

AGENDA
REGULAR MEETING
July 23, 2018
4:30 p.m.


ST. JOHN'S

MEMORANDUM

July 20, 2018

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, July 23, 2018 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
July 23, 2018 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

- a. Presentation of Mayor Andree P. Boucher Memorial Scholarship

3. APPROVAL OF THE AGENDA

4. ADOPTION OF THE MINUTES

- Minutes of July 10, 2018

5. BUSINESS ARISING FROM THE MINUTES

a. Included in the Agenda:

- Decision Note dated July 18, 2018 re: Independent Chairs of Public Meetings

b. Other Matters

6. NOTICES PUBLISHED

- A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy of **21-23 Queen's Road** to Furniture Refinishing & Retail. The store will be located on the main level and have a floor area of 34.4 m². Hours of operation will be 10 a.m. – 5 p.m. on Wednesday & Saturday and 10 a.m. – 7 p.m. on Thursday & Friday.
- A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy of **74-76 Prescott Street** to Retail for Home Decor. The store will be located on the main level and have a floor area of 46.5 m². Hours of operation will be 10 a.m. – 5 p.m. Monday – Saturday & extended hours Thursday until 7 p.m. The business will employ two (2) employees.
- A Discretionary Use Application has been submitted by Belissimo Bistro & Espresso Bar requesting Municipal approval for an Outdoor Eating Area for the Cafe at **123-125 Quidi Vidi Road**. Food will be served on the patio, as well as alcohol with food, in accordance with Restaurant Liquor Licensing requirements. The area will be approximately 20m². The proposed operating hours for the patio will be in line with the current business hours of operation, weather permitting.
- A Discretionary Use Application has been submitted requesting permission to convert a portion of the main floor (35.72m²) at **722 Water Street** from Commercial Use into a Dwelling Unit.

7. PUBLIC HEARINGS

- St. John's Development Regulations Amendment 679, 2018 Rezoning from Residential Low Density (R1) to Residential Medium Density (R2) REZ1800007 and REZ1800008 21-29 and 37 Malka Drive

8. COMMITTEE REPORTS

- a. Development Committee Report – July 17, 2018
- b. Special Events Committee Report – July 18, 2018
- c. Committee of the Whole Report – July 11, 2018

9. RESOLUTIONS

- Freedom of the City Resolution – Shannie Duff

10. DEVELOPMENT PERMITS LIST

- Development Permits List – July 5, 2018 to July 18, 2018

11. BUILDING PERMITS LIST

- Building Permits List – July 5, 2018 to July 18, 2018

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Weeks ending July 5, 2018 and July 18, 2018

13. TENDERS/RFPS

- a. Bid Approval # 2018142 – re: Windsor Lake Cell Resurfacing and Protective Lining Application
- b. Bid Approval # 2018151 re: Truck tire Retreading Service
- c. Departmental Approval Request – Purchasing Three New Servers

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. NEW BUSINESS

- a. Decision Note dated July 12, 2018 re: Demolition of Building – 103 Major's Path
- b. Information Note dated July 17, 2018 re: Winter Avenue Speed Cushion Traffic Calming Survey

c. Economic Outlook

16. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

July 10, 2018 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

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

Regrets Councillor Dave Lane

Others Kevin Breen, City Manager
Derek Coffey, Deputy City Manager, Financial Management
Tanya Haywood, Deputy City Manager, Community Services
Jason Sinyard, Deputy City Manager, Planning, Engineering, and
Regulatory Services
Lynnann Winsor, Deputy City Manager, Public Works
Cheryl Mullett, City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2018-07-10/407R

Moved – Councillor Collins; Seconded – Councillor Hanlon

That the agenda be adopted with the following addition:

- **Cadet Road Construction – Award of RFP**

CARRIED UNANIMOUSLY

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.”

The background information detailed in these minutes can be found in the corresponding [Agenda](#)

ADOPTION OF MINUTES

SJMC2018-07-10/408R

Moved – Councillor Korab; Seconded – Councillor Hanlon

That the minutes of June 26, 2018 be adopted as presented.

CARRIED UNANIMOUSLY

On behalf of Council and Staff, Mayor Breen acknowledged and extended condolences on the passing of former Council Member, Ray O'Neill. Mr. O'Neill was a member of Council for twenty (20) years and served some of this time as Deputy Mayor. He noted that flags in the City will fly at half-mast in honour of his service to the City of St. John's.

BUSINESS ARISING

a. Included in the Agenda

- **St. John's Municipal Plan Amendment Number 136, 2018 and St. John's Development Regulations Number 625, 2018
Proposed Site Redevelopment for a 5-Storey Community Services Building
18 Springdale Street (formerly 12-20 Springdale Street)
File No. MPA1700010
Lat49 Architecture Inc., for Salvation Army Divisional Headquarters**
-

SJMC2018-07-10/409R

Moved – Councillor Burton; Seconded – Councillor Jamieson

That Council adopt the attached resolutions for St. John's Municipal Plan Amendment Number 136, 2018 and St. John's Development Regulations Amendment Number 625, 2018, as amended. Subject to this approval, Council appoints 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 Wednesday, August 8, 2018 at 7 pm at St. John's City Hall.

CARRIED UNANIMOUSLY

- **Application to Rezone Land to the Residential Kenmount (RK) Zone to Allow a Subsidiary Apartment
REZ1800010
132 Ladysmith Drive.**
-

SJMC2018-07-10/410R

Moved – Councillor Burton; Seconded – Councillor Froude

That Council adopt St. John’s Development Regulations Amendment Number 682,2018 which will rezone land at 132 Ladysmith Drive from the Residential Narrow Lot (RNL) Zone to the Residential Kenmount (RK) Zone to allow a subsidiary apartment within an existing single detached dwelling. Subject to adoption by council, the amendment will be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act.

CARRIED UNANIMOUSLY

- **Decision Noted dated July 4, 2018 re: Independent Chairs of Public Meetings St. John’s Development Regulations Amendment No. 683, 2018**

At its regular meeting on June 26, 2018, Council decided to move to a new system for public meetings by appointing independent persons to chair them. To date, public meetings that are held under Section 5.5. of the St. John’s Development Regulations are chaired by members of Council. These meetings are held to consider rezoning applications, Municipal Plan amendments, and some development applications. Such action requires an amendment to the Development Regulations.

While the intent of Council’s decision was to use independent chairs at all public meetings, the language of the amendment to the Development Regulations still allowed Council to appoint a designate. The amendment proposes to “*Delete Section 5.5.6 and replace it with the following: Council shall appoint a member of Council or designate as chair of the Public Meeting.*”

This was discussed with agreement that a policy under the regulations should be brought forward at the next regular meeting to ensure it is in keeping with Council’s intent.

SJMC2018-07-10/411R

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

That Council adopt St. John’s Development Regulations Amendment Number 683, 2018, which allows the appointment of independent persons to chair public meetings as required under Section 5.5 of the St. John’s Development Regulations. 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*.

**MOTION CARRIED WITH COUNCILLORS
COLLINS, STAPLETON AND HANLON DISSENTING**

b. Other Matters

• **Notice of Motion**

Notice of motion was given on June 26th regarding the Development of a National Cycling Strategy

SJMC2018-07-10/412R

Moved – Councillor Froude; Seconded – Councillor Hanlon

Whereas cycling provides important environmental, social and economic benefits, including a healthier lifestyle, reduced road traffic and lower greenhouse gas emissions;

Whereas all residents of St. John’s, regardless of age, ability, gender, economic status or location, should be able to avail themselves of the benefits of cycling;

Whereas the landscape of St. John’s and Canada provides a unique opportunity to encourage cycling tourism;

Whereas the development of cycling infrastructure has shown significant and positive effects on local economies and has demonstrated significant overall return on investment;

And whereas a national cycling strategy would promote research, create common national standards, help create infrastructure projects and establish a clear framework for investment in order to support and increase all types of cycling in Canada, including commuter, tourism and recreational cycling;

The City of St. John’s calls on Canada’s Minister of Transport in collaboration with the Minister of the Environment and Climate Change and in consultation with ministers responsible for health, infrastructure, sport, communities, as well as representatives of the provincial and territorial governments responsible for those matters, municipalities, Aboriginal communities, cycling organizations, businesses representatives from the cycling industry and other stakeholders interested in cycling, to develop and implement a national cycling strategy.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- **57 & 59 Maurice Putt Crescent
Residential Kenmount (RK) Zone**
-

SJMC2018-07-10/413R

Moved – Councillor Burton; Seconded – Councillor Froude

That approval be given to a Discretionary Use application has been submitted by Donovan Homes Ltd. requesting to readjust two (2)

existing lots at 57 & 59 Maurice Putt Crescent to create a “Smaller Lot” for a Single-Detached Dwelling and two (2) lots for Semi-Detached Dwellings.

The Smaller Lot will have a Lot Frontage of 12 meters and a Lot Area of 360 square meters. Each Semi-Detached lot will have a Lot Frontage of 9 meters and Lot Area of 270 square meters; both of which meet the minimum zone requirements for the Residential Kenmount (RK) Zone.

No submissions received.

CARRIED UNANIMOUSLY

- **26 Waterford Bridge Road-Compton House
Residential Low Density (R1) Zone**
-

SJMC2018-07-10/414R

Moved – Councillor Burton; Seconded – Councillor Hickman

That Council approve a Discretionary Use Application requesting permission to occupy 26 Waterford Bridge Road- Compton House, which is a designated Heritage Use Building, for Massage, Physio and Acupuncture Therapy.

The therapy room will occupy a floor area of approximately 37 m². The services will also be offered in the existing guest suites when requested. The business hours of operation will be in line with the existing Bed and Breakfast. The business will employ 2 – 4 employees and will treat 6 – 8 clients per day by appointment only. On-site parking is available. Two submissions received

CARRIED UNANIMOUSLY

- **39 Topsail Road – Leaside Manor
Residential Low Density (R1) Zone**
-

SJMC2018-07-10/415R

Moved – Councillor Burton; Seconded – Councillor Jamieson

That Council approve a Discretionary Use Application has been submitted requesting permission to occupy a portion of 39 Topsail

Road- Leaside Manor, which is a designated Heritage Use Building, for Massage, Physio and Acupuncture Therapy.

The services will be offered in the existing guest suites when requested. The business hours of operation will be in line with the existing Bed and Breakfast. The business will employ 2 – 4 employees and will treat 6 – 8 clients per day by appointment only. On-site parking is available. One submission received.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Audit Standing Committee Report – June 13, 2018

Council considered the above noted report and the recommendations therein:

Decision Note dated May 9, 2018 re: LVPO Investigation

Sean Janes spoke to the above noted advising the City's current practice of the Office of the City Internal Auditor is to remove a report from the follow-up list after five (5) years stating the reasoning as per the following:

- Changes occurring in an area over five years can make recommendations outdated
- Perceived lack of importance of recommendations that are not acted upon over such a long period
- Lack of resources available to internal audit that could be better used in other areas

Given the LVPO investigation is over six years old it was recommended it be removed from the list.

SJMC2018-07-10/416R

Moved – Councillor Hanlon; Seconded Councillor Burton

To approve the removal of the LVPO Investigation report from the Internal Audit follow-up list.

CARRIED UNANIMOUSLY

Decision Note dated May 10, 2018 re: e-Tendering Audit Report

The above noted was discussed and the following motion was made:

SJMC2018-07-10/417R

Moved – Councillor Hanlon; Seconded Councillor Burton

To approve the e-Tendering and the associated action plans put forth by management.

CARRIED UNANIMOUSLY

Decision Note dated May 9,2018 re: Three-year Audit Plan (2018-2020)

The following audit objectives were noted in relation to the above:

- To ensure services are managed with due regard to significant risks that could possibly have a negative impact on the ability of the division or department to meet its objectives.
- To ensure services are delivered in accordance with prescribed policies, procedures and Council or Board directives.
- To ensure that processes are implemented to inform, direct, manage and monitor activities that are intended to facilitate the achievement of the City's strategic goals.

Further, in addition to program reviews, follow-up reviews and reporting will be conducted in accordance with generally accepted internal auditing standards on areas that were the subject of a prior program review.

The following motion was made:

SJMC2018-07-10/418R

Moved Councillor Hanlon; Seconded Councillor Burton

To approve the Three-year Audit Plan (2018-2020)

CARRIED UNANIMOUSLY

Development Committee Report

Council considered the above noted report and the recommendations therein:

- a. Request for 10% Rear Yard Variance – INT1800069
17 Downing Street
-

SJMC2018-07-10/419R

Moved Councillor Burton; Seconded Councillor Froude

That Council approve the 10% Rear Yard Variance at 17 Downing Street

CARRIED UNANIMOUSLY

- b. 242 Southern Shore Highway – CRW1800014 – Proposed Crown Land Grant to extend property – Portion of existing house outside boundary
-

The above listed is a proposed Crown Land Grant to extend property at 242 Southern Shore Highway. The property lies in the watershed and the application can be approved at Council's discretion.

SJMC2018-07-10/420R

Moved Councillor Burton; Seconded Councillor Collins

That the Crown Land Grant referral be approved with the condition that no development is permitted on this land as it is located in the Watershed (W) Zone.

CARRIED UNANIMOUSLY

- c. Proposed Accessory Building in Floodplain Buffer
INT 1800075
2 Waterford Lane
-

SJMC2018-07-10/421R

Moved Councillor Burton; Seconded Deputy Mayor O'Leary

That Council approve the proposed accessory building.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered as information, the above noted for the period of June 21, 2018 to June 4, 2018.

BUILDING PERMITS LIST

Council considered the above noted for the period of June 21, 2018 to July 4, 2018

SJMC2018-07-10/422R

Moved – Councillor Hanlon; Seconded – Councillor Collins

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

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

Council considered the requisitions, payrolls and accounts for the week ending June 20, 2018.

SJMC2018-07-10/423R

Moved – Councillor Hanlon; Seconded – Councillor Collins

That the requisitions, pay rolls and accounts for the week ending June 27, 2018 in the amount of \$ 4,260,362.76 and the week ending July 4, 2018 in the amount of \$3,739,526.93 be approved as presented.

CARRIED

UNANIMOUSLY

TENDERS/RFP'S

Tender 2018133– Snow Clearing and Ice Control Services on the City's small laneways in the East and West End.

Council considered the above noted.

SJMC2018-07-10/424R

Moved – Councillor Froude; Seconded – Councillor Collins

That Council award tender #2018133 to Alltask Excavation in the amount of \$34,499.86 (West End) and \$8,624.94 (East End) as per the Public Procurement Act.

CARRIED

UNANIMOUSLY

RFP – Cadet Road Construction

Council considered the above noted

SJMC2018-07-10/425R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council award tender #2018135 to Farrell's Excavating, the lowest bidder meeting specifications, in the amount of \$340,946.25

CARRIED

UNANIMOUSLY

Decision Note dated July 4, 2018 re: RFP – MetrobusGoBus Review

SJMC2018-07-10/426R

Moved – Councillor Collins; Seconded – Councillor Korab

That Council award the contract for the Public Transit Operational Review and Strategic Plan to Dillon Consulting Limited for \$159,772 excluding taxes.

MOTION

**CARRIED WITH COUNCILLOR
BURTON DISSENTING**

PETITIONS

Petition – Residents of Blackmarsh Road

Councillor Korab presented a petition on behalf of approximately twenty residents of Blackmarsh Road who have requested the City retain the current street name and associated numbers. The change proposed, from Blackmarsh Road to Welland Street, is as a result of street realignment to facilitate the extension of Team Gushue Highway.

It was requested that this petition be presented to the appropriate department and to the Nomenclature Committee.

OTHER BUSINESS

Decision Note dated July 2, 2018 re: St. John's Sports and Entertainment Ltd. – Board of Directors

Council considered the above noted Decision Note.

SJMC2018-07-10/427R

Moved – Councillor Hickman; Seconded – Deputy Mayor O'Leary

That Council appoint Brian Hurley to the St. John's Sports and Entertainment Board of Directors based on his skill set and experience.

CARRIED

UNANIMOUSLY

Decision Note dated July 5, 2018 re: 32 George Street – Wing'n It

Council considered the above noted Decision Note.

SJMC2018-07-10/428R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

That Council approve the lease, on a year to year basis, of the subject area to 63645 Newfoundland and Labrador Inc. to allow for the construction of a patio space and extension of the exiting liquor license to include the new patio space. This is conditional on the owners providing staff with proof of insurance acceptable to the City's Manager of Corporate Risk and Recovery, and proof of all government licenses for alcohol. The lease shall

contain a clause that the owners must vacate the property and return it to the original condition upon 30 days notice from the City.

CARRIED UNANIMOUSLY

Decision Note dated July 5, 2018 re: Sale of City Land – US Army Dock Road

Council considered the above noted Decision Note.

SJMC2018-07-10/429R

Moved – Councillor Jamieson; Seconded – Councillor Burton

That Council approve the sale of a portion of US Army Dock Road for the negotiated price to facilitate the site redevelopment.

CARRIED UNANIMOUSLY

Decision Note dated July 5, 2018 re: E-Poll Ratification – Extension to Noise by-law – July 5, 2018

SJMC2018-07-10/430R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

That Council ratify the e-poll to approve the exemption to the Noise By-Law extending to the evening of Thursday, July 5, 2018 (11 pm to 1am) to enable filming in the neighbourhood of Patrick Street.

CARRIED UNANIMOUSLY

Economic Update

Deputy Mayor O’Leary presented the following Economic Update

- **Business Brief – City launches new online site for newcomers**
The St. John’s Local Immigration Partnership has launched a new interactive, online services map to help newcomers easily find and access existing programs and services. Visit the website at: [mynewstjohns .ca](http://mynewstjohns.ca)
- **Business Brief – Potential of Raleigh oil prospect offshore Newfoundland**
Nalcor Energy recently released preliminary details about the Raleigh oil prospect which measures twice the size of the Hibernia oil field. The Raleigh oil prospect is one of 650 leads and prospects in the NL offshore.
- **Economic Indicator – Labour Force Participation Rate**
In June 2018, the participation rate in St. John’s metro, a measure that tracks the total number of people who are currently employed or in search of a job,

increased to 65.4% compared to a year ago, on par with the national participation rate of 65.5%.

- **City Initiatives – City of St. John’s Welcome Centre**
Make the City of St. John’s Welcome Centre at 348 Water Street your first stop to get know St. John’s and how we can help you.

Council Referrals and Staff Requests

Councillor Stapleton

In light of areas of the City which have been exposed to an exorbitant amount of litter, requested that staff examine other jurisdictions with consideration to a proposed increase in the littering fine from \$100 to \$5,000.

ADJOURNMENT

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

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Independent Chairs of Public Meetings
Proposed policy in association with
St. John's Development Regulations Amendment No. 683, 2018

Date Prepared: July 18, 2018

Report To: His Worship the Mayor and Members of Council

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

Ward: All wards

Decision/Direction Required:

That Council adopt the attached policy dealing with independent chairs for public meetings. This is in association with the resolution for St. John's Development Regulations Amendment No. 683, 2018, which was discussed at Council's regular meeting of July 10, 2018.

The resolution would amend Section 5.5 of the St. John's Development Regulations to allow the appointment of independent chairs to chair public meetings that are organized for rezonings, Municipal Plan amendments, and occasional development applications. The Development Regulations amendment allows for the use of independent chairs. The new policy requires the use of independent chairs for public meetings under Section 5.5 of the St. John Development Regulations.

Discussion – Background and Current Status:

At its regular meeting on June 26, 2018, Council decided to move to a new system for public meetings by appointing independent persons to chair them. To date, public meetings, under Section 5.5. of the St. John's Development Regulations, are chaired by members of Council. These meetings are held to consider rezoning applications, Municipal Plan amendments, and some development applications.

During earlier work on the City's public engagement plan, the idea was proposed that these public meetings should be chaired by an independent person rather than by a member of Council. The motivation is that an independent person will be perceived as being neutral and unbiased - not having a political stake in the outcome of the meeting. The independent person should have training and experience in running a meeting – ensuring that all people present have an opportunity to speak – maintaining decorum and civility – keeping the discussion focused on the chair rather than people debating among themselves – using focused questions to bring the discussion around to the application at hand rather than allowing the discussion to go off-point. This would also allow all members of Council who attend a meeting to observe without having to be drawn into the discussion unless they choose to be.

ST. JOHN'S

The independent chairs will be similar to the independent commissioners appointed by Council to hold public hearings under the Urban and Rural Planning Act (for Municipal Plan amendments and Regional Plan amendments). There are some differences:

- Commissioners are seen as independent, and most people attending a hearing are deferential to them. Facilitation skills may be more needed at our public meetings compared with commissioner's public hearings.
- Commissioners must take their own notes or bring along someone to do so, whereas at our public meetings, minutes are taken by a legislative assistant.
- Commissioners must write a report to Council with recommendations after the public hearing. The independent chairs will not report back to Council after the public meeting. Staff will continue to report back to Council with recommendations, as per usual practice.

The City can advertise for people to serve as independent chairs for public meetings. In the interim, we can ask people on our commissioner's list whether they would serve as chairs for public meetings. The City will prepare a standard contract which each successful candidate will sign. Staff propose that the pay be the same as for commissioners – the current rate is \$125 per hour. The chairs will bill for time at the meeting plus one (1) hour of preparation time, including discussions with City staff. Staff also propose that the cost be passed along to applicants.

Key Considerations/Implications:

1. **Budget/Financial Implications:**
A budget item will be needed for this. The City will pay the chair and recover the cost from the applicant; there will be no net effect on the City's budget. Commissioners are paid at the rate of \$125 per hour. There may be concern that the cost of certain applications (for rezonings, Municipal Plan amendments, and some development applications) will increase. For a significant development project, this increase is minimal compared with the overall cost of the project.
2. **Partners or Other Stakeholders:**
Anyone who attends a public meeting, including applicants and neighbouring property owners.
3. **Alignment with Strategic Directions/Adopted Plans:**
Under the City's Strategic Plan, this aligns with "Responsive and Progressive" – create a culture of engagement.
4. **Legal or Policy Implications:**
Council will have to consider an amendment to the current wording of Section 5.5.6 of the St. John's Development Regulations: "*Council shall appoint a member of Council as Chairperson of the Public Meeting.*"
5. **Engagement and Communications Considerations:**
This aligns with a proposal in the City's public engagement plan.
6. **Human Resource Implications:**
Independent chairs will sign a contract with the City.

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

Recommendation:

It is recommended that Council adopt the attached policy on independent chairs for public meetings held under Section 5.5 of the St. John's Development Regulations. It is further recommended that Council adopt St. John's Development Regulations Amendment Number 683, 2018, which allows the appointment of independent persons to chair public meetings required under Section 5.5. 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*.

Prepared by/Signature:

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____

Approved by - Date/Signature:

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

Signature: _____

KO'B/dlm

Attachments: Policy
Resolution with amendment

City of St. John's Corporate and Operational Policy Manual	
Policy Title: Independent Chairs for St. John's Development Regulations Public Meetings	Policy # : To be assigned
Last Revision Date: N/A	Policy Section: TBD
Policy Sponsor: Chief Municipal Planner	

1. Policy Statement

The St. John's Development Regulations set out standards and land-use zones for the City of St. John's.

Section 5.5 of the Regulations provides the requirements for the procedures for public notification and public meetings.

Council shall appoint independent chairs for the public meetings under Section 5.5 of the Regulations.

2. Application

This policy applies only to public meetings organized under Section 5.5 of the St. John's Development Regulations.

3. Responsibilities

The policy will be administered by staff in the Planning, Engineering and Regulatory Services Department in co-operation with the Office of the City Clerk as public meetings are organized.

4. Definitions

Independent Chair - An individual considered to be neutral and unbiased, having no stake in the outcome.

5. References

St. John's Development Regulations

6. Approval

- Position Title of Policy Sponsor / Owner: Chief Municipal Planner
- Position Title of Policy Writer: Chief Municipal Planner
- Date of Approval from Corporate Policy Committee / Senior Executive Committee / Committee of the Whole: TBD
- Date of Approval from Council: TBD

7. Monitoring and Contravention

The Office of the City Clerk will monitor implementation.

8. Review Date

The policy will be reviewed every four years.

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 683, 2018**

WHEREAS the City of St. John's wishes to allow the appointment of independent persons to chair public meetings as required under Section 5.5 of the St. John's Development Regulations,

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to Section 5.5.6 of the St. John's Development Regulations, in accordance with the provisions of the Urban and Rural Planning Act:

**Delete Section 5.5.6 and replace it with the following:
Council shall appoint a member of Council or designate as chair of the Public Meeting.**

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 _____, 2018.

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 Corporate and Operational Policy Manual	
Policy Title: Independent Chairs for St. John's Development Regulations Public Meetings	Policy # : To be assigned
Last Revision Date: N/A	Policy Section: TBD
Policy Sponsor: Chief Municipal Planner	

1. Policy Statement

The St. John's Development Regulations set out standards and land-use zones for the City of St. John's.

Section 5.5 of the Regulations provides the requirements for the procedures for public notification and public meetings.

Council shall appoint independent chairs for the public meetings under Section 5.5 of the Regulations.

2. Application

This policy applies only to public meetings organized under Section 5.5 of the St. John's Development Regulations.

3. Responsibilities

The policy will be administered by staff in the Planning and Regulatory Services Department in co-operation with the Office of the City Clerk as public meetings are organized.

4. Definitions

Independent Chair - An individual considered to be neutral and unbiased, having no stake in the outcome.

5. References

St. John's Development Regulations

6. Approval

- Position Title of Policy Sponsor / Owner: Chief Municipal Planner
- Position Title of Policy Writer: Chief Municipal Planner
- Date of Approval from Corporate Policy Committee / Senior Executive Committee / Committee of the Whole: TBD
- Date of Approval from Council: TBD

7. Monitoring and Contravention

The Office of the City Clerk will monitor implementation.

8. Review Date

The policy will be reviewed every four years.

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 July 23, 2018**.

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	21-23 Queen's Road Residential Downtown (RD) Zone	2	A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy of 21-23 Queen's Road to Furniture Refinishing & Retail. The store will be located on the main level and have a floor area of 34.4 m ² . Hours of operation will be 10 a.m. – 5 p.m. on Wednesday & Saturday and 10 a.m. – 7 p.m. on Thursday & Friday.				1 submission received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements
2	74-76 Prescott Street Residential Downtown (RD) Zone	2	A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy of 74-76 Prescott Street to Retail for Home Decor. The store will be located on the main level and have a floor area of 46.5 m ² . Hours of operation will be 10 a.m. – 5 p.m. Monday – Saturday & extended hours Thursday until 7 p.m. The business will employ two (2) employees.				1 submission received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements
3	123-125 Quidi Vidi Road Residential High Density (R3) Zone	2	A Discretionary Use Application has been submitted by Belissimo Bistro & Espresso Bar requesting Municipal approval for an Outdoor Eating Area for the Cafe at 123-125 Quidi Vidi Road . Food will be served on the patio, as well as alcohol with food, in accordance with Restaurant Liquor Licensing requirements. The area will be approximately 20m ² . The proposed operating hours for the patio will be in line with the current business hours of operation, weather permitting.				3 submissions received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements
4	722 Water Street Commercial Central Mixed (CCM) Zone	3	A Discretionary Use Application has been submitted requesting permission to convert a portion of the main floor (35.72m ²) at 722 Water Street from Commercial Use into a Dwelling Unit.				1 submission received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements

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

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, JULY 23, 2018**

A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy of **21-23 Queen's Road** to Furniture Refinishing & Retail. The store will be located on the main level and have a floor area of 34.4 m². Hours of operation will be 10 a.m. – 5 p.m. on Wednesday & Saturday and 10 a.m. – 7 p.m. on Thursday & Friday. **Please see location plan on the back of this notice.**

Information regarding this application may be viewed at the Department of Planning, Engineering, and Regulatory Services, John Murphy Building (City Hall Annex), 4th Floor. For further information, please phone 709-576-8220; email planning@stjohns.ca; or visit the City's website (www.stjohns.ca) under "Public Notices".

Any person wishing to make a submission on these applications prior to the meeting must provide a signed written statement, including your name and street address, to the Office of the City Clerk by **9:30 a.m., Tuesday, July 3, 2018**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, July 23, 2018**, at which time Council is scheduled to make a decision on this application. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly.

In accordance with the City's policy on public notification, properties within a radius of 150 metres of the application site are notified in writing by the City of this application. Notices are sent to property owners and not tenants. If you own but do not live at the property identified to receive this notice, we ask that you forward this notice to any tenants which you may have. Property ownership information is based on the City's assessment roll.

No problem for me
Leonard Clarke
[Redacted] Queen's
ST. JOHN'S

Karen Chafe

From: CityClerk
Sent: Tuesday, July 10, 2018 10:02 AM
To: Alison Carter; CityClerk
Cc: Karen Chafe; Andrea Roberts; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Kathy Driscoll; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: non conforming use applications

Good Afternoon Ms. Carter:

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

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

Elaine

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Alison Carter [REDACTED]
Sent: Sunday, July 8, 2018 11:23 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: non conforming use applications

Hi,
I am responding to 2 notices for business activities in my neighbourhood. I realize I am late responding to the one at 21-23 Queen's Road. The other one is at 74-76 Prescott St. I would just like to say that I am supportive of both of these applications and I am pleased to see some small scale commercial activity in my neighbourhood.

Alison Carter
[REDACTED] Knight St.

thanks,
Alison [REDACTED]

From: [Karen Chafe](#)
To: [REDACTED]
Cc: [CityClerk; Planning](#)
Subject: RE: Discretionary Use Application - Belissimo Bistro and Espresso Bar
Date: Friday, July 13, 2018 1:20:21 PM

Dear Ms. Keough:

Thank you for your submission in relation to the above noted matter. Council will consider this matter during its Regular Meeting of July 23rd in addition to your submission which will be circulated to members of Council and Planning staff accordingly.

**Karen Chafe
Acting City Clerk
(709) 576-8619**

From: Willeen Keough [REDACTED]
Sent: Monday, July 9, 2018 6:03 PM
To: Planning <planning@stjohns.ca>
Subject: Discretionary Use Application - Belissimo Bistro and Espresso Bar

Dear Sirs and Madams:

I am writing in relation to the Discretionary Use Application that has been submitted by Belissimo Bistro for for an outdoor eating area at 123-125 Quidi Vidi Road.

My husband and I own the property at [REDACTED] Quidi Vidi Road, almost immediately across the street from the bistro. While we appreciate that the restaurant owner is trying to create a successful venture, we are extremely concerned about the idea of an outdoor deck in what is a quiet residential neighbourhood. The consumption of alcohol in open spaces, even if food is being served with it, will create a noise level that established residents should not have to be subjected to day after day---especially in the summertime, when we are all trying to enjoy the sunshine and keep our windows open. There was a small, indoor cafe in the property when we bought our house. What is being envisioned here is a much more intrusive use.

We also worry about scope creep. If a deck is permitted, will it be constrained to 20m square?

Further, we have found in other cases that once a particular discretionary use has been permitted, it becomes harder to push back other similar applications.

We therefor regretfully advise that we are not at all in favour of the current application by Belissimo.

Yours sincerely,

Willeen Keough (and Michael Owler)

Property Owners - ■■■ Quidi Vidi Road

July 9, 2018

Office of City Clerk
St. John's.

Re: 123-125 Quidi Vidi Road.

Objections to Outdoor Eating Area for the Cafe
as well as alcohol with food.

Thus:

Subjecting further noise, smell to residents

- Possible further lingering

- Also, further invitation for infestation
of rodents.

- Congestion for pedestrians on sidewalk

- Distraction for drivers - very dangerous
intersection

- Parking limitations.

Judith Mills
- [REDACTED] Forest Road, Resident

- [REDACTED] Forest Road
Property Owner.

Karen Chafe

From: CityClerk
Sent: Tuesday, July 10, 2018 10:05 AM
To: Heather Pumphrey; CityClerk
Cc: Karen Chafe; Andrea Roberts; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Kathy Driscoll; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar

Good Morning Ms. Pumphrey:

I have forwarded your email to the City's Department of Planning, Engineering and Regulatory Services for further details on the application.

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

Elaine

[REDACTED]

From: Heather Pumphrey [REDACTED]
Sent: Tuesday, July 10, 2018 7:33 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar

I hereby give my response to the above-named application.

It is unclear from the letter received from the City, where specifically the 'patio' mentioned in the application is located. As my deck is only a few feet from this bistro, and as I have already lost most of my privacy through the actions of the previous owner, and as somewhat approved by the City, I state the following:

1. If by 'patio', the City means the deck on the (garden) side of the building, then I object strongly to yet another invasion of my privacy and my right to a peaceful existence, both having been seriously eroded by previous successful applications to the City by the previous owner.
2. If, however, by 'patio', the City means on the inside of the sidewalk, directly in front of the building, then I have no objections.

I would also like the application, if approved, to state the business hours; again, this is unclear from the letter from the City.

Dunred Holding's Inc.

799 Water Street Road

St.John's, NL.

A1C 5K4

Telephone: 709-726-7690

Facsimile: 709-726-7696

peter@rdmindustrial.com

July 4,2018

RE : Application To Be Referred to Council Monday July 23,2018

To the Office of the City Clerk:

I know I am late sending my concerns but I just came back from vacation today.

Please accept this letter that I do have concerns about parking at 722 Water Street we operate a business {RDM Industrial Ltd.} across the street and don't want the over flow of their business using our parking lot. It is a challenge now for our customers and staff. I would like to know how this may affect our business?

RDM Industrial Ltd.



Peter Dunn

Kathy Driscoll

From: Karen Chafe on behalf of CityClerk
Sent: Thursday, July 19, 2018 3:16 PM
To: 'Heather Pumphrey'; Gerard Doran; CityClerk; Kathy Driscoll
Cc: Jason Sinyard; Hope Jamieson; Debbie Hanlon
Subject: RE: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar - DEV1800100

Hello Ms. Pumphrey:

Thank you for your email. It will be forwarded to the July 23rd regular meeting of Council for Council's consideration when it makes a decision on this matter.

If you have any questions, please feel free to contact me.

Karen Chafe
Acting City Clerk
(709) 576-8619

From: Heather Pumphrey [REDACTED]
Sent: Thursday, July 19, 2018 10:37 AM
To: Gerard Doran <gdoran@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Jason Sinyard <jsinyard@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>
Subject: Re: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar - DEV1800100

Thank you, Mr. Doran. Good to hear from you again.

As stated in your reply to me, this application is for tables / food / alcohol with meals just off the sidewalk, directly in front of the restaurant (not on the deck to the side of the building, which is a few feet from my own deck and garden).

I this case, then, I have absolutely no objection to the request, and think it would be good for both the neighbourhood and the restaurant.

Regards,
Heather

[Sent from Yahoo Mail for iPad](#)

On Tuesday, July 10, 2018, 12:00, Gerard Doran <gdoran@stjohns.ca> wrote:

Ms. Pumphrey:

Thank you for your response to this application. Enclosed are replies to each of your questions below that item.

Please call if you have any questions or concerns.

Gerard Doran

Development Supervisor
Planning, Engineering and Regulatory Services
City of St. John's
[576-8452](tel:576-8452) tel
[576-8625](tel:576-8625) fax

From: CityClerk
Sent: Tuesday, July 10, 2018 10:05 AM
To: Heather Pumphrey [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Karen Chafe <kchafe@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Kathy Driscoll <kdriscoll@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar

Good Morning Ms. Pumphrey:

I have forwarded your email to the City's Department of Planning, Engineering and Regulatory Services for further details on the application.

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

Elaine

Elaine Henley

City Clerk

City of St. John's

tJon't. [\(709\) 576-8202](tel:(709)576-8202)

c. [\(709\) 691-0451](tel:(709)691-0451)

e. ehenley@stjohns.ca

From: Heather Pumphrey [REDACTED]

Sent: Tuesday, July 10, 2018 7:33 AM

To: CityClerk <cityclerk@stjohns.ca>

Subject: Regarding: Application for 123-125 Quidi Vidi Rd., Belissimo Bistro and Espresso Bar

I hereby give my response to the above-named application.

It is unclear from the letter received from the City, where specifically the 'patio' mentioned in the application is located. As my deck is only a few feet from this bistro, and as I have already lost most of my privacy through the actions of the previous owner, and as somewhat approved by the City, I state the following:

1. If by 'patio', the City means the deck on the (garden) side of the building, then I object strongly to yet another invasion of my privacy and my right to a peaceful existence, both having been seriously eroded by previous successful applications to the City by the previous owner.

The area applied for in the application referred to as the Patio is the area between the front on the building and the sidewalk. This area is sometimes used in the summer months as an outdoor eating area.

2. If, however, by 'patio', the City means on the inside of the sidewalk, directly in front of the building, then I have no objections.

See reply in Item 2.

3. I would also like the application, if approved, to state the business hours; again, this is unclear from the letter from the City.

Business hours would be 9:30am to 9pm, as weather allows.

Regards

Heather Pumphrey

■ Forest Rd.

St, John's NL A1A1E2

DECISION/DIRECTION NOTE

Title: St. John's Development Regulations Amendment 679, 2018
Rezoning from Residential Low Density (R1) to Residential Medium
Density (R2)
REZ1800007 and REZ1800008
21-29 and 37 Malka Drive

Date Prepared: July 17, 2018

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment 679, 2018.

Discussion – Background and Current Status:

The City has received an application for five (5) Single Detached Dwellings at 21-29 Malka Drive, and eight (8) Townhomes and one (1) Single Detached Dwelling at 37 Malka Drive. For the purpose of this memo, the two applications will be considered together. The properties are currently zoned Residential Low Density (R1) which does not allow Townhousing. The applicant has requested to rezone both properties to Residential Medium Density (R2) in which both Single Detached Dwellings and Townhousing are permitted uses.

Under the St. John's Municipal Plan, the subject and surrounding properties are designated Residential Low Density (RLD), which applies to areas characterized by a predominance of single-detached dwellings. 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. The staff report was accepted as the LUAR.

The proposed rezoning was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. A public meeting chaired by Councillor Froude was held on July 3, 2018. Councillor Stapleton was also present. There were twelve (12) attendees at the public meeting (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

The subject properties are currently vacant lots. As per Section 2.2.2 of the Municipal Plan, the City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects, and under Section 2.2.4 the City shall encourage the development of infill housing. Further, Section 2.2.5(2) states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, as well as capitalizing on any opportunities to diversify the same. This is consistent with the housing objectives identified 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 development introduces townhomes to the neighbourhood, which will increase the diversity and range of housing types. While R2 is generally a denser zone than R1, in this particular case the number of potential units are similar. If the land is to remain R1, eight (8) single-detached dwellings could be developed. To meet the price point of the market, it is likely that all dwellings would contain a subsidiary apartment, increasing the number of units to sixteen (16). Subsidiary apartments are a permitted use in both R1 and R2 Zones. Under the current application, fourteen (14) units are proposed. The application was reviewed by staff and no engineering or development concerns were raised.

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

- Changes to the proposed layout once the land is rezoned
 - The applicant has indicated that they do not intend to change the proposed layout, however once the land is rezoned, the permitted and discretionary uses in the R2 zone will apply.
- Subsidized housing
 - The applicant confirmed at the public meeting that the dwellings will not be subsidized housing. Please note, the City does not distinguish between subsidized housing and non-subsidized housing. The Municipal Plan and Development Regulations speak to the form of housing type, not ownership.
- Lower quality homes
 - Any development, whether single-detached dwellings or townhousing, are subject to the requirements of the Development Regulations and the National Building Code of Canada.
- Narrow road and snow clearing
 - Residents have indicated their concerns that Malka Drive is too narrow for the development and that the proposed developments will not have enough front yard for snow storage. The proposal was reviewed by City staff and no concerns were raised with respect to the width of Malka Drive. The City will require the driveways to be at least 1 metre from the property boundaries. This will allow at least 2 metres between properties for snow storage. Further, the applicant is proposing a larger setback so that there is additional front lawn for snow storage.
- Parking
 - The proposed development will be required to meet the Development Regulations parking standards which is one parking space per dwelling unit. The applicant is proposing two parking spaces per dwelling unit, exceeding the minimum.

- Increased traffic
 - The proposal has been reviewed by City staff and no concerns have been raised with respect to increased traffic.
- Property values
 - Several residents have raised concerns of a decrease in their property value if the development proceeds. Zoning is just one of many factors that influences property values. Studies have demonstrated that there is no discernable difference between appreciation rates for properties located near higher density developments and those that are not.
- The proposed development does not fit in or conform to the neighbourhood
 - Townhousing would be a new form of housing to the neighbourhood, however the units are viewed as being complementary to the neighbourhood. Having a range of housing choice meets the objectives and policies of the current Municipal Plan and draft Envision Municipal Plan. Further, design considerations have been made to respect the neighbourhood. These include a deeper setback for the townhouses to make up for the differences in height between the new and existing houses, as well as staggering the townhomes and altering the roof line to reduce the look of a “wall of houses”. The dwellings are proposed to have three-bedroom with garages. The garages of the townhomes are proposed to run through each house to give access to the rear yard.
- Curb, gutter and sidewalk
 - The applicant will be required to extend the curb and gutter along 21-29, 31 and 37 Malka Drive if the development is to proceed. As the sidewalk for Malka Drive is on the opposite side of the street, the proposed development will not include sidewalk.
- Height of proposed buildings
 - Building height is set in the Municipal Plan. This land is in the Residential Low Density District and this will not change with the proposed re-zoning. As per Section 2.3.1 of the Municipal Plan, buildings located in a Residential Low Density District shall be generally low profile, not exceeding two storeys. Subject to a Land Use Assessment Report, individual projects may be zoned to allow heights up to three storeys.
- Mature lots, trees and open space
 - Some residents have proposed that the proposed lots be zoned to Open Space to preserve the trees and add park area to the neighbourhood. As the land is currently zoned for residential purposes and has been for quite some time, the City would not recommend rezoning to Open Space. The proposal has been referred to the Parks and Open Space Division and there were no concerns with respect to the number of parks in the area. However, staff have recommended to preserve existing trees and that one tree must be planted for each new created residential lot. The applicants have proposed to leave approximately 15 metres of existing trees in the rear yards of the new lots, backing onto the houses on Savannah Park Drive.
- Wetland, floodplain and site drainage
 - There have been concerns that the proposed development will affect the wetland and floodplain area at the rear of 37 Malka Drive. The 1:100 year floodplain was identified when a parcel of property was previously subdivided from 37 Malka Drive. Prior to development, the floodplain area will be confirmed and no development or re-grading will be permitted within the floodplain or floodplain buffer. Site drainage will be reviewed at the development stage.

- Easement
 - If the development proceeds, the applicant will be responsible for locating all existing infrastructure and easements and indicating their location on detailed site plans.
- Setbacks and rear lot development
 - Concerns have been raised that the setbacks are not in keeping with the area and that lot #14 will be a back-lot development. The setbacks are larger than the setbacks on the opposite side of the street and the newer houses. However, setbacks from civic number 9-19 range from approximate 7.5 metres to 30 metres. The larger setbacks have been proposed to accommodate snow storage, double driveways, and a staggered building line. Lot #14 is not directly behind 43 Malka Drive and is not considered a back-lot development.
- Safety during construction
 - During the public meeting, concerns were raised about the construction traffic if the proposal proceeds. It is recommended to have the applicants identify a construction traffic control plan if the development proceeds.

While many 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:
A public meeting has been held.
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 679, 2018, which will rezone land at 21-29 and 37 Malka Drive 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 provisions of the *Urban and Rural Planning Act, 2000*.

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:

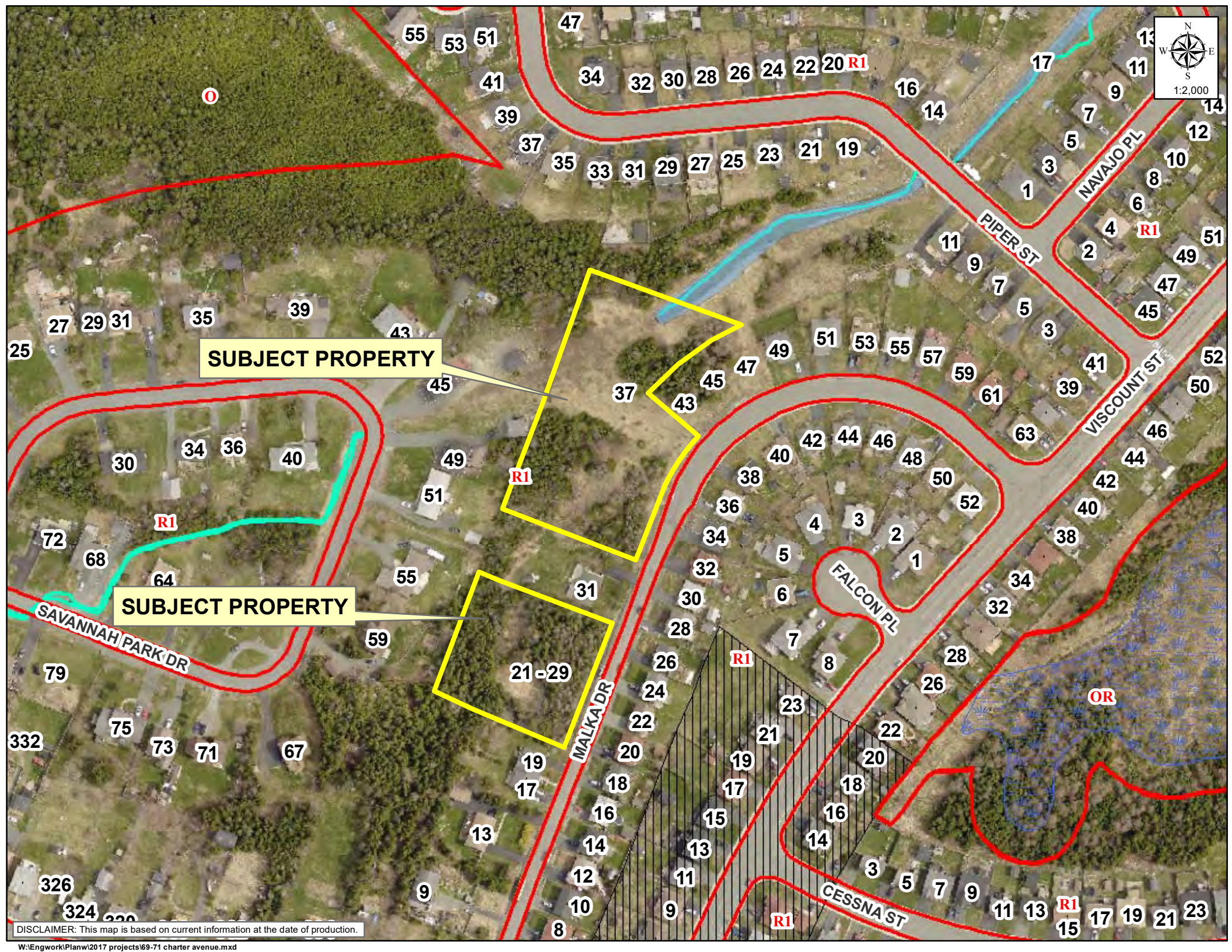
Location Map

Site Plan

Renderings of proposed dwellings

Resolution

Public Submissions

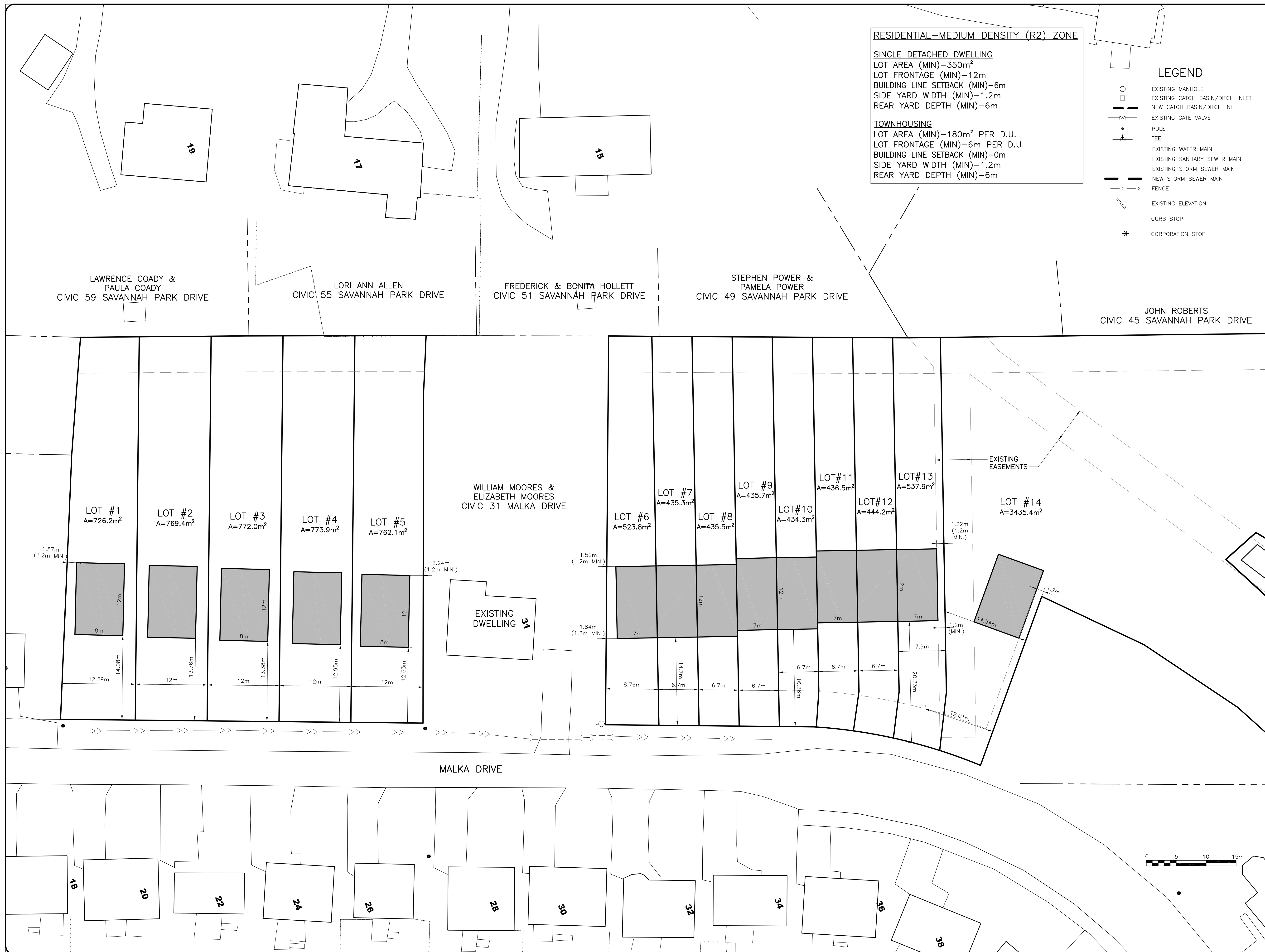


SUBJECT PROPERTY

SUBJECT PROPERTY

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

W:\Engwork\Planw\2017 projects\69-71 charter avenue.mxd



RESIDENTIAL-MEDIUM DENSITY (R2) ZONE

SINGLE DETACHED DWELLING
 LOT AREA (MIN)-350m²
 LOT FRONTAGE (MIN)-12m
 BUILDING LINE SETBACK (MIN)-6m
 SIDE YARD WIDTH (MIN)-1.2m
 REAR YARD DEPTH (MIN)-6m

TOWNHOUSING
 LOT AREA (MIN)-180m² PER D.U.
 LOT FRONTAGE (MIN)-6m PER D.U.
 BUILDING LINE SETBACK (MIN)-0m
 SIDE YARD WIDTH (MIN)-1.2m
 REAR YARD DEPTH (MIN)-6m

- LEGEND**
- EXISTING MANHOLE
 - EXISTING CATCH BASIN/DITCH INLET
 - ▬ NEW CATCH BASIN/DITCH INLET
 - ⊕ EXISTING GATE VALVE
 - POLE
 - ⊥ TEE
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER MAIN
 - EXISTING STORM SEWER MAIN
 - ▬ NEW STORM SEWER MAIN
 - x - x FENCE
 - 100/100 EXISTING ELEVATION
 - CURB STOP
 - * CORPORATION STOP

NOTES:

- DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS, CHAINAGES AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE BASED ON GEODETIC DATUM.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.

B	ISSUED FOR APPROVAL	D.J.M.	05/23/18
A	ISSUED FOR CLIENT REVIEW	D.J.M.	02/28/18
No.	REVISIONS	BY	DATE

A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

PROJECT MANAGEMENT, ENGINEERING & CONSULTING

62 CAMPBELL AVENUE TEL: (709) 368-1669
 ST. JOHN'S, NL FAX: (709) 368-0318
 A1E 2Z6 info@DynamicEngineering.ca

FOR APPROVAL ONLY

CLIENT:
GIBRALTAR DEVELOPMENT LTD.

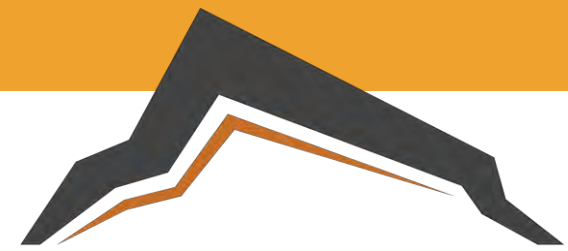
PROJECT TITLE:
MALKA DRIVE LOT DEVELOPMENT

DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWN/DESIGNED BY:	D.J.M.	DATE:	FEB 2018
APPROVED BY:	D.J.M.	SCALE:	AS SHOWN
PROJECT No.:	18209	DRAWING No.:	PR1
		REV.:	B

MALKA

MIXED RESIDENTIAL DEVELOPMENT





REVISIONS	BY	DATE
A		
B		

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

FOR APPROVAL ONLY

CLIENT:
GIBRALTAR DEVELOPMENT LTD.

PROJECT TITLE:
MALKA DRIVE LOT DEVELOPMENT

DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWN/DESIGNED BY: D.J.M. DATE: FEB 2018

APPROVED BY: D.J.M. SCALE: AS SHOWN

PROJECT No.: 18209 DRAWING No.: PR1 REV: C

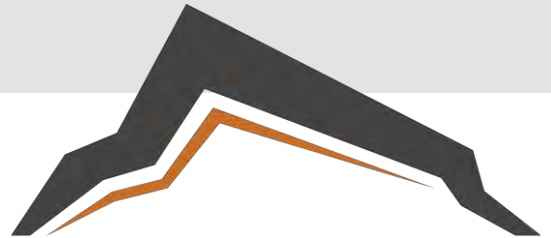
DYNAMIC
ENGINEERING LTD.

PROJECT MANAGEMENT, ENGINEERING & CONSULTING

22 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z8

TEL: (709) 566-1889
FAX: (709) 566-8319
info@DynamicEngineering.ca

SITEMAP





No.	REVISIONS	BY	DATE
A	PLAN SECTION, ELEVATION, OR DETAIL No.		
B	No. OF DRAWING WHERE ABOVE IS DRAWN		

REFERENCE:

FORMAT:

DYNAMIC
PROJECT MANAGEMENT, ENGINEERING & CONSULTING

22 CAMPBELL AVENUE TEL: (709) 969-1989
ST. JOHN'S, NL FAX: (709) 969-8918
A1E 2E5 info@dynamicengineering.ca

FOR APPROVAL ONLY

CLIENT: GIBRALTAR DEVELOPMENT LTD.

PROJECT TITLE: MALKA DRIVE LOT DEVELOPMENT

DRAWING TITLE: PRELIMINARY SITE PLAN

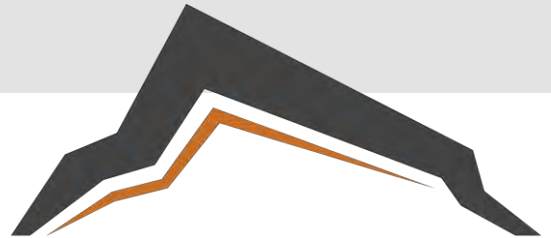
DRAWN/DESIGNED BY: D.J.M. DATE: FEB 2018

APPROVED BY: D.J.M. SCALE: AS SHOWN

PROJECT No.: 18209 DRAWING No.: PR1

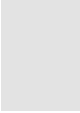
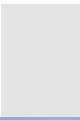


MAP & HOME TYPES

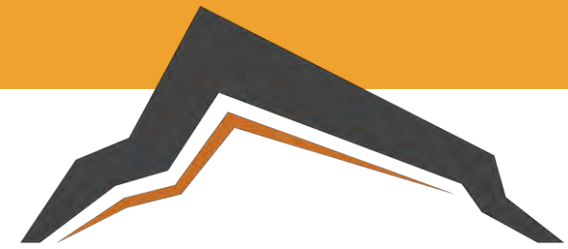
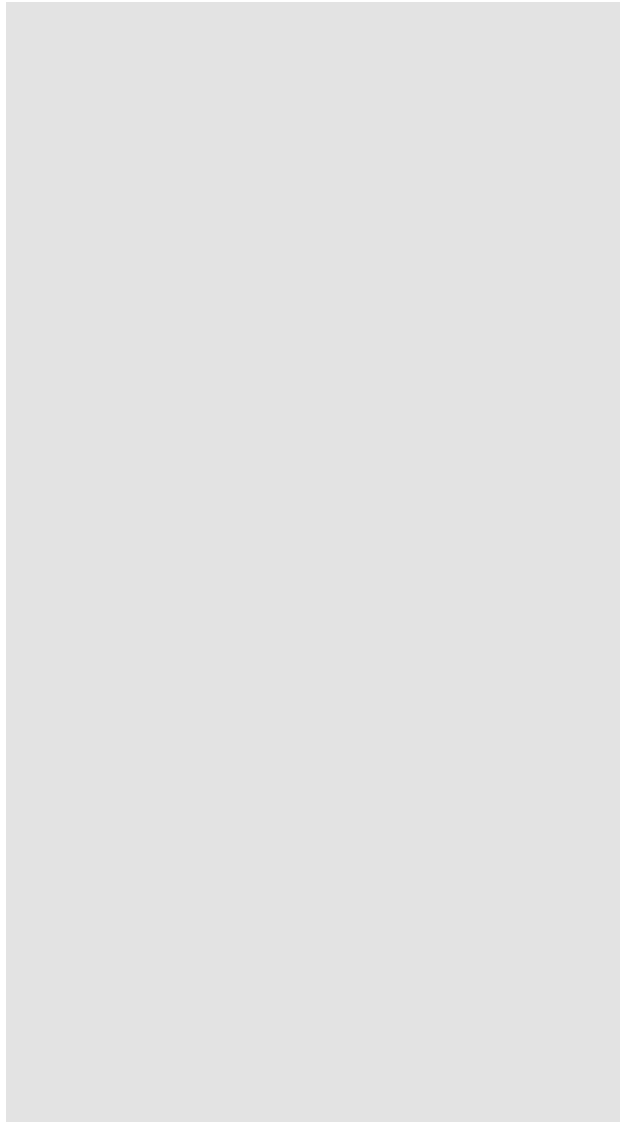
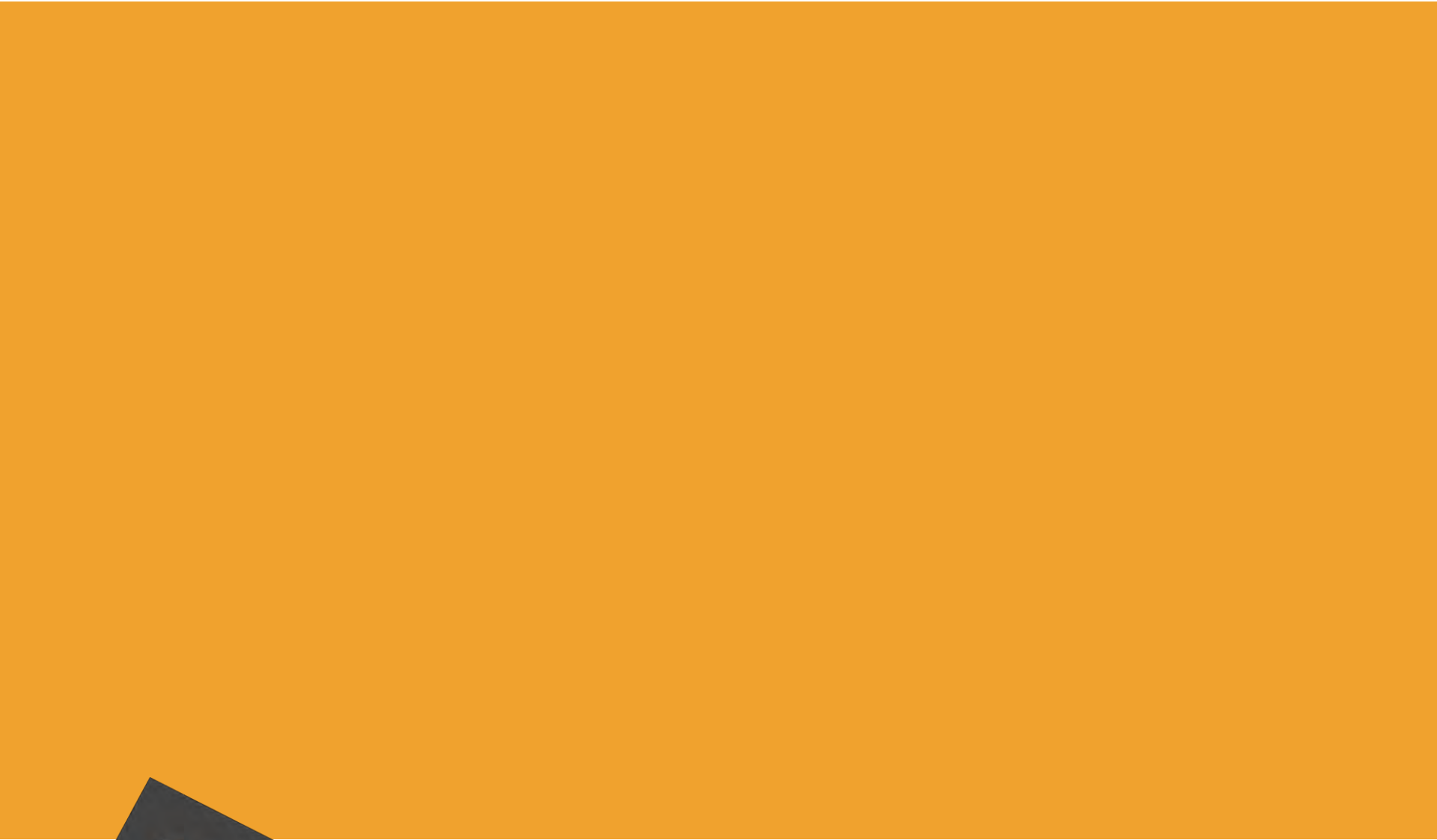




POTENTIAL SINGLE FAMILY HOMES



POTENTIAL TOWNHOMES



GIBRALTAR
HOMES

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 679, 2018**

WHEREAS the City of St. John's wishes to allow single detached dwellings and townhousing at 21-29 and 37 Malka Drive.

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, 2000.

Rezone land at 21-29 Malka Drive [Parcel ID#28012] and 37 Malka Drive [Parcel ID#39364] 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 _____, 2018.

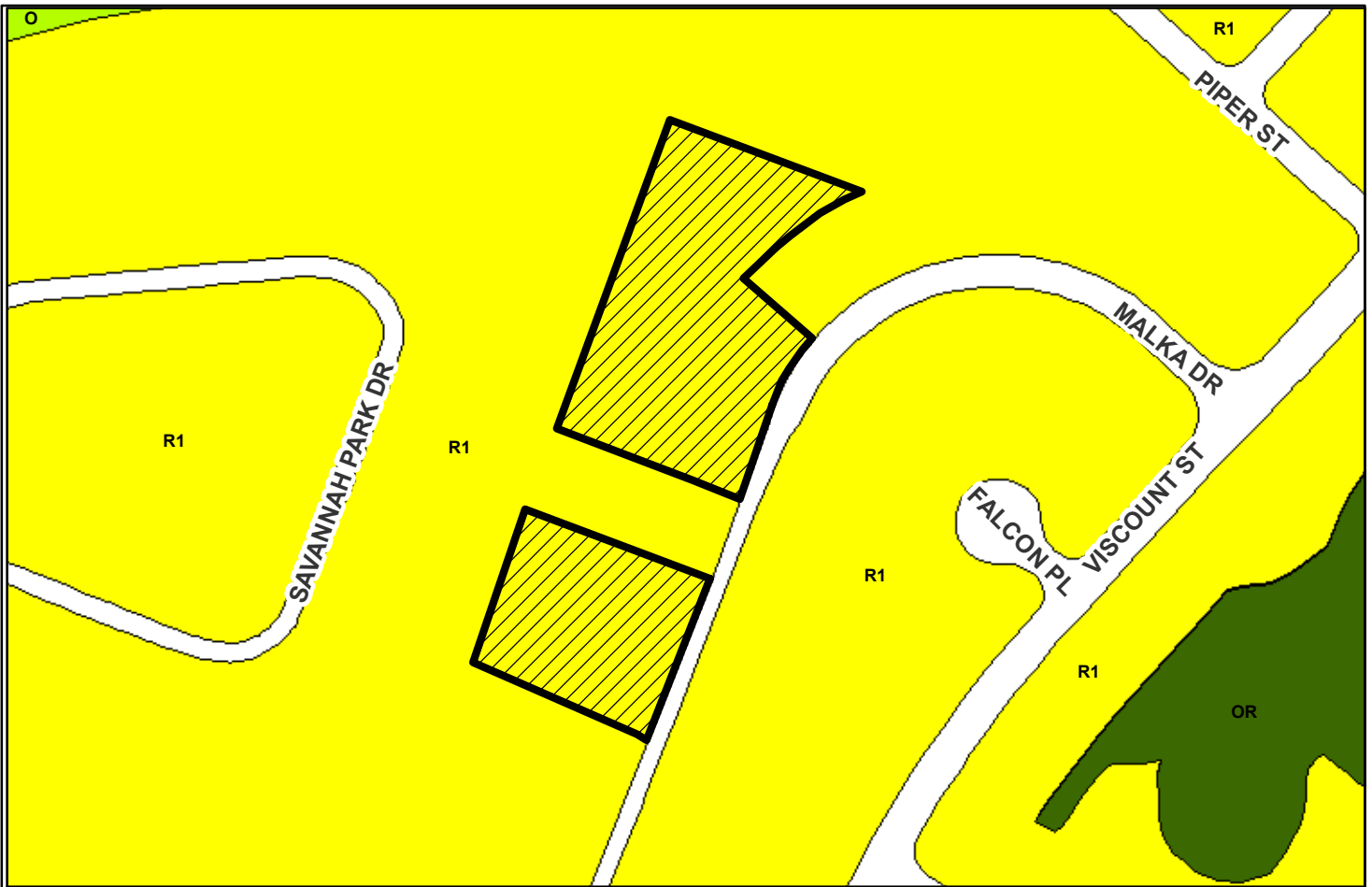
Mayor **MCIP**

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. 679, 2018
[Map Z-1A]**

2018 04 24 Scale: 1:2500
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

**21-29 & 37 MALKA DRIVE
Parcel ID 28012 & 39364**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Public Meeting
Tuesday, July 3, 2018, 7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

Present: **City of St. John's**

Councillor Ian Froude, Chairperson
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Planner III
Maureen Harvey, Legislative Assistant
Councillor Deanne Stapleton (observer)

Proponents

Dave Kelly, P. Eng. - Gibraltar Homes
Keith Buis – Gibraltar Homes
Nevin Hollett – Gibraltar Homes
Danny Madden – Dynamic Engineering

There were approximately twelve citizens in attendance.

PURPOSE OF MEETING

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

The City of St. John's has received an application to rezone land at 21-29 Malka Drive and 37 Malka Drive from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for single detached dwellings and townhouses – specifically, five (5) single detached dwellings at 21-29 Malka Drive, eight (8) townhomes, and one (1) single detached dwelling at 37 Malka Drive. Both applications will be considered together.

Seven written submissions were received and are attached to this report.

CITY SUBMISSION

Ann Marie Cashin presented the following:

- Meeting is part of the process to consider a rezoning application for land at 21-29 Malka Drive and 37 Malka Drive from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for Single Detached Dwellings and Townhousing. This

would be a map amendment to the St. John's Development Regulations and an amendment to the St. John's Municipal Plan would not be required.

- The City has received an application for five (5) Single Detached Dwellings at 21-29 Malka Drive, and eight (8) Townhomes and one (1) Single Detached Dwelling at 37 Malka Drive and shown in the site plan. For the purpose of the amendment, the two applications will be considered together. The properties are currently zoned Residential Low Density (R1) which does not allow Townhousing. The applicant has requested to rezone both properties to Residential Medium Density in which both Single Detached Dwellings and Townhousing are permitted uses.
- The properties surrounding 21-29 and 37 Malka Drive are zoned R1. Majority of the properties are Single Detached Dwellings but also include Semi-Detached Dwellings located at 17 and 19 Malka Drive.
- The subject properties are currently vacant lots. Policies in the Municipal Plan state that the City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects and the City shall encourage the development of infill housing. Further, additional policies state that the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, and as well, 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. While there is a predominance of Single Detached Dwellings, the lots sizes of surrounding properties vary and the neighbourhood also includes Semi-Detached Dwellings. Given the variety of existing properties, the proposed development would be complimentary.
- Prior to making a recommendation on the application, the application is referred to various departments. There were no development or engineering concerns with the proposed amendment raised at this time.

PROPONENT SUBMISSION

Nevin Hollett of Gibraltar Homes delivered a presentation about the proposed development. He noted the pictures presented are simply an artist's rendering. Mr. Hollett noted the following:

- a. For the five detached dwellings,
 - lot size is approximately 8,000 square feet – larger than most lots of recent developments in the city.
 - Frontage will be 40 feet with houses that are narrow and three stories.
 - Because of substantial depth on these lots, proposed setback of homes is in keeping with those across the street.
 - It is the developer's intention to retain a tree buffer at the rear of the properties
 - Homes are to be custom builds and designs are to be lot specific
 - Effort is being made to keep the homes affordable and in keeping with existing homes in the area.
 - Homes will not be designed for basement apartments

- Garages will be at the front of the dwelling
 - Anticipating custom builds, purchase price for detached dwellings will be dictated by square footage.
 - The Developer is hoping for some pre-sale activity.
- b. For the eight townhomes:
- Given there will be no access to the back yards, each unit will have a drive-through garage
 - These homes are not intended to be rental units – hoping to attract families that require three bedrooms.
 - Homes will be custom designed to fit the lots and the neighborhood
 - Exterior of homes will be ICF construction – concrete walls which will improve fire safety and provide sound suppression.
 - Price of these homes expected to be in the range of \$300,000
 - In addition to the garage, lots are designed for two vehicles parking will be for two vehicles – front to back. Setback of the units was designed to provide this feature.

The Developer indicated that the mix of townhomes and single family dwellings was intentional as it was felt to be a better fit for the neighborhood.

RESIDENT SUBMISSIONS

Paul Bennett – 22 Malka Drive

- Upon question it was confirmed that these houses will not be subsidized
- Upon question of whether the City intends to upgrade the narrower portion of the road, it was confirmed that curb and gutter will be installed and services will be tied in immediately in front of each lot with the other side remaining status quo. The City's Traffic Division sees no concerns with respect to traffic flow should the development be approved.
- Most families have two vehicles and the design of a front to back parking arrangement will result in vehicles being parked on the street. He claims that of the 8 units, there could potentially be 16 cars.

Fred Hollett – 51 Savannah Park Drive.

Also representing Steve Power (on vacation)– 49 Savannah Park Drive

- The development of a single-family dwelling at 37 Malka Drive impacts the two properties
- Mapping provided by the City is inaccurate as it identifies an area of vacant land which, in fact, has three homes constructed. Inaccurate mapping can be seen to cast a shadow of doubt about the proposed development. It was noted that the air photo used by the City was from 2017, before the three homes in question were built.
- In 1981 he was required to provide a 10 metre easement yet this development proposes a 6 metre easement which he questions may be inadequate to address all servicing needs. Staff agreed to investigate the history of the 10 metre easement and subsequent rationale for a

reduction to 6 meters. The Developer responded that the proposed development was based on the easement identified in the legal documents. The City confirmed that a floodplain buffer will be protected.

- The City's storm drainage extends to a swale on the east side of the development. Changes to this swale may impact the volume of storm runoff.
- Contrary to what has been presented, the setback of the proposed home at 37 Malka is not in line with the existing houses.
- Upon question, the developer confirmed the intention to retain the tree buffer at the rear of the three proposed developments – detached dwellings, townhomes and 37 Malka Drive.
- There are no regulations in place to prohibit the removal of the tree buffer or building accessory buildings which would deter from the aesthetics of the back yards.
- Given the City's encouragement of green space, the regulations should be modified to prohibit the removal of the tree buffer. The Developer is of the opinion that a tree buffer would be welcomed by most.
- In relation to the townhomes, the height of these units (30-32 feet) can result in a reduction of privacy for nearby homeowners. The Developer countered by saying that the depth of the lots and the proposed setback should address these concerns. The Developer also noted the current zoning allows for units of this height.
- The creation of townhomes in this area is not what the residents envisioned – there is the fear of rental properties which may impact the property values of neighboring properties. He is concerned that rezoning would send the message that a developer can simply drop townhomes in places of its choosing.
- People who live in the area are not open to the increased densification – existing developments have larger lot sizes.
- In summary, Mr. Hollett is in favor of the single detached dwelling development, but not the townhomes.

Dan Walsh – 20 Malka Drive

- Is concerned about the potential for property value reduction
- This is a move from low density to high density i.e. 50 foot lot reduction to 40 feet.
- Recognizes the need for development but questions the expense for neighboring properties.
- The area will lose the quiet neighborhood atmosphere.
- For all the above-noted reasons, Mr. Walsh is also opposed to the rezoning.

Charles Barter – 28 Malka Drive

- Sees the development creating congestion
- Fears the potential for rental units
- Concerned for reduction in property values
- Feels the development is not a fit for the street.

Derek Thomas – 83 Savannah Park Drive

- Recognizes the need for development but one that is more suited to the area.

- Speaks as an executive member of two former concerned citizens committees which were successful in lobbying and getting approval for only single family dwellings in the past.
- Malka Drive is a narrow street and will continue to be narrow.
- Given that Airport Heights is at a high elevation, he fears that problems will arise following completion of the development that the City will have to address in terms of cost and infrastructure– i.e. snow clearing, snow storage, storm runoff.
- Wants to ensure this development doesn't impact the runoff in the area. City needs to be proactive in planning for the occasional catastrophic weather event.
- Just does not believe it is a fit for the area.
- To date the City has been good at retaining density and should continue to do so.
- People there have no desire for increased density. People moved there and raised families because of the lower density.

The City confirmed that the City's Engineering Division and Public Works Department have no concerns related to runoff and snowclearing. There is provision in the development regulations to address snow storage, which will be addressed.

Russel Martin – 36 Malka Drive.

- Concerns are in relation to the height of the buildings and the impact on property value
- Most of the existing apartments in single family dwellings in Airport Heights are vacant. Residents have opted, because of problems associated with aesthetics, to refrain from renting on a go forward basis.
- If approved, there is a concern matters associated with construction – access to his driveway, mess and noisy equipment.
- The Developer reiterated their intent to build all townhouses at the same time, thereby expediting completion of the units. As for property values, it has been the Developer's experience property values do not diminish, in fact, they typically get higher.
- Upon question of whether the developer has an intent to reduce the density if the easement is not acceptable, the Developer advised it has made the application based on existing regulations and as such there is no intent to make any changes.
- Mr. Martin summarized by saying he is opposed to the development of townhomes.

Michelle Porter – 28 Malka Drive.

- Feels Airport Heights is already saturated with houses for sale – partly because light pollution created by large new parking lots at the St. John's Airport.
- Questions the need to develop in a time of poor economic activity. The Developer countered by saying that studies of sales and absorption rate in this area does not indicate an unfavorable market.

Kirk Bennett – 45 Savannah Park Drive

- Questioned the proposed design for 37 Malka Drive to which the Developer advised that it has yet to be finalized but expects it would be similar to one of the other five single family dwellings proposed.
- Questioned the distance of the proposed development from the swale noting a one metre buffer is required yet the drawings suggest development will be on the easement. The City

responded by saying the whole development is still conceptual and these matters will be addressed if and when it moves beyond the rezoning process.

The meeting concluded with the Chair informing those present that the minutes of this meeting along with all written submissions will likely be brought forward to Council, with a staff recommendation at the July 23, 2018 regular meeting.

The Chair thanked the public for its attendance, consideration and participation in the discussion.

ADJOURNMENT

The meeting adjourned at 8:40 pm .

Councillor Ian Froude
Chairperson

Dr. Cory Giles and Ms. Gale Warren
█ Malka Drive
St. John's
NL

In general we are against mixed development that would include townhouses.

1. Single-family houses makes for their quieter neighborhoods, more family oriented activities b/c of increased outdoor living space per household and significant less traffic congestion compared to multi-unit housing.
2. Re: traffic, the pre-existing aspect of Malka Drive (up to household 34) is, at most, a lane and a half, no sidewalks and simple ditch drainage. Any new construction would have to include a significant upgrade to this pre-existing aspects of Malka Drive similar to Viscount and the newer Malka connector (household 36 and greater). Moreover at no cost to existing residents. How is the city and developer dealing with this?
3. The single existing duplex house on Malka Drive is ~ 70 years old so it was not an addition but rather a grandfathered structure that predated amalgamation to the City of St. John's, i.e., it did not do through a formal approval/community review process. As well, they are single story units.
4. There is no clear information on the layout or location of the proposed structures, such as row townhouses vs intermixed single and townhouses. In keeping with this, it is unknown how high the townhouses will be built, how it will affect the skyline, and what the general aesthetics will be, i.e., we have not been provided with any form of an architectural/artist rendition.
5. As a general rule, townhouse construction on similar or reduced size city land plots is an instrument for developers to increase sales by offering smaller reduced cost housing. As a result they open the market to lower income families who would otherwise not afford a home. With that comes the various negative socio-economic features that are seen in other areas of the city which can result in lower property values for existing owners. What is the suggested pricing and what covenant will be put in place to ensure property values will remain stable for existing owners? With the exception of a couple of pre-existing old duplex properties there is no new multiplex housing in Airport Height's area. It simple does not fit!

Maureen Harvey

From: Karen Chafe
Sent: Tuesday, July 3, 2018 4:49 PM
To: Maureen Harvey
Subject: FW: Rezoning on Malka Drive

From: Elaine Henley
Sent: Tuesday, July 3, 2018 4:46 PM
To: Karen Chafe <kchafe@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Kathy Driscoll <kdriscoll@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: FW: Rezoning on Malka Drive

FYI

[REDACTED]

From: Deanne Stapleton
Sent: Tuesday, July 3, 2018 2:22 PM
To: Elaine Henley <ehenley@stjohns.ca>
Subject: Fwd: Rezoning on Malka Drive

See below. Add to Mr. Bennett's submission

Thanks
Deanne

Get [Outlook for iOS](#)

From: paul bennett [REDACTED]
Sent: Tuesday, July 3, 2018 2:07 PM
Subject: Rezoning on Malka Drive
To: Deanne Stapleton <dstapleton@stjohns.ca>

Paul Bennett,
Owner of Intruder Consulting Inc.

█ Malka Drive

I tried to send this to the Coty Clerk but it would not send. Please forward to her.

The question I have regarding the rezoning of 5 single detached dwellings and the 8 townhouses and single dwelling is as follows.

Are these dwellings going to be private or subsidized housing?

Maureen Harvey

From: Karen Chafe
Sent: Tuesday, July 3, 2018 12:26 PM
To: Maureen Harvey
Subject: FW: Rezoning of lots 21-29 and 37 Malka Drive

From: Elaine Henley
Sent: Tuesday, July 3, 2018 12:25 PM
To: Karen Chafe <kchafe@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Kathy Driscoll <kdriscoll@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: FW: Rezoning of lots 21-29 and 37 Malka Drive

[REDACTED]

From: Deanne Stapleton
Sent: Tuesday, July 3, 2018 12:08 PM
To: Elaine Henley <ehenley@stjohns.ca>
Subject: Fwd: Rezoning of lots 21-29 and 37 Malka Drive

Please see below

Thanks
Deanne

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From: paul bennett [REDACTED]
Sent: Tuesday, July 3, 2018 10:57 AM
Subject: Re: Rezoning of lots 21-29 and 37 Malka Drive
To: Deanne Stapleton <dstapleton@stjohns.ca>

I have to apologise to not answering your last statement to submit my comments to City Clerk. Completely missed it. Please submit it to the City Clerk.

Thank You,

Paul

On Tue, Jul 3, 2018 at 10:34 AM, Deanne Stapleton <dstapleton@stjohns.ca> wrote:

Good morning

Thank you for your email. I can certainly send your comments to our City Clerk. Your submission will be added prior to councils decision.

Please let me know if you would like me to do so

Deanne Stapleton
Councillor, Ward 1
City of St. John's

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From: paul bennett [REDACTED]
Sent: Tuesday, July 3, 2018 10:16:46 AM
To: Deanne Stapleton
Subject: Rezoning of lots 21-29 and 37 Malka Drive

Paul Bennett,
Owner of Intruder Consulting Inc.
22 Malka Drive

Ms. Stapleton,

Please allow me to react to the proposed rezoning.

Firstly, I question the need to rezone an existing and established neighbor to accommodate a developer. There is a sign on the property showing a subdivision of R1 size lots. No sign showing the **proposed** lot allocation. The notification that was sent out to the existing property owners did not show the design either. Should have. Why not?

1. Only property owners within 150 metres were notified. Surely other property owners in the subdivision might have a say also.
2. The notification letter sent out stated they were 3 vacant lots at 43, 45, 47 Malka Drive. The planning department must have approved these building applications as they were started in 2017 and are now built and are for sale. Didn't someone from that department at least drive by for a visit to the site.
3. The proposal on the city's site shows the housing designs of the townhouse and single houses. The design date shown by the proponent shows February 2018. The house at 43, 45 and 47 were at the shell stage and were visible. Why were they not shown on their plan. Was it left off by accident? I understand they used the city's mapping to show the proposal but that should not be an excuse to not show the houses on their plan.
4. Just to point out an item. The house shown on Lot 14 will be near the rear of the existing house at civic 43. A back lot development? Planning should have picked this up. They have the foundation locations as approved.

5. Parking. If you view the aerial photo you will see that parking for the existing homes is used for 2 vehicles. Still congested at the location. The 8 townhouses will probably have 2 vehicles also. Most families have 2 people working and need transportation. This will be up to 16 vehicles in that short space. Probably more when visitors arrive.

Thank you for taking time to read this email. I realize the you must have a busy day ahead.

I would appreciate if you would send me confirmation that you received the email. No need to respond to my concerns.

I will be at the meeting tonight.

Respectfully,

Paul Bennett.

Maureen Harvey

From: Karen Chafe
Sent: Tuesday, July 3, 2018 3:56 PM
To: Maureen Harvey
Subject: FW: 21-29 and 37 Malka Drive Re-Zoning Application - Gibraltar Development Ltd
Attachments: image001.jpg; image002.jpg

From: Ryan Kelly [REDACTED]
Sent: Tuesday, July 3, 2018 1:56 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Deanne Stapleton <dstapleton@stjohns.ca>; Melanie Goode [REDACTED]; Karen Chafe <kchafe@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Kathy Driscoll <kdriscoll@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: Re: 21-29 and 37 Malka Drive Re-Zoning Application - Gibraltar Development Ltd

Good afternoon,

I exchanged an email with one of the city planners on Friday afternoon, Ann-Marie Cashin wrote me the following:

Please be advised that 21-29 and 37 Malka Drive are currently zoned for Residential development and has been for quite some time. It is unclear why the land wasn't previously developed. If this re-zoning to Residential Medium Density does not proceed, the land will remain zoned Residential Low Density and still could be developed for homes. The purpose of re-zoning the land to Residential Medium Density is to allow for townhomes.

I would like my response to Ann-Marie included in the official record for review at the meeting this evening.

Additionally, I would like to add that homeowners on Malka spent a lot of time discussing the issues over the weekend and I can safely report that not a single resident is in favour of the proposed re-zoning. If this goes ahead, it will appear as though the city values the single opinion of a developer over the combined opinions of those who currently call Malka Drive home.

Kind regards and again, please see my response to Ann-Marie below for inclusion in the record.

Ryan

Hi Ann-Marie,

Thanks for your email!

I am aware that the lots are currently zoned as Residential Low Density; and I can certainly appreciate that those lots will eventually be developed...however, there is a huge difference between looking out my window to see trees, seeing a detached home with some green space and trees, and looking out my window to see a big gray townhome. I am aware that asking the city to re-zone those lots a green space probably isn't the most realistic, but I would certainly rather see

re-zoning in favour of green space over the development of a series of townhomes...the justification, of course, being the what I have previously outlined in my last email and for the reasons below.

Regarding WHY those lots haven't been developed, I assume it has a lot to do with the average value of homes on the street. Most developers now won't build an 1800 sq foot detached home and sell it for less than ~\$350k; the issue being the homes on Malka Drive are all 20 years old and value around \$260-290. The second the developer is done building a \$350k home, its value will drop right away, while the value of the surrounding older homes presumably goes up slightly.

Should a developer put townhomes on the street, they will be able to sell them for around \$240-260k a unit...with the fallout being the property value of the surrounding detached homes will go down. The issue at hand is managing the greed of Gibraltar Development Ltd versus the quality of life and property value of the residents who currently call Malka Drive home. I would again ask the city to reject Gibraltar Development Ltd's re-zoning application and respect the needs and opinions of the current property owners.

Living next to a Residential Medium Density zone is not what I signed up for when I purchased 26 Malka and I can honestly say that I will move ASAP if the re-zoning goes ahead.

Kind regards

Ryan Kelly

[REDACTED]

On Thu, Jun 28, 2018 at 11:48 AM CityClerk <cityclerk@stjohns.ca> wrote:

Good Afternoon Mr. Kelly:

We acknowledge receipt of your email and advise that your concerns have been referred to the City's Department of Planning, Engineering and Regulatory Services.

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

Elaine

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Ryan Kelly [REDACTED] >
Sent: Wednesday, June 27, 2018 10:51 AM
To: CityClerk <cityclerk@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>
Cc: Melanie Goode [REDACTED]
Subject: 21-29 and 37 Malka Drive Re-Zoning Application - Gibraltar Development Ltd

My name is Ryan Kelly. I own 26 Malka Drive and I am writing this letter in response to the 21-29 and 37 Malka Drive Re-Zoning Application submitted by Gibraltar Development Ltd.

Can you imagine hearing a proposal from a developer to pave over Bannerman Park, or re-zoning Bowering Park for a new residential development? No, of course not. Those are green spaces that are ingrained in the landscape of St. John's.

If the city and Gibraltar Development Ltd simply look a satellite image of Airport Heights, it can be easy to look at the green space of 21-29 and 37 Malka Drive and assume that adding new homes to that area will add value to the residential zone, and generate increased tax revenue for the city of St. John's. This, of course, is an easy assumption to make because presumably no one working for Gibraltar Development Ltd, or anyone on the City of St. John's Council reviewing the application to re-zone 21-29 and 37 Malka Drive actually lives on Malka Drive.

Malka Drive is not a Medium Density Residential Zone. Malka Drive is a quiet little oasis in the middle of Airport Heights. The houses are older than many parts of the subdivision, the lots are more mature, families are established and kids are often seen running up and down the street without fear of traffic; we clear each other's driveways in the winter and mow each other's lawns in the summer. I believe the quiet and isolated feeling you get when you drive up Malka Drive, is largely because there are only houses on one side of the street for a significant section of the road...that section, of course, being 21-29 and 37 Malka Drive.

When I heard about the 21-29 and 37 Malka Drive Re-Zoning Application submitted by Gibraltar Development Ltd, my first concern was not about the potential impact on my property value, but instead the negative impact it will inevitably have on our sense of community and the safety of the kids who live there now.

To counter the application from Gibraltar Development Ltd to re-zone from RDL to R2, I instead ask that the council members reviewing this application take the time, not to drive, but to walk down Malka Drive and consider re-zoning 21-29 and 37 Malka Drive to Open Space. 21-29 and 37 Malka Drive is a green space in the community. It is where the birds and wildlife who frequent our backyard live. It was where the moose who frequents my front yard comes from. It blocks the noise from an increasingly busy Portugal Cove Road and dampens the sounds of the airport. Those trees add significant value to our community, it brings privacy, solitude, and quiet and I truly believe the green space is a defining factor of why Malka Drive is a GREAT street to live on.

There are plenty of opportunities for Gibraltar Development Ltd to build homes in other parts of the city, even other parts of Airport Heights. Today I am asking the city of St. John's to keep our quiet little street as is. Please, take the steps needed to protect the trees and green space that help define our community, and keep the kids in the neighborhood safe by limiting the number of houses and subsequent traffic that will inevitably come with increasing the residential density of the neighborhood.

Again, you would never dream of developing Bowling Park, my request as a homeowner is that you recognize our little green space on Malka Drive as a defining part of our community and reject the application to re-zone 21-29 and 37 Malka Drive, and instead, rule to protect those lots against further development.

Please note that should the city of St. John's choose to rule in favour of the 21-29 and 37 Malka Drive Re-Zoning Application, that I would like to be notified of the decision directly; there is a good chance I will sell my home in favour of living in a municipality that values the requests and opinions of its residents.

Kind regards.

Ryan Kelly

[REDACTED]

[REDACTED]

[REDACTED]

Sandy Fraser
█ Malka Dr.
St. John's, NL
A1A 5R5
CANADA

July 2, 2018

To : Councillor Maggie Burton (mburton@stjohns.ca)
Planning and Development Lead
c/o Office of the City Clerk

Cc : Ward 1 Councillor Deanne Stapleton (dstapleton@stjohns.ca), and
Deputy Mayor Sheilagh O'Leary (soleary@stjohns.ca)

Re: Opposition to Application to Rezone Land to Residential Medium Density (R2)
REZ1800007 & REZ1800008 21-29, & 37 Malka Drive

Dear Councillor Burton;

My name is Sandy Fraser and I am a longtime resident of the "newer" section of Malka Drive (i.e. having built this house nearly 17 years ago). I feel compelled to express my concern about Gibraltar Development Ltd.'s proposal to rezone the remaining available lots (21-29, and 37) on Malka Dr. so that there can be more people, property, and real estate crammed onto an already densely populated street.

Having read the notification to residents informing us of the developer's proposal before council, it stated that the "...majority of properties are single, detached dwellings...", or zone R1. Yes, these houses are indeed detached. However, there are two apartments in each of houses # 8, 10, 14, 20, 22, 24, 55, 59, Malka Dr., as well as the three newly constructed two-apt homes at 42, 45, and 47 Malka Drive. This is in addition to the existing duplex located at 17 & 19. These homes on the upper end of Malka Drive were constructed approximately 35-40 years ago - prior to the noted date of 1985 when the community /district of Airport heights actually became a part of metro St. John's.

If you would kindly refer to the attached pictures, you can clearly see that:

- 1) Malka Drive does not have sidewalks along the section of street in question; in fact there are actually open ditches dropping from the shoulder of a narrow road on both sides of the street (Fig. 1).
- 2) The majority of school-aged CHILDREN on the street live in the **single-family** dwellings and have nowhere in the neighbourhood to play that is safe and free from today's drug-related issues other than on the street where:
 - a. The increase in the number of cars because of the already densely populated street has resulted in near-misses because of distracted / speeding drivers (Fig.2),

- b. Current houses with four vehicles in the existing two-apartment homes have already complained to the city about children's sports equipment interfering with on street parking on this busy side street. (Refer to "anti-litter" citations issued to local residents; See Figs. 1, 2 & 4).
- 3) By merely glancing at a property's curb-appeal and appearance, it is not difficult to tell which current properties are rentals with the owner NOT currently living on-site. Poor upkeep and lack of care and attention for lawns etc. affects all surrounding properties by decreasing value (depreciation) and making the neighbourhood unsightly (Figs. 1 & 3).
- 4) The attached eight townhouses , specifically listed for construction on 37 Malka Dr., would have <7m frontage –
 - a. consider snow clearing implications and frustrations at this specific elevation in the city , and as well
 - b. large snowfalls and the resulting dangerously high snowbanks (i.e. in excess of 3m; personal experience over 17 years!) would mean no place to push one's snow from their two-car driveway except onto extremely small front yards which would ultimately mean significantly reduced visibility to children and motorists on the street (Fig. 4).
- 5) The existing brook running on the Northeast side of Malka Drive is actually "fish bearing" and as such, stormwater drainage , residential encroachment, 100 year flood models, stream diversion etc. would need assessing prior to development or alteration (Fig.5).

Overall, my concern, as a resident of an already heavily populated street lacking the necessary infrastructure and ability to expand, is why would the city would entertain causing safety hazards and increase traffic issues in a well-established neighbourhood? From a planning, engineering and tax revenue perspective, there are certainly many other areas yet to be developed within the city limits which could be zoned R2 *prior* to residents buying properties so that they will already know in what kind of community they will invest and live with their families. To allow for construction to proceed while still maintaining the same R1 zone for 'normal' lot / street frontage, single family, detached dwellings on the Developer's vacant lots in question, would certainly ease the burden on the city's infrastructure, as well as maintain the current appeal to folk and Families looking to live on a quaint street in Airport Heights.

It would be very much appreciated if the **Committee of the Whole** please reconsider this current proposal to rezone our neighbourhood street. Please keep in mind the safety issues I have outlined in this letter – at least for the children's sake. We have access to but ONE playground (in vicinity of 56 Viscount) which is unsafe for smaller, unsupervised children because of syringes and other items found in nearby wooded area. This park serves ALL of Malka Dr., Cessna St., Viscount St., Piper St., Savannah Park, Navajo Place and Flacon Place and in recent years, the city has already identified ongoing traffic concerns (designated parking and bike lanes) and speeding issues (speed bumps; speed recorders) on a very busy thoroughfare.

The city should be promoting green spaces. The city should also be encouraging Families and Kids to play outside and in their yards. The city should be promoting Healthy Neighbourhoods. **The city should do what is right, and not allow for a rezoning of Malka Drive simply to appease developers and contractors. The city should consider the local Residents and their Families. Please keep our street zoned as Residential Low Density (R1).**

With kindest regards,

 03 July 2018

Sandy Fraser

Concerned citizen, Tax Payer, and Contented resident of Malka Drive with its current zoning designation of LOW Density (R1)

Please see below for pictures referenced in text.

Fig. 1: View down Malka Drive



Fig. 2: Example of on street parking



Fig. 3: Differences in neighbour's pride of ownership for two apt. dwelling



Fig.4: Children enjoying play outside on Malka Dr.



Fig. 5: Fish located in brook behind Malka Dr.(Winsor Lake watershed; ? headwaters of Virginia River)



Maureen Harvey

From: Karen Chafe
Sent: Wednesday, July 4, 2018 2:14 PM
To: Maureen Harvey
Subject: FW: Proposed Development Malka Dr

From: CityClerk
Sent: Wednesday, July 4, 2018 2:14 PM
To: Kathryn Phelan [REDACTED]; CityClerk <cityclerk@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Danny Breen <dbreen@stjohns.ca>
Cc: Karen Chafe <kchafe@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Kathy Driscoll <kdriscoll@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: Proposed Development Malka Dr

Good Afternoon:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Engineering and Regulatory Services.

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

Elaine

[REDACTED]

From: Kathryn Phelan [REDACTED]
Sent: Tuesday, July 3, 2018 8:52 PM
To: CityClerk <cityclerk@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Danny Breen <dbreen@stjohns.ca>
Subject: Proposed Development Malka Dr

I have significant concerns re this development in Airport Heights and hope that this application will be turned down.

"Decision/Direction Required: To consider a rezoning application for land at 21-29 Malka Drive and 37 Malka Drive from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for single detached dwellings and townhouses. An amendment to the St. John's Municipal Plan would not be required. "

Thank you for your attention to this matter and I look forward to a response

Kathryn

--

Kathryn Phelan

Should the council approve this re-zoning, that a For Sale Sign will be going on my front yard as soon as the market allows.

All the best.

Ryan Kelly

[Redacted]
[Redacted]
[Redacted]

From: James Dower [REDACTED]
Sent: Wednesday, July 18, 2018 1:13:15 PM
To: Deanne Stapleton
Subject: Malka Drive Rezoning

Good afternoon! I'm not a resident of Malka Drive, but do live in Airport Heights near some areas that are being developed, and wanted to put forward that I disagree with rezoning areas such as the one on Malka. People who buy in such an area do so with the idea that they will stay in the style of neighbourhood barring extraordinary circumstances. I would suggest that if there is a desire to change the style of housing available in the area or to increase other forms of landuse (commercial/industrial) to consider that when the next new street is added, such as when the homes were put in behind the school off Portugal Cove Road; otherwise it seems more like a bait and switch to me.

Changing the zoning to suit the needs of a developer in a time of downturn when there are abundant housing options in the city doesn't seem fair to the current residents, many of whom may have purchased when prices were at their highest. I believe that any concerns will be dismissed as people with "not in my backyard" issues, when to me it's more about what you were promised vs what is being attempted. Areas with higher density are an important part of urban planning, particularly considering the utter sprawl Galway will create, however shoehorning it within existing neighbourhoods seems wrong to me, much like switching a corner store for a wal-mart, it's a significant shift.

Anyhow, just wanted to get that in there before the deadline, have a good afternoon!

Jamie

REPORTS/RECOMMENDATION

Development Committee

July 17, 2018 – 10:00 a.m. – Conference Room B, 4th Floor, City Hall

**Request for Building Line Setback
DEV1800128
4 Empire Avenue**

It is recommended that Council approve the 23.4 metre Building Line setback variance.

**Request for Parking Relief – DEV1600217, Linda’s Personal Care Home
654 Main Road**

It is recommended that parking relief be granted as the proposed 7 parking space lot will be sufficient for the proposed expansion.

**Gerard Doran
Development Supervisor – Planning, Engineering & Regulatory Services
Acting Chairperson**

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
DEV1800128
4 Empire Avenue

Date Prepared: July 18, 2018 (Date of next meeting: July 23, 2018)

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for a 23.4 metre Building Line setback to accommodate the construction of a dwelling at 4 Empire Avenue.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct a dwelling at 4 Empire Avenue. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of 23.4 metres is consistent with neighboring properties on the street. This setback is measured from the Eastern corner of the proposed dwelling.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4, Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John’s Development Regulations
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 approve the 23.4 metre Building Line setback.

Prepared by/Signature:

Andrea Roberts – Development Officer

Signature: _____



Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Regulatory Services

Signature: _____



AAR/dlm

Attachments: Not Applicable

CR

LAKE AVE

21

23

25

27

SUBJECT PROPERTY

R1

16

14

12

10

8B

8

6

4

CEM

21

EMPIRE AVE

2

15

R1

11

9

7

5

4



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

W:\Engwork\Planw\applications 2018\dev1800115-21-23 queen's road.mxd

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
DEV1600217
Linda's Personal Care Home
654 Main Road

Date Prepared: July 18, 2018 (Date of next meeting: July 23, 2018)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek parking relief for 2 parking spaces at 654 Main Road.

Discussion – Background and Current Status:

An application was submitted to construct 4 additional rooms to an 8 room Personal Care Home facility at 654 Main Road. The parking requirement for the expanded facility will be 9 spaces. The site plan for the development indicates 7 spaces.

As with the nature of its operation, Personal Care Homes have low usage of their parking lots. Residents of the facility do not have vehicles. Mostly, just two (2) vehicles, those of the employees are located on the subject property. Visitors to facility arrive dispersed at various times throughout the day.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 – Off Street Parking Requirements of the St. John's Development Regulations
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.

ST. JOHN'S

9. Other Implications: Not applicable.

Recommendation:

It is recommended that parking relief be granted as the proposed 7 parking space lot will be sufficient for the proposed expansion.

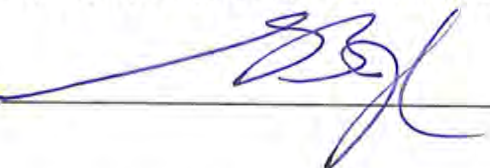
Prepared by/Signature:

Gerard Doran – Development Supervisor

Signature:  _____

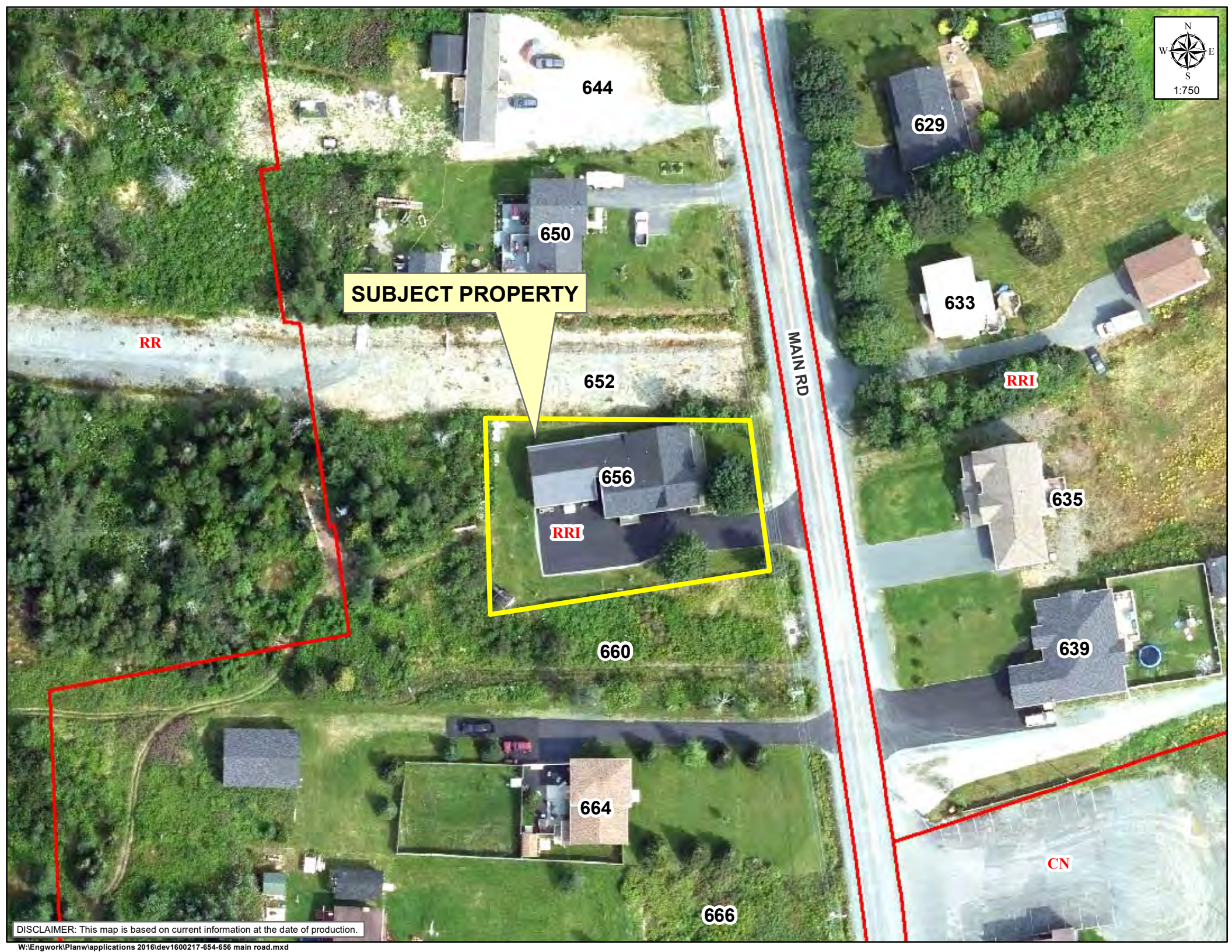
Approved by/Date/Signature:

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

Signature:  _____

GJD/dlm

Attachments: Not applicable.



SUBJECT PROPERTY

RR

MAIN RD

RRI

644

629

650

633

652

656

635

RRI

660

639

664

CN

666

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

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REPORTS/RECOMMENDATION
Special Events Advisory Committee Report
July 18, 2018

Event: Regatta Events – Royal St. John’s Regatta Committee
Date: July 29, 2018
Detail: Parade and Ecumenical Service

Parade Route from Government House to Boathouse - should take about 45 minutes

Depart from west gate of Government House at 2:00 p.m.

West on Military Road
Right on Bannerman Road
Right to Circular Road
Cross King’s Bridge, to Lake Avenue and Clancey Drive
End at the Boathouse

RNC will provide escort vehicle. A hired Traffic Control Company will be providing traffic control along the route.

The Ecumenical service will start upon arrival and last about a half hour. Service will result in the temporary closure of Lakeview Avenue & Clancey Drive at approximately 2:30pm

Recommendation

That the requested event be approved.

Event: First Responders Motorcycle Ride – Tema Conter Memorial Trust
Date: July 29, 2018
Detail: Fundraising Motorcycle Ride

St. John Bosco to Cape Spear to Health Sciences Centre.
10am start
RNC providing escort from St. John Bosco to Cape Spear.

Leisure ride to Health Sciences Centre – no escort.
Anticipated arrival time of 2pm.

Recommendation

That the requested event be approved.

Event: Cycle for Sight – Foundation Fighting Blindness

Date: August 12, 2018

Detail: Charity Fundraising Bicycle Ride - Route begins at St. John's Lions Club

On road cycling event - not a race. Small number of participants over a variety of distances
There will be no road closures - all riders must follow the rules of the road.
Organizer will have signs deployed to inform motorists.

3km to 12km Route

A 3 km loop that one can do one to four times, intended for younger and newbie riders.
Lions Chalet/Trail System/Newtown Road/Hoyles Avenue/Guy Street/ Baltimore
Street/Whiteway Street/Newtown Road/Byron Street/ Whiteway Street/Trail System/Lions
Chalet.

25km Route

Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest
Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/
Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White
Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle
Cove-Outer Cove/ Logy Bay Road/ Newfoundland Drive/ Higgins Line/ Allandale Road/
Bonaventure Avenue/Lions Chalet.

55km Route

Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest
Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/
Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White
Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle
Cove-Outer Cove/ Roads within the Town of Torbay/ Roads within the Town of Flatrock/ Roads
within the Town of Portugal Cove/ Portugal Cove Road/ Airport Heights Drive/ Portugal Cove
Road/ Higgins Line/ Allandale Road/ Bonaventure Avenue/St. John's Lions Club.

75km Route

Bonaventure Avenue/ Fleming Street/ Monkstown Road/ Circular Road/ Empire Avenue/ Forest
Road/ Quidi Vidi Village Road/ The Boulevard/ East White Hills Road/ Churchill Avenue/
Veteran's Road/ Charter Avenue/ Janeway Place/Trail System/ Newfoundland Drive/ East White
Hills Road/ Robin Hood Bay Road/ Logy Bay Road/Roads within the Town of Logy Bay-Middle
Cove-Outer Cove/ Roads within the Town of Torbay/ Roads within the Town of Flatrock/ Roads
within the Town of Pouch Cove/ Roads within the Town of Bauline/ Roads within the Town of
Torbay/ Roads within the Town of Portugal Cove/ Portugal Cove Road/ Airport Heights Drive/
Portugal Cove Road/ Higgins Line/ Ridge Road/ Mount Scio Road/ Oxen Pond Road/ O'Briens
Hill/ Larkhall Street/ Wicklow Street/ Prince Phillip Drive/ University Avenue/ Paton Street/
Elizabeth Avenue/ Whiteway Street/ Bonaventure Avenue/Lions Chalet.

Recommendation

That the requested event be approved.

Event: Huffin Puffin Marathon – Nautilus Running Club

Date: September 3, 2018

Detail: Road Race

Roads/Lanes Closed (7am to 1pm)

Waterford Bridge Road – Westbound to Bowring Park west entrance

Southside Road – Blackhead Road to Bay Bulls Road

Harbour Drive – Eastbound

Water Street – Westbound

Exit ramp from Pitts Memorial Drive to Water Street

Temperance Street

Quidi Vidi Road

Forest Road

Cuckholds Cove Road

Quidi Vidi Village Road Lane reductions

The Boulevard - Westbound Lane reduction

Carnell Drive

Empire Avenue – Circular to Plymouth

Course will be coned indicating runner lane, resulting in lane reductions.

Traffic will not be blocked, merely calmed/slowed.

City of St. John's Parking Enforcement Officers, RNC, RNC Cadets and a hired Traffic Control Company will be providing traffic control on the course.

Recommendation

That the requested event be approved.

Event: Bike Fest – Happy City St. John's & City of St. John's

Date: September 16, 2018

Detail: In February of 2017 the recommendations outlined in the Bike St. John's Task Force Final Report were adopted by City Council. One of these recommendations was to host a "Car Free Sunday Event" on Water Street in partnership with community groups (as indicated on p. 24 of the Report, adopted by Council Directive #R2017-02-20/7)

Closure of Water Street – Bishop's Cove to Beck's Cove

8am to 4pm (inclusive of set-up and take-down)

Recommendation

That the requested event and road closure be approved.

Event: Battle of Britain Parade and Flypast – Royal Canadian Air Force

Date: September 16, 2018

Detail: Military Parade and Remembrance Ceremony

Parade Route:

10:30am

Depart CLB Armoury

South down Long's Hill to Queen's Road

East on Queen's Road to Cathedral Street

South on Cathedral Street to Gower Street

West on Gower Street

Stop at Anglican Cathedral

12:15pm

Depart Anglican Cathedral

South on Church Hill to Duckworth Street

East on Duckworth to Cochrane Street

South on Cochrane Street to Water Street

West on Water

Stop at National War Memorial

1:00pm

Depart National War Memorial

West on Water Street

South on Ayre's Cove

Finish

Full Street Closures

11:30am to 1:15pm

Duckworth Street – from Prescott Street to Cochrane Street

Water Street – from Prescott Street to Cochrane Street

Temporary Street Closures

1:00pm – 1:15pm

15 minute duration

Water Street at Prescott Street (west bound traffic on Water St.)

Water Street at Beck's Cove (east bound traffic on Water St.)

RNC & Military Police providing escort.

Recommendation

That the requested event be approved.

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

Tanya Haywood
Deputy City Manager – Community Services

REPORT

COMMITTEE OF THE WHOLE

July 11, 2018 – 9:00 am – Council Chamber, 4th Floor, City Hall

Present: Mayor Danny Breen, Chair (retired at 10:15 am)
Deputy Mayor Sheilagh O’Leary (via teleconference until 10:15 a.m.)
Councillor Sandy Hickman (assumed Chair at 10:15 am)
Councillor Deanne Stapleton
Councillor Ian Froude
Councillor Jamie Korab
Councillor Wally Collins (retired at 10:15 am)
Councillor Hope Jamieson
Councillor Maggie Burton (arrived at 9:23 am)

Regrets: Councillor Dave Lane
Councillor Debbie Hanlon

Staff: Lynnam Winsor, Deputy City Manager – Public Works
David Crowe, Manager - Roads
Derek Coffey, Deputy City Manager – Finance & Administration
Jason Sinyard, Deputy City Manager – Planning, Engineering and
Regulatory Services.
Tanya Haywood, Deputy City Manager of Community Services
Cheryl Mullett, City Solicitor (arrived at 9:10 am)
Kelly Maguire, Communications & Public Relations Officer
Elaine Henley, City Clerk
Kathy Driscoll, Legislative Assistant

Four members of the media and three members of the public were also present.

REPORT

1. **Decision Note dated June 20, 2018 re: Election Finance By-Law**

Councillor Froude spoke to the above noted Decision Note. Discussion ensued and it was determined that each of the recommendations as outlined by the Citizens’ Assembly for Stronger Elections (CASE) would be voted on separately.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council approve-in-principle a reduction in expenditure caps based on the real need of campaigns, the effect on barriers for new candidates, and the relationship with voter engagement and further to have staff review and apply different variables in a report to determine what these different values would present.

CARRIED UNANIMOUSLY

Recommendation

Moved – Councillor Jamieson; Seconded – Councillor Jamieson

That Council refer the following to a Panel, appointed by them, to review banning corporate and union donations based on the real need of campaigns, the effect on barriers for new candidates and make a recommendation to bring back to Council.

CARRIED UNANIMOUSLY

Recommendation

Moved – Councillor Burton; Seconded – Councillor Jamieson

That Council approve the reduction of the timeline for disclosure of campaign contributions from 90 days to 30 days.

CARRIED UNANIMOUSLY

Recommendation

Moved – Councillor Jamieson; Seconded Councillor Burton

That Council amend the necessary by-laws to require disclosure of expenditures in addition to contributions to improve transparency and public trust.

CARRIED UNANIMOUSLY

2. Decision Note dated June 26, 2018 re: Request for Extension of Time Limit for Submission of 2019 Assessment Role

The Deputy City Manager of Finance and Administration spoke to the above noted.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Burton

That Council approve the extension for the completion of the assessment roll from September 30 to November 30 as permitted under Section 10(2) of the Assessment Act. It is further recommended that approval be granted to extend the appeal period from December 31, 2018 to January 31, 2019 for the 2019 Assessment notices only.

CARRIED UNANIMOUSLY

3. Decision Note dated July 5, 2018 re: Request for Funding – National Suicide Prevention Conference

The City Clerk spoke to the above noted.

Recommendation

Moved – Councillor Jamieson; Seconded – Councillor Stapleton

The Council approve contributing \$2,500 towards the National Suicide Prevention Conference being held in St. John's from October 31 to November 2, 2018. This support would be provided under Policy #04-09-02 Financial Support for Meetings and Conventions.

CARRIED UNANIMOUSLY

4. Decision Note dated June 26, 2018 re: Sidewalk Snow Clearing Program

Councillor Froude spoke to the above noted. Discussion ensued and it was suggested that both options presented in the Decision Note be considered and voted on separately keeping Option 2 as a back-up to prioritize snow clearing.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Jamieson

Option 1

Provides an increased level of service on weekends; the night shift is eliminated, and staff are reassigned.

- **10 staff Monday to Thursday from 4:00 a.m. to 2:00 p.m.**
- **8 staff Friday to Monday from 4:00 a.m. to 2:00 p.m.**
- **Additional foreperson is required.**
- **Approximate annual cost increase (labour) \$50,000**

CARRIED UNANIMOUSLY

Recommendation

Moved – Councillor Froude; Seconded Councillor Burton

Option 2

Reduce the total kilometers cleared, no cost increase.

- **Provide sidewalk snow clearing only on one side of Priority 2 streets that currently have both sides cleared. This will reduce the total kilometers cleared by approximately 6 kilometers or 4% of the route.**
- **Marginal increase in service level.**
- **There are no staff or equipment increases required with this option.**

CARRIED UNANIMOUSLY

5. Decision Note dated June 26, 2018 re: Newfoundland & Labrador Corporation (NLHC) – Automated Garbage Collection Implications

Councillor Froude spoke to the above noted.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council have City staff engage with NLHC officials and give notice that the properties listed below will cease to be serviced through the City's curbside collection program by June 2019.

AREA	Current Issues	Automated Issues	Number of Units
Keegan Crt, Stabb Crt, Cowperthwaite Crt, Mitchell Crt (FIGURE 1)	Residents pile garbage out on Elizabeth Ave, Anderson Ave, Guy St, Whiteway St	Not practical. No driveways. Units don't front directly on street	134
Empire Ave, Freshwater Rd, Graves St, Little St, Hoyles Ave (FIGURE 2)	Residents pile garbage on Anderson Ave, Empire Ave and Grave st	Not practical. No driveways. Units don't front directly on street. Steps to access street.	129
Buckmasters Circle/ Ricketts Road (FIGURE 3)	Residents on Buckmasters Circle, Navy St, Army St, Brigade St & Ricketts Rd pile garbage out in numerous areas.	No driveways/shared parking lots. Units don't front directly on street	198
Froude Ave, Vickers Ave, Vimy Ave, Cashin Ave (FIGURE 4)	Residents of Froude Ave, Vickers Ave, Vimy Ave pile garbage in various locations	Some units on Froude, Vickers and Vimy may be serviceable. Needs further assessment. No driveways on Cashin.	53

CARRIED UNANIMOUSLY**6. Decision Note dated June 29, 2018 re: City of St. John's Poet Laureate Position**

Councillor Korab spoke to the above noted.

Recommendation

Moved – Councillor Burton; Seconded – Councillor Korab

That Council approve the proposed Selection Process document as well as well as the draft Terms of Reference for the position of Poet Laureate.

Mayor Danny Breen
Chairperson

The City of St. John's acknowledges, with gratitude, the outstanding contributions of Shannie Duff, a respected citizen, to the City of St. John's. On the 23rd day of July, 2018 the Mayor and Council unanimously adopted the following resolution:

WHEREAS Shannie Duff, daughter of Dr. Alain Frecker and Dr. Helena Frecker of St. John's NL, is a proud descendant of generations of Newfoundlanders and Labradorians. In 1958 she married Dr. Frank Duff and resided in St. John's where they raised their five children: Frank, Suzanne, Siobhan, Stephanie and Iain. They are also proud grandparents of Mitchell, Meaghan, Madelyn, Suzanne and Jane.

WHEREAS Shannie Duff was first elected in 1977 and thereafter was successfully re-elected eight terms, including one as Mayor in 1990 and as Deputy Mayor in 2009. She also served as member of the House of Assembly for the District of St. John's East in 1989. In recent years she was presented with the Ann MacLean Award for Outstanding Service by a Woman in Municipal Politics at the Federation of Canadian Municipalities. Her passionate dedication, as unwavering today as it was in 1977, has only been tempered by a pragmatic idealism that continues to inspire and mentor.

WHEREAS Shannie Duff has dedicated her life to community involvement. She is a member of local, provincial and national non-profit organizations in the arts, culture and heritage sectors as well as social and environmental causes. She is a founding member of The Newfoundland Historic Trust, the St. John's Heritage Foundation, St. John's Clean and Beautiful, The Quidi Vidi Rennie's River Development Foundation, and the Bannerman Park Foundation. She has worked tirelessly for more than four decades leading the reinvigoration, restoration and renewal of the City's built heritage, all while advocating for growth through good planning and appropriate development.

WHEREAS Shannie Duff was the founding chair of the Newfoundland and Labrador affiliate of Cabot Habitat for Humanity Canada and received the Habitat for Humanity National Volunteer of the Year award.

WHEREAS Shannie Duff as a member of Council strongly advocated to establish a Planning Department in 1978 and served as Chair of the steering committee that oversaw the development of the City's first municipal plan in 1980. For many years, Shannie Duff served as Chair of the Standing Committee on Planning and Housing. She piloted the establishment of the City's non-profit housing program and advocated for stronger social housing solutions and housing affordability.

WHEREAS Among her many awards and accolades, Shannie Duff received both the Queen's Silver and Golden Jubilee Medals, and the Heritage Canada Foundation National Award of Honour. She was also appointed to the Order of Canada and the Order of Newfoundland and Labrador. She was further awarded an honorary Doctor of Laws Degree at Memorial University of Newfoundland and Labrador for her remarkable record of public service and leadership.

WHEREAS Since her retirement from municipal government in 2013, Shannie Duff has continued her commitment to volunteer service. She is currently serving as a member of the Board of the O'Brien Farm Foundation, the Quidi Vidi Rennie's River Development Foundation, the Harris Centre Advisory Board, the Provincial Independent Appointments Commission and is now a presiding officer for the Canadian Citizenship Ceremonies.

THEREFORE, BE IT RESOLVED that the City of St. John's proudly confers the Freedom of the City on **SHANNIE DUFF**.

IN WITNESS THEREOF the seal of the City of St. John's has been affixed and this Resolution has been duly signed by His Worship the Mayor and the City Clerk, this 23rd day of July, 2018.

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF July 5, 2018 TO July 18, 2018

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Rebuild of Townhouse Dwelling	131 Patrick Street	2	Approved	18-07-05
IND	Newcove Metal & Auto Recycling	Scrap Automobile Processing Pad & Equipment	390 Incinerator Road	5	Approved	18-07-10
COM	Pinnacle Engineering	Pipe Storage Yard- Clearing & Grading	650 Fowler's Road	5	Approved	18-07-12
COM	Crown Cabinets & Fireplaces	Warehouse Extension	349 Kenmount Road	4	Approved	18-07-17

* 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 July 23, 2018 Regular Meeting

Permits Issued: 2018/07/05 to 2018/07/18

Class: Commercial

20 Hebron Way	Nc	Accessory Building
120 Mundy Pond Rd	Rn	Church
95 Water St	Rn	Restaurant
45 Pippy Pl	Sn	Office
690 Topsail Rd	Sn	Other
90 Kelsey Dr	Nc	Accessory Building
702 Water St	Nc	Fence
75 Danny Dr	Nc	Accessory Building
29 Cookstown Rd	Rn	Tavern
154 Major's Path	Nc	Accessory Building
203 Lemarchant Rd	Rn	Clinic
36 Pearson St	Rn	Office
187 Water St	Cr	Retail Store
389 Stavanger Dr	Rn	Day Care Centre
50 Duffy Pl	Rn	Office
48 Kenmount Road - Unit 520	Rn	Retail Store
55 Kenmount Rd	Rn	Office
336 Freshwater Rd	Rn	Eating Establishment
430 Topsail Rd, Ardene	Cr	Retail Store
48 Kenmount Rd - Unit 2040	Rn	Retail Store
85 Military Rd	Cr	Mixed Use
141 Torbay Rd	Cr	Retail Store
35 Blackmarsh Rd	Rn	Office
141 Torbay Rd	Cr	Retail Store
390 East White Hills Rd	Nc	Other
390 Incinerator Rd	Ex	Salvage Yards
90 Kelsey Drive	Nc	Car Sales Lot

This Week \$ 16,088,971.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

81 Campbell Ave	Nc	Patio Deck
177 Campbell Ave	Nc	Patio Deck
100 Carrick Dr	Nc	Fence
15 Chafe Ave	Nc	Fence
25 Chafe Ave	Nc	Fence
199 Cheeseman Dr	Nc	Accessory Building
14 Claddagh Rd, Lot Cr07	Nc	Single Detached Dwelling
9 Crestview Pl	Nc	Accessory Building
78 Doyle's Rd	Nc	Accessory Building
27b Edinburgh St	Nc	Patio Deck
9 Eric St	Nc	Patio Deck
20 Forest Rd	Nc	Accessory Building

66 Galway Blvd, Lot Gb04	Nc	Single Detached Dwelling
57 Gillies Rd, Lot 3	Nc	Single Detached Dwelling
57 Gillies Rd	Nc	Accessory Building
41 Gleneyre St	Nc	Patio Deck
18 Great Southern Dr	Nc	Fence
25 Great Southern Dr	Nc	Fence
87 Jasper St	Nc	Fence
54 Jennmar Cres	Nc	Fence
54 Jennmar Cres	Nc	Accessory Building
107 Larkhall St	Nc	Accessory Building
88 Maurice Putt Cres	Nc	Fence
37 Meighen St	Nc	Fence
39 Meighen St	Nc	Fence
120 Merrymeeting Rd	Nc	Patio Deck
407 Newfoundland Dr	Nc	Patio Deck
62 Paddy Dobbin Dr	Nc	Accessory Building
39 Pearson St	Nc	Fence
159 Pennywell Rd	Nc	Other
73 Petite Forte Dr	Nc	Fence
4 Regent St	Nc	Accessory Building
55 Rennie's Mill Rd	Nc	Accessory Building
107 Rennie's Mill Rd	Nc	Patio Deck
2 Rostellan St	Nc	Fence
35 Rumboldt Pl	Nc	Fence
35 Rumboldt Pl	Nc	Patio Deck
2 Waterford Lane	Nc	Accessory Building
4 Sussex Pl	Nc	Patio Deck
2 Thetis Pl	Nc	Fence
9 Crestview Pl	Ex	Single Detached Dwelling
17 Downing St	Ex	Single Detached Dwelling
4 Prestwick Pl	Ex	Single Detached Dwelling
2 Rostellan St	Ex	Single Detached Dwelling
9 Boggan St	Rn	Townhousing
87 Buckmaster's Cir	Rn	Townhousing
89 Buckmaster's Cir	Rn	Townhousing
91 Buckmaster's Cir	Rn	Townhousing
93 Buckmaster's Cir	Rn	Townhousing
95 Buckmaster's Cir	Rn	Townhousing
97 Buckmaster's Cir	Rn	Townhousing
99 Buckmaster's Cir	Rn	Townhousing
101 Buckmaster's Cir	Rn	Townhousing
199 Buckmaster's Cir	Rn	Townhousing
199 Buckmaster's Cir	Rn	Townhousing
203 Buckmaster's Cir	Rn	Townhousing
207 Buckmaster's Cir	Rn	Townhousing
24 Caravelle Pl	Rn	Single Detached & Sub.Apt
24 Convent Sq	Rn	Semi-Detached Dwelling
26 Convent Sq	Rn	Semi-Detached Dwelling
87 Cornwall Cres	Rn	Single Detached Dwelling
156 Highland Dr	Rn	Patio Deck
87 Jasper St	Rn	Single Detached & Sub.Apt
141 Queen's Rd	Rn	Semi-Detached Dwelling
55 Regent St	Rn	Single Detached Dwelling
21 Rennie's Mill Rd	Rn	Mixed Use
7 Shea St	Rn	Single Detached Dwelling
176 Signal Hill Rd	Rn	Single Detached Dwelling
17 Stirling Cres	Rn	Single Detached Dwelling
6 Byron St	Sw	Single Detached Dwelling
38 Druken Cres	Sw	Single Detached Dwelling
59 Huntingdale Dr	Sw	Single Detached Dwelling
361 Newfoundland Dr	Sw	Single Detached Dwelling
5 Rose Blanche St	Sw	Single Detached Dwelling

This Week \$ 1,920,174.00

Class: Demolition

263 Blackmarsh Rd	Dm	Single Detached Dwelling
265 Blackmarsh Rd	Dm	Single Detached Dwelling
375 Southside Rd	Dm	Patio Deck
377 Southside Rd	Dm	Patio Deck
30 Kenmount Rd	Dm	Office

This Week \$ 171,155.00

This Week's Total: \$ 18,180,300.00

Repair Permits Issued: 2018/07/05 To 2018/07/18 \$ 180,900.00

Legend

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

YEAR TO DATE COMPARISONS			
July 23, 2018			
TYPE	2017	2018	% VARIANCE (+/-)
Commercial	\$87,924,480.00	\$137,172,818.00	56
Industrial	\$0.00	\$5,000.00	n/a
Government/Institutional	\$436,000.00	\$2,445,882.00	461
Residential	\$44,100,744.00	\$42,990,889.00	-3
Repairs	\$1,816,757.00	\$1,509,945.00	-17
Housing Units (1 & 2 Family Dwelling)	109	74	
TOTAL	\$134,277,981.00	\$184,124,534.00	37

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 11, 2018

Payroll

Public Works	\$ 473,804.46
Bi-Weekly Administration	\$ 903,346.83
Bi-Weekly Management	\$ 914,483.32
Bi-Weekly Fire Department	\$ 918,539.20
Accounts Payable	\$ 4,979,466.11

Total: \$ 8,189,639.92

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND EXCHEQUER ACCOUNT	117283	REGISTRATION OF EASEMENT	300.00
BELL ALIANT	117284	TELEPHONE SERVICES	1,063.55
PAUL O'LEARY	117285	PROMOTIONAL ITEMS	428.00
THE LAW SOCIETY OF NEWFOUNDLAND AND LABRADOR	117286	MEMBERSHIP RENEWAL	1,241.24
CITY OF ST. JOHN'S	117287	REPLENISH PETTY CASH	191.02
AVALON TOWING SERVICES INC.	117288	TOWING SERVICES	149.50
AUTO PARTS NETWORK	117289	AUTO PARTS	172.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	117290	POLICE REPORT FEE	15.00
SME LIMITED	117291	SANITARY SUPPLIES	11,776.00
SCHOLARS CHOICE MOYER	117292	OFFICE SUPPLIES	1,206.25
BROWNE FITZGERALD MORGAN AVIS	117293	LEGAL CLAIM	2,547.05
CAMPBELL RENT ALLS LTD.	117294	HARDWARE SUPPLIES	761.88
DAVE CARROLL	117295	BAILIFF SERVICES	51.00
STEELE HONDA	117296	AUTO PARTS	783.16
GENEQ INC.	117297	PROFESSIONAL SERVICES	1,104.00
COASTAL MOUNT PEARL	117298	REPAIR PARTS	17.25
STEELE COMMUNICATIONS	117299	ADVERTISING	3,680.00
ATLANTIC RECREATION	117300	AUTO PARTS	1,150.00
AUTO TRIM DESIGN	117301	PROFESSIONAL SERVICES	34.50
WAJAX POWER SYSTEMS	117302	REPAIR PARTS	1,399.77
CANADIAN TIRE CORP.-HEBRON WAY	117303	MISCELLANEOUS SUPPLIES	1,145.33
CANADIAN TIRE CORP.-MERCHANT DR.	117304	MISCELLANEOUS SUPPLIES	490.48
HOME DEPOT OF CANADA INC.	117305	BUILDING SUPPLIES	690.87
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	117306	OFFICE SUPPLIES	1,131.60
EXECUTIVE TAXI LIMITED	117307	TRANSPORTATION SERVICES	12,757.40
LESTER'S FARM MARKET	117308	GARDEN SUPPLIES	58.55
TYCO INTEGRATED FIRE & SECURITY	117309	PROFESSIONAL SERVICES	282.90
ENNIS PAINT INC	117310	PAINT	27,956.50
MIOVISION TECHNOLOGIES INC.	117311	PROFESSIONAL SERVICES	1,745.56
HEATING PRODUCT 1978 LTD.	117312	STEAM COILS	5,336.00
HATCH MOTT MACDONALD	117313	PROFESSIONAL SERVICES	9,986.38
GRAYMONT (NB) INC.,	117314	HYDRATED LIME	21,712.69
TTI SALES & SERVICES INC.,	117315	REPAIR PARTS	125.31
HOLLAND NURSERIES LTD.	117316	FLORAL ARRANGEMENT	409.40
SPARTAN INDUSTRIAL MARINE	117317	SAFETY SUPPLIES	184.81
D & S VACUUM TRUCK SERVICES LTD.	117318	PROFESSIONAL SERVICES	805.00
PUGLISEVICH CREWS & SERVICES LTD.	117319	TRAINING PROGRAMS	1,035.00
SUMMIT VETERINARY PHARMACY INC.,	117320	VETERINARY SUPPLIES	59.34
IDEXX LABORATORIES	117321	VETERINARY SUPPLIES	3,310.20
IEAS LTD.	117322	PROFESSIONAL SERVICES	287.50
FIRST RESPONSE SUPPLY INC.,	117323	FIRE DEPARTMENT SUPPLIES	3,759.58
MITCHELL FARMS INC	117324	MULCH	1,610.00
GLOBAL INDUSTRIAL CANADA, INC.	117325	RECREATION SUPPLIES	967.30
QUALITY TRUCK & TRAILER REPAIR	117326	PROFESSIONAL SERVICES	204.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD.	117327	LEASING OF OFFICE EQUIPMENT	128.13
BELL MOBILITY PAGING	117328	PAGING SERVICES	98.61
PRAXAIR PRODUCTS INC.	117329	CARBON DIOXIDE	674.05
ROYAL FREIGHTLINER LTD	117330	REPAIR PARTS	2,583.37
HARRY SUMMERS LTD.	117331	VEHICLE MAINTENANCE	4,520.00
CANSEL	117332	OFFICE SUPPLIES	57.50
RECEIVER GENERAL	117333	NATIONAL DOSIMETRY SERVICES	178.24
HUNGRY HEART CAFE	117334	REFRESHMENTS	64.00
BRIAN SOPER	117335	REFUND SECURITY DEPOSIT	1,000.00
PARADISE SERVICES INC.	117336	REFUND SECURITY DEPOSIT	29,500.00
BELLMAN'S INDUSTRIAL SUPPLY LTD.	117337	PROTECTIVE CLOTHING	143.75
LAWTON'S DRUG STORES LIMITED	117338	SAFETY SUPPLIES	71.99
MEMORIAL UNIVERSITY	117339	MEETINGS AND CONVENTIONS FUNDING	750.00
FRANCOIS MASSE	117340	REFUND OVERPAYMENT OF TAXES	574.23
DONALD & JEAN BURDEN	117341	REFUND OVERPAYMENT OF TAXES	820.26
MORNEAU SHEPELL	117342	PROFESSIONAL SERVICES	94.88
PROVINCIAL INVESTMENTS INC.	117343	COURIER SERVICES	295.28
JELLY BEAN ENTERTAINMENT	117344	ENTERTAINMENT	1,088.00
HARBOURSIDE TRANSPORTATION CONSULTANTS	117345	PROFESSIONAL SERVICES	13,368.75
DOMINIC LYNCH	117346	LEGAL CLAIM	209.30
RISE AND SHINE NURSERY AND GARDEN CENTRE	117347	GARDEN SUPPLIES	415.84
DAN RUBIN	117348	PERFORMANCE FEE	635.00
MENTAL HEALTH COMMISSION OF CANADA	117349	CONFERENCE FEE	138.00
IRRI PLUS INC.	117350	REPAIR PARTS	190.79
TEAM AQUATIC SUPPLIES LTD.	117351	RECREATION SUPPLIES	954.40
LARRY & JOYCE BORNE	117352	REFUND SECURITY DEPOSIT	300.00
CYNTHIA CLARKE	117353	REFUND SECURITY DEPOSIT	300.00
SHIRLEY HAMILTON	117354	REFUND SECURITY DEPOSIT	167.19
DANIEL & VANESSA KAVANAGH	117355	REFUND SECURITY DEPOSIT	300.00
MARIE SMITH	117356	REFUND SECURITY DEPOSIT	246.42
MONA WATTS	117357	REFUND SECURITY DEPOSIT	250.00
MCLOUGHLAN SUPPLIES LTD.	EFT000000008453	ELECTRICAL SUPPLIES	2,837.52
NEWFOUNDLAND POWER	EFT000000008454	ELECTRICAL SERVICES	102,891.22
SMITH STOCKLEY LTD.	EFT000000008455	PLUMBING SUPPLIES	743.67
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000008456	ANNUAL INSPECTION	379.50
HARRIS & ROOME SUPPLY LIMITED	EFT000000008457	ELECTRICAL SUPPLIES	1,274.88
PUBLIC SERVICE CREDIT UNION	EFT000000008458	PAYROLL DEDUCTIONS	4,016.39
HICKMAN, SANDY	EFT000000008459	TRAVEL REIMBURSEMENT	72.88
JENNIFER TIPPLE	EFT000000008460	TRAVEL REIMBURSEMENT	68.83
REDWOOD CONSTRUCTION LIMITED	EFT000000008461	PROGRESS PAYMENT	209,302.95
ACKLANDS-GRAINGER	EFT000000008462	INDUSTRIAL SUPPLIES	655.71
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000008463	REPAIR PARTS	345.00
ASHFORD SALES LTD.	EFT000000008464	REPAIR PARTS	1,011.94
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000008465	WATER PURIFICATION SUPPLIES	1,073.53

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AUDIO SYSTEMS LTD.	EFT000000008466	AUDIO EQUIPMENT	2,178.95
BABB SECURITY SYSTEMS	EFT000000008467	SECURITY SERVICES	431.25
KELLOWAY CONSTRUCTION LIMITED	EFT000000008468	CLEANING SERVICES	32,872.75
RDM INDUSTRIAL LTD.	EFT000000008469	INDUSTRIAL SUPPLIES	121.02
ROBERT BAIRD EQUIPMENT LTD.	EFT000000008470	RENTAL OF EQUIPMENT	3,587.52
GRAND CONCOURSE AUTHORITY	EFT000000008471	MAINTENANCE CONTRACTS	10,644.74
BELBIN'S GROCERY	EFT000000008472	CATERING SERVICES	317.23
SMS EQUIPMENT	EFT000000008473	REPAIR PARTS	73.95
CABOT PEST CONTROL	EFT000000008474	PEST CONTROL	1,002.75
BEST DISPENSERS LTD.	EFT000000008475	SANITARY SUPPLIES	173.19
ROCKWATER PROFESSIONAL PRODUCT	EFT000000008476	CHEMICALS	5,425.01
STANTEC CONSULTING LTD. (SCL)	EFT000000008477	PROFESSIONAL SERVICES	1,290.47
BLACK & MCDONALD LIMITED	EFT000000008478	PROFESSIONAL SERVICES	38,505.09
PRINT & SIGN SHOP	EFT000000008479	SIGNAGE	484.15
MSC INDUSTRIAL SUPPLY ULC	EFT000000008480	REPAIR PARTS	3,071.90
TRACT CONSULTING INC	EFT000000008481	PROFESSIONAL SERVICES	27,093.57
ROCK CONSTRUCTION CO LTD	EFT000000008482	PROGRESS PAYMENT	197,762.86
SPLASHABLES INC	EFT000000008483	RECREATION SUPPLIES	949.73
DBA CONSULTING ENGINEERS LTD.	EFT000000008484	PROFESSIONAL SERVICES	1,302.38
AON REED STENHOUSE INC	EFT000000008485	INSURANCE RENEWAL	2,300.00
FARRELL'S EXCAVATING LTD.	EFT000000008486	ROAD GRAVEL	8,212.99
JLG TRANSPORTATION LTD.	EFT000000008487	TAXI SERVICES	47.25
WESTERN HYDRAULIC 2000 LTD	EFT000000008488	REPAIR PARTS	2,922.15
BDI CANADA INC	EFT000000008489	CHEMICALS	314.68
SKYHIGH AMUSEMENTS ENT. SERVICES	EFT000000008490	ENTERTAINMENT	488.75
CANADA POST CORPORATION	EFT000000008491	POSTAGE SERVICES	699.57
AIR LIQUIDE CANADA INC.	EFT000000008492	CHEMICALS AND WELDING PRODUCTS	2,626.37
CANADA CLEAN GLASS	EFT000000008493	CLEANING OF WINDOWS	805.00
MAC TOOLS	EFT000000008494	TOOLS	3,146.37
CITY SAND AND GRAVEL LTD.	EFT000000008495	ROAD GRAVEL	382.38
NORTH ATLANTIC SUPPLIES INC.	EFT000000008496	REPAIR PARTS	155.25
KENT	EFT000000008497	BUILDING SUPPLIES	276.47
CBCL LIMITED	EFT000000008498	PROFESSIONAL SERVICES	55,974.44
ATLANTIC HOME FURNISHINGS LTD	EFT000000008499	APPLIANCES	1,401.85
DULUX PAINTS	EFT000000008500	PAINT SUPPLIES	1,569.39
COLONIAL GARAGE & DIST. LTD.	EFT000000008501	AUTO PARTS	1,679.23
CONSTRUCTION SIGNS LTD.	EFT000000008502	SIGNAGE	2,580.03
COUNTER CORNER LTD.	EFT000000008503	BUILDING SUPPLIES	469.37
SCARLET EAST COAST SECURITY LTD	EFT000000008504	TRAFFIC CONTROL	19,504.15
ENVIROSYSTEMS INC.	EFT000000008505	PROFESSIONAL SERVICES	67,450.95
NEWFOUND CABS	EFT000000008506	TRANSPORTATION SERVICES	446.03
CRAWFORD & COMPANY CANADA INC	EFT000000008507	ADJUSTING FEES	143.00
DICKS & COMPANY LIMITED	EFT000000008508	OFFICE SUPPLIES	67.85
MIC MAC FIRE & SAFETY SOURCE	EFT000000008509	SAFETY SUPPLIES	3,600.19

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST COAST HYDRAULICS	EFT000000008510	REPAIR PARTS	462.46
HITECH COMMUNICATIONS LIMITED	EFT000000008511	REPAIRS TO EQUIPMENT	13,038.70
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000008512	REPAIR PARTS	13,323.97
THYSSENKRUPP ELEVATOR	EFT000000008513	ELEVATOR MAINTENANCE	769.90
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000008514	MISCELLANEOUS SUPPLIES	1,845.74
ROGERS COMMUNICATIONS CANADA INC.	EFT000000008515	DATA & USAGE CHARGES	4,346.43
EAST CHEM INC.	EFT000000008516	CHEMICALS	835.02
EASTERN MEDICAL SUPPLIES	EFT000000008517	MEDICAL SUPPLIES	1,334.00
EASTERN TURF PRODUCTS	EFT000000008518	REPAIR PARTS	376.66
EMCO SUPPLY	EFT000000008519	REPAIR PARTS	77.97
ESRI CANADA	EFT000000008520	PROFESSIONAL SERVICES	4,025.00
DOMINION STORE 935	EFT000000008521	MISCELLANEOUS SUPPLIES	799.85
BASIL FEARN 93 LTD.	EFT000000008522	REPAIR PARTS	133.11
EMERGENCY REPAIR LIMITED	EFT000000008523	AUTO PARTS AND LABOUR	4,770.91
FRESHWATER AUTO CENTRE LTD.	EFT000000008524	AUTO PARTS/MAINTENANCE	754.87
GAZE SEED 2015 INCORPORATED	EFT000000008525	GARDEN SUPPLIES	380.88
PRINCESS AUTO	EFT000000008526	MISCELLANEOUS ITEMS	607.06
COASTLINE SPECIALTIES	EFT000000008527	REPAIR PARTS	431.25
BURSEY CLEANERS LIMITED	EFT000000008528	CLEANING SERVICES	1,012.00
STELLAR INDUSTRIAL SALES LTD.	EFT000000008529	INDUSTRIAL SUPPLIES	741.00
ENTERPRISE RENT-A-CAR	EFT000000008530	RENTAL OF VEHICLES	37,432.50
PROVINCIAL FENCE PRODUCTS	EFT000000008531	FENCING MATERIALS	1,109.75
ISLAND OFFICE FURNITURE	EFT000000008532	OFFICE FURNITURE	846.29
WOLSELEY CANADA INC.	EFT000000008533	REPAIR PARTS	2,453.30
ATLANTIC CRANE & MATERIAL HANDLING	EFT000000008534	PROFESSIONAL SERVICES	760.15
HARVEY & COMPANY LIMITED	EFT000000008535	REPAIR PARTS	11,906.80
GUILLEVIN INTERNATIONAL CO.	EFT000000008536	ELECTRICAL SUPPLIES	1,064.83
CANADIAN LINEN & UNIFORM	EFT000000008537	MAT RENTALS	2,302.98
CENTSIBLE CAR & TRUCK RENTALS	EFT000000008538	RENTAL OF VEHICLES	2,741.60
RONA	EFT000000008539	BUILDING SUPPLIES	2,334.11
HICKMAN MOTORS LIMITED	EFT000000008540	AUTO PARTS	225.08
HISCOCK RENTALS & SALES INC.	EFT000000008541	HARDWARE SUPPLIES	856.92
HOLDEN'S TRANSPORT LTD.	EFT000000008542	RENTAL OF EQUIPMENT	1,736.50
FLEET READY LTD.	EFT000000008543	REPAIR PARTS	2,720.54
HONDA ONE	EFT000000008544	REPAIR PARTS	250.38
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000008545	REPAIR PARTS	1,794.10
UNIVAR CANADA	EFT000000008546	CHEMICALS	7,990.11
TOTAL CANADA INC.	EFT000000008547	REPAIR PARTS	1,479.08
INFINITY CONSTRUCTION	EFT000000008548	PROFESSIONAL SERVICES	862.50
GERALD PENNEY ASSOCIATES LIMITED	EFT000000008549	PROFESSIONAL SERVICES	17,244.41
SCOTIA RECYCLING (NL) LIMITED	EFT000000008550	TIPFLOOR FEES	143,787.08
ULINE	EFT000000008551	SAND BAGS	871.36
UMBRELLA SECURITY	EFT000000008552	ALARM MONITORING	452.81
CLEAN AIR SOLUTIONS	EFT000000008553	PROFESSIONAL SERVICES	655.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ZOETIS	EFT000000008554	REPAIR PARTS	566.72
KAVANAGH & ASSOCIATES	EFT000000008555	PROFESSIONAL SERVICES	33,815.75
SAFETY FIRST-SFC LTD.	EFT000000008556	PROFESSIONAL SERVICES	25,901.08
KERR CONTROLS LTD.	EFT000000008557	INDUSTRIAL SUPPLIES	169.97
VOHL INC.,	EFT000000008558	REPAIR PARTS	113.42
THE CARPET FACTORY SUPERSTORE	EFT000000008559	PROFESSIONAL SERVICES	706.69
MARTIN'S FIRE SAFETY LTD.	EFT000000008560	SAFETY SUPPLIES	1,092.50
REXEL CANADA ELECTRICAL INC.,	EFT000000008561	REPAIR PARTS	519.05
FOUGERE MENCHENTON ARCHITECTURE	EFT000000008562	PROFESSIONAL SERVICES	3,300.50
CUTTING EDGE LAWN CARE INC.,	EFT000000008563	PROFESSIONAL SERVICES	6,790.75
SUMMIT PLUMBING & HEATING LTD.	EFT000000008564	PROFESSIONAL SERVICES	2,243.78
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	EFT000000008565	CHEMICALS	1,835.58
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000008566	INDUSTRIAL SUPPLIES	1,005.36
NEWFOUNDLAND POWER	EFT000000008567	REFUND OVERPAYMENT OF TAXES	289.80
TOROMONT CAT	EFT000000008568	AUTO PARTS	106.95
NORTH ATLANTIC PETROLEUM	EFT000000008569	PETROLEUM PRODUCTS	33,228.93
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000008570	INDUSTRIAL SUPPLIES	120.53
ORKIN CANADA	EFT000000008571	PEST CONTROL	468.65
GCR TIRE CENTRE	EFT000000008572	TIRES	6,949.40
THE HUB	EFT000000008573	LUNCHEON	1,564.00
K & D PRATT LTD.	EFT000000008574	REPAIR PARTS AND CHEMICALS	2,688.48
RIDEOUT TOOL & MACHINE INC.	EFT000000008575	TOOLS	651.13
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000008576	REPAIR PARTS	3,950.46
ST. JOHN'S PORT AUTHORITY	EFT000000008577	RENTAL OF QUARRY SITE	5,661.45
BIG ERICS INC	EFT000000008578	SANITARY SUPPLIES	145.01
SAUNDERS EQUIPMENT LIMITED	EFT000000008579	REPAIR PARTS	8,378.75
SANSOM EQUIPMENT LTD.	EFT000000008580	REPAIR PARTS	1,231.29
SMITH'S HOME CENTRE LIMITED	EFT000000008581	HARDWARE SUPPLIES	48.28
CHANDLER	EFT000000008582	CLOTHING ALLOWANCE	290.95
STEELFAB INDUSTRIES LTD.	EFT000000008583	STEEL	157.63
TRACTION DIV OF UAP	EFT000000008584	REPAIR PARTS	1,016.56
TULKS GLASS & KEY SHOP LTD.	EFT000000008585	PROFESSIONAL SERVICES	235.18
URBAN CONTRACTING JJ WALSH LTD	EFT000000008586	PROPERTY REPAIRS	661.25
WEIRS CONSTRUCTION LTD.	EFT000000008587	STONE/ROAD GRAVEL	10,341.99
WINDCO ENTERPRISES LTD.	EFT000000008588	PROFESSIONAL SERVICES	980.32
DAVID FRENCH	EFT000000008589	INSTRUCTOR FEE	748.28
BELL MOBILITY INC. RADIO DIVISION	EFT000000008590	MAINTENANCE CHARGES & REPAIRS	2,682.51
ACE CLEANING COMPANY	EFT000000008591	CLEANING SERVICES	30,129.44
TODD ROBBINS SERVICES INC.	EFT000000008592	PROFESSIONAL SERVICES	1,546.75
SOBEYS ROPEWALK LANE	EFT000000008593	MISCALLENOUS SUPPLIES	355.09
GFL ENVIRONMENTAL INC.	EFT000000008594	PROFESSIONAL SERVICES	421.13
GAMBERG, MIKE	EFT000000008595	MILEAGE	111.35
EDWARDS, AMANDA	EFT000000008596	VEHICLE BUSINESS INSURANCE	299.44
TUCKER, WALLY	EFT000000008597	VEHICLE BUSINESS INSURANCE	156.40

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BARRETT, DON	EFT000000008598	VEHICLE BUSINESS INSURANCE	242.00
CLARKE, ELIZABETH	EFT000000008599	VEHICLE BUSINESS INSURANCE	328.90
NADINE MARTIN	EFT000000008600	EMPLOYMENT RELATED EXPENSES	210.80
BRUCE PEARCE	EFT000000008601	EMPLOYMENT RELATED EXPENSES	187.34
TAMMY MERCER	EFT000000008602	CLOTHING ALLOWANCE	97.74
SIMONE LILLY	EFT000000008603	EMPLOYMENT RELATED EXPENSES	31.57
CUBEX LTD.	EFT000000008604	REPAIR PARTS	4,524.28
LEADING EDGE GROUP	EFT000000008605	PROFESSIONAL SERVICES	6,325.00
ANCHORAGE CONTRACTING LTD.	EFT000000008606	PROGRESS PAYMENT	8,765.65
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000008607	REPAIR PARTS	5,140.59
POMERLEAU INC.,	EFT000000008608	PROGRESS PAYMENT	249,368.34
DEXTER CONSTRUCTION	EFT000000008609	PROGRESS PAYMENT	1,943,462.40
TRISTAR MECHANICAL LIMITED	EFT000000008610	PROGRESS PAYMENT	160,114.50
BIRD CONSTRUCTION GROUP	EFT000000008611	PROGRESS PAYMENT	1,061,588.17
AFONSO GROUP LIMITED	EFT000000008612	PROGRESS PAYMENT	3,695.21
BENNETT, RICK	EFT000000008613	TRAVEL REIMBURSEMENT	92.06
IRVING OIL MARKETING GP	EFT000000008614	GASOLINE & DIESEL PURCHASES	3,525.78
ROGERS COMMUNICATIONS CANADA INC.	EFT000000008615	DATA & USAGE CHARGES	25,429.29
NEWFOUNDLAND POWER	EFT000000008616	ELECTRICAL SERVICES	5,244.35
Total:			\$ 4,979,466.11

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 18, 2018

Payroll

Public Works	\$ 460,558.11
Bi-Weekly Casual	\$ 130,375.43
Accounts Payable	\$ 4,122,180.90

Total: \$ 4,713,114.44

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND EXCHEQUER ACCOUNT	117358	PAYROLL TAX	141,976.48
POTTLE, BEATRICE	117359	REFUND SECURITY DEPOSIT	168.31
RECEIVER GENERAL FOR CANADA	117360	PAYROLL DEDUCTIONS	576.90
SUMMIT BUILDERS LTD.	117361	REFUND SECURITY DEPOSIT	2,561.21
FEDERAL EXPRESS CANADA LTD.	117362	COURIER SERVICES	59.70
CAREW SERVICES LTD.	117363	FLAGSTONE	1,243.15
FIRE TECH SYSTEMS LIMITED	117364	FIRE SUPPLIES	289.80
FAIRVIEW INVESTMENTS LTD	117365	REFUND SECURITY DEPOSIT	4,000.00
STAPLES THE BUSINESS DEPOT - STAVANGER DR	117366	STATIONERY & OFFICE SUPPLIES	329.68
WAJAX EQUIPMENT	117367	REPAIR PARTS	261.19
THOMSON REUTERS CANADA	117368	PUBLICATIONS	1,212.41
SOBEY'S INC	117369	PET SUPPLIES	3,648.20
NORTRAX CANADA INC.,	117370	REPAIR PARTS	8,952.08
NEWFOUNDLAND GLASS & SERVICE	117371	GLASS INSTALLATION	2,479.29
CONSTANTINE'S ENGINE & PERFORMANCE LTD.	117372	AUTO PARTS	9,575.34
LONG & MCQUADE	117373	REAL PROGRAM	180.00
CANADIAN TIRE CORP.-HEBRON WAY	117374	MISCELLANEOUS SUPPLIES	1,192.31
CANADIAN TIRE CORP.-MERCHANT DR.	117375	MISCELLANEOUS SUPPLIES	286.25
ECONOMY DRYWALL SUPPLIES	117376	BUILDING SUPPLIES	307.17
EMM HARDCHROME & HYDRAULIC LTD	117377	REPAIR PARTS	28.75
EM PLASTIC & ELECTRIC PROD LTD	117378	REPAIR PARTS	316.25
FUN "N" FAST 1986 LTD.	117379	REPAIR PARTS	687.05
TYCO INTEGRATED FIRE & SECURITY	117380	PROFESSIONAL SERVICES	642.57
TTI SALES & SERVICES INC.,	117381	REPAIR PARTS	84.90
HOLLAND NURSERIES LTD.	117382	FLORAL ARRANGEMENT	718.75
BRANDT POSITIONING TECHNOLOGY	117383	REPAIR PARTS	303.60
4IMPRINT	117384	PROFESSIONAL SERVICES	336.66
KANSTOR INC.	117385	REPAIR PARTS	787.75
MCCARTHY'S ROOFING LIMITED	117386	PROFESSIONAL SERVICES	575.00
STAPLES ADVANTAGE	117387	OFFICE SUPPLIES	4,947.99
COMPRESSED AIR & EQUIPMENT SERVICES	117388	REPAIR PARTS	4,471.14
MCDONALD'S HOME HARDWARE	117389	HARDWARE SUPPLIES	124.09
DR. V. KEEPING	117390	MEDICAL EXAMINATION FEE	40.00
WHOLESALE CLUB	117391	MISCELLANEOUS SUPPLIES	245.94
COASTAL WAVE ELITE INC.	117392	REAL PROGRAM	72.60
ORNAMENTAL CONCRETE LTD.	117393	CONCRETE/CEMENT	162.91
HORIZON HOMES	117394	REFUND SECURITY DEPOSIT	1,000.00
ROYAL FREIGHTLINER LTD	117395	REPAIR PARTS	2,932.55
TORBAY ROAD ANIMAL HOSPITAL	117396	PROFESSIONAL SERVICES	273.13
CANADIAN HOUSING & RENEWAL ASSOCIATION	117397	MEMBERSHIP RENEWAL	423.75
DAVID TUCKER	117398	ENTERTAINMENT	100.00
DR. ROBERT WOODLAND	117399	MEDICAL EXAMINATION FEE	20.00
WAYNE THISTLE, Q.C., ARB.	117400	PROFESSIONAL SERVICES	14,002.50
THE LITTLE GYM OF ST. JOHN'S	117401	REAL PROGRAM	672.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SPCA	117402	CALENDAR AD	275.00
COOMBS, CLAYTON	117403	ENTERTAINMENT	50.00
DR. D.R. CHAULK	117404	MEDICAL EXAMINATION FEE	20.00
DR. Z. AZHER	117405	MEDICAL EXAMINATION FEE	40.00
F O B ENTERPRISES LTD.	117406	ENTERTAINMENT	690.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	117407	OFFICE SUPPLIES	689.83
ERCO DEVELOPMENT	117408	REFUND SECURITY DEPOSIT	2,000.00
SURVEYMONKEY	117409	PROFESSIONAL SERVICES	408.00
ANGELA PHILPOTT & JOHN PITCHER	117410	LEGAL CLAIM	100.00
CEP HOMES	117411	REFUND SECURITY DEPOSIT	50.00
JACQUELINE BLUNDELL	117412	RECREATION PROGRAM REFUND	96.00
WAYNE WARD	117413	REFUND APPLICATION FEE	150.00
CAROLINA EAST	117414	PERFORMANCE FEE	800.00
PUBLIC SECTOR CONFERENCE - FCM	117415	CONFERENCE FEE	787.50
MICHAEL FLYNN	117416	RECREATION PROGRAM REFUND	67.50
ELIZABETH BOULOS RYAN	117417	LEGAL CLAIM	92.00
CLUETT, DR. JOY	117418	MEDICAL EXAMINATION FEE	20.00
WRIGHT, CATHERINE	117419	ENTERTAINMENT	100.00
TERRY REILLY	117420	PERFORMANCE FEE	350.00
RAMJATTAN, DR. BRIAN	117421	MEDICAL EXAMINATION FEE	20.00
FLYNN CANADA LIMITED	117422	PROFESSIONAL SERVICES	4,198.97
GROWING THE VOICES: FESTIVAL 500	117423	PERFORMANCE FEE	1,000.00
JANET CULL	117424	PERFORMANCE FEE	800.00
DR. SHEILAGH MCGRATH	117425	MEDICAL EXAMINATION FEE	20.00
H & F ELECTRICAL LIMITED	117426	REFUND SECURITY DEPOSIT	605.00
JENNA MALONEY	117427	PERFORMANCE FEE	150.00
DR. I. NATSHEH	117428	MEDICAL EXAMINATION FEE	20.00
DR. A.R. ROLFE	117429	MEDICAL EXAMINATION FEE	20.00
JUSTIN GREELEY	117430	PERFORMANCE FEE	1,600.00
RITCHE PEREZ	117431	ENTERTAINMENT	300.00
STEPHANIE ("CAT") BOWRING	117432	PERFORMANCE FEE	1,000.00
THE BLAKE SISTER'S INUIT GROUP	117433	PERFORMANCE FEE	400.00
ELIZABETH MILOT	117434	REFUND SECURITY DEPOSIT	500.00
PEGGY WALSH	117435	REFUND SECURITY DEPOSIT	100.00
GERALD LOCKE	117436	LEGAL CLAIM	471.50
JOHN WALSH	117437	PERFORMANCE FEE	200.00
MORNEAU SHEPELL	117438	PROFESSIONAL SERVICES	4,462.29
JOSEPH GREENE	117439	PROFESSIONAL SERVICES	200.00
MARCH, JASON	117440	ENTERTAINMENT	100.00
HARRIS PORTER	117441	ENTERTAINMENT	50.00
MATTHEW J. THOMSON	117442	PERFORMANCE FEE	800.00
DR. ANNA SMITH	117443	MEDICAL EXAMINATION FEE	20.00
NOVELTY ENGRAVERS PLUS INC.	117444	IAMACOID TAGS	690.00
O'NEILL NISSAN/STEVE'S SHINE SHOP	117445	PROFESSIONAL SERVICES	229.94

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NL DUNKTANK	117446	ENTERTAINMENT	455.40
JANET LYNN BRADSHAW	117447	PROFESSIONAL SERVICES	150.00
THE ST. PAT'S DANCERS	117448	PERFORMANCE FEE	200.00
TOM ALTEEN	117449	PERFORMANCE FEE	200.00
RUM RAGGED	117450	PERFORMANCE FEE	800.00
ERIN STAPLETON	117451	PROFESSIONAL SERVICES	150.00
MENTAL HEALTH COMMISSION OF CANADA	117452	REGISTRATION FEE	379.50
TUBE PRO INC.	117453	REPAIR PARTS	719.33
DR. K MONAGHAN	117454	MEDICAL EXAMINATION FEE	40.00
DR. HEATHER JACKMAN	117455	MEDICAL EXAMINATION FEE	40.00
PLUMBING PLUS LTD.	117456	PROFESSIONAL SERVICES	25,875.00
DR. DAVID BRENTNALL	117457	MEDICAL EXAMINATION FEE	20.00
JAGREEN ENTERPRISES LTD.	117458	PROMOTIONAL ITEMS	194.51
CONTROLS & EQUIPMENT LTD.	117459	REPAIR PARTS	144.90
GERALD TILLEY	117460	MILEAGE - CROSSING GUARD PROGRAM	278.00
AMERICAN WATER WORKS ASSOC.	1419	AWWA ANNUAL STANDARDS REVISIONS	1,074.50
POLLARDWATER.COM	1420	REPAIR PARTS	5,244.25
TRUSTY-COOK INCORPORATED	1421	REPAIR PARTS	285.39
RIDEOUT TOOL & MACHINE INC.	EFT000000008617	TOOLS	91.94
PUBLIC SERVICE CREDIT UNION	EFT000000008618	PAYROLL DEDUCTIONS	6,542.03
JONES, CHRISTINA	EFT000000008619	EMPLOYMENT RELATED EXPENSES	74.90
HAMLIN, DALLIS	EFT000000008620	TRAVEL REIMBURSEMENT	808.80
NEWFOUNDLAND POWER	EFT000000008621	ELECTRICAL SERVICES	7,291.22
ACKLANDS-GRAINGER	EFT000000008622	INDUSTRIAL SUPPLIES	1,247.69
AFONSO GROUP LIMITED	EFT000000008623	SEWER INSPECTIONS	414.00
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000008624	MEDICAL SERVICES	2,144.06
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000008625	WATER PURIFICATION SUPPLIES	822.72
AUDIO SYSTEMS LTD.	EFT000000008626	AUDIO EQUIPMENT	96.43
RDM INDUSTRIAL LTD.	EFT000000008627	INDUSTRIAL SUPPLIES	816.72
ROBERT BAIRD EQUIPMENT LTD.	EFT000000008628	RENTAL OF EQUIPMENT	1,184.87
HERCULES SLR INC.	EFT000000008629	REPAIR PARTS	27.37
BATTLEFIELD EQUIPMENT RENTALS	EFT000000008630	REPAIR PARTS	615.12
STAPLES THE BUSINESS DEPOT - MP	EFT000000008631	OFFICE SUPPLIES	869.37
SMS EQUIPMENT	EFT000000008632	REPAIR PARTS	276.33
CABOT PEST CONTROL	EFT000000008633	PEST CONTROL	1,700.26
CUSTOM GLASS & ACRYLICS	EFT000000008634	GLASS INSTALLATION/REPAIRS	1,575.50
ROCKWATER PROFESSIONAL PRODUCT	EFT000000008635	CHEMICALS	2,066.32
EC BOONE LTD.	EFT000000008636	PROTECTIVE CLOTHING	2,268.38
OVERHEAD DOORS NFLD LTD	EFT000000008637	REPAIRS TO DOORS	365.70
UNITED RENTAL OF CANADA INC.	EFT000000008638	RENTAL OF EQUIPMENT	14,052.37
CANSEL SURVEY EQUIPMENT INC.	EFT000000008639	REPAIR PARTS	635.84
FARRELL'S EXCAVATING LTD.	EFT000000008640	PROFESSIONAL SERVICES	7,444.89
PINNACLE OFFICE SOLUTIONS LTD	EFT000000008641	PHOTOCOPIES	106.19
WESTERN HYDRAULIC 2000 LTD	EFT000000008642	REPAIR PARTS	710.70

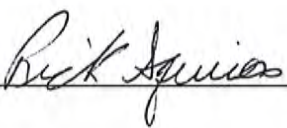
NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE OUTFITTERS	EFT00000008643	RECREATION SUPPLIES	1,083.30
CITY OF MOUNT PEARL	EFT00000008644	1/3 COST OF WATERFORD VALLEY WATERSHED STUDY	6,582.36
ATLANTIC TRAILER & EQUIPMENT	EFT00000008645	REPAIR PARTS	19,018.58
CABOT BUSINESS FORMS AND PROMOTIONS	EFT00000008646	LEASE OF OFFICE SPACE	16,834.56
RONA - O'LEARY AVENUE	EFT00000008647	BUILDING SUPPLIES	3,566.93
CAMPBELL'S SHIPS SUPPLIES	EFT00000008648	CHEMICALS	258.46
AIR LIQUIDE CANADA INC.	EFT00000008649	CHEMICALS AND WELDING PRODUCTS	21,089.82
CANADA CLEAN GLASS	EFT00000008650	CLEANING OF WINDOWS	1,610.00
ROGERS COMMUNICATIONS CANADA INC.	EFT00000008651	DATA & USAGE CHARGES	52.30
NORTH ATLANTIC SYSTEMS	EFT00000008652	REPAIR PARTS	633.54
MAC TOOLS	EFT00000008653	TOOLS	1,668.25
NORTH ATLANTIC SUPPLIES INC.	EFT00000008654	REPAIR PARTS	15,844.66
KENT	EFT00000008655	BUILDING SUPPLIES	43.69
CBCL LIMITED	EFT00000008656	PROFESSIONAL SERVICES	6,390.56
RENTOKIL CANADA CORPORATION	EFT00000008657	PEST CONTROL	120.14
CANADIAN RED CROSS	EFT00000008658	CPR RECERTIFICATION	397.33
COLONIAL GARAGE & DIST. LTD.	EFT00000008659	AUTO PARTS	3,063.79
EASTERN VALVE & CONTROL SPEC.	EFT00000008660	REPAIR PARTS	1,345.50
PETER'S AUTO WORKS INC.	EFT00000008661	TOWING OF VEHICLES	92.00
CONSTRUCTION SIGNS LTD.	EFT00000008662	SIGNAGE	172.50
SCARLET EAST COAST SECURITY LTD	EFT00000008663	TRAFFIC CONTROL	9,660.00
MAXXAM ANALYTICS INC.,	EFT00000008664	WATER PURIFICATION SUPPLIES	839.50
JAT EXCAVATING INC.	EFT00000008665	REFUND SECURITY DEPOSIT	2,000.00
CRANE SUPPLY LTD.	EFT00000008666	PLUMBING SUPPLIES	1,001.61
JAMES G CRAWFORD LTD.	EFT00000008667	PLUMBING SUPPLIES	867.39
ENVIROSYSTEMS INC.	EFT00000008668	PROFESSIONAL SERVICES	299.00
FASTENAL CANADA	EFT00000008669	REPAIR PARTS	67.13
CUMMINS CANADA ULC	EFT00000008670	REPAIR PARTS	401.40
KENDALL ENGINEERING LIMITED	EFT00000008671	PROFESSIONAL SERVICES	21,586.97
CRAWFORD & COMPANY CANADA INC	EFT00000008672	ADJUSTING FEES	3,795.00
DICKS & COMPANY LIMITED	EFT00000008673	OFFICE SUPPLIES	3,207.02
MIC MAC FIRE & SAFETY SOURCE	EFT00000008674	SAFETY SUPPLIES	1,362.75
EAST COAST HYDRAULICS	EFT00000008675	REPAIR PARTS	116.58
GENTARA REAL ESTATE LP	EFT00000008676	LEASE OF OFFICE SPACE	27,609.60
DOMINION RECYCLING LTD.	EFT00000008677	PIPE	356.50
THYSSENKRUPP ELEVATOR	EFT00000008678	ELEVATOR MAINTENANCE	86.25
CAHILL TECHNICAL SERVICES	EFT00000008679	PROFESSIONAL SERVICES	3,094.67
EAST CHEM INC.	EFT00000008680	CHEMICALS	2,415.00
ELECTRIC MOTOR & PUMP DIV.	EFT00000008681	REPAIR PARTS	499.10
FASTSIGNS	EFT00000008682	SIGNAGE	1,125.62
BASIL FEARN 93 LTD.	EFT00000008683	REPAIR PARTS	66.64
REDWOOD CONSTRUCTION LIMITED	EFT00000008684	PROGRESS PAYMENT	41,794.15
FRESHWATER AUTO CENTRE LTD.	EFT00000008685	AUTO PARTS/MAINTENANCE	715.67
PRINCESS AUTO	EFT00000008686	MISCELLANEOUS ITEMS	728.90

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GLOBALSTAR CANADA SATELLITE CO	EFT000000008687	SATELLITE PHONES	229.95
STELLAR INDUSTRIAL SALES LTD.	EFT000000008688	INDUSTRIAL SUPPLIES	94.65
ENTERPRISE RENT-A-CAR	EFT000000008689	RENTAL OF VEHICLES	4,140.00
PROVINCIAL FENCE PRODUCTS	EFT000000008690	FENCING MATERIALS	6,440.00
ISLAND OFFICE FURNITURE	EFT000000008691	OFFICE FURNITURE	511.75
WOLSELEY CANADA INC.	EFT000000008692	REPAIR PARTS	2,605.86
HARVEY & COMPANY LIMITED	EFT000000008693	REPAIR PARTS	15,916.86
HARVEY'S OIL LTD.	EFT000000008694	PETROLEUM PRODUCTS	2,897.79
MS GOVERN	EFT000000008695	PROFESSIONAL SERVICES	3,130.88
GUILLEVIN INTERNATIONAL CO.	EFT000000008696	ELECTRICAL SUPPLIES	70.60
BRENNTAG CANADA INC	EFT000000008697	CHLORINE	22,031.54
RONA	EFT000000008698	BUILDING SUPPLIES	2,396.37
MURRAY'S LANDSCAPE SERVICES LTD.	EFT000000008699	PROFESSIONAL SERVICES	15,005.20
HOLDEN'S TRANSPORT LTD.	EFT000000008700	RENTAL OF EQUIPMENT	1,690.50
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000008701	REPAIR PARTS	6,219.89
TOTAL CANADA INC.	EFT000000008702	REPAIR PARTS	126.17
SCOTIA RECYCLING (NL) LIMITED	EFT000000008703	TIPFLOOR FEES	139,011.21
HENRY'S	EFT000000008704	CAMERA BATTERY & CHARGER	212.65
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000008705	PROMOTIONAL ITEMS	3,754.11
HICKMAN DODGE JEEP CHRYSLER	EFT000000008706	AUTO PARTS	91.94
PINNACLE ENGINEERING LTD.	EFT000000008707	PROFESSIONAL SERVICES	16,359.10
CLEAN AIR SOLUTIONS	EFT000000008708	PROFESSIONAL SERVICES	1,552.50
PRINTER TECH SOLUTIONS INC.,	EFT000000008709	REPAIRS TO EQUIPMENT	1,194.68
CDMV	EFT000000008710	VETERINARY SUPPLIES	1,403.76
YMCA OF NEWFOUNDLAND AND LABRADOR	EFT000000008711	REPAIR PARTS	1,254.00
KAVANAGH & ASSOCIATES	EFT000000008712	PROFESSIONAL SERVICES	33,549.81
VOHL INC.,	EFT000000008713	REPAIR PARTS	47.56
YORK UNIVERSITY	EFT000000008714	PIT COUNT CORRECTIONS PROJECT	4,145.98
CANADIAN AV INC.,	EFT000000008715	PROFESSIONAL SERVICES	12,127.90
JT MARTIN & SONS LTD.	EFT000000008716	HARDWARE SUPPLIES	1,519.13
MARTIN'S FIRE SAFETY LTD.	EFT000000008717	SAFETY SUPPLIES	1,830.57
ALYSSA'S PROPERTY SERVICES PRO INC.	EFT000000008718	PROFESSIONAL SERVICES	28,863.74
TTL SUPPLY LTD.	EFT000000008719	REPAIR PARTS	1,127.12
REXEL CANADA ELECTRICAL INC.,	EFT000000008720	REPAIR PARTS	470.74
JJ MACKAY CANADA LTD.	EFT000000008721	PARKING METER KEYS	19,418.30
MCLOUGHLAN SUPPLIES LTD.	EFT000000008722	ELECTRICAL SUPPLIES	730.25
MIKAN SCIENTIFIC INC.	EFT000000008723	REPAIR PARTS	376.45
SUMMIT PLUMBING & HEATING LTD.	EFT000000008724	PROFESSIONAL SERVICES	7,525.15
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	EFT000000008725	REPAIR PARTS	344.17
PRINTERS PLUS	EFT000000008726	TONER CARTRIDGES	149.50
CAPITAL AUTO CENTRE & GLASS REPAIR	EFT000000008727	AUTO PARTS	494.50
WAJAX INDUSTRIAL COMPONENTS	EFT000000008728	REPAIR PARTS	364.25
NU-WAY EQUIPMENT RENTALS	EFT000000008729	RENTAL OF EQUIPMENT	1,564.00
NEWFOUNDLAND HVAC LTD.	EFT000000008730	PROFESSIONAL SERVICES	2,988.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT00000008731	INDUSTRIAL SUPPLIES	717.09
TRC HYDRAULICS INC.	EFT00000008732	REPAIR PARTS	67.39
TOROMONT CAT	EFT00000008733	AUTO PARTS	1,473.49
NORTH ATLANTIC PETROLEUM	EFT00000008734	PETROLEUM PRODUCTS	129,000.61
NOVA CONSULTANTS INC.	EFT00000008735	PROFESSIONAL SERVICES	4,568.38
PENNECON ENERGY HYDRAULIC SYSTEMS	EFT00000008736	REPAIR PARTS	2,790.72
GCR TIRE CENTRE	EFT00000008737	TIRES	10,175.31
PARTS FOR TRUCKS INC.	EFT00000008738	REPAIR PARTS	3,263.09
K & D PRATT LTD.	EFT00000008739	REPAIR PARTS AND CHEMICALS	4,090.07
PROFESSIONAL UNIFORMS & MATS INC.	EFT00000008740	PROTECTIVE CLOTHING	513.34
REPROGRAPHICS LTD.	EFT00000008741	LEASING OF OFFICE EQUIPMENT	22.10
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT00000008742	REPAIR PARTS	304.58
ST. JOHN'S PORT AUTHORITY	EFT00000008743	RENTAL OF QUARRY SITE & SEWER EASEMENT	11,774.85
ST. JOHN'S TRANSPORTATION COMMISSION	EFT00000008744	REFUND SECURITY DEPOSIT	50.00
BIG ERICS INC	EFT00000008745	SANITARY SUPPLIES	1,024.29
SAUNDERS EQUIPMENT LIMITED	EFT00000008746	REPAIR PARTS	11,274.66
CHANDLER	EFT00000008747	CLOTHING ALLOWANCE	2,261.94
SPEEDY AUTOMOTIVE LTD.	EFT00000008748	AUTOMOTIVE SUPPLIES	206.75
STEELFAB INDUSTRIES LTD.	EFT00000008749	STEEL	280.60
TRACTION DIV OF UAP	EFT00000008750	REPAIR PARTS	8,710.71
TULKS GLASS & KEY SHOP LTD.	EFT00000008751	PROFESSIONAL SERVICES	822.11
URBAN CONTRACTING JJ WALSH LTD	EFT00000008752	PROPERTY REPAIRS	8,159.25
FJ WADDEN & SONS LTD.	EFT00000008753	SANITARY SUPPLIES	1,718.10
WEIRS CONSTRUCTION LTD.	EFT00000008754	STONE/ROAD GRAVEL	956.30
CITY OF ST. JOHN'S	EFT00000008755	RAILWAY PROPERTY TAX	290.00
NLOWE	EFT00000008756	REGISTRATION FEE	575.00
ACE CLEANING COMPANY	EFT00000008757	CLEANING SERVICES	1,092.50
SOBEYS ROPEWALK LANE	EFT00000008758	MISCELLANEOUS ITEMS	46.03
PAJ CANADA COMPANY	EFT00000008759	PROMOTIONAL ITEMS	27.60
GFL ENVIRONMENTAL INC.	EFT00000008760	PROFESSIONAL SERVICES	12,201.97
SKINNER, BEVERLY	EFT00000008761	MILEAGE	73.08
HAYWARD, ELIZABETH	EFT00000008762	MILEAGE	74.62
DOWNEY, JAMES	EFT00000008763	MILEAGE	179.18
KNEE, TERRY	EFT00000008764	VEHICLE BUSINESS INSURANCE	220.00
HUNT, EDMUND	EFT00000008765	MILEAGE - CROSSING GUARD PROGRAM	165.18
JAMES MOORE	EFT00000008766	MILEAGE	241.50
SHEPPARD, SUSAN	EFT00000008767	MILEAGE - CROSSING GUARD PROGRAM	247.55
HARRIS, BRYANT	EFT00000008768	EMPLOYMENT RELATED EXPENSES	622.99
KELLY, KAREN	EFT00000008769	MILEAGE	82.32
CHRISTINE FITZGERALD	EFT00000008770	MILEAGE	115.11
JASON PHILLIPS	EFT00000008771	VEHICLE BUSINESS INSURANCE	368.00
DEREK DUGGAN	EFT00000008772	MILEAGE	111.90
PENNEY, LISA	EFT00000008773	MILEAGE - CROSSING GUARD PROGRAM	276.89
WILLIAMSON, HELEN	EFT00000008774	MILEAGE	59.36

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STRAIT, MARIE	EFT00000008775	MILEAGE - CROSSING GUARD PROGRAM	185.83
CINDY MCGRATH	EFT00000008776	MILEAGE	42.55
JOHN CUMBY	EFT00000008777	MILEAGE	18.66
BENNETT, GLENN	EFT00000008778	MILEAGE - CROSSING GUARD PROGRAM	83.62
KRISTA BABIJ	EFT00000008779	MILEAGE	18.73
SIMONE LILLY	EFT00000008780	MILEAGE	8.11
DAVE INNES	EFT00000008781	MILEAGE	130.08
BENNETT, ANDREW	EFT00000008782	CLOTHING ALLOWANCE	166.28
STEPHEN KELSEY	EFT00000008783	MILEAGE	122.33
ANTHONY TAYLOR	EFT00000008784	MILEAGE	160.23
ABERLE, TREVA	EFT00000008785	MILEAGE	278.00
EILEEN MULLETT	EFT00000008786	MILEAGE	278.00
ELLIOTT, JULIA	EFT00000008787	MILEAGE	115.04
KNOX, BRUCE	EFT00000008788	MILEAGE	115.66
ARMTEC LP	EFT00000008789	REPAIR PARTS	3,838.41
CUBEX LTD.	EFT00000008790	REPAIR PARTS	156.03
CWB NATIONAL LEASING	EFT00000008791	PROFESSIONAL SERVICES	1,100.71
SALTWIRE, THE TELEGRAM, BOUNTY POINT	EFT00000008792	ADVERTISING	12,254.40
VALLEN	EFT00000008793	REPAIR PARTS	820.84
TELUS	EFT00000008794	CELLULAR CHARGES	856.75
PARSONS PAVING LTD.	EFT00000008795	PROFESSIONAL SERVICES	37,094.52
IGGY'S CLEANING SERVICES LTD.	EFT00000008796	CLEANING SERVICES	7,631.40
SMITH STOCKLEY LTD.	EFT00000008797	PLUMBING SUPPLIES	3,098.13
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT00000008798	REPAIR PARTS	9,804.38
MODERN PAVING LTD.	EFT00000008799	PROGRESS PAYMENT	402,968.51
PYRAMID CONSTRUCTION LIMITED	EFT00000008800	PROGRESS PAYMENT	505,553.70
TRISTAR MECHANICAL LIMITED	EFT00000008801	PROGRESS PAYMENT	1,032,429.41
CAPITAL READY MIX	EFT00000008802	PROGRESS PAYMENT	430,672.82
CUTTING EDGE LAWN CARE INC.,	EFT00000008803	PROGRESS PAYMENT	63,726.42
CROWN CONTRACTING INC.,	EFT00000008804	PROGRESS PAYMENT	173,406.43
CAN-AM PLATFORMS & CONSTRUCTION LTD.	EFT00000008805	PROGRESS PAYMENT	294,196.45
GARRETT DONAHER	EFT00000008806	TRAVEL REIMBURSEMENT	11.26
NICOLE BROPHY-MAYO	EFT00000008807	PROTECTIVE CLOTHING	431.25
SQUIRES, JESSICA	EFT00000008808	TUTITION	776.25
TERRY, ADAM	EFT00000008809	EMPLOYMENT RELATED EXPENSES	50.00
O'CONNELL, BRENDAN	EFT00000008810	EMPLOYMENT RELATED EXPENSES	224.70
Total:			\$ 4,122,180.90

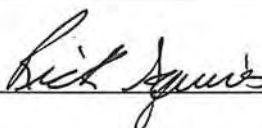
BID APPROVAL NOTE

Bid #	2018142		
Bid Name	Windsor Lake Cell Resurfacing and Protective Lining Application		
Department	Public Works	Division	Water and Wastewater
Budget Code	0000-17601		
Source of Funding	<input type="radio"/> Operating <input type="radio"/> Capital <input checked="" type="radio"/> Multiyear Capital		
Purpose	To replace original water treatment liners that are at their end of life cycle.		
Results	<input type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Coastal Coatings Limited		\$200,790.00 HST Included
	Mount Pearl Painting Ltd		\$208,150.00 HST Included
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	4 months		
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 Limited Open Call to the lowest bidder meeting specifications Coastal Coatings Limited \$ 200,790.00 as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager		Date	July 16, 2018
Deputy City Manager*		Date	

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

ST. JOHN'S


BID APPROVAL NOTE

Bid #	2018151		
Bid Name	Truck Tire Retreading Service		
Department	Public Works	Division	Fleet
Budget Code	55590		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This tender is a standing offer for the supply of retreaded tires for City vehicles.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Gcr Tire Centre		\$158,412.00 hst included
	Tirecraft		\$162,092.50 hst included
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	2 years with the option for 2 - 1 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 tender to the lowest bidder meeting specifications as per the Provincial Procurement Act - GCR Tire Centre.		
Supply Chain Buyer	Stephen Frew		
Supply Chain Manager		Date	2018/07/19
Deputy City Manager*		Date	

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



DEPARTMENTAL APPROVAL REQUEST

Commodity	Servers		
Department	Finance and Administration - Information Services		
Budget Code	1272-56179		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Purchasing three new servers to replace our existing servers that host a number of the City's departmental applications. The replaced production servers will then be re-purposed to replace the existing non-production servers. The servers are being purchased through our Cisco standing offer.		
Results	Vendor Name	Bid Amount	
	Onx	\$81,095.22	
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	3 year support contract.		
Recommendation	To proceed with the purchase of the hardware.		
Quotes Obtained by	Keith Barrett		
Manager or Designate	Keith Barrett <small>Digitally signed by Keith Barrett Date: 2018.07.17 11:38:30 -02'30'</small>	Date	07/17/2018
Deputy City Manager or Designate		Date	2018/07/17

- 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



DECISION/DIRECTION NOTE

Title: Demolition of Building – 103 Major’s Path
Date Prepared: July 12, 2018
Report To: His Worship the Mayor and Members of Council
Ward: 1

Decision/Direction Required:

For consideration of council to grant a Demolition Order of 103 Major’s Path

Discussion – Background and Current Status:

The building situated at 103 Major’s Path has been vacant since the late 1990’s and has not been maintained and, as a result, is in a state of disrepair and is unfit for habitation. The City has acted on complaints recently for poor property condition from area residents who feel that the property poses a risk to the general public.

The photo’s below show the condition of the front and rear of the building.



ST. JOHN'S



Key Considerations/Implications:

1. Budget/Financial Implications:

Should the City proceed with the order and it is not complied with, a tender document will be developed for the demolition of the aforesaid property. The cost associated with this demolition will be applied to the property and a bill for the cost issued to the property owner.

2. Partners or Other Stakeholders: Not Applicable

3. Alignment with Strategic Directions/Adopted Plans: Not Applicable

4. Legal or Policy Implications: Not Applicable

5. Engagement and Communications Considerations: Not Applicable

6. Human Resource Implications: Not Applicable

7. Procurement Implications: Not Applicable

8. Information Technology Implications: Not Applicable

9. Other Implications: Not Applicable

Recommendation:

It is recommended that Council grant the Demolition Order of 103 Major's Path as the building is in a state of disrepair and unfit for habitation.

Prepared by:

Randy Carew, CET – Manager – Regulatory Services

Signature:  _____

Approved by/Date/Signature:

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

Signature:  _____

RJC/mrd

Attachments: Not Applicable

INFORMATION NOTE

Title: Winter Avenue Speed Cushion Traffic Calming Survey
Date Prepared: July 17, 2018
Report To: His Worship the Mayor and Members of Council
Councillor and Role: Debbie Hanlon - Transportation
Ward: Ward 4

Issue:

Council has requested a status update on the Winter Avenue traffic calming project.

Discussion – Background and Current Status:

As per Council decision SJMC2018-05-28/316R and the City's traffic calming policy, residents of Winter Avenue were surveyed regarding the installation of permanent speed cushions along Winter Avenue. Over 60% of the survey responses received were in support of the speed cushion installation.

Some comments received during this survey and previous engagement efforts requested alternative traffic calming measures be explored. Staff have reviewed:

- alternative vertical deflection options
- a variety of horizontal deflection options
- options for turn restrictions that differ from the existing no-entry at King's Bridge Road.

In all cases the expected impact to both motor vehicle volume and motor vehicle speed were evaluated. Based on the technical considerations of each option, past experience with traffic calming implementation, and the context of Winter Avenue it was determined that speed cushions are the only remaining option that is viable, appropriate for the area, and expected to result in a positive change to motor vehicle speed and volume.

Given the results of the resident survey, permanent speed cushions will be installed on Winter Avenue. The "no-entry" restriction at Winter Avenue on King's Bridge Road will be removed when the speed cushions are installed.

It should be noted that in some responses to the survey there was very strong opposition to the installation of speed cushions, particularly due to noise concerns.

Notes on installation locations were also received and some minor adjustments made.

Key Considerations/Implications:

1. Budget/Financial Implications

The installation of permanent speed cushions on Winter Avenue is estimated to cost in the order of \$10,000 and is funded through the Traffic Calming budget.

2. Partners or Other Stakeholders: n/a

3. Alignment with Strategic Directions/Adopted Plans

This initiative will contribute to this strategic direction and goal:

Responsive and Progressive: Identify and deliver on projects, strategies and programs

4. Legal or Policy Implications: n/a

5. Engagement and Communications Considerations

Residents along Winter Avenue were surveyed regarding installation of permanent speed cushions along the street. The outcome of the survey was communicated to residents who participated in the survey and requested direct notification of the results.

6. Human Resource Implications: n/a

7. Procurement Implications: n/a

8. Information Technology Implications: n/a

9. Other Implications: n/a

Conclusion / Next Steps:

Permanent speed cushions will be installed on Winter Avenue and, at the same time, the “no-entry” restriction at Winter Avenue on King’s Bridge Road will be removed.

Prepared by:

Anna Bauditz, Transportation System Engineer

Signature: _____

Approved by:

Garrett Donaher, Manager – Transportation Engineering

Signature: _____

ECONOMIC OUTLOOK 2018

ST. JOHN'S CENSUS METROPOLITAN AREA JULY 2018



OUTLOOK FOR 2018

Economic activity in the St. John's Census Metropolitan Area (CMA) in 2018 is expected to be relatively unchanged from 2017. Real GDP is forecast to grow by 0.7%, largely due to oil production gains. Capital investment is expected to continue to decline as the Hebron project has been completed. However, the start of construction on Husky's wellhead platform should offset this somewhat. In addition, provincial government deficit reduction measures are expected to curtail expenditures in the public sector.

Real GDP excluding the oil sector is expected to decline by 0.2% bogged down by the declining construction investment. Employment is expected to decline 1.3% in line with decreasing major project investment. The labour force is also expected to decline by 1.9% as people exit the labour market. Since the labour force declines are expected to be larger than that of employment, the unemployment rate is expected to decrease by 0.5 percentage points.

Household income is expected to grow by 0.1% as wage gains just barely offset the employment declines. As a result, retail trade is expected to be subdued, growing by only 0.4%. Housing starts are expected to rise slightly to 765 units.

Despite the slowdown in the local economy, the St. John's CMA population should continue to benefit from historically high levels of international migration. The population of the St. John's CMA is expected to continue

to grow in 2018 to 220,500 persons, an increase of 0.6% compared to 2017.

2017 PERFORMANCE

ECONOMY

Economic performance in the St. John's CMA was mixed in 2017. Real gross domestic product (GDP) is estimated to have grown by 2.8% due to oil production gains, but most other indicators, in particular the labour markets, were weak. Offshore oil production increased to 80.6 million barrels from 76.7 in 2017. Construction activity declined as the Hebron oil development was completed. Real GDP excluding the oil sector grew by 0.1%.

LABOUR MARKET

Employment in the St. John's CMA declined by 5.6% to 109,900 in 2017 in line with the overall declines experienced by the province as a whole. Goods sector employment declined 9.7% while services sector employment decreased by 4.6%. The labour force declined by 5.0% to 120,000 and since labour force declines were smaller than that of employment, the unemployment rate increased by 0.6 percentage points to 8.4%. Among all the 33 CMAs in Canada, only Calgary had a higher unemployment rate than that of the St. John's CMA in 2017.

HOUSEHOLD INCOME, RETAIL SALES & HOUSING STARTS

Household income increased by 1.2% in 2017 to \$11.1 billion, the lowest rate of growth in this indicator since 1997. The slow growth in household income was largely reflective of the employment declines which more than offset wage growth. Retail trade performed comparatively better, growing by 2.4% despite the weak income growth. Activity in the residential sector softened with housing starts falling by 8.4% to 763 units due to lower single detached starts. Canadian Real Estate Association MLS® data indicates that housing sales and average sales prices in the CMA fell by 17.0% and 1.2% per cent respectively in 2017.

POPULATION

The population of the St. John's CMA was estimated to be 219,207 as of July 1, 2017, a 0.7% increase from the previous year. Gains resulted from natural population growth (more births than deaths) and net in-migration to the region.

ECONOMIC INDICATORS ST. JOHN'S CENSUS METROPOLITAN AREA

	2017e	2018f	% Change
Real GDP (2007\$M)	13,737	13,834	0.7
Employment (000s)	109.9	108.4	-1.3
Labour Force (000s)	120.0	117.7	-1.9
Unemployment Rate	8.4%	7.9%	-0.5 ppts
Participation Rate	65.1%	63.3%	-1.8 ppts
Household Income (\$M)	11,080	11,095	0.1
Retail Trade (\$M)	4,047	4,064	0.4
Housing Starts	763	765	0.3
CPI (2002=100)	135.3	137.7	1.8
Population (000s)	219.2	220.5	0.6

Source: Source: Statistics Canada; Economic and Project Analysis Division, Department of Finance, Government of Newfoundland and Labrador. e: estimate; f: forecast

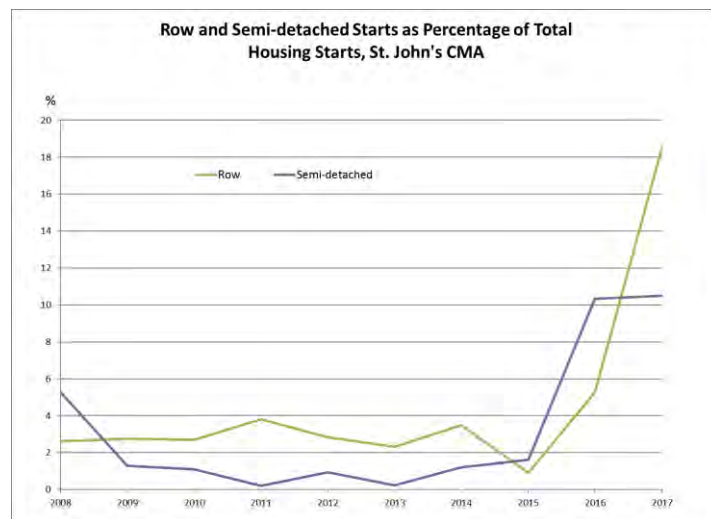
REAL ESTATE MARKET ST. JOHN'S CMA

HOUSING MARKET ACTIVITY

The St. John's area housing market experienced significant growth from 2007 to 2014 with housing demand driven by increased in-migration, strong income growth and a robust labour market. Housing starts and house prices were also driven higher by speculative home building which led to an increase in the number of detached homes with basement apartments and the emergence of luxury home construction in the \$500,000 to \$1,000,000 range.

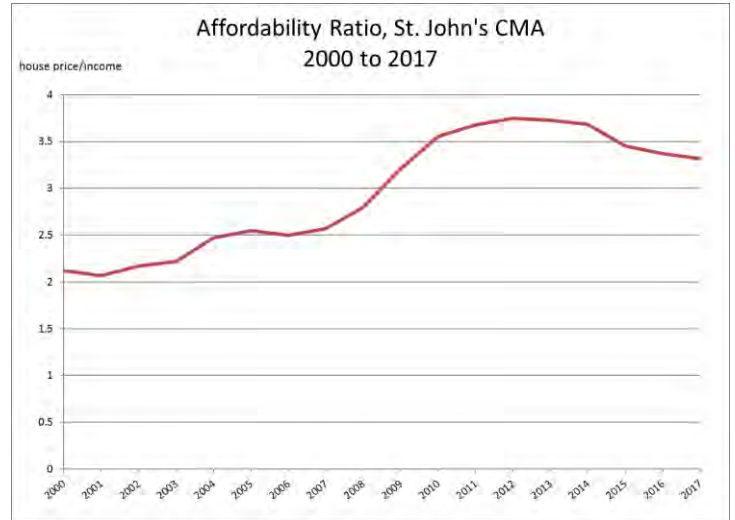
The decline in oil prices in mid-2014 and the subsequent economic downturn has had a negative impact on housing market activity, resulting in lower new home starts, lower existing home sales and lower house prices. From a recent peak of 2,153 in 2012, housing starts in the St. John's CMA have fallen steadily reaching 763 starts in 2017, the lowest number of starts since 1998. The average residential sales price has also fallen in recent years from a high of \$324,941 in 2014 to \$303,713 in 2017. This decline in average sale price is partly due to a decline in the average resale price of existing homes and

partly due to the changing composition of the new home market, from larger single-detached homes to more affordable semi-detached and row houses. The number of row and semi-detached starts has risen dramatically since 2015, with semi-detached starts representing over 10% of total starts in 2016 and 2017, and the number of row starts in 2017 representing 18.5% of the overall number of starts (see chart, below)



HOUSING MARKET AFFORDABILITY

A common measure of how affordable homes are for buyers is the affordability ratio, which equals the average price of a home divided by the average household income. The affordability ratio for St. John's increased from 2.12 in 2000 (indicating that the average house price is approximately twice the average family income) to a high of 3.75 in 2012. Since 2012, the index has fallen to 3.32, indicating that homes have become more affordable. The increased supply of homes for sale has led to a buyer's market which has driven down the price of existing homes, and the supply of more affordable row and semi-detached homes has increased as homebuilders have targeted the preferences of first-time home buyers, millennials and people looking to downsize.



Prepared by the Government of Newfoundland and Labrador (Economic and Project Analysis Division, Department of Finance) and the City of St. John's (Economic Development, Culture and Partnerships Division, Department of Community Services).

ST. JOHN'S

ECONOMIC DEVELOPMENT, CULTURE AND PARTNERSHIPS, CITY OF ST. JOHN'S
348 WATER STREET – ST. JOHN'S, NL – BUSINESS@STJOHNS.CA