

**AGENDA
REGULAR MEETING**

May 22, 2018

4:30 p.m.


ST. JOHN'S

MEMORANDUM

Tuesday, May 28, 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, May 28, 2018 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
May 22, 2018 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- Minutes of May 14, 2018

4. BUSINESS ARISING FROM THE MINUTES

a. Included in the Agenda:

- St. John's Municipal Plan Amendment Number 136, 2018 and St. John's Development Regulations Amendment 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
- St. John's Development Regulations Amendment Number 678, 2018 Rezoning from Residential Low Density (R1) Zone to Commercial Local (CL) Zone
File No. REZ1800001
75 Airport Heights Drive

b. Other Matters

5. NOTICES PUBLISHED

- A Discretionary Use application has been submitted requesting permission to construct a 60x130 foot building at **10 Main Road** to be used as an Indoor Riding Facility. The facility will be for private use only.

6. PUBLIC HEARINGS

7. COMMITTEE REPORTS

- Development Committee Report dated May 15, 2018
- Built Heritage Experts Panel Report – May 8, 2018

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- Development Permits List – May 10, 2018 to May 16, 2018

10. BUILDING PERMITS LIST

- Building Permits List – May 10, 2018 to May 16, 2018

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Week ending May 16, 2018

12. TENDERS/RFPS

- a. Tender 2018087 – RHB Integrated Waste Management Facility GCL Interim Liner Installation
- b. Tender 2018090 – Storm Sewer Upgrades Southside Road
- c. Tender 2018083 – CIPP Lining and Rehabilitation of Sanitary Sewers

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

- a. Decision Note dated May 18, 2018 re: St. John's Sports and Entertainment – Chair and Advertisement of Vacancy
- b. Decision Note dated May 1, 2018 re: Rental Increase for Lower End of Market Units.

15. OTHER BUSINESS

16. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

May 14, 2018 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

Present	Mayor Danny Breen Deputy Mayor Sheilagh O’Leary Councillor Debbie Hanlon Councillor Deanne Stapleton Councillor Sandy Hickman Councillor Hope Jamieson Councillor Wally Collins Councillor Jamie Korab Councillor Ian Froude
Regrets	Councillor Maggie Burton Councillor Dave Lane Councillor Debbie Hanlon
Others	Kevin Breen, City Manager Jason Sinyard, Deputy City Manager of Planning, Engineering and Regulatory Services Tanya Hayward, Deputy City Manager, Community Services Derek Coffey, Deputy City Manager, Finance and Administration Cheryl Mullett, City Solicitor Elaine Henley, City Clerk Kenessa Cutler, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

Mayor Breen called the meeting to order and 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.”

SJMC2018-05-14/268R

Moved – Councillor Collins; Seconded – Councillor Korab

That the agenda be adopted with the following addition:

- **Decision Note dated May 9, 2018 re: Swilers Rugby Field – Repairs to Storm Sewer**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2018-05-14/269R

Moved – Councillor Froude; Seconded – Councillor Stapleton

That the minutes of May 7, 2018 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

**St. John's Municipal Plan Amendment Number 145, 2018 and
St. John's Development Regulations Amendment Number 675, 2018
Text Amendment to the Rural (R) Zone for development of a Pipe Storage Yard
File No. MPA1800002 - 650 Fowlers Road
Applicant: 75579 Newfoundland and Labrador Inc.**

Council considered the above listed.

SJMC2018-05-14/270R

Moved – Councillor Froude; Seconded – Councillor Collins

That Council approve the resolutions for St. John's Municipal Plan Amendment Number 145, 2018 and St. John's Development Regulations Amendment Number 675, 2018. These amendments add Pipe Storage Yard as a Discretionary Use to the Rural (R) Zone, in regard to an application at 650 Fowler's Road. A text amendment to the Rural District under the St. John's Municipal Plan is also required. The amendments 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 Note dated May 2, 2018 re: Amendments to Commercial Maintenance By-Law, Residential Property Standards By-Law, Building By-Law, Plumbing By-Law, and Electrical By-Law

Council considered the above listed.

SJMC2018-05-14/271R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council adopt the required by-law amendments, listed below, as outlined in the above Decision Note:

- **Commercial Maintenance (Amendment No. 1-2018) By-Law**
- **Residential Property Standards (Amendment No. 1-2018) By-Law**

- **Building (Amendment No. 2-2018) By-Law**
- **Plumbing (Amendment No. 1-2018) By-Law**
- **Electrical (Amendment No. 1-2018) By-Law**

CARRIED UNANIMOUSLY

Council Statement re: Galway Development

Mayor Breen read the following statement:

“I would like to address the current situation with the Galway development.

Let me be perfectly clear, on behalf of myself, this Council and City staff. We are strongly in support of the Galway project and have no desire to see this development fail. In fact, we want Galway to succeed. We have always wanted Galway to succeed. Why would we want anything different? Galway is a major development with excellent potential for the City of St. John’s in terms of both residential and commercial property.

Developer Danny Williams is proposing that the City release all permits now, and then proceed to mediation to resolve the issue related to snow storage for the new development.

We have discussed this issue at length in Council and do not feel that there is any reasonable prospect that mediation will resolve this issue. The purpose of mediation is to reach a middle ground. The City cannot mediate its development conditions. Rather, the City wishes to offer a resolution that protects the taxpayers of St. John’s, offers an avenue for trades people to return to work, and furthers progress in Galway.

Our primary objective is to ensure this major development occurs in a way that protects the residents of the City from future liability and unnecessary expense.

Here are the facts of the matter:

- Galway is the first major residential development above the 190m elevation in the City. This is a point that cannot be ignored. This is new ground for us and means that development has to occur differently than it would anywhere else in the city.
- Basic services like water, sewer, and snow clearing have to be approached differently because of the location of Galway. That doesn’t mean there are any issues with Galway that cannot be resolved, but there are issues none-the-less.
- On the matter of snow storage, there has always been a condition of development related to the need for land for snow storage. The developer originally agreed to this condition in 2015.
- We need this land because of Galway’s elevation, the distance from our current snow disposal areas and the sheer size of the development. Trucking

snow is a costly venture and having somewhere close at hand to deposit the snow will reduce costs for the City.

The snow storage site is infrastructure required to service the development, the same as roads and pipes. Therefore, the City must have ownership without restriction. Conversely, the Developer wishes to retain ownership of the site, and only allow use for the purpose of snow storage through a lease or easement. Conveyance of land to a municipality for public infrastructure is typical for developments across the City and the country. Have we asked a developer to do this anywhere else in the city, for this specific purpose? No. But as I have already stated, this has nothing to do with this developer and everything to do with where he is developing.

The cost of constructing public infrastructure is the responsibility of developers before it is conveyed to the municipality. The Developer has raised concerns about additional unexpected costs of constructing the snow storage site. The land in question was chosen by the Developer for snow storage. Since then, the Developer has deposited large amounts of unsuitable fill which has increased the construction costs.

Regarding the fence, the land is near enough to the residential core of Galway that it must be fenced in order to be safe. Otherwise, we run the risk of children playing in the area or of individuals accessing it on recreational vehicles. It is obvious why safety on a site with dump trucks coming and going and large piles of snow that may shift and collapse is important.

This developer seems to feel there is some other motive and that we want this land for some other purpose. We do not. It is not developable land. There is no depot going on that land. It's too small and there's no water service.

Given the nature of mediation and the nature of this dispute, mediation will not solve this matter.

Council discussed the Developer's proposal prior to this meeting. Staff was directed to make a counter proposal which was sent to the Developer prior to this meeting.

This issue requires resolution. However, we are not prepared to compromise the need for conveyance.

The City acknowledges that it does not have the operational experience to accurately determine how much land it will require to deal with the anticipated levels of snow above the 190 elevation where Galway is situated. We don't wish to halt development until this determination can be made; in fact, allowing some development to proceed actually improves the city's ability to assess how much snow storage will be required.

The City has been willing to provide 65 residential permits serviced by a temporary 1 acre site prepared to the City's specifications. 27 of those permits have been issued in stage 1 of the development. The City is prepared to allow the Developer to use the

remaining 38 permits in other residential areas of Galway. Once the size of a permanent snow storage site is determined we must at that time resolve the outstanding dispute through agreement or other mechanism.

We will continue to act in the best interest of the citizens of St. John's to further the Galway development. It is our hope that the developer can meet us on this point so construction can continue."

NOTICES PUBLISHED

- **79 Hopedale Crescent**
Residential Kenmount (RK) Zone
One submission received

A Discretionary Use Application has been submitted requesting permission to occupy 79 Hopedale Crescent as a Home Occupation for an automotive dealership office.

SJMC2018-05-14/272R

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

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

CARRIED UNANIMOUSLY

- **55 Pippy Place**
Commercial Industrial (CI) Zone
One submission received

A Discretionary Use Application has been submitted requesting permission to occupy a portion of 55 Pippy Place as a Commercial School for a School of Circus Acts.

SJMC2018-05-14/273R

Moved – Councillor Collins; Seconded – Councillor Froude

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

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – May 8, 2018

Council considered the above noted report and the recommendations therein:

Request for Building Line Setback - DEV1800081 - 48 Burry Port Street

SJMC2018-05-14/274R

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

That Council approve the 7.9 metre building line setback.

CARRIED UNANIMOUSLY

Request for Building Line Setback - DEV1800082 - 50 Burry Port Street

SJMC2018-05-14/275R

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

That Council approve the 7.9 metre building line setback.

CARRIED UNANIMOUSLY

Committee of the Whole Report – May 9, 2018

Council considered the above noted report and the recommendations therein:

1. Decision Note dated May 2, 2018 re: Goulds Recreation Association Softball Field Proposal

SJMC2018-05-14/276R

Moved – Councillor Collins; Seconded – Councillor Hickman

That Council approve the conversion of the Eric Williams Soccer Pitch to a softball field.

**CARRIED
WITH COUNCILLOR JAMIESON DISSENTING**

2. Decision Note dated May 2, 2018 re: Neighbourhood Watch Proposal

SJMC2018-05-14/277R

Moved – Councillor Stapleton; Seconded – Councillor Jamieson

That Council approve to pursue a Neighbourhood Watch partnership with Jiffy Cabs. Upon approval, the Neighbourhood Services team will work with Jiffy Cabs to establish parameters, ensure suitable signage is in place, decals are available for each vehicle, provide education session to Jiffy staff to ensure all messages are accurate and work to expand this concept to other interested taxi providers.

CARRIED UNANIMOUSLY

3. Decision Note dated April 12, 2018, re: Downtown Business Exit, Entry and Relocation Survey

SJMC2018-05-14/278R

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

That Council accept the following recommendations:

- 1. Develop a plan for ongoing connecting and engagement with downtown businesses. This plan will address:
 - a. Communication**
 - b. Building awareness of programs and services**
 - c. Feedback from businesses**
 - d. Understanding trends**
 - e. Welcoming programming****

- 2. A series of targeted meetings with City departments, external stakeholders and other relevant groups to discuss learnings from the downtown survey and previous demographics survey work, and potential options and solutions. For example, it may be worthwhile to convene a conversation that includes parking garage owners as we discuss additional parking possibilities.**

CARRIED UNANIMOUSLY

4. Decision Note dated May 2, 2018 re: Neighbourhood Watch Proposal

SJMC2018-05-14/279R

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

That Council accept the following recommendations:

That A Sub-Committee of the Downtown Advisory Committee be struck to develop a fish festival concept and prepare a report to be presented to the Downtown Advisory Committee.

The report will develop a defined set of objectives and a draft program concept, identify possible organizational structure, e.g., not-for-profit, managed by an event company, budget, partnership options (financial and in-kind), identify competitive analysis, outline branding and marketing matters, logistics consideration including regulatory among other factors. A timeline with deliverables should be included in the report. The report of the Sub-Committee would be shared with the Downtown Advisory Committee.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered as information, the above noted for the period of May 3, 2018 to May 9, 2018.

BUILDING PERMITS LIST

Council considered the above noted for the period of April 26, 2018 to May 9, 2018.

SJMC2018-05-14/280R

Moved – Councillor Korab; 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 May 9, 2018.

SJMC2018-05-14/281R

Moved – Councillor Korab; Seconded – Councillor Collins

That the requisitions, payrolls and accounts for the week ending May 9, 2018 in the amount of \$3,778,279.73 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Tender 2018075 – Infrastructure Maintenance Contract #1 – Concrete Sidewalk Repairs

Council considered the above noted.

SJMC2018-05-14/282R

Moved – Councillor Froude; Seconded – Councillor Jamieson

That Council award the above listed tender to the lowest bidder meeting specifications, Cutting Edge Inc. in the amount of \$210,945.75, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018077 – Hydrant Painting

Council considered the above noted.

SJMC2018-05-14/283R

Moved – Councillor Froude; Seconded – Councillor Hickman

That Council award the above listed tender to the lowest bidder meeting specifications, Penney Holdings, in the amount of \$22,770.00, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018088 – Supply of Traffic Paint

Council considered the above noted.

SJMC2018-05-14/284R

Moved – Councillor Froude; Seconded – Councillor Stapleton

That Council award the above listed tender to the lowest bidder meeting specifications, Ennis Paint Canada ULC in the amount of \$174,044.29, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018089 – Janitorial Services Paul Reynolds Centre

Council considered the above noted.

SJMC2018-05-14/285R

Moved – Councillor Froude; Seconded – Councillor Korab

That Council award the above listed tender to the lowest bidder meeting specifications, Iggy's Cleaning Services in the amount of \$130,824.00, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018091 – Labrie Parts

Council considered the above noted.

SJMC2018-05-14/286R

Moved – Councillor Froude; Seconded – Councillor Collins

That Council award the above listed tender to the lowest and only bidder, Saunders Equipment, in the amount \$89,603.68 as per the Public Procurement Act.

CARRIED UNANIMOUSLY

NEW BUSINESS

Decision Note dated May 9, 2018 re: Swilers Rugby Field – Repairs to Storm Sewer

Council considered the above listed Decision Note.

SJMC2018-05-14/287R

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

That Council approve the following recommendations:

- 1. Council fund repairs 1 and 2 at an approximate cost of \$45,000.**
- 2. Council fund repair 3 if it is determined that this damage was not caused by the Swilers or their contractor when installing the previous manhole.**
- 3. Council instruct Swilers to repair item 3 at their cost if it is determined that their previous work caused the damage.**
- 4. That all work be undertaken by Swilers’ contractor with supervision of repairs by City staff.**
- 5. That funding come from the capital reserve budget.**

CARRIED UNANIMOUSLY

OTHER BUSINESS

May 2018 Economic Update

Council considered the above listed as information.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 136, 2018 and
St. John's Development Regulations Amendment 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

Date Prepared: May 14, 2018

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 136, 2018, and St. John's Development Regulations Amendment Number 625, 2018.

Discussion – Background and Current Status:

The City received an application for 18 Springdale Street (formerly 12-20 Springdale Street) to develop a 5 storey building with an Floor Area Ratio (FAR) of 1.9, to accommodate the Salvation Army's expanding program and services. The proposed building will include one level of parking, while the additional 4 levels will contain various community services and housing units.

The site is currently zoned Institutional, which has zone requirements that create a campus-like setting; large area, lots of parking and generous setbacks. While the proposed uses are permitted within the current INST Zone, the required setbacks and yard requirements are difficult to achieve on smaller lots in the downtown, as buildings are typically developed at the street line to achieve most efficient use of the site. Therefore, a new Institutional Downtown Zone is proposed. The permitted and discretionary uses are identical to the INST Zone, while the Zone Requirements address only Building Height and Floor Area Ratio. All other yard requirements and setbacks are removed for the zone, which reflects development practices for the downtown.

A rezoning from the Institutional (INST) Zone to the Institutional Downtown (INST-DT) Zone would be required to allow the proposed development. An amendment to the St. John's Municipal Plan would also be required, redesignating the property from Commercial Downtown to the appropriate Institutional District, which reflects long-standing zoning for the site.

Under both the Municipal Plan and Development Regulations, light angles are applicable at 18 Springdale Street. Light angles are applied in certain areas of downtown and are used for buildings above 15m or 4 storeys in height, these angles require for the building to be stepped back, so it doesn't project over the street at an angle greater than 60 degrees. It is proposed that the appropriate maps and text be amended so that the required light angle is removed for the street frontage at 18 Springdale

ST. JOHN'S

Street. This would permit the proposed 5 storey building and allow for best use of the site. Based on the design of the building as shown in the LUAR, shadowing along Springdale Street does not occur.

Based on the proposed use of the building, 29 parking spaces are required. The applicant is providing 16 spaces, which is sufficient parking for staff within the building. Parking relief for 13 spaces is requested as the majority of patrons using the building will not have access to a vehicle, and the building is accessible by public transit. Subject to Section 9.1.2 (Downtown Parking), Council may relieve an applicant of all or part of the parking required for an institutional use when it can be proven there is not a need for parking. Therefore, parking relief for 13 spaces is recommended.

When first submitted, the proposed building was reviewed by the Heritage Advisory Committee (2014/2015) and was reviewed, most recently, by the Built Heritage Experts Panel. The panel provided comments on the overall design, which were incorporated by the applicant. The panel found the final design to be acceptable.

A Land Use Assessment Report was completed and advertised for the proposed application. A public meeting, chaired by Councillor Jamieson, was held on May 2, 2018. There were no attendees at the public meeting, which received only one submission – it was in favour of the application.

Original amendments were prepared and have since been updated to reflect the most current building proposal. Permitted and discretionary uses remain the same as the current Institutional Zone and light angles have been removed from the street at 18 Springdale Street.

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:
City's Strategic Plan 2015-18: Neighbourhoods Build Our City
4. Legal or Policy Implications: Not Applicable.
5. Engagement and Communications Considerations:
Following Provincial release, a Public Hearing chaired by an independent commissioner would be required.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications:
Parking relief for 13 spaces is considered.

Recommendation:

That Council adopt-in-principle the resolutions for St. John’s Municipal Plan Amendment Number 136, 2018, and St. John’s Development Regulations Amendment Number 625, 2018, which would redesignate and rezone 18 Springdale Street from the Institutional (INST) Zone to the Institutional Downtown (INST-DT) Zone, to allow for the development of a 5-storey community services building. A map and text amendment to the both the Municipal Plan and Development Regulations to amend light angles is also required.

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

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

Approved by - Date/Signature:

Ken O’Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

- Amendments
- Location map
- Site Plan

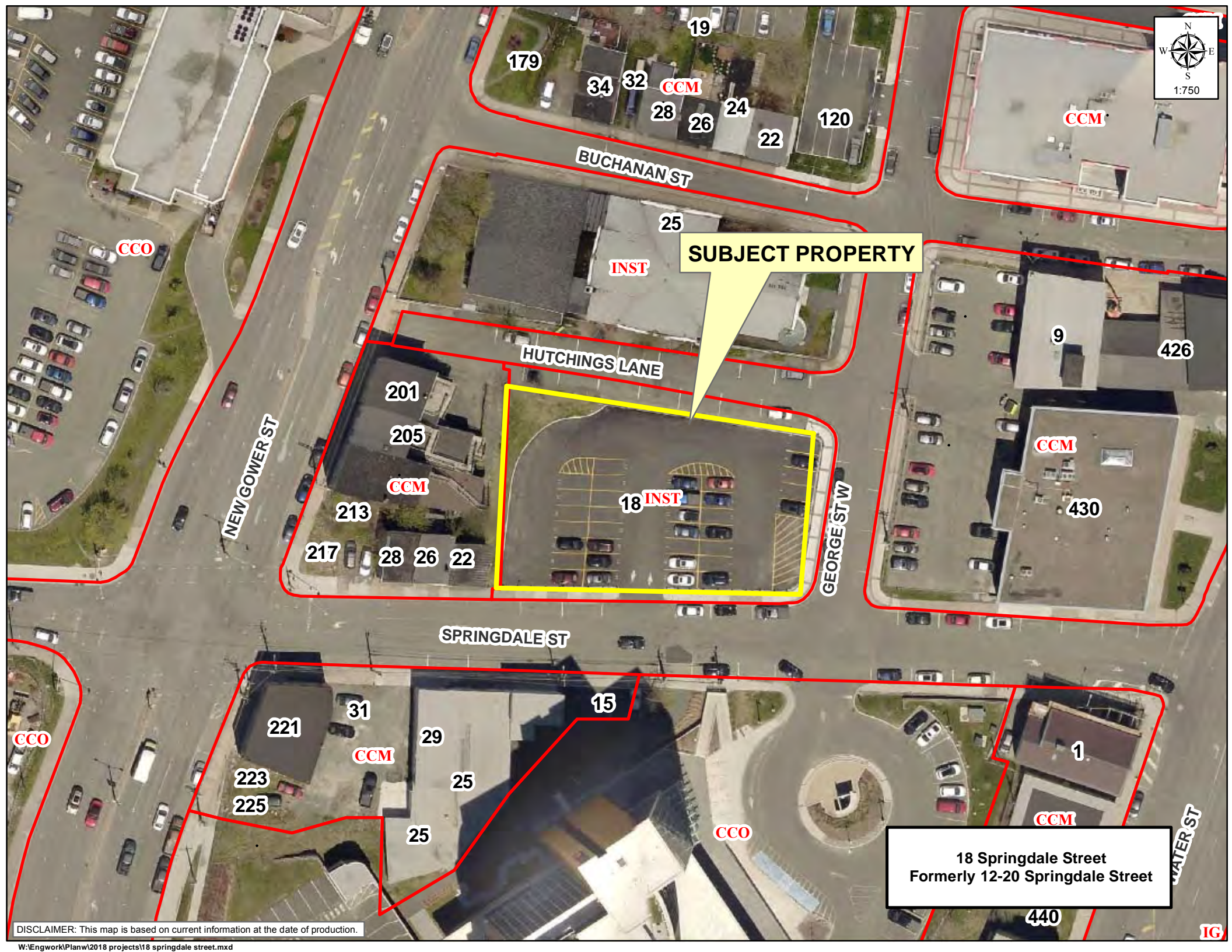


SUBJECT PROPERTY

**18 Springdale Street
Formerly 12-20 Springdale Street**

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

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179

19

34

32

CCM

28

26

24

22

120

CCM

BUCHANAN ST

25

INST

CCO

HUTCHINGS LANE

9

426

NEW GOWER ST

201

205

CCM

213

18 INST

GEORGE ST W

CCM

430

217

28

26

22

SPRINGDALE ST

CCO

221

31

CCM

29

15

25

223

225

25

CCO

1

CCM

WATER ST

440

IG

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 136, 2018**

WHEREAS the City of St. John's wishes to ensure the future institutional use of property at 18 Springdale Street (Parcel ID # 11738 & 11739) and allow development of a 5-storey community services building.

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

1. **Amend Map III-1 ("General Land Use Map") of the St. John's Municipal Plan by redesignating the property at 18 Springdale Street (Parcel ID # 11738 & 11739) from the Commercial Downtown District to the Institutional District as shown on Map III-1A attached.**

2. **Repeal Section 5.3.1. (INSTITUTIONAL LAND USE DISTRICT POLICIES – Building Height] and substitute the following:**

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

Where a building is located in the Downtown (Planning Area 1) subject to a Land Use Assessment Report, zones may be permitted allowing a Building Height up to 5 storeys (see Map III-2)"

3. **Amend Map III-2 (Downtown Building Control Map) by adding the property at 18 Springdale Street (Parcel ID # 11738 & 11739) as the following:**

"Areas allowing a building height not exceeding 5 Storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade."

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2018.

Mayor

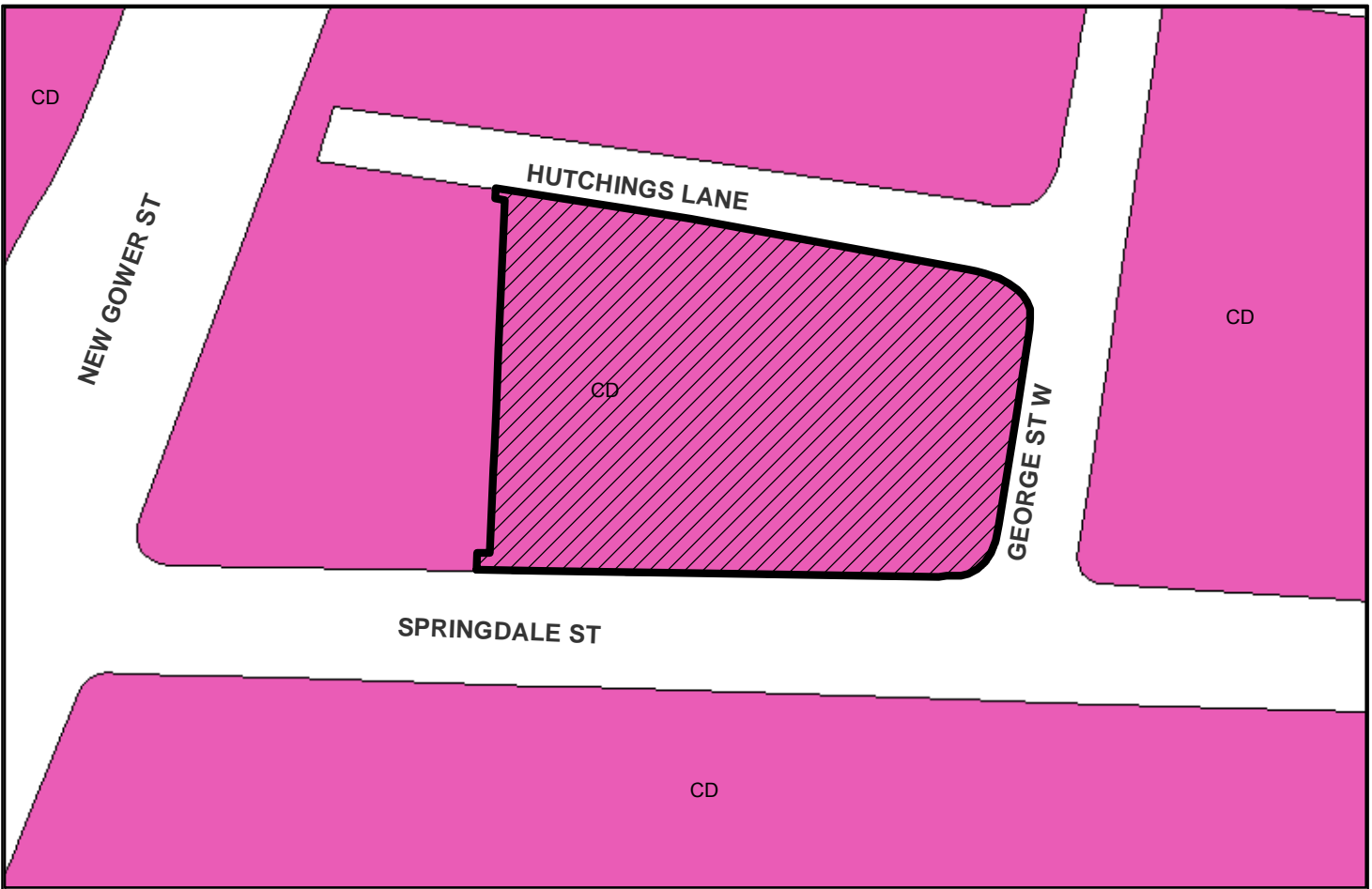
MCIP

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

City Clerk

Council Adoption

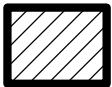
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 136, 2018
[Map III-1A]**

2018 05 11 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



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

**18 SPRINGDALE STREET
PID 11739 & 11738**

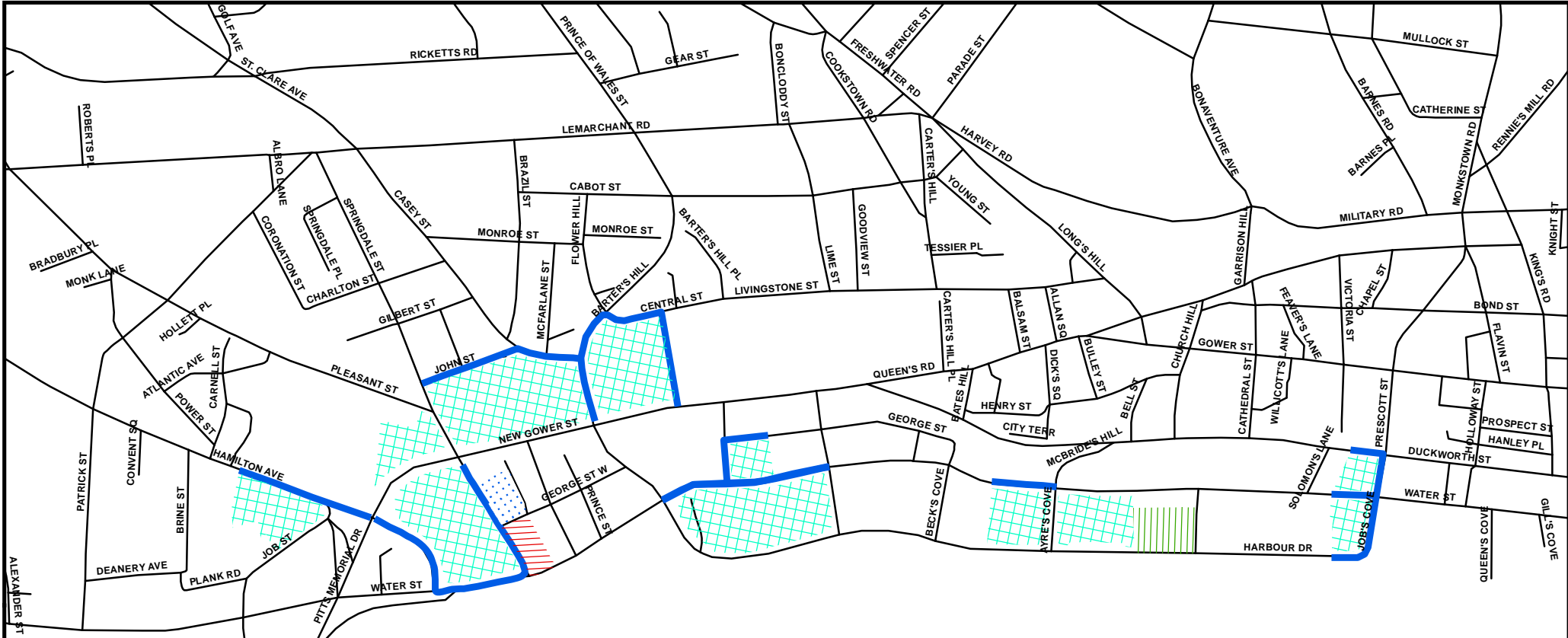
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

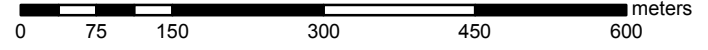
Provincial Registration

MAP III-2

CITY OF ST. JOHN'S MUNICIPAL PLAN DOWNTOWN BUILDING CONTROL



- Streets requiring a light angle of 60 degrees at 15m /4 storeys above grade.
- Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.
- Areas allowing a building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade
- Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25
- Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade



**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 625, 2018**

WHEREAS the City of St. John's wishes to ensure the future institutional use of property at 18 Springdale Street (Parcel ID # 11738 & 11739) and allow development of a 5-storey community services building.

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

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

"10.32(A) INSTITUTIONAL DOWNTOWN (INST-D) ZONE

10.32(A).1 Permitted Uses

Residential:

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

Public:

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

Recreation:

- (u) Park**

10.32(A).2 Discretionary Uses

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

10.32(A).3 Zone Requirements

- (a) **Floor Area Ratio (maximum) 2.0**
- (b) **Building Height (maximum) 5 storeys subject to a Land Use Assessment Report"**

- 2. **Rezone the property at 18 Springdale Street (Parcel ID # 11738 & 11739) from the Institutional (INST) Zone to the Institutional Downtown (INST-D) Zone as shown on Map Z-1A attached.**
- 3. **Amend Section 11.5 (Light Planes) Springdale Street (from John Street to Water Street), except for property situate at Civic Number 430 Water Street, by adding "except for property at Civic Number 18 Springdale Street".**
- 4. **Amend Map F (Downtown Building Control Map) by adding the property at 18 Springdale Street (Parcel ID # 11738 & 11739) as the following:**

"Areas allowing a building height not exceeding 5 Storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade."

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal 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.

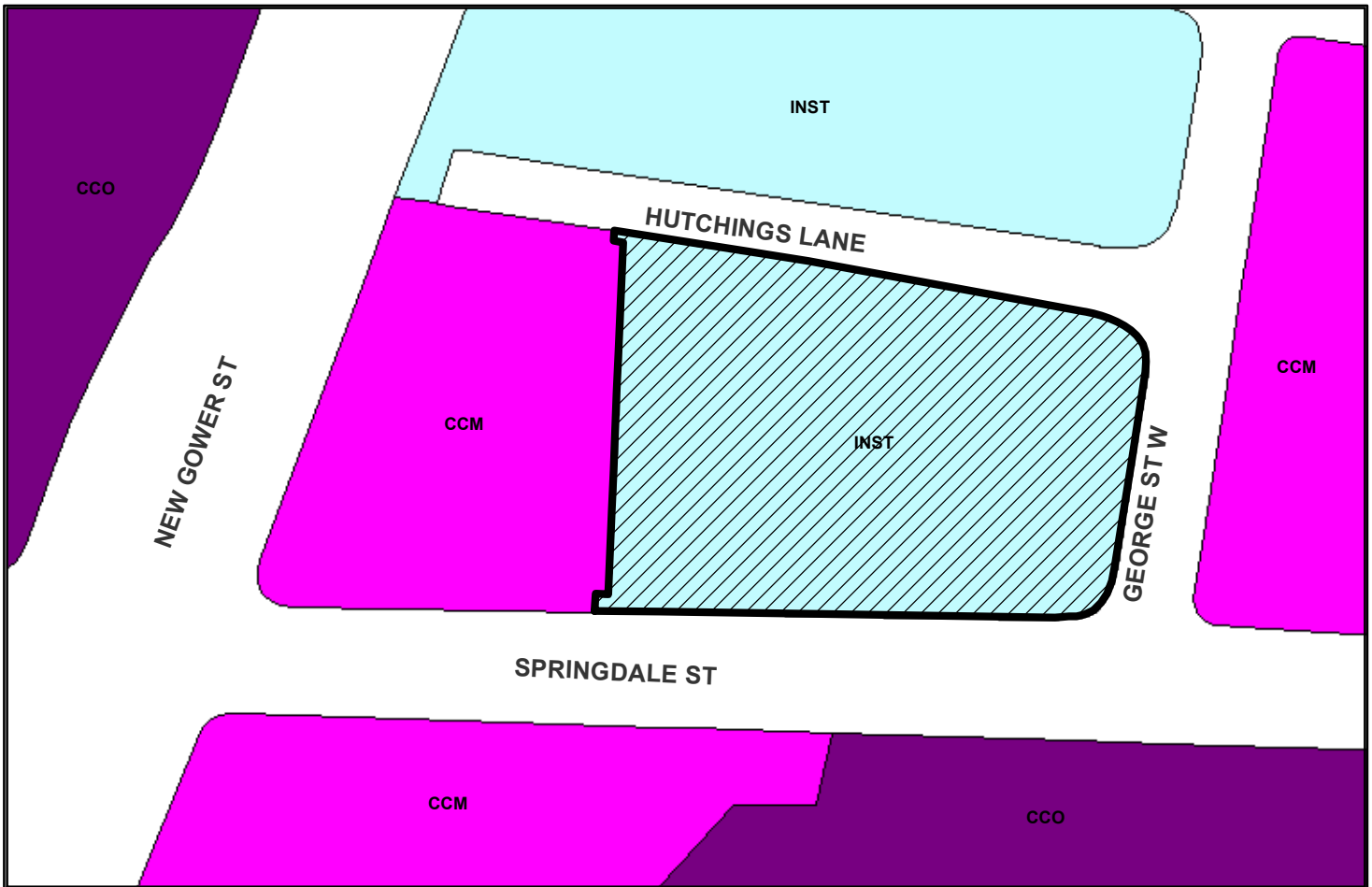
Mayor

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. 625, 2018
[Map Z-1A]**

2018 05 11 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



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

**18 SPRINDALE STREET
PID 11739 & 11738**

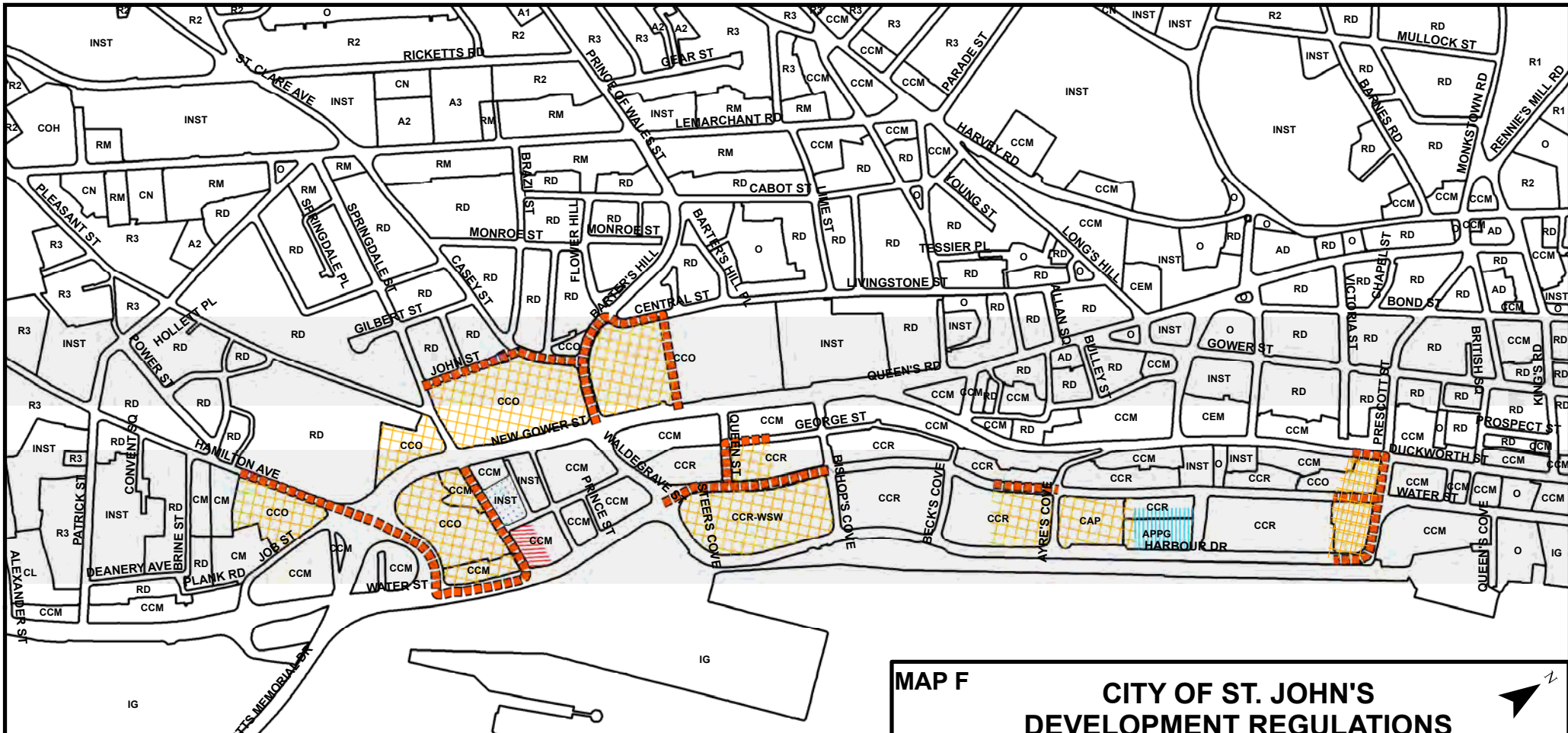
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



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

M.C.I.P. signature and seal


Mayor






City Clerk

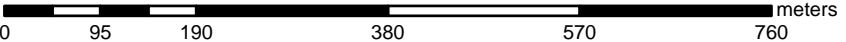
Council Adoption

Provincial Registration

MAP F CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS DOWNTOWN BUILDING CONTROL

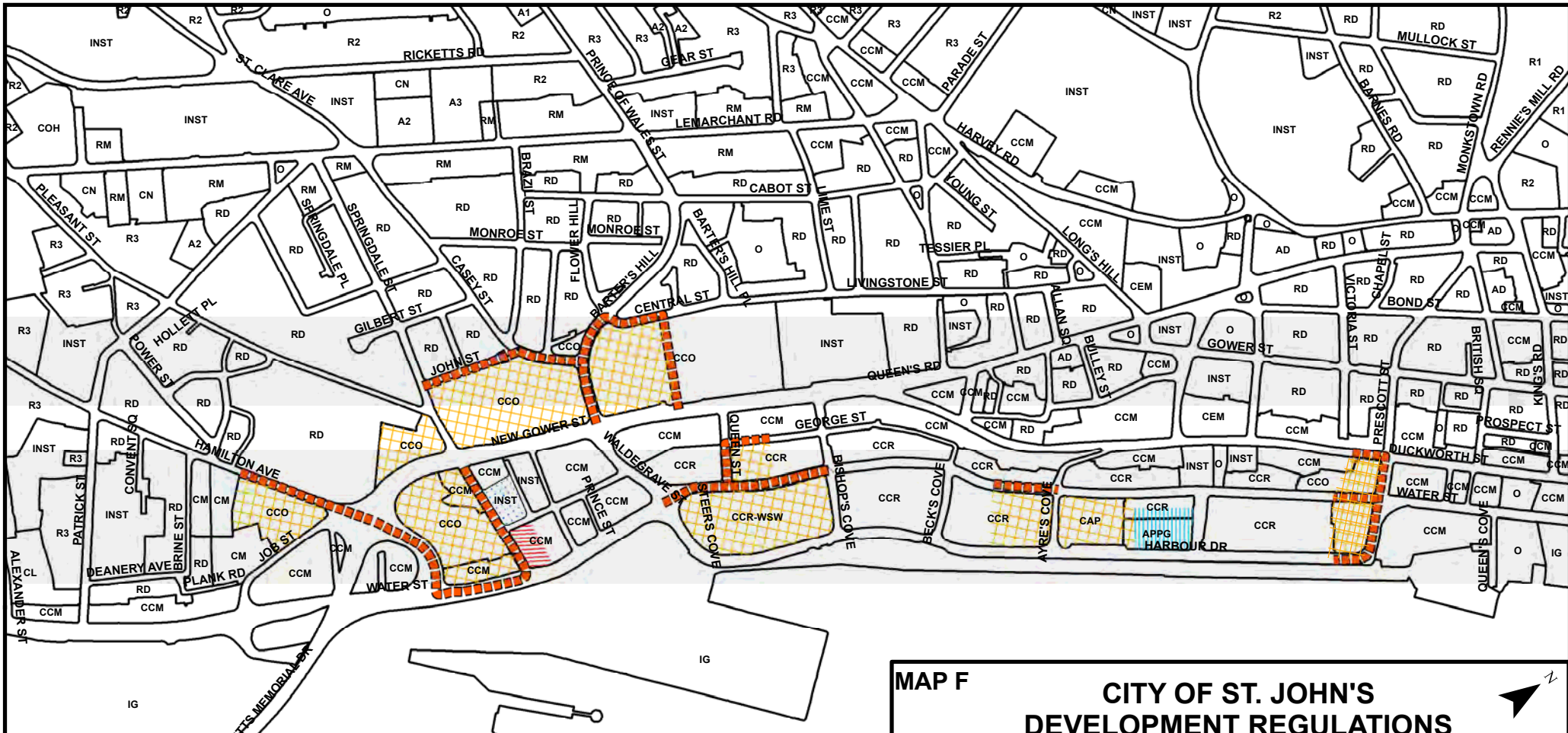


-  Streets requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.
-  Areas allowing building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25
-  Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade



0 95 190 380 570 760 meters

ST. JOHN'S



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

M.C.I.P. signature and seal

Mayor


City Clerk






Council Adoption

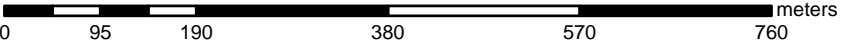
Provincial Registration

MAP F

CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS DOWNTOWN BUILDING CONTROL



-  Streets requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.
-  Areas allowing building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25
-  Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade



ST. JOHN'S

DECISION/DIRECTION NOTE

Title: St. John's Development Regulations Amendment Number 678, 2018
Rezoning from Residential Low Density (R1) Zone to Commercial Local (CL) Zone
File No. REZ1800001
75 Airport Heights Drive

Date Prepared: May 15, 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 Number 678, 2018.

Discussion – Background and Current Status:

The City received an application to rezone 75 Airport Heights Drive from the Residential Low Density (R1) Zone to the Commercial Local (CL) Zone. The subject property currently contains a vacant building which previously housed a daycare centre. The applicant initially requested to rezone the property to Commercial Local to allow for an office, however the applicant is also considering a pizza take-out and/or a hair salon. An office and service shop (hair salon) are permitted uses in the Commercial Local Zone and take-out food service is a discretionary use.

The properties surrounding 75 Airport Heights Drive are designated Residential Low Density (RLD) under the City of St. John's Municipal Plan and are zoned Residential Low Density (R1) under the City of St. John's Development Regulations. The majority of the properties are single detached dwellings apart from two vacant lots adjacent to the property on the western side. As per Section 2.3.5 of the Municipal Plan, subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow Commercial Neighbourhood uses in any Residential District. Therefore, an amendment to the St. John's Municipal Plan is not required. 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 Hanlon was held on May 9, 2018. Councillor Stapleton was also present. There were no attendees at the public meeting.

Written submissions were received by the City Clerk and are included in the agenda for the Regular Meeting of Council. Concerns were raised regarding traffic and commercial uses within a residential neighbourhood. Commercial Local is the least intrusive commercial zone and its purpose is to allow for retail and personal services for residential areas that are compatible with residential environments. The proposed uses of an office, hair salon or pizza take-out would serve the neighbourhood. Each use will be required to meet the standards set out in the Development Regulations at the time of Development 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:
A City for All Seasons – Support year-round tourism and industry activity.
4. Legal or Policy Implications:
An amendment to the St. John’s Development Regulations is required to rezone the property on the Zoning Map.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council adopt St. John’s Development Regulations Amendment Number 678, 2018, which will rezone land at 75 Airport Heights Drive, from the Residential Low Density (R1) Zone to the Commercial Local (CL) 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
- Resolution
- Public Submissions



SUBJECT PROPERTY



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

W:\Engwork\Planw\applications 2018\rez1800001-75 airport heights drive.mxd

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 678, 2018**

WHEREAS the City of St. John's wishes to rezone land at 75 Airport Heights Drive to allow for commercial uses.

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 75 Airport Heights Drive [Parcel ID#46595] from the Residential Low Density (R1) Zone to the Commercial Local (CL) 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.

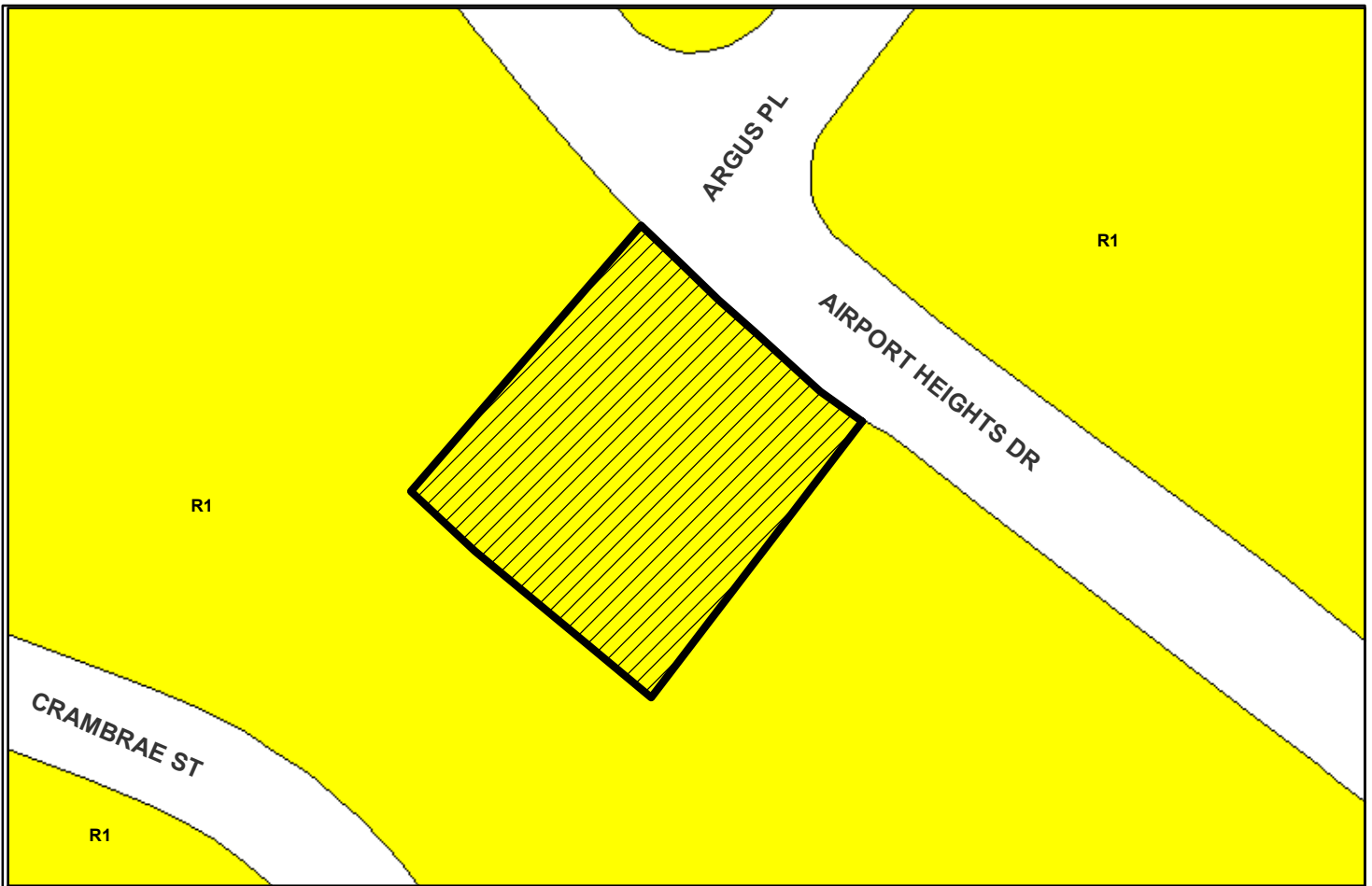
Mayor

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

City Clerk

Council Adoption

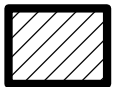
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 678, 2018
[Map Z-1A]**

2018 04 24 Scale: 1:750
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
COMMERCIAL LOCAL (CL) LAND USE ZONE**

**75 AIRPORT HEIGHTS DRIVE
Parcel ID 46595**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

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 May 22, 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	10 Main Road Rural Residential Infill (RRI) Zone	5	A Discretionary Use application has been submitted requesting permission to construct a 60x130 foot building at 10 Main Road to be used as an Indoor Riding Facility. The facility will be for private use only.				no submissions received	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.

G:\Planning and Development\Planning\ARCHIVED-NoticesPublishedLists\2018\13 - May 22 2018.docx

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

REPORTS/RECOMMENDATION

Development Committee

May 15, 2018 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

**Crown Land Grant for Sawmill
CRW1800012
410 Maddox Cove Road**

It is recommended that Council approve the Crown Land Grant.

**Request for Building Line Setback
SUB1800010
121 McNiven Place**

It is recommended that Council approve the 26.6 metre Building Line Setback.

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

DECISION/DIRECTION NOTE

Title: Crown Land Grant for Sawmill
CRW1800012
410 Maddox Cove Road

Date Prepared: May 16, 2018 (Date of next meeting: May 22, 2018)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land Grant pursuant to existing Lease for 0.45 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Municipal Affairs and Environment has referred an application requesting a Grant Pursuant to an existing Lease for a parcel of land comprising of an area of 0.45 hectares which is located in the Rural (R) Zone. The proposed use of the land is a Sawmill which has been in operation under a “Permit to Occupy Crown Land” since 1994.

Key Considerations/Implications:

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


ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Grant be approved.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature:  _____

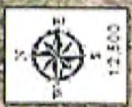
Approved by - Date/Signature:

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

Signature:  _____

AAM/dlm

Attachments: Location Map



SUBJECT PROPERTY

MADDOX COVE RD

444

436

428

420

410

R

OR

DISCLAIMER: THIS MAP IS BASED ON CURRENT INFORMATION AND THE USER'S DISCRETION.
WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
SUB1800010
121 McNiven Place

Date Prepared: May 16, 2018 (Date of next meeting: May 22, 2018)

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To seek approval for a 26.6 metre Building Line setback in order to subdivide the property and construct a new single detached dwelling on the new proposed lot.

Discussion – Background and Current Status:

An application was submitted to subdivide the property at 121 McNiven Place to create one additional building lot. 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 26.6 metres is consistent with neighboring properties on the street.

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.


The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

Recommendation:

It is recommended that Council approve the 26.6 metre Building Line setback.

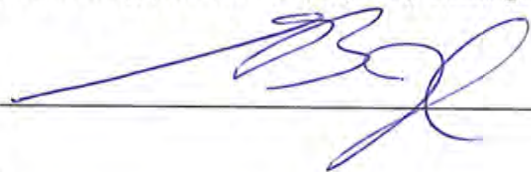
Prepared by/Signature:

Ashley Murray – Assistant Development Officer

Signature:  _____

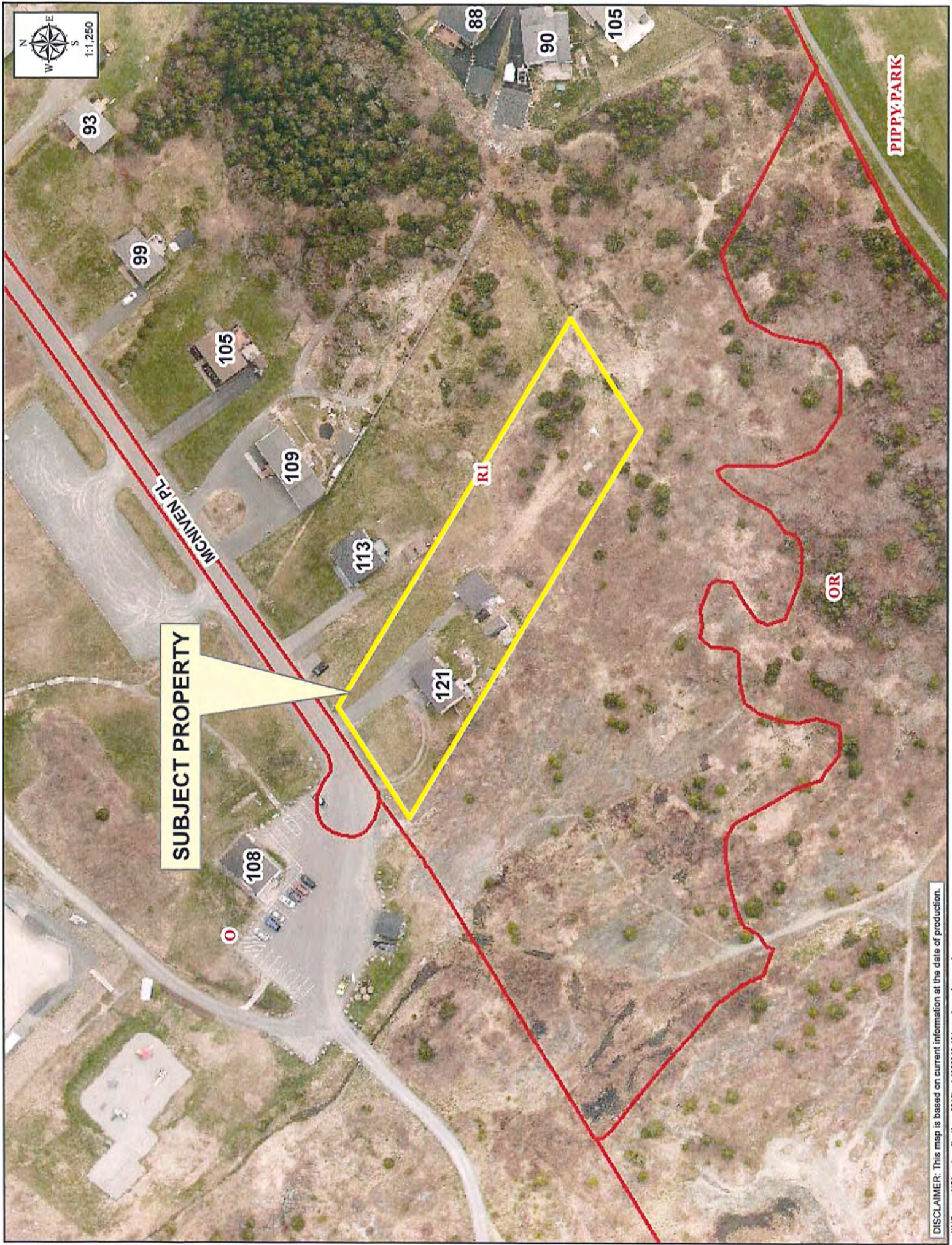
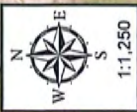
Approved by/Date/Signature:

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

Signature:  _____

AAM/dlm

Attachments: Location Map



SUBJECT PROPERTY

MCNIVEN PL

RI

OR

PIPPY PARK

DISCLAIMER: This map is based on current information at the date of production.
W:\Engwork\Planw\applications 2018\haub 1600016-121 mcniven place.mxd

**REPORT
BUILT HERITAGE EXPERTS PANEL MEETING
May 8, 2018 – 12:00 p.m. – Conference Room A**

Present: Glenn Barnes, NLAA, MRAIC, Chair
Ken O'Brien, Chief Municipal Planner
Ann-Marie Cashin, Planner III, Urban Design and Heritage
Lindsay Lyghtle Brushett, Planner III
Rob Schamper, Technical Advisor
Bruce Blackwood, Contractor
Garnet Kindervater, Contractor
Mark Whelan, Fougere Menchenton Architecture Inc.
Dawn Boutilier – Planner
Rachel Fitkowski – Landscape Architect
Robert Sweeny – Historian (via audio conference)
Maureen Harvey, Legislative Assistant

a. Decision Note dated May 11, 2018 re: 383 Duckworth Street – Mural Sign

The above noted decision note was tabled with the Panel, subsequent to the meeting, through an E-Poll, the results of which are attached.

Recommendation

That Council approve the proposed mural sign for 383 Duckworth Street as recommended.

CARRIED UNANIMOUSLY

**Glenn Barnes, NLAA, MRAIC
Chairperson**

DECISION/DIRECTION NOTE

Title: 383 Duckworth Street
Mural Sign

Date Prepared: May 11th, 2018

Report To: Chair and Members, Built Heritage Experts Panel

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

Ward: 2

Decision/Direction Required: To seek approval for a mural sign located at 383 Duckworth Street.

Discussion – Background and Current Status:

The City has received an application to create a wall mural at 383 Duckworth Street (The Rockhouse), along the western side of the building facing Prince Edward Plaza. The applicant has designed a Lamb’s Rum mural which aims to celebrate Lamb’s shared history with Newfoundland. The mural will include the Lamb’s logo as well as the text “we’ve got history and here’s to making more”. The mural will be part of a promotional video where wooden coasters will be affixed to the bottom portion of the wall. As passersby remove the coasters, the painted text “and here’s to making more” will be revealed.

The subject property is located in Heritage Area 2, the Commercial Downtown (CD) Official District of the Municipal Plan and is zoned Commercial Central Mixed (CCM). The property is not designated by Council as a Heritage Building.

As per Section 15 of the Heritage Area Sign Bylaw, murals are considered discretionary signs and may be permitted only upon the recommendation of the Heritage Advisory Committee and at the discretion of Council. As per Section 19, registered trademarks of a specific product may occupy no more than 50 per cent of the area of a sign face. The product in the rendering does not occupy more than 50 per cent of the overall 36ft x 27ft mural. The Heritage Area Sign Bylaw does not limit the size of a mural. The product displayed is available in the building to which the mural is affixed and therefore is not considered a third-party advertisement.

The affixed coasters will be removed following the video shoot and the applicant will clean any remaining adhesive. The coasters will not form part of the permanent sign.

The proposed mural meets the standards of the Heritage Area Sign Bylaw. If the Panel recommends that the mural proceed, the recommendation will be forwarded to Council’s Committee of the Whole meeting for their direction.



Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build our City – Maintain and position downtown as a distinct neighbourhood.
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 the Panel review the design of the proposed mural. As the mural does meet the standards set out in the Heritage Area Sign Bylaw, if the Panel is satisfied with the design of the mural, it is recommended to approve as proposed.

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/

Attachments:

Location of Subject Property
Area Proposed for Mural
Applicant's Submission

Location of Subject Property
383 Duckworth Street



Area Proposed for Mural



Applicant's Submission



DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF May 10, 2018 TO May 16, 2018

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
INST	Lat49 Architecture Inc.	Personal Home Care Facility	134 Airport Heights Drive	1	Approved	18-05-11
COM	The Trimmer Inc.	Clearing & Grubbing	259-261 Blackmarsh Road	3	Approved	18-05-11
RES		Home Office for	27 Tunis Court Plumbing Contractor	4	Approved	18-05-16

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

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

Gerard Doran
Development Supervisor
Planning, Engineering and
Regulatory Services

Building Permits List

Council's May 21, 2018 Regular Meeting

Permits Issued: 2018/05/10 to 2018/05/16

Class: Commercial

14 Forbes St, Suite 101	Co	Office
31 Harding Rd, Gfl	Sn	Office
3 Kenmount Rd	Sn	Office
8 Military Rd	Sn	Church
10 Tailwind Dr, Tim Hortons	Sn	Eating Establishment
10 Tailwind Dr, Tim Hortons	Sn	Eating Establishment
201 Water St	Sw	Tavern
316 Kenmount Rd (20 Kelsey)	Nc	Accessory Building
70 Boulevard	Rn	Office
310 Water St	Rn	Restaurant
15 Hebron Way, #301	Rn	Retail Store
59 Harvey Rd	Cr	Bakery
464 Topsail Rd	Sw	Eating Establishment
25 Kenmount Rd, Bodhi Yoga	Cr	Club
570 Newfoundland Dr, 2nd Floor	Rn	Office

This Week \$ 268,900.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

84 Bonavista St	Nc	Fence
111 Codroy Pl	Nc	Fence
171b Doyle's Rd, Lot 171	Nc	Single Detached Dwelling
21 Drake Cres	Nc	Fence
28 Fogwill Pl	Nc	Mobile Home
29 Frampton Ave, Lot 177	Nc	Single Detached Dwelling
30 Gairlock St	Nc	Patio Deck
19 Hillview Dr E	Nc	Patio Deck
13 Hyde Park Dr	Nc	Accessory Building
22 Julieann Pl	Nc	Accessory Building
47 Larner St	Nc	Fence
122 Logy Bay Rd	Nc	Swimming Pool
90 Maurice Putt Cres	Nc	Accessory Building
100 Maurice Putt Cres	Nc	Patio Deck
1 Maurice Putt Cres, Lot 275	Nc	Single Detached Dwelling
84 Mayor Ave	Nc	Patio Deck
5 Mullock St	Nc	Patio Deck
3 Navajo Pl	Nc	Accessory Building
3 Navajo Pl	Nc	Fence
71 Old Bay Bulls Rd	Nc	Accessory Building
99 Old Petty Harbour Rd	Nc	Fence
60 Orlando Pl	Nc	Fence
10 Padre Nangle Pl, Lot #4	Nc	Single Detached Dwelling

12 Padre Nangle Pl, Lot #5	Nc	Single Detached & Sub.Apt
298 Pennywell Rd	Nc	Single Detached Dwelling
35 Piper St	Nc	Fence
5 Victoria St	Nc	Patio Deck
6 Whiteway Pl	Nc	Patio Deck
6 Whiteway Pl	Nc	Patio Deck
26 Williams Hts	Nc	Accessory Building
8 Riverside Dr W	Ex	Mobile Home
5 Winter Pl	Ex	Single Detached Dwelling
15 Barry Pl	Rn	Semi-Detached Dwelling
15a Barry Pl	Rn	Semi-Detached Dwelling
7 Bideford Pl	Rn	Single Detached Dwelling
1 Buckmaster's Cir	Rn	Townhousing
3 Buckmaster's Cir	Rn	Townhousing
5 Buckmaster's Cir	Rn	Townhousing
7 Buckmaster's Cir	Rn	Townhousing
9 Buckmaster's Cir	Rn	Townhousing
11 Buckmaster's Cir	Rn	Townhousing
13 Buckmaster's Cir	Rn	Townhousing
45 Freshwater Rd	Rn	Townhousing
46 Gleneyre St	Rn	Single Detached Dwelling
192 Gower St	Rn	Single Detached Dwelling
12 Larch Pl	Rn	Single Detached Dwelling
53 Orlando Pl	Rn	Single Detached Dwelling
158b Patrick St	Rn	Single Detached Dwelling
184 Pennywell Rd	Rn	Single Detached Dwelling
92 Pleasant St	Rn	Single Detached Dwelling
165 Queen's Rd	Rn	Semi-Detached Dwelling
103 Rennie's Mill Rd	Rn	Single Detached Dwelling
259 Blackmarsh Rd, 259a & 261	Sw	Development Applicaton
114 Elizabeth Ave	Sw	Single Detached Dwelling
28 Empire Ave	Sw	Single Detached Dwelling
26 Kincaid St	Sw	Single Detached Dwelling
6 Parkhill St	Sw	Single Detached Dwelling

This Week \$ 1,953,789.00

Class: Demolition

280 Heavy Tree Rd	Dm	Single Detached Dwelling
308 Kenmount Rd	Dm	Single Detached Dwelling
312 Kenmount Rd	Dm	Single Detached Dwelling
316 Kenmount Rd	Dm	Single Detached Dwelling

This Week \$ 11,500.00

This Week's Total: \$ 2,234,189.00

Repair Permits Issued: 2018/05/10 To 2018/05/16 \$ 103,300.00

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			
May 21, 2018			
TYPE	2017	2018	% VARIANCE (+/-)
Commercial	\$30,026,041.00	\$61,451,081.00	105
Industrial	\$0.00	\$5,000.00	n/a
Government/Institutional	\$436,000.00	\$2,423,682.00	456
Residential	\$18,915,387.00	\$31,824,882.00	68
Repairs	\$894,596.00	\$858,155.00	-4
Housing Units (1 & 2 Family Dwelling)	39	47	
TOTAL	\$50,272,024.00	\$96,562,800.00	92

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 16, 2018

Payroll

Public Works	\$ 469,775.65
Bi-Weekly Administration	\$ 845,668.53
Bi-Weekly Management	\$ 844,518.13
Bi-Weekly Fire Department	\$ 807,210.03
Accounts Payable	\$ 2,642,390.12

Total: \$ 5,609,562.46

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
AMERICAN WATER WORKS ASSOC.	1402	MEMBERSHIP RENEWAL	247.14
DBIA MEMBERSHIP DEPARTMENT	1403	MEMBERSHIP RENEWAL	127.43
WATER ENVIRONMENT FEDERATION	1404	MEMBERSHIP RENEWAL	225.26
AMERICAN PLANNING ASSOCIATION	1405	MEMBERSHIP RENEWAL	128.72
ISABELLA WHITE	116632	REFUND SECURITY DEPOSIT	280.00
TRACT CONSULTING INC	116633	HOUSING NEEDS ASSESSMENT (PAYMENT 1)	7,475.00
HOPE ENGLAND	116634	INSTRUCTOR FEE	90.70
CATHY CARROLL	116635	INSTRUCTOR FEE	27.21
BRITE PLUMBING & ELECTRICAL	116636	REFUND SECURITY DEPOSIT	181.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	116637	POLICE REPORT	15.00
TONY'S TAILOR SHOP	116638	PROFESSIONAL SERVICES	6,078.44
MARITIME GREEN PRODUCTS	116639	REPAIR PARTS	281.41
ATLANTIC METAL COATINGS LTD	116640	SANDBLASTING SERVICES	575.00
STAPLES THE BUSINESS DEPOT - STAVANGER DR	116641	STATIONERY & OFFICE SUPPLIES	420.17
LEXISNEXIS CANADA INC.	116642	PUBLICATION	424.88
NEW WORLD FITNESS	116643	MEMBERSHIP DUES FOR FIREFIGHTERS	165.51
THOMSON REUTERS CANADA	116644	PUBLICATIONS	1,646.20
THE PRINTING PLACE	116645	OFFICE FORMS	174.80
SOBEY'S INC	116646	PET SUPPLIES	3,137.04
BLUE WATER MARINE & EQUIPMENT	116647	REPAIR PARTS	276.00
NORTRAX CANADA INC.,	116648	REPAIR PARTS	1,554.34
NEWFOUNDLAND GLASS & SERVICE	116649	GLASS INSTALLATION	259.96
COASTAL MOUNT PEARL	116650	REPAIR PARTS	33.11
WM L CHAFE & SON LTD.	116651	PROTECTIVE CLOTHING	8,568.14
CLEARWATER POOLS LTD.	116652	POOL SUPPLIES	5,780.00
STEELE COMMUNICATIONS	116653	ADVERTISING	2,300.00
SCMA NEWFOUNDLAND AND LABRADOR	116654	MEMBERSHIP RENEWAL	454.25
TIM HORTON'S STORE - HARVEY RD	116655	REFRESHMENTS	129.00
WAJAX POWER SYSTEMS	116656	REPAIR PARTS	2,816.77
SIGMA ALDRICH	116657	REPAIR PARTS	423.11
CANADIAN TIRE CORP.-HEBRON WAY	116658	MISCELLANEOUS SUPPLIES	723.48
CANADIAN TIRE CORP.-MERCHANT DR.	116659	MISCELLANEOUS SUPPLIES	469.89
ECONOMY DRYWALL SUPPLIES	116660	BUILDING SUPPLIES	131.81
HOME DEPOT OF CANADA INC.	116661	BUILDING SUPPLIES	897.14
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	116662	OFFICE SUPPLIES	1,131.60
MEDICALMART NEWFOUNDLAND & LABRADOR	116663	MEDICAL SUPPLIES	103.39
EXECUTIVE TAXI LIMITED	116664	TRANSPORTATION SERVICES	1,293.75
OMB PARTS & INDUSTRIAL INC.	116665	REPAIR PARTS	630.44
TIM HORTONS STORE - MOUNT PEARL	116666	REFRESHMENTS	153.16
CANADIAN CAPITAL CITIES ORGANIZATION	116667	MEMBERSHIP RENEWAL	500.00
DELL CANADA INC.	116668	COMPUTER SUPPLIES	4,260.75
STARGARDEN CORPORATION	116669	PROFESSIONAL SERVICES	27,786.87
POWER BROTHERS INC. POWER'S SALVAGE	116670	REPAIR PARTS	367.92
NU-QUEST DISTRIBUTION INC.	116671	MEDICAL SUPPLIES	244.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CLEAR RISK INC.,	116672	SOFTWARE RENEWAL	17,940.00
DALTONS METAL WORKS	116673	PROFESSIONAL SERVICES	989.00
ARCHITECTURE49 INC.	116674	PROFESSIONAL SERVICES	3,428.48
PETHEALTH SERVICES INC.,	116675	PETPOINT LICENSE & SERVICE FEES	2,515.63
DR. CINDY FONTAINE	116676	MEDICAL EXAMINATION FEE	20.00
DISTRIBUTION NOW	116677	REPAIR PARTS	171.33
PREMIUM APPLIANCE REPAIR	116678	PROFESSIONAL SERVICES	535.00
MEMORIAL UNIVERSITY OF NFLD.	116679	EMPLOYEE TRAINING	989.00
ATLANTIC BUNKER GEAR	116680	PROFESSIONAL SERVICES	216.09
JEC DISTRIBUTORS INC.,	116681	REPAIR PARTS	4,713.15
ORNAMENTAL CONCRETE LTD.	116682	CONCRETE/CEMENT	160.66
CRYSTAL VEY	116683	INSTRUCTOR FEE	249.43
PETER PAN SALES LTD.	116684	SANITARY SUPPLIES	4,565.92
PRAXAIR PRODUCTS INC.	116685	CARBON DIOXIDE	724.25
NEWFOUNDLAND EXCHEQUER ACCOUNT	116686	GAZETTE PUBLICATION	55.87
TELELINK-THE CALL CENTRE INC.	116687	MESSAGE MANAGER	2,877.58
CANSEL	116688	REPAIR PARTS	94.88
DAVID TUCKER	116689	INSTRUCTOR FEE	125.83
JUNE TITFORD	116690	INSTRUCTOR FEE	143.80
FARDY, BRENDA	116691	INSTRUCTOR FEE	181.40
WALSH, BASIL	116692	INSTRUCTOR FEE	181.40
MECHANICAL COMPONENTS LTD.	116693	MEDICAL SUPPLIES	1,361.37
SPARTAN FITNESS	116694	RECREATION SUPPLIES	175.95
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	116695	2018 YOUTH TRAVEL ASSISTANT GRANT	2,250.00
CHARLOTTE FOWLOW	116696	INSTRUCTOR FEE	204.08
ATLANTIC PROVINCES ECONOMIC COUNCIL	116697	MEMBERSHIP RENEWAL	400.00
DR. ELIZABETH CALLAHAN	116698	MEDICAL EXAMINATION FEE	20.00
DR. D.R. CHAULK	116699	MEDICAL EXAMINATION FEE	20.00
ROGERS, DR. L.	116700	MEDICAL EXAMINATION FEE	20.00
MOODY'S CANADA INC.	116701	PROFESSIONAL SERVICES	32,775.00
MELANIE COURAGE PHOTOGRAPHER	116702	INSTRUCTOR FEE	300.00
WILFRED WAREHAM	116703	REFUND SECURITY DEPOSIT	500.00
MARYLYNN MENCHINTON	116704	REFUND SECURITY DEPOSIT	100.00
SCOTT MARSH	116705	REFUND SECURITY DEPOSIT	100.00
DARLENE NEVILLE	116706	RECREATION PROGRAM REFUND	60.00
JOSEPH ORR	116707	REFUND SECURITY DEPOSIT	100.00
EARLE TIZZARD	116708	REFUND SECURITY DEPOSIT	45.38
WILLIAM AND CAROL MELAY	116709	LEGAL CLAIM	471.50
MCINNES COOPER	116710	PROFESSIONAL SERVICES	5,750.00
NL HOUSING & HOMELESSNESS NETWORK INC.	116711	HMIS MOU ADVANCE	108,151.00
MARK WEBBER MAGIC	116712	PROFESSIONAL SERVICES	175.00
OVERCAST PUBLISHING INC.	116713	OFFICE SUPPLIES	1,474.88
O'DEA EARLE IN TRUST	116714	LEGAL CLAIM	12,793.40
LORRAINE MCDONALD	116715	REFUND SECURITY DEPOSIT	39.27

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PROVINCIAL INVESTMENTS INC.	116716	COURIER SERVICES	240.32
NOVELTY ENGRAVERS PLUS INC.	116717	NAME PLATE	34.50
RICHARD EDDY	116718	LEGAL CLAIM	170.20
MACAULAY ERICA	116719	INSTRUCTOR FEE	249.43
CECILIA MCGRUER	116720	INSTRUCTOR FEE	158.73
DOUGLAS ENGLAND	116721	INSTRUCTOR FEE	90.70
BRETT VEY	116722	INSTRUCTOR FEE	408.15
CANCELLED	116723	CANCELLED	0.00
CARTWRIGHT DRILLING INC.	116724	PROFESSIONAL SERVICES	24,003.38
GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LTD.	116725	PROFESSIONAL SERVICES	28,962.96
GRIFFITHS INVESTMENTS LTD.	116726	SNOW CLEARING SERVICES	5,232.27
DR. B.T. HOLLAHAN	116727	MEDICAL EXAMINATION FEE	40.00
CANADIAN VETERINARY MEDICAL ASSOCIATION	116728	REGISTRATION FEE	787.50
REHRIG PACIFIC COMPANY	116729	REPAIR PARTS	448,983.00
SMITTY'S	116730	MEAL ALLOWANCES	218.05
SMITH STOCKLEY LTD.	EFT000000007176	PLUMBING SUPPLIES	305.35
MCCLOUGHLAN SUPPLIES LTD.	EFT000000007177	ELECTRICAL SUPPLIES	3,859.45
NEWFOUNDLAND POWER	EFT000000007178	ELECTRICAL SERVICES	37,813.75
LISA BENNETT	EFT000000007179	EMPLOYMENT RELATED EXPENSES	325.00
REDWOOD CONSTRUCTION LIMITED	EFT000000007180	PROGRESS PAYMENT	3,526.44
PUBLIC SERVICE CREDIT UNION	EFT000000007181	PAYROLL DEDUCTIONS	4,016.39
ACKLANDS-GRAINGER	EFT000000007182	INDUSTRIAL SUPPLIES	1,886.13
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000007183	REPAIR PARTS	1,257.76
ASHFORD SALES LTD.	EFT000000007184	REPAIR PARTS	13.57
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000007185	WATER PURIFICATION SUPPLIES	1,764.56
BABB SECURITY SYSTEMS	EFT000000007186	SECURITY SERVICES	1,480.05
BOMI CANADA	EFT000000007187	EDUCATION COSTS	1,190.00
RDM INDUSTRIAL LTD.	EFT000000007188	INDUSTRIAL SUPPLIES	1,445.15
DF BARNES SERVICES LIMITED	EFT000000007189	PROFESSIONAL SERVICES	2,263.20
TOWN OF CONCEPTION BAY SOUTH	EFT000000007190	GARBAGE COLLECTION	500.00
SMS EQUIPMENT	EFT000000007191	REPAIR PARTS	1,012.71
HAROLD SNOW & SONS	EFT000000007192	HARDWARE SUPPLIES	354.94
JENKINS POWER SHEET METALS INC	EFT000000007193	PROFESSIONAL SERVICES	115.00
CABOT PEST CONTROL	EFT000000007194	PEST CONTROL	1,188.19
ROCKWATER PROFESSIONAL PRODUCT	EFT000000007195	CHEMICALS	929.66
PRINT & SIGN SHOP	EFT000000007196	SIGNAGE	517.50
MSC INDUSTRIAL SUPPLY ULC	EFT000000007197	REPAIR PARTS	914.18
OVERHEAD DOORS NFLD LTD	EFT000000007198	REPAIRS TO DOORS	1,931.21
TRACT CONSULTING INC	EFT000000007199	PROFESSIONAL SERVICES	19,696.05
WILDLAND AND OCEANS LTD.	EFT000000007200	GIFT BASKETS	200.00
CANSEL SURVEY EQUIPMENT INC.	EFT000000007201	BOOKS	93.15
FARRELL'S EXCAVATING LTD.	EFT000000007202	ROAD GRAVEL	1,591.44
WESTERN HYDRAULIC 2000 LTD	EFT000000007203	REPAIR PARTS	415.15
ATLANTIC TRAILER & EQUIPMENT	EFT000000007204	REPAIR PARTS	329.30

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CABOT FORD LINCOLN SALES LTD.	EFT000000007205	REPAIR PARTS	100.05
CAMPBELL'S SHIPS SUPPLIES	EFT000000007206	REPAIR PARTS	258.46
CANADA POST CORPORATION	EFT000000007207	POSTAGE SERVICES	18,770.89
COASTAL DOOR & FRAME LTD	EFT000000007208	DOORS/FRAMES	1,977.43
LAT49 ARCHITECTURE INC.	EFT000000007209	PROFESSIONAL SERVICES	8,193.75
MAC TOOLS	EFT000000007210	TOOLS	284.96
NORTH ATLANTIC SUPPLIES INC.	EFT000000007211	REPAIR PARTS	1,463.67
KENT	EFT000000007212	BUILDING SUPPLIES	1,594.30
CBCL LIMITED	EFT000000007213	PROFESSIONAL SERVICES	20,493.01
ATLANTIC HOME FURNISHINGS LTD	EFT000000007214	APPLIANCES	598.00
CANADIAN RED CROSS	EFT000000007215	CPR RECERTIFICATION	847.24
DULUX PAINTS	EFT000000007216	PAINT SUPPLIES	326.15
COLONIAL GARAGE & DIST. LTD.	EFT000000007217	AUTO PARTS	4,309.02
PETER'S AUTO WORKS INC.	EFT000000007218	TOWING OF VEHICLES	1,719.18
SAFWAY SERVICES CANADA INC.	EFT000000007219	REPAIR PARTS	282.90
CONSTRUCTION SIGNS LTD.	EFT000000007220	SIGNAGE	954.50
COUNTER CORNER LTD.	EFT000000007221	BUILDING SUPPLIES	461.32
MAXXAM ANALYTICS INC.,	EFT000000007222	WATER PURIFICATION SUPPLIES	4,744.90
CRANE SUPPLY LTD.	EFT000000007223	PLUMBING SUPPLIES	105.35
JAMES G CRAWFORD LTD.	EFT000000007224	PLUMBING SUPPLIES	2,979.52
ENVIROSYSTEMS INC.	EFT000000007225	PROFESSIONAL SERVICES	465.77
FASTENAL CANADA	EFT000000007226	REPAIR PARTS	41.34
CUMMINS CANADA ULC	EFT000000007227	REPAIR PARTS	156.98
KENDALL ENGINEERING LIMITED	EFT000000007228	PROFESSIONAL SERVICES	1,801.59
CRAWFORD & COMPANY CANADA INC	EFT000000007229	ADJUSTING FEES	1,617.00
DICKS & COMPANY LIMITED	EFT000000007230	OFFICE SUPPLIES	1,742.62
MIC MAC FIRE & SAFETY SOURCE	EFT000000007231	SAFETY SUPPLIES	416.30
EAST COAST HYDRAULICS	EFT000000007232	REPAIR PARTS	565.88
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000007233	REPAIR PARTS	11,660.93
DOMINION RECYCLING LTD.	EFT000000007234	PIPE	396.75
THYSSENKRUPP ELEVATOR	EFT000000007235	ELEVATOR MAINTENANCE	715.88
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	EFT000000007236	SPONSORSHIP URBAN ACCORD	2,128.33
CAHILL TECHNICAL SERVICES	EFT000000007237	PROFESSIONAL SERVICES	515.78
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000007238	MISCELLANEOUS SUPPLIES	1,066.38
EASTERN MEDICAL SUPPLIES	EFT000000007239	MEDICAL SUPPLIES	59.80
EASTERN TURF PRODUCTS	EFT000000007240	REPAIR PARTS	1,852.24
ELECTRIC MOTOR & PUMP DIV.	EFT000000007241	REPAIR PARTS	1,109.75
ENVIROMED ANALYTICAL INC.	EFT000000007242	REPAIR PARTS AND LABOUR	363.11
DOMINION STORE 935	EFT000000007243	MISCELLANEOUS SUPPLIES	2,463.92
BASIL FEARN 93 LTD.	EFT000000007244	REPAIR PARTS	234.14
IPS INFORMATION PROTECTION SERVICES LTD.	EFT000000007245	PAPER SHREDDED ON SITE	65.56
EMERGENCY REPAIR LIMITED	EFT000000007246	AUTO PARTS AND LABOUR	9,239.93
CONTROL PRO DISTRIBUTOR INC.	EFT000000007247	REPAIR PARTS	465.90
FRESHWATER AUTO CENTRE LTD.	EFT000000007248	AUTO PARTS/MAINTENANCE	3,674.74

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARY KENNEDY	EFT000000007249	INSTRUCTOR FEE	435.36
PRINCESS AUTO	EFT000000007250	MISCELLANEOUS ITEMS	1,982.37
BOOMIT	EFT000000007251	PROFESSIONAL SERVICES	155.24
PROVINCIAL FENCE PRODUCTS	EFT000000007252	FENCING MATERIALS	5,744.09
XYLEM CANADA COMPANY	EFT000000007253	REPAIR PARTS	1,404.15
MARTAK CANADA LTD.	EFT000000007254	REPAIR PARTS	718.75
HARVEY & COMPANY LIMITED	EFT000000007255	REPAIR PARTS	4,246.11
HARVEY'S OIL LTD.	EFT000000007256	PETROLEUM PRODUCTS	153.59
NEWMAN'S CLEANING LTD.	EFT000000007257	CLEANING SERVICES	12,247.50
COMCOR ENVIRONMENTAL LTD	EFT000000007258	PROFESSIONAL SERVICES	1,040.75
CANADIAN LINEN & UNIFORM	EFT000000007259	MAT RENTALS	3,821.63
BRENNTAG CANADA INC	EFT000000007260	CHLORINE	57,552.00
MARTIN & LEVESQUE UNIFORMS INC	EFT000000007261	CLOTHING ALLOWANCE	306.72
RONA	EFT000000007262	BUILDING SUPPLIES	926.95
FLEET READY LTD.	EFT000000007263	REPAIR PARTS	1,334.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000007264	REPAIR PARTS	2,251.46
TOTAL CANADA INC.	EFT000000007265	REPAIR PARTS	589.95
PENNECON ENERGY TECHNICAL SERVICE	EFT000000007266	PROFESSIONAL SERVICES	377.78
GERALD PENNEY ASSOCIATES LIMITED	EFT000000007267	PROFESSIONAL SERVICES	16,269.45
ATLANTIC BUSINESS INTERIORS - (NS	EFT000000007268	OFFICE FUTURE	112.70
DESJARDINS FINANCIAL SECURITY	EFT000000007269	PAYROLL DEDUCTIONS	665,708.77
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000007270	PROFESSIONAL SERVICES	10,648.70
ISLAND HOSE & FITTINGS LTD	EFT000000007271	INDUSTRIAL SUPPLIES	176.36
YMCA OF NEWFOUNDLAND AND LABRADOR	EFT000000007272	MEMBERSHIP RENEWAL	500.00
TRANE CANADA CO.	EFT000000007273	PROFESSIONAL SERVICES	8,941.66
BOSCH REXROTH CANADA CORP.	EFT000000007274	REPAIR PARTS	1,853.69
KAVANAGH & ASSOCIATES	EFT000000007275	PROFESSIONAL SERVICES	9,707.60
WORK AUTHORITY	EFT000000007276	CLOTHING ALLOWANCE	389.54
SAFETY FIRST-SFC LTD.	EFT000000007277	PROFESSIONAL SERVICES	29,351.52
CENTINEL SERVICES	EFT000000007278	REPAIR PARTS	548.55
CARMICHAEL ENGINEERING LTD.	EFT000000007279	PROFESSIONAL SERVICES	6,794.98
MARK'S WORK WEARHOUSE	EFT000000007280	PROTECTIVE CLOTHING	1,443.07
JT MARTIN & SONS LTD.	EFT000000007281	HARDWARE SUPPLIES	7.82
MARTIN'S FIRE SAFETY LTD.	EFT000000007282	SAFETY SUPPLIES	949.65
MCLOUGHLAN SUPPLIES LTD.	EFT000000007283	ELECTRICAL SUPPLIES	1,844.88
MIKAN SCIENTIFIC INC.	EFT000000007284	REPAIR PARTS	268.18
CUTTING EDGE LAWN CARE INC.,	EFT000000007285	PROFESSIONAL SERVICES	4,784.00
CAPITAL AUTO CENTRE & GLASS REPAIR	EFT000000007286	PROFESSIONAL SERVICES	598.00
WAJAX INDUSTRIAL COMPONENTS	EFT000000007287	REPAIR PARTS	1,653.68
NU-WAY EQUIPMENT RENTALS	EFT000000007288	RENTAL OF EQUIPMENT	6,371.00
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000007289	INDUSTRIAL SUPPLIES	2,035.50
TRC HYDRAULICS INC.	EFT000000007290	REPAIR PARTS	3,265.22
NL KUBOTA LIMITED	EFT000000007291	REPAIR PARTS	1,251.41
TOROMONT CAT	EFT000000007292	AUTO PARTS	1,194.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORTH ATLANTIC PETROLEUM	EFT000000007293	PETROLEUM PRODUCTS	82,206.54
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000007294	INDUSTRIAL SUPPLIES	721.32
POWERLITE ELECTRIC LTD.	EFT000000007295	ELECTRICAL PARTS	91.42
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000007296	PROTECTIVE CLOTHING	17,487.36
RIDEOUT TOOL & MACHINE INC.	EFT000000007297	TOOLS	637.39
NAPA ST. JOHN'S 371	EFT000000007298	AUTO PARTS	63.54
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000007299	REPAIR PARTS	2,885.76
BIG ERICS INC	EFT000000007300	SANITARY SUPPLIES	1,246.69
SAUNDERS EQUIPMENT LIMITED	EFT000000007301	REPAIR PARTS	589.20
SANSOM EQUIPMENT LTD.	EFT000000007302	REPAIR PARTS	195.50
STRONGCO	EFT000000007303	REPAIR PARTS	90.38
STEELFAB INDUSTRIES LTD.	EFT000000007304	STEEL	121.45
TRACTION DIV OF UAP	EFT000000007305	REPAIR PARTS	5,441.32
TULKS GLASS & KEY SHOP LTD.	EFT000000007306	PROFESSIONAL SERVICES	1,140.80
FJ WADDEN & SONS LTD.	EFT000000007307	SANITARY SUPPLIES	1,792.27
WEIRS CONSTRUCTION LTD.	EFT000000007308	STONE/ROAD GRAVEL	4,600.00
WINDCO ENTERPRISES LTD.	EFT000000007309	FLAGS	293.71
VERNA SMITH	EFT000000007310	INSTRUCTOR FEE	593.25
BOYD SMITH	EFT000000007311	INSTRUCTOR FEE	593.25
BELL MOBILITY INC. RADIO DIVISION	EFT000000007312	MAINTENANCE CHARGES & REPAIRS	87.39
ACE CLEANING COMPANY	EFT000000007313	CLEARING SERVICES	13,377.44
MULTIGLASS INSULATION LTD.	EFT000000007314	REPAIR PARTS	232.27
MQO RESEARCH	EFT000000007315	PROFESSIONAL SERVICES	12,855.56
CLIFF JOHNSTON	EFT000000007316	PROFESSIONAL SERVICES	375.00
GFL ENVIRONMENTAL INC.	EFT000000007317	PROFESSIONAL SERVICES	41,399.95
CRITCH, ROBERT	EFT000000007318	TELEPHONE EXPENSE	153.56
DORAN, GERARD	EFT000000007319	TRAVEL ADVANCE	421.17
NOSEWORTHY, WANDA	EFT000000007320	VEHICLE BUSINESS INSURANCE	103.50
PITCHER, CHRIS	EFT000000007321	MILEAGE	117.87
DOWNEY, JAMES	EFT000000007322	VEHICLE BUSINESS INSURANCE	1,001.64
JONES, CHRISTINA	EFT000000007323	VEHICLE BUSINESS INSURANCE	145.29
WILLIAMS, KEITH	EFT000000007324	VEHICLE BUSINESS INSURANCE	454.73
MACKENZIE, NEIL	EFT000000007325	MILEAGE	80.19
WIGHT, ROBERT	EFT000000007326	VEHICLE BUSINESS INSURANCE	86.25
ROSS HUTCHINGS	EFT000000007327	VEHICLE BUSINESS INSURANCE	133.40
SELLARS, JACON	EFT000000007328	VEHICLE BUSINESS INSURANCE	25.00
SHERRIFFS, KAREN	EFT000000007329	MILEAGE	66.53
PINSENT, JEFF	EFT000000007330	MILEAGE	51.58
BURDEN, TERRY	EFT000000007331	VEHICLE BUSINESS INSURANCE	108.10
POWER TINA	EFT000000007332	EMPLOYMENT RELATED EXPENSES	29.28
HARRIS, BRYANT	EFT000000007333	EMPLOYMENT RELATED EXPENSES	69.00
CHRISTINE FITZGERALD	EFT000000007334	MILEAGE	52.60
KINNIE, RONALD	EFT000000007335	CLOTHING ALLOWANCE	161.00
HAYES, CHAUNCEY	EFT000000007336	EMPLOYMENT RELATED EXPENSES	50.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MICHAEL HEARN	EFT000000007337	VEHICLE BUSINESS INSURANCE	69.00
ANGELA BLANCHARD	EFT000000007338	MILEAGE	51.80
CINDY MCGRATH	EFT000000007339	EMPLOYMENT RELATED EXPENSES	93.13
DOYLE, ROBERT	EFT000000007340	VEHICLE BUSINESS INSURANCE	156.89
MCGRATH, JENNIFER	EFT000000007341	MILEAGE	50.68
CHARITY LAWRENCE	EFT000000007342	VEHICLE BUSINESS INSURANCE	244.00
KATIE CROMWELL	EFT000000007343	VEHICLE BUSINESS INSURANCE	257.00
KIM BARRY	EFT000000007344	EMPLOYMENT RELATED EXPENSES	114.99
MELANIE SHEA	EFT000000007345	TUITION	953.00
RAMAN BALAKRISHNAN	EFT000000007346	VEHICLE BUSINESS INSURANCE	156.40
MIKE ADAM	EFT000000007347	MILEAGE	73.00
CHRIS HAYWARD	EFT000000007348	EMPLOYMENT RELATED EXPENSES	130.00
NATIONAL LEASING	EFT000000007349	PROFESSIONAL SERVICES	1,100.71
SALTWIRE, THE TELEGRAM, BOUNTY POINT VALLEN	EFT000000007350	ADVERTISING	1,318.91
AVALON ANALYTICS	EFT000000007351	REPAIR PARTS	210.16
DARLENE SHARPE	EFT000000007352	PROFESSIONAL SERVICES	153.45
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000007353	CLEANING SERVICES	750.00
PARTS FOR TRUCKS INC.	EFT000000007354	REPAIR PARTS	14,997.31
BICKFORD, DARRIN	EFT000000007355	REPAIR PARTS	4,942.15
EVANS, DAVID	EFT000000007356	CLOTHING ALLOWANCE	68.86
PYRAMID CONSTRUCTION LIMITED	EFT000000007357	MILEAGE	3.19
TRISTAR MECHANICAL LIMITED	EFT000000007358	PROGRESS PAYMENTS	325,055.81
REDWOOD CONSTRUCTION LIMITED	EFT000000007359	PROGRESS PAYMENTS	85,956.75
	EFT000000007360	PROGRESS PAYMENT	136,138.95
Total:			\$ 2,642,390.12

COUNCIL APPROVAL REQUEST		
Bid #:	2018087	
Bid Name:	RHB INTEGRATED WASTE MGMT FACILITY GCL INTERIM LINER INSTALLATION	
Department:	Waste and recycling	
Budget Code:	PWP-2018-895	
Source of Funding:	<input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Multiyear Capital	
Purpose:	The scope of work includes the supply and installation of an interim liner at Robin Hood Bay. Refer to Council Directive R2018-02-19/15 for previous approval to proceed with this project.	
Results:	Vendor Name	Bid Amount
	See Attached	
Expected Value:	<input checked="" type="checkbox"/> As Above <input type="checkbox"/> 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:	May 23,2018 to September 30, 2018	
Bid Exception:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Contract Award Without Open Call Attached <input type="checkbox"/> Profess Serv.	
Recommendation:	It is recommended to award this tender to the lowest bidder meeting specifications, Weirs Construction Limited. In the amount of \$1,949,077.50	
Supply Chain Buyer	Gregory Baker SCMP	
Supply Chain Manager or Designate	Signature: <i>Bill Aguirre</i>	Date: 18/05/15
*Deputy City Manager or Designate	Signature:	Date:

*Only required for a bid exception (Contract award without open call or Professional Services)

2018087

**RHB Intergrated Waste MGNT Facility CGL
Interm Liner Installation**

Closing Date: Thursday, May 10, 2018

Vendor

Unofficial Value or Notes

Weirs Construction Limited	1,949,077.50
Bursey Excavating & Development	2,174,880.00
Coady Cvonstruction & Excavting limited	2,459,735.00
Platinum Construction Campany Ltd.	2,493,257.50
Dexter Construction Company Limited	2,521,835.00

COUNCIL APPROVAL REQUEST		
Bid #:	2018090	
Bid Name:	STORM SEWER UPGRADES SOUTHSIDE ROAD	
Department:	Planning Development & Engineering	
Budget Code:	ENG-2016-814	
Source of Funding:	<input type="checkbox"/> Operating <input checked="" type="checkbox"/> Capital <input type="checkbox"/> Multiyear Capital	
Purpose:	The purpose is to replace an old deteriorating, undersized culvert on Southside Road.	
Results:	Vendor Name	Bid Amount
	See Attached	
Expected Value:	<input checked="" type="checkbox"/> As Above <input type="checkbox"/> 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:	May 25 2018 to December 31, 2018	
Bid Exception:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Contract Award Without Open Call Attached <input type="checkbox"/> Profess Serv.	
Recommendation:	It is recommended to award this tender to the lowest bidder meeting Specifications, Bursey Excavating & Development \$881,523.88	
Supply Chain Buyer	Gregory Baker SCMP	
Supply Chain Manager or Designate	Signature: <i>Rick Spurr</i>	Date: 18/05/16
*Deputy City Manager or Designate	Signature:	Date:

*Only required for a bid exception (Contract award without open call or Professional Services)

2018090

**STORM SEWER UPGRADES
SOUTHSIDE ROAD**

Closing Date: Thursday, May 10, 2018

Vendor

Unofficial Value or Notes

Bursey Excavating & Development	881,523.88
Pyramid Construction Limited	887,797.70
Redwood Construction Ltd	969,494.97
Platinum Construction Company Ltd.	985,656.95
Complete Concrete Solutions Ltd	998,355.25
Modern Paving Limited	1,036,055.70
Coady Construction & Excavating limited	1,123,018.70
Dexter Construction Company Limited	1,493,689.00

COUNCIL APPROVAL REQUEST		
Bid #:	2018083	
Bid Name:	2018 CIPP Lining and Rehabilitation of Sanitary Sewers	
Department:	Planning, Engineering & Regulatory Services	
Budget Code:	ENG-2016-790	
Source of Funding:	<input type="checkbox"/> Operating <input type="checkbox"/> Capital <input checked="" type="checkbox"/> Multiyear Capital	
Purpose:	Rehabilitation of existing sanitary sewers to increase the service life and reduce infiltration into the system.	
Results:	Vendor Name	Bid Amount
	Pyramid Construction Limited	\$1,274,312.70
	Dexter Construction Company Limited	\$1,297,903.80
	Coady Construction & Excavating Ltd.	\$1,368,663.30
Expected Value:	<input checked="" type="checkbox"/> As Above <input type="checkbox"/> 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:	Four Months	
Bid Exception:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Contract Award Without Tender Attached <input type="checkbox"/> Profess Serv.	
Recommendation:	It is recommended to award this tender to the lowest bidder that meets specification, Pyramid Construction Limited, as per the Public Procurement Act. This will be funded through New Building Canada Fund - Provincial-Territorial Infrastructure Component (NBCF-PTIC).	
Supply Chain Buyer	Sherri Higgins	
Supply Chain Manager or Designate	Signature: <i>Bill Aquino</i>	Date: 18/05/17
*Deputy City Manager or Designate	Signature:	Date:

*Only required for a bid exception (Contract award without tender or Professional Services)

DECISION/DIRECTION NOTE

Title: Replacement on Board of Directors for the St. John's Sports and Entertainment Ltd. (SJSE)

Date Prepared: May 18, 2018

Report To: Mayor and Council

Ward: N/A

Decision/Direction Required:

Council's approval is requested to seek one new member to sit on the St. John's Sports and Entertainment Board of Directors to replace a current member whose term will soon expire.

Discussion – Background and Current Status:

- The term of office for Mr. Robert Verge, Chairperson of the St. John's Sports and Entertainment Board of Directors expires on May 31, 2018.
- The remaining members of the Board are currently serving terms that have yet to expire.
- An additional Board member will be required to fill the compliment on the Board.

Key Considerations/Implications:

1. Budget/Financial Implications N/A
2. Partners or Other Stakeholders
 - St. John's Sports and Entertainment Ltd.
3. Alignment with Strategic Directions/Adopted Plans
 - A Culture of Co-operation
4. Legal or Policy Implications N/A
5. Engagement and Communications Considerations N/A
6. Human Resource Implications N/A
7. Procurement Implications N/A
8. Information Technology Implications N/A
9. Other Implications N/A



Recommendation:

It is recommended that Council appoint Councillor Sandy Hickman as Chair of St. John's Sports and Entertainment effective May 31, 2018 and further that Council advertise for one additional Board member.

Approved by: Kevin Breen, City Manager

Attachments: N/A

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Rental Increase for Lower End Of Market Units

Date Prepared: May 1, 2018

Report To: Committee of the Whole

Councilor and Role: Hope Jamieson Council Lead - Housing

Ward: N/A

Decision/Direction Required:

Approval of increase of \$20 per month to the minimum base rental rate for Lower End of Market (LEM) units effective at the End of Operating agreements or at the renewal dates for each project area.

Discussion – Background and Current Status:

In accordance with our 35-year Global agreements with Newfoundland and Labrador Housing(NLHC), City of St. John's Non-Profit Housing rental rates are determined in consultation with NLHC. NLHC reviews the proposed increase and verifies if it aligns with the market value for the unit and location.

Lower End of Market (LEM) Units are coming to end of agreement at different times through the next couple of years. In this transition period, we will continue to align with NLHC in determining the minimum base rental rents. Pursuant to Council Directive Number R 2017-08-21/5, we will now income test our LEM tenants whose properties operating agreements have expired. This means, if supported, increases for project area will be staggered.

Historically rents have been increased yearly to reflect the changes in the market. The last increase Council supported was for \$20 per month per unit in 2016. Revenue generated from the increase would be put directly in the operating budgets of each project area. This revenue could help offset the cost associated with maintenance of our Non Profit Housing units.

For tenants who may experience some hardship due to an increase we have historically either 'frozen' the rent or offered a subsidy to qualified tenants, if a subsidy is available.

NLHC supports the rental rates listed in the chart below.



Project Name	# Units	Bedroom Count	Current Base Rate	New Base Rate	EOA/Renewal/ Increase Date	Type
Rawlins Cross	25	Bach/1/2	520/640/690	540/660/710	01-Dec-18	*EOA & Increase
Riverhead Towers	65	1/2	640/690	660/710	01-Feb-19	*EOA & Increase
Faheys Row	16	1/1/3/4	610/640/730/770	630/660/750/790	01-May-19	*EOA & Increase
Alexander/ Hamilton	24	3/4	760/790	780/810	01-Jun-19	*EOA & Increase
Cuckholds Cove Rd	13	3	695/705	715/725	01-Jul-19	EOA Renewal & Increase
1982 Infill	11	1/2/3	640/690/730	660/710/750	01-Apr-19	EOA Renewal & Increase
Forest Rd	26	3/4	730/760	750/780	01-Sep-18	Increase Only
Carters/ Goodview	20	3/4	665/695	685/715	01-Sep-18	Increase Only
1985 Infill	15	1/2/3/4	640/690/740/750	660/710/760/770	01-Sep-18	Increase Only
Sebastian Court	29	2/3/4	670/710/740	690/730/760	01-Sep-18	Increase Only

Key Considerations/Implications:

1. Budget/Financial Implications

Increased revenue of approximately \$60,000 per year. This would help offset the costs associated with maintaining our Non Profit Housing units.

2. Partners or Other Stakeholders

N/A

3. Alignment with Strategic Directions/Adopted Plans

Fiscally Responsible

Develop appropriate user fee policies

4. Legal or Policy Implications

Tenants will be provided adequate notice of rental rate increase as per the Residential Tenancy Act and/or as per Council Directive Number 2017-08-21/5 that states the City will provide tenants 6 months' notice for those living in properties coming off operational agreements with NLHC.

5. Engagement and Communications Considerations

N/A

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

None

Recommendation: That Council approve the rental increases for the dates reflected in the chart above

Prepared by/Signature: Judy Tobin, Manager of Housing

Approved by/Date/Signature: Tanya Haywood Deputy City Manager of Community

Attachments: N/A