

**AGENDA
REGULAR MEETING**

**January 21, 2019
4:30 p.m.**

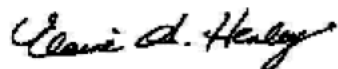
ST. JOHN'S

MEMORANDUM

January 17, 2019

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, January 21, 2019 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA

REGULAR MEETING - CITY COUNCIL

January 21, 2019 – 4:30 p.m. – Council Chamber, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

4. ADOPTION OF THE MINUTES

- Minutes of January 14, 2019

5. BUSINESS ARISING FROM THE MINUTES

- a. Decision Note January 15, 2019 re: St. John's Development Regulations Amendment 689, 2019; Rezoning from Residential Low Density (R1) to the Residential Medium Density (R2) Zone REZ1800012; **26 Logy Bay Road**

6. NOTICES PUBLISHED

- a. A Discretionary Use application has been submitted requesting approval to occupy approval to occupy a portion of **67 MacBeth Drive** as a Home Occupation for private music lessons.
- b. An application has been submitted to the City to rezone **26 Logy Bay Road** to the Residential Medium Density (R2) Zone for the purpose of developing a Multiple Dwelling as a Discretionary Use.

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

- a. Development Committee Report – January 15, 2019

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

- a. Development Permits List – January 10 – 16, 2019

11. BUILDING PERMITS LIST

- Building Permits List – January 10 – 16, 2019

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Week Ending January 16, 2019

13. TENDERS/RFPS

- a. Bid Approval Note # 2018250 – Downtown Manual Litter Collection Service
- b. Department Approval Request – Annual Software Maintenance Renewal for Govern.
- c. Bid Approval Note # 2018276 – Supply and Install Furnishings for the Kenmount Terrace

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. OTHER BUSINESS

- a. Decision Note dated January 9, 2019 re: Travel Authorization for Councillor Hickman – Federation of Canadian Municipalities – Quebec City – May 30 – June 3, 2019
- b. Decision Note dated January 17, 2019 re: Travel Authorization for Deputy Mayor O'Leary and Councillor Hanlon – Hospitality NL Annual Conference and Trade Show – February 2019
- c. Information Note dated January 14, 2018 re: Quarterly Travel Report -Third Quarter 2018

16. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

January 14, 2019 – 4:30 p.m. – Foran/Greene Room, 4th Floor, City Hall

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

Regrets Deputy Mayor O'Leary

Others Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager, Community Services
Lynnann Winsor, Deputy City Manager, Public Works
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Karen Chafe, Supervisor – Office of the City Clerk

Land Acknowledgement

Mayor Breen read the following statement:

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

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2019-01-14/014R

Moved – Councillor Collins; Seconded – Councillor Hanlon

That the agenda be adopted as presented with the following additions:

- Bid Approval Note re: Upgrade of Existing GE iFix SCADA/HMI visualization software at Bay Bulls Water Treatment Plant to enable compatibility with new SCADA servers.
- Departmental Approval Request re: Microsoft Dynamics and associated software maintenance renewal.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2019-01-14/015R

Moved – Councillor Stapleton; Seconded – Councillor Jamieson

That the minutes of January 7, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

- a. Decision Note dated January 4, 2019 re: Text Amendment to add Vehicle Storage Yard as a Discretionary Use in the Commercial Industrial (CI) Zone, REZ1800017, **18 International Place**, Applicant WLH Holdings Ltd
-

SJMC2019-01-14/016R

Moved – Councillor Burton; Seconded – Councillor Stapleton

That Council adopt St. John's Development Regulations Amendment Number 691, 2019, which considers a proposed text amendment to the Commercial Industrial (CI) Zone by adding Vehicle Storage Yard as a Discretionary Use. Following Council's approval, the proposed amendment will be referred to the Department of Municipal Affair and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*. Further, that as an additional condition of approval, the developer also be required to erect an opaque or screened fence to obstruct the view of the yard.

SJMC2019-01-14/017R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That the motion above be amended to incorporate foliage fencing or the masking of the fencing by foliage in those areas where the fence would be visible from the trail.

**AMENDED MOTION
CARRIED UNANIMOUSLY**

- b. Decision Note dated January 8, 2019 re: St. John's Municipal Plan Amendment Number 151, 2018 and St. John's Development Regulations Amendment Number 688, 2018, Text Amendment to Enable Distillery as a Discretionary Use, MPA 1800008, **140 Harbour Drive**, Applicant: Project Peat Inc./Wooden Walls Distilling
-

SJMC2019-01-14/018R

Moved – Councillor Burton; Seconded – Councillor Lane

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

Number 688, 2018. Further that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Thursday, February 7, 2019, at 7 pm at St. John's City Hall.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- a. In conjunction with a rezoning application, a Discretionary Use is requested for the development of a Vehicle Storage Yard at **18 International Place**. The proposed site is 5 acres (20,234 m²) and would be used to store up to 200+ vehicles for a rental car company. The entire site would be enclosed with an eight-foot-high fence.
-

SJMC2019-01-14/019R

Moved – Councillor Burton; Seconded – Councillor Stapleton

That Council approve the above-noted application subject to all applicable City requirements.

SJMC2019-01-14/020R

Moved – Councillor Jamieson; Seconded – Councillor Stapleton

That the above motion be amended such that the fencing around the yard is opaque to obstruct the view of the yard and that foliage fencing or the masking of the fencing by foliage be incorporated in those areas where the fence would be visible from the trail.

**AMENDED MOTION
CARRIED UNANIMOUSLY**

COMMITTEE REPORTS

Development Committee Report – January 8, 2019

1. **2656 Trans Canada Highway – Crown Land Grant – Heavy Equipment Storage**
-

SJMC2019-01-14/021R

Moved – Councillor Burton; Seconded – Councillor Collins

That the Crown Land Grant application be approved subject to the following conditions:

- **submission of a development application and plans for the site prior to final developmental approval;**
- **the proposed storage yard must not encroach within 15 meters of the high-water mark of Torbayman's Pond.**

CARRIED UNANIMOUSLY

2. Crown Land Permission to Construct a Sign – 1037 Blackhead Road

SJMC2019-01-14/022R

Moved – Councillor Burton; Seconded – Councillor Collins

That the application to approve the construction of a sign at 1037 Blackhead Road be approved.

CARRIED UNANIMOUSLY

BUILDING PERMITS LIST

Council considered the above noted for the period of January 1 – 10, 2019.

SJMC2019-01-14/023R

Moved – Councillor Hanlon; Seconded – Councillor Jamieson

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

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

Council considered the requisitions, payrolls and accounts for the week ending January 9, 2019.

SJMC2019-01-14/024R

Moved – Councillor Hanlon; Seconded – Councillor Jamieson

That the requisitions, payrolls and accounts for the week ending January 9, 2019 in the amount of \$11,690,091.79 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS

Bid Approval Note # 2018166: Supply of Polymer

SJMC2019-01-14/025R

Moved – Councillor Froude; Seconded – Councillor Korab

That the supply of Polymer be awarded to Colors Canada and Chemicals Limited in the amount of \$289,800.00 as the lowest proponent meeting specifications, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note # 2018231: Supply of Antifreeze, Windshield Wash, and Diesel Exhaust Fluid

SJMC2019-01-14/026R

Moved – Councillor Froude; Seconded – Councillor Burton

That the supply of antifreeze, windshield wash and diesel exhaust fluid be awarded to the lowest bid per item that meets specifications as attached to the above cited bid approval note.

CARRIED UNANIMOUSLY

Bid Approval Note # 2018261: Food Service Provider for Senior's Outreach Program

SJMC2019-01-14/027R

Moved – Councillor Stapleton; Seconded – Councillor Hanlon

That the food service provider for the Seniors' Outreach Program be awarded to the lowest bidder meeting specifications – Belbins Grocery Ltd. in the amount of \$22,462.95 as per the Public Procurement Act

CARRIED UNANIMOUSLY

Bid Approval Note # 2018266: Miscellaneous Truck and Trailer Parts

SJMC2019-01-14/028R

Moved – Councillor Froude; Seconded – Councillor Stapleton

That the supply of miscellaneous truck and trailer parts be awarded on an itemized basis to the lowest bidder meeting specifications per item as attached to the above cited bid approval note.

CARRIED UNANIMOUSLY

Bid Approval Note # 2018270: Snow Clearing & Ice Control – Elizabeth Avenue & Area Sidewalks

SJMC2019-01-14/029R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That snow clearing and ice control on Elizabeth Avenue and area sidewalks be awarded to the lowest bidder that met specifications – Clarke's Trucking at \$212,000.00 for a three (3) year period as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Departmental Approval Request re: Microsoft Dynamics and Associated Software Maintenance Renewal.

SJMC2019-01-14/030R

Moved – Councillor Lane; Seconded – Councillor Jamieson

That the above noted tender be awarded to the lowest bidder meeting specifications BDO in the amount of \$71,052.68, HST included, as per the terms and conditions of the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note re: Upgrade of Existing GE iFix SCADA/HMI visualization software at Bay Bulls Water Treatment Plant to enable compatibility with new SCADA servers.

SJMC2019-01-14/031R

Moved – Councillor Hickman; Seconded – Councillor Lane

That the contract for the upgrade of existing GE iFix SCADA/HMI visualization software at Bay Bulls Big Pond Water Treatment Plant to enable compatibility with new SCADA servers be awarded to GE Intelligent Platforms Canada Company (Digital), as per the Public Procurement Act.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Economic Update – January 2019

Council considered as information, the above cited. In the absence of Deputy Mayor O’Leary, Councillor Lane provided a brief overview of its content.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: St. John's Development Regulations Amendment 689, 2019
Rezoning from the Residential Low Density (R1) to the Residential Medium Density (R2) Zone
REZ1800012
26 Logy Bay Road

Date Prepared: January 15, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment 689, 2019.

Discussion – Background and Current Status:

The City has received an application for a Multiple Dwelling at 26 Logy Bay Road. The proposed development contains four (4) dwelling units and is proposed to be one (1) storey in height. The property is currently zoned Residential Low Density which does not allow a Multiple Dwelling. The applicant has requested to rezone the property to Residential Medium Density in which a Multiple Dwelling can be considered as a Discretionary Use.

The neighbourhood is primarily zoned R1, with the exception of the adjacent property at 28 Logy Bay Road (the office of the NL Association of Realtors), which is zoned Commercial Office (CO). The proposed development would create a transition from the commercial property to the nearby lower density residential neighbourhood.

The property is designated Residential Low Density (RLD) under the City of St. John's Municipal Plan. As per Section 2.3.1 of the Municipal Plan, subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow Medium Density Residential uses which are compatible with Single Detached Dwellings. A staff report was accepted as the LUAR and therefore the properties can be rezoned to R2 without an amendment to the Municipal Plan.

The proposed rezoning 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 were notified. A public meeting chaired by Mr. Stan Clinton was held on January 10, 2019. There were approximately twenty-five (25) citizens in attendance and Councillors Maggie Burton, Jamie Korab, and Deanne Stapleton were also present (see minutes attached). Written submissions were received by the City Clerk and are included in the agenda for the Regular Meeting of Council.

ST. JOHN'S

Review of Proposal

Section 2.2.5(2) of the Municipal Plan states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing and capitalizing on any opportunities to diversify same. This is consistent with the housing objectives identified in the draft Envision Municipal Plan which encourages a range of housing in order to create diverse neighbourhoods for all ages, income groups and family types. The proposed amendment will allow more housing options in this neighbourhood. The development is also proposed to include features of Universal Design and be energy-efficient.

While there is a predominance of single detached dwellings, the proposed development would gently increase density in an appropriate manner and create a transition toward the adjacent commercial lot. The applicants have proposed to place the building closer to the commercial property (28 Logy Bay Road) to allow for green space between the Multiple Dwelling and the adjacent residential property at 24 Logy Bay Road. The application was reviewed by various City staff and there are no development or engineering concerns with the proposed amendment.

The following is an overview of the concerns raised by citizens:

- This application will set a precedent for future rezonings in the area.
Each application for rezoning is evaluated on individual merit. One successful application does not automatically lead to the success of another application. However, citizens and property owners in St. John's are free to make an application to the City. Each application is evaluated based on its location, the proposed use, governing policies in the Municipal Plan, feedback from residents, and various other aspects.
- The application will change once the property is rezoned.
Once a property is rezoned, any permitted and discretionary use within that zone may be considered by Council. If the applicants were to propose a new discretionary use, the use would then be advertised as per Section 5.5 of the Development Regulations. While the rezoning is initiated by the proposal submitted, other uses within the R2 Zone could be appropriate for this particular site.
- There will be increased traffic.
Concerns were raised that the development would create congestion and safety concerns. The proposal has been reviewed by the City's Traffic Engineers and there are no concerns with respect to the development as proposed.
- Parking
Residents were concerned that parking will be an issue if there are multiple cars per unit. The Development Regulations set a minimum of one parking space per dwelling unit for a Multiple Dwelling in the R2 Zone. The applicant is proposing nine (9) parking spaces which exceeds the City's minimum.

As well, residents thought that the parking at the front of the lot would make it look like a commercial lot. Given the shape of the lot, options for parking were limited and the applicants have proposed the parking at the front. They have proposed to include shrubs along the property boundary to buffer the parking area.

- There will be problems with sewage.
Preliminary reviews have been conducted by the City's Development Engineers and no concerns were raised at this stage. Prior to development, detailed plans will be reviewed by the City to ensure that all City policies are met prior to development.

While concerns have been raised by residents in the neighbourhood, the proposal meets the objectives and policies of the St. John's Municipal Plan and draft Envision Municipal Plan. Therefore, the application is recommended for approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City – Increase access to range/type of housing.
4. Legal or Policy Implications:
An amendment to the St. John's Development Regulations is required to rezone the property on the Zoning Map.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council adopt St. John's Development Regulations Amendment Number 689, 2019, which will rezone land at 26 Logy Bay Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. 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 Urban and Rural Planning Act, 2000.

If Council decides to proceed with Development Regulations Amendment Number 689, 2019, it is also recommended that Council approve the Discretionary Use of 26 Logy Bay Road for a Multiple Dwelling in the Residential Medium Density (R2) Zone, as advertised subject to Section 5.5.

Prepared by/Signature:

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

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location Map

Site Plan

Renderings of proposed dwellings

Resolution

Public Submissions and Public Meeting Minutes

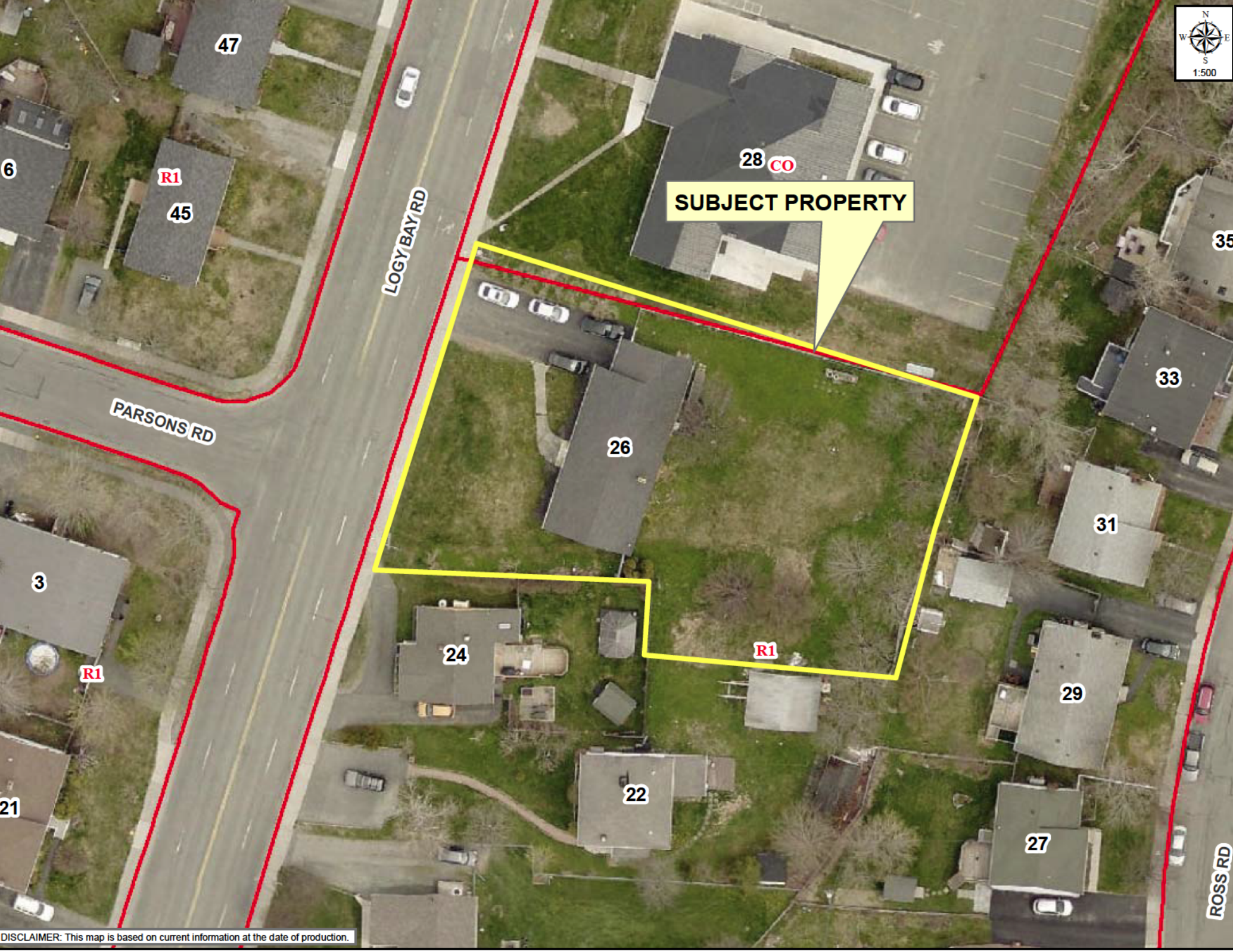


SUBJECT PROPERTY

LOGY BAY RD

PARSONS RD

ROSS RD



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

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 689, 2019**

WHEREAS the City of St. John's wishes to rezone land at 26 Logy Bay Road to allow for a Multiple Dwelling.

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

Rezone land at 26 Logy Bay Road [Parcel ID#144611] from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.

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

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

Mayor

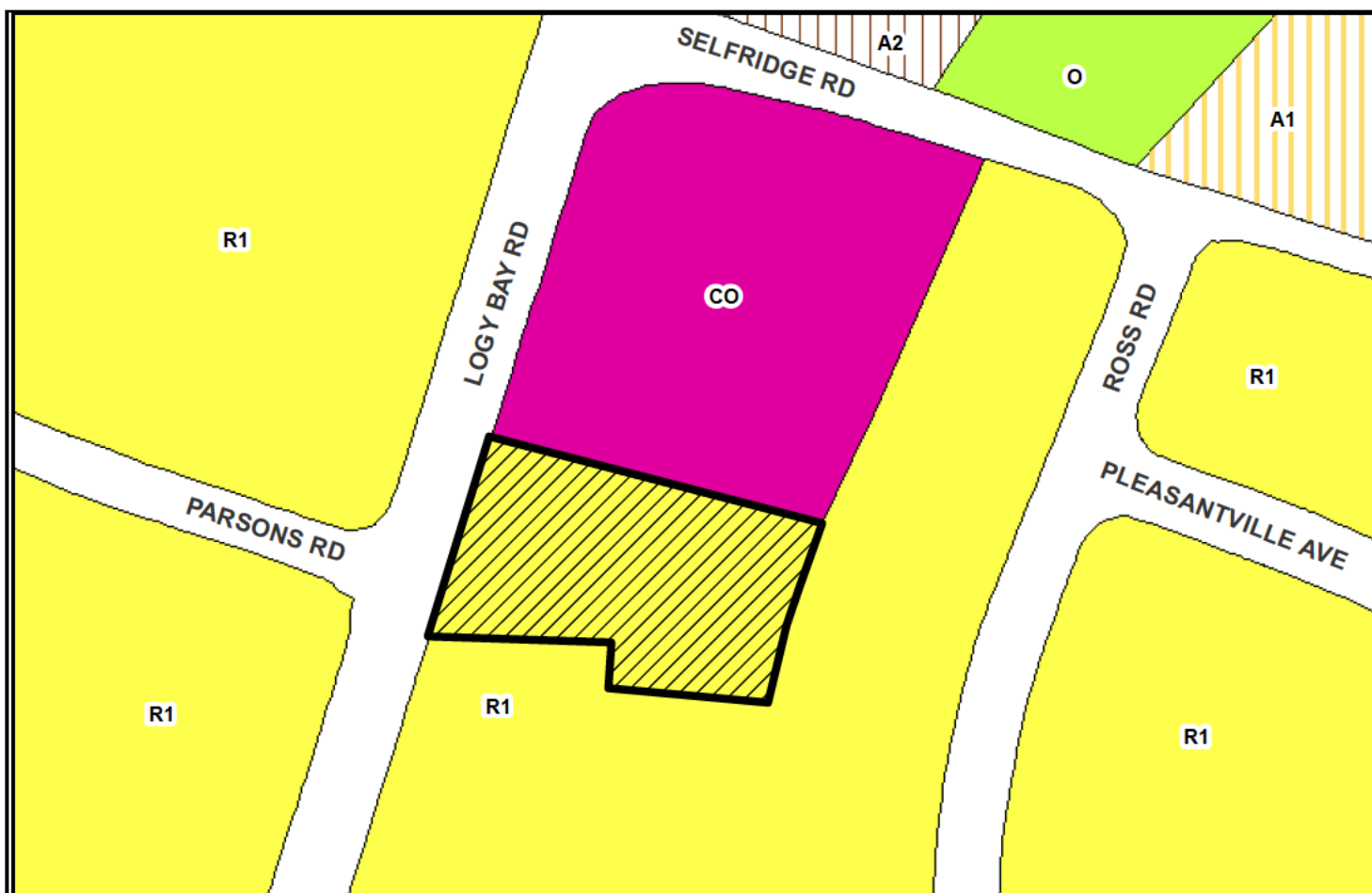
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 689, 2019
[Map Z-1A]**

2019 01 14 Scale: 1:1250
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**26 LOGY BAY ROAD
Parcel ID 144611**

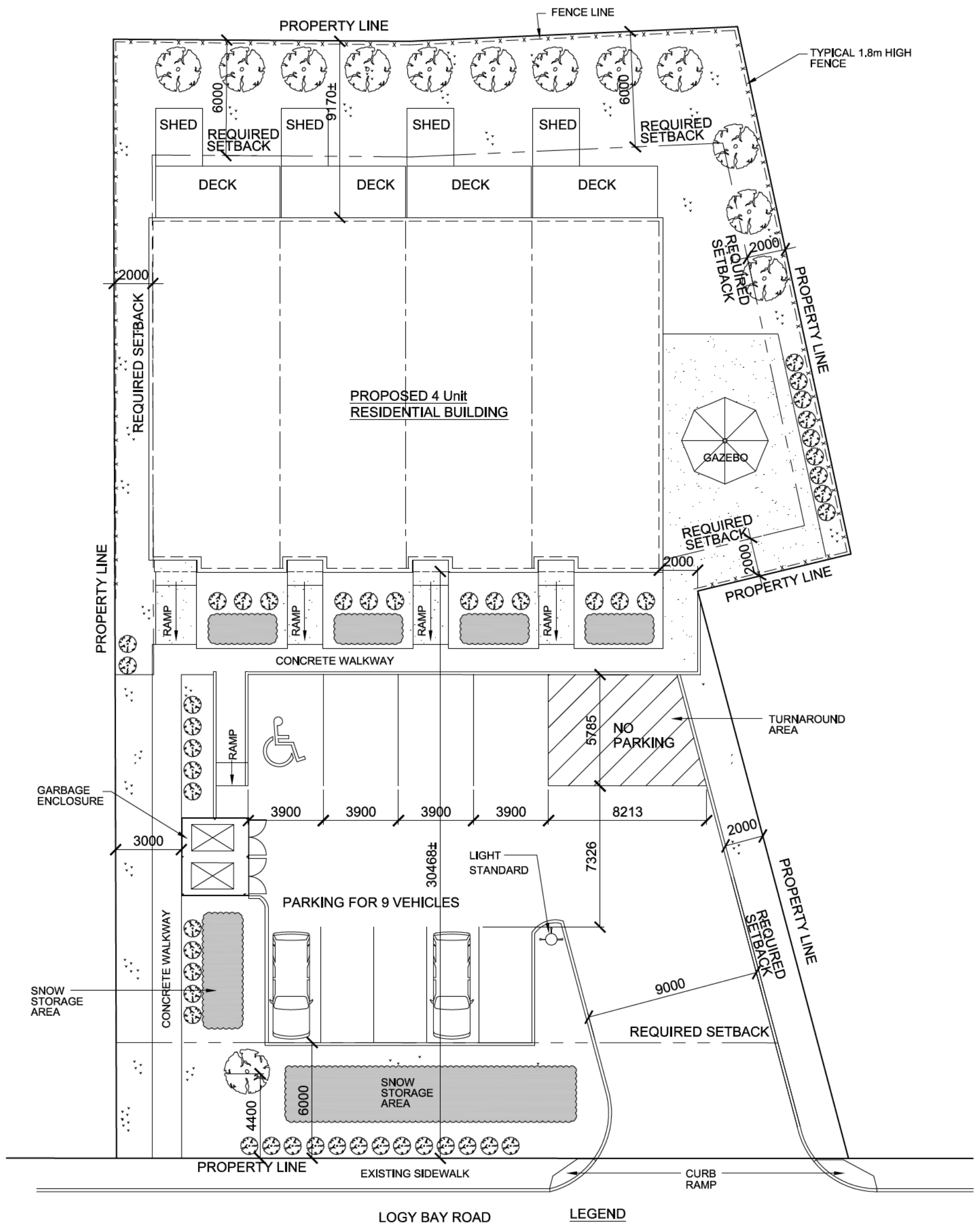
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



Site Plan

SCALE 1:200



SITE AREA = 2,022 sqm. (21,765 sqft.)

PROPOSED BUILDING FOOTPRINT = 468 sqm. (5,037 sqft.)

LEGEND

- 300mm HT. EVERGREEN SHRUBS (EG. HICKS YEW)
- 1.0m HT. CONIFEROUS TREES (EG. FIR)
- FLOWER BED (ANNUALS)
- GRASS

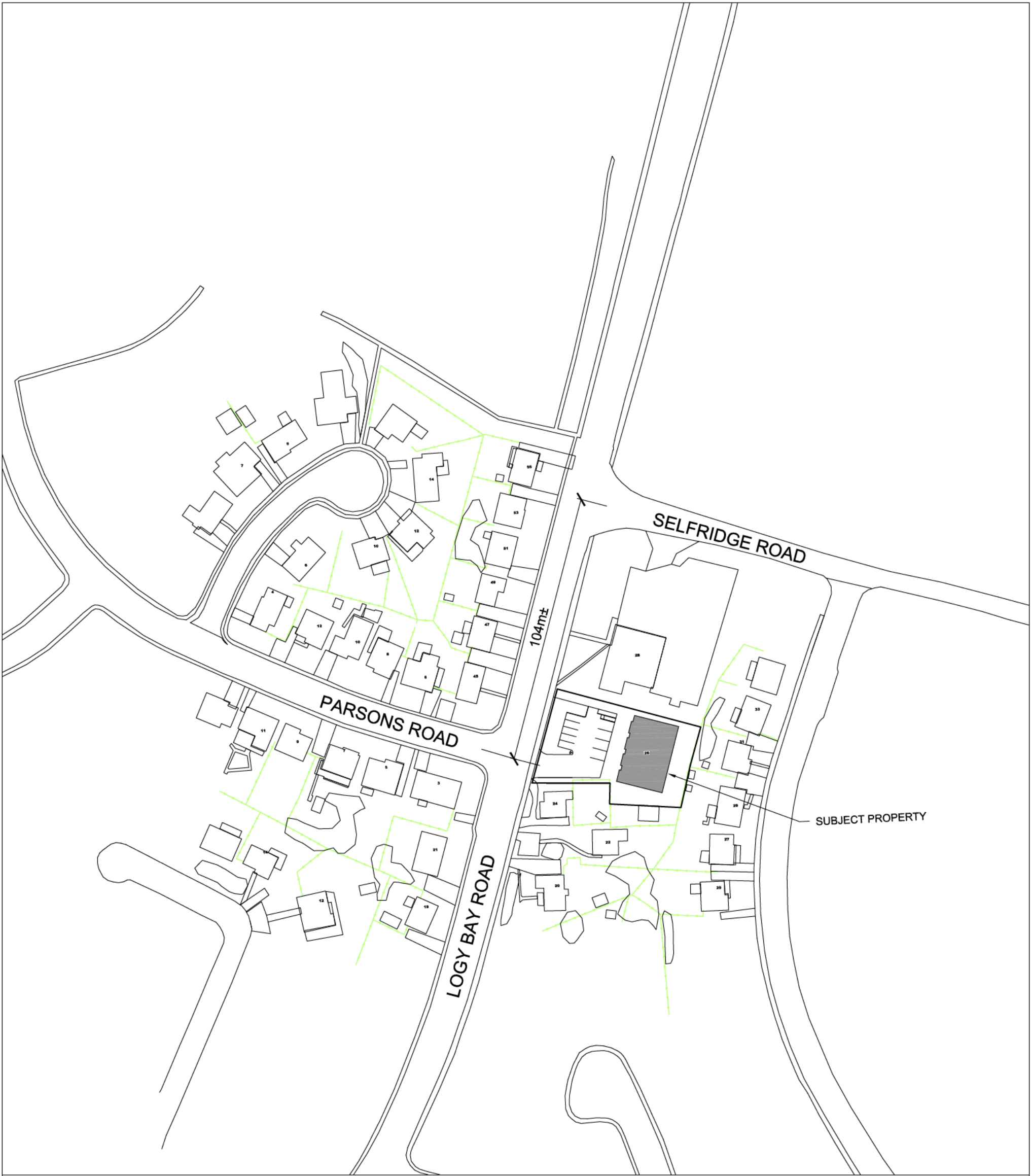


Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1

Tel: 709.738.4422
Fax: 709.738.4455

Concept
4 Unit Residential Building

26 Logy Bay Road, St. John's, NL.
OCTOBER 16, 2018



Site Location Plan

SCALE 1:1500



Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Concept
4 Unit Residential Building

26 Logy Bay Road, St. John's, NL.
OCTOBER 16, 2018



FRONT VIEW PERSPECTIVE



Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Concept
4 Unit Residential Building
26, Logy Bay Road, St. John's, NL
MAY 17, 2018



BACK VIEW PERSPECTIVE



Gibbons
+
Snow

architects

Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1

Tel: 709.738.4422
Fax: 709.738.4455

Concept
4 Unit Residential Building
26, Logy Bay Road, St. John's, NL
MAY 17, 2018

**Public Meeting – 26 Logy Bay Road
Thursday, January 10, 2019, 7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall**

Present: **City of St. John's**
Stan Clinton, Chairperson
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Planner III
Maureen Harvey, Legislative Assistant

Proponents
Dean Jacobs – Property owner
Keith Connolly – Property owner

There were approximately twenty-five (25) citizens in attendance in addition to Councillor Jamie Korab, Councillor Deanne Stapleton and Councillor Maggie Burton.

Residents in attendance included:

Paul Boundridge	█ Silverton Street
Karene Tweedie	█ Ross Road
Teresa Fardy	█ Ross Road
Kim French	█ Parsons Place
Ruth Noel	█ Parsons Place
Gary Boldand	█ March Street
Rosemary Galgay	█ Parsons Place
Bill Stirling	█ Riverside Drive East (NL Assoc of Realtors)
Jonathan Earle	█ Parsons Place
Dan Fowler	█ Parsons Place
Mark Peters	█ Parsons Road
Marilyn Nichols	█ Cole Place
Caroll Bill	█ Logy Bay Road
Jean Bill	█ Logy Bay Road
Colin Mayo	█ Parsons Road
Deborah Gallant	█ Logy Bay Road
Alanna Greene	█ Logy Bay Road
John McGrath	█ Logy Bay Road
Charles Peddle	█ Parsons Road
H.R. Tilley	█ Parsons Road
C. Galway	█ Parsons Road

PURPOSE OF MEETING

The purpose of the meeting was to discuss the following:

The City of St. John's has received an application from Green Neighbours Inc., to rezone **26 Logy Bay Road from the Residential Low Density (R1) Zone** to the **Residential Medium Density (R2) Zone**. The purpose of this rezoning is to develop a multiple dwelling consisting of four (4) dwelling units.

Five (5) written submissions have been received and are appended to these minutes:

- a. Mark Peters
- b. Lynn Critch
- c. Kellie Rodgers
- d. Bill Bordeau
- e. Deborah Gallant & Maxine Brown
- f. Jill Fardy

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Chair Clinton introduced himself and the head table. He advised he was present to facilitate the meeting, and to keep the process efficient, effective and respectful. He then invited the City's Planner III, Ann-Marie Cashin to speak about the proposed development which was followed by a presentation by the proponent and then feedback from the residents in attendance.

The City's Planner III (Ann Marie Cashin) spoke to the application for 26 Logy Bay Road to rezone property from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow a multiple dwelling. She noted that the mailout indicated an incorrect property boundary for 26 Logy Bay Road, which has since been corrected.

Background

The City has received an application for a Multiple Dwelling at 26 Logy Bay Road. The proposed development contains four (4) dwelling units and is proposed to be one (1) storey in height. The property is currently zoned Residential Low Density which does not allow a Multiple Dwelling. The applicant has requested to rezone the property to Residential Medium Density in which a Multiple Dwelling can be considered as a discretionary use.

The neighbourhood is primarily zoned R1, with the exception of the adjacent property at 28 Logy Bay Road (the office of the NL Association of Realtors), which is zoned Commercial Office (CO). The proposed development would create a transition from the commercial property to the nearby lower density residential neighbourhood.

The property is designated Residential Low Density (RLD) under the St. John's Municipal Plan. As per Section 2.3.1 of the Municipal Plan, subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow such Medium Density Residential uses as may be deemed by Council to be compatible with Single Detached Dwellings. Therefore, the properties could be rezoned to R2 without an amendment to the Municipal Plan.

Section 2.2.5(2) of the Municipal Plan states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing and capitalizing on any opportunities to diversify same. This is consistent with the housing objectives in the draft Envision Municipal Plan, which encourages a range of housing to create diverse neighbourhoods for all ages, income groups and family types. The proposed amendment will allow more housing options in this neighbourhood. While there is a predominance of single detached dwellings, the proposed development would gently increase density in an appropriate manner and create a transition toward the adjacent commercial lot.

There are no development or engineering concerns with the proposed amendment. As per Section 2.3.1, a rezoning from Residential Low Density to Residential Medium Density within the Residential District is subject to an LUAR. However, given the scale of the proposed development as well as the thorough information provided in the application, it is recommended to accept this staff report as the LUAR.

It was noted that an application in 2014 to rezone to Apartment Low Density (A1) to accommodate a small apartment building received significant public opposition and was ultimately rejected by Council.

Chair Clinton then asked the proponent (Keith Connolly) to speak to the application who indicated the proposal was for 4 adjoined dwelling units, each being of one (1) storey with a common parking lot.

Mr. Keith Connolly highlighted the following points.

- He has something in common with everyone as he grew up in the neighbourhood, currently lives there and wants to continue his residency there.

- Existing dwelling on the property is nearing 50 years old and is expensive (expensive heat and light) and difficult to maintain, is energy inefficient, and is located on a very busy road.
- House was purchased in 2012, appraised in \$354,000 at that time and is now appraised at and now \$282,000. This development was being planned well in advance of knowing the revised assessed value of the existing home.
- Would like to create affordable, energy efficient homes that are in keeping with market demand. i.e. Senior's affordable housing.
- Recognizes and respects the position of residents in 2014 that they didn't feel an apartment building was a good neighborhood fit.
- Proposal is to build small two-bedroom units and sold in a manner similar to condominium purchase.
- Parking lot will be common area which will be jointly maintained by homeowners. This should mitigate parking lot safety issues, particularly during the winter.
- The lot is adjacent to a commercial lot – would be a buffer from commercial to R1.

DISCUSSION FROM THE FLOOR

The Chair then invited comments from residents in attendance.

Gary Boland – March Street

- There is no guarantee the houses would be sold. They could be rented which is not in keeping with the existing neighborhood.
- There is a concern about “commercial creep”. Wouldn't want the area to become another LeMarchant Road.
- Challenges the proponent's statement that no one is willing to buy homes on Logy Bay Road.

Ruth Noel – Parsons Place

- Residents were not aware in 2014 when the matter was being brought before Council for a vote and hence had little time to coordinate attendance at Council meeting. *City Staff noted that agendas are posted on the City website on the Friday preceding the Council meeting. Staff also agreed to accept the email addresses for people interested in attending the Council meeting with respect to this application. Once the date for Council referral is known such residents will be notified via email.*

- Potential home owners give due consideration to the current zoning when purchasing a home with the expectation that the area will remain in that zone.
- City has already allowed the ruination of O'Regan Place with a recent development there.
- If the City is interested in mixed development allow it on Stavanger Drive and King William Estates.
- Residents on Logy Bay will be subject to a reduction in property values by allowing this development.
- Let the existing zoning remain.....it is what the people want.

Colin May – ■ Parsons Road

- Purchased his home there because it was in the R1 Zone.
- Is afraid that if this area is rezoned, other properties might also be rezoned making the application at hand precedent setting.
- Alleges the proponents purchased the property on the basis of developing it and has since discovered that that may have been a mistake.
- Why would existing residents have to deal with this purchase error?
- Cannot understand why the proponent thinks he can purchase a property in the R1 Zone and change it to the R2 Zone.
- A change in zoning does not necessarily mean that the proposed development of four units will be the end result.
- Alleges there is no where else in the City where this type of zoning has taken place. *Staff confirmed that Empire Avenue and Blackler Avenue and other streets have been subject to similar rezoning changes.*
- The existing intersection is already convoluted, and the proposed driveway relocation on the property will not provide an improvement. *Staff confirmed that the application has been reviewed and approved by the City's Traffic Engineers.*

John McGrath – ■ Logy Bay Road.

- The existing commercial building was originally designed to blend in the neighborhood.
- The foot print of the proposed plan is not significantly different than that which was submitted in 2014 except it is reduced by one storey.
- Parking may become an issue if there are multiple vehicles per unit.
- Purchased his house twenty-seven (27) years ago and raised three children. Others bought properties with a similar interest in mind.

- There is nothing stopping him from applying to subdivide his lot and apply for rezoning. *Staff agreed noting every property owner in the City has the right to make application to the City.*
- The proposed development will change the feel of the entire neighborhood and would essentially “open pandora’s box”.

Dan Fowler – Parson’s Road

- If rezoned there is nothing stopping the owner from applying to increase the height of the structure and add more units. *Staff advised that each application is analyzed based on its own merit.*

Mark Peters – Parsons Road

- The neighborhood has so much uncertainty and questions the philosophy behind the development.
- Questions whether owners of existing homes would apply to have zoning changed to R2.
- The City’s Envision document is not very clear on the characterization of the neighborhood and does not address a prediction that this area will change to R2 in the future.
- Questioned whether the development can be increased to two (2) storeys. *Advised by staff that the maximum height set in the R2 Zone is three (3) storeys.*
- Requested that Council proceed with a more formal characterization of the area.
- Hopes the developer is being honest and upfront with respect to its intentions.

Alanna Greene- Logy Bay Road

- If approved, questioned the retention of green space to her property. *It was noted the intent would be to preserve the green space.*
- Upon recognition of existing underground infrastructure (sewer pipes that may connect 24, 26 and 28 Logy Bay Road) there is concern how it would affect her home. *Staff advised that, if approved and the development is approved, it will be subject to a full review by the Engineering Department to mitigate the potential for damage. The same holds true for connections to Parsons Road.*

Dean Jacobs – Proponent

- Noted the intent to attempt to create housing that the City needs. The market is asking for these types of units.

- The motives of the developer are good...they are attempting to build something that will add value to the neighborhood as opposed to imposing any harm.

Bill Stirling – CEO of NL Association of Realtors. (adjacent property)

- Not here to debate the application
- Allayed any fear that there is a plan to sell the Realtors building. The Association has invested \$600,000 in refurbishing their building.
- The intent is to maintain the residential look of the Realtors building.
- Is cognizant of the need for this type of housing as there is a great demand for units designed for the aging population.

Deborah Gallant – [REDACTED] Logy Bay Road.

- Articulated the points made in her written submission re:
 - Municipal sewer inadequacy
 - Environmental disruption – potential removal of trees
 - Traffic challenges.
 - Neighborhood incompatibility
 - Well-being concerns

Marilyn Nichols – [REDACTED] Cole Place

- Recognizes the increase in population density and suggests that Pleasantville is a more appropriate location for additional housing.
- Doesn't see the need for four (4) more residential units on Logy Bay Road.
- In the thirty-three (33) years she has lived in the area, traffic has become a major issue and adding additional units will amplify the problem.

Rosemary Galgay – [REDACTED] Parsons Place

- Has lived on Parsons Place for nearly fifty (50) years
- Was heavily engaged on the Sobeys development at Mount Cashel and it turned out beautifully bringing so much pride for area residents.
- As residents they bought in to an R1 zone and strongly suggests it should be retained as such.
- Over the years rentals have crept in....first allowing mother-in-law suites.
- There was a huge reaction to the 2014 application and the position of the residents has not changed.
- Residents are not pleased that the Ward Councillor is not in attendance

- Bottom line is that residents wish to retain the R1 zone and do not feel they should have to keep coming back to City Hall opposing a zoning change. The message in 2014 was clear.

Comments from the Proponent based on issues/concerns put forward:

- Financing for this development would be based on the homes being pre-sold.
- As property owners they are simply exercising their right to “protect their investment” by requesting a zoning change
- There are many rental properties on Logy Bay Road and in all areas throughout the city.
- Even existing homes in the R1 zone can be rented at any time.
- Is not convinced that the nearby property values will decrease with this proposed development.

The Chair then invited those in attendance to bring forward their submissions.

CONCLUDING REMARKS

Chair Clinton thanked everyone for coming and advised that the matter will be referred to Council for its decision in the coming weeks.

ADJOURNMENT

The meeting adjourned at 8:25 pm.

Stan Clinton
Chairperson

Written Submissions



Elaine Henley

From: Ken O'Brien
Sent: Wednesday, December 19, 2018 2:20 PM
To: [REDACTED]
Cc: Deanne Stapleton; Hope Jamieson; Maggie Burton; Ann-Marie Cashin; Govern PDE Multi Media Mail; Elaine Henley
Subject: 26 Logy Bay Road concerns about proposed rezoning - REZ1800012

Mr. Peters, I can comment from a staff view. Councillors Stapleton and Jamieson may wish to comment from a Council view. I am also copying Councillor Burton, who is the Council lead on Planning, as well as Ann-Marie Cashin, our planner who is working on this application, and the City Clerk who records public comments when we advertise applications.

The previous application from a few years back was for a rezoning to an Apartment zone for a small apartment building – 2 storeys tall if memory serves. That application was rejected by Council. There was neighbourhood opposition and concern over it.

The present application (see <http://www.stjohns.ca/public-notice/public-meeting-26-logy-bay-road-0>) is for a proposed 1-storey building with four (4) units. These would be classed as a Multiple Building. It would look similar to a row of townhouses, but the units are not at the street line like townhouses. Instead, they have a common parking lot in front of them. This layout is a result of the nature of the application and the shape of the lot.

The Envision St. John's Municipal Plan and Development Regulations are still being prepared. We had a draft Plan in 2014 which has been updated since then. We have a full draft of Development Regulations which will come to Council early in 2019. Meanwhile, this application, and all other rezoning applications, are evaluated in light of our current Municipal Plan and Development Regulations.

This is a small-scale rezoning from R1 to R2. The staff comments on such a rezoning in a low-density residential neighbourhood are included in the memo to Council's Committee of the Whole (available in the link above).

In terms of whether units will be rented or owned, that remains to be seen. The units do not have individual frontage on the street, so the development as a whole must be set up as a condominium corporation. People must buy each individual unit. However, some owners in a condo project may rent out the units that they own. The City cannot control that.

As to whether such a rezoning could start a precedent: Each application is reviewed on its merits by staff and by Council. Each situation is different. We have had similar rezoning applications where, in one neighbourhood, Council rezoned, and in another neighbourhood, Council rejected a similar rezoning. In the present case, whatever Council's decision on rezoning this property to R2, the owner in future could ask for a rezoning to A1 and it would have to be dealt with on its merits. One successful rezoning would not automatically lead to success for another.

I hope this helps.

Regards,

Ken O'Brien

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

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From: Planning <planning@stjohns.ca>
Sent: Wednesday, December 19, 2018 10:13 AM
To: Ken O'Brien <kobrien@stjohns.ca>
Subject: FW: 26 Logy Bay Road

From: Mark Peters <[REDACTED]>
Sent: Monday, December 17, 2018 10:54 AM
To: Deanne Stapleton <dstapleton@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: 26 Logy Bay Road

Dear Councillors' Jamieson and Stapleton, and Ken O'Brien of planning.

I am writing about the proposed zoning change for 26 Logy Bay Road, which is on the border between your wards. As you are likely aware, a similar proposal for this property was unanimously rejected in 2014. My concern and the concern of many neighbours is the precedent that is set for this type of rezoning.

There was lots of discussion about a revised city zoning plan in 2014. Was a plan developed? Were criteria created helping to guide a zoning decision?

This is a residential neighbourhood and we purchased houses here based on the low-density zones in place. What is your view on rezoning in general and your initial thought on this application? What criteria do you personally use to make these decisions?

Can you get information on whether these units are planned for purchase or rental?

Lastly, if this is approved, could additional neighbours expect to receive approval for similar developments? And could this possibly open the door for further zoning changes to even higher density approvals, such as A-1 zoning? Perhaps the current applicant may wish to change to A-1 after the fact?

Thanks very much and Merry Christmas (if we are allowed to say that nowadays!)

Mark Peters
[REDACTED] Parsons Road [REDACTED]

Office of the City Clerk
To whom it may concern,

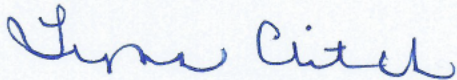
January 9, 2019

I am a resident of [REDACTED] Logy Bay Road, St. John's, NL. I have received information from the City regarding the application to allow a 4-unit dwelling at 26 Logy Bay Road, St. John's, NL which if approved will change the zoning for our area.

It is with this letter I strongly oppose the approval of the changes to zoning for our area and object to the proposed application to change the property at 26 Logy Bay Road to a 4-unit dwelling.

If you wish to contact me regarding the above, please do so at [REDACTED]

Sincerely,

A handwritten signature in blue ink that reads "Lynn Critch".

Lynn Critch
[REDACTED] Logy Bay Road
St. John's, NL
[REDACTED]

Maureen Harvey

From: Karen Chafe
Sent: Thursday, January 10, 2019 11:14 AM
To: Maureen Harvey
Subject: FW: Rezoning application of Logy Bay Rd home

From: Elaine Henley <ehenley@stjohns.ca>
Sent: Thursday, January 10, 2019 9:13 AM
To: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Cc: Deanne Stapleton <dstapleton@stjohns.ca>
Subject: Re: Rezoning application of Logy Bay Rd home

FYI...

Get [Outlook for iOS](#)

From: Deanne Stapleton <dstapleton@stjohns.ca>
Sent: Wednesday, January 9, 2019 4:40 PM
To: Elaine Henley
Subject: Fwd: Rezoning application of Logy Bay Rd home

See below email

Thanks 😊
Deanne

Get [Outlook for iOS](#)

From: Deanne Stapleton
Sent: Wednesday, January 9, 2019 4:39:40 PM
To: Kellie Rodgers; Danny Breen; Debbie Hanlon; Dave Lane; Hope Jamieson; Ian Froude; Jamie Korab; Maggie Burton; Sandy Hickman; Wally Collins
Subject: Re: Rezoning application of Logy Bay Rd home

Good Afternoon

Thank you for your email. I will forward your email to our City Clerk to have it added to our public meeting submissions. I will be attending the Public Meeting tomorrow evening.

Deanne Stapleton
Councillor, Ward 1

City of St. John's

Get [Outlook for iOS](#)

From: Kellie Rodgers [REDACTED]
Sent: Wednesday, January 9, 2019 4:34:49 PM
To: Danny Breen; Debbie Hanlon; Dave Lane; Deanne Stapleton; Hope Jamieson; Ian Froude; Jamie Korab; Maggie Burton; Sandy Hickman; Wally Collins
Subject: Rezoning application of Logy Bay Rd home

Good afternoon,

I am emailing to voice my opposition to the rezoning of our neighbourhood with the application put forward by a homeowner on Logy Bay Rd. The public meeting is Thursday January 10th. Please vote against this application as opening this historic area up to rezoning will open the flood gates to more requests and will completely change the neighbourhood. Please vote no on this application as you did in December 2018.

I look forward to hearing from you.

Kellie RODGERS

--

[REDACTED]

[REDACTED]

Confidentiality Warning: This message and any attachments are intended for the sole use of the intended recipient(s), and may contain privileged and/or confidential information. If you are not an intended recipient, any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you received this email in error, please delete the message and attachments immediately and notify the sender by return email. Thank you!

avis de confidentialité: Ce courriel, ainsi que tout renseignement ci-inclus, est destiné uniquement au(x) destinataire(s) susmentionné(s) et peut contenir de l'information confidentielle. Si vous n'êtes pas le destinataire prévu, tout examen, copie, impression, reproduction, distribution ou autre utilisation de ce courriel est strictement interdit. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur par retour de ce courriel et veuillez supprimer immédiatement cette communication. Merci.

Maureen Harvey

From: Karen Chafe
Sent: Thursday, January 10, 2019 11:15 AM
To: Maureen Harvey
Subject: FW: Rezoning of 26 Logy Bay Rd.

For tonight's meeting

From: Elaine Henley <ehenley@stjohns.ca>
Sent: Thursday, January 10, 2019 9:13 AM
To: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Cc: Karen Chafe <kchafe@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>
Subject: FW: Rezoning of 26 Logy Bay Rd.

FYI

Elaine Henley

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

From: Deanne Stapleton <dstapleton@stjohns.ca>
Sent: Wednesday, January 9, 2019 9:01 PM
To: Elaine Henley <ehenley@stjohns.ca>
Subject: Fwd: Rezoning of 26 Logy Bay Rd.

This should be the other one

Deanne

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, January 9, 2019 4:20 PM
Subject: Rezoning of 26 Logy Bay Rd.
To: Deanne Stapleton <dstapleton@stjohns.ca>
Cc: Danny Breen <dbreen@stjohns.ca>, Sheilagh O'Leary <soleary@stjohns.ca>, Hope Jamieson <hjamieson@stjohns.ca>, Jamie Korab <jkorab@stjohns.ca>, Ian Froude <ifroude@stjohns.ca>, Wally Collins <wcollins@stjohns.ca>, Maggie Burton <mburton@stjohns.ca>, Dave Lane <dlane@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Debbie Hanlon <dhanlon@stjohns.ca>

I would be strongly opposed to any changes in rezoning to permit a 4 unit dwelling at 26 Logy Bay Rd. This area has always been single family homes, very few homes even have basement apartments in this area and that's the way it's always been, this guy bought that place a few years ago from [REDACTED] who was vocal about keeping the area as is . There's plenty of units available in Pleasantville. Units don't fit into this area in anyway. And if they get the go ahead the real estate board will want to sell their property to put up a big apartment bldg. Don't understand why the investor didn't get the message the last time they were rejected.

I trust you will not support this rezoning application.

Thank You

Bill Bourdeau
[REDACTED] Logy Bay Rd.

OPPOSITION—Proposed Rezoning, 26 Logy Bay Road, St. John's, NL

January 9, 2019

Submitted by:

Deborah Gallant & Maxine Brown

■ Logy Bay Road

St. John's, NL

Rezoning—26 Logy Bay Road property to build a multiple dwelling—4 units, (i.e., rezone from Residential Low Density-R1 to Residential Medium Density-R2).

With reference to "Envision St. John's Municipal Plan" (City of St. John's principal planning document), please note the following ...

CONCERNS of Residents of 24 Logy Bay Road, St. John's, NL

1. Municipal Sewer Inadequacy

Currently ■ Logy Bay Road's sanitary and storm-sewer line is not integrated into the City of St. John's system. Our line (located at back of our house) flows into the wastage of 26 Logy Bay Road. It is my understanding that other homes nearby also share this waste disposal route.

Should construction begin, there will be a major disruption of our services, along with considerable damage to our property.

Will City of St. John's ensure the necessary water/wastewater infrastructure is in place to mitigate damage and loss of service, should development proceed?

2. Environmental Disruption

Currently there are more than approximately 10 mature trees at the back of 26 Logy Bay Road. Most of these trees are in excess of 50 feet in height. It appears (from the plan submitted to City Hall) that these trees will be removed and replaced with evergreen shrubs (i.e., in front of the units and near walkways and sidewalk). The

OPPOSITION—Proposed Rezoning, 26 Logy Bay Road, St. John's, NL

diagram illustrates only 2 coniferous trees at the rear right corner of the property line, and another at the front, near the sidewalk.

It is common knowledge ... trees beautify our surroundings, purify our air, act as sound barriers, produce oxygen, provide shade in summer, reduce the effects of wind in winter, and provide a connection to Nature.

Does the City's Urban Forest Plan support this regressive approach to property development?

3. Traffic Challenges

The proposed plan for the multiple dwelling has designated parking spaces for 9 vehicles.

When exiting 26 Logy Bay Road, one is faced with a "Right Lane Must Exit" sign on the immediate right, with the following options: a.) exit on the right to Selfridge Road into Pleasantville, b.) make a left to cross over to Parson's Road, or c.) negotiate access into the left lane to continue onto Logy Bay Road north. Additionally, with a signal light located near 26 Logy Bay Road, congestion and safety concerns will increase.

What measures will the Streets, Traffic and Parking Office take to address safety implications of the proposed development?

4. Neighbourhood Incompatibility

Urban design aims to "enhance and add value to the character of existing neighbourhood." Although the proposed plan addresses the City's goal of creating diverse neighbourhoods and the residential building is relatively attractive, its frontage is contentious.

This would be the only residential property in this area with a large parking lot located in front of it. Otherwise, Carpet Factory, 1 Logy Bay Road, has a parking space that is small and unobtrusive. The proposed parking lot for 26 Logy Bay Road would make it appear like a commercial vs. residential property.

Will the City review its guidelines regarding neighbourhood design?

OPPOSITION—Proposed Rezoning, 26 Logy Bay Road, St. John's, NL

5. Well-being Concerns

We, the owners of [REDACTED] Logy Bay Road believe the proposed building will negatively affect our well-being:

- With increased density comes increased noise and less privacy.
- After adding a sunroom (interior) and solarium (exterior), we planned on living a quiet and peaceful retirement. With a parking lot adjacent to our property, we will be subjected to increased noise, activity and pollution; we will not enjoy our surroundings as planned.
- One reason for purchasing our property (20 years ago) was the abundance of mature trees behind our property. To us, trees have personal and spiritual value.

Does the City consider the needs and preferences of both the Developer AND Residents of adjacent properties? Do you offer a holistic approach to planning and design?

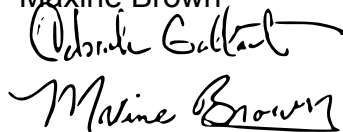
As articulated by the City of St. John's ...

"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."

Thank you for your attention.

Deborah Gallant

Maxine Brown

The block contains two handwritten signatures. The first signature, in dark ink, appears to read 'Deborah Gallant'. The second signature, in a lighter ink, appears to read 'Maxine Brown'.

Office of the City Clerk
To whom it may concern,

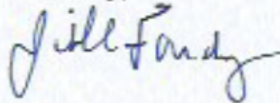
January 9, 2019

I am a resident of [REDACTED] Carty Place, St. John's, NL. I have received information from the City regarding the application to allow a 4-unit dwelling at 26 Logy Bay Road, St. John's, NL which if approved will change the zoning for our area.

It is with this letter I strongly oppose the approval of the changes to zoning for our area and object to the proposed application to change the property at 26 Logy Bay Road to a 4-unit dwelling.

If you wish to contact me regarding the above, please do so at [REDACTED]

Sincerely,

A handwritten signature in blue ink that reads "Jill Fardy". The signature is written in a cursive, flowing style.

Jill Fardy
[REDACTED] Carty Place
St. John's, NL

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 January 21, 2019**.

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	67 MacBeth Drive Residential Low Density (R1) Zone	1	<p>A Discretionary Use application has been submitted requesting approval to occupy a portion of 67 MacBeth Drive as a Home Occupation for private music lessons.</p> <p>The music room will have a floor area of 9 m² and will provide private vocal lessons. Hours of operation will be Monday – Friday 2-8 p.m. There will be one (1) client per lesson, and lessons could run up to an hour in length with no more than 6 lessons per day. The applicant will be the sole employee and on-site parking is provided.</p>	9 m ²	1		1 Submission Received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements
2	26 Logy Bay Road Residential Low Density (R1) Zone	2	An application has been submitted to the City to rezone 26 Logy Bay Road to the Residential Medium Density (R2) Zone for the purpose of developing a Multiple Dwelling as a Discretionary Use.				5 Submission Received (attached)	The Planning and Development Division recommends approval of the application <u>subject to the rezoning approval</u> and all applicable City requirements

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

G:\Planning and Development\Planning\ARCHIVED-NoticesPublishedLists\2019\03 - January 21 2019.docx

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

Karen Chafe

From: CityClerk
Sent: Monday, January 7, 2019 10:16 AM
To: Shania Marie; CityClerk
Cc: Karen Chafe; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 67 MacBeth Drive

Good Morning Ms. Marche:

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

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

Elaine

Elaine Henley

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

From: Shania Marie <[REDACTED]>
Sent: Monday, January 7, 2019 12:25 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 67 MacBeth Drive

Name: Shania Marche

Address: [REDACTED] Viscount Street, St. Johns, NL [REDACTED]

Phone Number: [REDACTED]

I think this is a great addition for the community, also providing the owners a chance to grow a small business into something bigger, potentially creating some jobs for students or adults who enjoy the industry. The kids intrested in taking lesson can just walk over after school!

Shania Marche

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
January 15, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

- 1. Proposed Home Office for Administration of Construction Contractor
INT1900007
29-33 King's Hill Road**

Recommendation

That the proposed Home Office be approved subject to the following:

- No activity to be permitted outside of the existing dwelling;
- No activity can encroach into the Broad Cove Watershed.

- 2. Proposed Seven Storey Seniors' Apartment Building
Terms of Reference for a Land Use Assessment Report (LUAR)
45 East White Hills Road
DEV1800217**

Recommendation

That Council set a Terms of Reference for a Land Use Assessment Report (LUAR) in line with the Section 10.32.3 (e) of the St. John's Development Regulations. A draft Terms of Reference is attached for your review.

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

DECISION/DIRECTION NOTE

Title:	Proposed Home Office for Administration of Construction Contractor INT1900007 29-33 King's Hill Road
Date Prepared:	January 15, 2019 (Date of Next Meeting: January 21, 2019)
Report To:	His Worship the Mayor and Members of Council
Councillor & Role:	Councillor Maggie Burton, Planning & Development Lead
Ward:	Town of Portugal Cove – St. Philip's – Broad Cove River Watershed

Decision/Direction Required:

To seek approval by Council to allow a Home Office in an existing private dwelling.

Discussion – Background and Current Status:

An application was submitted requesting to permission to allow a Home Office in the existing private family dwelling at 29-33 King's Hill Road. A small fraction of the property is located within the Broad Cove Watershed. The proposed use is permitted within the Town.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Town of Portugal Cove- St. Phillip's.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 104 of the City of St. John's Act.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

ST. JOHN'S

Recommendation:

It is recommended that the proposed Home Office be approved subject to the following;

- a. No activity to be permitted outside of the existing dwelling;
- b. No activity can encroach into the Broad Cove Watershed.

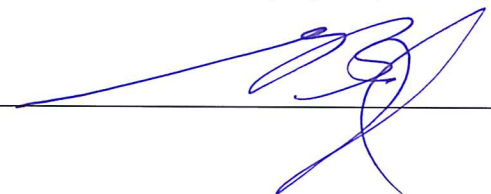
Prepared by - Date/Signature:

Ashley Murray, Assistant Development Officer

Signature: Ashley Murray

Approved by/Date/Signature:

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

Signature: 

AAM/dlm

Attachments: Location Map



SUBJECT PROPERTY



**BROAD COVE
WATERSHED**

KINGS HILL ROAD

THORBURN RD

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

W:\Engineering\Planwork\2109 projects\kings hill road lot 7.mxd

DECISION/DIRECTION NOTE

Title: Proposed Seven Storey Seniors' Apartment Building
Terms of Reference for a Land Use Assessment Report (LUAR)
45 East White Hills Road
DEV1800217

Date Prepared: January 16, 2019 (Date of Next Meeting: January 21, 2019)

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek adoption by Council of the Terms of Reference for a Land Use Assessment Report (LUAR) for the above noted development.

Discussion – Background and Current Status:

The applicant has applied to construct a seven (7) storey Seniors' Apartment Building consisting of 72 units. The application conforms to the yard requirements of the INST Zone, however, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject to Council's requirement of a LUAR.

Key Considerations/Implications:

1. Budget/Financial Implications:
Cost to advertise the application and Land Use Assessment Report (LUAR).
2. Partners or Other Stakeholders:
Property owner and nearby homeowners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Conforms to the St. John's Development Regulations yard requirements. Additional height subject to Section 10.32.3 (e) of the St. John's Development Regulations.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications- Not applicable.

ST. JOHN'S

7. Procurement Implications- Not applicable.
8. Information Technology Implications- Not applicable.
9. Other Implications- Not applicable.

Recommendation:

It is recommended that Council set a Terms of Reference for a Land Use Assessment Report (LUAR) in line with the Section 10.32.3 (e) of the St. John's Development Regulations. A draft Terms of Reference is attached for your review.

Prepared by/Signature:

Ashley Murray, Assistant Development Officer

Signature: Ashley Murray

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA

Deputy City Manager, Planning, Engineering and Regulatory Services

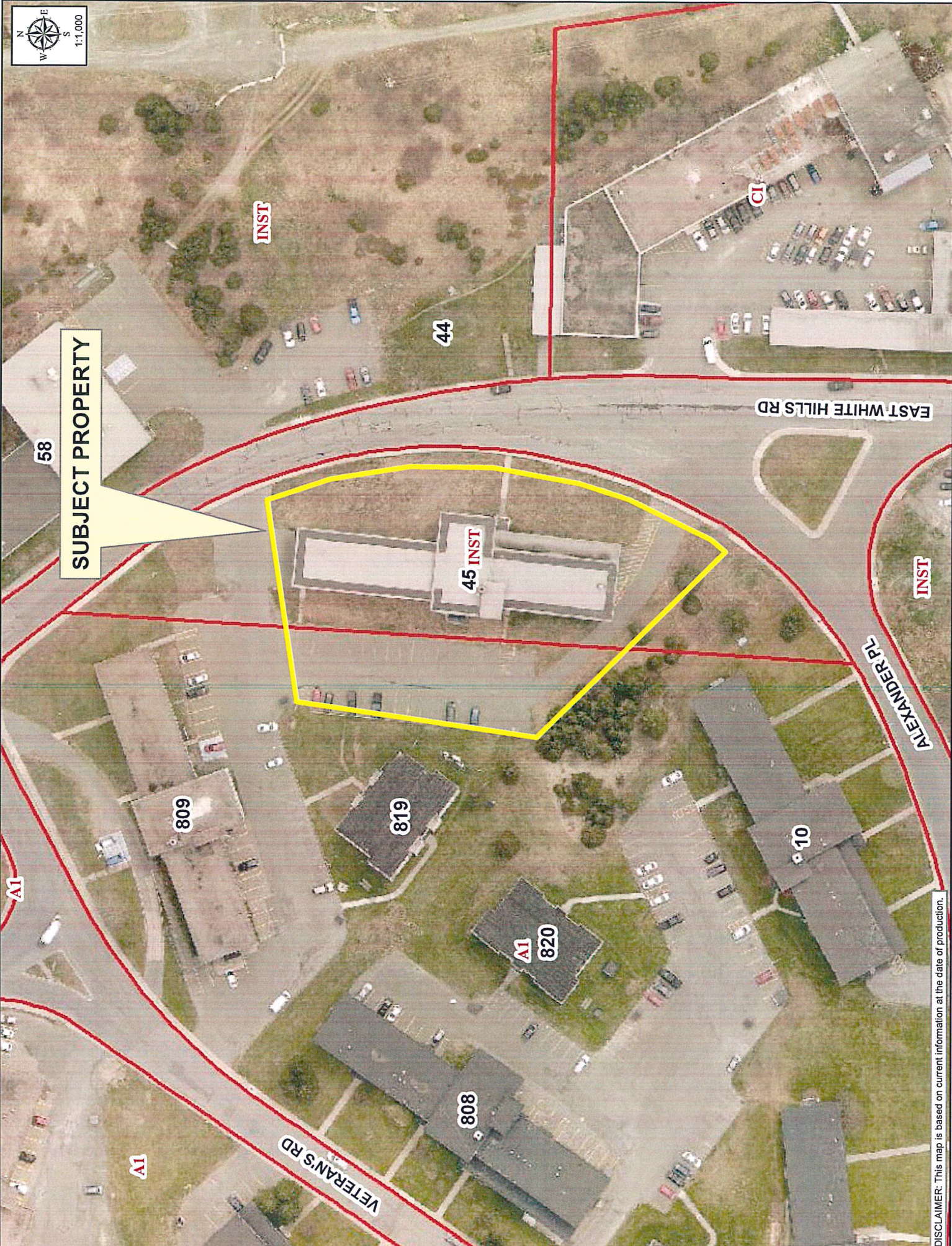
Signature: 

AAM/dlm

Attachments:

Location map

Draft Terms of Reference



SUBJECT PROPERTY

DISCLAIMER: This map is based on current information at the date of production.
W:\Engwork\Planwork\applications\2018\dev1800217-45 east white hills road.mxd

TERMS OF REFERENCE
LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION TO DEVELOP SEVEN (7) STOREY BUILDING
IN INSTITUTIONAL (INST) ZONE
45 EAST WHITE HILLS ROAD

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

A. Building Size, Height and Location

- Identify graphically the location and height of the proposed building.
- Identify how the buildings style and scale fits into the developed area.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to properties lines.
 - Identify the view of the proposed building from properties located at 809 & 819 Veteran's Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios or balconies and exterior lighting.
 - Identify any rooftop structures.

B. Elevation & Building Materials

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

C. Exterior Equipment and Lighting

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

D. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.
- Identify pedestrian connections (both on-site and to New Gower Street and/or Springdale Street) and how they are designed: landscaping, lighting, bicycle parking for retail space, street furniture, etc.

E. Snowclearing/Snow Storage

- Identify proposed method of snow clearing and/or location of snow storage area(s) on the site.

F. Municipal Services

- Identify points of connection to the City's water and sewer system and the re-routed services across the site in order to accommodate the development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

G. Off-street Parking and Access

- Identify the number of parking spaces required for the overall proposal.
- Identify parking area(s), the number of off street (underground) spaces to be provided subject to the current Service NL requirements. Identify vehicular ingress and egress, traffic circulation and any loading areas.

H. Traffic

- Provide the anticipated traffic generation rates associated with the proposed development.

I. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

J. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF January 10, 2019 TO January 16, 2019

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office for Business Consulting	101 Waterford Bridge Road	3	Approved	19-01-10
COM		Home Office for Adin of Offsite Car Detailing & Window Cleaning	42 Ennis Avenue	1	Approved	19-01-10

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

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

Gerard Doran
Development Supervisor
Planning, Engineering and
Regulatory Services

Building Permits List

Council's January 21, 2019 Regular Meeting

Permits Issued: 2019/01/10 to 2019/01/16

Class: Commercial

176 Freshwater Rd	Co	Club
263 Kenmount Rd	Co	Retail Store
260-268 Water St	Co	Tavern
Avalon Mall, Avalon Dental	Sn	Clinic
12 Gleneyre St	Ms	Office
261 Kenmount Rd	Sn	Office
15-27 Stavanger Dr	Ms	Retail Store
657 Topsail Rd	Ms	Retail Store
585 Torbay Rd	Ms	Retail Store
354 Water St, Dollarama	Sn	Retail Store
79 Blackmarsh Rd	Nc	Accessory Building
350 Torbay Rd, Nail Time	Rn	Service Shop
50 White Rose Dr, Unit C3	Cr	Eating Establishment
5 Hallett Cres	Rn	Office

This Week \$ 503,295.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

280 Blackmarsh Rd, Base Bldg.	Nc	Condominium
280 Blackmarsh Rd, Unit 101	Nc	Condominium
280 Blackmarsh Rd, 102	Nc	Condominium
280 Blackmarsh Rd, Unit 103	Nc	Condominium
280 Blackmarsh Rd, Unit 104	Nc	Condominium
280 Blackmarsh Rd, Unit 105	Nc	Condominium
280 Blackmarsh Rd, Unit 106	Nc	Condominium
280 Blackmarsh Rd, Unit 201	Nc	Condominium
280 Blackmarsh Rd, 202	Nc	Condominium
280 Blackmarsh Rd, Unit 203	Nc	Condominium
280 Blackmarsh Rd, Unit 204	Nc	Condominium
280 Blackmarsh Rd, Unit 205	Nc	Condominium
280 Blackmarsh Rd, Unit 206	Nc	Condominium
42 Ennis Ave	Co	Home Office
180 Hamilton Ave	Co	Home Occupation
87 Long's Hill	Co	Single Detached Dwelling
101 Waterford Bridge Rd	Co	Home Office
159 Bay Bulls Rd	Rn	Single Detached Dwelling
225 Blackmarsh Rd, Base Bldg	Rn	Apartment Building
14 Charlton St	Rn	Townhousing
21 Dick's Sq	Rn	Townhousing
16 Fairwood St	Rn	Single Detached Dwelling
2 Germondale Pl	Rn	Single Detached Dwelling

125 Gower St	Rn	Townhousing
15 St. Joseph's Lane	Rn	Townhousing
9 Victoria St	Rn	Townhousing
7 Wigmore Crt - Bldg 5	Rn	Townhousing
42 Bannerman St	Sw	Church

This Week \$ 335,680.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 838,975.00

Repair Permits Issued: 2019/01/10 To 2019/01/16 \$ 55,000.00

Legend

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

YEAR TO DATE COMPARISONS JANUARY 21, 2019			
TYPE	2018	2019	% VARIANCE (+/-)
Commercial	\$636,100.00	\$1,130,695.00	78
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$2,000,000.00	\$0.00	-100
Residential	\$5,071,867.00	\$877,180.00	-83
Repairs	\$32,000.00	\$87,500.00	173
Housing Units(1 & 2 Family Dwelling	2	2	
TOTAL	\$7,739,967.00	\$2,095,375.00	-73

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending January 16, 2019

Payroll

Public Works	\$ 547,279.10
Bi-Weekly Casual	\$ 22,397.09
Accounts Payable	\$ 5,886,576.21

Total: \$ 6,456,252.40

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RIMS	1467	MEMBERSHIP RENEWAL	889.77
US DIGITAL DESIGNS	1468	ANNUAL SERVICE CONTRACT	31,962.55
AMERICAN WATER WORKS ASSOC.	1469	WATER OPERATOR CERTIFICATION EXAM	480.70
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	1470	MEMBERSHIP RENEWAL	1,786.85
ESI (ECOSENSE INTERNATIONAL INC.)	1471	REPAIR PARTS	4,727.76
RECEIVER GENERAL FOR CANADA	119448	PAYROLL DEDUCTIONS	461.52
RECEIVER GENERAL FOR CANADA	119449	PAYROLL DEDUCTIONS	934.51
CANCELLED	119450	CANCELLED	0.00
WINNIFRED BUTLER	119451	OVERPAYMENT OF TAXES	1,000.00
CANCELLED	119452	CANCELLED	0.00
PATRICK KENT	119453	REPLACEMENT OF STALE DATED CHEQUE	30,726.36
RIDMI BIMSARANI WICKRAMAARACHCHI	119454	INSTRUCTOR FEE	435.36
NEWFOUNDLAND EXCHEQUER ACCOUNT	119455	REGISTRATION OF EASEMENT	175.60
RBC GLOBAL SERVICES/RBC INVESTOR SERVICE	119456	PAYROLL DEDUCTIONS	1,153,187.89
CITY OF ST. JOHN'S	119457	REPLENISH PETTY CASH	126.32
NEWFOUNDLAND EXCHEQUER ACCOUNT	119458	PAYROLL TAX	159,316.91
NEWFOUNDLAND EXCHEQUER ACCOUNT	119459	FILING FEE FOR STATEMENT OF CLAIMS	100.00
YELLOW PAGES	119460	ADVERTISEMENT	28.41
THE LAW SOCIETY OF NEWFOUNDLAND AND I	119461	MEMBERSHIP RENEWALS	18,970.00
FEDERAL EXPRESS CANADA LTD.	119462	COURIER SERVICES	153.66
NEWFOUNDLAND EXCHEQUER ACCOUNT	119463	GAZETTE SUBSCRIPTION RENEWAL	166.04
NEWFOUNDLAND EXCHEQUER ACCOUNT	119464	HUMANE SERVICES - LAB CHARGES	17.25
CANADIAN TECHNICAL ASPHALT ASSOCIATION	119465	MEMBERSHIP RENEWAL	212.75
RECEIVER GENERAL FOR CANADA	119466	RENT OF PARKING SPOTS	460.00
AVALON HYDRAULICS LTD.	119467	REPAIR PARTS	98,391.95
NORTRAX CANADA INC.,	119468	REPAIR PARTS	10,547.65
NEWFOUNDLAND GLASS & SERVICE	119469	GLASS INSTALLATION	246.10
TIM HORTON'S STORE - HARVEY RD	119470	NYE REFRESHMENT	500.00
IMAGE FUSION INC.	119471	REPAIR PARTS	511.98
J & T CONSTRUCTION LIMITED	119472	REFUND SECURITY DEPOSIT	1,630.80
CYGNUS GYMNASTICS	119473	GYM MEMBERSHIPS	1,284.00
WAJAX POWER SYSTEMS	119474	REPAIR PARTS	432.28
CANCELLED	119475	CANCELLED	0.00
ASTRO PARADE FLOAT MATERIALS	119476	BOWRING PARK FLOAT	1,029.00
CANADIAN TIRE CORP.-HEBRON WAY	119477	MISCELLANEOUS SUPPLIES	152.64
CANADIAN TIRE CORP.-MERCHANT DR.	119478	MISCELLANEOUS SUPPLIES	919.99
HOME DEPOT OF CANADA INC.	119479	BUILDING SUPPLIES	1,295.14
J & N EXCAVATING & CONTRACTING	119480	REFUND SECURITY DEPOSIT	2,000.00
ENCON GROUP INC.	119481	HEALTH PREMIUMS	389.77
VITALSINE	119482	MAINTENANCE AGREEMENT	8,048.85
BRUCE SUTHERLAND ASSOCIATES LTD	119483	PROFESSIONAL SERVICES	4,272.08
CANCELLED	119484	CANCELLED	0.00
ENNIS PAINT INC	119485	PAINT	15,507.42
HEATING PRODUCT 1978 LTD.	119486	STEAM COILS	1,035.00
MIKI LEE PRESERVATION CONSULTANT & CON	119487	PROFESSIONAL SERVICES	4,479.40

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TIMEKEEPING SYSTEMS	119488	SOFTWARE RENEWAL	1,960.75
UNIVERSAL HELICOPTERS NFLD. LTD.	119489	PROFESSIONAL SERVICES	7,033.75
PINE ENVIRONMENTAL SERVICES	119490	MEDICAL SUPPLIES	217.35
DISASTER RECOVERY INSTITUTE CANADA (DRI	119491	MEMBERSHIP RENEWAL	175.00
WATER & ICE NORTH AMERICA	119492	PROFESSIONAL SERVICES	951.46
PLEXUS CONNECTIVITY SOLUTIONS	119493	PROFESSIONAL SERVICES	1,703.27
DISTRIBUTION NOW	119494	REPAIR PARTS	52.72
CGI PAYROLL SERVICES CENTRE INC.	119495	SOFTWARE RENEWAL	1,006.25
KONICA MINOLTA BUSINESS SOLUTIONS CAN,	119496	LEASING OF OFFICE EQUIPMENT	2.09
COASTAL COATINGS LIMITED	119497	REFUND SECURITY DEPOSIT	10.00
BELL MOBILITY PAGING	119498	PAGING SERVICES	22.95
BELL ALIANT	119499	TELEPHONE SERVICES	1,129.98
PETER PAN SALES LTD.	119500	SANITARY SUPPLIES	3,382.15
PRAXAIR PRODUCTS INC.	119501	CARBON DIOXIDE	1,150.25
TORBAY ROAD ANIMAL HOSPITAL	119502	PROFESSIONAL SERVICES	43.40
WALLNUTS INC.	119503	REAL PROGRAM	146.63
INSTITUTE OF MUNICIPAL ASSESSORS	119504	MEMBERSHIP RENEWAL	69.21
CANCELLED	119505	CANCELLED	0.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	119506	OFFICE SUPPLIES	845.22
DR. DEREK FLEMING, MD, CCFP	119507	MEDICAL EXAMINATION FEE	20.00
RCAP	119508	LEASE OF OFFICE EQUIPMENT	181.82
MCINNES COOPER	119509	PROFESSIONAL SERVICES	11,500.00
MORNEAU SHEPELL	119510	PROFESSIONAL SERVICES	8,855.00
MACINTYRE HOMES & RENOVATIONS	119511	REFUND SECURITY DEPOSIT	7,500.00
NOVELTY ENGRAVERS PLUS INC.	119512	PROFESSIONAL SERVICES	17.25
CANADA DAMAGE RECOVERY	119513	LEGAL CLAIM	500.00
SHIRLEY CRITTENDEN	119514	REFUND SECURITY DEPOSIT	300.00
THE MACDONALD FAMILY TRUST	119515	LEGAL CLAIM	3,901.13
EILEEN LEDREW	119516	RECREATION PROGRAM REFUND	12.00
INDEPENDENT ARMORED TRANSPORT ATLANT	119517	COURIER SERVICES	1,632.78
BRUNET INC	119518	SOFTWARE RENEWAL	9,431.94
CHROMALOX (CANADIAN HEAT ACQUISITION	119519	PROFESSIONAL SERVICES	2,310.00
WITLESS BAY HOME HARDWARELTD	119520	REPAIR PARTS	1,955.00
KIT CARE CORP	119521	REPAIR PARTS	981.76
EUGENE HAYNES	119522	REFUND SECURITY DEPOSIT	1,430.08
GERALD TILLEY	119523	MILEAGE - CROSSING GUARD PROGRAM	139.00
INSTITUTE OF MUNICIPAL ASSESSORS	119524	MEMBERSHIP RENEWAL	29.66
CIBC MELLON GLOBAL SECURITIES	EFT000000012743	EMPLOYEE DEDUCTIONS	6,648.59
PUBLIC SERVICE CREDIT UNION	EFT000000012744	PAYROLL DEDUCTIONS	5,191.50
ATLANTIC TRAILER & EQUIPMENT	EFT000000012745	REPAIR PARTS	573.63
DICKS & COMPANY LIMITED	EFT000000012746	OFFICE SUPPLIES	6,168.77
DARLENE SHARPE	EFT000000012747	CLEANING SERVICES	750.00
CITY OF ST. JOHN'S	EFT000000012748	RAILWAY MUNICIPAL TAX	302.50
ORKIN CANADA	EFT000000012749	PEST CONTROL	468.65
HOLLAND NURSERIES LTD.	EFT000000012750	FLORAL ARRANGEMENT	92.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PAJ CANADA COMPANY	EFT000000012751	PROMOTIONAL ITEMS	471.71
GFL ENVIRONMENTAL INC.	EFT000000012752	PROFESSIONAL SERVICES	378.46
BARRY MACKAY CONSULTANT	EFT000000012753	COMPUTER EQUIPMENT REPAIRS	287.50
MCLOUGHLAN SUPPLIES LTD.	EFT000000012754	ELECTRICAL SUPPLIES	6,203.11
NEWFOUNDLAND POWER	EFT000000012755	ELECTRICAL SERVICES	166,299.40
WESTLUND A DIVISION OF EMCO CORP.	EFT000000012756	REPAIR PARTS	3,327.55
PARTS FOR TRUCKS INC.	EFT000000012757	REPAIR PARTS	11,431.98
FLAGHOUSE INC	EFT000000012758	RECREATIONAL SUPPLIES	4,071.54
ACKLANDS-GRAINGER	EFT000000012759	INDUSTRIAL SUPPLIES	1,368.50
ACTION CAR AND TRUCK ACCESSORIES	EFT000000012760	AUTO PARTS	14,583.69
ASHFORD SALES LTD.	EFT000000012761	REPAIR PARTS	51.69
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000012762	MEDICAL SERVICES	19,831.29
AUDIO SYSTEMS LTD.	EFT000000012763	AUDIO EQUIPMENT	96.43
AUTOMOTIVE SUPPLIES 1985 LTD.	EFT000000012764	AUTO SUPPLIES	1,757.02
BABB SECURITY SYSTEMS	EFT000000012765	SECURITY SERVICES	2,392.58
MIGHTY WHITES LAUNDROMAT	EFT000000012766	LAUNDRY SERVICES	188.48
BAKER FLOORING CONTRACTS LTD.	EFT000000012767	SUPPLY/INSTALL FLOORING	334.88
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000012768	ANNUAL OPERATING FEES	165.60
DF BARNES SERVICES LIMITED	EFT000000012769	PROFESSIONAL SERVICES	1,097.79
BATTLEFIELD EQUIPMENT RENTALS	EFT000000012770	REPAIR PARTS	31.57
STAPLES THE BUSINESS DEPOT - MP	EFT000000012771	OFFICE SUPPLIES	183.98
TOWN OF CONCEPTION BAY SOUTH	EFT000000012772	GARBAGE COLLECTION	250.00
GRAND CONCOURSE AUTHORITY	EFT000000012773	MAINTENANCE CONTRACTS	52,248.52
BELBIN'S GROCERY	EFT000000012774	CATERING SERVICES	906.57
SMS EQUIPMENT	EFT000000012775	REPAIR PARTS	215.05
CABOT PEST CONTROL	EFT000000012776	PEST CONTROL	1,395.83
PIK-FAST EXPRESS INC.	EFT000000012777	BOTTLED WATER	101.50
BLACK & MCDONALD LIMITED	EFT000000012778	PROFESSIONAL SERVICES	41,207.90
PRINT & SIGN SHOP	EFT000000012779	SIGNAGE	59.80
MSC INDUSTRIAL SUPPLY ULC	EFT000000012780	REPAIR PARTS	4,285.02
OVERHEAD DOORS NFLD LTD	EFT000000012781	REPAIRS TO DOORS	108.10
BROWNE'S AUTO SUPPLIES LTD.	EFT000000012782	AUTOMOTIVE REPAIR PARTS	346.33
FARRELL'S EXCAVATING LTD.	EFT000000012783	ASPHALT PICKUP	213.76
JLG TRANSPORTATION LTD.	EFT000000012784	TAXI SERVICES	110.75
WESTERN HYDRAULIC 2000 LTD	EFT000000012785	REPAIR PARTS	3,349.95
BDI CANADA INC	EFT000000012786	HAND CLEANER	323.20
ATLANTIC TRAILER & EQUIPMENT	EFT000000012787	REPAIR PARTS	237,460.44
TRIWARE TECHNOLOGIES INC.	EFT000000012788	COMPUTER EQUIPMENT	13,466.50
BURSEY EXCAVATING & DEVELOPMENT LTD.	EFT000000012789	REFUND SECURITY DEPOSIT	2,000.00
SKYHIGH AMUSEMENTS ENT. SERVICES	EFT000000012790	ENTERTAINMENT	400.00
CANADIAN CORPS COMMISSIONAIRES	EFT000000012791	SECURITY SERVICES	19,181.63
AIR LIQUIDE CANADA INC.	EFT000000012792	CHEMICALS AND WELDING PRODUCTS	2,324.31
HISCOCK'S SPRING SERVICE	EFT000000012793	HARDWARE SUPPLIES	2,733.06
CANADA CLEAN GLASS	EFT000000012794	CLEANING OF WINDOWS	3,047.50
ROGERS COMMUNICATIONS CANADA INC.	EFT000000012795	DATA & USAGE CHARGES	424.18


NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORTH ATLANTIC SUPPLIES INC.	EFT000000012796	REPAIR PARTS	846.77
CBCL LIMITED	EFT000000012797	PROFESSIONAL SERVICES	2,541.50
EXECUTIVE BUS LTD	EFT000000012798	TRANSPORTATION SERVICES	9,993.30
PF COLLINS CUSTOMS BROKER LTD	EFT000000012799	DUTY AND TAXES	1,329.50
COLONIAL GARAGE & DIST. LTD.	EFT000000012800	AUTO PARTS	5,157.67
PETER'S AUTO WORKS INC.	EFT000000012801	TOWING OF VEHICLES	1,529.50
CONSTRUCTION SIGNS LTD.	EFT000000012802	SIGNAGE	6,099.60
SCOTT WINSOR ENTERPRISES INC.,	EFT000000012803	REMOVAL OF GARBAGE & DEBRIS	4,576.00
SCARLET EAST COAST SECURITY LTD	EFT000000012804	TRAFFIC CONTROL	265.36
CRANE SUPPLY LTD.	EFT000000012805	PLUMBING SUPPLIES	784.71
JAMES G CRAWFORD LTD.	EFT000000012806	PLUMBING SUPPLIES	2,629.64
ENVIROSYSTEMS INC.	EFT000000012807	PROFESSIONAL SERVICES	28,650.46
FASTENAL CANADA	EFT000000012808	REPAIR PARTS	192.11
LONG & MCQUADE	EFT000000012809	REAL PROGRAM	517.00
CUMMINS CANADA ULC	EFT000000012810	REPAIR PARTS	420.08
KENDALL ENGINEERING LIMITED	EFT000000012811	PROFESSIONAL SERVICES	7,135.41
CRAWFORD & COMPANY CANADA INC	EFT000000012812	ADJUSTING FEES	1,254.00
DICKS & COMPANY LIMITED	EFT000000012813	OFFICE SUPPLIES	18,394.95
EAST COAST HYDRAULICS	EFT000000012814	REPAIR PARTS	550.51
GENTARA REAL ESTATE LP	EFT000000012815	LEASE OF OFFICE SPACE	18,661.05
VOKEY'S JANITORIAL SERVICE	EFT000000012816	JANITORIAL SERVICES	625.60
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000012817	REPAIR PARTS	1,834.70
DOMINION RECYCLING LTD.	EFT000000012818	PIPE	454.25
THYSSENKRUPP ELEVATOR	EFT000000012819	ELEVATOR MAINTENANCE	925.09
GOODLIFE FITNESS	EFT000000012820	FITNESS MEMBERSHIP	473.55
RUSSEL METALS INC.	EFT000000012821	METALS	1,619.42
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000012822	MISCELLANEOUS SUPPLIES	630.03
EASTERN MEDICAL SUPPLIES	EFT000000012823	MEDICAL SUPPLIES	404.80
EMCO SUPPLY	EFT000000012824	REPAIR PARTS	966.79
ENVIROMED ANALYTICAL INC.	EFT000000012825	REPAIR PARTS AND LABOUR	148.06
DOMINION STORE 935	EFT000000012826	MISCELLANEOUS SUPPLIES	138.54
BASIL FEARN 93 LTD.	EFT000000012827	REPAIR PARTS	1,278.38
FRESHWATER AUTO CENTRE LTD.	EFT000000012828	AUTO PARTS/MAINTENANCE	1,708.95
PRINCESS AUTO	EFT000000012829	MISCELLANEOUS ITEMS	682.58
BURSEY CLEANERS LIMITED	EFT000000012830	CLEANING SERVICES	20,845.58
PROVINCIAL FENCE PRODUCTS	EFT000000012831	FENCING MATERIALS	7,400.25
ISLAND OFFICE FURNITURE	EFT000000012832	OFFICE FURNITURE	4,577.00
WOLSELEY CANADA INC.	EFT000000012833	REPAIR PARTS	5,293.66
HARRIS & ROOME SUPPLY LIMITED	EFT000000012834	ELECTRICAL SUPPLIES	2,142.72
HARVEY & COMPANY LIMITED	EFT000000012835	REPAIR PARTS	5,363.76
A HARVEY & CO. LTD.	EFT000000012836	ROAD SALT	200,887.02
HVAC SPECIALITIES INC.	EFT000000012837	CHEMICALS	1,881.40
UNIVERSITY OF GUELPH	EFT000000012838	TUITION	595.00
CANADIAN LINEN & UNIFORM	EFT000000012839	MAT RENTALS	4,157.93
BRENNTAG CANADA INC	EFT000000012840	CHLORINE	18,920.84

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CENTSIBLE CAR & TRUCK RENTALS	EFT000000012841	RENTAL OF VEHICLES	4,095.15
HISCOCK RENTALS & SALES INC.	EFT000000012842	HARDWARE SUPPLIES	2,722.31
HOLDEN'S TRANSPORT LTD.	EFT000000012843	RENTAL OF EQUIPMENT	2,541.50
FLEET READY LTD.	EFT000000012844	REPAIR PARTS	1,612.53
HONDA ONE	EFT000000012845	REPAIR PARTS	632.47
INFINITY CONSTRUCTION	EFT000000012846	PROGRESS PAYMENT	45,208.80
PENNECON ENERGY TECHNICAL SERVICE	EFT000000012847	PROFESSIONAL SERVICES	2,849.74
GERALD PENNEY ASSOCIATES LIMITED	EFT000000012848	PROFESSIONAL SERVICES	9,174.93
CH2M HILL	EFT000000012849	PROFESSIONAL SERVICES	271,464.43
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000012850	REPAIR PARTS	7,018.63
UMBRELLA SECURITY	EFT000000012851	ALARM MONITORING	289.21
D & S VACUUM TRUCK SERVICES LTD.	EFT000000012852	PROFESSIONAL SERVICES	1,725.00
ISLAND HOSE & FITTINGS LTD	EFT000000012853	INDUSTRIAL SUPPLIES	323.79
PINNACLE ENGINEERING LTD.	EFT000000012854	PROFESSIONAL SERVICES	43,519.75
CLEAN AIR SOLUTIONS	EFT000000012855	PROFESSIONAL SERVICES	460.00
MERCER'S PAVING INCORPORATED	EFT000000012856	SNOW CLEARING	12,304.23
ZOETIS	EFT000000012857	REPAIR PARTS	708.40
BOSCH REXROTH CANADA CORP.	EFT000000012858	REPAIR PARTS	1,146.78
KAVANAGH & ASSOCIATES	EFT000000012859	PROFESSIONAL SERVICES	57,130.33
WORK AUTHORITY	EFT000000012860	CLOTHING ALLOWANCE	650.89
CENTINEL SERVICES	EFT000000012861	REPAIR PARTS	5,470.55
KERR CONTROLS LTD.	EFT000000012862	INDUSTRIAL SUPPLIES	11,978.44
CANADIAN AV INC.,	EFT000000012863	PROFESSIONAL SERVICES	3,998.30
JT MARTIN & SONS LTD.	EFT000000012864	HARDWARE SUPPLIES	975.14
MARTIN'S FIRE SAFETY LTD.	EFT000000012865	SAFETY SUPPLIES	318.87
ALYSSA'S PROPERTY SERVICES PRO INC.	EFT000000012866	SNOW CLEARING	5,060.00
QUALITY TRUCK & TRAILER REPAIR	EFT000000012867	PROFESSIONAL SERVICES	1,745.60
JJ MACKAY CANADA LTD.	EFT000000012868	PARKING METER KEYS	10,179.45
METALFAB LTD.	EFT000000012869	REPAIR PARTS	921.15
MIKAN SCIENTIFIC INC.	EFT000000012870	CHEMICALS	850.78
CUTTING EDGE LAWN CARE INC.,	EFT000000012871	SNOW CLEARING	345.00
DR. ROXANNE COOPER	EFT000000012872	MEDICAL EXAMINATION FEE	20.00
SUMMIT PLUMBING & HEATING LTD.	EFT000000012873	PROFESSIONAL SERVICES	7,144.31
SHORELINE LUBRICANTS & INDUSTRIAL SUPPL	EFT000000012874	CHEMICALS	752.04
1211609 ONTARIO LTD O/A PARAGON SYSTEM	EFT000000012875	PROFESSIONAL SERVICES	7,038.00
PRINTERS PLUS	EFT000000012876	TONER CARTRIDGE	1,077.55
WAJAX INDUSTRIAL COMPONENTS	EFT000000012877	REPAIR PARTS	465.64
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000012878	INDUSTRIAL SUPPLIES	113.25
TRC HYDRAULICS INC.	EFT000000012879	REPAIR PARTS	97.75
RECREATION NL	EFT000000012880	HIGH FIVE REGISTRATION	600.00
TOROMONT CAT	EFT000000012881	AUTO PARTS	2,249.08
NORTH ATLANTIC PETROLEUM	EFT000000012882	PETROLEUM PRODUCTS	241,199.72
ORKIN CANADA	EFT000000012883	PEST CONTROL	131.10
GCR TIRE CENTRE	EFT000000012884	TIRES	1,861.62
PARTS FOR TRUCKS INC.	EFT000000012885	REPAIR PARTS	1,353.78

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CA PIPPY PARK COMMISSION	EFT000000012886	GROUNDS MAINTENANCE	8,452.50
K & D PRATT LTD.	EFT000000012887	REPAIR PARTS AND CHEMICALS	13,507.79
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000012888	PROTECTIVE CLOTHING	329.48
RIDEOUT TOOL & MACHINE INC.	EFT000000012889	TOOLS	4,970.20
NAPA ST. JOHN'S 371	EFT000000012890	AUTO PARTS	647.80
ROYAL FREIGHTLINER LTD	EFT000000012891	REPAIR PARTS	59.82
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000012892	REPAIR PARTS	262.99
ST. JOHN'S TRANSPORTATION COMMISSION	EFT000000012893	CHARTER SERVICES	3,555.50
BIG ERICS INC	EFT000000012894	SANITARY SUPPLIES	295.50
SAUNDERS EQUIPMENT LIMITED	EFT000000012895	REPAIR PARTS	1,834.43
DARLENE SHARPE	EFT000000012896	CLEANING SERVICES	4,946.00
CHANDLER	EFT000000012897	PROTECTIVE CLOTHING	184.00
SUPERIOR OFFICE INTERIORS LTD.	EFT000000012898	OFFICE SUPPLIES	1,033.85
TRACTION DIV OF UAP	EFT000000012899	REPAIR PARTS	8,512.42
TULKS GLASS & KEY SHOP LTD.	EFT000000012900	PROFESSIONAL SERVICES	679.45
WINDCO ENTERPRISES LTD.	EFT000000012901	FLAGS	332.18
GLENN BARNES, MRAIC	EFT000000012902	PROFESSIONAL SERVICES	6,353.75
BELL MOBILITY INC. RADIO DIVISION	EFT000000012903	MAINTENANCE CHARGES & REPAIRS	7,556.92
MELTWATER NEWS CANADA INC.	EFT000000012904	SOFTWARE RENEWAL	9,660.00
KROWN PROPERTY INVESTMENTS	EFT000000012905	APPLIANCES	664.44
CHOICES FOR YOUTH INC.	EFT000000012906	REFUND SECURITY DEPOSIT	2,000.00
GFL ENVIRONMENTAL INC.	EFT000000012907	PROFESSIONAL SERVICES	4,481.55
BEST BUY CANADA LIMITED	EFT000000012908	ELECTRONICS	3,392.33
GAMBERG, MIKE	EFT000000012909	MILEAGE	109.93
OAKLEY, KIMBERLEY	EFT000000012910	VEHICLE BUSINESS INSURANCE	193.20
CRITCH, ROBERT	EFT000000012911	TELEPHONE EXPENSE	164.46
WENDY MUGFORD	EFT000000012912	MILEAGE	39.00
SQUIRES, CARLA	EFT000000012913	MILEAGE	58.27
WIGHT, ROBERT	EFT000000012914	CLOTHING ALLOWANCE	250.00
HUNT, EDMUND	EFT000000012915	MILEAGE - CROSSING GUARD PROGRAM	58.24
JAMES MOORE	EFT000000012916	MILEAGE	478.73
CROWE, DAVID	EFT000000012917	MILEAGE	228.41
HUNT, WILFRED	EFT000000012918	MILEAGE - CROSSING GUARD PROGRAM	91.36
WILLIAMSON, HELEN	EFT000000012919	MILEAGE	146.33
STRAIT, MARIE	EFT000000012920	MILEAGE - CROSSING GUARD PROGRAM	66.85
SPURRELL, SHALANE	EFT000000012921	TUITION	940.55
CINDY MCGRATH	EFT000000012922	MILEAGE	8.32
NORMAN, HAROLD	EFT000000012923	VEHICLE BUSINESS INSURANCE	241.50
SHERRY MERCER	EFT000000012924	MILEAGE	30.57
DAY, DAVID	EFT000000012925	VEHICLE BUSINESS INSURANCE	253.15
BRUCE PEARCE	EFT000000012926	EMPLOYMENT RELATED EXPENSES	187.34
BENNETT, GLENN	EFT000000012927	MILEAGE - CROSSING GUARD PROGRAM	58.16
KINSELLA, PAULA	EFT000000012928	MILEAGE - CROSSING GUARD PROGRAM	139.00
DAVE INNES	EFT000000012929	MILEAGE - CROSSING GUARD PROGRAM	46.80
DRAPER PERRY	EFT000000012930	VEHICLE BUSINESS INSURANCE	180.55

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BYRON OSMOND	EFT000000012931	MILEAGE	140.02
IAN NOSEWORTHY	EFT000000012932	VEHICLE BUSINESS INSURANCE	140.00
CANCELLED	EFT000000012933	CANCELLED	0.00
STEPHEN KELSEY	EFT000000012934	MILEAGE - CROSSING GUARD PROGRAM	43.68
SARAH HARDIMAN	EFT000000012935	MILEAGE	48.21
ANTHONY TAYLOR	EFT000000012936	MILEAGE - CROSSING GUARD PROGRAM	59.05
EILEEN MULLETT	EFT000000012937	MILEAGE - CROSSING GUARD PROGRAM	139.00
FREEMAN, JAMIE	EFT000000012938	EMPLOYMENT RELATED EXPENSES	344.18
BASIL BROWN	EFT000000012939	MILEAGE - CROSSING GUARD PROGRAM	86.91
CUBEX LTD.	EFT000000012940	REPAIR PARTS	112.75
CISCO SYSTEMS CAPITAL CANADA CO.	EFT000000012941	SOFTWARE RENEWAL	9,004.05
CWB NATIONAL LEASING	EFT000000012942	PROFESSIONAL SERVICES	1,100.71
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	EFT000000012943	ADVERTISEMENT	4,070.00
VALLEN	EFT000000012944	REPAIR PARTS	2,596.76
DF BARNES FABRICATION LTD.	EFT000000012945	PROFESSIONAL SERVICES	931.50
DR. PINOS MPIANA	EFT000000012946	MEDICAL EXAMINATION FEE	20.00
PROCUREMENT ADVISORY OFFICE INCORPORATED	EFT000000012947	PROFESSIONAL SERVICES	20,700.00
FLEETMIND SOLUTIONS LTD.	EFT000000012948	PROFESSIONAL SERVICES	27,728.89
PARSONS PAVING LTD.	EFT000000012949	SNOW CLEARING	5,198.00
IGGY'S CLEANING SERVICES LTD.	EFT000000012950	CLEANING SERVICES	10,902.00
BIOMED RECOVERY AND DISPOSAL LTD.	EFT000000012951	MEDICAL SUPPLIES	511.29
ATLANTIC DATASYSTEMS	EFT000000012952	SOFTWARE RENEWAL	43,101.40
NEWFOUNDLAND DESIGN CIVIL LTD.	EFT000000012953	PROFESSIONAL SERVICES	10,851.40
BIRD DESIGN BUILD CONSTRUCTION INC.	EFT000000012954	REFUND SECURITY DEPOSIT	15,000.00
GALAXY BATTERY	EFT000000012955	BATTERY	102.26
EM PLASTIC	EFT000000012956	REPAIR PARTS	316.25
JEREMY GEORGE	EFT000000012957	VEHICLE BUSINESS INSURANCE	222.62
JENNIFER THURBER	EFT000000012958	INSTRUCTOR FEE	145.12
ISLAND WIDE IRRIGATION	EFT000000012959	PROFESSIONAL SERVICES	416.99
DELL CANADA INC.	EFT000000012960	COMPUTER SUPPLIES	4,933.31
MODERN PAVING LTD.	EFT000000012961	PROGRESS PAYMENT	317,369.80
PYRAMID CONSTRUCTION LIMITED	EFT000000012962	PROGRESS PAYMENT	876,970.78
BIRD CONSTRUCTION GROUP	EFT000000012963	PROGRESS PAYMENT	918,952.56
INFINITY CONSTRUCTION	EFT000000012964	PROGRESS PAYMENT	89,117.69
TOTAL: \$			<u><u>5,886,576.21</u></u>

BID APPROVAL NOTE

Bid #	2018250		
Bid Name	Downtown Manual Litter Collection Service		
Department	PUBLIC WORKS	Division	Waste & Recycling
Budget Code	3262-52100		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Reason for purchase is to provide cleaning of litter from downtown streets. Service is provided 7 days/week on a seasonal basis.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 2 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two year term with two potential one year extensions.		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this Open Call to the lowest bidder that meets specifications, Kelloway Construction Limited, as per the Public Procurement Act.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	2019/01/14
Deputy City Manager*		Date	

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

ST. JOHN'S

2018250

Downtown Manual Litter Collection Service


Closing Date: Tuesday, December 18, 2018

Vendor

Bid Amount

Kelloway Construction Limited	\$367,499.18
COMPLETE MANAGEMENT LTD.	\$375,831.50
Scott winsor enterprises inc.	\$475,606.08
Cutting Edge inc	\$505,402.00
Alyssa's property services pro inc.	\$556,076.41
Beachstone Enterprises Inc.	\$1,023,385.00
T2 Ventures Inc.	\$1,142,369.75

DEPARTMENTAL APPROVAL REQUEST

Commodity	Software		
Department	Finance and Admin - Information Services		
Budget Code	1272-52533		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Annual software maintenance renewal for Govern. This is a contract award without open call as Harris Govern is the only vendor that can provide the software.		
Results	Vendor Name		Bid Amount
	MS Govern		163,969.86
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a _____ year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One year		
Recommendation	It is recommended to award to the lowest bidder meeting specifications Harris Govern in the amount of \$ 163,969.86 HST included, as per the terms and conditions of the Public Procurement Act.		
Quotes Obtained by	Georgina Lannon		
Manager or Designate	kbarrett@stjohns.ca <small>Digitally signed by kbarrett@stjohns.ca DN: cn=kbarrett@stjohns.ca Date: 2019.01.14 09:48:34 -03'30'</small>	Date	January 14th, 2019
Deputy City Manager or Designate		Date	19/01/14

- In cases where the procurement value is \$50,000 or above Council approval is required. The entire procurement value must be calculated to determine this threshold including any possible contract extensions.
- Where departments have used a limited call for bids to purchase commodities they are responsible to send the information to council for approval by using this form.
- A purchase order will not be created until all documentation, including council approval, has been provided with an approved requisition.

SUBMIT

ST. JOHN'S

TO: **Government of Newfoundland and Labrador, Public Procurement Agency**

**Report to Chief Procurement Officer, Public Procurement Agency
(Pursuant to Section 32 or *The Public Procurement Regulations*)
Version 1 – 2018-03-24**

FROM: **Government Funded Body
City of St. John's, P.O. Box 908, St. John's, NL A1C5M2**

Contract Description:

MS Govern - Annual Software Maintenance and Support Renewal
Renewal dates: February 1, 2019 to January 31, 2020

Contractor, Supplier or Lessor:

Name: MS Govern

Address: 1 Antares Drive, Suite 400, Ottawa, ON K3H Country: Canada

Contract Price
(exclusive of HST): \$ 142,582.42

Contract # or PO #: Requisition # 81884 Date of Award: 01/14/2019

Relevant Exception Clause (select only one):

6(a)(v) Only Available Source

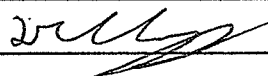
Reason(s) Why an Open Call for Bids Was Not Invited:

This is not going to Tender because its an ongoing Annual Software Maintenance and Support that is Sole Source.

Prepared by: Keith Barrett

Date: 01/14/2019

Head of Public Body:
(DCM - Finance & Admin)



Date: 01/14/2019

Contract Award Without an Open Call for Bids

Relevant Exemption Clauses:

- 6(a)(ii): The commodity is of the nature that an open call for bids could reasonably be expected to compromise security (limited call for bids required)
- 6(a)(iii): The commodity is available from a public body
- 6(a)(iv): An emergency or a situation or urgency exists and the acquisition of the commodity cannot reasonably be made in time by an open call for bids
- 6(a)(v): There is only one source reasonably available for the commodity
- 6(a)(vi): A list of pre-qualified suppliers has been established using a request for qualifications and the public body is requesting quotations from all pre-qualified suppliers on the list
- 6(a)(vii): An acquisition of a commodity is for the purpose of resale or for incorporation into a product or resale
- 6(b): Set rates have been established by the Public Utilities Boards acting under the *Public Utilities Act* or another Act
- 19:
 - (1) The acquisition of a commodity is exempt from the requirements of the framework where the following requirements are satisfied:
 - (a) the minister responsible for economic development has recommended the exemption on the basis that the acquisition of the commodity is for the purpose of economic development;
 - (b) the exemption has been approved by the Lieutenant-Governor in Council; and
 - (c) the exemption is not precluded by an intergovernmental trade agreement.
 - (2) Where a public body acquires a commodity that is exempted under subsection (1), the public body shall report the acquisition to the chief procurement officer.

BID APPROVAL NOTE

Bid #	2018276		
Bid Name	Supply and Install Furnishings for the Kenmount Terrace		
Department	PERS	Division	Engineering
Budget Code	PWP-2015-748		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To supply and install office furniture at the Kenmount Terrace Community Centre.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration			
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this to the two proponents that met specifications. Dick's and Company \$20,204.35 (HST included) and Superior Office \$53,847.60 (HST included) as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Rick Squires</i>	Date	<i>Jan 18/19</i>
Deputy City Manager*		Date	

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

ST. JOHN'S

2018276 - Supply and Install Furnishings for the Kenmount Terrace Community Centre - Quote Form - Appendix "A" Schedule of Pricing

Legend	
	Non Compliant
	Acceptable Low Bid

[illegible]

[illegible]

DECISION/DIRECTION NOTE

Title: Travel Authorization – Federation of Canadian Municipalities (FCM)
Board Meetings – Quebec City – May 30 - June 3, 2019 (Councillor Hickman)

Date Prepared: January 9, 2019

Report To: Regular Meeting of Council – January 21, 2019

Ward: N/A

Decision/Direction Required: Seeking approval for Councillor Hickman to attend the FCM board meetings as noted above.

Discussion – Background and Current Status:

- The City of St. John's is a member of the FCM.

Key Considerations/Implications:

1. Budget/Financial Implications

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

2. Partners or Other Stakeholders

- Federation of Canadian Municipalities (FCM)

3. Alignment with Strategic Directions/Adopted Plans

- A Culture of Cooperation

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

ST. JOHN'S

Recommendations:

As Council's representative for the Federation of Canadian Municipalities, it is recommended that Council approve the costs associated with Councillor Hickman's travel at the FCM board meetings in Quebec City for May 30 – June 3, 2019

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

Signature:

Attachments:

None

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Travel Authorization – Hospitality NL Conference & Trade Show – Deputy Mayor O’Leary and Councillor Hanlon

Date Prepared: January 17, 2019

Report To: Regular Meeting of Council – January 21, 2019

Ward: N/A

Decision/Direction Required: Seeking approval for Deputy Mayor O’Leary and Councillor Hanlon to attend the FCM board meetings as noted above.

Discussion – Background and Current Status:

- The City of St. John’s is a member of the Hospitality NL.

Key Considerations/Implications:

1. Budget/Financial Implications

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

2. Partners or Other Stakeholders

- Hospitality NL

3. Alignment with Strategic Directions/Adopted Plans

- A Culture of Cooperation

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

ST. JOHN’S

Recommendations:

That Council approve the costs associated with Deputy Mayor O'Leary and Councillor Hanlon's travel at the FCM board meetings in Gander, February 26-28, 2019

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

Signature:

Attachments:

None

ST. JOHN'S

INFORMATION NOTE

Title: Quarterly Travel Report – Third Quarter 2018

Date Prepared: January 14, 2018

Report To: Committee of the Whole (COTW)

Council/Role: Dave Lane/Finance & Administration

Ward: N/A

Discussion – Background and Current Status:

In accordance with the City's Freedom of Information By-law, the second quarter travel report and budget summary are presented for information, as attached.

The amounts noted include all expenses related to travel, included but not limited to, registration, airfare, accommodations and per diem.

Key Considerations/Implications:

1. Budget/Financial Implications

- Costs for travel is allocated through individual department/program budgets.

2. Partners or Other Stakeholders N/A

3. Alignment with Strategic Directions/Adopted Plans

- Effective Organization (Develop a knowledgeable and engaged workforce)

4. Legal or Policy Implications N/A

5. Engagement and Communications Considerations N/A

6. Human Resource Implications N/A

ST. JOHN'S

7. Procurement Implications N/A

8. Information Technology Implications N/A

9. Other Implications N/A

Conclusion/Next Steps: This report is provided to Council for information purposes only.

Prepared and Approved by: Derek Coffey, Deputy City Manager of Finance & Administration

Attachments: 3rd Quarterly Travel Report for 2018 & Budget Summary

DEPARTMENT/EMPLOYEE	LOCATION	PURPOSE OF TRAVEL	DATES	TOTAL COST	REGISTRATION	AIRFARE	HOTEL	PER DIEM	TRANSPORTATION	OTHER	REIMBURSEABLE BY THIRD PARTY
<u>Finance & Administration</u>											
Victoria Etchegary	Victoria, B.C.	Public Participation Conference	September 3-8, 2018	3,131.01	651.00	861.71	1,224.30	321.00	73.00	-	-
Wing Au	Kelowna, B.C.	APTEAN Conference	September 23-27, 2018	3,117.88	787.50	974.56	988.32	267.50	100.00	-	-
Derek Coffey	Halifax, NS	CPA Conference	Sept. 30 - Oct. 3, 2018	3,944.48	2,173.50	446.49	932.49	214.00	178.00	-	-
				3,944.48	2,173.50	446.49	932.49	214.00	178.00	-	-
<u>Community Services</u>											
Tanya Haywood	Halifax, NS	Event Atlantic Board Meetings	August 22-23, 2018	906.03	-	390.14	186.51	107.00	222.38	-	-
Ross Houlihan	Fredericton, NB	Economic Developers Assoc. Conference	September 8-12, 2018	2,397.67	880.96	798.39	823.40	267.50	127.42	-	(500.00)
Julia Von Rhedey	Ottawa, ON	Coordinated Access to End Homelessness	Sept. 11-12, 2018	-	-	708.22	410.14	107.00	95.79	-	(1,321.15)
Jennifer Tipple	Ottawa, ON	Homelessness Meetings	Sept. 24-27, 2018	-	-	781.83	444.22	183.10	88.69	-	(1,497.84)
Mary Walsh	Lindsay, ON	Municipal Services Assoc. Conference	Sept. 30-Oct.4, 2018	2,297.19	735.50	605.50	470.69	267.50	218.00	-	-
				5,600.89	1,616.46	3,284.08	2,334.96	932.10	752.28	-	(3,318.99)
<u>Mayor & Council</u>											
Sandy Hickman	Annapolis, N.S.	FCM Board Meetings	September 11-14, 2018	1,450.83	-	418.31	445.23	214.00	373.29	-	-
				1,450.83	-	418.31	445.23	214.00	373.29	-	-
<u>Planning, Engineering & Regulatory Services</u>											
Stephen Fagan	Saskatoon, SK	TAC Conference	Sept. 28-Oct. 4, 2018	3,392.23	1,257.90	781.28	866.05	374.50	112.50	-	-
				3,392.23	1,257.90	781.28	866.05	374.50	112.50	-	-
<u>Fire Department</u>											
Dallis Hamlyn	Kelowna, B.C.	APTEAN Conference	September 24-28, 2018	3,212.36	787.50	808.80	1,178.56	267.50	170.00	-	-
				3,212.36	787.50	808.80	1,178.56	267.50	170.00	-	-
<u>Legal Department</u>											
Linda Bishop	Quebec City	ACAC Conference	Sept. 13-16, 2018	2,004.05	150.00	731.52	817.53	214.00	91.00	-	-
				2,004.05	150.00	731.52	817.53	214.00	91.00	-	-
<u>Public Works</u>											
Andrew Niblock	Nashville, TN	Solid Waste Conference	Aug. 20-24, 2018	3,508.18	1,069.42	704.68	1,205.57	348.91	179.60	-	-
Brian Head	Vancouver, BC	Int'l Urban Forest Congress	Sept. 30-Oct. 4, 2018	3,282.19	729.75	1,048.66	1,076.28	267.50	160.00	-	-
				3,282.19	729.75	1,048.66	1,076.28	267.50	160.00	-	-
TOTAL FOR ALL DEPARTMENTS				22,887.03	6,715.11	7,519.14	7,651.10	2,483.60	1,837.07	-	(3,318.99)

Please note travel amounts above may not match totals on attached report due to timing differences between travel dates and recording of expenses as well as calculation of HST rebates.

Department, Division	2018 ANNUAL	Q3 Y.T.D.	BUDGET
	BUDGET	ACTUAL	REMAINING
City Administration, City Solicitor - TRAVELLING EXPENSES	2,000	4,564	(2,564)
City Administration, Mayor and Councillors - TRAVELLING EXPENSES	21,762	36,481	(14,719)
City Administration, Office of the City Manager - TRAVELLING EXPENSES	13,700	6,814	6,886
Community Services, Administration - Community Services - TRAVELLING EXPENSES	35,400	15,939	19,461
Community Services, City Homelessness Initiatives - TRAVELLING EXPENSES		2,852	(2,852)
Finance & Administration, Administration - Finance - TRAVELLING EXPENSES	37,090	6,460	30,630
Other & Fiscal Services, Other Cultural - TRAVELLING EXPENSES	2,900		2,900
Planning, Engineering, & Regulatory Services, Management and Administration, PERS - TRAVELLING EXPENSES	40,900	15,326	25,574
Public Works, Public Works Administration - TRAVELLING EXPENSES	15,657	5,267	10,390
Public Works, Waste and Recycling - TRAVELLING EXPENSES	11,700		11,700
Public Works, Water and Waste Water - TRAVELLING EXPENSES	23,200	7,360	15,840
St. John's Regional Fire Department, Regional Fire Administration - TRAVELLING EXPENSES	6,800		6,800
Total	211,109	101,064	110,045