

**AGENDA
REGULAR MEETING**

**May 9, 2016
4:30 p.m.**

ST. JOHN'S

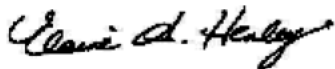
MEMORANDUM

May 6, 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 **Monday, May 9, 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

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
May 9, 2016 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- a. Minutes of May 2, 2016

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

- a. Notice of Motion from Councillor Lane – Business Supports Initiative
- b. Notice of Motion from Councillor Tilley – Sale of Fireworks on City Property

Other Matters

5. NOTICES PUBLISHED

- A Discretionary Use Application has been submitted by Jack Axes Inc. requesting permission to occupy a portion of 152 Water Street as a Place of Amusement for a Target Club with Lounge. The business will occupy a total floor area of approximately 669 m² with the Lounge area of 46 m² and will operate Sunday-Thursday 12-11 p.m. and Friday and Saturday 12 p.m.-12 a.m. No on-site parking will be required.

6. PUBLIC HEARINGS

- Proposed Application to Rezone Property to the Apartment Medium Density (A2) Zone and Text Amendment Regarding Parking Area Requirements
PDE# MPA1500014
Applicant: Pro-Tech Construction Ltd.
147-149 Thorburn Road

7. COMMITTEE REPORTS

- a. Development Committee Report – May 3, 2016
- b. Community Services and Housing Standing Committee Report - April 26, 2016

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- April 28 - May 4, 2016

10. BUILDING PERMITS LIST

- May 9, 2016

11. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – May 4, 2016

12. TENDERS/RFPS

- a. Tender 2016027 – Blackmarsh Road Empire Avenue Water Transmission Main Replacement Phase #1
- b. Tender 2016053 – Streets Rehab #1
- c. Tender 2016054 – Streets Rehab #2
- d. Contract Award Without Tender Invitation – Acoustic Watermain Assessment

13. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. Decision Note dated May 4, 2016 from Deputy City Manager Financial Management re: 2016 Capital Out of Revenue
- b. Decision Note dated May 4, 2016 from Deputy City Manager Financial Management re: Vacancy Allowance Changes
- c. Information Note dated May 5, 2016 from City Clerk re: Regular and Special Council Meetings – Summer Schedule
- d. May 2016 Economic Report

15. ADJOURNMENT

MINUTES
REGULAR MEETING - CITY COUNCIL
May 2, 2016 - 4:30 p.m. - Council Chambers

Present Mayor Dennis 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
Acting Deputy City Manager of Public Works
Deputy City Manager of Finance & Administration
Chief Municipal Planner
City Solicitor
City Clerk
Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-05-02/188R

Moved – Deputy Mayor; Seconded – Councillor Hickman

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-05-02/189R

Moved – Councillor Puddister; Seconded – Councillor Breen

That the minutes of April 26, 2016 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

**Decision Note dated April 13, 2016 from Chief Municipal Planner re:
Proposed Rezoning from Residential Medium Density (R2) Zone to the
Apartment Low Density (A1) Zone: 50-62 Bay Bulls Road**

Council considered the above noted decision note.

SJMC2016-05-02/190R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That Council adopt St. John’s Development Regulations Amendment Number 634, 2016. This amendment will now be referred to the Department of Municipal and Intergovernmental Affairs with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act.

CARRIED UNANIMOUSLY

**Decision Note dated April 21, 2016 from Deputy City Manager Public Works
re: Service Lateral Program, Public Works (Tabled)**

Council considered the above noted decision note.

SJMC2016-05-02/191R

Moved – Councillor Breen; Seconded – Councillor O’Leary

CARRIED UNANIMOUSLY

Councillors Puddister, O’Leary and Collins expressed their support of staff’s efforts to maintain the service lateral program.

NOTICES PUBLISHED

Council considered the following noticed published:

- A Discretionary Use Application has been submitted requesting permission to occupy 32 Mullock Street as a home occupation for food preparation services. The business will occupy a total floor area of 12 m² and will sell international foods for delivery only, no clients will visit the property and no parking will be required. Hours of operation will be 12 - 8 p.m. Tuesday to Saturday. The business will employ two employees.

SJMC2016-05-02/192R

Moved – Councillor Puddister; Seconded – Councillor Lane

That the application be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report April 26, 2016

[Link to Report](#)

Council considered the above listed Development Committee Report dated April 26, 2016. Councillor Puddister stated that items #1-3 are for information purposes, with item #4 for Council's consideration.

SJMC2016-05-02/193R

Moved – Councillor Puddister; Seconded – Councillor O’Leary

That item #4 be approved as presented.

CARRIED UNANIMOUSLY

Councillor Galgay expressed concern regarding item #1 - Evergreen Recycling container stating that noise is a concern with it being a 24 hour operation and bordering on a residential area. Staff will look into the concerns and report back to Council.

DEVELOPMENT PERMITS LIST

Council considered as information the above noted for the period April 21 to April 27, 2016.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for May 2, 2016.

SJMC2016-05-02/194R

Moved – Councillor Hann; Seconded – Councillor Hickman

That the building permits list for May 2, 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 April 28, 2016.

SJMC2016-05-02/195R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Hann

That the Payrolls and Accounts for the weeks ending April 28, 2016 be approved.

CARRIED UNANIMOUSLY

NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

Councillor Dave Lane presented the following Notice of Motion:

WHEREAS a negative economic outlook alongside difficult municipal and provincial budgets are putting pressure on businesses trying to stay afloat and provide products, services, and employment to our residents and investors;

TAKE NOTICE that I will, at the next meeting of Council, move the following motion to:

Call upon Council to work with stakeholder groups and staff across all departments to implement a concerted “Business Supports Initiative” outlining actions the City can take from an economic development perspective in support of business.

A draft discussion framework based on input from staff and fellow councilors will be presented.

DATED at St. John’s, NL this 2nd day of May, 2016.

**Dave Lane
Councillor at Large**

Councillor Bruce Tilley presented the following Notice of Motion:

TAKE NOTICE that I will, at the next meeting of Council, move the following motion to:

Mandate staff to review mobile fireworks sales on City property with the view of identifying appropriate locations not on City property and not being close to residential properties.

DATED at St. John's, NL this 2nd day of May, 2016.

**Bruce Tilley
Ward 3 Councillor**

TENDERS

Council considered the following tenders:

- Tender 2016056 – Asphalt Crack Sealing
 - Crown Contracting Inc. \$159,775.00
- Tender 2016064 – Purchase of Two Gang Mowers
 - Veseys Seed Limited 137,170.70
- Tender 2016059 – Purchase of Cico Core Network (Switches)
 - Onx Enterprise Solutions Ltd. \$149,078.73

SJMC2016-05-02/196R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Hann

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

OTHER BUSINESS

Decision Note dated May 2, 2016 re: Travel – Federation of Canadian Municipalities (FCM) 2016 Annual Conference and Trade Show & Big City Mayor's Meetings – Winnipeg, Manitoba – June 1 – 6, 2016

Council considered the above noted decision note.

SJMC2016-05-02/197R

Moved – Councillor Puddister; Seconded – Councillor Hann

That Council approve the costs associated with Mayor Dennis O'Keefe attending FCM's 2016 Annual Conference and Trade Show & the Big City Mayor's meetings in Winnipeg, Manitoba from June 1 – 6, 2016.

CARRIED UNANIMOUSLY

Councillor Hann asked how many councilors were attending the conference and asked that a report be presented upon their return.

Councillor Collins

Addressed the Heritage Foundation article in The Telegram and recognizes the Foundation does not want to use taxpayer money for heritage buildings.

Councillor O'Leary

Commented on the success of the launch of "Push for Change" a fundraising and awareness program to end youth homelessness. Councillor O'Leary urged the public to support the fundraiser.

Councillor O'Leary also acknowledged the Community Roots program application process and asked staff for an update on the number of applications received.

Councillor Galgay

Noted that a full parking study will be completed on the Georgetown area; staff are working on it, will come back to Council with recommendations.

Councillor Puddister

Stated that the NDP have made a motion to the Provincial Government asking them to become an intervener in the court case Oceanex has launched against the Federal Government. The case could have huge implications for the province as it challenges the existing Marine Atlantic subsidies.

SJMC2016-05-02/198R

Moved – Councillor Puddister; Seconded – Councillor Hickman

That the City write the Province asking them to become an intervener in the ongoing court case between Oceanex and the Federal Government.

CARRIED UNANIMOUSLY

Councillor Lane

Noted the YMCA, Common Ground and Futurepreneur Canada entrepreneur panel being held at Common Ground on Harvey Road this Thursday May 5th and encouraged those interested to attend.

Councillor Hickman

Announced that the Convention Centre will open for business tomorrow, May 3rd. Councillor Hickman thanked Sheena McCrate, Michele Eagles, staff, and everyone involved.

Councillor Hann

Stated that reports should be required when members of Council attend conferences as a way to share information and promote the topics covered at the conferences.

Deputy Mayor Ellsworth

Voiced support for Councillor Hann's request for reports on Councillor-attended conferences.

Deputy Mayor Ellsworth also noted National Youth Week and provided an update on City events including the Youth Art Exhibit in the Great Hall.

Councillor Tilley

Requested the staff look into the house next to St. Theresa's Parish which has been boarded up for some time.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:25 p.m.

MAYOR

CITY CLERK

REPORTS/RECOMMENDATION

Development Committee

April 26, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Proposed Beverage Recycling Container – Ever Green Recycling – 79 Blackmarsh Road

The Development Committee recommends approval on the condition that the site is properly maintained.

2. Subdivision – Clovelly Trails Stage 3B, 0900099

The Development Committee recommends that the sidewalks be installed to complete the existing subdivision.

3. Mobile Fireworks Sales (City Property) – Mundy Pond Road and Pearce Avenue

The Development Committee recommends approval subject to the operation meeting all city requirements.

4. Demo/Rebuild in Watershed - 50% increase in floor area of dwelling and build 12' x 16' accessory building. 837-839 Thorburn Road - INT1600017

The Development Committee recommends approval provided a security is paid in the case that construction begins before the accessory building is demolished.

Jason Sinyard
Deputy City Manager - Planning, Development & Engineering
Chairperson

Appendix to Minutes of May 2, 2016

Building Permits List

Council's May 2, 2016 Regular Meeting

Permits Issued: 2016/04/21 To 2016/04/27

Class: Commercial

15 Bay Bulls Rd	Ms	Retail Store
45 Blackmarsh Rd	Ms	Place Of Amusement
271 Blackmarsh Rd	Ms	Service Shop
711 Blackmarsh Rd	Ms	Service Shop
Carpasian Rd	Ms	Place Of Assembly
55 Duckworth St	Sn	Office
360 Topsail Rd	Ms	Retail Store
177 Kenmount Rd	Ms	Car Sales Lot
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
30 Ropewalk Lane	Ms	Office
38-42 Ropewalk Lane	Ms	Service Shop
38-42 Ropewalk Lane	Ms	Retail Store
38-42 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Retail Store
350 Torbay Rd	Ms	Eating Establishment
35 New Gower St	Nc	Accessory Building
159 Pennywell Rd	Nc	Accessory Building
32 George St	Co	Restaurant
15-27 Stavanger Dr, Lego	Cr	Retail Store
55 Duckworth St	Sw	Office
320 Torbay Rd, Sumac Syrian	Cr	Retail Store
6 Freshwater Rd	Rs	Office
390 Topsail Rd	Co	Parking Lot
120 Stavanger Dr., 2nd Floor	Rn	Office
235 Water St	Rn	Office
15 Navigator Ave	Sw	Retail Store

This Week \$ 510,500.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

16 Bar Haven St	Nc	Accessory Building
6 Bawnmoor St	Nc	Accessory Building
12 Spruce Grove Ave	Nc	Accessory Building
1124 Blackhead Rd	Nc	Accessory Building
128 Branscombe St	Nc	Fence
16 Bulrush Ave, Lot 112	Nc	Single Detached Dwelling
17 Chafe Ave	Nc	Accessory Building
205 Cheeseman Drive, Lot 197	Nc	Single Detached Dwelling
84 Glenview Terr	Nc	Accessory Building
18 Iceland Pl	Nc	Fence
10 Lions Rd	Nc	Fence

Appendix to Minutes of May 2, 2016

35 Marsland Pl	Nc	Accessory Building
90 Maurice Putt Cres, Lot 267	Nc	Single Detached Dwelling
94 Maurice Putt Cres, Lot 269	Nc	Single Detached Dwelling
45 Nautilus St	Nc	Accessory Building
12 Ozark Place, Lot 415	Nc	Single Detached & Sub.Apt
25 Portugal Cove Rd	Nc	Fence
41 Serpentine St	Nc	Accessory Building
16 Tanner St	Nc	Single Detached Dwelling
32 Empire Ave	Co	Office
42 Ladysmith Dr	Cr	Subsidiary Apartment
8 Shea St	Ex	Single Detached Dwelling
80 Boulevard, Unit 702	Rn	Apartment Building
103 Freshwater Rd	Rn	Semi-Detached Dwelling
18 Galashiels Pl	Rn	Single Detached Dwelling
22 Hawker Cres	Rn	Single Detached Dwelling
146 New Pennywell Rd	Rn	Semi-Detached Dwelling
148 New Pennywell Rd	Rn	Semi-Detached Dwelling
150 New Pennywell Rd	Rn	Semi-Detached Dwelling
15 Northern Ranger St	Rn	Single Detached Dwelling
8 Oakley Pl	Rn	Single Detached Dwelling
78 Pleasant St	Rn	Single Detached & Sub.Apt
109 Rennie's Mill Rd	Rn	Single Detached Dwelling
640 Southside Rd	Rn	Semi-Detached Dwelling
1 Whitehorse Pl	Rn	Single Detached Dwelling
640 Southside Rd	Sw	Semi-Detached Dwelling

This Week \$ 1,781,262.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,291,762.00

Repair Permits Issued: 2016/04/21 To 2016/04/27 \$ 93,000.00

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

725 Thorburn Road - your application to install a new 8'X 20' extension on the existing accessory building has been rejected as per Section 104(4)(a) of the City of St. John's Act.

Appendix to Minutes of May 2, 2016

YEAR TO DATE COMPARISONS			
	May 2, 2016		
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$59,239,000.00	\$32,153,000.00	-46
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,612,000.00	\$2,486,000.00	-67
Residential	\$16,622,000.00	\$14,149,000.00	-15
Repairs	\$1,044,000.00	\$876,000.00	-16
Housing Units(1 & 2 Family Dwelling	34	37	
TOTAL	\$84,517,000.00	\$49,664,000.00	-41

Respectfully Submitted,

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

Appendix to Minutes of May 2, 2016

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending April 28, 2016**

Payroll

Public Works	\$ 428,646.14
Bi-Weekly Casual	\$ 22,998.63
Accounts Payable	\$ 1,972,511.58

Total: \$ 2,424,156.35

Appendix to Minutes of May 2, 2016

ST. JOHN'S

DEPARTMENT OF FINANCE

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

Notice of Motion:

WHEREAS a negative economic outlook alongside difficult municipal and provincial budgets are putting pressure on businesses trying to stay afloat and provide products, services, and employment to our residents and investors;

TAKE NOTICE that I will, at the next regular meeting of Council, move the following motion to:

Call upon Council to work with stakeholder groups and staff across all departments to implement a concerted “Business Supports Initiative” outlining actions the City can take from an economic development perspective in support of business.

A draft discussion framework based on input from staff and fellow councillors will be presented.

DATED at St. John’s, NL this 2nd day of May, 2016

Dave Lane
At-Large Councillor

May 2, 2016

Notice of Motion:

TAKE NOTICE that I will, at the next meeting of Council, move the following motion to:

Call upon staff to review mobile fireworks sales on City property with the view of identifying appropriate locations not on City property and not being close to residential properties.

DATED at St. John's, NL this 2nd day of May, 2016

Bruce Tilley

Ward 3 Councillor

May 2, 2016

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 9, 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	152 Water Street Commercial Central Office (CCO) Zone	2	A Discretionary Use Application has been submitted by Jack Axes Inc. requesting permission to occupy a portion of 152 Water Street as a Place of Amusement for a Target Club with Lounge. The business will occupy a total floor area of approximately 669 m ² with the Lounge area of 46 m ² and will operate Sunday- Thursday 12-11 p.m. and Friday and Saturday 12 p.m.-12 a.m. No on-site parking will be required.	669m ²			Submissions received 0	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.

DECISION/DIRECTION NOTE

Title: Proposed Application to Rezone Property to the Apartment Medium Density (A2) Zone and Text Amendment Regarding Parking Area Requirements
PDE# MPA1500014
Applicant: Pro-Tech Construction Ltd.
147-149 Thorburn Road

Date Prepared: May 3, 2016

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 138, 2016, and St. John's Development Regulations Amendment Number 630, 2016, to rezone 147-149 Thorburn Road from the Institutional and Rural Residential Infill Zones to the Apartment Medium Density Zone for the development of a 22 unit apartment building. Secondly, that Council adopt the attached resolution for St. John's Development Regulations Amendment 631, 2016, which will revise existing Parking Area requirements, prompted by the rezoning application.

Discussion – Background and Current Status:

A public meeting chaired by Councillor Collins was held on April 27, 2016, to review an application from Pro-Tech Construction Limited. Minutes of the meeting are attached. The application is for the development of a 22 unit apartment building at 147-149 Thorburn Road.

A Land Use Assessment Report was required for the proposal, and a satisfactory report was submitted and advertised for public review. As part of the detailed review, it was noted that a portion of the proposed parking area (6 spaces) falls within the floodplain buffer. Subject to Section 11.2.4(5) of the Development Regulations, Council may permit the paving of gravel parking lots exiting as of December 31, 2011. The overall building design was also altered to meet the physical constraints of the site. Due to the floodplain and buffer running along the rear of the property, the building was redesigned to cantilever over the buffer. The Development Committee reviewed both proposals and recommended approval at its December 1, 2015 meeting.

A City wide amendment to the St. John's Development Regulations was also advertised and considered at the public meeting, as it was prompted by the rezoning application. The proposed text amendment will revise existing Parking Area requirements, clarifying how yard setbacks may be reduced. Parking areas along a Collector or Arterial Street will require a 6m setback (from curb) for snow storage and will eliminate the fence requirement. Yard requirements for all other Parking Areas will remain unchanged.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A

ST. JOHN'S

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:

That Council adopt-in-principle the resolutions for St. John’s Municipal Plan Amendment Number 138, 2016, and St. John’s Development Regulations Amendment Number 630, 2016, to rezone 147-149 Thorburn Road from the Institutional (INST) and Rural Residential Infill (RRI) Zones to the Apartment Medium Density (A2) Zone for the development of a 22 unit apartment building. Council would also considered the paving of the existing gravel parking lot within the floodplain buffer and the small area of the cantilevered building and patio over the floodplain. If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs with a request for provincial release. Once the release is received, the amendments will be referred back to a future regular meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

It is also recommended that Council adopt the attached resolution for St. John’s Development Regulations Amendment 631, 2016, which will revise existing Parking Area requirements, prompted by the rezoning application. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

Approved by/Date/Signature:

Ken O’Brien, MCIP, Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

- Amendments
- Location map
- Minutes of the April 27, 2016 Public Meeting

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 138, 2016**

WHEREAS the City of St. John's wishes to allow the development of an Apartment Building at 147 – 149 Thorburn Road.

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

Redesignate land at 147-149 Thorburn Road [Parcel ID#s 2925 and 2924] from the Institutional and Urban Expansion Land Use Districts to the Residential Medium Density 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 and Intergovernmental 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 630, 2016**

WHEREAS the City of St. John's wishes to allow the development of an Apartment Building at 147 – 149 Thorburn Road.

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

Rezone land at 147-149 Thorburn Road [Parcel ID#s 2925 and 2924] from the Institutional (INST) and Rural Residential Infill (RRI) Zones to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.

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

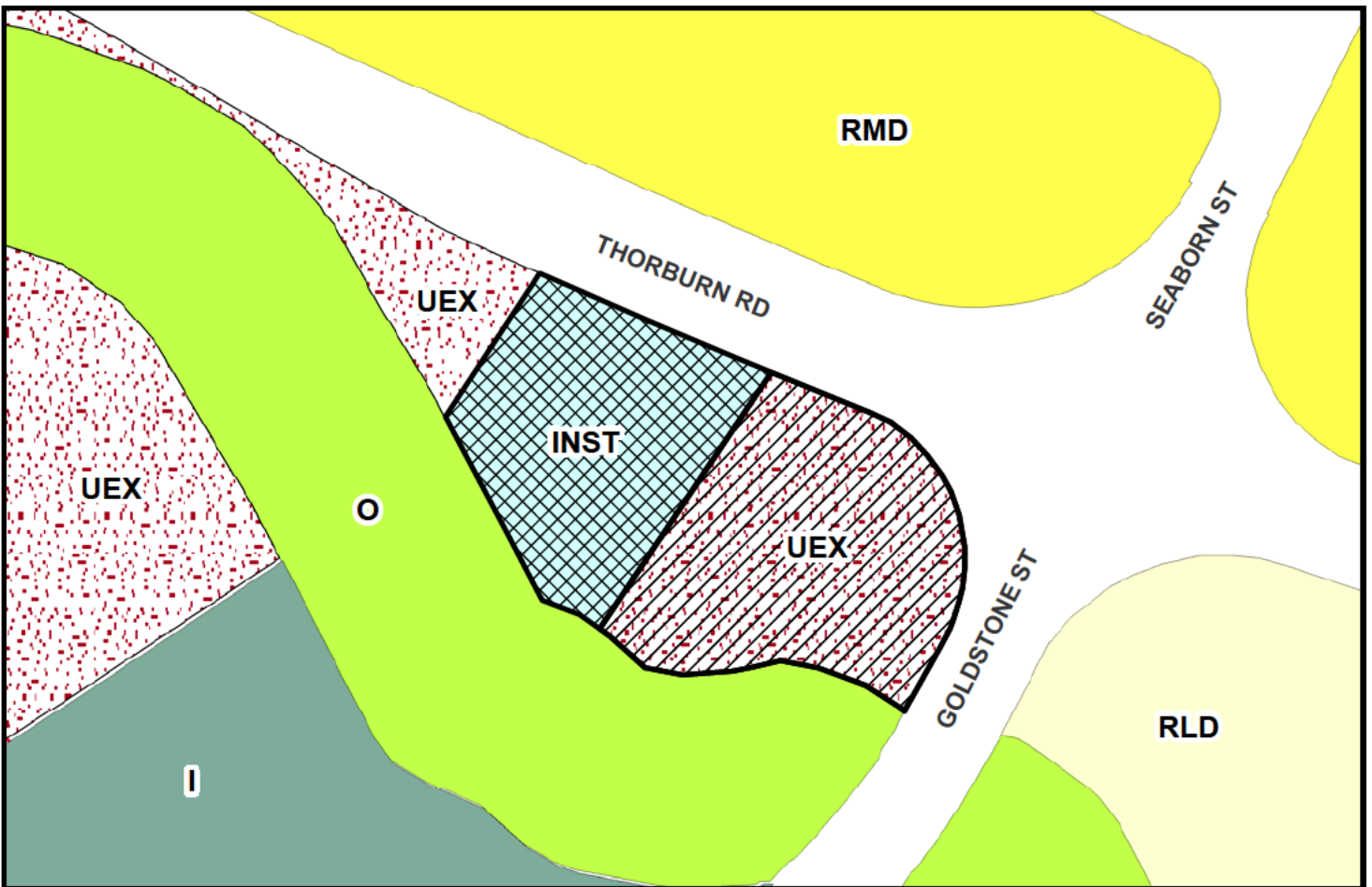
MCIP

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

City Clerk

Council Adoption

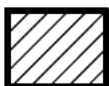

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 138, 2016
[Map III-1A]**

2016 03 02 SCALE: 1:1000
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 URBAN EXPANSION (UEX) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT
-  AREA PROPOSED TO BE REDESIGNATED FROM INSTITUTIONAL (INST) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

147-149 THORBURN ROAD
Parcel_ID Nos. 2925/2924

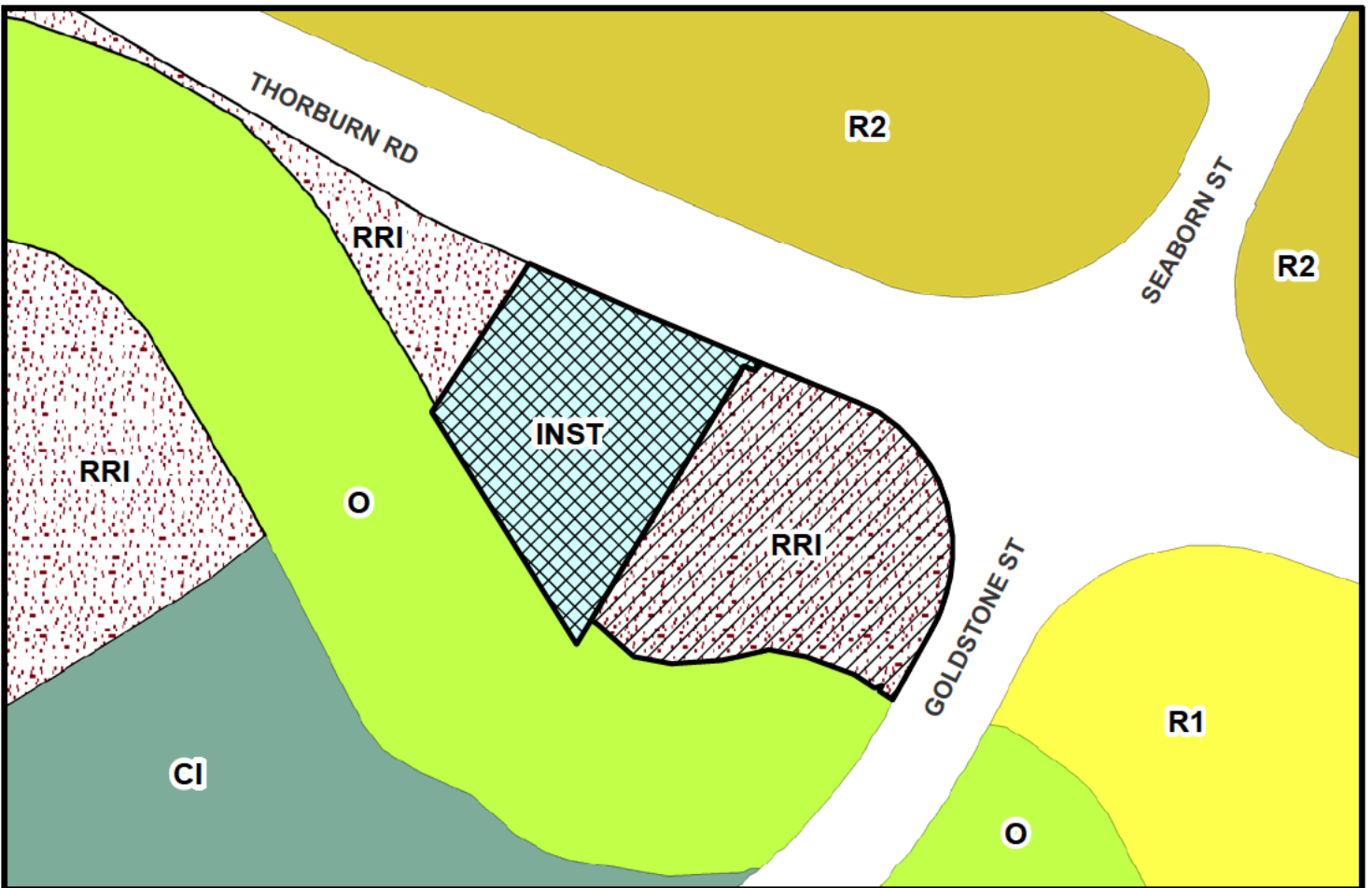
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption



Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 630, 2016
[Map Z-1A]**

2016 03 02 SCALE: 1:1000
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 RESIDENTIAL INFILL (RRI) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM INSTITUTIONAL (INST) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

147-149 THORBURN ROAD
Parcel_ID Nos. 2925/2924

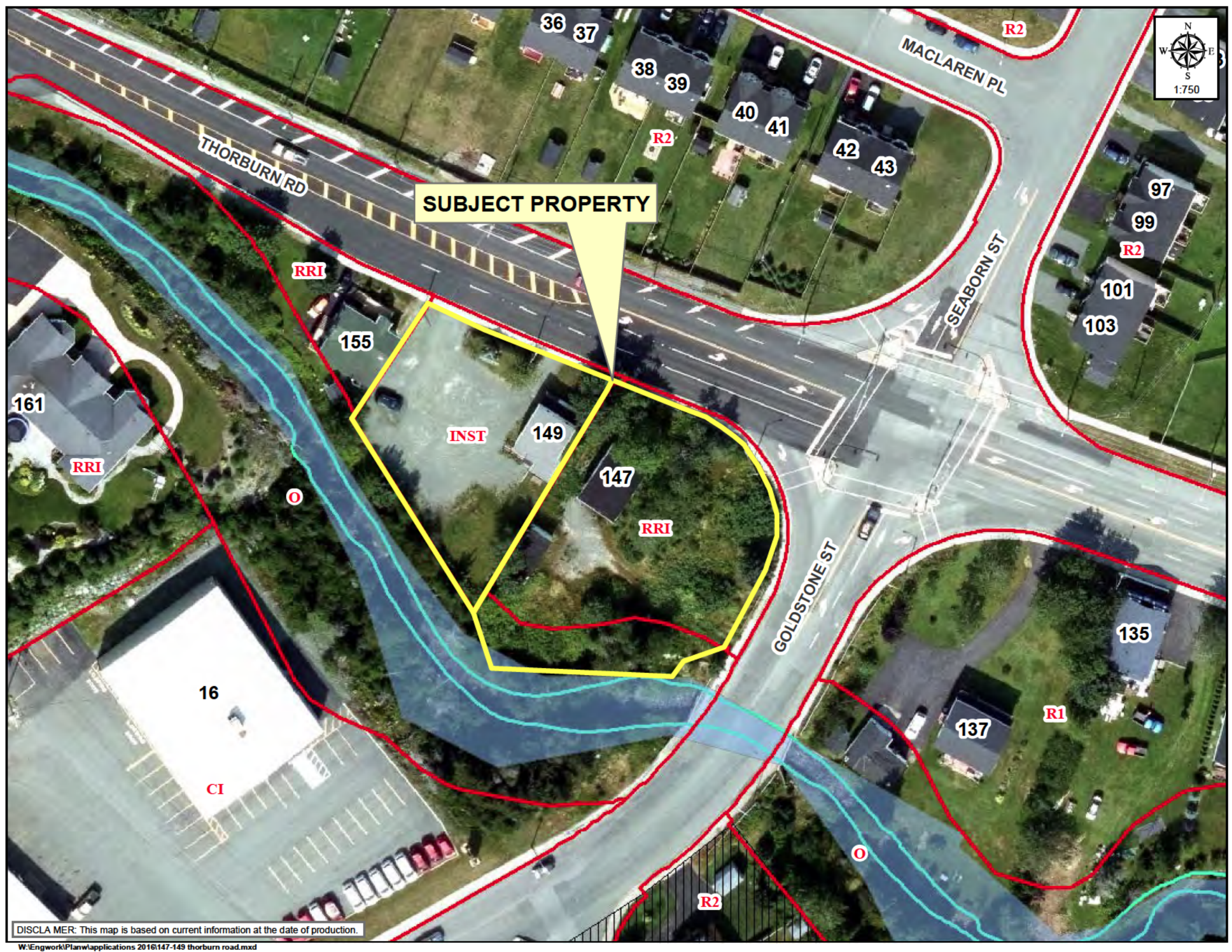
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



SUBJECT PROPERTY

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

W:\Engwork\Planw\applications 2016\147-149 thorburn road.mxd

Public Meeting
Wednesday, April 27, 2016
7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

Present: Councillor Wally Collins, Chairperson
Lindsay Lyghtle Brushett, Planner III, Planning, Development and Engineering Dept.
Dave Wadden, Manager of Development, Planning, Development and Engineering Dept.
Kenessa Cutler, Legislative Assistant

Also present was a representative from Woodford/Sheppard consultant for the proponent:

Mr. Chris Woodford

There were 10 people in attendance at the meeting.

PURPOSE OF MEETING

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

The City of St. John's has received an application from Pro-Tech Construction Ltd. to rezone land at 147-149 Thorburn Road from the Institutional (INST) and Rural Residential Infill (RRI) Zones to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the development of a four-storey apartment building containing twenty-two (22) dwelling units. A Municipal Plan amendment will be required. A Land Use Assessment Report (LUAR) has been submitted to the City and is available for review.

The application will also consider a proposed text amendment to the St. John's Development Regulations that would revise existing Parking Area requirements. At present the applicant would be required to fence the parking area along Thorburn Road. The proposed amendment would remove that requirement.

One written submission was received, see Appendix.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Councillor Collins called the meeting to order, introduced the head table and defined the process for this meeting. The following documents were included in the public meeting agenda:

- Location Map
- Site Plan
- Land Use Assessment Report (LUAR)

Lindsay Lyghtle Brushett, Planner III, stated that the City received an application from Pro-Tech Construction Ltd. to rezone land at 147-149 Thorburn Road from the Institutional (INST) and Rural Residential Infill (RRI) Zones to the Apartment Medium Density (A2) Zone.

Ms. Lyghtle Brushett indicated that the City's Municipal Plan encourages compact urban form and infill development in higher density areas while maintaining the character of the neighborhood. After reviewing the application, staff feels it fits well with the Municipal Plan and makes good use of existing infrastructure.

With this proposal, the City is required to amend the Municipal Plan. The Urban Expansion and Institutional districts under which some of the proposed falls will be amended to the Residential Medium Density district. The Open Space district at the rear of the property will remain Open Space. As the Apartment Medium Density zone is a conditional zone, a Land Use Assessment Report was required and provided. There are no engineering concerns and the development will have to conform to the City's Zero Net Run-Off policy.

The application will also consider a proposed text amendment to the St. John's Development Regulations that would revise existing Parking Area requirements along Collector and Arterial roads City wide. At present the applicant would be required to fence the parking area along Thorburn Road. The proposed amendment would remove that requirement.

Chris Woodford, of Woodford/Sheppard then provided an overview of the proposed development and displayed the floor plans and footprint. The proposed is a four storey 22 unit building with amenity space (fitness centre, greenhouse, storage, etc.). 28 parking spaces will be provided for residents. The rear of the property is green space and will be protected and maintained. Mr. Woodford also stated the proposed would have minimal impact on shadowing because it is set so far back from Thorburn Road.

DISCUSSION FROM THE FLOOR

[REDACTED] - Sorrel Drive

[REDACTED] inquired as to how many units are one bedroom and how many are two bedroom.

Mr. Woodford responded there will be 14 two bedroom and 8 one bedroom units.

██████████ expressed concern that there will not be adequate parking on the site (28 spaces for 22 units) and people may park on Sorrel Drive as a result.

██████████ – **Sorrel Drive**

██████████ also expressed concern about parking and stated that excess vehicles will spill over to his street.

Ms. Lyghtle Brushett responded that the proposed development does meet the City's parking standards and provides one space per unit plus 6 extra spaces.

Mr. Woodford stated that 28 parking spaces is not ideal from the developers' perspective, but site space only allowed for the minimum parking requirement to be fulfilled. As a result, the proponent will likely market their units to seniors and students to better fit with the available parking.

██████████ – **Sorrel Drive**

Further echoed parking concerns.

CONCLUDING REMARKS

Councilor Collins thanked everyone for coming and advised that the matter will be referred to Council for review over the next few weeks.

ADJOURNMENT

The meeting adjourned at 7:27 p.m.

Councilor Wally Collins
Chairperson

Fw: Public Meeting - 147-149 Thorburn Road
Planning to: City Clerk's Department 2016/04/13 01:32 PM
Sent by: Donna L Mullett
----- Forwarded by Donna L Mullett/CSJ on 2016/04/13 01:28 PM -----
From: [REDACTED]
To: planning@stjohns.ca
Date: 2016/04/12 09:17 AM
Subject: Public Meeting - 147-149 Thorburn Road

Hello

I am a resident of Lobelia Street in St. John's and I am inquiring as to the purpose of the proposed apartment building in this area. What type of apartment building would be built? Condos? Low-income housing like further down on Thorburn Road? A seniors complex? To house refugees? Or are the units open for purchase?

Also, has the city taken into account the extremely heavy traffic that is already traveling on Thouburn Road, especially at that intersection? Not to mention the increased amount of pedestrians that would arise from a 22 unit apartment building. Thouburn Road is already a hazardous road for pedestrians - since several have been hit, some killed.

Thank You.

[REDACTED]

REPORTS/RECOMMENDATION

Development Committee

May 3, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 877A Thorburn Road – INT1600025 Demo-Rebuild in the Watershed

The Development Committee recommends that Council approve the above listed demolition-rebuild application as the existing building is beyond 50% dilapidated.

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

DECISION/DIRECTION NOTE

Title: Proposed Demolition and Rebuild of a Dwelling and Accessory Building in the Broad Cove Watershed – 877A Thorburn Road – INT1600025

Date Prepared: May 3, 2016 (Date of Next Meeting: May 9, 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

Decision/Direction Required:

To seek approval by Council to rebuild a dwelling and an accessory building in the Watershed.

Discussion – Background and Current Status:

An application was submitted requesting to demolish and rebuild a dwelling and build a new accessory building at 877A Thorburn Road, by the Town of Portugal Cove – St. Philip’s. The property is located within the Broad Cove Watershed. Council may permit the rebuild of a dwelling up to 50% larger if it can be demonstrated that the existing dwelling is more than 50% dilapidated, as per Section 104 of the City of St. John’s Act. Council can also permit one accessory building with a maximum floor area of 30m².

The applicant has requested that the new dwelling will have a floor area of 111m², which is within the 50% allowable expansion. The accessory building proposed will have a floor area of 1.2m².

Inspection Services inspected the property and determined that the property was more than 50% dilapidated and that is not economical to renovate the property.

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



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 rebuild of a dwelling, as well as the accessory building, with the following conditions:

1. Submission, review and approval of the building plans by Development staff;
2. Only one accessory building is permitted on the lot. In order to approve the proposed accessory building, all other accessory buildings must be removed from the lot or a refundable security must be submitted to the City of St. John's for their removal.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

AAR/dlm

Attachments: N/A

**Report to Council
Community Services & Housing Standing Committee
Tuesday, April 26, 2016 @ 12:00 Noon
Conference Room A, 4th Floor, City Hall**

Present: Deputy Mayor Ellsworth, Chairperson
Councillor Bruce Tilley
Tanya Haywood, Deputy City Manager of Community Services
Deborah Cook, Manager of Tourism and Culture
Judy Tobin, Manager of Housing
Kenessa Cutler, Legislative Assistant

Report

1. Decision Note dated April 21, 2016 re: Municipal Advisory Committee on Youth Membership Update

The Committee considered a Decision Note dated April 21, 2016 from the Municipal Advisory Committee on Youth regarding the above noted.

The Committee unanimously agreed with the recommendation to increase the number of Youth Representatives to 11 to ensure adequate attendance at committee meetings.

2. Decision Note dated April 19, 2016 from Deputy City Manager of Community Services re: Shea Heights Community Centre Board of Directors – New Board Appointments

The Committee considered a Decision Note dated April 21, 2016 from the Deputy City Manager Community Services regarding the above noted.

The Committee unanimously approved the following:

- 1) That Crystal Hill be appointed to the Shea Heights Community Centre Board of Directors to fill a vacancy within the “at large” category of the Board structure.**
- 2) Another call of interest be conducted in the near future to seek interest in the remaining vacant positions on the Board of Directors, at which time they will be brought forward for City approval.**

3. Decision Note dated April 19, 2016 from Deputy City Manager of Community Services re: City of St. John’s Tourism Industry Awards

The Committee considered a Decision Note dated April 19, 2016 from the Deputy City Manager Community Services regarding the above noted.

Committee members suggested early November would be best to avoid conflicts with the Christmas season.

The Committee unanimously recommended that the date of the Tourism Industry Awards be moved to early November.

4. Decision Note dated April 12, 2016 from Deputy City Manager of Community Services re: Lower End of Market Rental Increase

The Committee considered a Decision Note dated April 12, 2016 from the Deputy City Manager Community Services regarding the above noted.

Judy Tobin, Manager of Housing, stated that the proposed increases would start August 1st not July 1st as stated in the Decision Note. Ms. Tobin explained that with tenants who may experience some hardship due to this increase, rent can be 'frozen', or they can be offered a subsidy if one is available. This is available to tenants upon the provision of proper documentation.

Chair Ellsworth recommended that LEM tenants should have their income tested annually. This would adjust their rental rate accordingly as their income changes. He requested that information be provided for the next meeting on how to move forward.

The Committee unanimously recommended approval of the rental increases starting August 1st.

5. Victoria Wagon Award – Tourism Awards

Deborah Cook, Manager of Tourism and Culture, inquired about the above noted and suggested that the Victoria Wagon Award should be inclusive of all transit operators, not just taxi drivers.

The Committee unanimously agreed with the proposed change to include all transit operators as eligible for the Victoria Wagon Award.

Deputy Mayor Ellsworth
Chairperson

DECISION/DIRECTION NOTE

Title: Municipal Advisory Committee on Youth – Membership Update

Date Prepared: 2016-04-21

Report To: Community Services & Housing Standing Committee

Ward: All

Decision/Direction Required: Approval required to update the maximum number of Youth to eleven (11) on the MACY Committee.

Discussion – Background and Current Status:

Key Considerations/Implications:

1. Budget/Financial Implications As this is an Advisory Committee no remuneration is required.
2. Partners or Other Stakeholders
3. Alignment with Strategic Directions/Adopted Plans
 - Responsive and progressive.
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 None

Recommendation: That the Committee approve the number of Youth Representatives to eleven (11) to ensure adequate attendance at the Committee meetings.

Prepared by/Signature: Kathy Driscoll, Legislative Assistant

Approved by/Date/Signature:

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DECISION/DIRECTION NOTE

Title: Shea Heights Community Centre Board of Directors – New Board Appointments

Date Prepared: April 19, 2016

Report To: Community Services and Housing Standing Committee

Ward: 2, Councilor Wally Collins

Decision/Direction Required:

To approve the appointment of one (1) new board member to fill a vacancy on the Shea Heights Community Centre Board of Directors.

Discussion – Background and Current Status:

The Shea Heights Community Centre Board of Directors is a Board that is appointed by the City of St. John's, created to facilitate the development and implementation of social, recreational and educational benefits and services for the residents of Shea Heights.

The Shea Heights Community Centre Board of Directors currently consists of a maximum of nineteen (19) Board members:

- | | |
|--------------------------------|--|
| 1. One (1) Stakeholder Group | Vacant |
| 2. Twelve (12) At Large | 10 Filled |
| 3. Three (3) Resource Members | 2 Filled |
| 4. Four (4) Ex-Officio Members | City of St. John's (2)
NLHC and St. John Bosco School |

Approval of new Board Members

As the Shea Heights Community Centre Board of Directors are appointed by the City of St. John's, any new members must be ratified through City Council.

A public expression of interest was held to seek volunteers to fill current vacancies. An application was received from **Crystal Hill** as a result of this recruitment process. The application was discussed with the Board during the April 5, 2016 Board meeting. This individual is supported by the Board to be put forth for appointment to a vacant at large position.

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Key Considerations/Implications:

1. Partners or Other Stakeholders

The Recreation Division and Community Centre staff work closely with the Board of Directors to deliver programs, services and events to residents of Shea Heights.

2. Alignment with Strategic Directions/Adopted Plans

Directly supports the strategic direction of “Neighbourhoods Build our City”: Improve neighbourhood-level service and create neighbourhood-focused plans and information

3. Legal or Policy Implications

The approved terms of reference allows for a Board which consists of up to 19 members.

4. Engagement and Communications Considerations

N/A

5. Human Resource Implications

N/A

6. Procurement Implications

N/A

7. Information Technology Implications

N/A

8. Other Implications

N/A

Recommendation:

It is recommended that:

1. Crystal Hill be appointed to the Shea Heights Community Centre Board of Directors to fill a vacancy within the “at large” category of the Board structure.

2. Another call of interest be conducted in the near future to seek interest in the remaining vacant positions on the Board of Directors, at which time they will be brought forward for City Approval.

Prepared by/Signature: Karen Sherriffs, Manager - Community Development

Approved by/Date/Signature: Tanya Haywood – Deputy City Manager, Community Services



DECISION/DIRECTION NOTE

Title: City of St. John's Tourism Industry Awards

Date Prepared: April 19, 2016

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Deputy Mayor Ellsworth, Chair, Community Services and Housing Standing Committee
Councillor Lane, Chair Economic Development, Tourism and Public Engagement Standing Committee

Ward: N/A

Decision/Direction Required: Tourism Industry Awards Ceremony Date Change

Discussion – Background and Current Status:

The City of St. John's has been honouring members of the St. John's tourism industry through its annual tourism awards program for the past 24 years and the 2016 awards ceremony will mark their 25th anniversary. Traditionally, the City of St. John's has held the awards ceremony in Council Chambers followed by a reception in the Foran/Greene Room and while not required, the awards ceremony has been held to coincide with National Tourism Awareness months/weeks in May and June.

The City of St. John's tourism awards ceremonies have traditionally been held as part of National Tourism Awareness Week in late May/early June. The awards ceremony has not been a requirement of National Tourism Awareness Week but was traditionally held at that time of year as the City celebrated the importance of tourism. Due to recent changes in the Tourism and Culture Division, a review of staff workload in both the Tourism & Culture and Events and Services Divisions was conducted. May through to October are very busy months for staff in both divisions. Work on the awards program will take approximately six months to complete and will begin in May. Holding the awards ceremony in November will permit staff with time to: work with internal and external partners to refine the event dates; coordinate the nomination process and notify award recipients; and coordinate the awards ceremony and reception.

In addition, many members of the tourism industry are already engaged with activities related to the tourism season in May/June and therefore have limited ability to participate in the awards ceremony. A change to the autumn months will enable greater participation as many operators will be less busy at this time of year as the season concludes.

The City's tourism awards program includes presentation of the following:

Legend Award – presented to the individual or group who has made a significant contribution to the overall tourism industry.

ST. JOHN'S

Event of the Year - presented to the organization or group who, through the production of an event, best exemplifies the spirit of St. John's and generates tourism visitation to the City.

Signal Award – presented to the individual, group or company who has made a significant contribution to the evolution and sustainability of the cruise tourism industry in St. John's.

Discovery Award – presented to an individual, business, attraction, event, or community organization that offers new and innovative tourism-related products, services or activities which will enhance the St. John's tourism industry.

Sport Tourism Award- presented to the individual, group or organization who, through the hosting of a sporting event, has made a significant contribution to the tourism industry in St. John's.

Victoria Wagon Award – presented to a taxi driver who best exemplifies the spirit of exceptional customer service.

Additionally, DSJ presents the Destination St. John's Award of Distinction in recognition of work by a local planning committee or individual who has been instrumental in bringing a conference/meeting/event to St. John's.

Key Considerations/Implications:

1. Budget/Financial Implications

Budgeted annually in department's budget.

2. Partners or Other Stakeholders

Destination St. John's, Hospitality Newfoundland and Labrador

3. Alignment with Strategic Directions/Adopted Plans

The tourism awards program acknowledges the important contribution that industry leaders and organizations make to the tourism industry and is aligned with the City's Strategic Directions including: being responsive and progressive; creating a culture of cooperation; contributing towards a City for all seasons; and Roadmap 2021.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

The City of St. John's will develop a communications plan to celebrate the importance of tourism to the economy.

6. Human Resource Implications

N/A



7. Procurement Implications

Locally produced awards will take approximately five months to complete. A proposal call process to Quidi Vidi Village Plantation emerging artisans has been developed through consultation with the City's Purchasing Division.

8. Information Technology Implications

N/A

9. Other Implications

N/A

Conclusions/Next Steps

Upon approval from Council, discussions with partners and planning will begin on the 2016 annual St. John's Tourism Awards.

Recommendation:

The annual City of St. John's Tourism Awards be held in November in 2016 and subsequent years.

Prepared by/Signature:

Deborah Cook – Manager, Tourism & Culture

Signature_____

Approved by/Date/Signature:

Tanya Haywood – Deputy City Manager Community Services

Signature_____



DECISION/DIRECTION NOTE

Title: **Lower End Of Market Rental Increase**

Date Prepared: April 12, 2016

Report To: **Community Services and Housing Standing Committee**

Councillor and Role: Councilor Galgay

Ward: 2

Decision/Direction Required: **Approval of increase of \$20 per month to the rental rate for Lower End of Market units effective July 1, 2016.**

Discussion – Background and Current Status:

Reflected in the 2016 budget is an annual rent increase of \$20 per unit per month for the 256 Lower End Of Market units in Ward 2.

Tenants who may experience some hardship due to this increase, we have historically either ‘frozen’ the rent, or offered a subsidy to the tenant if a subsidy is available. This is available to tenants upon the provision of proper documentation.

According to CMHC Rental Market Report Fall 2015, even with the proposed increase, rents in our LEM units are below the average rent. See the chart for comparison.

CHMC	CITY (average with increase)
One bedroom - \$798	One Bedroom - \$640
Two Bedroom - \$923	Two Bedroom - \$690
Three Bedroom - \$902	Three Bedroom - \$730
Four Bedroom - \$859	Four Bedroom - \$760
Bachelor - \$690	Bachelor - \$520

Key Considerations/Implications:

Budget/Financial Implications

Additional revenue of \$64,320 included in the 2016 budget.

Procedure exists for tenants unable accommodate an increase in rent with the provision of proper documentation

1. Partners or Other Stakeholders:

The logo for St. John's, featuring the text "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized circular icon containing a Wi-Fi symbol.

N/A

2. Alignment with Strategic Directions/Adopted Plans

Fiscally Responsible:

Develop multi-year budgeting framework/alignment with strategic directions

Develop appropriate user fee policies

3. Legal or Policy Implications

N/A

4. Engagement and Communications Considerations

N/A

5. Human Resource Implications

N/A

6. Procurement Implications

N/A

7. Information Technology Implications

N/A

8. Other Implications

N/A

Recommendation:

That Council approve the increase.

Prepared by/Signature:

Judy Tobin, Manager, Non Profit Housing, Community Services Department

Signature: _____

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services Department

Signature & Date: _____

Lynnann Winsor, Deputy City Manager, Public Works

ST. JOHN'S

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF April 28, 2016 TO May 4, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Subdivide for additional Lot for Single Detached Dwelling	64 Quidi Vidi Village Road	2	Approved	16-05-02

* 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

Building Permits List Council's May 9, 2016 Regular Meeting

Permits Issued: 2016/04/28 to 2016/05/04

Class: Commercial

200 Military Rd. 1st & 2nd Fl.	Co	Mixed Use	
22-24 Blackmarsh Rd	Ms	Retail Store	
58 Kenmount Rd	Ms	Retail Store	
274 Kenmount Rd	Ms	Retail Store	
139 Mayor Ave	Ms	Place Of Assembly	
446 Newfoundland Dr	Ms	Restaurant	
446 Newfoundland Dr	Ms	Restaurant	
31 Peet St	Ms	School	
15 Ropewalk Lane	Sn	Industrial Use	
15-27 Stavanger Dr, Lego Store	Sn	Retail Store	
390 Topsail Rd, Play It Again	Sn	Retail Store	
390 Topsail Rd	Ms	Retail Store	
456-B Main Rd	Nc	Fence	
Avalon Mall, 1st Floor, #0220	Cr	Retail Store	
		This Week \$	248,500.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

8 Bawnmoor St, Lot 20	Nc	Single Detached Dwelling	
72 Blue Puttee Dr	Nc	Accessory Building	
7 Bowring Pl	Nc	Accessory Building	
38 Cashin Ave	Nc	Fence	
150 Castle Bridge Dr	Nc	Accessory Building	
63 Castle Bridge Dr	Nc	Accessory Building	
6-8 Donovan's Rd	Nc	Accessory Building	
23 Duntara Cres	Nc	Fence	
4 Coleman Pl	Nc	Fence	
78 Harrington Dr	Nc	Fence	
25-27 Howlett's Line	Nc	Fence	
20 Lannon St	Nc	Accessory Building	
20 Lannon St	Nc	Fence	
20 Notre Dame Dr	Nc	Fence	
12 O'neil Ave	Nc	Accessory Building	
13 Parliament St	Nc	Accessory Building	
144 Patrick St	Nc	Fence	
13 Riverside Dr E	Nc	Accessory Building	
21 Rotary Dr	Nc	Accessory Building	
17 Suez St	Nc	Accessory Building	
18 Waterford Hts N	Nc	Fence	
40 Willenhall Pl, Lot 24	Nc	Single Detached & Sub.Apt	
165 Waterford Bridge Rd	Co	Single Detached Dwelling	
214 Green Acre Dr	Ex	Patio Deck	

5 Adventure Ave	Rn	Single Detached Dwelling
8 Bulrush Ave	Rn	Single Detached Dwelling
2 Cheyne Dr	Rn	Single Detached Dwelling
42 Cornwall Cres	Rn	Single Detached & Sub.Apt
30 Cornwall Hts	Rn	Single Detached Dwelling
163 Doyle St	Rn	Townhousing
35 Gower St	Rn	Semi-Detached Dwelling
38 Hayward Ave	Rn	Single Detached Dwelling
72 Kenai Cres	Rn	Single Detached Dwelling
91 Larkhall St., Unit A313	Rn	Condominium
4 Prince Charles Pl	Rn	Single Detached Dwelling
35 Sugar Pine Cres	Rn	Single Detached & Sub.Apt
4 Tansley St	Rn	Single Detached Dwelling
622 Topsail Rd	Rn	Single Detached Dwelling
82 Petty Harbour Rd	Sw	Single Detached Dwelling
37 Richmond St	Sw	Boarding House(4 Or Less)
16 Shoal Bay Rd	Sw	Single Detached Dwelling

This Week \$ 730,920.00

Class: Demolition

Pleasantville, Bldg 308 Garage	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 311, Hall	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 308	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 309	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 310	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 311	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 312	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 313	Dm	Admin Bldg/Gov/Non-Profit
Pleasantville, Bldg 314	Dm	Admin Bldg/Gov/Non-Profit

This Week \$ 3,455,000.00

This Week's Total: \$ 4,434,420.00

Repair Permits Issued: 2016/04/28 To 2016/05/04 \$ 61,133.00

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 9, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$66,021,000.00	\$32,401,000.00	-51
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,612,000.00	\$5,941,000.00	-22
Residential	\$18,303,000.00	\$14,880,000.00	-19
Repairs	\$1,221,000.00	\$937,000.00	-23
Housing Units(1 & 2 Family Dwelling	37	39	5
TOTAL	\$93,157,000.00	\$54,159,000.00	-42

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 4, 2016

Payroll

Public Works	\$ 395,241.35
Bi-Weekly Administration	\$ 820,675.94
Bi-Weekly Management	\$ 869,348.92
Bi-Weekly Fire Department	\$ 657,011.27
Accounts Payable	\$ 2,974,340.59

Total: \$ 5,716,618.07

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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.	96382	DATA & USAGE CHARGES	\$396.99
NEWFOUNDLAND POWER	96383	ELECTRICAL SERVICES	\$380,511.64
NEWFOUND CABS	96384	TRANSPORTATION SERVICES REAL PROGRAM	\$1,702.96
GENTARA REAL ESTATE LP	96385	LEASE OF OFFICE SPACE	\$27,129.44
CPA NEWFOUNDLAND AND LABRADOR	96386	ANNUAL MEMBERSHIP FEES-BUDGETARY SERVICES	\$2,339.10
PLACE BONAVENTURE CONDO CORPORATION	96387	PAYMENT TO CLAIMANT FOR DAMAGE DONE FROM SN	\$336.75
CITY OF ST. JOHN'S	96388	REPLENISH PETTY CASH	\$293.58
NEWFOUNDLAND & LABRADOR ASSOCIATION FOR COMMUNIT	96389	CONFERENCE REGISTRATION FEES	\$440.00
NICOLE BARRINGTON & BODYWORKS	96390	PAYMENT TO CLAIMANT FOR DAMAGE DONE FROM SN	\$2,424.80
SAFETY FIRST-SFC LTD.	96391	SPEED BUMP REMOVAL	\$1,932.30
FINANCIAL MANAGEMENT INSTITUTE OF CANADA	96392	REGISTRATION FEES	\$2,457.75
NEWFOUNDLAND POWER	96393	ELECTRICAL SERVICES	\$44,702.22
PARTS FOR TRUCKS INC.	96394	REPAIR PARTS	\$3,073.59
BELL ALIANT	96395	TELEPHONE SERVICES	\$50,901.30
PIK-FAST EXPRESS INC.	96396	BOTTLED WATER	\$145.67
STEELE COMMUNICATIONS	96397	ADVERTISING	\$960.50
VOKEY'S JANITORIAL SERVICE	96398	JANITORIAL SERVICES	\$1,161.75
THYSSENKRUPP ELEVATOR	96399	ELEVATOR MAINTENANCE	\$316.82
FLANKER PRESS LIMITED	96400	BOOKS	\$557.32
ENCON GROUP INC.	96401	HEALTH PREMIUMS	\$272.41
NEWFOUNDLAND POWER	96402	ELECTRICAL SERVICES	\$48.03
TYCO INTEGRATED SECURITY CANADA, INC.	96403	SECURITY SERVICES	\$496.07
PAJ CANADA COMPANY	96404	PROMOTIONAL ITEMS	\$100.26
10651 NEWFOUNDLAND INC.	96405	COURT OF APPEAL REFUND	\$600.00
MIRANDA MANAGEMENT INC.	96406	COURT OF APPEAL REFUND	\$200.00
DANNY & MARY MOOTREY	96407	COURT OF APPEAL REFUND	\$60.00
ANDREW & JOANNE MOORES	96408	COURT OF APPEAL REFUND	\$60.00
JENNIFER RYAN	96409	COURT OF APPEAL REFUND	\$60.00
ROBERT & CARMEL HISCOCK	96410	COURT OF APPEAL REFUND	\$60.00
ALLAN & KAREN THOMAS	96411	COURT OF APPEAL REFUND	\$60.00
DR. I. NATSHEH	96412	COURT OF APPEAL REFUND	\$60.00
ANITA M. MCGEE	96413	COURT OF APPEAL REFUND	\$60.00
MURPHY, MAURICE	96414	COURT OF APPEAL REFUND	\$300.00
IAN T. WHITE & MELANIE C. ATKINS	96415	COURT OF APPEAL REFUND	\$60.00
KILLAM INVESTMENTS INC.	96416	COURT OF APPEAL REFUND	\$60.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LES BARBOUR & CATHERINE SMYTH	96417	COURT OF APPEAL REFUND	\$60.00
ESTATE OF MARY STONE	96418	COURT OF APPEAL REFUND	\$60.00
KEVIN BATTCKOCK	96419	COURT OF APPEAL REFUND	\$60.00
PETER & CATHERINE CASEY	96420	COURT OF APPEAL REFUND	\$60.00
BERNARD BROCKERVILLE & MICHELLE GARDINER	96421	COURT OF APPEAL REFUND	\$60.00
SEAN GULLIVER & KAREN STEELE	96422	COURT OF APPEAL REFUND	\$60.00
ANTHONY THOMAS & SYLVIA THOMAS	96423	COURT OF APPEAL REFUND	\$60.00
JOHN COCHRANE	96424	COURT OF APPEAL REFUND	\$60.00
GLENN COOK & DAPHNE FUDGE	96425	COURT OF APPEAL REFUND	\$60.00
CHRIS WOODFORD	96426	COURT OF APPEAL REFUND	\$60.00
DR. D.A. TENNENT	96427	COURT OF APPEAL REFUND	\$60.00
CLAYTON & HELEN BUGLER	96428	COURT OF APPEAL REFUND	\$60.00
KING WILLIAM DEVELOPMENT	96429	COURT OF APPEAL REFUND	\$540.00
TURNER DRAKE & PARTNERS LIMITED	96430	COURT OF APPEAL REFUND	\$120.00
GOODLIFE FITNESS	96431	EMPLOYEE DEDUCTIONS	\$2,637.08
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	96432	EMPLOYEE DEDUCTIONS	\$1,191,263.68
HEALTH CARE FOUNDATION	96433	EMPLOYEE DEDUCTIONS	\$12.00
NEWFOUNDLAND POWER	96434	ELECTRICAL SERVICES	\$44,918.20
BELL MOBILITY INC.	96435	CELLULAR PHONE USAGE	\$22,167.13
BELL ALIANT	96436	TELEPHONE SERVICES	\$1,093.65
PARTS FOR TRUCKS INC.	96437	REPAIR PARTS	\$1,645.03
THE WORKS	96438	EMPLOYEE DEDUCTIONS	\$532.51
NAPE	96439	PAYROLL DEDUCTIONS	\$720.00
CUPE LOCAL 569	96440	PAYROLL DEDUCTIONS	\$31,342.17
PUBLIC SERVICE CREDIT UNION	96441	PAYROLL DEDUCTIONS	\$5,034.86
BREEN, DANNY	96442	TRAVEL REIMBURSEMENT	\$238.09
SOBEY'S INC	96443	PET SUPPLIES	\$170.51
ACOL	96444	LIEN SEARCHES	\$260.00
DAWE, CHRIS	96445	CIVIC FUNCTIONS/EVENTS SUPPLIES	\$781.25
BRUCE PEARCE	96446	TRAVEL REIMBURSEMENT	\$928.00
ACKLANDS-GRAINGER	96447	INDUSTRIAL SUPPLIES	\$1,348.09
AFONSO GROUP LIMITED	96448	SEWER INSPECTIONS	\$13,776.84
DR. PERCY CROCKER	96449	MEDICAL EXAMINATION	\$20.00
ALTERNATOR EXCHANGE LTD.	96450	ALTERNATOR REPAIRS	\$537.32
ATLANTIC PURIFICATION SYSTEM LTD	96451	WATER PURIFICATION SUPPLIES	\$300.60
AVALON FORD SALES LTD.	96452	AUTO PARTS	\$1,543.84

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIGHTY WHITES LAUNDROMAT	96453	LAUNDRY SERVICES	\$100.56
FEDERAL EXPRESS CANADA LTD.	96454	COURIER SERVICES	\$54.00
BATTLEFIELD EQUIP. RENTAL CORP	96455	REPAIR PARTS	\$912.14
BREEN'S BAKERY AND DELI	96456	SANDWICH TRAYS	\$110.16
STAPLES THE BUSINESS DEPOT - MP	96457	OFFICE SUPPLIES	\$113.00
BELL ALIANT	96458	TELEPHONE SERVICES	\$343.52
BELBIN'S GROCERY	96459	CATERING SERVICES	\$564.39
JENKINS POWER SHEET METALS INC	96460	PROFESSIONAL SERVICES	\$1,118.70
TONY'S TAILOR SHOP	96461	PROFESSIONAL SERVICES	\$102.83
CABOT PEST CONTROL	96462	PEST CONTROL	\$3,129.22
CHARLES R. BELL LTD.	96463	APPLIANCES	\$545.79
BEST DISPENSERS LTD.	96464	SANITARY SUPPLIES	\$1,356.00
ROCKWATER PROFESSIONAL PRODUCT	96465	CHEMICALS	\$6,086.11
TIM HORTONS STORE 387	96466	REFRESHMENTS	\$231.51
BLACK & MCDONALD LIMITED	96467	PROFESSIONAL SERVICES	\$186.45
FORBES STREET HOLDINGS LTD	96468	REFURBISH VACANT UNIT	\$734.50
MARITIME GREEN PRODUCTS	96469	REPAIR PARTS	\$1,588.78
CLASS C SOLUTIONS GROUP	96470	REPAIR PARTS	\$2,261.14
BRENKIR INDUSTRIAL SUPPLIES	96471	PROTECTIVE CLOTHING	\$1,266.00
DBA CONSULTING ENGINEERS LTD.	96472	PROFESSIONAL SERVICES	\$10,170.00
JLG TRANSPORATION LTD.	96473	TAXI SERVICES	\$204.25
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	96474	SECURITY SERVICES	\$5,240.49
BDI CANADA INC	96475	REPAIR PARTS	\$1,550.80
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	96476	DUCK FEED	\$234.70
FAIRVIEW INVESTMENTS LTD	96477	REFUND OVERPAYMENT OF TAXES	\$409.50
NORD MARINE SERVICES LTD	96478	PROFESSIONAL SERVICES	\$118.65
CANADA POST CORPORATION	96479	POSTAGE SERVICES	\$8,717.93
AIR LIQUIDE CANADA INC.	96480	CHEMICALS AND WELDING PRODUCTS	\$26,878.40
HISCOCK'S SPRING SERVICE	96481	HARDWARE SUPPLIES	\$2,023.48
THE PRINTING PLACE	96482	OFFICE FORMS	\$71.19
CANADA CLEAN GLASS	96483	CLEANING OF WINDOWS	\$1,627.20
WALMART 3196-ABERDEEN AVE.	96484	MISCELLANEOUS SUPPLIES	\$186.08
AVALON HYDRAULICS LTD.	96485	REPAIR PARTS	\$632.75
NORTRAX CANADA INC.,	96486	REPAIR PARTS	\$3,365.18
LAT49 ARCHITECTURE INC.	96487	PROFESSIONAL SERVICES	\$11,700.64
MAC TOOLS	96488	TOOLS	\$243.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WM L CHAFE & SON LTD.	96489	PROTECTIVE CLOTHING	\$316.40
KENT	96490	BUILDING SUPPLIES	\$356.62
RENTOKIL PEST CONTROL	96491	PEST CONTROL	\$19,880.66
CANADIAN RED CROSS	96492	CPR RECERTIFICATION	\$202.39
DULUX PAINTS	96493	PAINT SUPPLIES	\$317.46
PF COLLINS CUSTOMS BROKER LTD	96494	DUTY AND TAXES	\$25.46
COLONIAL GARAGE & DIST. LTD.	96495	AUTO PARTS	\$2,680.51
PETER'S AUTO WORKS INC.	96496	TOWING OF VEHICLES	\$800.00
CONTROLS & EQUIPMENT LTD.	96497	REPAIR PARTS	\$384.21
MASK SECURITY INC.	96498	TRAFFIC CONTROL	\$3,078.83
JAMES G CRAWFORD LTD.	96499	PLUMBING SUPPLIES	\$833.04
CROSBIE INDUSTRIAL SERVICE LTD	96500	PROFESSIONAL SERVICES	\$41,896.77
NEWFOUND CABS	96501	TRANSPORTATION SERVICES	\$2,892.76
FASTENAL CANADA	96502	REPAIR PARTS	\$880.12
LONG & MCQUADE	96503	REAL PROGRAM	\$9.04
CUMMINS EASTERN CANADA LP	96504	REPAIR PARTS	\$459.64
HANLON'S TAEKWONDO	96505	REAL PROGRAM	\$840.00
ROGERS ENTERPRISES LTD	96506	TRAINING PROGRAM	\$237.30
DICKS & COMPANY LIMITED	96507	OFFICE SUPPLIES	\$309.39
MIC MAC FIRE & SAFETY SOURCE	96508	PROTECTIVE CLOTHING	\$898.35
DOMINION RECYCLING LTD.	96509	PIPE	\$89.27
CAHILL INSTRUMENTATION LTD.	96510	PROFESSIONAL SERVICES	\$2,288.25
RUSSEL METALS INC.	96511	METALS	\$525.45
CANADIAN TIRE CORP.-KELSEY DR.	96512	MISCELLANEOUS SUPPLIES	\$435.27
EAST COAST MARINE & INDUSTRIAL	96513	MARINE & INDUSTRIAL SUPPLIES	\$192.10
ELECTRONIC CENTER LIMITED	96514	ELECTRONIC SUPPLIES	\$359.34
NATIONAL ENERGY EQUIPMENT INC.	96515	REPAIR PARTS	\$1,697.26
EMCO SUPPLY	96516	REPAIR PARTS	\$578.70
ENVIROMED ANALYTICAL INC.	96517	REPAIR PARTS AND LABOUR	\$1,598.95
ACWWA	96518	REGISTRATION FEE	\$593.25
ACTIVE NETWORK, LTD	96519	SOFTWARE RENEWAL	\$5,457.90
EXECUTIVE COFFEE SERVICES LTD.	96520	COFFEE SUPPLIES	\$161.71
IPS INFORMATION PROTECTION SERVICES LTD.	96521	PAPER SHREDED ON SITE	\$479.81
EMERGENCY REPAIR LIMITED	96522	AUTO PARTS AND LABOUR	\$887.29
EXECUTIVE TAXI LIMITED	96523	TRANSPORTATION SERVICES	\$8,115.66
ST. PAT'S BOWLING ALLEYS	96524	REAL PROGRAM	\$148.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
OMB PARTS & INDUSTRIAL INC.	96525	REPAIR PARTS	\$13.22
FRESHWATER AUTO CENTRE LTD.	96526	AUTO PARTS/MAINTENANCE	\$5,474.10
PRINCESS AUTO	96527	MISCELLANEOUS ITEMS	\$451.99
IMPACT SIGNS AND GRAPHICS	96528	SIGNAGE	\$114.13
TENCO INC.	96529	REPAIR PARTS	\$261.10
QUALITY CLASSROOMS	96530	SUPPLIES - RECREATION PROGRAMS	\$2,675.03
EAGLE EXCAVATION	96531	PROFESSIONAL SERVICES	\$1,237.35
PROVINCIAL FENCE PRODUCTS	96532	FENCING MATERIALS	\$423.75
WOLSELEY CANADA INC.	96533	REPAIR PARTS	\$62.38
MADSEN CONSTRUCTION EQUIPMENT INC.	96534	REPAIR PART	\$2,373.00
ATLANTIC CRANE & MATERIAL	96535	PROFESSIONAL SERVICES	\$2,257.45
HARRIS & ROOME SUPPLY LIMITED	96536	ELECTRICAL SUPPLIES	\$725.01
HARVEY & COMPANY LIMITED	96537	REPAIR PARTS	\$10,045.62
HARVEY'S OIL LTD.	96538	PETROLEUM PRODUCTS	\$91,811.98
HVAC SPECIALITIES INC.	96539	CHEMICALS	\$1,383.12
PENNYWELL ORANGE STORE	96540	PROMOTION PROGRAM	\$100.00
SPORTCHEK-VILLAGE MALL	96541	PROTECTIVE CLOTHING	\$126.54
BRENNTAG CANADA INC	96542	CHLORINE	\$65,032.30
GRAY MATTER SYSTEMS CANADA INC	96543	SOFTWARE RENEWAL	\$1,231.37
RONA	96544	HARDWARE SUPPLIES	\$1,575.92
HISCOCK RENTALS & SALES INC.	96545	HARDWARE SUPPLIES	\$141.25
HI-TECH SCALES LTD.	96546	PROFESSIONAL SERVICES	\$333.35
HONDA ONE	96547	REPAIR PARTS	\$61.59
HOUSEHOLD MOVERS & SHIPPERS LTD	96548	PROFESSIONAL SERVICES	\$2,048.13
PENNECON ENERGY TECHNICAL SERVICE	96549	PROFESSIONAL SERVICES	\$613.03
TOWN OF PARADISE	96550	GYM MEMBERSHIP FEE	\$110.00
CAL-CHEK CANADA	96551	PROFESSIONAL SERVICES	\$502.85
ONX ENTERPRISE SOLUTIONS LIMITED	96552	REPAIR PARTS	\$11,765.28
ISLAND HOSE & FITTINGS LTD	96553	INDUSTRIAL SUPPLIES	\$241.50
CREIGHTON ROCK DRILL	96554	REPAIR PARTS	\$19,077.76
CDMV	96555	VETERINARY SUPPLIES	\$620.24
IDEXX LABORATORIES	96556	VETERINARY SUPPLIES	\$1,470.64
YMCA OF NORTHEAST AVALON	96557	REAL PROGRAM	\$1,672.00
KAVANAGH & ASSOCIATES	96558	PROFESSIONAL SERVICES	\$3,667.02
PRINT SHOP LIMITED	96559	SIGNAGE	\$275.44
CENTINEL SERVICES	96560	REPAIR PARTS	\$522.51

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DATARITE.COM	96561	STATIONERY & OFFICE SUPPLIES	\$898.54
CARMICHAEL ENGINEERING LTD.	96562	PROFESSIONAL SERVICES	\$8,281.01
SECURITAS CANADA LTD.	96563	SECURITY SERVICES	\$21,393.53
CHANNAL	96564	CONFERENCE FEE	\$1,665.00
J.A. LARUE	96565	SNOW BLOWER	\$288,656.24
MARK'S WORK WEARHOUSE	96566	PROTECTIVE CLOTHING	\$468.80
MARTIN'S FIRE SAFETY LTD.	96567	SAFETY SUPPLIES	\$62.15
YELLOW PAGES	96568	ADVERTISING	\$13.28
DR. E. JONES	96569	MEDICAL EXAMINATION	\$20.00
ALANTRA LEASING INC.,	96570	RENTAL OF OFFICE UNIT	\$1,152.60
DOCU GUARD/SHRED GUARD	96571	PROFESSIONAL SERVICES	\$1,762.29
JJ MACKAY CANADA LTD.	96572	PARKING METER KEYS	\$9,559.81
MCCLOUGHLAN SUPPLIES LTD.	96573	ELECTRICAL SUPPLIES	\$2,488.60
MIKAN INC.	96574	LABORATORY SUPPLIES	\$347.48
MICRO-TECH COMPUTER CENTER INC	96575	COMPUTER EQUIPMENT	\$22.59
ACE APPLIANCE REPAIR	96576	PROFESSIONAL SERVICES	\$649.69
WILSON SECURITY LIMITED	96577	PROFESSIONAL SERVICES	\$446.35
FISHER SCIENTIFIC	96578	REPAIR PARTS	\$731.11
DR. FRANK FIFIELD	96579	MEDICAL EXAMINATION	\$20.00
WAJAX INDUSTRIAL COMPONENTS	96580	REPAIR PARTS	\$29.09
NU-WAY EQUIPMENT RENTALS	96581	RENTAL OF EQUIPMENT	\$2,254.35
NEWFOUNDLAND DISTRIBUTORS LTD.	96582	INDUSTRIAL SUPPLIES	\$143.79
TRC HYDRAULICS INC.	96583	REPAIR PARTS	\$1,475.15
NORTH ATLANTIC PETROLEUM	96584	PETROLEUM PRODUCTS	\$18,096.10
PENNECON ENERGY HYDRAULIC SYSTEMS	96585	PROFESSIONAL SERVICES	\$3,813.22
PBA INDUSTRIAL SUPPLIES LTD.	96586	INDUSTRIAL SUPPLIES	\$3,208.42
PETER PAN SALES LTD.	96587	SANITARY SUPPLIES	\$5,238.00
K & D PRATT LTD.	96588	REPAIR PARTS AND CHEMICALS	\$379.91
NAPA ST. JOHN'S 371	96589	AUTO PARTS	\$39.99
ROYAL FREIGHTLINER LTD	96590	REPAIR PARTS	\$254.85
S & S SUPPLY LTD. CROSSTOWN RENTALS	96591	REPAIR PARTS	\$11,878.72
BIG ERICS INC	96592	SANITARY SUPPLIES	\$549.43
SAUNDERS EQUIPMENT LIMITED	96593	REPAIR PARTS	\$2,015.86
BELL DISTRIBUTION INC.	96594	CELL PHONES & ACCESSORIES	\$434.89
AETTNL	96595	MEMBERSHIP FEES	\$474.60
URBAN CONTRACTING JJ WALSH LTD	96596	PROPERTY REPAIRS	\$649.75

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WATERWORKS SUPPLIES DIV OF EMCO LTD	96597	REPAIR PARTS	\$8,562.55
WALMART 3092-KELSEY DRIVE	96598	MISCELLANEOUS SUPPLIES	\$680.77
CAMPIA GYMNASTICS	96599	REAL PROGRAM	\$1,210.40
DR. F.F. JARDINE	96600	MEDICAL EXAMINATION	\$20.00
FINANCIAL MANAGEMENT INSTITUTE OF CANADA-ST. JOHN'S C	96601	FUNDING PUBLIC SECTOR MANAGEMENT WORKSHOP	\$750.00
HEWSON, JEAN	96602	PROFESSIONAL SERVICES	\$281.00
NALRIMS	96603	SEMINAR FEE	\$90.00
THE ARTIST'S WORKSHOP INC.	96604	PROFESSIONAL SERVICES	\$380.72
BELL MOBILITY INC. RADIO DIVISION	96605	MAINTENANCE CHARGES & REPAIRS	\$2,590.66
SOCCERTOTS NL	96606	REAL PROGRAM	\$949.20
FIT FOR WORK	96607	PROFESSIONAL SERVICES	\$804.48
BARRY NEWHOOK	96608	REFUND SECURITY DEPOSIT	\$100.00
NORDIN, GLENDA	96609	RECREATION PROGRAM REFUND	\$40.00
IRVING OIL LIMITED	96610	REFUND OVERPAYMENT OF TAXES	\$17,162.54
MVT CANADIAN BUS, INC.	96611	GOBUS ACCESSIBLE TRANSIT	\$6,974.08
DR. GEORGE A. FOX	96612	MEDICAL EXAMINATION	\$20.00
ELITE TRANSCRIPTION	96613	LEGAL CLAIM	\$415.84
COLIN HIPDITCH	96614	REFUND OVERPAYMENT OF TAXES	\$1,633.47
BRYAN POWER	96615	PROFESSIONAL SERVICES	\$281.00
RICK WINSOR - CABOT TAEKWON-DO	96616	REAL PROGRAM	\$840.00
REARDON PROPERTIES INC.	96617	REFUND OVERPAYMENT OF TAXES	\$311.61
JULIEN WILLM & DOLORES DELANEY	96618	REFUND OVERPAYMENT OF TAXES	\$254.18
MARK WEBBER MAGIC	96619	PROFESSIONAL SERVICES	\$175.00
ALLAN SMICKERS-GILL	96620	REFUND SECURITY DEPOSIT	\$100.00
TD PROPERTY TAX DEPARTMENT	96621	REFUND OVERPAYMENT OF TAXES	\$26,628.45
GFL ENVIRONMENTAL INC.	96622	PROFESSIONAL SERVICES	\$515.28
CITY PERFORMANCE ACADEMY	96623	REAL PROGRAM	\$1,932.00
JENNIFER & EDITH ARMSTRONG	96624	REFUND OVERPAYMENT OF TAXES	\$331.70
FLOYD & MARY COLE	96625	REFUND OVERPAYMENT OF TAXES	\$2,160.00
CALLOWAY REIT-F STICK POND DEVELOPMENT LTD.	96626	REFUND OVERPAYMENT OF TAXES	\$5,254.42
HI-TECH DESIGN & CONSTRUCTION SYSTEMS LTD.	96627	REFUND OVERPAYMENT OF TAXES	\$300.85
MARY HARRIS	96628	RECREATION PROGRAM REFUND	\$65.00
GERARD & EMILY O'REILLY	96629	REFUND OVERPAYMENT OF TAXES	\$226.51
HOME DEPOT STORE # 7077	96630	REFUND OVERPAYMENT OF TAXES	\$2,648.59
LOUISE MARY GULLAGE	96631	REFUND OVERPAYMENT OF TAXES	\$279.01
KEVIN HEHIR	96632	REFUND SECURITY DEPOSIT	\$100.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FLORENCE TUCKER	96633	RECREATION PROGRAM REFUND	\$147.00
HAZEL MILLEY	96634	RECREATION PROGRAM REFUND	\$40.00
O'GRADY, LYNN	96635	FIRST AID SUPPLIES	\$89.99
THOMAS, RHONDA	96636	VEHICLE BUSINESS INSURANCE	\$381.95
JONES, CHRISTINA	96637	RECREATION PROGRAM SUPPLIES	\$51.34
WHITE, LESLIE	96638	VEHICLE BUSINESS INSURANCE	\$320.00
FAGAN, STEPHEN	96639	MILEAGE	\$200.12
SHERRIFFS, KAREN	96640	MILEAGE	\$107.31
WINSOR, LYNNANN	96641	MILEAGE	\$1,270.05
SHEA FRANCIS	96642	MILEAGE	\$17.00
LEONARD, MATTHEW	96643	TUITION REIMBURSEMENT	\$804.95
CHARITY LAWRENCE	96644	VEHICLE BUSINESS INSURANCE	\$233.00
DAVE BREEN	96645	OVER PAYMENT OF INSURANCE PREMIUMS	\$110.67
DAY, DAVID	96646	RED CROSS EMERGENCY KIT	\$161.16
KRISTA GLADNEY	96647	FAMILY & LEISURE SERVICES SUPPLIES	\$138.90
LISA BENNETT	96648	CLAIM AND NOTICE OF HEARING APPLICATION FEE	\$20.00
MAX BURKE	96649	MILEAGE	\$51.90
LEON ORGAN	96650	VEHICLE BUSINESS INSURANCE	\$381.95
SMITH STOCKLEY LTD.	96651	PLUMBING SUPPLIES	\$488.60
THE CARPET FACTORY SUPERSTORE	96652	PROFESSIONAL SERVICES	\$43,293.82
SCOTIA RECYCLING (NL) LIMITED	96653	REPAIR PARTS	\$139,138.82
SAFETY FIRST-SFC LTD.	96654	PROFESSIONAL SERVICES	\$20,950.84
SNF CANADA LTD.	96655	REPAIR PARTS	\$13,932.90
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	96656	REPAIR PARTS	\$276.85
BOSCH REXROTH CANADA CORP.	96657	REPAIR PARTS	\$1,108.12
INSTITUTE OF INTERNAL AUDITORS NEWFOUNDLAND LABRADO	96658	CONFERENCE FEE	\$40.00
EASTERN AUDIO LTD.	96659	REFUND OVERPAYMENT OF TAXES	\$250.58
PUROLATOR COURIER	96660	COURIER SERVICES	\$25.91
DARLENE SHARPE	96661	CLEANING SERVICES	\$750.00
TULKS GLASS & KEY SHOP LTD.	96662	PROFESSIONAL SERVICES	\$126.90
TIMOTHY & JILL BRUCE	96663	REFUND OVERPAYMENT OF TAXES	\$1,588.74
RICHARD NOSEWORTHY	96664	PROTECTIVE CLOTHING	\$158.20
BLAIR MCDONALD	96665	RENO PERMIT - CITY HALL ANNEX	\$200.00
LORI FOOTE	96666	SUPPLIES FOR DEPOT	\$261.71

Total: \$ 2,974,340.59

MEMORANDUM

Date: May 04, 2016
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2016027 Blackmarsh Road Empire Avenue Water Transmission Main Replacement Phase #1

The result of Tender 2016027 Blackmarsh Road Empire Avenue Water Transmission Main Replacement Phase #1:

Bursey Excavating & Development Inc.	\$2,357,407.13
Pyramid Construction Ltd	\$2,570,041.72
Modern Paving Limited	\$2,750,580.46
Dexter construction company Limited	\$3,013,544.73
Southern Construction (1981) Ltd.	\$3,445,112.36
Coady Construction & Excavating Limited	\$3,471,540.80
Fairview Investments Limited	\$3,501,823.67
Platinum Construction Company Ltd	\$3,860,198.55
Cougar Engineering & Construction Ltd.	\$4,340,522.10

It is recommended to award this tender to the overall lowest bidder meeting specifications **Bursey Excavating & Development Inc. \$2,357,407.13**, per the Public Tendering Act.

Taxes are included in the quoted price.

John Hamilton
Senior Buyer

ST. JOHN'S

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

MEMORANDUM

Date: May 03, 2016
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2016053 Streets Rehab #1

The result of Tender 2016053 Streets Rehab #1 is as follows:

Pyramid Construction Ltd	\$5,638,802.38
Modern Paving Limited	\$5,734,602.54

It is recommended to award this tender to the overall lowest bidder meeting specifications **Pyramid Construction Ltd \$5,638,802.38**, as per the Public Tendering Act.

Taxes are included in the quoted price.

John Hamilton
Senior Buyer

ST. JOHN'S

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

MEMORANDUM

Date: May 04, 2016
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2016054 Streets Rehab #2

The result of Tender 2016054 Streets Rehab #2:

Modern Paving Limited	\$ 2,462,483.57
Pyramid Construction Ltd	\$ 2,597,056.97

It is recommended to award this tender to the overall lowest bidder meeting specifications **Modern Paving Limited \$ 2,462,483.57**, as per the Public Tendering Act.

Taxes are included in the quoted price.

John Hamilton
Senior Buyer

ST. JOHN'S


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

MEMORANDUM

Date: May 05, 2016
To: Mr. Kevin Breen, Senior Executives, Ms. Elaine Henley
From: Rick Squires
Re: Council Approval for Contract Award Without Tender Invitation

It is recommended by Scott Winsor, Manager – Construction Engineering, Engineering Division, to award this contract to the sole supplier of acoustic pipe assessment technology, **Echologics**, for the amount of **\$117,011.16**, as per the attached Public Tendering Act Exception Report.

Taxes are not included in the quoted price.



Rick Squires
Manager, Materials

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

**TO: GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
THE MINISTER OF WORKS, SERVICES AND TRANSPORTATION**

(Pursuant to Section 10 of The Public Tender Act, 1984 and Section 9 of the Regulations)

REPORT ON CONTRACT AWARD WITHOUT TENDER INVITATION

**FROM: GOVERNMENT FUNDED BODY
City of St. John's, P.O. Box 908, St. John's, NL, A1C 5M2**

Contract Description

Perform acoustic based watermain condition assessment of 6,063m of cast iron watermain in the Rabbittown area of St. John's. The testing uses acoustic sensors, is non-destructive and does not require launching any equipment inside operating watermains.

Contractor, Supplier or Lessor:

Name: Echologics

Address: 6295 Northam Drive, Unit 1, Mississauga, ON, L4V 1W8

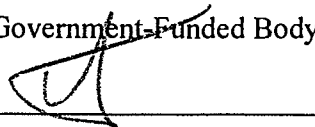
Contract Price \$ 117,011.16 (Excl HST) Date of Award: May 9th, 2016

Public Tender Act relevant exemption clause (tick as applicable):

_____ 3(2)(b) _____ 3(2)(d) X _____ 3(2)(e) _____ 4(1)(b) _____ 4(5)

Reason(s) why the tender was not invited:

Echologics is a sole source supplier of acoustic pipe assessment technology. The technology uses acoustic signals and advanced computer algorithms to determine the condition of pipe segments.

Prepared by: Scott Winsor, Mrg. Construction 
Date: May 3rd, 2016 Date: May 3 / 16
City Manager

CONTRACT AWARD WITHOUT TENDER INVITATION

Relevant Exemption Clauses:

- 3(2)(b): Where the estimated cost of the work or acquisition is not more than \$25,000, exclusive of goods and services tax imposable under Part IX of the Excise Tax Act (Canada) and retail sales tax imposable under the Retail Sales Tax Act, and it appears to the Chief Commissioner that in view of the nature of the work or acquisition it is not advisable to invite tenders.
- 3(2)(d): In the case of a pressing emergency where the delay resulting from inviting tender would be injurious to the public interest.
- 3(2)(e): Where the dealer, supplier or contractor providing the work or acquisition is the only source of that work or acquisition.
- 4(1)(b): The estimated rental value of the space is not more than \$30,000 exclusive of goods and services tax imposable under Part IX of the Excise Tax Act (Canada) and retail sales tax imposable under the Retail Sales Act, and it appears to the Chief Commissioner, in view of the nature of the lease, that it is not advisable to invite tenders.
- 4(5): A lease for space that was not originally publically tendered or that was originally publicly tendered without a clause for a further option to renew and a lease for an increase of the area of leased space may be renewed with the approval of the Lieutenant-Governor in Council.
 - (a): In accordance with the original terms of the lease; or
 - (b): On terms more favorable to the City where, in the opinion of the Chief Commissioner, those terms are consistent with the fair market value for that leased space.

DECISION/DIRECTION NOTE

Title: 2016 Capital Out of Revenue
Date Prepared: May 4, 2016
Report To: His Worship the Mayor and Council
Ward: All
Decision/Direction Required: Approval of the 2016 Capital out of Revenue Spending

Discussion – Background and Current Status:

Attached is a capital plan covering the years 2016-2018. Fiscal years 2017 and 2018 are tentative at this time as committing funds at such an early stage leaves less room for Council to be responsive to future needs which may arise. This is the primary reason that with the exception of a few select projects, it is recommended this list be finalized to commit funding for 2016 only – 2017 and 2018 will be tentative. Council will be given further opportunity to adjust 2017 and 2018.

The funding available is as follows:

	<u>Description</u>	<u>2016 Budget</u>	<u>2017 Budget</u>	<u>2018 Budget</u>
<u>Capital Budget</u>				
FUNDING AVAILABLE		28,251,937	26,730,572	23,730,572
Allocated as follows:				
	Gas Tax Funding - Mews replacement	4,182,854	4,182,854	4,182,854
	Gas Tax - One Time - Unrestricted	623,365	-	-
	Fleet acquisition	3,600,000	3,600,000	3,600,000
	Water related projects	3,220,000	3,220,000	3,220,000
	General	16,625,718	15,727,718	12,727,718

Sources of Funding are as follows:

1. Gas Tax Funding. This has been fully dedicated by a previous Council directive to the replacement of the Mews recreation Centre. The additional amount of \$623K stems from the 2015 provincial budget. This amount is unrestricted and as such can be spent on any project and has been included with the general capital out of revenue contribution.
2. Fleet acquisition fund. In accordance with City policy this is the amount provided for replacement of the City's fleet. It is important to be aware that under budget 2013-2015 this amount was less than half of the current amount which has resulted in challenges keeping the City's fleet up to date.
3. Water related projects. These projects are funded through the water tax and focus exclusively on work relation to the water system.
4. General contribution. This is the primary focus of this memo as it is where most discretion exists.

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After identifying the sources of funding Council must consider projects that are effectively committed. It is important to understand that the committed projects for 2016 represent the entire cost of a project however the entire amount of money may not be spent in 2016. As an example – the commitment of \$1.86M to non-profit housing units will not be fully spent in 2016 however this is the full amount of the project. It is shown in 2016 because the project cannot be stopped once it is started. While the alternative is to spread the funding into 2017 as well, the more this occurs the less flexibility Council will have in making decisions as to allocating the 2017 and ultimately 2018 capital spending. This approach is not recommended.

It is also important to note that this does not apply to all projects. For illustrative purposes – Council has approved \$2.325M over three years for accessible bus stops. This has been allocated over three years as if Council should so choose they could stop this project at a certain point.

The full list of committed projects is as follows:

		<u>2016 Budget</u>	<u>2017 Budget</u>	<u>2018 Budget</u>
#	Contribution to Capital Works Program	17,249,083	15,727,718	12,727,718
1	Torbay Road North Contribution	1,800,000	1,800,000	1,800,000
2	Torbay Road North Contribution from prior year	163,847		
3	Capital grants Community Groups	500,000	500,000	500,000
4	Non Profit housing Units - 20 units	1,860,000		
5	Community Market	2,000,000		
6	Waterford River Study (S2016-02-29/3)	75,000		
7	Archives Building - Address Foundation Issues	240,000		
8	Radio Range Road Sewer Connection	48,501		
9	Mobile Generator - Recreational Centres R2015-07-27/15	85,000		
10	Safety netting for St. Pat's senior ball field	60,000		
11	Accessible Bus Stops - R2015-04-21/2	775,000	775,000	775,000
12	Annex Envelope	1,314,000		
13	Blackmarsh/Team Gushue Ancillary Infrastructure	350,000		
14	COMMITTED	9,271,348	3,075,000	3,075,000
15	UNCOMMITTED	7,977,735	12,652,718	9,652,718

After accounting for the committed projects, the uncommitted monies are just shy of \$8M for 2016, and \$12.7M and \$9.7M for 2017 and 2018 respectively. In terms of allocating the uncommitted monies a ranked listing of priority projects was prepared.

These projects are:



		2016 Budget	2017 Budget	2018 Budget
16	Priority projects			
17	Southside Road - Rockfall Remediation	750,000		
18	Annual Retaining Wall Rehabilitation Program	185,000	500,000	500,000
19	City Hall Parking Garage Structural Repairs	2,000,000		
20	Storm Flooding Elimination Channel - #375 SS Road	1,200,000		
21	First World War		800,000	
22	Polina Road	1,000,000		
23	Bridge Upgrade - O'Leary Avenue		575,000	
24	Slide Replacement - Bowring Park		125,000	
25	Various City Buildings	500,000	500,000	500,000
26	Playground Replacement Program	100,000	75,000	75,000
27	Sidewalk/Curb/Gutter Repair	700,000	700,000	700,000
28	Annual Bridge Rehabilitation Program	430,000	750,000	750,000
29	St. John's Transportation Study	100,000	200,000	200,000
30	IT Project Capital Budget	250,000	250,000	250,000
31	Metrobus - ERP Implementation - R2015-04-21/6		400,000	
32	PRIORITY PROJECTS	7,215,000	4,875,000	2,975,000
33	BALANCE - uncommitted	762,735	7,777,718	6,677,718

The balance to be allocated is as per above with the focus being on 2016 projects. As the full amount is not committed it is recommended Council retain this as flexibility in its 2016 capital plan to help address any urgent/unforeseen circumstances which may rise throughout the year.

Key Considerations/Implications:

1. Budget/Financial Implications

As per above

2. Partners or Other Stakeholders

This capital spending does create economic activity in the private sector.

3. Alignment with Strategic Directions/Adopted Plans

Fiscally responsible

4. Legal or Policy Implications

5. Engagement and Communications Considerations

6. Human Resource Implications

N/A



7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation: That Council approve the 2016 capital plan as outlined herein.

Approved by/Date/Signature: **2016-05-04**

Derek Coffey, Deputy City Manager - Financial Management

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Vacancy Allowance Changes
Date Prepared: May 9, 2016
Report To: His Worship the Mayor and Council
Ward: All
Decision/Direction Required: Changes to the Vacancy Allowance program

Discussion – Background and Current Status:

As of January 1, 2013 Council combined commercial realty and occupancy taxes for businesses in the City. This tax blending was undertaken in conjunction with the business community and also included an “allowance system” whereby business owners would receive a credit against their tax bill for vacant properties within their buildings. This was based on the premise that the tax blending was to be revenue neutral to the City. Under the old system a vacant space was not occupied so there was no occupancy tax to collect.

As part of Budget 2016-2018 Council eliminated the vacancy allowance system in order to address a revenue shortfall estimated at \$5.5M. This decision has been met with significant resistance from the business community. Engagement with the business community commenced early in 2016 with several meetings / discussions on the topic.

As a result of these meetings it is being recommending that the vacancy allowance system remain in place with added limitations surrounding the eligibility for vacancy claims. The recommended changes are as follows:

Change	Implications
Responsibility for proving vacancy existed will rest 100% with property owner.	Increased documentation/support/evidence will be required from property owners to establish the validity of the claim for vacant space.
Claims will only be permitted where the space has been vacant for the entire calendar quarter.	Currently claims are allowed for portion of a period for which the space is vacant. This change is being made in an effort to mitigate the impact of claims for relatively smaller amounts as well as reduce the administrative processes related to the processing of claims
Claims will only be accepted for the most recent and prior quarters – in effect a claim can only be for a maximum of two quarters.	Previously there was no limit. This poses a risk for the City as a large retroactive claim could have a substantial impact on the City’s budget in the current fiscal year.

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Where a tenant does not pay their rent or is subject to bankruptcy proceedings the claim for vacancy allowance will be limited to one quarter.	Previously this placed all the credit risk upon the City for the tax portion of a tenant's rent. Reducing it to one quarter is a more balanced approach.
Claims will no longer be permitted for "rent free" periods.	In accordance with the spirit of the agreement allowing for a vacancy credit for rent free periods is being eliminated

While the above changes will mitigate a portion of the \$5.5M vacancy allowance claims projected for 2018, it is next to impossible to quantify the impact. This would require a detailed review of the hundreds of claims which have been received and even then a credible projection may be difficult. It will tighten up the process however, and reduce financial risk to the City.

Budget 2016-2018 was prepared based on additional revenue of \$5.5M in 2018 coming from this source. With the vacancy allowance now remaining in place this amount of money will have to be found. Exactly how this will be made up will ultimately be a decision of Budget 2018. However, between now and the fall of 2017 when the applicable mil rates will be set, there will be a number of factors which will impact this decision including but not limited to:

1. The final impact of commercial appeals. As it will be later 2016 before many of the commercial appeals are heard, this number is difficult to project at this time.
2. Any changes to vacancy rates. With the current economic conditions there may be an increase in vacancy rates which will add to the \$5.5M identified above.
3. Program review will be completed. To the extent program review reduces expenditures this mitigates the shortfall impact of the \$5.5M required to be found in 2018.
4. Growth in the assessment roll. While the current economic environment is challenging there are still new properties being constructed in the City. In the fall of 2017 – when the tax rates are set for 2018 – the City will be in a more informed position as to the growth in the assessment roll at that time.

Key Considerations/Implications:

1. Budget/Financial Implications

The current estimate of \$5.5M will need to be made whole by either increased revenues or lowered expenditures as discussed above.

2. Partners or Other Stakeholders

This topic has been vetted through the City's Business roundtable and no major challenges were raised. The committee indicated they would work with the City to promote a positive response to this change.



3. Alignment with Strategic Directions/Adopted Plans

4. Legal or Policy Implications

The commercial property tax by-law will need amendments and this process has already commenced.

5. Engagement and Communications Considerations

The City of St. John's engaged with the business community on the issue of the vacancy allowance through a City-Business Roundtable, a forum for constructive dialogue and discussion.

As a result of these discussions, the City of St. John's in cooperation and consultation with the business community will:

- present at regular/ special meetings of the various business associations represented on the Roundtable (BOT, CFIB, RANL, etc.) on the key areas where further communications is required;
- The City will prepare an op-ed piece for industry papers and newsletters, email and other communiques informing the business community, with the participation of appropriate business representatives, about the vacancy allowance change (if approved);
- A joint news release on the vacancy allowance will be issued (if approved)

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A



Recommendation:

That Council approve the reinstatement of the vacancy allowance credit in 2018 and the changes outlined herein.

Prepared by

Derek Coffee, Deputy City Manager of Financial Management

Approved by/Date/Signature:

Kevin Breen, Acting City Manager

ST. JOHN'S

INFORMATION NOTE

Title: Regular and Special Council Meetings – Summer Schedule

Date Prepared: May 5, 2016

Report To: His Worship the Mayor and Members of Council

Discussion – Background and Current Status:

As per Section 39 (1) of the City of St. John’s Act cited below, weekly meetings are not required during the months of July and August.

39. (1) There is to be a meeting of the council for the consideration of the general business of the city at least once a week, except during the months of July and August.

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:
As per Section 39 (1) of the City of St. John’s Act.
5. Engagement and Communications Considerations:
The general public will be notified accordingly and public calendar of events will be updated.
6. Human Resource Implications:
N/A
7. Procurement Implications:
N/A
8. Information Technology Implications:
N/A
9. Other Implications:
N/A



Conclusion/Next Steps:

The last weekly meeting is scheduled for Tuesday, June 28, 2016. From there on the bi-weekly schedule for the months of July and August will commence (as outlined below), and reverting back to the weekly schedule on Tuesday September 6, 2016.

- Tuesday, July 12
- Monday, July 25
- Monday, August 8
- Monday, August 22

Prepared by - Date/Signature:

Karen Chafe- Supervisor of Legislative & Office Services

Signature: _____

Approved by - Date/Signature:

Elaine Henley, City Clerk

Signature: _____



ECONOMIC UPDATE

MAY 2016

Visit us at
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to receive this newsletter in your inbox.

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ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 152.0 in February 2016 up 0.5%*

The Consumer Price Index for St. John's Metro was 129.9 in March 2016 up 0.9%*

Retail trade for Newfoundland and Labrador was \$758.2 million in February 2016 up 3.7%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

St. John's Metro, (seasonally adjusted, three-month moving average)

	March 16	Chg.*
Labour Force	123,500	-2.0%
Unemployment Rate	7.4%	1.1 pt
Employment Rate	63.4%	-2.9 pt
Participation Rate	68.5%	-2.3 pt

* same month in the previous year.

BUSINESS BRIEFS

St. John's ranks 10th within the 17 featured cities in Canada - KPMG's Competitive Alternatives Study

KPMG's 2016 Competitive Alternatives study provides an independent comparison of international business locations in more than 100 cities in 10 countries around the world. It explores the most significant business cost factors and measures and provides insight on the impact of 26 key cost components, across 7 business to business service segments and 12 significant manufacturing sectors. The study informs readers about business costs which include things such as labour costs, transportation, utilities, taxes, or facilities (leasing costs) as they compare to other cities. Within the 17 featured cities in Canada, St. John's ranks 10th. This is an improvement over the 2014 ranking. St. John's ranks 12th among all 111 featured cities. While St. John's has experienced a slowdown in economic activity, a higher US dollar offers some cost

competitiveness and cost advantages. According to the study released in March 2016, St. John's now has the lowest effective corporate income tax rate among all 111 cities in this study. An important aspect of this report relates to St. John's prominent Research and Development (R&D) cluster in oceanographic research. St. John's scored highly in this category (ranks 13th out of the 111 cities internationally) for R&D services, and offers some of the lowest business costs among cities in Canada and the US in this area. Find the full report and details at: www.competitivealternatives.com/countries/ca.aspx

City of St. John's and Partners to Build Community Market

The proposed plan for a new community market at the former Metrobus location on Freshwater Road is moving forward. The City is contributing \$2 million through its capital

budget, close to \$1.17 million is coming from the Atlantic Canada Opportunities Agency (ACOA), and \$490,000 is from the Government of Newfoundland and Labrador's Department of Business, Tourism, Culture and Rural Development (BTCRD). The St. John's Farmers' Market Cooperative (SJFM) will operate the facility and have also contributed \$100,000 towards the project. The completion of a feasibility assessment and business plan determined that a market is viable and financially sustainable in the proposed facility. In addition to the market the community facility will be equipped with a kitchen and meeting area. The City's Economic Roadmap 2021 specifically identified the community market as an action item and points to its value in creating a desirable city for newcomers and young professionals. A request for proposals for the building's design will be issued with construction slated to begin in 2017 for a grand opening in 2018.

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Business Approvals

Madison Mackenzie Home
300 Kenmount Road

Ednatec Ltd.
14 International Place

Pet Grooming
12 Merrymeeting Road

Cannabinoid Medical
8-10 Rowan Street

Battery Cafe
1-3 Duckworth Street

Wing'n It
32 George Street

Bricks and Minifigs
29 Stavanger Drive

Sumac Middle Eastern
Market and Eatery
320 Torbay Road

New Home -
Based Businesses

Hair Salon
17 Logy Bay Road

Web Design and Digital
Marketing
8 Stabb Court

Masonry and Tile
Contracting Office
42 Densmore's Lane

Food Preparation
32 Mullock Street

Total Year to Date 51

Regular 26

Home-based 25

City Building Permits (Year-to-date as of May 2, 2016)

Type	2015	2016	% Variance
Commercial	\$59,239,000	\$32,153,000	-46
Industrial	\$0	\$0	0
Government/Institutional*	\$7,612,000	\$2,486,000	-67
Residential	\$16,622,000	\$14,149,000	-15
Repairs	\$1,044,650	\$876,000	-16
Total	\$84,517,000	\$49,355,720	-41

* Government/institutional data doesn't include the full range of permit activity undertaken by the provincial government and its agencies.

Upcoming Events

Demystifying Technology & Innovation "taking down the barriers"	May 10	www.cme-mec.ca/nl
NATI Knowledge Summit	May 11	www.nati.net
Integrating Intellectual Property into your International Business Strategy	May 13	www.neia.org
Tales from Entrepreneurs! On Tap at Bitters	May 13	www.genesiscentre.ca
Futurpreneur Canada Owners Wanted - St. John's	May 13	http://tinyurl.com/OWMay2016
2016 Process & Automation Trade Show	May 17	http://cpecn.com
Recreation NL AGM	May 26-28	www.recreationnl.com
Community Health Nurses of Canada conference	May 30 - Jun 1	www.chnc.ca
Canadian Evaluation Society national conference	Jun 5-8	c2016.evaluationcanada.ca
Major Projects Atlantic Canada	Jun 8	www.apec-econ.ca
Canadian Symposium on Remote Sensing <i>Exploring Synergies</i>	Jun 8-11	www.crss-sct.ca

CITY INITIATIVES

New Option Being Considered for Water Street Infrastructure Work

City staff have been exploring the possibility of how best and least disruptively to replace water and sewer lines along Water Street from Waldegrave Street to Job's Cove. Based on input from downtown stakeholders and continued research, the City will now investigate the feasibility of using trenchless technology. The exploratory work will include:

- Cleaning the existing combined sewer beginning in spring 2016
- Videoing the combined sewer and determining suitability for lining
- Confirming the capacity of the existing watermain

Once this exploratory work is complete, staff will report back to Council with a recommendation as to whether or not this is a viable option to pursue. If viable, the project will proceed as planned in 2017 using this approach.

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