOUS SUPPLIES	1,015.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ESRI CANADA	111909	LICENSE AGREEMENT	100,625.00
HOME DEPOT OF CANADA INC.	111910	BUILDING SUPPLIES	1,353.66
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	111911	OFFICE SUPPLIES	992.92
MEDICALMART NEWFOUNDLAND & LABRADOR	111912	MEDICAL SUPPLIES	179.04
OMB PARTS & INDUSTRIAL INC.	111913	REPAIR PARTS	701.44
VITALSINE	111914	PROFESSIONAL SERVICES	76,001.44
ENTERPRISE RENT-A-CAR	111915	RENTAL OF VEHICLES	19,492.50
EASTERN PROPANE	111916	PROPANE	140.18
ATLANTIC CRANE & MATERIAL HANDLING	111917	REPAIRS TO CRANES	943.88
GRAYMONT (NB) INC.,	111918	HYDRATED LIME	64,294.89
STELLA BURRY COMMUNITY SER.	111919	CATERING SERVICES	129,206.82
BELL DISTRIBUTION INC.	111920	CELL PHONES & ACCESSORIES	40.24
HISCOCK RENTALS & SALES INC.	111921	HARDWARE SUPPLIES	158.92
HOLLAND NURSERIES LTD.	111922	FLORAL ARRANGEMENT	228.85
LEGEND TOURS LTD	111923	PROMOTIONAL ITEMS	2,870.40
BRANDT POSITIONING TECHNOLOGY	111924	SURVEYING EQUIPMENT	498.47
UMBRELLA SECURITY	111925	ALARM MONITORING	86.25
BOSCH REXROTH CANADA CORP.	111926	REPAIR PARTS	429.30
KEEP COOL REFRIGERATION & AIR CONDITIONING LTD.	111927	REPAIRS TO COMPACTOR	431.14
HICKEY'S TIMBER MART	111928	PAINT & PAINT SUPPLIES	284.13
PETROFORMA INC.,	111929	REPAIR PARTS	306.90
NORATEK SOLUTIONS INC.,	111930	ANNUAL LICENSING FEE	14,605.00
MARK'S WORK WEARHOUSE	111931	PROTECTIVE CLOTHING	431.25
FOCUS FIELD SOLUTIONS INC.,	111932	ANNUAL SERVICE LICENSE AGREEMENT	11,478.44
QUALITY TRUCK & TRAILER REPAIR	111933	REPAIRS TO TRAILER	1,054.61
DISTRIBUTION NOW	111934	REPAIR PARTS	653.48
SHAW PRECAST SOLUTIONS	111935	CONCRETE HEAD WALLS	20,527.50
DR. JAMISEN MERCER	111936	MEDICAL FEES	20.00
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADOR	111937	VETERINARY SERVICES	816.50
DR. OMESHINI MOKAR	111938	MEDICAL FEES	20.00
ROCK SAFETY INDUSTRIAL LTD.	111939	INDUSTRIAL SUPPLIES	1,188.90
NEWFOUNDLAND & LABRADOR HOUSING CORP. (NLCH)	111940	REFUND - MUNICIPAL TAXES	5,560.30
TRINITY SOUND	111941	CULTURAL PERFORMANCE FEE	600.00
ROYAL FREIGHTLINER LTD	111942	REPAIR PARTS	2,364.61
ST. JOHN'S TRANSPORTATION COMMISSION	111943	CHARTER SERVICES	5,038.00
DARLENE SHARPE	111944	CLEANING SERVICES	750.00
SHERIDAN NURSERIES LIMITED	111945	FLOWERS	13,601.13
SMITH STOCKLEY LTD.	111946	PLUMBING SUPPLIES	683.55
SPORTSCRAFT 1990 LTD.	111947	SPORTING EQUIPMENT	402.47
TORBAY ROAD ANIMAL HOSPITAL	111948	PROFESSIONAL SERVICES	226.84
TRACTION DIV OF UAP	111949	REPAIR PARTS	15,651.34
UNITED SAIL WORKS LTD.	111950	VINYL COVER	805.00
SIEMENS CANADA LIMITED	111951	MOTOR/REPAIRS	9,375.95
CITY OF ST. JOHN'S	111952	REPLENISH PETTY CASH	325,027.96

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADA POST	111953	POSTAGE	83.94
DR. WAYNE BUTTON	111954	MEDICAL EXAMINATION FEE	20.00
DISCOVERIES UNLIMITED	111955	TRANSCRIPTION SERVICES	454.54
ASSOCIATION OF NEWFOUNDLAND & LABRADOR ARCHIVES	111956	MEMBERSHIP RENEWAL	50.00
SOBEYS - MERRYMEETING RD	111957	FOOD & REFRESHMENTS	46.47
SPARTAN FITNESS	111958	REPAIRS TO GYM EQUIPMENT	1,298.24
INSTITUTE OF MUNICIPAL ASSESSORS	111959	IMA WEBINAR	50.00
DR. RANDY HART	111960	MEDICAL EXAMINATION FEE	20.00
BELL ISLAND HERITAGE SOCIETY	111961	PROFESSIONAL SERVICES	440.00
THE BANK OF NOVA SCOTIA	111962	REFUND - MUNICIPAL TAXES	659.99
MAGNUM CONTRACTING LTD.	111963	CONTRACT PAYMENT	21,295.70
MARY GALWAY	111964	PROFESSIONAL SERVICES	945.00
DR. CYRIL RICHE	111965	MEDICAL SERVICES	20.00
CROMBIE DEVELOPMENTS LTD	111966	AUTOMATED GARBAGE PUBLIC ENGAGEMENT	327.75
SOBEYS ROPEWALK LANE	111967	FOOD & REFRESHMENTS	1,263.05
CHOICES FOR YOUTH INC.	111968	HPS CLAIM	26,007.85
MORNEAU SHEPELL	111969	PROFESSIONAL SERVICES	8,829.70
MARY KELLY	111970	REFUND - SENIOR'S PROGRAM	175.00
PROVINCIAL INVESTMENTS INC.	111971	COURIER SERVICES	161.15
62167 NEWFOUNDLAND AND LABRADOR LTD	111972	REFUND - MUNICIPAL TAXES	397.80
OAKLEY DISPUTE RESOLUTION	111973	PROFESSIONAL SERVICES	2,620.57
CANADIAN MENTAL HEALTH ASSOCIATION NL CMHA-NL	111974	CAPITAL GRANT	45,000.00
SHARON PORTER-TRASK	111975	HONORARIUM	100.00
KINNEY, JEANETTE	111976	HONORARIUM	100.00
DR. PINOS MPIANA	111977	MEDICAL FEES	75.25
REYNOLDS FINE ART SERVICES	111978	PROFESSIONAL SERVICES	661.25
JONATHAN NEARY	111979	REFUND - APPLICATION FEE	50.00
PRIAS ANGGRAINI	111980	REFUND - SWIMMING LESSONS	48.00
AMANDA NUGENT	111981	REFUND - PRIVATE SWIMMING LESSONS	64.00
ALBERT AND PAULINE FOWLER	111982	LAWN DAMAGE CLAIM	126.50
DAVE HICKS	111983	REFUND - APPLICATION FEE	50.00
BERNADETTE GALGAY	111984	REFUND - SECURITY DEPOSIT	300.00
BONITA BRENTON	111985	VEHICLE DAMAGE CLAIM	2,648.17
DAVID CANNEBERG	111986	REFUND - WATER ON/OFF	100.00
MALCOLM PITTMAN	111987	REFUND - WATER ON/OFF	100.00
GERALD BUSH	111988	REFUND - SECURITY DEPOSIT	255.77
CHEVRON CANADA RESOURCES	111989	REFUND - MISCELLANEOUS BILLING	562.80
NKG HOLDINGS INC.	111990	REFUND - APPLICATION FEE	150.00
JASON WALL	111991	REFUND - DEVELOPMENT APPLICATION FEE	150.00
BRITTANY PENNEY	111992	REFUND - BIRTHDAY PARTY	126.00
GILLIAN COSTELLO	111993	REFUND - RETURNED KEY FOR ROTARY CHALET	50.00
PAULA TEMPLETON	111994	REFUND - RETURNED KEY FOR ROTARY CHALET	50.00
MARY THORNE-GOSSE	111995	REFUND - BIRTHDAY PARTY	115.00
ASHLEY FITZPATRICK	111996	HONORARIUM	250.00



NAME	CHEQUE #	DESCRIPTION	AMOUNT
KENDRA KNEE	111997	HONORARIUM	250.00
BRENT DALTON	111998	HONORARIUM	250.00
JASON ANDREWS	111999	REFUND - SECURITY DEPOSIT	149.40
TAYLOR, MARIE	112000	VEHICLE BUSINESS INSURANCE	195.00
CRITCH, ROBERT	112001	VEHICLE BUSINESS INSURANCE	345.00
WINSOR, MICHELLE	112002	VEHICLE BUSINESS INSURANCE	66.00
HAMLIN, DALLIS	112003	REIMBURSEMENT - AIR FARE	916.98
ANNETTE OLDFORD	112004	MILEAGE	24.14
BURDEN, TERRY	112005	REIMBURSEMENT - MEMBERSHIP DUES	235.75
CLARKE, ELIZABETH	112006	VEHICLE BUSINESS INSURANCE	236.90
JASON PHILLIPS	112007	VEHICLE BUSINESS INSURANCE	376.05
ROSE, TRISHA	112008	VEHICLE BUSINESS INSURANCE	85.10
DUGGAN, DEREK	112009	VEHICLE BUSINESS INSURANCE & MILEAGE	399.43
MULLETT, DAVID	112010	VEHICLE BUSINESS INSURANCE	33.35
MAHER, TRAVIS	112011	MILEAGE	159.45
BARRY, COREY	112012	STAFF UNIFORM	180.00
COURAGE, SCOTT	112013	VEHICLE BUSINESS INSURANCE & MILEAGE	175.33
DAVID ROYLE	112014	MILEAGE	23.41
JONATHAN MURPHY	112015	REIMBURSEMENT - SHIPPING CHARGES	41.16
ALYSSA BRENNAN	112016	MILEAGE	237.57
SHERRI HIGGINS	112017	REIMBURSEMENT - TUITION FEES	776.25
AMBER HODDER	112018	STAFF UNIFORM	74.74
BENNETT, ANDREW	112019	STAFF UNIFORM	180.00
BRITTANY BROWN	112020	VEHICLE BUSINESS INSURANCE	8.65
LAURA WINTERS	112021	MILEAGE	144.01
SHIFT PEOPLE DEVELOPMENT	112022	PROFESSIONAL SERVICES	3,105.00
DR. JORDAN STONE	112023	MEDICAL SERVICES	20.00
DR. WILLAR	112024	MEDICAL SERVICES	20.00
STANTEC CONSULTING LTD. (SCL)	112025	PROFESSIONAL SERVICES	7,012.11
WELSH, SHERRY	112026	REIMBURSEMENT - PETTY CASH	385.53
BURSEY EXCAVATING & DEVELOPMENT LTD.	112027	PROGRESS PAYMENT	236,428.93
PUBLIC SERVICE CREDIT UNION	EFT000000001677	PAYROLL DEDUCTIONS	5,929.69
ALYSSA'S PROPERTY SERVICES PRO INC.,	EFT000000001678	ROBIN HOOD BAY LITTER COLLECTION	8,417.43
PLATINUM CONSTRUCTION CO LTD	EFT000000001679	PROGRESS PAYMENT	405,661.63
NEWFOUNDLAND HVAC LTD.	EFT000000001680	PROGRESS PAYMENT	22,823.31
PIK-FAST EXPRESS INC.	EFT000000001681	BOTTLED WATER	43.50
SSQ INSURANCE COMPANY INC.	EFT000000001682	PAYROLL DEDUCTIONS	4,616.47
IRVING OIL MARKETING GP	EFT000000001683	GASOLINE & DIESEL PURCHASES	3,757.80
DESJARDINS FINANCIAL SECURITY	EFT000000001684	PAYROLL DEDUCTIONS	660,065.36
NEWFOUND DISPOSAL SYSTEMS LTD.	EFT000000001685	DISPOSAL SERVICES	179.03
NEWFOUNDLAND POWER	EFT000000001686	ELECTRICAL SERVICES	23,605.02
BRUCE PEARCE	EFT000000001687	REIMBURSEMENT - TRAVEL EXPENSES	3.08
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000001688	MEDICAL SERVICES	1,851.50
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000001689	WATER PURIFICATION SUPPLIES	3,112.83

NAME	CHEQUE #	DESCRIPTION	AMOUNT
B & B SALES LTD.	EFT000000001690	SANITARY SUPPLIES	497.39
BABB SECURITY SYSTEMS	EFT000000001691	SUPPLY/INSTALL SAFE	7,475.00
RDM INDUSTRIAL LTD.	EFT000000001692	INDUSTRIAL SUPPLIES	1,055.92
BATTLEFIELD EQUIPMENT RENTALS	EFT000000001693	CUT OFF SAW	1,538.70
CABOT PEST CONTROL	EFT000000001694	PEST CONTROL	201.25
DULUX PAINTS	EFT000000001695	PAINT SUPPLIES	1,006.25
PATHIX ASP INC.	EFT000000001696	NETWORK SUPPORT/COMPUTER EQUIPMENT	2,047.58
ROCKWATER PROFESSIONAL PRODUCT	EFT000000001697	CHEMICALS	4,354.60
CANCELLED	EFT000000001698	CANCELLED	-
PRINT & SIGN SHOP	EFT000000001699	SIGNAGE	1,513.40
OVERHEAD DOORS NFLD LTD	EFT000000001700	REPAIRS TO DOORS	3,418.95
RICOH	EFT000000001701	PHOTOCOPIES	4,071.61
BRENKIR INDUSTRIAL SUPPLIES	EFT000000001702	PROTECTIVE CLOTHING	2,886.21
WESTERN HYDRAULIC 2000 LTD	EFT000000001703	REPAIR PARTS	2,823.25
BDI CANADA INC	EFT000000001704	HAND CLEANER	286.40
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUTURE	EFT000000001705	PROFESSIONAL SERVICES	11,663.16
CANADIAN CORPS COMMISSIONAIRES	EFT000000001706	SECURITY SERVICES	30,401.23
AIR LIQUIDE CANADA INC.	EFT000000001707	CHEMICALS AND WELDING PRODUCTS	685.84
CANADA CLEAN GLASS	EFT000000001708	CLEANING OF WINDOWS	805.00
COASTAL DOOR & FRAME LTD	EFT000000001709	DOORS/FRAMES	977.50
NORTH ATLANTIC SYSTEMS	EFT000000001710	REPAIR PARTS	3,354.96
MAC TOOLS	EFT000000001711	TOOLS	1,078.99
KENT	EFT000000001712	BUILDING SUPPLIES	969.36
ATLANTIC HOME FURNISHINGS LTD	EFT000000001713	APPLIANCES	598.00
DULUX PAINTS	EFT000000001714	PAINT SUPPLIES	3,044.90
COLONIAL GARAGE & DIST. LTD.	EFT000000001715	AUTO PARTS	823.22
EASTERN VALVE & CONTROL SPEC.	EFT000000001716	REPAIR PARTS	3,609.74
CONSTRUCTION SIGNS LTD.	EFT000000001717	SIGNAGE	1,706.60
SCARLET EAST COAST SECURITY LTD	EFT000000001718	TRAFFIC CONTROL	5,327.66
MAXXAM ANALYTICS INC.,	EFT000000001719	WATER PURIFICATION SUPPLIES	1,421.40
CRANE SUPPLY LTD.	EFT000000001720	PLUMBING SUPPLIES	391.14
FASTENAL CANADA	EFT000000001721	REPAIR PARTS	102.18
KENDALL ENGINEERING LIMITED	EFT000000001722	PROFESSIONAL SERVICES	6,423.90
ROGERS ENTERPRISES LTD	EFT000000001723	EMPLOYEE TRAINING	3,501.75
MCINNES COOPER	EFT000000001724	PROFESSIONAL SERVICES	25,145.21
CRAWFORD & COMPANY CANADA INC	EFT000000001725	ADJUSTING FEES	1,265.00
DICKS & COMPANY LIMITED	EFT000000001726	OFFICE SUPPLIES	794.65
HITECH COMMUNICATIONS LIMITED	EFT000000001727	REPAIRS TO EQUIPMENT	13,820.70
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000001728	REPAIR PARTS	780.29
THYSSENKRUPP ELEVATOR	EFT000000001729	ELEVATOR MAINTENANCE	539.07
RUSSEL METALS INC.	EFT000000001730	METALS	837.20
EAST CHEM INC.	EFT000000001731	CHEMICALS	261.97
EASTERN MEDICAL SUPPLIES	EFT000000001732	MEDICAL SUPPLIES	351.90
EMCO SUPPLY	EFT000000001733	REPAIR PARTS	154.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE TELEGRAM	EFT000000001734	ADVERTISING	15,652.08
DOMINION STORE 935	EFT000000001735	MISCELLANEOUS SUPPLIES	645.72
BASIL FEARN 93 LTD.	EFT000000001736	REPAIR PARTS	471.50
IPS INFORMATION PROTECTION SERVICES LTD.	EFT000000001737	PAPER SHREDDED ON SITE	734.98
EMERGENCY REPAIR LIMITED	EFT000000001738	AUTO PARTS AND LABOUR	2,368.34
FRESHWATER AUTO CENTRE LTD.	EFT000000001739	AUTO PARTS/MAINTENANCE	2,427.07
GAZE SEED 2015 INCORPORATED	EFT000000001740	HORTICULTURAL SUPPLIES	1,912.31
IMPACT SIGNS AND GRAPHICS	EFT000000001741	SIGNAGE	28.75
STELLAR INDUSTRIAL SALES LTD.	EFT000000001742	INDUSTRIAL SUPPLIES	960.12
BOOMIT	EFT000000001743	PROFESSIONAL SERVICES	3,404.00
PROVINCIAL FENCE PRODUCTS	EFT000000001744	FENCING MATERIALS	6,808.00
HARRIS & ROOME SUPPLY LIMITED	EFT000000001745	ELECTRICAL SUPPLIES	1,825.42
HARVEY & COMPANY LIMITED	EFT000000001746	REPAIR PARTS	17,430.57
MS GOVERN	EFT000000001747	PROFESSIONAL SERVICES	47.44
CANADIAN LINEN & UNIFORM	EFT000000001748	MAT RENTALS	2,509.92
BRENNTAG CANADA INC	EFT000000001749	CHLORINE	34,964.75
RONA	EFT000000001750	BUILDING SUPPLIES	669.94
HOLDEN'S TRANSPORT LTD.	EFT000000001751	RENTAL OF EQUIPMENT	1,449.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000001752	REPAIR PARTS	433.23
UNIVAR CANADA	EFT000000001753	CHEMICALS	4,553.54
PENNECON ENERGY TECHNICAL SERVICE	EFT000000001754	REPAIRS TO EQUIPMENT	4,059.27
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000001755	PROMOTIONAL ITEMS	689.80
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000001756	SERVICE AGREEMENTS	353.04
ISLAND HOSE & FITTINGS LTD	EFT000000001757	INDUSTRIAL SUPPLIES	1,651.73
PRINTER TECH SOLUTIONS INC.,	EFT000000001758	REPAIRS TO EQUIPMENT	530.73
DBI-GARBAGE COLLECTION REMOVAL LTD.	EFT000000001759	GARBAGE COLLECTION	327.75
ETHREE CONSULTING INC.	EFT000000001760	PROFESSIONAL SERVICES	684.25
MACKAY COMMUNICATIONS	EFT000000001761	REPAIRS TO EQUIPMENT	2,590.45
REXEL CANADA ELECTRICAL INC.,	EFT000000001762	ELECTRICAL REPAIR PARTS	1,242.07
MCLOUGHLAN SUPPLIES LTD.	EFT000000001763	ELECTRICAL SUPPLIES	1,432.74
MIKAN INC.	EFT000000001764	LABORATORY SUPPLIES	206.20
CUTTING EDGE LAWN CARE INC.,	EFT000000001765	PROFESSIONAL SERVICES	10,501.41
WILSON SECURITY LIMITED	EFT000000001766	REPAIRS TO EQUIPMENT	333.50
PRINTERS PLUS	EFT000000001767	TONER CARTRIDGES	391.00
WAJAX INDUSTRIAL COMPONENTS	EFT000000001768	REPAIR PARTS	378.73
NU-WAY EQUIPMENT RENTALS	EFT000000001769	RENTAL OF EQUIPMENT	5,796.00
NEWFOUND DISPOSAL SYSTEMS LTD.	EFT000000001770	DISPOSAL SERVICES	47,967.70
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000001771	INDUSTRIAL SUPPLIES	272.24
NEWFOUNDLAND DESIGN ASSOCIATES	EFT000000001772	PROFESSIONAL SERVICES	16,553.97
NL KUBOTA LIMITED	EFT000000001773	REPAIR PARTS	313.13
TOROMONT CAT	EFT000000001774	AUTO PARTS	282.84
NORTH ATLANTIC PETROLEUM	EFT000000001775	PETROLEUM PRODUCTS	36,194.21
NOVA CONSULTANTS INC.	EFT000000001776	PROFESSIONAL SERVICES	29,589.51
PENNECON ENERGY HYDRAULIC SYSTEMS	EFT000000001777	REPAIR PARTS	357.05

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000001778	INDUSTRIAL SUPPLIES	284.67
ORKIN CANADA	EFT000000001779	PEST CONTROL	131.10
ARIVA	EFT000000001780	PAPER PRODUCTS	355.30
GCR TIRE CENTRE	EFT000000001781	TIRES	7,380.68
CW PARSONS LIMITED	EFT000000001782	CONTRACT PAYMENT	2,429.80
THE HUB	EFT000000001783	CATERING SERVICES	3,030.25
K & D PRATT LTD.	EFT000000001784	REPAIR PARTS AND CHEMICALS	294.40
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000001785	PROTECTIVE CLOTHING	27,033.54
RIDEOUT TOOL & MACHINE INC.	EFT000000001786	TOOLS	228.62
NAPA ST. JOHN'S 371	EFT000000001787	AUTO PARTS	979.23
TRANSCONTINENTAL NEWFOUNDLAND & LABRADOR DIV.	EFT000000001788	PRINTING SERVICES	297.38
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000001789	REPAIR PARTS	12,177.81
ST. JOHN'S PORT AUTHORITY	EFT000000001790	RENTAL OF QUARRY SITE	5,544.82
BIG ERICS INC	EFT000000001791	SANITARY SUPPLIES	427.45
SAUNDERS EQUIPMENT LIMITED	EFT000000001792	REPAIR PARTS	720.48
SANSOM EQUIPMENT LTD.	EFT000000001793	REPAIR PARTS	3,378.33
STRONGCO	EFT000000001794	REPAIR PARTS	790.60
STEELFAB INDUSTRIES LTD.	EFT000000001795	STEEL	417.93
SUPERIOR PROPANE INC.	EFT000000001796	PROPANE	30.19
TULKS GLASS & KEY SHOP LTD.	EFT000000001797	PROFESSIONAL SERVICES	1,265.01
WEIRS CONSTRUCTION LTD.	EFT000000001798	STONE/ROAD GRAVEL	814.75
WINDCO ENTERPRISES LTD.	EFT000000001799	SPORTS FIELD NETTING	11,585.11
BELL MOBILITY INC. RADIO DIVISION	EFT000000001800	MAINTENANCE CHARGES & REPAIRS	2,694.01
GFL ENVIRONMENTAL INC.	EFT000000001801	PROFESSIONAL SERVICES	281.78
HAYWARD, ELIZABETH	EFT000000001802	VEHICLE BUSINESS INSURANCE	233.00
CROWE, DAVID	EFT000000001803	REIMBURSEMENT - TUITION FEES	230.00
BRUCE PEARCE	EFT000000001804	REIMBURSEMENT - JULY EXPENSES	187.34
KRISTA GLADNEY	EFT000000001805	REIMBURSEMENT - DANCEPLAY CERTIFICATION	227.00
BYRON OSMOND	EFT000000001806	VEHICLE BUSINESS INSURANCE	271.00
ARMTEC LP	EFT000000001807	REPAIR PARTS	1,952.98
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000001808	REPAIR PARTS	7,080.99
ROGERS COMMUNICATIONS CANADA INC.	EFT000000001809	DATA & USAGE CHARGES	5,160.05
PIZZA DELIGHT	EFT000000001810	REFRESHMENTS	51.32
MODERN PAVING LTD.	EFT000000001811	PROGRESS PAYMENT	353,402.61
PYRAMID CONSTRUCTION LIMITED	EFT000000001812	PROGRESS PAYMENTS	1,208,328.97
REPROGRAPHICS LTD.	EFT000000001813	TONER CARTRIDGES	28.38
<b>Total:</b>			<b><u>4,501,685.41</u></b>

# MEMORANDUM

Date: August 10, 2017

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

From: Gregory Baker

Re: Council Approval for Tender 2017067 Bay Bulls Big Pond Water Treatment Plant  
**CP-4 Upgrading**

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The results of Tender 2017067 Bay Bulls Big Pond Water Treatment Plant CP-4 Upgrading:

Vendor	Total Value
<b>Tristar Mechanical Ltd</b>	\$9,256,433.95
Allied Construction Management Inc.	\$10,020,451.40
G.J. Cahill & Company (1979) Limited	\$10,581,727.30
Pomerleau Inc.	\$10,834,551.35

It is recommended to award this tender to the lowest bidder meeting specifications  
**Tristar Mechanical Ltd. Nine million two hundred fifty six thousand four hundred thirty three dollars and ninety five cents (9,256,433.95),** as per the Public Tendering Act.

Taxes are included with submitted bid.

Gregory Baker  
Buyer

## ST. JOHN'S

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



# MEMORANDUM

Date: August 8, 2017

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

From: Gregory Baker

Re: Council Approval for Tender 2017153 Culverts Blackhead Road and Main Road at Beaver Brook

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The results of Tender 2017153 Culverts Blackhead Road and Main Road at Beaver Brook:

Vendor	Total Value
<b>Dexter Construction Company limited</b>	\$143,623.50
Infinity Construction Ltd	\$171,062.50
Farrell's Excavating Limited	\$173,529.25
S&L Enterprises	\$174,082.49
Cutting Edge Inc.	\$181,470.00
Rock Construction Company Limited	\$229,293.72
C.W. Parsons Limited	\$230,270.25
Hubert Murphy (2009) Limited	\$258,175.00
Platinum Construction Company Ltd.	\$387,550.00

It is recommended to award this tender to the lowest bidder meeting specifications

**Dexter Construction Company Limited, One hundred forty three thousand six hundred twenty three dollars and fifty cents (143,623.50), as per the Public Tendering Act.**

Taxes are included with submitted bid.

Gregory Baker  
Buyer

## ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

# MEMORANDUM

Date: August 8, 2017

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

From: Gregory Baker

Re: Council Approval for Tender 2017159 IBM Passport Advantage Support Renewal

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## The results of Tender 2017159 IBM Passport Advantage Support Renewal

Vendor	Total Value
<b>DataSkill Turing Computing Inc.</b>	\$50,831.73
Newcomp Analytics	\$51,380.51
The KTL Group. Inc.	\$51,413.40
CDW Canada Corp.	\$53,424.86
ONX Enterprise Solutions Limited	\$53,625.08

It is recommended to award this tender to the lowest bidder meeting specifications

**DataSkill Turing Computing Inc., Fifty thousand eight hundred thirty one dollars and seventy three cents (50,831.73),** as per the Public Tendering Act.

Taxes are included with submitted bid.

Gregory Baker  
Buyer

# ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

### **NOTICE OF MOTION**

This is to give Notice that I will at a future meeting of St. John's City Council, bring forward a motion to undertake a Feasibility/Engineering study into the construction of an alternate route up Signal Hill from the Miller Centre parking lot area to the MUN Battery facility area.

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

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Sandy Hickman  
Councillor, At Large

# DECISION/DIRECTION NOTE

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**Title:** St. John's Development Regulations Amendment 659, 2017  
Text Amendment to the Commercial Regional (CR) Zone for a maximum Building Height of 20 metres  
REZ1700011  
20 Hebron Way

**Date Prepared:** August 9, 2017

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 1

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**Decision/Direction Required:**

That Council adopt the attached resolution for St. John's Development Regulations Amendment 659, 2017.

**Discussion – Background and Current Status:**

The City received an application to allow a 4 storey office building at 20 Hebron Way, with a height of 19 metres. The subject property is zoned Commercial Regional (CR), which allows a maximum building height of 15 metres. During review of the new Development Regulations, it was identified that an increase in building height should be considered for some commercial zones, with the exception of the Commercial Local (CL) and Commercial Neighbourhood (CN) Zones, which tend to be located within residential neighbourhoods. The CR Zone was identified for an increase in maximum Building Height from 15 metres to 20 metres, which ultimately increases buildings from 3 storeys to 4 storeys (average of 5 metres per storey – commercial).

A review of all CR Zones properties was completed, and it was determined that most are developed, with the exception of newly developed areas along Torbay Road/Hebron Way, Galway and Southlands Boulevard. Any existing buildings in the CR Zone wishing to add additional height (15 metres to 20 metres), would require the building to have adequate setbacks from all property lines. The proposed increase in height is not site-specific and applies to all CR Zoned properties in the city. An amendment to the Municipal Plan is not required.

The proposed text amendment was advertised on three occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site, and all properties on Hebron Way were notified. Written submissions were received by the City Clerk and are included in the agenda for the Regular Meeting of Council.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:  
The applicant, neighbouring property owners, residents, and the St. John's International Airport Authority.

# ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Create neighbourhood focused plans.
4. Legal or Policy Implications:  
Pursuant to Section 3.2.2 of the Municipal Plan, "The City shall ensure adequate control of commercial developments to limit any detrimental effects that may result from such developments".
5. Engagement and Communications Considerations: Not applicable
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications:  
Subject to additional building height being considered for the CR Zone, approval from the St. John's International Airport Authority confirming they have no objections to proposed development height at 20 Hebron Way would be required as part of the development review process.

**Recommendation:**

It is recommend that Council adopt St. John's Development Regulations Amendment Number 659, 2017, which will amend the Commercial Regional (CR) Zone to allow a maximum Building Height of 20m. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

**Prepared by - Date/Signature:**

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: \_\_\_\_\_

**Approved by - Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

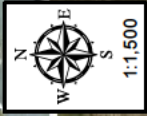
Signature: \_\_\_\_\_

LLB/dlm

**Attachments:**

Site Plan  
Resolution  
Public submissions





DISCLA MER: This map is based on current information at the date of production.  
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**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 659, 2017**

**WHEREAS** the City of St. John's wishes to increase the allowable height limit in the Commercial Regional (CR) Zone.

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

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

**“(f) Building Height (maximum) 20 m”**

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

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

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**Mayor**

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**MCIP**

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

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**City Clerk**

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**Council Adoption**

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**Provincial Registration**

# ECONOMIC UPDATE

## AUGUST 2017

Visit us at  
[www.stjohns.ca/st-johns-e-updates](http://www.stjohns.ca/st-johns-e-updates)  
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### ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 99.5 in May 2017 down -0.8%\*\*

The Consumer Price Index for St. John's Metro was 134.8 in June 2017 up 3.0%\*

Retail trade for Newfoundland and Labrador was unchanged at \$760.4 million in May 2017 up 1.5%\*

\* same month in the previous year.

\*\* With the release of the New Housing Price Index (NHPI) January 2017 data, the index base period, for which the NHPI equals 100, is December 2016.

### LABOUR FORCE CHARACTERISTICS

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

	June 17	Chg.*
Labour Force	119,500	-6.0%
Unemployment Rate	7.9%	1.1pt
Employment Rate	59.8%	-5.5pt
Participation Rate	64.9%	-5.2pt

\* same month in the previous year.

## BUSINESS BRIEFS

### Invest Atlantic conference coming to St. John's

Atlantic Canada's largest networking event for startups, entrepreneurs and investors is coming to St. John's for the first time this fall. Invest Atlantic, in partnership with Memorial's Genesis Centre, will take place at the Sheraton Hotel Sept 19-20. Program sessions are designed to highlight the theme of Be Collaborative, Get Innovative, Go Global and provide attendees with valuable and innovative solutions for their business. According to a news release by the Jameson Group, which runs the event, there are three main goals: "to coach entrepreneurs in pitching and building their business, to connect angel investors with the startups in Atlantic Canada and to create collaboration amongst all attendees." For more information on the conference, visit [www.investatlantic.ca](http://www.investatlantic.ca).

### Genesis launches Start-up Visa Program for entrepreneurs

Genesis, Memorial University's business incubator, has become the first designated organization in Newfoundland and Labrador under Canada's Start-up Visa Program, which offers permanent residency to foreign entrepreneurs who agree to bring their companies to Canada. Through this new offering, Genesis will accelerate growth within the provincial entrepreneurial ecosystem, as well as attract and retain world-class talent. A candidate for the Program must have a commitment from any one of a set of qualified Canadian investors –angel investors, venture-capital companies or startup incubators, and only once a potential applicant has an investment from one of these private

sources of funding will Immigration, Refugees and Citizenship Canada consider their Visa application. For more information or to apply visit [www.genesiscentre.ca/suv](http://www.genesiscentre.ca/suv)

### NEIA launches "CleanTechNL" initiative

The Newfoundland and Labrador Environmental Industry Association (NEIA) is launching a new initiative to create a greater awareness in Newfoundland and Labrador about the clean technology being developed in the province, and also the growth opportunities it affords businesses. NEIA is currently reaching out to businesses throughout the province to help build the directory. Businesses can self-identify their products and services as being clean technology, and sign up to appear in the directory for free, at [www.CleanTechNL.ca](http://www.CleanTechNL.ca).

# ST. JOHN'S

**Business Approvals**

NGA Human Resources  
24 Stavanger Dr.

NL's Teachers' Pension Plan  
130 Kelsey Dr.

Old Town Pizza  
336 Freshwater Rd.

Valhalla Tavern  
Holdsworth Court

Proactive physiotherapy  
117 Ropewalk Ln.

**New Home -  
Based Businesses**

Office for engineering consultan  
25 Peppertree Pl.

Holistic nutrition consultant  
33 Ruthledge Cres.

Family home childcare  
41 Oberon St

Admin office for cleaning busines  
27 Keegan Crt.

**Total Year to Date**      **84**

Regular                      51  
Home-based                33

**City Building Permits (Year-to-date as of August 2, 2017)**

Type	2016	2017	% Variance
Commercial	\$75,908,411	\$91,717,430	21
Industrial	\$0	\$0	0
Government/Institutional*	\$5,997,584	\$436,000	-93
Residential	\$42,413,759	\$48,480,011	14
Repairs	\$2,828,836	\$2,011,227	-29
<b>Total</b>	<b>\$127,148,590</b>	<b>\$142,644,668</b>	<b>12</b>

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

**Upcoming Events**

Offshore Wind Energy Development – supply chain identification and capacity within NL	Aug. 15	<a href="http://www.neia.org">www.neia.org</a>
Atlantic Provinces Idea Exchange, International Council of Shopping Centers	Aug. 16-18	<a href="http://www.icsc.org">www.icsc.org</a>
Corporate Governance Conference	Aug. 20-23	<a href="http://gpcanada.org">http://gpcanada.org</a>
Canadian Society of Corporate Secretaries	Aug. 20-23	<a href="http://www.cscs.org">www.cscs.org</a>
GEN YYT Board of Trade Mixer	Aug. 24	<a href="http://stjohnsbot.ca">http://stjohnsbot.ca</a>
Opportunity Knocks - Atlantic Immigration Pilot Program	Aug. 25	<a href="http://stjohnsbot.ca">http://stjohnsbot.ca</a>
Canadian Blood and Marrow Transplant Group meeting	Sept. 7-9	<a href="http://www.cbmtg.org">www.cbmtg.org</a>

**CITY INITIATIVES****Economic Outlook in St. John's CMA 2017**

Economic conditions are expected to continue to soften in 2017 for the St. John's Census Metropolitan Area (CMA). The recent Economic Outlook document forecasts that real gross domestic product – the value of economic activity – will decrease by 3.4% in 2017. The unemployment rate is predicted to climb to 8.1% as a result of declining employment and labour force numbers. For the first time in a number of years, household income is expected to decline, contributing

to a decline in retail sales as well. It is anticipated the region should continue to benefit from growth in international migration. The population of the St. John's CMA is expected to continue to grow in 2017 to 218,600 persons, an increase of 0.5% compared to 2016. Investment associated with major project development is expected to be lower than 2016 but will continue to generate substantial economic activity in the St. John's region. Read the full report in the Publications section of Living in St. John's at [www.sjohns.ca](http://www.sjohns.ca)



# ST. JOHN'S

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