

**AGENDA  
REGULAR MEETING**

**May 24, 2016  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

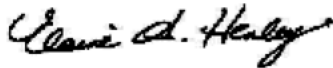
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May 20, 2016

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 **Tuesday, May 24, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley  
City Clerk



**AGENDA**  
**REGULAR MEETING - CITY COUNCIL**  
**May 24, 2016 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall**

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. ADOPTION OF THE MINUTES**

- a. Minutes of May 16, 2016

**4. BUSINESS ARISING FROM THE MINUTES**

**Included in the Agenda:**

- a. Decision Note dated May 18, 2016 from Chief Municipal Planner re: Application to rezone land from the Rural (R) Zone to the Commercial Office (CO) Zone to accommodate the development of two (2) four-storey office buildings; PDE File: REZ1400030; 42 Sugarloaf Place

**Other Matters**

**5. NOTICES PUBLISHED**

- A Discretionary Use application has been submitted to the City of St. John's by Rogers Communications Inc. requesting to construct a telecommunications tower at **205 Major's Path**. In accordance with its obligations, under the Radiocommunication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 205 Major's Path of Rogers Communications' intention to install an antenna system consisting of:
- a twenty-five (25) metre high self-support monopole tower;
  - 2.86m x 2.14m equipment shelter at the base of the tower; and
  - 1.38m high steel wire fence surrounding the shelter and the tower.

**6. PUBLIC HEARINGS**

**7. COMMITTEE REPORTS**

- a. Special Events Advisory Committee Report of April 28, 2016
- b. Planning & Development Standing Committee Report of May 19, 2016 (re: 154 New Cove Road – Steinhauer Property – Bryn Mawr)

**8. RESOLUTIONS**

**9. DEVELOPMENT PERMITS LIST**

- May 12 - May 18, 2016

**10. BUILDING PERMITS LIST**

- May 24, 2016

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

- Week Ending – May 18, 2016

**12. TENDERS/RFPS**

- a. Tender 2016079 – Craig Snow Plow Parts

**13. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS**

**14. OTHER BUSINESS**

- a. Quarterly Travel Report – First Quarter, 2016

**15. ADJOURNMENT**



**MINUTES  
REGULAR MEETING - CITY COUNCIL  
May 16, 2016 - 4:30 p.m. - Council Chambers**

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**Present** Mayor D. O'Keefe  
Deputy Mayor R. Ellsworth  
Councillor D. Lane  
Councillor A. Puddister  
Councillor D. Breen  
Councillor B. Tilley  
Councillor S. O'Leary  
Councillor W. Collins  
Councillor S. Hickman  
Councillor T. Hann  
Councillor J. Galgay

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

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-05-16/215R**

**Moved – Councillor Breen; Seconded – Councillor O'Leary**

**That the agenda be adopted as presented.**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-05-16/216R**

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

**That the minutes of May 9, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING**

**Notice of Motion presented by Councillor Galgay to rescind his motion for an immediate wage freeze for all management, non-union employees, and members of Council**

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**SJMC2016-05-16/217R**

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

**That Council approve the amendment to Councillor Galgay's April 4, 2016 Notice of Motion (to impose a wage freeze for all management, non-union employees, and members of Council for a period of two years), as follows:**

***The City will review management, non-union and Council remuneration policies with the goal of increasing the City's flexibility to modify pay and benefits when appropriate.***

***The City will seek to strengthen its practices with respect to employment contracts, as recommended by outside legal counsel, while adhering to proper legal notice periods.***

***Council will maintain the status quo with regards to scheduled wage increases for all management employees, non-union employees and members of Council for 2016 and 2017, based on outside legal advice.***

**CARRIED UNANIMOUSLY**

**Notice of Motion – Mail-In Ballot Process**

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Council considered the above noted.

**SJMC2016-05-16/218R**

**Moved – Councillor O'Leary; Seconded – Deputy Mayor Ellsworth**

**That Council direct Staff to conduct a thorough review of mail-in voting regulations, procedures and forms through a review of operations.**

**CARRIED UNANIMOUSLY**

**Application to Rezone Land to Rural Residential Infill (RRI)  
PDE # REZ1500018 (also 13-00078, B.17-M.18 (2009) and 08-00048)  
1000 Main Road**

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Council considered the above noted.

**SJMC2016-05-16/219R**

**Moved – Councillor Puddister; Seconded – Councillor Tilley**

**That Council approve the recommendation to proceed with the rezoning amendment and adopted the attached resolution - St. John's Development Regulations Amendment Number 637, 2016. It will be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment.**

**CARRIED UNANIMOUSLY**

**Proposed Take-out – 4 Ricketts Road – DEV1600056**

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Council considered the above noted.

**SJMC2016-05-16/220R**

**Moved – Councillor Galgay; Seconded – Councillor Puddister**

**That Council approve an application for a take-out service for 4 Ricketts Road as the proponent addressed the concerns of area residents.**

**CARRIED UNANIMOUSLY**

**COMMITTEE REPORTS**

**Development Committee Report May 10, 2016**

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[Link to Report](#)

Council considered the above listed Development Committee Report dated May 10, 2016.

**SJMC2016-05-16/221R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That the report be approved as presented.**

**CARRIED UNANIMOUSLY**

## DEVELOPMENT PERMITS LIST

Council considered as information the above noted for the period May 5 to May 11, 2016.

## BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for May 16, 2016.

### **SJMC2016-05-16/222R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That the building permits list for May 16, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

## REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending May 11, 2016.

### **SJMC2016-05-16/223R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That the Payrolls and Accounts for the week ending May 11, 2016 be approved.**

**CARRIED UNANIMOUSLY**

## TENDERS

Council considered the following tenders:

- Tender 2016029 – Leather Work Boots
- Tender 2016041 – Traffic Paint
- Tender 2016049 – Work Coveralls
- Tender 2016061 – Supply/Install/Repair/Straighten Guide Rail

- Tender 2016066 – Bombardier, Campplast and Prinoth Parts
- Tender 2016070 – John Deere Parts

**SJMC2016-05-16/224R**

**Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth**

**That Council approve the recommendations to award these tenders to the lowest bidders meeting specifications as per the Public Tendering Act.**

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

**Decision Note dated May 11, 2016 from the Transportation Engineer re: Quidi Vidi Loop Multi Use Pilot**

Council considered the above noted decision note. No change to City policy or by-laws are proposed as part of this project.

**SJMC2016-05-16/225R**

**Moved – Councillor Lane; Seconded – Councilor Hickman**

**That Council reject the recommendation to launch a pilot project which converts the Quidi Vidi Lake loop trail to a multi-use trail as they felt it was strictly a walking trail.**

**CARRIED UNANIMOUSLY**

**Lower End of Market Rental Increase**

Council considered the above noted decision note.

**SJMC2016-05-16/226R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley**

**That Council approve the recommended rental increases starting September 1, 2016.**

**CARRIED  
WITH COUNCILLOR GALGAY DISSENTING**

**Councillor Puddister**

- Councillor Puddister requested the City's Internal Auditors perform a review of the early retirement packages.

**SJMC2016-05-16/227R**

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

**That the City Internal Auditors review all the early retirement packages, sick leave and annual balances, as well as any Council Directives approved by Council to ensure all City policies and procedures were followed as approved by Council.**

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:11 p.m.

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

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

**REPORTS/RECOMMENDATION**

**DEVELOPMENT COMMITTEE**

**May 10, 2016 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**1. 1027 Thorburn Road – INT1600043 Proposed Extension in the Watershed**

The Development Committee recommends that Council approve the above listed second storey extension to the existing dwelling at 1027 Thorburn Road.

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

*Appendix to minutes of May 16, 2016*

# DECISION/DIRECTION NOTE

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**Title:** Proposed Extension to Dwelling in the Broad Cove Watershed – 1027 Thorburn Road – INT1600043

**Date Prepared:** May 11, 2016 (Date of Next Meeting: May 16, 2016)

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

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

**Ward:** Town of Portugal Cove–St. Philip’s – Broad Cove River Watershed

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**Decision/Direction Required:**

To seek approval by Council to construct a 50% extension to a dwelling in the Watershed.

**Discussion – Background and Current Status:**

An application was submitted requesting a 50% extension to the dwelling located at 1027 Thorburn Road, by the Town of Portugal Cove–St. Philip’s. The property is located within the Broad Cove Watershed. Council may permit an extension of up to 50% as per Section 104 of the City of St. John’s Act.

The floor area of the existing dwelling is 60m<sup>2</sup> and the applicant has requested an extension of 30m<sup>2</sup> on the second floor, which is within the 50% allowable expansion. The undevelopable portion will be attic space.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:  
Town of Portugal Cove–St. Philip’s
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications:  
Section 104 – City of St. John’s Act
5. Engagement and Communications Considerations: N/A

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**ST. JOHN'S**



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

**Recommendations:**

It is recommended by the Development Committee that Council approve the request for the building extension subject to the submission, review and approval of the building plans by Development staff.

**Prepared by/Signature:**

Andrea Roberts, Development Officer

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

**Approved by/Date/Signature:**

Jason Sinyard, Deputy City Manager, Planning, Development and Engineering

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

AAR/dm

**Attachments:** Elevation and Floor Plan

Appendix to minutes of May 16, 2016

# Building Permits List

## Council's May 16, 2016 Regular Meeting

Permits Issued: 2016/05/05 To 2016/05/11

**Class: Commercial**

40 Aberdeen Ave	Ms	Retail Store
37 Anderson Ave	Ms	Eating Establishment
12 Bay Bulls Rd	Ms	Eating Establishment
414 Blackmarsh Rd	Ms	Industrial Use
1-3 Duckworth St./Battery Cafe	Sn	Eating Establishment
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
336 Freshwater Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Office
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Clinic
35 Kelsey Dr	Ms	Restaurant
55b Kelsey Dr	Ms	Retail Store
55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Take-Out Food Service
65 Kelsey Dr	Sn	Retail Store
75 Kelsey Dr	Ms	Restaurant
54 Kenmount Rd	Ms	Eating Establishment
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
85-95 Kenmount Rd	Ms	Car Sales Lot
275 Kenmount Rd	Ms	Eating Establishment
497 Kenmount Rd	Ms	Car Sales Lot
345-349 Main Rd	Ms	Eating Establishment
355b Main Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Eating Establishment
78 O'leary Ave	Ms	Retail Store
180 Portugal Cove Rd	Ms	Eating Establishment
279 Portugal Cove Rd	Ms	Take-Out Food Service
20 Ropewalk Lane Subway	Sn	Eating Establishment
38-42 Ropewalk Lane, Suite 111	Sn	Office
14 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
15 Stavanger Dr	Ms	Retail Store
25-27 Stavanger Dr	Ms	Retail Store
95a Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
506 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
686 Topsail Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Eating Establishment
436 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Office
260 Waterford Bridge Rd	Ms	Church
30 Kenmount Rd., Suite 0104	Cr	Retail Store

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17 Logy Bay Rd	Cr	Service Shop
130 Kelsey Dr	Nc	Accessory Building
430 Topsail Rd	Rn	Retail Store
22 O'leary Ave, Pipers Store	Cr	Retail Store
Avalon Mall, Groupe Dynamite	Cr	Retail Store
50 White Rose Dr	Nc	Retail Store

This Week \$ 1,148,800.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

13 Adventure Ave, Lot 334	Nc	Single Detached & Sub.Apt
7 Orlando Place	Nc	Single Detached & Sub.Apt
14 Bellevue Cres	Nc	Accessory Building
193 Cheeseman Dr	Nc	Single Detached & Sub.Apt
41 Cottonwood Cres	Nc	Patio Deck
8 Dammerills Lane	Nc	Patio Deck
9 Eastmeadows Ave	Nc	Accessory Building
43 Ennis Ave	Nc	Fence
4 Fogwill Pl	Nc	Patio Deck
21 Goodridge St	Nc	Patio Deck
16 Guzzwell Dr	Nc	Accessory Building
26a Hamel St	Nc	Patio Deck
13 Hawthorn Pl	Nc	Patio Deck
7 Henry Larsen St Lot 309	Nc	Single Detached Dwelling
5 Hutton Rd	Nc	Fence
52 Macbeth Dr	Nc	Accessory Building
228 Mundy Pond Rd	Nc	Accessory Building
519 Newfoundland Dr	Nc	Fence
20 Notre Dame Dr	Nc	Accessory Building
29 Orlando Pl, Lot 267	Nc	Single Detached Dwelling
115 Paddy Dobbin Dr	Nc	Fence
7 Ross Rd	Nc	Accessory Building
81 Rotary Dr	Nc	Fence
7 Sequoia Dr	Nc	Fence
4 Sherwood Dr	Nc	Fence
6 Silverton St	Nc	Fence
4 Solway Cres., Lot 350	Nc	Single Detached & Sub.Apt
6 Stoneyhouse St	Nc	Accessory Building
60 Thomas St	Nc	Accessory Building
17 Titania Pl	Nc	Fence
602 Topsail Rd	Nc	Accessory Building
397 Topsail Rd	Nc	Fence
3 Sitka St	Nc	Accessory Building
3 Valleyview Rd	Nc	Fence
51 Viscount St	Nc	Fence

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4 Waterford Ave	Nc	Accessory Building
22 Waterford Bridge Rd	Nc	Fence
22 Willenhall Pl, Lot 33	Nc	Single Detached Dwelling
7 Willenhall Pl	Nc	Accessory Building
113 Maunder's Lane	Co	Home Office
8-10 Spencer St	Co	Home Occupation
112 Newtown Rd	Ex	Single Detached Dwelling
42 Battery Rd	Rn	Single Detached Dwelling
41 Cottonwood Cres	Rn	Single Detached Dwelling
7 Downing St	Rn	Single Detached Dwelling
11 First Ave	Rn	Single Detached Dwelling
13 Hawthorn Pl	Rn	Single Detached Dwelling
25 McCrae St	Rn	Single Detached Dwelling
51 Melville Pl	Rn	Patio Deck
12 O'neil Ave	Rn	Single Detached Dwelling
21 Queen's Rd	Rn	Townhousing
63 Roche St	Rn	Single Detached Dwelling
234 Stavanger Dr	Rn	Single Detached Dwelling
3 Stephano St	Rn	Single Detached Dwelling
190 Waterford Bridge Rd	Rn	Single Detached Dwelling
4 Westview Ave, Unit 2	Rn	Condominium
55 Otter Dr	Sw	Single Detached Dwelling

This Week \$ 1,703,137.00

**Class: Demolition**

235 Main Rd	Dm	Single Detached Dwelling
64 Quidi Vidi Village Rd	Dm	Single Detached Dwelling

This Week \$ 15,000.00

This Week's Total: \$ 2,866,937.00

Report Permits Issued: 2016/05/05 To 2016/05/11 \$ 179,254.00

Appendix to minutes of May 16, 2016

Legend

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

YEAR TO DATE COMPARISONS			
May 16, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$67,682,000.00	\$33,550,000.00	-50
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,998,000.00	\$5,941,000.00	-26
Residential	\$21,979,000.00	\$16,589,000.00	-24
Repairs	\$1,297,000.00	\$1,116,000.00	-14
Housing Units(1 & 2 Family Dwelling	47	46	
<b>TOTAL</b>	<b>\$98,956,000.00</b>	<b>\$57,205,000.00</b>	<b>-42</b>

Respectfully Submitted,

Appendix to minutes of May 16, 2016

Jason Sinyard, P. Eng., MBA  
 Deputy City Manger  
 Planning & Development & Engineering

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING**  
**FOR THE PERIOD OF May 5, 2016 TO May 11, 2016**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Building Lot	708 Main Road	5	Rejected, contrary to Section 10.40.3.(1)(b)&(d)	16-05-05
RES		Subdivide for 1 Additional Building Lot	345 Ruby Line	5	Approved	16-05-10
RES	Habitat for Humanity	Single-detached Dwelling	30 McNeil Street	2	Approved	16-05-06
RES		Home Office for Contracting Company	35 Parade Street	2	Approved	16-05-10
IND	Newco Metal & Auto Recycling Limited	Upgrade existing site to supplement the existing recycling operations	46-50 Robin Hood Bay Road	1	Approved	16-05-10
RES		Demo/ Rebuild for Single Family Dwelling	453 Thorburn Road	3	Approved	16-05-11

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

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

**Gerard Doran**  
**Development Supervisor**  
**Development Division -**  
**PDE Department**

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Appendix to minutes of May 16, 2016

# DECISION/DIRECTION NOTE

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**Title:** Application to rezone land from the Rural (R) Zone to the Commercial Office (CO) Zone to accommodate the development of two (2) four-storey office buildings  
PDE File: REZ1400030  
42 Sugarloaf Place

**Date Prepared:** May 18, 2016

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

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

**Ward:** 1

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**Decision/Direction Required:** To consider an application to rezone land at 42 Sugarloaf Place from the Rural (R) Zone to the Commercial Office (CO) Zone to allow for two (2) four-storey office buildings, both with surface and underground parking, a stormwater retention pond and a wireless facility cell tower. A Municipal Plan amendment will be required.

**Discussion – Background and Current Status:**

The subject parcel of land is 3.095 hectares in size (7.65 acres or 30,950 square metres) and is currently vacant and partially treed. Immediately to the northwest of the proposed development there are two single detached homes, immediately adjacent to the municipal boundary of The Town of Logy Bay/Middle Cove/Outer Cove. The point of access to the proposed office development is from Sugarloaf Place. The road is currently not to an acceptable municipal standard and will require upgrading.

This proposed form of development is in keeping with recently completed office and commercial developments located in the commercially zoned lands in the vicinity of East White Hills Road. However, the subject property is designated Rural under the St. John's Municipal Plan in which an office building complex is not permitted. Therefore, a Municipal Plan amendment will be required. The most appropriate designation to allow for the proposed development would be the Commercial General (CG) District.

According to the St. John's Development Regulations, the subject lands are located in the Rural (R) Zone which only permits rural, agricultural and forestry uses. This application will require rezoning to the Commercial Office (CO) Zone which can fully accommodate this application.

This application was considered by the Planning and Development Committee on March 15, 2016. The application was then considered by Council on March 21, 2015 and Council referred



the application to a Public Meeting which was held on April 21, 2015, at City Hall. At that meeting, concerns were raised regarding servicing of Sugarloaf Place and construction timelines.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
The relevant sections of Sugarloaf Road and Sugarloaf Place would have to be upgraded to an acceptable City standard. The developer has agreed to extend the roadway and connection to the East White Hills Road and upgrade it to acceptable City standards. Ultimately this will require that the City provide an increased obligation to deliver services on additional roads.
2. Partners or Other Stakeholders:  
Neighbouring property owners of Sugarloaf Place and the Town of Logy Bay/Middle Cove/Outer Cove.
3. Alignment with Strategic Directions/Adopted Plans:  
This application is consistent with the Municipal Plan's objective to recognize the importance of Commercial land holdings and their ability to accommodate select commercial/industrial services including office uses (Part III, Section 3.3.2).
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:  
If the application were to proceed, a Public Hearing chaired by an independent Commissioner would be required.
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 adopt in-principle the proposed St. John's Municipal Plan Amendment Number 139, 2016 and St. John's Development Regulations Amendment Number 639, 2016 to redesignate and rezone 42 Sugarloaf Place for the development of two 4-storey office buildings. If these amendments are adopted in-principle by Council, they will then be



referred to the Department of Municipal Affairs with a request for Provincial release. Upon receipt of release, they will be brought back to a future regular meeting of Council to consider formal adoption and to appoint an independent Commissioner and schedule a public hearing on the amendments in accordance with the provisions of the Urban and Rural Planning Act.

**Prepared by:**

Mark Hefferton, MURP, MCIP – Planner

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

**Approved by:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

**Attachments:**

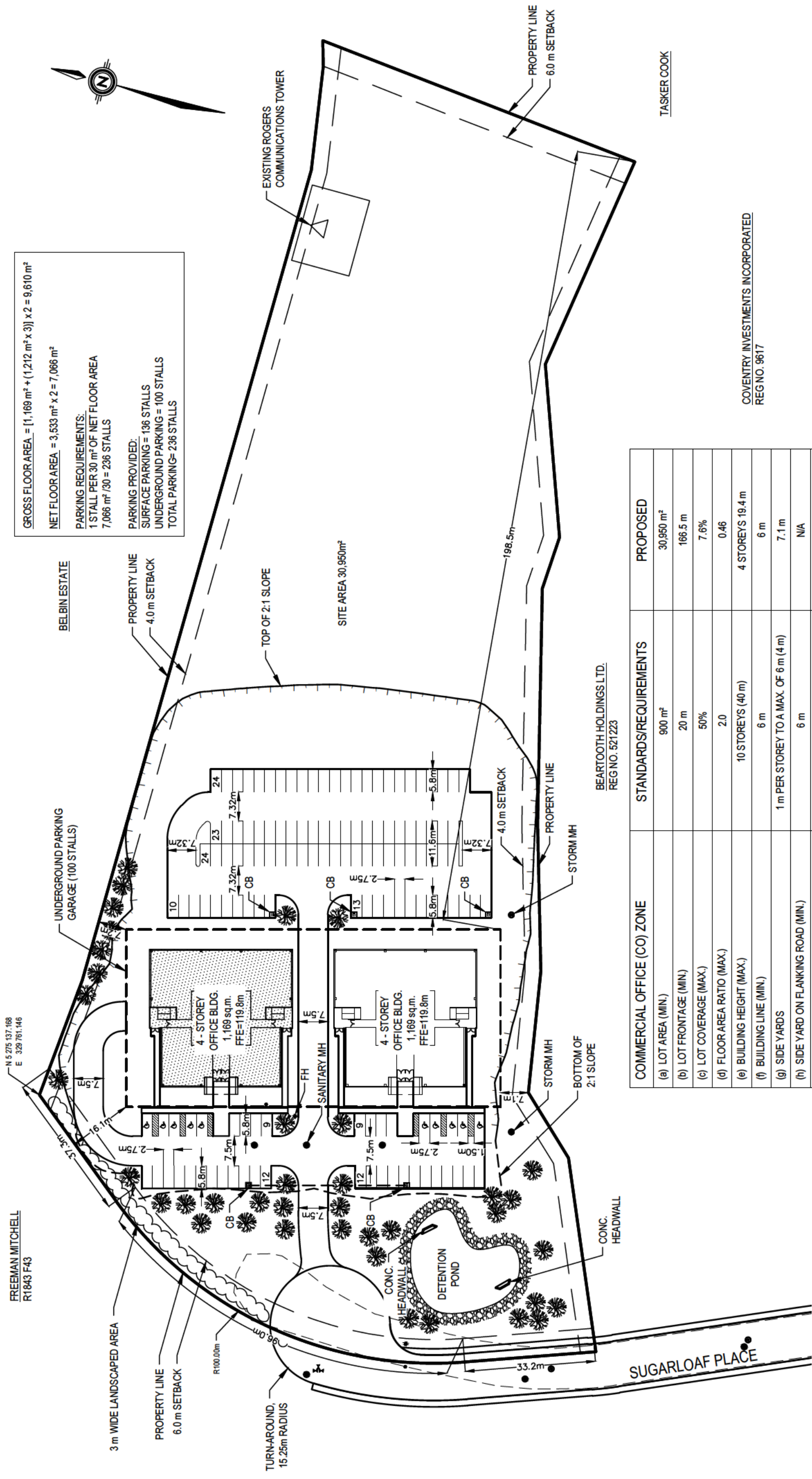
1. Location map
2. Preliminary site plan
3. Resolution







FREEMAN MITCHELL  
R1843 F43



GROSS FLOOR AREA =  $[1,169 \text{ m}^2 + (1,212 \text{ m}^2 \times 3)] \times 2 = 9,610 \text{ m}^2$   
 NET FLOOR AREA =  $3,533 \text{ m}^2 \times 2 = 7,066 \text{ m}^2$   
 PARKING REQUIREMENTS:  
 1 STALL PER 30 m<sup>2</sup> OF NET FLOOR AREA  
 7,066 m<sup>2</sup> / 30 = 236 STALLS  
 PARKING PROVIDED:  
 SURFACE PARKING = 136 STALLS  
 UNDERGROUND PARKING = 100 STALLS  
 TOTAL PARKING = 236 STALLS

BELBIN ESTATE

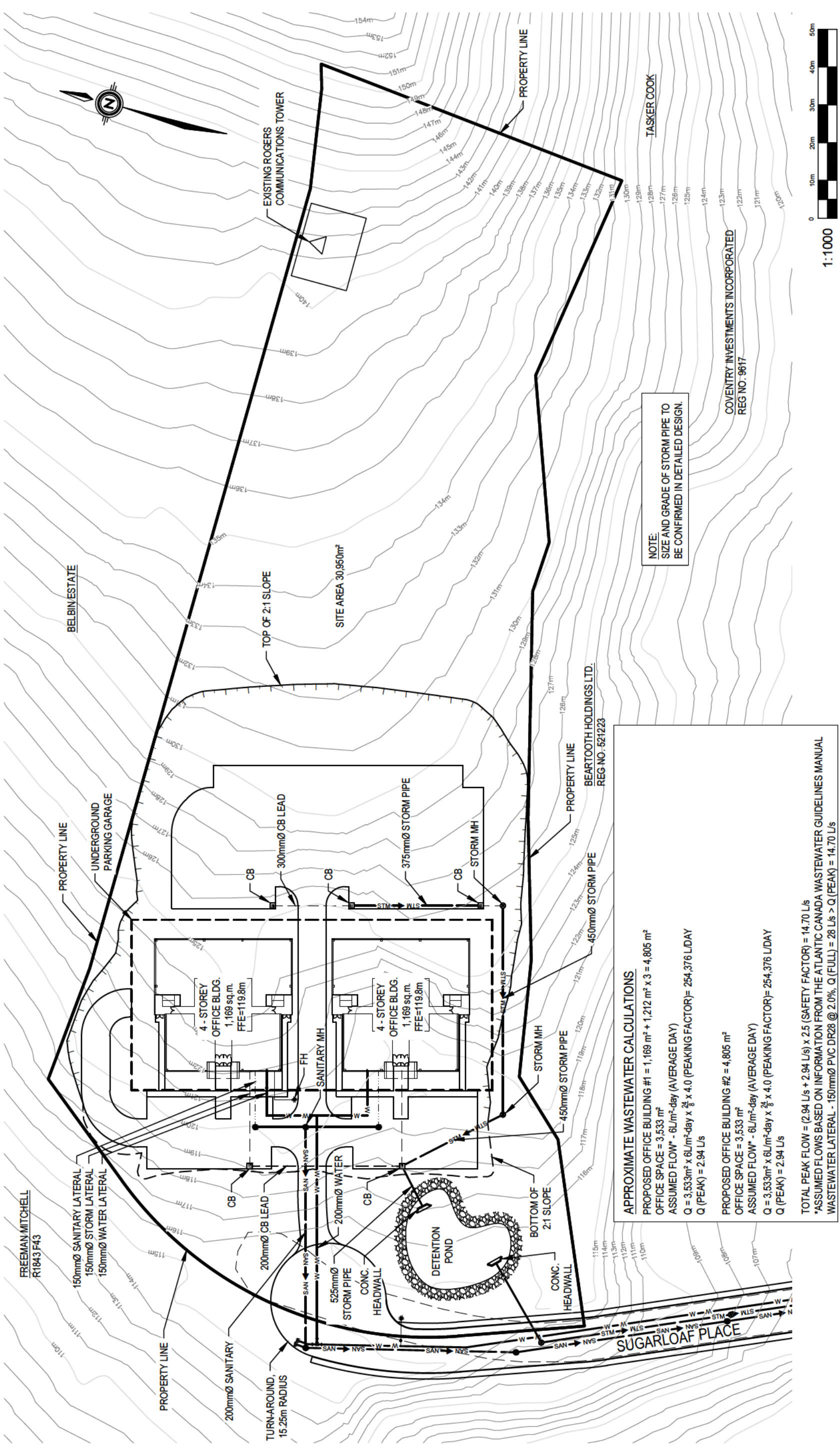
BEARTOOTH HOLDINGS LTD.  
REG NO. 521223

COMMERCIAL OFFICE (CO) ZONE	STANDARDS/REQUIREMENTS	PROPOSED
(a) LOT AREA (MIN.)	900 m <sup>2</sup>	30,950 m <sup>2</sup>
(b) LOT FRONTAGE (MIN.)	20 m	166.5 m
(c) LOT COVERAGE (MAX.)	50%	7.6%
(d) FLOOR AREA RATIO (MAX.)	2.0	0.46
(e) BUILDING HEIGHT (MAX.)	10 STOREYS (40 m)	4 STOREYS 19.4 m
(f) BUILDING LINE (MIN.)	6 m	6 m
(g) SIDE YARDS	1 m PER STOREY TO A MAX. OF 6 m (4 m)	7.1 m
(h) SIDE YARD ON FLANKING ROAD (MIN.)	6 m	N/A
(i) REAR YARD (MIN.)	6 m	198.5 m
(j) LANDSCAPING ON LOT (MIN.)	3 m LANDSCAPED AREA OR 1.8 m HIGH SCREEN	3 m LANDSCAPED AREA

TASKER COOK

COVENTRY INVESTMENTS INCORPORATED  
REG NO. 9617





**NOTE:**  
 SIZE AND GRADE OF STORM PIPE TO  
 BE CONFIRMED IN DETAILED DESIGN.

**APPROXIMATE WASTEWATER CALCULATIONS**

PROPOSED OFFICE BUILDING #1 = 1,169 m<sup>2</sup> + 1,212 m<sup>2</sup> x 3 = 4,805 m<sup>2</sup>  
 OFFICE SPACE = 3,533 m<sup>2</sup>  
 ASSUMED FLOW\* - 6l/m<sup>2</sup>-day (AVERAGE DAY)  
 Q = 3,533m<sup>2</sup> x 6l/m<sup>2</sup>-day x 24/7 x 4.0 (PEAKING FACTOR) = 254,376 L/DAY  
 Q (PEAK) = 2,94 L/s

PROPOSED OFFICE BUILDING #2 = 4,805 m<sup>2</sup>  
 OFFICE SPACE = 3,533 m<sup>2</sup>  
 ASSUMED FLOW\* - 6l/m<sup>2</sup>-day (AVERAGE DAY)  
 Q = 3,533m<sup>2</sup> x 6l/m<sup>2</sup>-day x 24/7 x 4.0 (PEAKING FACTOR) = 254,376 L/DAY  
 Q (PEAK) = 2,94 L/s

TOTAL PEAK FLOW = (2.94 L/s + 2.94 L/s) x 2.5 (SAFETY FACTOR) = 14.70 L/s  
 \*ASSUMED FLOWS BASED ON INFORMATION FROM THE ATLANTIC CANADA WASTEWATER GUIDELINES MANUAL  
 WASTEWATER LATERAL - 150mmØ PVC DR28 @ 2.0%, Q (FULL) = 28 L/s > Q (PEAK) = 14.70 L/s

COVENTRY INVESTMENTS INCORPORATED  
 REG NO: 9617

BEARTOOTH HOLDINGS LTD.  
 REG NO: 521223

# PRELIMINARY SITE SERVICING PLAN WITH CONTOURS

FEBRUARY 29, 2016  
 SHEET 2 OF 2



**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 139, 2016**

**WHEREAS** the City of St. John's wishes to allow two (2) four-storey office buildings at 42 Sugarloaf Place [**Parcel ID #37663**].

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendments to the St. John's Municipal Plan in accordance with the Urban and Rural Planning Act:

**Redesignate the land at 42 Sugarloaf Place [Parcel ID #37663] from the Rural (R) Land Use District to the Commercial Industrial (CI) Land Use District as shown on Map III-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_\_ day of \_\_\_\_\_, **2016**.

\_\_\_\_\_  
**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**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 639, 2016**

**WHEREAS** the City of St. John's wishes allow two (2) four-storey office buildings at 42 Sugarloaf Place [Parcel ID #37663].

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

**Rezone the property at 42 Sugarloaf Place [Parcel ID #37663] from the Rural (R) Zone to the Commercial Office (CO) 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 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

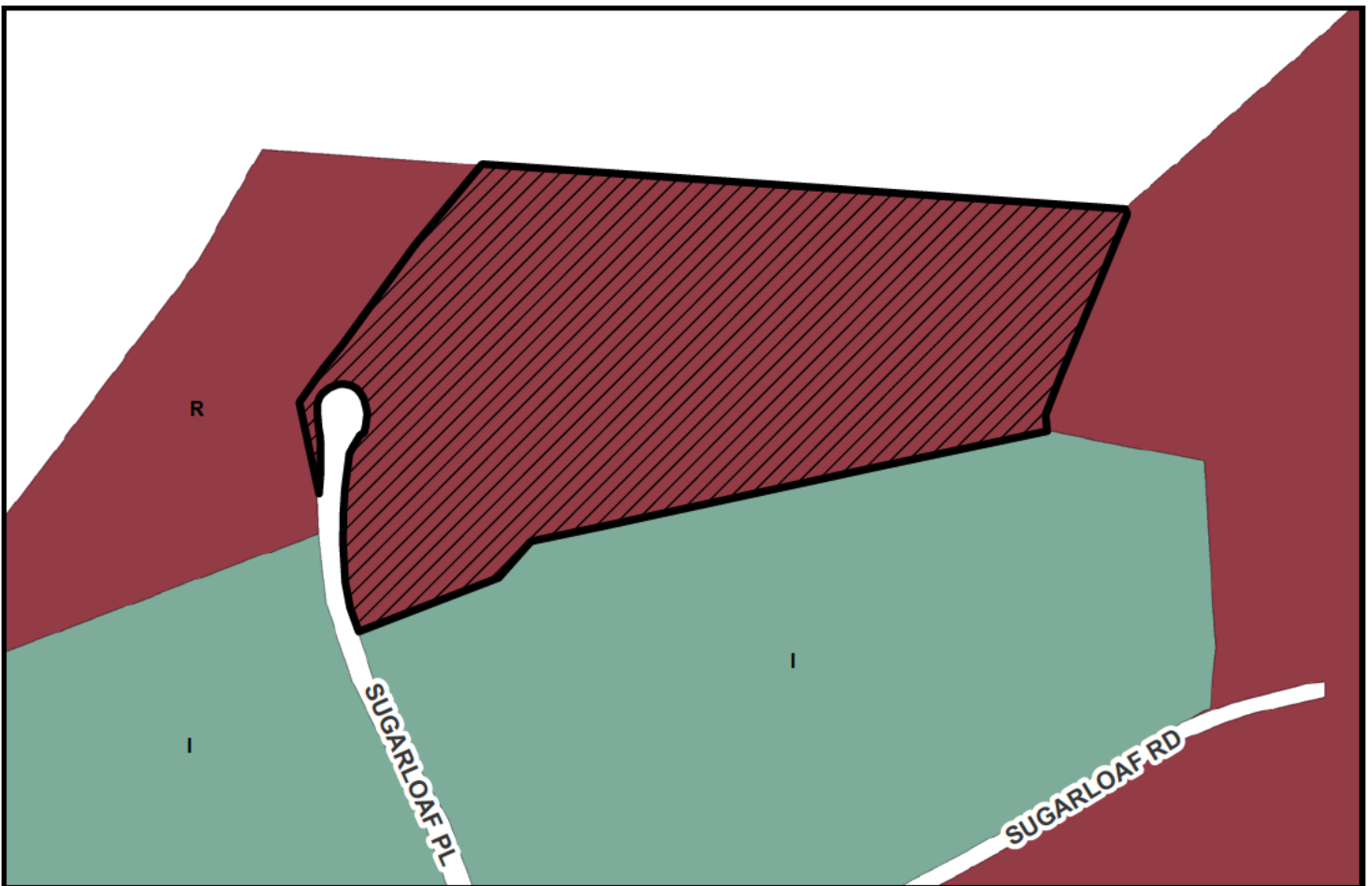
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**





**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 139, 2016  
[Map III-1A]**

2016 05 13 SCALE: 1:2500  
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  
RURAL (R) LAND USE DISTRICT TO  
COMMERCIAL GENERAL (CG) LAND USE DISTRICT

**42 SUGARLOAD PLACE  
Parcel ID#: 37663**

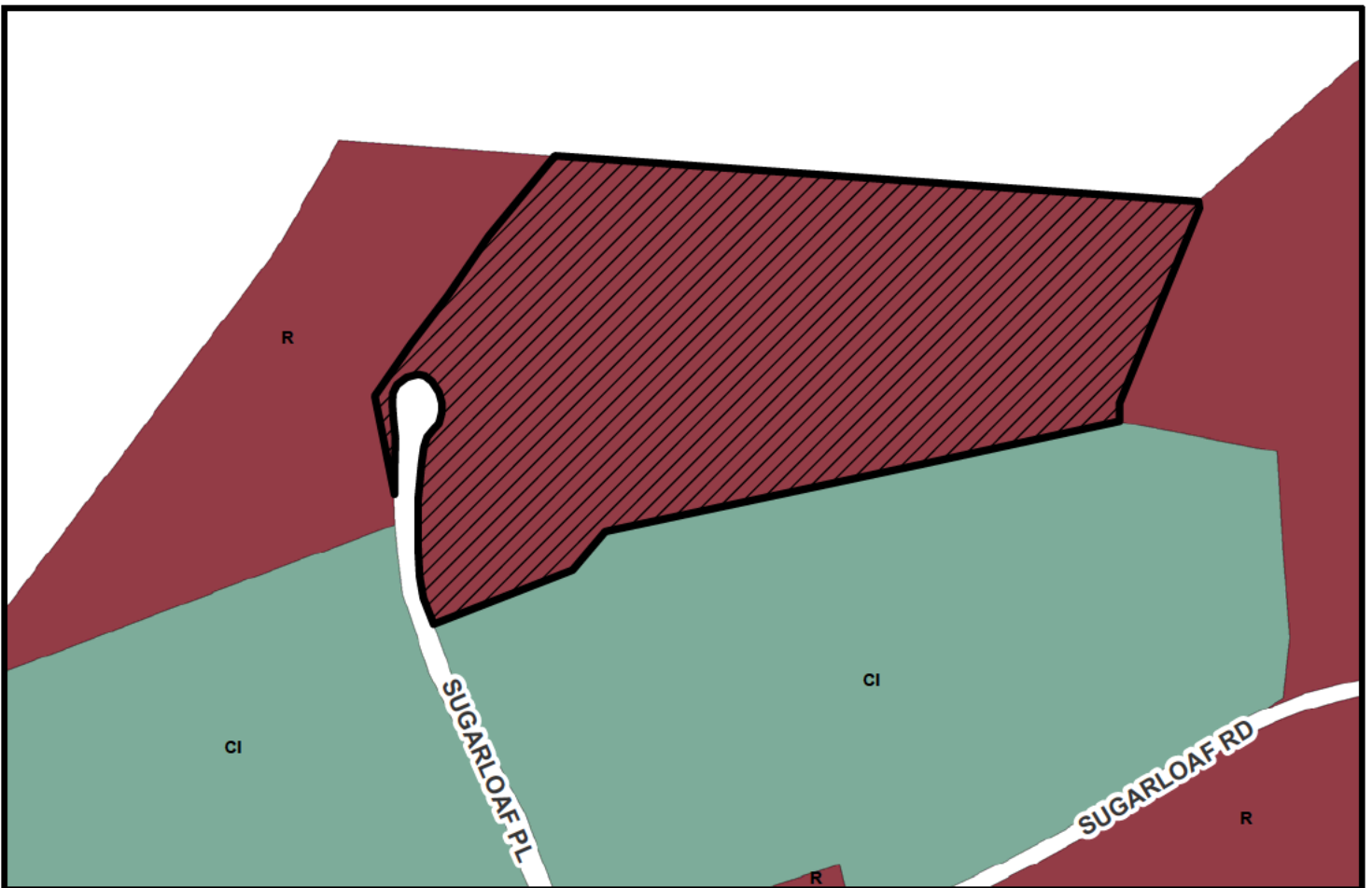
\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

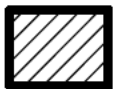
Provincial Registration



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 639, 2016  
[Map Z-1A]**

2016 05 13 SCALE: 1:2500  
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  
RURAL (R) LAND USE ZONE TO  
COMMERCIAL OFFICE (CO) LAND USE ZONE

**42 SUGARLOAF PLACE  
Parcel ID#: 37663**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration



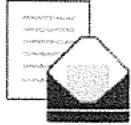
**NOTICES PUBLISHED**


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 24, 2016**

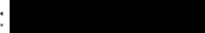
Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	205 Major's Path Commercial Industrial (CI) Zone	1	<p>A Discretionary Use application has been submitted to the City of St. John's by Rogers Communications Inc. requesting to construct a telecommunications tower at <b>205 Major's Path</b>. In accordance with its obligations, under the Radiocommunication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 205 Major's Path of Rogers Communications' intention to install an antenna system consisting of:</p> <ul style="list-style-type: none"> <li>• a twenty-five (25) metre high self-support monopole tower;</li> <li>• 2.86m x 2.14m equipment shelter at the base of the tower; and</li> <li>• 1.38m high steel wire fence surrounding the shelter and the tower.</li> </ul>				Submissions received 2	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.

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



**Re: 205 Major's Path - proposed tower** 

**City Clerk and Council** to: 

2016/05/10 01:15 PM

Sent by: Elaine Henley

Cc: Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen Chafe, Planning, Kathy Driscoll, Ashley

From: **City Clerk and Council/CSJ**

To: 

Cc: Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ,

Sent by: Elaine Henley/CSJ

Good Afternoon 

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

We thank you for your feedback.

Elaine Henley  
City Clerk

 Dear Sir Please see attached my letter urging th...

2016/05/10 11:13:59 AM

From: 

To: <cityclerk@stjohns.ca>

Date: 2016/05/10 11:13 AM



Subject: 205 Major's Path - proposed tower

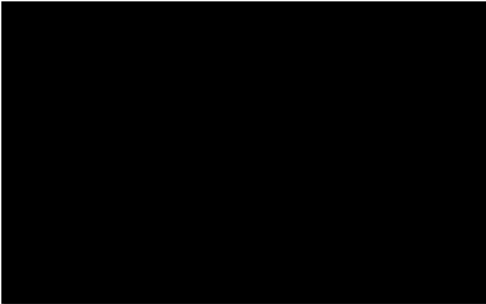
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Dear Sir

Please see attached my letter urging the rejection of the application for the communications tower at 205 Major's Path.

Regards



May 10 2016

Office of the City Clerk  
City of St John's, NL

Dear Sirs:

RE: Application by Rogers for a tower antenna 205 Majors Path

I write to encourage rejection of the location for the proposed tower antenna. I have reviewed the application as made available on the city's web site and would like to make the following observations.

The Zoning on the site in question, according to the City of St John's Map Centre, is CI Commercial Industrial not CN Commercial Neighbourhood as stated in the presentation (Article 6 page 5). That alone should be a reason for rejection of the application.

As mentioned in the information document there had been an application made prior to the current one to place such a tower at 39 Airport Drive and this application was rejected. Comments made by the residents suggested that in the industrial area on Major's Path would be a more appropriate location. I would have a tendency to agree with that comment but what I do not agree with is that the location proposed was what was in mind. The area now known as International Place has been developed with two office buildings one of which I am the leasing agent for the owners. The building known as 15 International Place is a three storey multi-million dollar office building that was built by the owners to improve and to be in keeping with the future overview of the surrounding lands. The owners of the bulk of the land in the area had promoted the area to be developed as a first class business park, centrally located between the downtown and the airport with multiple office buildings and a possible hotel.

A 25 meter tower at the corner of this property was not shown in the plans nor can I understand what would make anyone believe that this is a desirous structure to be viewed from any window – except at a distance - maybe in the abstract. The simulated views in the Rogers information document avoids illustrating what the tower will look like when viewing from the corner of the building at 15 International Place, the fact that this illustration is missing is telling in itself.

The triangular illustration of where the proposed tower is to be located (A1243) does not appear to correctly illustrate the distance from International Place thus making it appear to be further away but the survey clearly shows the distance.

I fully understand Rogers desire to increase their cell cover and lease space on the tower to others what I don't understand is the chosen location. When I compared the information

package presented with 39 Airport Drive as a location they indicated the airport flight paths – in this presentation this information is not given therefore I cannot ascertain whether there are other locations that may be more in keeping with the type of structure and use. I am left to wonder why the application wasn't presented with the tower antenna in the OR zone which permits such uses and it could be accessed from one of the off ramps from the Outer Ring Road– I have seen this in other provinces/ locations. Another suggestion would be in the area of Airport Road, Craig Dobbin Way, Vanguard Court which is all industrial development.

This glass curtain walled building which was developed to a standard so that office tenants would have a choice of modern facilities, plenty of parking, convenient location for both their employees and their clients in what was promoted by Monarch Developments to be a business park. By the company, Monarch Developments, entertaining this type of use they are not honouring the original concept under which the owners of 15 International Place entered into the development of their land and the contribution to the development of the road.

A representative of Rogers approached the owners of 15 International Place to offer them the benefit of the lease income from having roof top antennas on their building. Since this building does not have a mechanical room on its roof the antennas would likely be along the perimeter of the roof. It was the opinion of the owners and myself that these antennas would be very visible and would adversely affect the aesthetic and sight line of the building structure. Examples of this can be found in various parts of the city and the owners did not want this for their building and decided to forego the financial benefit.

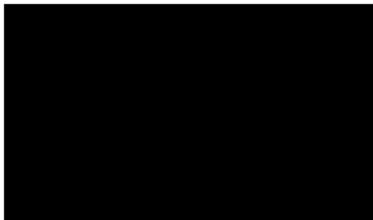
Although the development of the bulk of the lands has not occurred in the time line as originally expected it is no reason for 15 International Place to be adversely effected by the construction of this tower whether by Rogers or others. The current tenants of this building are all national tenants which bring strength to the area for future development.

Can this proposed tower and its location adversely affect the leasing and in turn the value of the property remains to be seen but what it will do is change the tone of the area's development and may devalue the asset at 15 International Place.

I suggest that seeking an alternative location for this tower/antenna is not unreasonable and I would also suggest this would not be difficult; having the owners of 15 International Place reject the placement of the antennas on their roof should not lead to the construction of a tower adjacent to their building.

I strongly urge rejection of this application.

Respectively submitted





**Re: TELECOMMUNICATIONS TOWER AT 205 MAJORS PATH** 

City Clerk and Council to [REDACTED]

2016/05/10 01:03 PM

Sent by: Elaine Henley

Cc: "cityclerk@stjohns.ca", Paul Pinhorn, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Karen

Good Morning [REDACTED]

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

We thank you for your feedback.

Elaine Henley  
City Clerk

[REDACTED] Office of the City Clerk: Attached is our letter wit...

2016/05/09 02:28:25 PM

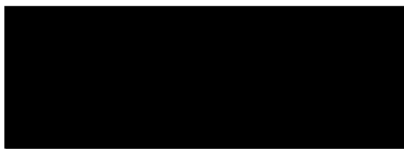
From: [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Cc: [REDACTED]  
Date: 2016/05/09 02:28 PM  
Subject: TELECOMMUNICATIONS TOWER AT 205 MAJORS PATH

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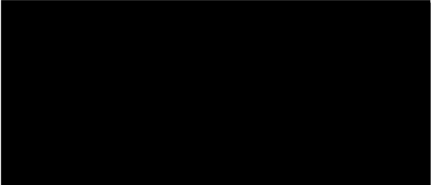
Office of the City Clerk:

Attached is our letter with respect to the Notification for the City of St. John's on the Application for a Telecommunications Tower at 205 Majors Path. Please note that we have also faxed this to your office.

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



Letter to the City of St. John's.pdf



May 6, 2016

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

**RE: TELECOMMUNICATIONS TOWER AT 205 MAJORS PATH**


We are writing in response to the submission of the Discretionary Use application which was submitted to the City of St John's by Rogers Communications Inc. requesting to construct a telecommunications tower at \*205 Major's Path\*.

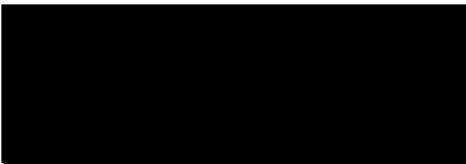
The structure is a twenty-five (25) metre high self-support monopole tower; 2.86m x 2.14m equipment shelter at the base of the tower; and 1.38m high steel wire fence surrounding the shelter and the tower.

We are hereby making a submission of rejection on this application for the construction of the telecommunications tower in the proposed location. The basis of our request to reject the application is directly related to the negative impact that the proposed tower will have on our building and business.

To clarify, the proposed location of the tower will be in the direct "line of sight" from the second and third floors of our building on 15 International Place. We currently have one tenant on the third floor and are in the process of negotiating with a potential tenant on the second floor. Part of our business concept pertaining to the construction of our building was the panoramic view to the southern and eastern landscape of the city. We are certain that this had an impact in securing lease agreements and obtaining good net rent rates from the current tenants in our building and will continue to be an important factor for new lease negotiations.

Prior to the construction of our building, the whole concept of International Place, as with the other land owners in the area, was to create a business park comprising of office buildings and possibly other aesthetically designed buildings such as hotels. This concept was proposed by Presecent ICI affiliated with the Monarch Development Inc (Owners of the land where the tower is to be placed) and solicited aggressively to potential tenants including our current tenants in our building. The concept of industrial construction such as telecommunication structures and alike is not what was anticipated by us as property developers and certainly not our existing tenants. We would also like to point out that Rogers and it's representative had previously approached us with an offer to lease our roof top space for the installation of





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telecommunications equipment and we forwent the offer of additional revenue over keeping the aesthetics of our building and maintaining the original concept of International Place..

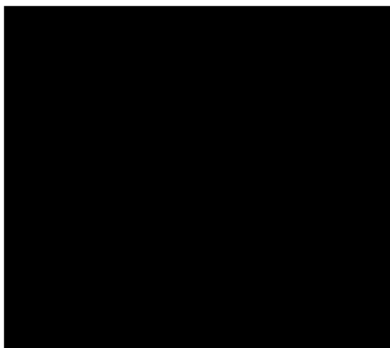
It is logical to assume that the construction of the proposed telecommunications tower in the proposed location will have a negative effect on our net rent rates for existing and new tenants and also may cause us to lose existing tenants in our building. It is anticipated that we could experience a reduction in our net rate which could lower the value on our building and this in turn would also cause the city to lose substantial taxes for an indefinite period of time due to the installation of this tower.

We are aware that the current owners of the land that are benefiting financially from the installation of this tower have substantial property on International Place. They have other options to install the tower away from the line of sight of our building but have chosen to place the tower away from their newly constructed building and in "the line of sight" of 15 International Place. We had worked with the current owners of the land and financially contributed to the development of the road yet they did not reach out to us to discuss this application because we can only assume that they knew it would adversely affect our property and we would be unlikely to support it.

We would also like to point out that our current anchor tenant left their old location for visual purposes and we fear that if this construction proceeds we could lose a solid long term tenant which we worked extremely hard to obtain and are privileged to have in our building.

We greatly appreciate the city to acknowledge receipt of this written request and feel that it is in both the interest of the building owners and the city to reject the application for the placement of the telecommunications tower in the current requested location. We thank you for your attention in this matter.

Regards



# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** April 28, 2016

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approve lane reductions for road event.

**Discussion – Background and Current Status:** The Special Events Advisory Committee has received an application for the following event:

<b>Event</b>	Shoppers Drug Mart Run For Women
<b>Date</b>	June 5, 2016
<b>Detail</b>	<p>The following roads will have a lane reduction during the event. The route will consist of a single and a double loop.</p> <p>The Boulevard starting at Carnell Drive to Quidi Vidi Village Road</p> <p>Quidi Vidi Village Road to Forest Road</p> <p>Forest Road to Quidi Vidi Road</p> <p>Quidi Vidi Road to Empire Avenue</p> <p>Empire Avenue to Lake Avenue</p> <p>Lake Avenue to Carnell Drive</p> <p>Carnell Drive to The Boulevard</p> <p>The RNC will provide escort car(s) Course set-up begins at 7am Race begins at 8:30am</p>

**Key Considerations/Implications:**





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

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

**Prepared by/Signature:**

Beverley Skinner – Manager of Events and Services

Signature     *B. Skinner*    

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature \_\_\_\_\_

**Attachment:**



**REPORT TO COUNCIL  
PLANNING & DEVELOPMENT STANDING COMMITTEE MEETING  
May 19, 2016 – 12:00 p.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**Present:** Councillor A. Puddister, Chair  
Councillor T. Hann  
Councillor B. Tilley  
Councillor S. O’Leary  
Councillor D. Lane  
Councillor D. Breen  
Councillor J. Galgay  
Kevin Breen, Acting City Manager  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Ken O’Brien, Chief Municipal Planner  
Andrew Woodland, Solicitor  
Dave Wadden, Manager – Development Engineering (left at 12:51 pm)  
Arthur MacDonald, Planner III, Urban Design and Heritage  
Brian Head, Manager – Parks & Open Spaces  
Karen Chafe, Supervisor of Legislative & Office Services

**Media/Other Present:**

Daniel MacEachern, The Telegram  
Brian Maddore, VOXM  
Jessica Dellow, NL Historic Trust  
Micheal PHilpott, Heritage Foundation of NL

**Delegations: 154 New Cove Road (Bryn Mawr Cottage)**

The Committee considered the attached Decision Note dated April 6, 2016 from the Chief Municipal Planner in relation to the request to designate 154 New Cove Road as a Municipal Heritage Building. The Committee also considered the March 23, 2016 report of the Built Heritage Experts Panel in relation to same.

The Committee met with two separate delegations in relation to the above noted matter:

- Grant Genova, NL Historic Trust
- Kevin King and Justin Ladha of KMK Capital (on behalf of Mildred Steinhauer)

Mr. Genova elaborated on the merits of supporting heritage designation, requesting that Council consider alternatives to demolition. Demolition should not be the first solution. Given that there are 3.4 acres of distinctive property in question, an entire perspective must be considered that involves the urban forest and ecological considerations as well as the built structure itself. Creative concepts such as a small community of start-up homes with a commercial hub and/or a gathering place would all be viable options.

Mr. Justin Ladha conducted a power point presentation, a copy of which is on file with the Office of the City Clerk. They spoke on behalf of the owner, Mrs. Mildred Steinhauer. They elaborated on the following areas to support their contention that the property be demolished for redevelopment:

- Timeline of events leading up to demolition application to present;
- Economic impacts on Mrs. Steinhauer and her reliance on the property's municipal status over the past 44 years of ownership;
- Economic Impacts;
- Proportionately minor opposition from St John's population;
- Legal Facts.

The delegations retired from the meeting at this point, at which time members of Council deliberated. The following motion was then put forth:

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

**That the Planning & Development Standing Committee recommend to Council the designation of 154 New Cove Road as a Municipal Heritage Building and include the building within the City's Registry of Heritage Buildings and file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador; and that this recommendation be brought forward to Council for consideration.**

**CARRIED UNANIMOUSLY**

**Councillor Art Puddister  
Chairperson**

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Request to designate 154 New Cove Road as a Municipal Heritage Building
<b>Date Prepared:</b>	April 6, 2016
<b>Report To:</b>	Chair and Members, Planning and Development Committee
<b>Councillor &amp; Role:</b>	Councillor Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	4

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## **Decision/Direction Required:**

To seek approval of Council to designate 154 New Cove Road as a Municipal Heritage Building.

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

The city received an application from the owner of 154 New Cove Road for approval to demolish the main building as well as the accessory building located at 154 New Cove Road. The main building was designated by the Heritage Foundation of Newfoundland and Labrador as a Registered Heritage Structure in 1993. However, the building is not designated by Council as a municipal Heritage Building. The provincial designation does not legally preclude demolition.

The application for demolition was reviewed by the Built Heritage Experts Panel (BHEP) during their meeting of March 23, 2016.

The property is situated in the Residential Medium Density (R2) Zone and is not located in a designated Heritage Area pursuant to the City's Development Regulations. The house appears on a list of buildings that merit consideration for heritage designation prepared in 1977. Typically, Council does not designate buildings without the consent of the owner, though Council does have the legal authority to do so.

The house was built in 1907. It sits on approximately 13,901 square metres (3.4 acres) of property. The main building, known as the Bryn Mawr house, is a fine example of the Queen Anne style, designed by the prominent architect William F. Butler, architect for Winterholme. The uniqueness of its crenellation on the tower and its relationship with the prominent St. John's businessman, James Baird, demonstrates the building's value as a prominent example of the City's historic and cultural evolution. A copy of the proposed designation By-law and the proposed Municipal Statement of Significance is attached for your review.

Once an application to demolish a building is submitted to the City, there is a provision in the City of St. John's Act (section 355(7) and section 355(8) - see below) that the City has 90 days to decide on whether to designate the building as a Heritage Building, which would thus be a decision not to issue a permit for demolition.

# ST. JOHN'S

*355 (7) The council may withhold a permit respecting the application for demolition of a building for a period not exceeding 90 days pending the enactment of a by-law under this section, and where a by-law is enacted within that period, the application shall stand refused; and compensation shall not be payable with respect to a loss or damage suffered by the refusal.*

*355 (8) Where a by-law referred to in subsection (7) is not enacted within the period of 90 days, then the permit may be issued subject to compliance with the relevant provisions of this Act and by-laws.*

The building is situated on 1.39 ha (3.4 acres) which affords the possibility of subdividing the site for potential economic returns that could be reinvested in the building's preservation. In addition, the zone enables Heritage Uses, as a discretionary use, once designated as a Municipal Heritage Building, which affords the possibility of a variety of uses that may help fiscally in the building's preservation.

The question to be referred to the Planning and Development Standing Committee is whether to recommend to Council that Council designate the Bryn Mawr House as a Heritage Building.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build Our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications:  
Will be regulated as a "Heritage Building" pursuant to the City's Development Regulations (proposed Heritage By-law).
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 designate 154 New Cove Road as a Municipal Heritage Building and include the building within the City's Registry of Heritage Buildings and file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

AMD/dlm

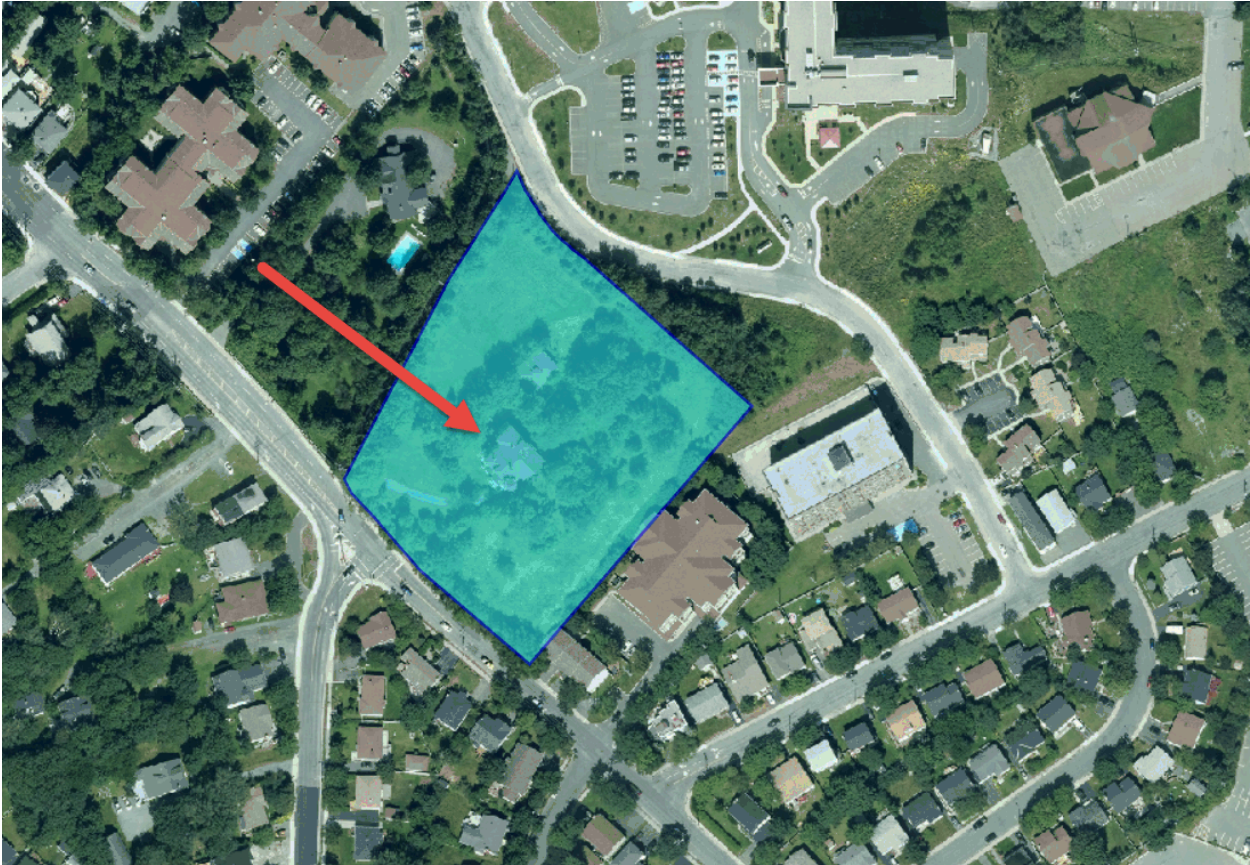
**Attachments:**

Aerial Photo of the Site

Heritage Foundation of Newfoundland and Labrador Write-up

Proposed Designation By-law – 154 New Cove Road

Proposed Municipal Designation Statement of Significance – 154 New Cove Road



**Aerial Photo of the Site**



# Bryn Mawr (154 New Cove Road, St. John's)

Bryn Mawr in Welsh means "big hill," and is the name of the house located on top of a hill off New Cove Road. It has a spectacular view of the surrounding area, especially of Signal Hill to the southeast.



© 2004 Heritage Foundation of Newfoundland and Labrador



Bryn Mawr, also known as Baird's Cottage, was built in 1907 by prominent local businessman James C. Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 to work as a draper's assistant. In 1853 he started his own business with his brother, focussing on imports and draperies. Through a series of partnerships, Baird was also involved in a number of different businesses, including groceries, wines, spirits and supplies for the fisheries. James Baird Limited eventually grew into one of the largest mercantile and fish exporting operations in the colony.

In 1907 Baird purchased a 7.5 acre plot of land along what is now New Cove Road. He tore down an existing house, and built the present structure, a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings, all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch, and the use of various types of exterior sheathing and windows, also conform to Queen Anne style. The glasswork is also impressive, with leaded cut glass in the vestibule, along with stained-glass in other parts of the house.

The harmonious use of these elements bears witness to the superior craftsmanship of architect William F. Butler. He is best known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

The house existed as a summer home and residence for the Baird family for decades. Around 1970 the property was sold to local businessman Jim Steinhauer. The amount of land surrounding the house has diminished over time to 4.5 acres,

as the city expanded around the property. While no longer on the outskirts of St. John's, the property nonetheless evokes the spirit of a country retreat. The house is still owned by the Steinhauer family and remains a private residence.

Bryn Mawr was recognised as a Registered Heritage Structure in September 1993.

### **Registered Heritage Structures (rhs-table-of-contents.php)**

*Image and article updated July, 2004*

*Registered Heritage Structures Bibliography (bibliography-rhs.php)*

### *Related Subjects*

Registered Heritage Structures	Architecture
(../browser/subject/Registered Heritage Structures)	(../browser/subject/Architecture)

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BY-LAW NO. \_\_\_\_\_

AMENDMENT NO. \_\_\_\_\_

HERITAGE DESIGNATION (154 NEW COVE ROAD) BY-LAW

PASSED BY COUNCIL ON April \_\_\_\_, 2016

Pursuant to the powers vested in it under Section 355 of the City of St. John's Act, R.S.N.L. 1990 c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the heritage designation of the property at Civic Number 154 New Cove Road.

1. This By-Law may be cited as the "St. John's Heritage Designation (154 New Cove Road) By-Law."
2. The existing main structure at 154 New Cove Road is designated as a heritage building.

# PROPOSED Statement of Significance



## 154 New Cove Road – Bryn Mawr

### **Description of Historic Place**

Bryn Mawr is a two and half storey wooden Queen Anne style house built in 1907. Located at 154 New Cove Road in St. John's, the designation is confined to the footprint of the building.

### **Heritage Value**

154 New Cove Road (Bryn Mawr) has been designated by the City of St. John's for its aesthetic and historical value.

Bryn Mawr has aesthetic value as it is a fine example of a Queen Anne country house. Its asymmetrical facade results from a seemingly random placement of towers, gables, dormers, bays and window openings; all elements typical of Queen Anne design. Features such as the richly decorated eaves and porch and the use of various types of exterior sheathing and windows also conform to Queen Anne style. The harmonious use of these elements bear witness to the superior craftsmanship of architect William F. Butler. He is well known for his elaborate residential designs commissioned by the elite of St. John's. As a country home, Bryn Mawr may not be as eclectic as city houses designed by Butler but is nonetheless a unique expression of his creative impulses.

Bryn Mawr has historical value because of its association with successful St. John's businessman James Baird. Born in Scotland in 1828, Baird came to Newfoundland in 1844 and about ten years later started an importing business which grew into one of the largest mercantile and fish exporting operations in the colony. That the elegant Bryn Mawr was built as a summer home for Baird and his family speaks to the affluence of the merchant class in early twentieth century Newfoundland.

### **Character Defining Elements**

All those features that reflect the Queen Anne style of architecture, including:

- mid pitch roof;
- number of storeys;
- exterior wall sheathing including fish scale, horizontal narrow clapboard, clapboard on bias and flat board inset wooden panels;
- corner boards;
- original form, scale, massing and placement of polygonal tower;
- crenellation on tower;
- original form, scale, massing and placement of wrap-around porch;
- columns on porch;
- pediment over front door;
- brackets on eaves and porch;
- size, style, trim and placement of windows and associated transoms, and sidelights;
- size, style, trim and placement of exterior doors and associated transoms, and sidelights;
- size, style, trim and placement of bay windows;
- dormer size, style and placement;
- dormer window size, style and placement;
- chimney style and placement;
- dimension, location and orientation of building; and
- association with James Baird.

### **Location and History**

<b>Community</b>	St. John's
<b>Municipality</b>	City of St. John's
<b>Civic Address</b>	154 New Cove Road
<b>Construction</b>	1907 - 1907
<b>Architect</b>	William F. Butler
<b>Builder</b>	Butler and MacDonald
<b>Style</b>	Queen Anne
<b>Building Plan</b>	Square

**Report to Planning and Development Standing Committee  
Built Heritage Experts Panel  
Wednesday, March 23, 2016 - 12:00 p.m. – Conference Room A**

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**Present** Glenn Barnes NLAA, MRAIC, Chair  
Councilor Sandy Hickman (retired at 12:15pm)  
Arthur MacDonald, Co-Lead Staff Member  
Ken O'Brien, Co-Lead Staff Member  
Mark Whalen, Architecture Intern  
Bruce Blackwood, Contractor  
Michael Philpott, Heritage Foundation of NL  
Matthew Mills, Provincial Association of Landscape Architects  
Garnet Kindervater, Canadian Homebuilders NL  
Lydia Lewycky, Atlantic Planners Institute (retired at 1:25pm)  
Peter Mercer, Dept. of Planning, Development and Engineering  
Sylvester Crocker, Dept. of Planning, Development and Engineering  
Karen Chafe, Supervisor, Legislative Services (retired at 12:23pm)  
Victoria Etchegary, Office of Strategy & Engagement (retired at 12:23pm)  
Kenessa Cutler, Legislative Assistant

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**Report**

**1. Jerome Coady for 298-300 Water Street – Application for front façade improvements complete with signage (12:30pm)**

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The Experts Panel considered a decision note dated March 7, 2016 prepared by staff regarding the above noted.

**Moved – Lydia Lewycky; Seconded – Mark Whelan**

**That the Experts Panel approve the ground floor sign subject to Legal review and on the condition that no exterior lighting other than the pot-lighting under the projection be approved, while rejecting the proposed second floor wall sign. Experts Panel recommendations will be forwarded to the Planning and Development Committee**

**CARRIED UNANIMOUSLY**

**2. Craig Flynn for 318 Water Street (1:00pm)**

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Mr. Craig Flynn met with the Experts Panel to discuss the above noted application. The Panel also considered a decision note dated March 8, 2016 prepared by staff regarding the rooftop deck alterations at 318 Water Street.

**The Panel provided the following recommendations:**

- **The side railing should be flush with the building and the railing should continue along the front of the building, replacing the existing plywood structure.**

- The Panel pointed to the portion of railing along the side closest to the front as the cleaner design and suggested the front railing should be designed as such.
- The Panel also asked that the applicant provide a drawing of the front railing with dimensions included.

### **3. 1 Church Hill - Application for two wall signs**

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The Panel considered a decision note dated February 2, 2016 prepared by staff regarding the above noted.

**The Experts Panel unanimously approved the decision note recommendation to recommend, through the Planning and Development Standing Committee, approval of the signage for “Business Portals” at 1 Church Hill as submitted pursuant to Section 20 of the St. John’s Heritage Area Sign By-law with the following addition:**

- That the text size on both signs be the same as the text on the proposed Duckworth Street facing sign.

### **4. 199 Water Street - Application for fascia wall sign**

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The above listed is an application for a fascia wall sign at the new Travel Bug location at 199 Water Street. As the proposed sign is in keeping with the Heritage Sign By-law, the decision note dated February 8, 2016 recommends approval.

**The Experts Panel unanimously agreed to recommend, through the Planning and Development Standing Committee, approval of the fascia sign for “The Travel Bug” at 199 Water Street as submitted.**

### **5. 24 Livingstone Street - Application to demolish**

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The above listed is an application to demolish the property at 24 Livingstone Street. While not a designated heritage building, 24 Livingstone Street lies in a Heritage Area. Recently, Council approved the demolition of the neighboring 26 Livingstone Street property. The applicant wishes to construct a townhouse development in their place. There is extensive damage to the above listed property.

**The Experts Panel unanimously agreed with the recommendation to approve the application for demolition.**

### **6. 154 New Cove Road – Application to demolish**

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The above listed property, 154 New Cove Road, is a Queen Anne style cottage dating back to the early 1900s. It was designated as a Registered Heritage Structure by the Heritage Foundation of NL in September 1993, but never designated as such by the

City. Presently, there is an application to demolish. As there is an application for demolition, Council has 90 days to designate it as a heritage property. If designated, it cannot be demolished without Council's consent. The Provincial designation does not save the property from demolition. No development applications have been submitted.

**As per the Heritage Foundation of NL's Statement of Significance, the Experts Panel recommends that Council designate the house as a "Heritage Building" and include the building within the City's Registry of Heritage Buildings.**

#### **7. 55 Rennie's Mill Road - Application to designate as a Heritage Building**

Mr. Bruce Blackwood excused himself from the meeting as he is the owner of the above listed property.

The Panel considered a decision note dated March 16, 2016 prepared by staff regarding the above noted.

**The Experts Panel unanimously approved the decision note recommendation to recommend through the Planning and Development Standing Committee, approval of the application to designate 55 Rennie's Mill Road as a "Heritage Building"; to include the building within the City's Registry of Heritage Buildings; and to file a copy of the Statement of Significance with the Heritage Foundation of Newfoundland and Labrador.**

#### **8. Heritage Registration Review**

The Panel considered the Proposed Master List of Heritage Buildings in the City of St. John's.

**The Experts Panel accepted the list and recommends that staff proceed with contacting property owners, and to open each to further review.**

**Glenn Barnes, NLAA, MRAIC  
Chairperson**





**154 New Cove Road - BHEP Agenda March 23, 2016** 📎

**Ken O'Brien** to: Kenessa Cutler

Cc: Jason Sinyard, Arthur MacDonald, Sylvester Crocker, Randy Carew

2016/03/21 09:46 AM

For the BHEP agenda:

**- Proposed demolition of Bryn Mawr (house) at 154 New Cove Road.**

The house was built in 1907. It sits on approximately 13,901 square metres (3.4 acres) of property. The house is not designated by the City as a Heritage Building. It was designated by the Heritage Foundation of NL as a Registered Heritage Structure in 2004: see <http://heritagefoundation.ca/property-search/property-details-page.aspx?id=1417> The provincial designation does not legally preclude demolition.

The house appears on a list of buildings that merit consideration for heritage designation prepared in 1977.

Once an application to demolish a building is submitted to the City, there is a provision in the City of St. John's Act (section 355(7) and section 355(8) - see below) that the City has 90 days to decide on whether to designate the building as a Heritage Building, which would thus be a decision not to issue a permit for demolition.

The question to be referred to the Panel is whether to recommend to Council that Council designate the house as a Heritage Building.

Ken

.....  
*Ken O'Brien, MCIP* | *Chief Municipal Planner*  
*City of St. John's - Department of Planning, Development and Engineering*  
*10 New Gower Street, 3<sup>rd</sup> floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2*  
*Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca*  
*\* MCIP - Member of the Canadian Institute of Planners*

**ST. JOHN'S**

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**City of St. John's Act - excerpt**

355 (7) The council may withhold a permit respecting the application for demolition of a building for a period not exceeding 90 days pending the enactment of a by-law under this section, and where a by-law is enacted within that period, the application shall stand refused; and compensation shall not be payable with respect to a loss or damage suffered by the refusal.

355 (8) Where a by-law referred to in subsection (7) is not enacted within the period of 90 days, then the permit may be issued subject to compliance with the relevant provisions of this Act and by-laws.

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING**  
**FOR THE PERIOD OF May 12, 2016 TO May 18, 2016**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Demolition and Rebuild of Single Detached Dwelling	80-82 Forest Pond Road	5	<b>Approved</b>	16-05-18

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

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

**Gerard Doran**  
**Development Supervisor**  
**Development Division –**  
**PDE Department**

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# Building Permits List

## Council's May 24, 2016 Regular Meeting

Permits Issued: 2016/05/12 To 2016/05/18

### Class: Commercial

10 Elizabeth Ave	Ms	Retail Store
78 Harvey Rd	Ms	Eating Establishment
204-206 Main Rd	Ms	Clinic
20 Peet St	Ms	Car Sales Lot
38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
50 Ropewalk Lane	Sn	Retail Store
3 Stavanger Dr	Ms	Retail Store
31 Stavanger Dr	Ms	Retail Store
286 Torbay Rd	Ms	Service Shop
320 Torbay Rd, Sumac Syrian	Sn	Retail Store
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
199 Water St	Sn	Retail Store
65 White Rose Dr	Sn	Clinic
65 White Rose Dr	Sn	Office
15 George St.	Nc	Patio Deck
1025 Southlands Blvd	Nc	Accessory Building
301 Lemarchant Rd	Rn	Service Shop
80 Boulevard, Unit 408	Rn	Apartment Building
15 Rowan St	Cr	Restaurant
23 Rennie's Mill Rd	Rn	Lodging House
516 Topsail Rd, 1st Floor	Cr	Tavern
45 Ropewalk Lane	Rn	Parking Lot
70 Boulevard	Sw	School
130 Kelsey Dr Bldg # 7	Nc	Office
15 Navigator Ave, Avis Car	Nc	Commercial Garage

This Week \$ 1,820,405.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

210 Waterford Bridge Rd	Sn	School
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This Week \$ 1,084.00

### Class: Residential

37 Alderberry Lane	Nc	Fence
61 Aldershot St	Nc	Patio Deck
10 Ann Harvey Pl	Nc	Fence
26 Burgeo St	Nc	Accessory Building
17 Campbell Ave	Nc	Accessory Building
108 Carrick Dr	Nc	Fence
8 Cashin Ave	Nc	Fence
173 Castle Bridge Dr	Nc	Fence
173 Castle Bridge Dr	Nc	Patio Deck

92 Circular Rd	Nc	Accessory Building		
11 Country Grove Pl	Nc	Accessory Building		
21 Country Grove Pl	Nc	Accessory Building		
141 Diamond Marsh Dr, Lot 118	Nc	Single Detached Dwelling		
5 Eastmeadows Pl	Nc	Fence		
128 Elizabeth Ave	Nc	Fence		
121 Ennis Ave	Nc	Fence		
165 Frecker Dr	Nc	Patio Deck		
22 Gairlock St	Nc	Accessory Building		
26 Howley Ave Exten	Nc	Fence		
90 Lemarchant Rd	Nc	Fence		
8 Oderin Pl	Nc	Accessory Building		
25 Rotary Dr	Nc	Patio Deck		
345 Ruby Line	Nc	Single Detached Dwelling		
18 Salmonier Pl	Nc	Patio Deck		
28 Seaborn St	Nc	Accessory Building		
9 Solway Cres	Nc	Fence		
204 Stavanger Dr	Nc	Accessory Building		
210 Stavanger Dr	Nc	Fence		
12 Willenhall Pl, Lot 38	Nc	Single Detached Dwelling		
59 Wishingwell Rd	Nc	Fence		
5 Gooseberry Lane	Cc	Single Detached Dwelling		
8 Dammerills Lane	Co	Home Office		
17 Falkland St	Ex	Single Detached Dwelling		
13 Hannaford Pl	Ex	Single Detached Dwelling		
30 Hennessey's Line	Ex	Single Detached Dwelling		
8 Soldier Cres	Ex	Single Detached Dwelling		
6 Bulrush Ave	Rn	Single Detached Dwelling		
57 Hayward Ave	Rn	Single Detached Dwelling		
26 Hoyles Ave	Rn	Single Detached Dwelling		
98 Lemarchant Rd	Rn	Single Detached Dwelling		
311 Newfoundland Dr	Rn	Single Detached & Sub.Apt		
328 Pennywell Rd	Rn	Semi-Detached Dwelling		
15 Pilot's Hill	Rn	Townhousing		
7 Stephano St	Rn	Single Detached Dwelling		
18 Cedarhurst Pl	Sw	Single Detached Dwelling		
18 Cedarhurst Pl	Sw	Single Detached Dwelling		
98 Howlett's Line	Sw	Single Detached Dwelling		
			This Week \$	902,016.00

**Class: Demolition**

227 Kenmount Rd	Dm	Office		
			This Week \$	10,000.00

This Week' S Total: \$ 2,733,505.00

Repair Permits Issued: 2016/05/12 To 2016/05/18 \$ 168,314.00

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		

<b>Year To Date Comparisons</b>			
<b>May 24, 2016</b>			
<b>Type</b>	<b>2015</b>	<b>2016</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$68,363,000.00	\$35,380,000.00	-48
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,988,000.00	\$5,942,000.00	-26
Residential	\$22,926,000.00	\$17,500,000.00	-24
Repairs	\$1,370,000.00	\$1,284,000.00	-6
Housing Units(1 & 2 Family Dwelling	49	49	
<b>Total</b>	<b>\$100,647,000.00</b>	<b>\$60,106,000.00</b>	<b>-40</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
 Deputy City Manger  
 Planning & Development & Engineering

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending May 18, 2016**

## **Payroll**

**Public Works** \$ 439,829.56

**Bi-Weekly Administration** \$ 796,742.35

**Bi-Weekly Management** \$ 841,342.99

**Bi-Weekly Fire Department** \$ 761,549.78

**Accounts Payable** \$3,516,058.88

**Total:** \$ 6,355,523.56

# 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
ROGERS COMMUNICATIONS CANADA INC.	96966	DATA & USAGE CHARGES	\$16,126.23
NEWFOUNDLAND EXCHEQUER ACCOUNT	96967	PAYROLL TAX	\$170,263.06
PEOPLE & THE SEA FILM FESTIVAL INC.	96968	ART GRANT	\$500.00
PUBLIC SERVICE CREDIT UNION	96969	PAYROLL DEDUCTIONS	\$5,034.86
SOBEY'S #604	96970	GROCERY ITEMS	\$558.79
PARTS FOR TRUCKS INC.	96971	REPAIR PARTS	\$475.90
NEWFOUNDLAND POWER	96972	ELECTRICAL SERVICES	\$8,790.63
DOWNHOME INCORPORATED	96973	ADVERTISING	\$474.60
DICKS & COMPANY LIMITED	96974	OFFICE SUPPLIES	\$182.94
NEWFOUND DISPOSAL SYSTEMS LTD.	96975	DISPOSAL SERVICES	\$172.04
EVEREST	96976	PROMOTIONAL ITEMS	\$1,297.31
PAJ CANADA COMPANY	96977	PROMOTIONAL ITEMS	\$430.35
AMERICAN WATER WORKS ASSOC.	1125	MEMBERSHIP RENEWAL	\$238.67
M-B COMPANIES INC.	1126	REPAIR PARTS	\$1,062.75
CORROSION PROBE INC.,	1127	PROFESSIONAL SERVICES	\$13,202.53
PINNACLE OFFICE SOLUTIONS LTD	96978	PHOTOCOPIES	\$58.10
VOKEY'S JANITORIAL SERVICE	96979	JANITORIAL SERVICES	\$128.36
THE TELEGRAM	96980	ADVERTISING	\$355.95
MCCLOUGHLAN SUPPLIES LTD.	96981	ELECTRICAL SUPPLIES	\$167.57
ORKIN CANADA	96982	PEST CONTROL	\$431.68
TYCO INTEGRATED SECURITY CANADA, INC.	96983	SECURITY SERVICES	\$526.02
GCR TIRE CENTRE	96984	TIRES	\$18,100.06
NEWFOUNDLAND POWER	96985	ELECTRICAL SERVICES	\$185.13
DAVE HILLIER	96986	CLOTHING ALLOWANCE	\$153.67
MADAN SHARMA	96987	TRAVEL REIMBURSEMENT	\$119.44
ACKLANDS-GRAINGER	96988	INDUSTRIAL SUPPLIES	\$1,415.64
RBC INVESTOR & TREASURY SERVICES	96989	CUSTODY FEES	\$706.25
ACTION TRUCK CAP & ACCESSORIES	96990	REPAIR PARTS	\$644.07
ASHFORD SALES LTD.	96991	REPAIR PARTS	\$505.73
ATLANTIC PURIFICATION SYSTEM LTD	96992	WATER PURIFICATION SUPPLIES	\$11,250.45
DYNA ENGINEERING LTD	96993	PROFESSIONAL SERVICES	\$723.92
RDM INDUSTRIAL LTD.	96994	INDUSTRIAL SUPPLIES	\$15.89
HERCULES SLR INC.	96995	REPAIR PARTS	\$412.45
DOMINION STORES 924	96996	MISCELLANEOUS SUPPLIES	\$790.02
GRAND CONCOURSE AUTHORITY	96997	MAINTENANCE CONTRACTS	\$8,859.56
BELBIN'S GROCERY	96998	CATERING SERVICES	\$511.49
SMS EQUIPMENT	96999	REPAIR PARTS	\$163.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HUB TROPHIES & MEDICAL SUPPLIES	97000	NAME PLATES	\$11.87
TONY'S TAILOR SHOP	97001	PROFESSIONAL SERVICES	\$28.25
CABOT PEST CONTROL	97002	PEST CONTROL	\$713.60
CHARLES R. BELL LTD.	97003	APPLIANCES	\$1,821.56
DULUX PAINTS	97004	PAINT SUPPLIES	\$1,304.19
ROCKWATER PROFESSIONAL PRODUCT	97005	CHEMICALS	\$11,189.19
THE PRINT & SIGN SHOP	97006	SIGNAGE	\$1,845.36
CLASS C SOLUTIONS GROUP	97007	REPAIR PARTS	\$119.46
OVERHEAD DOORS NFLD LTD	97008	PROFESSIONAL SERVICES	\$301.71
BRENKIR INDUSTRIAL SUPPLIES	97009	PROTECTIVE CLOTHING	\$338.59
UNITED RENTAL OF CANADA INC.	97010	RENTAL OF EQUIPMENT	\$379.68
BROWNE'S AUTO SUPPLIES LTD.	97011	AUTOMOTIVE REPAIR PARTS	\$1,706.83
CANSEL SURVEY EQUIPMENT INC.	97012	FIELD BOOKS	\$67.24
CARQUEST CANADA LTD.	97013	AUTO PARTS	\$116.22
THE OUTFITTERS	97014	RECREATION SUPPLIES	\$124.25
INDUSTRY CANADA ALS FINANCIAL CENTRE	97015	RADIO RENEWAL LICENCE FEE	\$31,698.00
CAMPBELL'S SHIP SUPPLIES	97016	PROTECTIVE CLOTHING	\$10,192.94
AIR LIQUIDE CANADA INC.	97017	CHEMICALS AND WELDING PRODUCTS	\$772.03
HISCOCK'S SPRING SERVICE	97018	HARDWARE SUPPLIES	\$1,423.76
CARSWELL DIV. OF THOMSON CANADA LTD	97019	PUBLICATIONS	\$1,414.52
THE PRINTING PLACE	97020	OFFICE FORMS	\$198.88
CANADA CLEAN GLASS	97021	CLEANING OF WINDOWS	\$813.60
COASTAL DOOR & FRAME LTD	97022	DOORS/FRAMES	\$732.24
SOBEY'S INC	97023	PET SUPPLIES	\$1,733.11
NORTH ATLANTIC SYSTEMS	97024	REPAIR PARTS	\$2,340.50
NORTRAX CANADA INC.,	97025	REPAIR PARTS	\$6,420.96
CALA	97026	WEBINAR SUBSCRIPTION	\$813.60
MAC TOOLS	97027	TOOLS	\$456.76
NORTH ATLANTIC SUPPLIES INC.	97028	REPAIR PARTS	\$1,576.35
KENT	97029	BUILDING SUPPLIES	\$873.54
CLARKE'S TRUCKING & EXCAVATING	97030	GRAVEL	\$1,115.83
WALMART 3093-MERCHANT DRIVE	97031	MISCELLANEOUS SUPPLIES	\$185.22
DULUX PAINTS	97032	PAINT SUPPLIES	\$1,476.36
RON FOUGERE ASSOCIATES LTD	97033	ARCHITECTURAL SERVICES	\$46,770.30
COLONIAL GARAGE & DIST. LTD.	97034	AUTO PARTS	\$2,366.49
PETER'S AUTO WORKS INC.	97035	TOWING OF VEHICLES	\$400.00
CONSTRUCTION SIGNS LTD.	97036	SIGNAGE	\$226.00



NAME	CHEQUE #	DESCRIPTION	AMOUNT
MASK SECURITY INC.	97037	TRAFFIC CONTROL	\$3,159.06
CRANE SUPPLY LTD.	97038	PLUMBING SUPPLIES	\$3,183.23
CREATIVE BRICK & TILE LTD.	97039	BRICK AND TILE	\$151.09
NEFOUND CABS	97040	TRANSPORTATION SERVICES	\$28.25
SMITH'S FURNITURE LTD.	97041	APPLIANCES	\$563.87
FASTENAL CANADA	97042	REPAIR PARTS	\$85.61
LONG & MCQUADE	97043	REAL PROGRAM	\$631.00
CUMMINS EASTERN CANADA LP	97044	REPAIR PARTS	\$2,699.44
SUNRISE ANIMAL HOSPITAL LTD.	97045	PROFESSIONAL SERVICES	\$74.58
ROGERS ENTERPRISES LTD	97046	TRAINING PROGRAMS	\$372.90
DICKS & COMPANY LIMITED	97047	OFFICE SUPPLIES	\$1,177.16
WAJAX POWER SYSTEMS	97048	REPAIR PARTS	\$1,266.55
MIC MAC FIRE & SAFETY SOURCE	97049	SAFETY SUPPLIES	\$28.82
EAST COAST HYDRAULICS	97050	REPAIR PARTS	\$51.47
DOMINION STORES #922	97051	MISCELLANEOUS SUPPLIES	\$827.04
DOMINION RECYCLING LTD.	97052	PIPE	\$248.60
THYSSENKRUPP ELEVATOR	97053	ELEVATOR MAINTENANCE	\$1,276.90
RUSSEL METALS INC.	97054	METALS	\$395.50
CANADIAN TIRE CORP.-HEBRON WAY	97055	MISCELLANEOUS SUPPLIES	\$240.61
CANADIAN TIRE CORP.-MERCHANT DR.	97056	MISCELLANEOUS SUPPLIES	\$266.91
CANADIAN TIRE CORP.-KELSEY DR.	97057	MISCELLANEOUS SUPPLIES	\$837.81
EAST COAST MARINE & INDUSTRIAL	97058	MARINE & INDUSTRIAL SUPPLIES	\$124.30
DR. LAWRIE RAY	97059	MEDICAL EXAMINATION	\$20.00
ECONOMY DRYWALL SUPPLIES	97060	BUILDING SUPPLIES	\$369.60
ELECTRONIC CENTER LIMITED	97061	ELECTRONIC SUPPLIES	\$192.49
NATIONAL ENERGY EQUIPMENT INC.	97062	REPAIR PARTS	\$1,198.41
ENVIROMED ANALYTICAL INC.	97063	REPAIR PARTS AND LABOUR	\$395.50
NL ENVIRONMENTAL INDUSTRY ASSN	97064	WORKSHOP FEE	\$4,497.40
COMMUNITY SECTOR COUNCIL	97065	LUNCHEON TICKETS	\$90.00
THE TELEGRAM	97066	ADVERTISING	\$19,948.58
HOME DEPOT OF CANADA INC.	97067	BUILDING SUPPLIES	\$752.71
DOMINION STORE 935	97068	MISCELLANEOUS SUPPLIES	\$307.49
FASTSIGNS	97069	SIGNAGE	\$378.49
EMERGENCY REPAIR LIMITED	97070	AUTO PARTS AND LABOUR	\$11,231.80
OMB PARTS & INDUSTRIAL INC.	97071	REPAIR PARTS	\$79.71
FRESHWATER AUTO CENTRE LTD.	97072	AUTO PARTS/MAINTENANCE	\$1,766.96
TIM HORTONS STORE - MOUNT PEARL	97073	REFRESHMENTS	\$327.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PRINCESS AUTO	97074	MISCELLANEOUS ITEMS	\$92.62
MILLENNIUM EXPRESS	97075	COURIER SERVICES	\$169.50
VESSEL SERVICES	97076	INSTALL SIGNS ON PIER 10	\$169.50
EASTERN PROPANE	97077	PROPANE	\$179.66
MADSEN CONSTRUCTION EQUIPMENT INC.	97078	REPAIR PARTS	\$143.01
HARRIS & ROOME SUPPLY LIMITED	97079	ELECTRICAL SUPPLIES	\$438.26
HARVEY & COMPANY LIMITED	97080	REPAIR PARTS	\$1,557.77
HARVEY'S OIL LTD.	97081	PETROLEUM PRODUCTS	\$48,120.39
POWER BROTHERS INC. POWER'S SALVAGE	97082	REPAIR PARTS	\$355.87
GRAYMONT (NB) INC.,	97083	HYDRATED LIME	\$41,550.67
RONA	97084	BUILDING SUPPLIES	\$1,173.19
HISCOCK RENTALS & SALES INC.	97085	HARDWARE SUPPLIES	\$468.87
HI-TECH SCALES LTD.	97086	PROFESSIONAL SERVICES	\$231.65
HOLDEN'S TRANSPORT LTD.	97087	RENTAL OF EQUIPMENT	\$3,277.00
HONDA ONE	97088	REPAIR PARTS	\$126.21
CANCELLED	97089	CANCELLED	\$0.00
CAR GUYS APPEARANCE CENTER INC.	97090	AUTO CLEANING	\$348.04
NL NEWS NOW INC.	97091	ADVERTISING	\$978.75
MICROSOFT CANADA	97092	SOFTWARE RENEWAL	\$2,016.17
CH2M HILL	97093	PROFESSIONAL SERVICES	\$31,406.21
MOVING MEDIA	97094	ADVERTISING	\$1,015.87
IMPRINT SPECIALTY PROMOTIONS LTD	97095	PROMOTIONAL ITEMS	\$1,251.99
HICKMAN DODGE JEEP CHRYSLER	97096	AUTO PARTS	\$176.28
ONX ENTERPRISE SOLUTIONS LIMITED	97097	PROFESSIONAL SERVICES	\$8,927.00
WHITE'S PROPANE LTD.	97098	PROFESSIONAL SERVICES	\$203.40
CDMV	97099	VETERINARY SUPPLIES	\$139.02
SUMMIT VETERINARY PHARMACY INC.,	97100	VETERINARY SUPPLIES	\$149.16
IDEXX LABORATORIES	97101	VETERINARY SUPPLIES	\$1,879.67
KANSTOR INC.	97102	REPAIR PARTS	\$670.66
WORK AUTHORITY	97103	PROTECTIVE CLOTHING	\$1,677.27
LITECO	97104	REPAIR PARTS	\$227.70
PVC PLUS DRILLING PRODUCTS	97105	REPAIR PARTS	\$308.49
KING'S PLUMBING & HEATING LTD.	97106	PLUMBING SUPPLIES	\$8,065.21
DATARITE.COM	97107	STATIONERY & OFFICE SUPPLIES	\$195.82
THE CARPET FACTORY SUPERSTORE	97108	PROFESSIONAL SERVICES	\$13.38
MACKAY COMMUNICATIONS	97109	PROFESSIONAL SERVICES	\$470.66
STAPLES ADVANTAGE	97110	OFFICE SUPPLIES	\$865.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
QUESTICA INC.	97111	REPAIR PARTS	\$627.15
MARK'S WORK WEARHOUSE	97112	PROTECTIVE CLOTHING	\$312.96
MARTIN'S FIRE SAFETY LTD.	97113	SAFETY SUPPLIES	\$189.84
MARTIN INDUSTRIAL GROUP	97114	REPAIR PARTS	\$60.57
JJ MACKAY CANADA LTD.	97115	PARKING METER KEYS	\$41,053.37
MCLOUGHLAN SUPPLIES LTD.	97116	ELECTRICAL SUPPLIES	\$2,148.24
MIKAN INC.	97117	LABORATORY SUPPLIES	\$1,538.10
INTEGRATED INFORMATICS INC.,	97118	PROFESSIONAL SERVICES	\$4,520.00
SPACESAVER CCS	97119	SCANNER	\$12,927.20
WAJAX INDUSTRIAL COMPONENTS	97120	REPAIR PARTS	\$27.89
NEWFOUNDLAND DISTRIBUTORS LTD.	97121	INDUSTRIAL SUPPLIES	\$319.55
NEWFOUNDLAND BROADCASTING CO.	97122	ADVERTISING	\$3,090.60
RECREATION NL	97123	2016 SILVER SPONSORSHIP	\$1,500.00
TOROMONT CAT	97124	AUTO PARTS	\$1,577.94
PBA INDUSTRIAL SUPPLIES LTD.	97125	INDUSTRIAL SUPPLIES	\$393.19
THE HUB	97126	BUSINESS CARDS	\$3,480.40
K & D PRATT LTD.	97127	REPAIR PARTS AND CHEMICALS	\$1,695.00
PROFESSIONAL UNIFORMS & MATS INC.	97128	PROTECTIVE CLOTHING	\$441.80
PURULATOR COURIER	97129	COURIER SERVICES	\$631.02
RIDEOUT TOOL & MACHINE INC.	97130	TOOLS	\$1,950.82
NAPA ST. JOHN'S 371	97131	AUTO PARTS	\$290.79
ROYAL FREIGHTLINER LTD	97132	REPAIR PARTS	\$2,082.59
LIFESAVING SOCIETY NFLD & LAB.	97133	AQUATIC RECERTIFICATION	\$1,105.14
S & S SUPPLY LTD. CROSSTOWN RENTALS	97134	REPAIR PARTS	\$20,024.98
ST. JOHN'S TRANSPORTATION COMMISSION	97135	CHARTER SERVICES	\$6,406.62
BIG ERICS INC	97136	SANITARY SUPPLIES	\$664.21
SAUNDERS EQUIPMENT LIMITED	97137	REPAIR PARTS	\$7,608.89
SANSOM EQUIPMENT LTD.	97138	REPAIR PARTS	\$4,799.82
STATE CHEMICAL LTD.	97139	CHEMICALS	\$350.29
STEELFAB INDUSTRIES LTD.	97140	STEEL	\$385.10
SUPERIOR OFFICE INTERIORS LTD.	97141	OFFICE SUPPLIES	\$1,461.09
SUPERIOR PROPANE INC.	97142	PROPANE	\$138.26
TEMPLETON TRADING INC.	97143	PAINT SUPPLIES	\$130.35
AETTNL	97144	MEMBERSHIP RENEWAL	\$180.80
TRACTION DIV OF UAP	97145	REPAIR PARTS	\$4,956.84
TRICO LIMITED	97146	REPAIR PARTS	\$481.95
TULKS GLASS & KEY SHOP LTD.	97147	PROFESSIONAL SERVICES	\$416.86

NAME	CHEQUE #	DESCRIPTION	AMOUNT
URBAN CONTRACTING JJ WALSH LTD	97148	PROPERTY REPAIRS	\$807.95
VATCHER'S USED AUTO PARTS	97149	AUTO PARTS	\$678.00
FJ WADDEN & SONS LTD.	97150	SANITARY SUPPLIES	\$634.06
WATERWORKS SUPPLIES DIV OF EMCO LTD	97151	REPAIR PARTS	\$11,653.99
WESCO DISTRIBUTION CANADA INC.	97152	REPAIR PARTS	\$1,862.61
RECEIVER GENERAL	97153	NATIONAL DOSIMETRY SERVICES	\$71.19
CANADIAN HOUSING & RENEWAL ASSOCIATION	97154	CONFERENCE FEE	\$624.75
IPMA - NEWFOUNDLAND CHAPTER	97155	CONFERENCE FEE	\$146.90
NEWFOUNDLAND & LABRADOR FOLK ARTS SOCIETY	97156	PROFESSIONAL SERVICES	\$2,260.00
DONOVAN HOMES LIMITED	97157	REFUND SECURITY DEPOSIT	\$1,000.00
BROOKFIELD EMPLOYEE SOCIAL CLUB	97158	STEEL BARRELS	\$85.00
NLOWE	97159	REGISTRATION FEE	\$56.50
ENTERPRISE RENT A CAR	97160	LEGAL CLAIM	\$173.25
THE ARTIST'S WORKSHOP INC.	97161	RETIREMENT GIFT	\$51.30
FIT FOR WORK	97162	PROFESSIONAL SERVICES	\$2,992.62
DR. CYRIL RICHE	97163	MEDICAL EXAMINATION	\$20.00
NORTH ATLANTIC ISLAND PASS	97164	GAS & DIESEL PURCHASE	\$1,568.76
MCKIM, DR. AARON	97165	MEDICAL EXAMINATION	\$20.00
A HOLDING PLACE	97166	PROFESSIONAL SERVICES	\$230.55
DR. PETER MORRY	97167	MEDICAL EXAMINATION	\$50.00
BENSON, BUFFETT PLC INC.	97168	REFUND COMPLIANCE LETTER	\$150.00
MVT CANADIAN BUS, INC.	97169	GOBUS TRANSIT	\$809,444.74
SOBEYS ROPEWALK LANE	97170	MISCELLANEOUS SUPPLIES	\$82.64
DR. J.H. OOSTHUIZEN	97171	MEDICAL EXAMINATION	\$20.00
DR. DAN MALONE	97172	MEDICAL EXAMINATION	\$20.00
CAMBRIDGE ENVIRONMENTAL PRODUCTS INC.	97173	VETERINARY SUPPLIES	\$264.99
ADVANCED EDUCATION & SKILLS	97174	OVERPAYMENT OF RENT	\$920.00
GFL ENVIRONMENTAL INC.	97175	PROFESSIONAL SERVICES	\$1,209.69
BEST BUY CANADA LIMITED	97176	SPEAKERS	\$452.44
BUSSEY HORWOOD IN TRUST	97177	LEGAL CLAIM	\$7,722.68
THOMAS RODGERS	97178	REFUND SECURITY DEPOSIT	\$300.00
SARA DOW & MATTHEW ANGEL	97179	REFUND OVERPAYMENT OF TAXES	\$400.90
THERESA O'BRIEN	97180	REFUND OVERPAYMENT OF TAXES	\$193.55
CRAIG PRIDDLE	97181	REFUND SECURITY DEPOSIT	\$100.00
LOGANAMBAL CHOMROO	97182	RECREATION PROGRAM REFUND	\$189.00
KIRK & TAMMY COLLINS	97183	REFUND SECURITY DEPOSIT	\$2,000.00
LEHR, TODD	97184	VEHICLE BUSINESS INSURANCE	\$222.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HAYWARD, ELIZABETH	97185	MILEAGE	\$33.72
WINSOR, MICHELLE	97186	MILEAGE	\$53.42
JONES, CHRISTINA	97187	MILEAGE	\$79.03
WHITE, LESLIE	97188	MILEAGE	\$229.27
SELLARS, JACON	97189	VEHICLE BUSINESS INSURANCE	\$24.00
RICK PRICE	97190	VEHICLE BUSINESS INSURANCE	\$143.00
ANNETTE OLDFORD	97191	MILEAGE	\$31.85
MARSHALL, KIMBERLY	97192	CLOTHING ALLOWANCE	\$180.00
BARFITT, ANGELA	97193	MILEAGE	\$106.43
MELISSA MURRAY	97194	MILEAGE	\$57.12
MAHER, TRAVIS	97195	MILEAGE	\$74.95
SPURRELL, SHALANE	97196	TUITION	\$645.00
MCGRATH, CINDY	97197	MILEAGE	\$4.88
WILLIAMS, NICOLE	97198	MILEAGE	\$23.05
SCOTT HOUNSELL	97199	VEHICLE BUSINESS INSURANCE	\$138.00
MCGRATH, JENNIFER	97200	MILEAGE	\$55.76
ROSE, JENNIFER	97201	OVERPAYMENT OF GROUP INSURANCE	\$148.77
SHERRY MERCER	97202	MILEAGE	\$15.54
STACEY ROBERTS	97203	MILEAGE	\$39.62
CHRISTA NORMAN	97204	MILEAGE	\$63.40
LYNCH, KAYLA	97205	MILEAGE	\$162.18
KRISTA GLADNEY	97206	MILEAGE	\$57.21
SIMONE LILLY	97207	MILEAGE	\$62.20
MAX BURKE	97208	MILEAGE	\$43.00
SMITH STOCKLEY LTD.	97209	PLUMBING SUPPLIES	\$73.87
PIANO WISE INC.	97210	PROFESSIONAL SERVICES	\$248.60
DARLENE SHARPE	97211	CLEANING SERVICES	\$750.00
SARAH HALLIDAY	97212	PERFORMANCE FEE	\$75.00
JENNIFER HALLIDAY	97213	PERFORMANCE FEE	\$75.00
GARRETT DONAHER	97214	PURCHASE OF TAC BOOK	\$190.97
WEIRS CONSTRUCTION LTD.	97215	PROGRESS PAYMENT	\$204,701.83
POMERLEAU INC.,	97216	PROGRESS PAYMENT	\$1,530,262.28
BARACO-ATLANTIC CORPORATION	97217	PROGRESS PAYMENT	\$176,330.16
<b>Total:</b>			<b>\$ 3,516,058.88</b>

# MEMORANDUM

Date: May 18, 2016  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: Sherri Higgins– Buyer  
Re: Council Approval - Tender 2016079 Craig Snow Plow Parts

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The results of Tender 2016079 Craig Snow Plow Parts are stated below:

Craig Snow Plow Parts	
TENDER #2016079 – May 16/16 - 1:00 PM	
Nortrax Canada Inc.	\$21,456.59
Western Hydraulic 2000 Ltd.	\$16,810.40

This tender contains 47 items which are each awarded individually. Shown above is the cumulative total of the items for each of the lowest bids and contains all of the bids received.

It is recommended to award this tender to the lowest bidders, as shown above, meeting the specifications for various Craig Snow Plow Parts, as per the Public Tendering Act.

This contract is for a one year period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted

Sherri Higgins  
Buyer

# ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

# MEMORANDUM

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**Date:** May 16, 2015

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

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

**Re:** Quarterly Travel Report  
First Quarter 2016

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Attached in accordance with the City's Freedom of Information By-Law is the Quarterly Travel Report for the first quarter of 2016.



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

DC/lp

Enclosure

# ST. JOHN'S



Quarterly Travel Report 2016  
1st Quarter

**ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 [WWW.STJOHNS.CA](http://WWW.STJOHNS.CA)

**City Council**

Dennis O'Keefe	1112-52111	
<ul style="list-style-type: none"> <li>• Ottawa, Ontario</li> <li>• Big City Mayor's Caucus Summit</li> <li>• February 3 - 6, 2016</li> </ul>		Total: \$ 1,810.51
Daniel Breen	1111-52111	
<ul style="list-style-type: none"> <li>• Deer Lake, NL</li> <li>• Urban Municipalities Caucus Meetings</li> <li>• February 5 - 6, 2016</li> </ul>		Total: \$ 977.32
Sandy Hickman	1111-52111	
<ul style="list-style-type: none"> <li>• Ottawa, Ontario</li> <li>• Sustainable Communities Conference</li> <li>• February 8 – 11, 2016</li> </ul>		Total: \$ 2,760.16
Sandy Hickman	1111-52111	
<ul style="list-style-type: none"> <li>• Ottawa, Ontario</li> <li>• Board Meeting – Canadian Capital Cities Organization</li> <li>• March 28 – 30, 2016</li> </ul>		Total: \$ 1,616.80
Daniel Breen	1111-52111	
<ul style="list-style-type: none"> <li>• Ottawa, Ontario</li> <li>• Canadian Sport Tourism Conference</li> <li>• March 6 - 9, 2016</li> </ul>		Total: \$ 2,883.44
Dennis O'Keefe	1112-52111	
<ul style="list-style-type: none"> <li>• Ft. Lauderdale, Florida</li> <li>• Seatrade Cruise Global Meetings</li> <li>• March 13 - 18, 2016</li> </ul>		Total: \$ 2,957.67

**Legal**

Cheryl Mullett	1220-52111	
<ul style="list-style-type: none"> <li>• Toronto, Ontario</li> <li>• Annual Provincial / Municipal Liability Conference</li> <li>• January 27 - 29, 2016</li> </ul>		Total: \$ 2,552.48

**Community Services**

Janine Halliday	1274-52111	
<ul style="list-style-type: none"> <li>• Toronto, Ontario</li> <li>• Board of Directors Meetings – ICCS &amp; PSSD</li> <li>• February 22 - 27, 2016</li> </ul>		Total: \$ 3,056.27
(3 <sup>rd</sup> party reimbursement \$1,750 MSDO)		