

**AGENDA  
REGULAR MEETING**

**November 7, 2016  
4:30 p.m.**

**ST. JOHN'S**

---

# MEMORANDUM

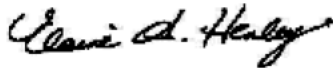
---

November 4, 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, November 7, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley  
City Clerk



**AGENDA**  
**REGULAR MEETING - CITY COUNCIL**  
**November 7, 2016 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall**

---

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. ADOPTION OF THE MINUTES**

- Minutes of October 31, 2016

**4. BUSINESS ARISING FROM THE MINUTES**

**Included in the Agenda:**

**Other Matters**

**5. NOTICES PUBLISHED**

**6. PUBLIC HEARINGS**

- a. St. John's Development Regulations Amendment Number 647, 2016  
Application to rezone land from the Residential Low Density (R1) Zone  
to the Residential Medium Density (R2) Zone  
PDE File # REZ1600002  
79 Old Petty Harbour Road

**7. COMMITTEE REPORTS**

- a. Development Committee Report – November 1, 2016
- b. Special Events Advisory Committee Report – November 2, 2016
- c. Finance & Administration Standing Committee Report – November 3, 2016
- d. Audit & Accountability Standing Committee Report – October 11, 2016

**8. RESOLUTIONS**

**9. DEVELOPMENT PERMITS LIST**

- October 27, 2016 – November 2, 2016

**10. BUILDING PERMITS LIST**

- November 7, 2016

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

- Week Ending – November 2, 2016

## **12. TENDERS/RFPS**

- a. Council Approval – Tender 2016148 Snow Clearing Private Lanes

## **13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

- a. Notice of Motion – Councillor Galgay – St. John's Regional Fire Department Honour Guard be designated as the official ceremonial Honour Guard for the City of St. John's

## **2. OTHER BUSINESS**

## **15. ADJOURNMENT**

**MINUTES  
REGULAR MEETING - CITY COUNCIL  
October 31, 2016 – 4:30 p.m. - Council Chambers**

---

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

**Others** Kevin Breen, City Manager  
Lynnann Winsor, Deputy City Manager of Public Works  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Linda Bishop, Acting City Solicitor  
Tanya Haywood, Deputy City Manager of Community Services  
Derek Coffey, Deputy City Manager of Financial Management  
Elaine Henley, City Clerk  
Stacey Fallon, Legislative Assistant

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-10-31/457R**

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

**That the agenda be adopted as presented**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-10-31/458R**

**Moved – Councillor Tilley; Seconded – Councillor Collins**

**That the minutes of October 24, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING FROM MINUTES**

**48 Allandale Road – Request for Noise By-Law Exemption**

---

Council considered the above noted.

**SJMC2016-10-31/459R**

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

**That the noise by-law exemption be granted to Bell Aliant in order to facilitate the replacement of a main service utility transformer at 48 Allandale Road.**

**CARRIED UNANIMOUSLY**

**PUBLIC HEARINGS**

**St. John’s Development Regulations Amendment Number 645, 2016  
Adoption to rezone Land to Residential Low Density (R1) Zone PDE File:  
REZ1600009 – 72 Circular Road**

Council considered the above noted.

**SJMC2016-10-31/460R**

**Moved – Councillor Breen; Seconded – Councillor Puddister**

**That that Council adopt St. John’s Development Regulations Amendment Number 645, 2016, which has the effect of rezoning 72 Circular Drive from Residential Special-1 (RA1) to Residential Low Density (R1). Further, approves 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.**

**CARRIED UNANIMOUSLY**

**COMMITTEE REPORTS**

**Public Works Standing Committee Report – October 13, 2016**

Council considered the above noted report.

**SJMC2016-10-31/461R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

That the report be adopted and the following matters actioned accordingly:

- Watershed Municipal Boundry
- Bi-Weekly Garbage Collection
- Recycling at Multi-Story Condominiums
- Century Park Redevelopment
- Reopening sections of Rivers

**CARRIED UNANIMOUSLY**

### **Development Committee – October 18, 2016**

---

Council considered the above noted report.

**SJMC2016-10-31/462R**

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

That the report be adopted and the following matter actioned:

**Parking Relief for 36 Peason Street – DEV1600133 be granted as the existing 22 stalls will be sufficient for the proposed businesses.**

**CARRIED UNANIMOUSLY**

### **DEVELOPMENT PERMITS LIST**

[Link to List](#)

Council considered, for information, the above noted for the period October 20, 2016 to October 26, 2016

### **BUILDING PERMITS LIST**

[Link to List](#)

Council considered the Building Permits list for October 31, 2016.

**SJMC2016-10-31/463R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That the building permits list dated October 31, 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 October 26, 2016.

### **SJMC2016-10-31/464R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That the requisitions, payrolls and accounts for the week ending October 26, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

## **TENDERS/RFPs**

### **Tender 2016139 Supply and Install Playground Structure**

Council considered the above noted. It was noted that the two lowest bidders were disqualified as they did not meet CSA Standards.

### **SJMC2016-10-31/465R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That the above noted tender be awarded to the overall lowest bidder meeting specifications Coastline Specialties Ltd. \$100,395.00 as per the Public Tendering Act. Taxes (HST 15%) is included in the quoted price.**

**CARRIED UNANIMOUSLY**

### **Tender 2016141 Inspection /Testing of Water and Wastewater Systems Emergency Generators.**

Council considered the above noted.



**SJMC2016-10-31/466R**

**Moved – Councillor Breen; Seconded – Councillor Tilley**

**That the above noted tender be awarded to the overall lowest bidder meeting specifications Sansom Equipment Ltd. \$93,841.28 as per the Public Tendering Act. HST is included in the price quoted.**

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

**Councillor O’Leary**

- Requested that ACOA’s Clean Technology Initiative for Proposals be referred to the Environmental Advisory Committee as well as Economic Development, Tourism and Public Engagement.

**Deputy Mayor Ellsworth**

- Requested that the Mayor write a letter of Condolence to the family on the passing of Mr. Bob Innes.

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

---

**MAYOR**

---

**CITY CLERK**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING**  
**FOR THE PERIOD OF October 20, 2016 TO October 26, 2016**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Dewcor	Galway CP07B – Stormwater Detention Dry Pond #2	50 Danny Drive	5	Approved	16-10-24

\* 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**

\_\_\_\_\_

\_\_\_\_\_

Addendum to Council Minutes of October 31, 2016

## Building Permits List Council's October 31, 2016 Regular Meeting

Permits Issued: 2016/10/20 To 2016/10/26

### Class: Commercial

60 Elizabeth Ave	Sn	Office	
30-32 O'leary Ave	Sn	Office	
180 Southside Rd, Pier 23	Sn	Petroleum Use	
462 Topsail Road	Sn	Eating Establishment	
238 Torbay Rd	Sn	Office	
462 Topsail Rd	Cr	Eating Establishment	
157-163 Water St	Rn	Mixed Use	
80 Boulevard, Unit 304	Rn	Apartment Building	
80 Boulevard, Unit 303	Rn	Apartment Building	
140 Water St., 5th Floor	Rn	Office	
282 Torbay Rd	Rn	Place Of Assembly	
45 New Cove Rd	Nc	Fence	
157-163 Water St	Rn	Mixed Use	
3 Monchy St	Rn	Subsidiary Apartment	
159 Pennywell Rd	Rn	Drycleaning Establishment	
14 Stavanger Dr	Ex	Eating Establishment	
115 Cavendish Square- Sheraton	Rn	Hotel	
20 Stavanger Dr, Marshalls	Cr	Retail Store	
			This Week \$ 3,163,950.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

18 Adams Ave., Ayre Athletic	Nc	Admin Bldg/Gov/Non-Profit	
			This Week \$ 45,000.00

### Class: Residential

1340 Blackhead Rd	Nc	Accessory Building	
17 Botwood Pl	Nc	Fence	
5 Carondale Dr	Nc	Fence	
18 Carson Ave	Nc	Fence	
15 Cashin Ave	Nc	Accessory Building	
199 Cheeseman Dr, Lot 200	Nc	Single Detached Dwelling	
46 Dauntless St	Nc	Accessory Building	
168 Diamond Marsh Drive	Nc	Accessory Building	
13 Dorsey's Lane	Nc	Accessory Building	
17 Dublin Rd	Nc	Accessory Building	
143 Empire Ave	Nc	Fence	
138 Gower St	Nc	Patio Deck	
1 Henry Larsen Street- Lot 306	Nc	Single Detached & Sub.Apt	
162 Hussey Dr	Nc	Patio Deck	
13 Lloyd Cres	Nc	Fence	

Addendum to Council Minutes of October 31, 2016

1 Rosemarkie Street	Nc	Accessory Building
48 Smith Ave	Nc	Fence
72 Spencer Street	Nc	Patio Deck
72 Spencer Street	Nc	Fence
30 Toronto St	Nc	Accessory Building
11 Waterford Ave	Nc	Accessory Building
4 Waterford Hts S	Nc	Single Detached Dwelling
27 Wedgeport Rd	Nc	Fence
5 Willenhall Pl, Lot 46	Nc	Single Detached & Sub.Apt
16 Fogwill Pl	Co	Home Office
125 Green Acre Dr	Co	Home Office
361 Groves Rd	Ex	Single Detached Dwelling
45 Larner St	Ex	Single Detached Dwelling
18 Anderson Ave	Rn	Semi-Detached Dwelling
156 Bay Bulls Road	Rn	Single Detached & Sub.Apt
122 Blackmarsh Rd	Rn	Single Detached Dwelling
16 Boncloddy St	Rn	Single Detached Dwelling
23 Eastview Cres	Rn	Single Detached Dwelling
14 Goodridge St	Rn	Single Detached Dwelling
5 London Rd	Rn	Single Detached Dwelling
165 Queen's Rd	Rn	Single Detached Dwelling
36 Summer St	Rn	Semi-Detached Dwelling
5 Winthrop Pl	Rn	Single Detached Dwelling
12 Amherst Pl	Sw	Single Detached Dwelling
62 Codroy Pl	Sw	Semi-Detached Dwelling
25 Savannah Park Dr	Sw	Single Detached Dwelling

This Week \$ 1,688,512.00

**Class: Demolition**

11 Suez St	Dm	Single Detached Dwelling
		This Week \$ 10,000.00

This Week's Total: \$ 4,907,462.00

Repair Permits Issued: 2016/10/20 To 2016/10/26 \$ 109,900.00

Legend

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

Addendum to Council Minutes of October 31, 2016

Year To Date Comparisons			
October 31, 2016			
Type	2015	2016	% Variance (+/-)
Commercial	\$122,216,000.00	\$110,000,000.00	-10
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,000,000.00	\$6,043,000.00	-60
Residential	\$72,084,000.00	\$63,000,000.00	-13
Repairs	\$4,000,000.00	\$4,000,000.00	0
Housing Units (1 & 2 Family Dwelling)	188	197	
<b>Total</b>	<b>\$213,300,000.00</b>	<b>\$183,043,000.00</b>	<b>-14</b>

Respectfully Submitted,

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

Addendum to Council Minutes of October 31, 2016

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending October 26, 2016**

## **Payroll**

<b>Public Works</b>	<b>\$ 409,853.39</b>
<b>Bi-Weekly Casual</b>	<b>\$ 21,870.57</b>
<b>Accounts Payable</b>	<b>\$1,650,750.07</b>

**Total: \$ 2,082,474.03**

*Addendum to Council Minutes of October 31, 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

# DECISION/DIRECTION NOTE

---

**Title:** St. John's Development Regulations Amendment Number 647, 2016  
Application to rezone land from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone  
PDE File: REZ1600002  
79 Old Petty Harbour Road

**Date Prepared:** November 1, 2016

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

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

**Ward:** 5

---

**Decision/Direction Required:**

To seek approval for the rezoning of 79 Old Petty Harbour Road from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone.

**Discussion – Background and Current Status:**

The City received an application to rezone 79 Old Petty Harbour Road for the purpose of developing five (5) townhousing units.

The subject property is located in Planning Area 14, Kilbride, located in the Residential Low Density District and zoned R1. The south side of Old Petty Harbour Road is located in the R1 Zone and directly across the street is zoned R1. There is a cluster of townhouses on the north side of Old Petty Harbour Road, down the road from the subject property, and along Mooney Crescent. Further up the street at 158-182 Old Petty Harbour Road there is another cluster of townhouses which are zoned R2. Old Petty Harbour Road, as a whole, has a mixture of low and medium density housing types. The inclusion of 79 Old Petty Harbour Road in the R2 Zone would not be considered to be inconsistent with the surrounding built environment.

The proposed 5 unit townhousing development meets the standards of the R2 Zone. Policy 2.3.1 enables Medium Density Residential uses in the Residential Low Density District subject to a Land Use Assessment Report (LUAR) in order for Council to determine the compatibility with single detached dwellings. In this application, the present staff report can serve as the LUAR, as contemplated by the Municipal Plan (Page III-II).

At a Regular Meeting of Council held on September 26, 2016, Council accepted the recommendation from the Planning and Development Committee to hold a public meeting, Council Directive CD#R2016-09-26/12. The public meeting, chaired by Councillor Breen, was held on October 26, 2016 at City Hall. The minutes of the public meeting will be included in the agenda for the regular meeting of Council.

---

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

The small number of area residents who attended the public meeting did not support the rezoning to permit townhouses. They wished to see the property remain in the R1 Zone. There is potential to develop two (2) or possibly three (3) houses if the existing house were removed.

While the concern with change is understandable, the small increase in density by rezoning to R2 is not out of scale with the neighbourhood. The rezoning is in line with several policies of the Municipal Plan.

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
Not applicable.
2. Partners or Other Stakeholders:  
Area residents and citizens.
3. Alignment with Strategic Directions/Adopted Plans:  
Neighbourhoods Build Our City: Increase access to range/type of housing.
4. Legal or Policy Implications:  
The rezoning is in line with several policies of the Municipal Plan.  
**Urban Form Objective:** Encourage compact urban form to reinforce the older areas of St. John's, to reduce the cost of municipal services.

**1.2.2 Development Density**

The City shall encourage increased density in all areas where appropriate.

**1.2.3 Residential Development**

The City shall:

1. increase densities in residential areas where feasible and desirable from a general planning and servicing point of view;
2. encourage a compatible mix of residential buildings of varying densities in all zones;

**1.2.4 Mixed Use**

The City shall encourage the mixture of land uses in all areas.

**Promote Infill**

The City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects.

**2.2.5 Maintain and Improve Housing Quality and Variety**

The City, through this Plan and appropriate zoning regulations shall work toward:



- 2 enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, and as well, capitalizing on any opportunities to diversify same.
5. Engagement and Communications Considerations:  
Public Meeting held on October 26, 2016. Minutes attached.
6. Human Resource Implications:  
Not applicable.
7. Procurement Implications:  
Not applicable.
8. Information Technology Implications:  
Not applicable.
9. Other Implications:  
Not applicable.

**Recommendation:**

It is recommended that Council adopt St. John's Development Regulations Amendment Number 647, 2016, which has the effect of rezoning 79 Old Petty Harbour Road from Residential Low Density (R1) to Residential Medium Density (R2). 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:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

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

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

AMD/dlm

**Attachments:**

Maps & Photos  
Applicant's Submission



**Location Map**



**Zoning Map**



**44-72 Old Petty Harbour Road Townhouse Cluster**

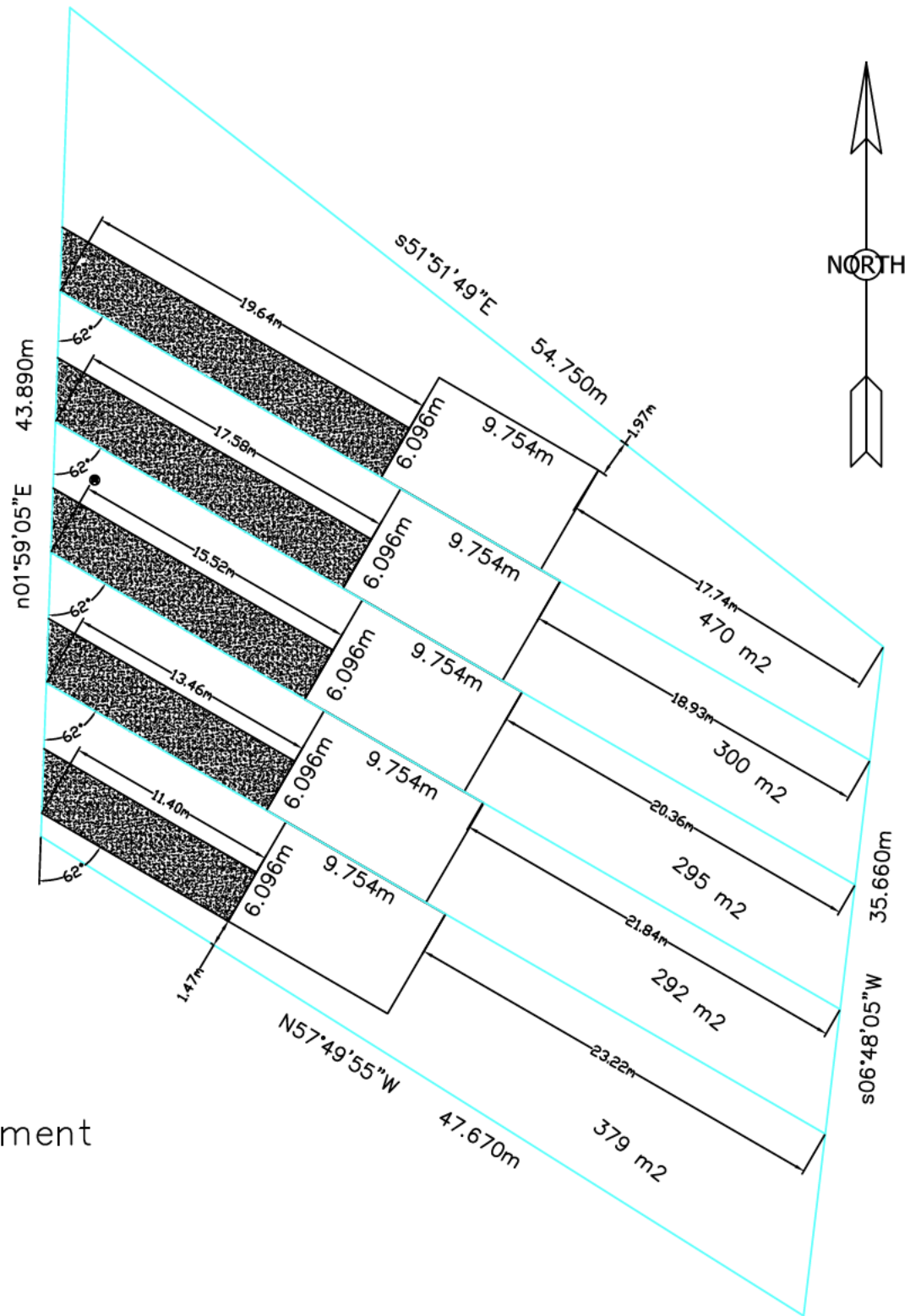


**158-182 Old Petty Harbour Road Townhouse Cluster**



**Mooney Crescent Townhouse Cluster**





Proposed 5 Unit Townhouse Development  
 Concept Plan  
 79 Old Petty Harbour Road  
 September 12, 2016.

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 647, 2016**

**WHEREAS** the City of St. John's wishes to allow the subdivision of 79 Old Petty Harbour Road (Parcel ID # 10628) for the purpose of building five townhousing units.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

**Rezone 79 Old Petty Harbour Road from the Residential Low Density (R1)  
Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A  
attached.**

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

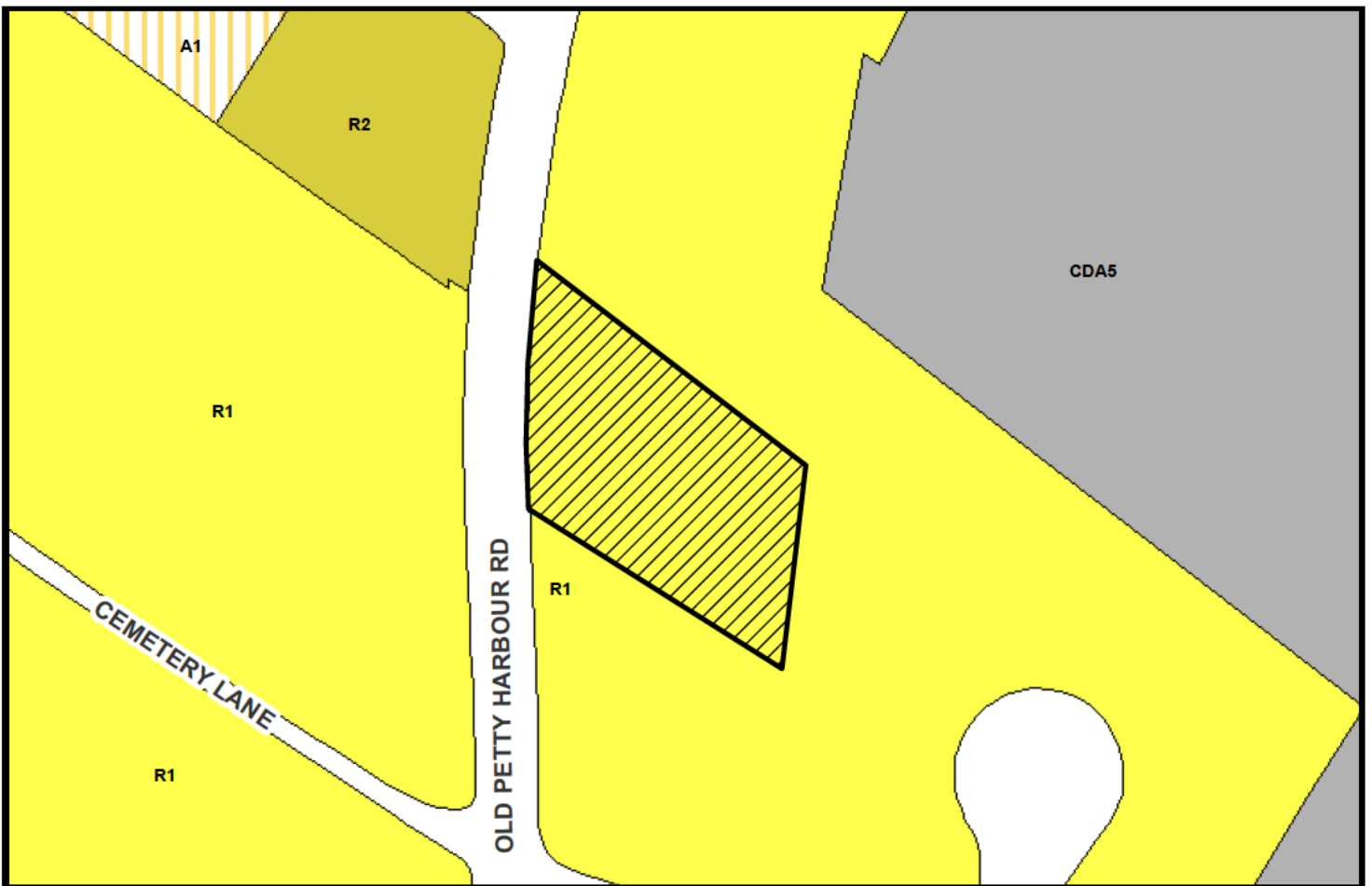
\_\_\_\_\_  
**MCIP**

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

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

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

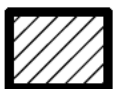
\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 647, 2016  
[Map Z-1A]**

2016 10 03 SCALE: 1:1250  
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  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**79 OLD PETTY HARBOUR RD  
Parcel ID 10628**

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

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**TO:** City of St. John's Council

**FROM:** Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road

**DATE:** October 26, 2016

**RE:** Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

---

I am requesting Council consider my application to rezone the property at 79 Old Petty Harbour Road from R1 to R2 to accommodate the proposed development of a 5 unit townhouse development. Currently there is an existing single detached dwelling with a portion of the building previously occupied as a convenience store.

The proposed development meets all required development standards within the R2 zone and will accommodate onsite parking of 3 vehicles per dwelling which exceeds the City's current requirements. As well the site will be developed with the aid of a registered engineering consultant to ensure that the City's construction standards as per the commentary already received from the City's engineering department. The building will meet all required codes and the site will be adequately landscaped including the preservation of as many of the mature existing trees on site.

### **Building Design**

The natural grading of the lot is a rear to front sloping lot. As a result the three story design has been chosen to utilize the existing grades and to reduce the footprint of the dwellings to allow for more landscaping on the lots.

### **Landscaping**

The majority of the existing mature trees along the rear of the property boundary will remain as they should have minimal impact on the development. A number of the trees along the side property boundaries will remain except the trees which may have to be removed due to close proximity to the foundation and to maintain sight line visibility for the driveway accesses.

### **Increasing Density**

By intensifying the density of this site it aids in the reduction of urban sprawl. It is clearly an underdeveloped parcel. By permitting the creation of 5 dwelling units the City will be supporting the efficient use of existing infrastructure, roads and amenities. As well as per the City of St. John's economic development document "Roadmap 2021" "Encouraging density in St. John's will help build a vibrant city".

### **Diverse Housing**

By introducing townhouses in this area of Old Petty Harbour Road Council will be creating additional housing options for residents.

### **Character of Neighbourhood**

The proposed setbacks of the townhouses will maintain the current building line setback established in the neighbourhood. Old Petty Harbour Road is a diverse neighbourhood with existing mixed forms of housing including single detached dwellings, townhousing, and

**TO:** City of St. John's Council  
**FROM:** Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road  
**DATE:** October 26, 2016  
**RE:** Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

---

apartment buildings. This proposed development will not be out of scale or character with the form of existing dwellings in the area.

### **Summary of Possible Concerns as Expressed by Neighbours**

- Drainage and water issues

There will be a full weeping tile system around the footings of the entire building and the drainage from that system will be connected directly into the City's storm sewer system at the lowest point of the lot. Additionally there will be a typical soffit system installed and the downspouts from each of the lowest points of the eave will disperse storm water away from adjacent neighbour's properties.

- Increased traffic and potential of on street parking due to the development.

The proposed driveway depths of all the 5 proposed townhouses will accommodate the onsite parking of two vehicles, in addition to the single car garage which can accommodate a third vehicle.

- Reduced sun light on adjacent properties due to the height of the structure.

The three storey townhouses will not be over height and will not exceed the maximum building height development standard for the R2 use zone. Additionally the sun rises from behind the proposed dwellings and sets in the front of the dwellings. As well, the lot naturally grades from the rear to the front so there will be no impact of sun loss for the existing dwellings adjacent to the rear of the lot as those dwellings are built at a much higher grade.

- Reduced privacy.

Maintaining as much tree and shrub coverage as possible and also planting new trees and shrubs may dissipate any privacy concerns, as well, the form of the proposed dwellings are not out of scale with what could potentially be constructed in the form of a single detached dwelling in regards to height. Although the grades of the lot are atypical due to the front sloping, a residential design has been generated to employ the existing grades of the lot which in turn will have less impact on the existing streetview and landscape.

- Reduced property values.

This new development will modernize and revitalize the existing area. The townhouses will be sold at a market value of somewhere between \$319,000 to \$349,000. The proposed townhouses will be sold individually and each property owner will have their own survey, as the current lot will be subdivided into 5 lots for individual ownership.

- Increased traffic.

A portion of the existing dwelling operated as a neighbourhood convenience store for many years and as a recent as 2011 with hours of operation from 8:00am until 11:00pm 7 days a week. During the operation of the convenience store, the City nor the neighbouring property owners approached me to indicate they were dissatisfied with the volume of traffic created by the convenience store use.



**TO:** City of St. John's Council  
**FROM:** Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road  
**DATE:** October 26, 2016  
**RE:** Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

---

This 5 dwelling residential development will not exceed any traffic volume that had already existed in the past. Currently without rezoning the R1 use zone lists discretionary uses such as day care centre (maximum 15 children), adult day care facility, bed and breakfast, and planned unit developments. Any of these developments would have the potential of a greater impact on traffic volumes than the proposed 5 unit townhouse development.

The site currently has a very large u-shaped driveway at the front of the property. Due to the history of the site being a commercial use (convenience store) at times people tend to park in the front paved area for extended amounts of time and sometimes litter debris on the front lawn. Due to the site having a longstanding history of being a public place (commercial store) people sometimes have the tendency to loiter the area. By redeveloping the site into a full residential use this nuisance behavior will no longer be able to occur.

### **Conclusion**

This proposed 5 unit townhouse development ties into the established mixed pattern of development within the area. There are other “pockets” of multi-family development in the area including the existing townhouses within the Mooney Crescent area and the existing duplexes on the southern end of Old Petty Harbour Road close to Fahey Street. In addition there are more dense forms of development in the area including a 3 storey apartment building (24 units - Kilbride Housing Cooperative) at 54 Mooney Crescent and a 4 storey apartment building (105 units - Meadowland Manor – Killam Properties) at 107 Bay Bulls Road.

The proposed redevelopment of this underutilized lot is keeping in line with the “compact city” urban form as referenced in the City of St. John’s Municipal Plan. By supporting such developments Council encourages:

- Commitment to increased densities and mixed land uses in the City;
- Redevelopment in areas where existing services can sufficiently accommodate increased densities;
- Compatible mix of residential buildings of varying densities;
- Minimization of urban sprawl;
- Provision of suitable, affordable and attractive housing; and,
- Improvement of neighbourhood character and housing quality.

Thank you for the opportunity to present my proposal to you. I anticipate your decision on my rezoning application.

Respectfully submitted,



---

Catherine Howell

**Public Meeting**  
**Wednesday, October 26, 2016**  
**7:00 p.m.**  
**Foran/Greene Room, 4<sup>th</sup> Floor, City Hall**

---

Present: Councillor Danny Breen, Chairperson  
Ken O'Brien, Chief Municipal Planner  
Arthur MacDonald, Planner III, Urban Design & Heritage  
Kathy Driscoll, Legislative Assistant

Also present was:

Catherine Howell

There were 4 people in attendance at the meeting.

#### **PURPOSE OF MEETING**

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

***The City has received an application to rezone the property at 79 Old Petty Harbour Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. The purpose of the rezoning is to allow for a proposed 5 unit townhousing development which meets the standards of the R2 Zone.***

***An amendment to the Municipal Plan is not required.***

No written submissions were received.

#### **CALL TO ORDER AND BACKGROUND PRESENTATIONS**

Councillor Breen called the meeting to order, introduced the head table and defined the process for this meeting. Arthur MacDonald, the City's Planner III, Urban Design and Heritage Officer, thanked everyone for coming, outlined the process and spoke to the rezoning from R1 to R2. He advised the lot meets standards pursuant to the City's Development Regulations.

In addition, the following documents were also included in the public meeting agenda:

- Location Map and photos
- Applicant's submission

He then asked the applicant to speak to her application.

Catherine Howell, the proponent, spoke to the design as submitted. She noted she was requesting Council's consideration of her application for 5 townhouses. The original structure had been a single detached dwelling with a convenience store.

As part of the structure had once been a convenience store, people were still sometimes parking there to eat lunch and sometimes discard their trash. She advised the proposed development would alleviate this issue and tidy up the neighbourhood. She further noted that the conceptual design has lot grades from rear to front. The style of townhouse being considered for a more natural development of the site keeping mature trees on both sides of the property boundary to maintain privacy. Ms. Howell further noted the townhouses would have set backs keeping in line with existing properties. As there is a curbed driveway and vegetation in close proximity, there were some safety concerns with vehicular sight lines in this area and the proposed development would rectify this issue.

Ms. Howell spoke to the drainage and water issues as there had been previous concerns with the development of another subdivision in the area. Her existing home does not have weeping tile as water run-off is absorbed back into the ground. She noted if the proposed development proceeded, a full weeping tile would be placed around the footings to capture some of the excess storm water and connect with the City's storm water system.

There would be a 2 car parking allowance for each townhouse with the potential to park 3 cars to contend with parking issues especially during the winter. The building height meets the requirement for a two-storey dwelling and would have very little shading impact. The overall intent is to modernize and revitalize the existing area. The townhouses will be sold and not rented and would be geared towards family incomes of approximately \$80-\$90 thousand as each unit would range from \$319,000 - \$349,000.

The Chair advised questions could be asked.

## **DISCUSSION FROM THE FLOOR**

### **Old Petty Harbour Road**

- Asked proponent if they would be selling all 5 townhouses and leaving the neighbourhood.
- Ms. Howell advised she may or may not reside at one of the townhouses.
- [REDACTED] advised she was not in favour of the development in relation to amplified water seepage as there have been existing water issues from a previous development.

- Advised of an error on the City's Decision Note which indicated existing townhouses were on the north side of the proposed development and she advised this was actually her single-detached dwelling.
- Asked why an LUAR was not required and requested clarification on the City's Decision Note.
- Ken O'Brien advised as this proposed project was not considered a major development the Plan envisions that a staff report can serve as the LUAR. A reference was made to the Decision Note's "Other Stakeholders" and Mr. O'Brien clarified the stakeholders were the present meeting attendants.
- Questioned why an amendment was not required.
- Mr. O'Brien explained that rezoning from R1 to R2 did not require an amendment to the Municipal Plan. He advised prior to 2001 Municipal Affairs addressed these issues; however, since that time, Municipal Affairs just sign off on the plan presented by the City.
- ██████████ stated the development was not required to fill a housing need as several properties as well as townhouses in the area were currently for sale and further disagreed with requesting rezoning for personal profit.

#### **██████████ Cemetery Lane**

- Advised she was opposed to the proposed development and asked what the difference was between low and medium density.
- Mr. O'Brien explained the difference between low, medium and high density and what structures were permitted.
- ██████████ stated she still had parking concerns.
- Mr. O'Brien noted that this was a common concern. He advised City standard is 1 parking space per unit and this proposed development met these standards.
- The question was raised regarding the number of townhousing units permitted and it was thought that a maximum of 6 units were permitted. It was noted that Multiple Dwelling use was limited to 6 units but his did not apply to a townhousing development.

#### **██████████ Densmore Lane**

- Noted he had attended meetings at the Lion's Club years ago over R1 and R2 issues and was under the understanding the City of St. John's was content with keeping the zones as designated. He further expressed the same concerns with flooding.
- The proponent advised the water issues were not exceeding capacity and further she would be hiring an engineering consulting firm to address these water

concerns. She explained that the engineering firm would ensure footings and foundation were placed properly so as to not impact or increase any more storm water. She reiterated her intent to sell and not rent.

### **██████████ Cemetery Lane**

- Reiterated the same concerns that there was no housing shortages and felt this proposed development was for profit purposes.
- Asked if Cemetery Lane would be widened to accommodate the proposed development.
- The Chair advised the proposed townhouse development would not impact traffic to allow for widening of the lane.

### **██████████ Densmore Lane**

- Suggested the City may look at the project as income via property tax collection.
- The Chair advised this application was not being considered for monetary gain through property tax collection but solely consideration of a land use issue. The City has to determine if the land is suitable for an R2 Zone.
- ██████████ asked why building lots were getting smaller and less parks being created.
- The Chair advised a new park was going in Kenmount Terrace and referenced the green space in Bidgood Park.
- ██████████ felt changing the zone from R1 to R2 would simply be making an exception and should not be allowed.
- It was further suggested by other residents this was precedent setting and if the City agreed to this project, how many more projects would present themselves.
- The Chair advised that the R1 Zone was a treasured zone; however, everyone has different needs for different types of housing and the City has to explore those needs.
- ██████████ further explained he did not want any more townhousing in his area and reiterated precedent setting concerns if the development was approved.
- Mr. O'Brien advised with any project there will be a certain amount of traffic and noise and consideration has to be given as to whether it will be beneficial to the existing neighbourhood.
- ██████████ referenced the growth of Paradise and the influx of traffic due to impact of area development.
- The Chair noted a traffic study would have to be conducted when there is substantial development.

## **CONCLUDING REMARKS**

Councillor Breen 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 7:49 p.m.

Councillor Danny Breen  
Chairperson

## **REPORTS/RECOMMENDATION**

### **Development Committee**

**November 1, 2016 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

---

#### **1. Proposed Accessory Building in the Paradise Watershed - 10 Kipawa Drive - INT1600161**

The Development Committee recommends that Council approve the request for the 20' x 24' accessory building, with the condition that the existing accessory building be removed and security held until confirmation of removal is received as only one accessory building be permitted on the lot.

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

# DECISION/DIRECTION NOTE

---

**Title:** Proposed Accessory Building in the Paradise Watershed- 10 Kipawa Drive- INT1600161 (Development Committee Report)

**Date Prepared:** November 1, 2016 (Date of Next Meeting: November 7, 2016)

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

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

**Ward:** Town of Paradise - Paradise Watershed

---

**Decision/Direction Required:**

To seek approval by Council to construct a 20' x 24' accessory building in the Watershed.

**Discussion – Background and Current Status:**

An application was submitted requesting permission to construct an accessory building at 10 Kipawa Drive, by the Town of Paradise. The property is located within the Paradise Watershed, where Council may permit one, forty-five (45) square meter sized accessory building.

The applicant has proposed a 20'x 24' accessory building, which is within the maximum size permitted by Council in the Paradise Watershed.

**Key Considerations/Implications:**

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Town of Paradise
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:**  
Watershed Agreement between The City of St. John's and The Town of Paradise.
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



Decision/Direction Note  
10 Kipawa Drive  
November 1, 2016

**Recommendation:**

It is recommended by the Development Committee that Council approve the request for the 20' x 24' accessory building, with the condition that the existing accessory building be removed and security held until confirmation of removal is received as only one accessory building be permitted on the lot.

**Prepared by - Date/Signature:**

Ashley Murray, Assistant Development Officer

Signature: Ashley Murray

**Approved by - Date/Signature:**

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

Signature: [Handwritten Signature]

AAM/jw

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** November 2, 2016

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

**Decision/Direction Required:** Approve road closure for filming.

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

<b>Event</b>	Frontier Season 2 Filming O'Brien Farm Road
<b>Date</b>	November 15, 16, 21, 23, 24, 25, 30 and December 1
<b>Detail</b>	O'Brien Farm Road will be closed for filming during the above noted dates. Organizer will have barricades in place with volunteers in position.

## Key Considerations/Implications:

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

# ST. JOHN'S

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

**Prepared by/Signature:**

Beverley Skinner – Manager of Events and Services

Signature B Skinner

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature \_\_\_\_\_

**Attachment:**

**ST. JOHN'S**

**REPORT**  
**FINANCE AND ADMINISTRATION COMMITTEE - CITY COUNCIL**  
**November 3, 2016 – 12:00 p.m. – Conference Room A**

---

**Present** Councillor J. Galgay, Chair  
Councillor Wally Collins  
Councillor Sandy Hickman  
Councillor Art Puddister  
Councillor Sheilagh O’leary  
Councillor D. Breen  
Councillor S. O’Leary

**Others** Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager – Financial Management  
Tanya Haywood, Deputy City Manager – Community Services  
Lynnann Winsor, Deputy City Manager – Public Works  
Jason Sinyard, Deputy City Manager – Planning, Development & Engineering  
Sean Janes, City Internal Auditor  
Maureen Harvey, Acting Supervisor – Legislative & Office Services

**Decision Note dated October 25, 2016 from the Deputy City Manager of Financial Management re: Final 2015 Cash Budget – Actual Results**

---

The 2015 Cash Budget – Actual Results were tabled for the Committee’s consideration.

The Committee was reminded that the City’s annual budget is prepared on a cash basis – not an accrual basis with the latter being used to generate the City’s audited financial statements. Now that the audited statements are finalized, the final cash report is complete for 2015.

In accordance with legislation, the City’s budget for 2015 was balanced meaning no surplus or deficit was projected. The final results for 2015 show a deficit of \$5,096,185. While this may appear high it is 1.79% of the City’s total budget of \$291M. In addition, there are a few key items which led to the deficit. The major variances on revenues and expenditures are explained below.

Revenue Variances

1. **Taxation revenue** was under budget by \$1.24M. This was driven mainly by lower accommodation tax revenues which fell \$825K short of budget. This is offset by a reduction in expenditures so this has a net zero impact

- on the City's budget. Commercial realty and water taxes also were under budget by \$450K and \$495K respectively. Commercial realty would have been higher by approximately \$2.4M except for the loss of revenue on special purpose properties.
2. **Government of Canada grants in lieu** were under budget by \$2.6M again due to the loss in special purpose properties revenue.
  3. **Environmental health** is under budget due to lower than anticipated regional water sales. This is due to lower than expected expenditures for the region.
  4. **Construction permits** were under budget by \$984K resulting from a weakening in the local economy.
  5. **Interest on tax arrears** was higher than budget by \$755K due to conservative budgets for interest.
  6. **Other grants** were higher than budget by \$497K due to contributions to capital projects and the city homelessness initiative.
  7. **Assessments** were \$821K higher than budget largely attributable to the billings for one special project which will not be repetitive in nature.
  8. **Transfers to reserves** were behind budget by \$1.6M due largely to the fact that some planned work at the landfill did not go ahead and as such the money was not taken from the reserve to fund the work.

#### Expenditure Variances

1. **Pension & benefits expense** was over budget, largely attributable to the \$3.8M cost of the early retirement packages offered in December 2015. This has resulted in permanent savings in the operating budget of approximately \$3.3M per year.
2. **The Petty Harbour Long Pond water treatment facility** was \$1.6M under budget as the facility did not become operational as early as planned.
3. **The Regional Water System** at Bay Bulls Big Pond was \$1.9M below budget. This is largely attributable to the estimates for chemicals and hydro use being above what was needed and amounts budgeted for professional fees were not used.
4. **Fiscal Services** are under budget by \$1.1M due to lower than expected transfers to reserves for accommodation taxes and savings on bond issuance fees as the bond issue did not take place until 2016.
5. **Employee fringe benefits** was over budget by \$1.24M largely attributable to a payment of \$850K required to be made in 2015 resulting from the 2014 valuation.
6. **Mechanical expenditures (Fleet)** appear to be over budget by \$1.5M but a large portion of this is due to accounting allocations which charge user

departments for the use of fleet vehicles. The true variance in fleet has the administration side under budget by \$114K with the operational side over budget by \$1.03M largely attributable to spending on contracted repairs and vehicle parts.

The expenditure variances are made up of all the City's estimated 200 programs. Additional detail can be provided as requested.

The net result of the above is a cash deficit for 2015 of \$5.1M.

Excluding this cost the deficit for the year would have only been \$1.26M which on \$291M is 0.43% or effectively break even. Had the City not lost its appeal regarding special purpose properties, there would have been a surplus for the year.

Staff recommends the deficit for the year be covered with surplus from previous year's operations. There is no impact on program review or future operating budgets.

**Recommendation**

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

**That Council adopt the 2015 Cash Budget Actual Results as presented and the deficit funded from prior year’s surplus.**

**CARRIED UNANIMOUSLY**

**Decision Note dated October 27, 2016 from Director of Human Resources re: Excess Annual Leave Accumulation Management - Policy.**

Through the above-noted Decision Note the Committee was informed that Policy 03-04-12 states that, with the exception of Department Heads, the maximum amount of annual leave that will be due to Management employees at any time is limited to twice his/her accrual. Department Heads are no longer an exception to this maximum accumulation amount. The policy should be amended to reflect the same.

**Recommendation:**

**Moved – Councillor Hickman; Seconded – Councillor Breen**

**That Policy 03-04-12 entitled Excess Annual Leave Accumulation – Management be updated to state as follows:**

1. **A management employee shall be permitted to carry forward any unused vacation credits into another year provided that the amount does not exceed the employee's normal entitlement. Therefore the maximum amount of unused vacation that will be due to a management employee at any time will be limited to twice his/her annual entitlement.**
2. **Department heads are to permit the use of such excess at a mutually agreed time.**

**CARRIED UNANIMOUSLY**

**Decision Note dated October 18, 2016 from the City Clerk re: City Hosted Dinner – 2017 Event Atlantic Summit**

---

In a letter from Seamus O'Keefe on behalf of the Event Atlantic Society, approval is being sought for the City of St. John's to host a dinner in the Foran Green Room for approximately 75 to 80 delegates of the 2017 Event Atlantic Summit.

The Event Atlantic Summit is being hosted in St. John's in coordination with the 2017 Tim Horton Brier. Local members involved in the planning and hosting of this event are Seamus O'Keefe and Tanya Haywood who sit on the Board of Directors of the Event Atlantic Society, Destination St. John's and STEP St. John's members (Councillor Danny Breen, Chair).

**Recommendation**

**Moved – Councillor Breen; Seconded – Councillor Hickman**

**That Council approve the hosting of a dinner for the delegates of the 2017 Event Atlantic Summit on Wednesday, March 8, 2017 at a cost of \$5,500 which has been budgeted.**

**CARRIED UNANIMOUSLY**

Councillor Jonathan Galgay, Chair  
Finance & Administration Committee

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

**Prepared by/Signature:**

Beverley Skinner – Manager of Events and Services

Signature B Skinner

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature \_\_\_\_\_

**Attachment:**

**ST. JOHN'S**



## REPORT/RECOMMENDATIONS

### AUDIT & ACCOUNTABILITY COMMITTEE MEETING

October 19, 2016 – 12:00 p.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall

---

**Present:** Councillor B. Tilley, Chairperson  
Councillor A. Puddister  
Councillor D. Breen  
Councillor J. Galgay  
Kevin Breen, City Manager (arrived at 12:10 pm)  
Shelley Traverse, Supervisor - Financial Services (left at 12:30 pm)  
Sean Janes, City Internal Auditor  
Boyd Chislett, Citizen Representative  
Kathy Driscoll, Legislative Assistant

**Others:** Kim Simm's, Grant Thornton  
Barry Griffiths, Grant Thornton  
Gina Fudge, Grant Thornton  
Samantha Long, Media

## REPORT

---

### 1. Delegation - Grant Thornton

---

Kim Simms updated the Committee on the final Audit report for 2015. Derek Coffey spoke to the City's draft consolidated Financial Statements of December 31, 2015. Conversations took place surrounding both the Audit and financial statements.

Grant Thornton representative's retired from the meeting at 12:30 p.m.

**Moved – Councillor Breen; Seconded – Councillor Puddister**

**The Committee recommends that Council approve the Audited Financial Statements as presented.**

**CARRIED UNANIMOUSLY**

### 2. Draft Report – Review of Retirement packages

---

Sean Janes spoke to the above noted.

**Moved – Councillor Breen; Seconded – Councillor Puddister**

**ST. JOHN'S**

The Committee recommends that Council approve the following:

**Policy and Procedures**

- Management should continue with their efforts to develop a comprehensive policy to address end of employment issues and present it to Council for approval as soon as practically possible. This will help to ensure that end of employment matters are dealt with in a consistent manner.

**Annual Leave and Sick Leave Banks**

- Management should institute a procedure to ensure that for every Salary Differential for MGMT Employees from that is submitted a corresponding Leave Request form has been submitted for the employee being replaced.
- Management should ensure that any agreements made with City employees regarding additional leave balances are documented and approved by Council. In addition, all leave earned and used should be recorded in the StarGarden payroll system.

**CARRIED UNANIMOUSLY**

Councillor Bruce Tilley  
Chairperson



## Building Permits List Council's November 07, 2016 Regular Meeting

Permits Issued: 2016/10/27 To 2016/11/02

### Class: Commercial

150 CLINCH Cres	Nc	Accessory Building
30 Ropewalk Lane, #115	Rn	Office
84 Thorburn Rd	Cr	Clinic
10 Stavanger Dr	Rn	Retail Store
Castle Bridge Drive	Nc	Public Utility
Dunkerry Crescent	Nc	Public Utility
Mount Pearl By-Pass	Nc	Public Utility
Southlands Boulevard	Nc	Public Utility
Southlands Boulevard	Nc	Public Utility
Southside Road	Nc	Public Utility
Topsail Road	Nc	Public Utility
1 Kiwanis Street - Suite B	Cr	Retail Store

This Week \$ 705,516.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

This Week \$ .00

### Class: Residential

13 Adventure Ave	Nc	Accessory Building
42 Allandale Rd	Nc	Fence
24 Burke Pl	Nc	Fence
3 Druken Cres	Nc	Accessory Building
5 Dunlea St	Nc	Fence
56 Hyde Park Dr	Nc	Accessory Building
56 Hyde Park Dr	Nc	Fence
49 Kennedy Rd	Nc	Patio Deck
17 Munich Pl Lot 10	Nc	Single Detached Dwelling
37 Nautilus St, Lot 133	Nc	Single Detached Dwelling
34 Orlando Pl, Lot 245	Nc	Single Detached & Sub.Apt
13 Osbourne St	Nc	Accessory Building
349 Ruby Line	Nc	Fence
50 Royal Oak Dr	Nc	Fence
41 Waterford Hts N	Nc	Accessory Building
42 Densmore's Lane	Co	Home Office
262 Freshwater Rd	Ex	Single Detached Dwelling
70 Parsonage Drive	Ex	Single Detached Dwelling
51 Brownsdale St	Rn	Single Detached Dwelling
94 Campbell Ave	Rn	Single Detached Dwelling
174 Castle Bridge Dr	Rn	Single Detached Dwelling
14 Darling St	Rn	Single Detached Dwelling
23 Dumbarton Pl	Rn	Single Detached Dwelling
20 Hoyles Ave	Rn	Single Detached & Sub.Apt
122 Hussey Dr	Rn	Mobile Home
49 Kennedy Rd	Rn	Single Detached & Sub.Apt

15 Mcneily St Rn Single Detached & Sub.Apt  
 22 Woodwynd St Rn Single Detached Dwelling  
 195 Cbs Bypass Rd Sw Vacant Land  
 Rear Of 203-205 Kenmount Rd Sw Vacant Land  
 70 Melville Place Sw Single Detached Dwelling

This Week \$ 626,960.00

**Class: Demolition**

46 Carpasian Rd Dm Single Detached Dwelling

This Week \$ 10,000.00

This Week' S Total: \$ 1,342,476.00

Repair Permits Issued: 2016/10/27 To 2016/11/02 \$ 52,000.00

Legend

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

<b>YEAR TO DATE COMPARISONS</b>			
<b>November 07, 2016</b>			
<b>TYPE</b>	<b>2015</b>	<b>2016</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$123,000,000.00	\$111,000,000.00	-10
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,000,000.00	\$6,043,000.00	-60
Residential	\$74,087,000.00	\$64,000,000.00	-14
Repairs	\$4,000,000.00	\$4,013,000.00	0
Housing Units (1 & 2 Family Dwelling)	194	199	
<b>TOTAL</b>	<b>\$216,087,000.00</b>	<b>\$185,056,000.00</b>	-14

Respectfully Submitted,

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

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending November 2, 2016**

## **Payroll**

**Public Works** \$ 413,117.72

**Bi-Weekly Administration** \$ 812,095.96

**Bi-Weekly Management** \$ 864,975.51

**Bi-Weekly Fire Department** \$ 692,615.81

**Accounts Payable** \$3,508,875.52

**Total:** \$ 6,291,680.52

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KELLOWAY CONSTRUCTION LIMITED	103349	CLEANING SERVICES	2,877.25
KELLOWAY CONSTRUCTION LIMITED	103350	CLEANING SERVICES	9,634.01
INSTITUTE OF INTERNAL AUDITORS NEWFOUNDLAND LABRADOR CH/	103351	CONFERENCE FEE	40.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	103352	CERTIFICATION EXAM FEE	776.25
NEWFOUNDLAND POWER	103353	ELECTRICAL SERVICES	77,634.61
BELL MOBILITY INC.	103354	CELLULAR PHONE USAGE	69.80
BELL ALJANT	103355	TELEPHONE SERVICES	957.69
MCLOUGHLAN SUPPLIES LTD.	103356	ELECTRICAL SUPPLIES	57.78
ST. JOHN'S PORT AUTHORITY	103357	SOUTHSIDE ROAD/OUTER BATTERY LAND DISPOSAL	10,625.00
WELSH, SHERRY	103358	REPLINISH RAILWAY PETTY CASH	587.20
CONOR STACK & JULIA PENNEY	103359	REFUND OVERPAYMENT OF TAXES	1,000.00
LEHR, TODD	103360	TRAVEL ADVANCE	1,947.73
JONES, CHRISTINA	103361	HALLOWEEN SUPPLIES - RECREATION PROGRAMS	48.83
SHERI HIGGINS	103362	TUITION	948.75
MELANIE SHEA	103363	TUITION	1,010.97
PARTS FOR TRUCKS INC.	103364	REPAIR PARTS	7,383.91
REGAL REALTY LIMITED	103365	COURT OF APPEAL REFUND	200.00
KILLAM INVESTMENTS INC.	103366	COURT OF APPEAL REFUND	200.00
ZRCH DUCKWORTH STREET INC.	103367	COURT OF APPEAL REFUND	200.00
ALTUS GROUP	103368	COURT OF APPEAL REFUND	1,200.00
ALTUS GROUP	103369	COURT OF APPEAL REFUND	200.00
TURNER DRAKE & PARTNERS LIMITED	103370	COURT OF APPEAL REFUND	400.00
HAMPTON INN & SUITES AIRPORT	103371	COURT OF APPEAL REFUND	200.00
LEONARD CLARKE	103372	COURT OF APPEAL REFUND	120.00
J.S. KELSEY ESTATE	103373	COURT OF APPEAL REFUND	60.00
CYNTHIA JAMES & SHAWN SEWARD	103374	COURT OF APPEAL REFUND	60.00
DR. H.B. CHANDRA SEKHAR	103375	COURT OF APPEAL REFUND	60.00
PIK-FAST EXPRESS INC.	103376	COURT OF APPEAL REFUND	107.10
PINNACLE OFFICE SOLUTIONS LTD	103377	BOTTLED WATER	175.33
PENGUJIN RANDOM HOUSE OF CANADA LTD.	103378	PHOTOCOPIES	20.68
BELL MOBILITY INC.	103379	BOOKS	168.93
TYCO INTEGRATED SECURITY CANADA, INC.	103380	CELLULAR PHONE USAGE	1,258.10
GENTARA REAL ESTATE LP	103381	INSPECTION ALARM AND SPRINKLER SYSTEMS	27,609.60
GCR TIRE CENTRE	103382	LEASE OF OFFICE SPACE	6,126.75
MCLOUGHLAN SUPPLIES LTD.	103383	TIRES	4,258.55
NEWFOUNDLAND POWER	103384	ELECTRICAL SUPPLIES	9,119.70
PRINTER ERROR	103385 - 103392	ELECTRICAL SERVICES	0.00
BAILEY-PEERLESS	103393	CANCELLED	5,004.91
NEWFOUNDLAND POWER	103394	REPAIR PARTS	39,236.58
DARLENE SHARPE	103395	ELECTRICAL SERVICES	750.00
CYNTHIA AU	103396	CLEANING SERVICES	253.47
RENEE GIBBONS	103397	REFUND OVERPAYMENT OF TAXES	78.76
RALPH, JEFFREY	103398	RECREATION PROGRAM REFUND	635.89
PUBLIC SERVICE CREDIT UNION	103399	TRAVEL REIMBURSEMENT	5,050.86
NEWFOUNDLAND POWER	103400	PAYROLL DEDUCTIONS	397,675.04
		ELECTRICAL SERVICES	

NAME	CHEQUE #	DESCRIPTION	AMOUNT
VALERIE WINDSOR	103401	REFUND SECURITY DEPOSIT	100.00
DESTINATION ST. JOHN'S	103402	2ND PAYMENT 2016 BUDGET	625,000.00
YMCA OF NORTHEAST AVALON	103403	REAL PROGRAM	2,596.00
ST. JOHN'S TRANSPORTATION COMMISSION	103404	HST REMITTANCE	364.97
VIKING CONSTRUCTION LTD- SOUTHWEST MANOR	103405	COURT OF APPEAL REFUND	60.00
WALSH, MARY	103406	AWARD GIFT CARD PURCHASED	10.00
THEA MORASH	103407	TRAVEL REIMBURSEMENT	132.10
DICKS & COMPANY LIMITED	103408	COURT OF APPEAL REFUND	200.00
FAIRVIEW INVESTMENTS LTD	103409	COURT OF APPEAL REFUND	200.00
KIRKLAND BALSOM & ASSOC.	103410	COURT OF APPEAL REFUND	200.00
PAL AEROSPACE LTD.	103411	COURT OF APPEAL REFUND	200.00
PROVINCIAL AIRLINES LTD.	103412	COURT OF APPEAL REFUND	200.00
AIRCRAFT MAINTENANCE ENTERPRISES	103413	COURT OF APPEAL REFUND	200.00
TURNER DRAKE & PARTNERS LIMITED	103414	COURT OF APPEAL REFUND	400.00
BRIAN WALSH	103415	COURT OF APPEAL REFUND	60.00
GLEN SPURGEON	103416	COURT OF APPEAL REFUND	60.00
JOHN WINSOR	103417	COURT OF APPEAL REFUND	60.00
STEPHEN & JENNIFER HANDRIGAN	103418	COURT OF APPEAL REFUND	60.00
MELISSA & DOUG, LLC	1185	PROMOTIONAL ITEMS	506.29
SWANA	1186	MEMBERSHIP RENEWAL	330.43
GLOBAL RISK MANAGEMENT INSTTUTE INC. (GRMI)	1187	MEMBERSHIP RENEWAL	66.09
ACKLANDS-GRAINGER	103419	INDUSTRIAL SUPPLIES	453.88
ACTION TRUCK CAP & ACCESSORIES	103420	REPAIR PARTS	998.17
THE UPS STORE #169	103421	COURIER SERVICES	320.03
GLENN BARRY	103422	INSTRUCTOR FEE	217.68
ALTERNATOR EXCHANGE LTD.	103423	ALTERNATOR REPAIRS	310.50
ATLANTIC PURIFICATION SYSTEM LTD	103424	WATER PURIFICATION SUPPLIES	645.11
RDM INDUSTRIAL LTD.	103425	INDUSTRIAL SUPPLIES	493.83
ROBERT BAIRD EQUIPMENT LTD.	103426	RENTAL OF EQUIPMENT	444.98
BELL ALLIANT	103427	TELEPHONE SERVICES	349.60
PREMA NEWFOUNDLAND	103428	REPAIR PARTS	21.85
CHARTERED PROFESSIONAL ACCOUNTANTS OF CANADA	103429	SUBSCRIPTION RENEWAL	132.25
BELBIN'S GROCERY	103430	CATERING SERVICES	107.33
SMS EQUIPMENT	103431	REPAIR PARTS	4,015.82
DULUX PAINTS	103432	PAINT SUPPLIES	1,297.20
ROCKWATER PROFESSIONAL PRODUCT	103433	CHEMICALS	858.59
BLAZER CONCRETE SAWING & DRILL	103434	PROFESSIONAL SERVICES	1,897.50
AI AUTOMOTIVE LTD	103435	AUTO SUPPLIES	86.25
BRENKIR INDUSTRIAL SUPPLIES	103436	PROTECTIVE CLOTHING	163.91
UNITED RENTAL OF CANADA INC.	103437	RENTAL OF EQUIPMENT	1,285.47
BROWNE'S AUTO SUPPLIES LTD.	103438	AUTOMOTIVE REPAIR PARTS	420.69
PINNACLE OFFICE SOLUTIONS LTD	103439	PHOTOCOPIES	1,346.73
BDI CANADA INC	103440	REPAIR PARTS	71.60
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE	103441	PROFESSIONAL SERVICES	11,601.51
ATLANTIC TRAILER & EQUIPMENT	103442	REPAIR PARTS	124.54



NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADA POST CORPORATION	103443	POSTAGE SERVICES	101.14
AIR LIQUIDE CANADA INC.	103444	CHEMICALS AND WELDING PRODUCTS	26,258.91
CAPITAL READY MIX	103445	CONCRETE	542.50
HISCOCK'S SPRING SERVICE	103446	HARDWARE SUPPLIES	583.55
DAVE CARROLL	103447	BAILIFF SERVICES	25.00
CARSWELL DIV. OF THOMSON CANADA LTD	103448	PUBLICATIONS	414.70
WALMART 3196-ABERDEEN AVE.	103449	MISCELLANEOUS SUPPLIES	97.16
NORTH ATLANTIC SYSTEMS	103450	REPAIR PARTS	1,337.45
NORTRAX CANADA INC.,	103451	REPAIR PARTS	575.31
MAC TOOLS	103452	TOOLS	1,887.90
NORTH ATLANTIC SUPPLIES INC.	103453	REPAIR PARTS	143.75
HAZMASTERS INC.	103454	CHEMICALS	2,549.55
DULUX PAINTS	103455	PAINT SUPPLIES	608.37
PF COLLINS CUSTOMS BROKER LTD	103456	DUTY AND TAXES	94.54
PETER'S AUTO WORKS INC.	103457	TOWING OF VEHICLES	610.62
SCOTT WINSOR ENTERPRISES INC.,	103458	REMOVAL OF GARBAGE & DEBRIS	632.50
SCARLET EAST COAST SECURITY LTD	103459	TRAFFIC CONTROL	9,001.92
CRANE SUPPLY LTD.	103460	PLUMBING SUPPLIES	441.61
NEWFOUND CABS	103461	TRANSPORTATION SERVICES	12.75
FASTENAL CANADA	103462	REPAIR PARTS	58.47
HARTY'S INDUSTRIES	103463	STEEL FLAT BAR	4,197.50
CUMMINS EASTERN CANADA LP	103464	REPAIR PARTS	2,111.39
ROGERS ENTERPRISES LTD	103465	TRAINING PROGRAM	379.50
CREDIT RECOVERY 2003 LIMITED	103466	CREDIT COLLECTIONS	11,958.71
DICKS & COMPANY LIMITED	103467	OFFICE SUPPLIES	1,587.60
WAJAX POWER SYSTEMS	103468	REPAIR PARTS	27.26
MADSEN POWER SYSTEMS	103469	REPAIR PARTS	356.50
KPMG	103470	PROFESSIONAL SERVICES	9,004.50
HITECH COMMUNICATIONS LIMITED	103471	REPAIRS TO EQUIPMENT	12,762.95
REEFER REPAIR SERVICES (2015) LIMITED	103472	REPAIR PARTS	522.53
DOMINION RECYCLING LTD.	103473	PIPE	235.75
THYSSENKRUPP ELEVATOR	103474	ELEVATOR MAINTENANCE	1,414.50
G & M PROJECT MANAGEMENT	103475	PROFESSIONAL SERVICES	27,582.75
CANADIAN TIRE CORP.-HEBRON WAY	103476	MISCELLANEOUS SUPPLIES	162.94
CANADIAN TIRE CORP.-MERCHANT DR.	103477	MISCELLANEOUS SUPPLIES	890.46
CANADIAN TIRE CORP.-KELSEY DR.	103478	MISCELLANEOUS SUPPLIES	17.24
EAST COAST MARINE & INDUSTRIAL	103479	MARINE & INDUSTRIAL SUPPLIES	388.13
ELECTRONIC CENTER LIMITED	103480	ELECTRONIC SUPPLIES	286.35
EMCO SUPPLY	103481	REPAIR PARTS	744.44
ENVROMED ANALYTICAL INC.	103482	REPAIR PARTS AND LABOUR	695.75
HOME DEPOT OF CANADA INC.	103483	BUILDING SUPPLIES	260.96
DOMINION STORE 935	103484	MISCELLANEOUS SUPPLIES	326.63
BASIL FEARN 93 LTD.	103485	REPAIR PARTS	3,029.56
EMERGENCY REPAIR LIMITED	103486	AUTO PARTS AND LABOUR	4,710.38
FRESHWATER AUTO CENTRE LTD.	103487	AUTO PARTS/MAINTENANCE	6,671.19

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARY KENNEDY	103488	INSTRUCTOR FEE	426.29
PRINCESS AUTO	103489	MISCELLANEOUS ITEMS	939.26
IMPACT SIGNS AND GRAPHICS	103490	SIGNAGE	23.00
COASTLINE SPECIALTIES	103491	REPAIR PARTS	207.00
ENTERPRISE RENT-A-CAR	103492	RENTAL OF VEHICLES	3,795.00
BOOMIT	103493	RENTAL OF EQUIPMENT	212.74
OMNITECH INC.	103494	REPAIR PARTS	131.10
EAGLE EXCAVATION	103495	PROFESSIONAL SERVICES	2,706.35
PROVINCIAL FENCE PRODUCTS	103496	FENCING MATERIALS	399.28
PENNEY'S HOLDINGS LIMITED	103497	PROFESSIONAL SERVICES	373.75
WOLSELEY CANADA INC.	103498	REPAIR PARTS	246.10
DELL CANADA INC.	103499	COMPUTER SUPPLIES	122.99
WEDGWOOD CAFE & CATERING	103500	LUNCHEON	309.15
HARRIS & ROOME SUPPLY LIMITED	103501	ELECTRICAL SUPPLIES	133.35
HARVEY'S OIL LTD.	103502	PETROLEUM PRODUCTS	11,973.12
HARVEY'S TRAVEL AGENCY LTD.	103503	AIRFARE COSTS	785.17
BRENNTAG CANADA INC	103504	CHLORINE	4,986.40
STELLA BURRY COMMUNITY SER.	103505	CATERING SERVICES	25.95
RONA	103506	BUILDING SUPPLIES	1,956.75
HICKMAN MOTORS LIMITED	103507	AUTO PARTS	45.47
BELL DISTRIBUTION INC.	103508	CELL PHONES & ACCESSORIES	546.12
KNIGHTSBRIDGE ROBERTSON SURRETTE	103509	HUMAN RESOURCES CONSULTING FEES	345.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	103510	REPAIR PARTS	422.08
ULINE	103511	REPAIR PARTS	152.24
CH2M HILL	103512	PROFESSIONAL SERVICES	61,436.80
IMPRINT SPECIALTY PROMOTIONS LTD	103513	PROMOTIONAL ITEMS	2,512.87
ONX ENTERPRISE SOLUTIONS LIMITED	103514	REPAIR PARTS	5,084.20
ISLAND HOSE & FITTINGS LTD	103515	INDUSTRIAL SUPPLIES	47.81
PRINTER TECH SOLUTIONS INC.,	103516	REPAIRS TO EQUIPMENT	240.35
ECHOLOGICS ENGINEERING	103517	TRAINING PROGRAM	5,290.00
CREIGHTON ROCK DRILL	103518	REPAIR PARTS	298.39
IDEXX LABORATORIES	103519	VETERINARY SUPPLIES	1,023.68
BOSCH REXROTH CANADA CORP.	103520	REPAIR PARTS	663.78
SPICERS CANADA LIMITED	103521	OFFICE SUPPLIES	1,157.94
SAFETY FIRST-SFC LTD.	103522	PROFESSIONAL SERVICES	24,721.36
IEAS LTD.	103523	PROFESSIONAL SERVICES	6,308.81
FIRST RESPONSE SUPPLY INC.,	103524	PROTECTIVE CLOTHING	563.44
VOHL INC.,	103525	REPAIR PARTS	1,146.47
BLACKOUT DRIVEWAY SEALING	103526	PROFESSIONAL SERVICES	460.00
STAPLES ADVANTAGE	103527	OFFICE SUPPLIES	1,237.79
MARK'S WORK WEARHOUSE	103528	PROTECTIVE CLOTHING	229.98
MARTIN'S FIRE SAFETY LTD.	103529	SAFETY SUPPLIES	45.70
ATZ APPLIED TECHNOLOGIES	103530	REPAIR PARTS	406.80
JJ MACKAY CANADA LTD.	103531	PARKING METER KEYS	14,724.06
MIKAN INC.	103532	LABORATORY SUPPLIES	1,355.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ELECTRO-METERS	103533	REPAIR PARTS	1,092.79
CUTTING EDGE LAWN CARE INC.,	103534	PROFESSIONAL SERVICES	1,702.00
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	103535	CHEMICALS	827.26
QUANTUM MURRAY	103536	PROFESSIONAL SERVICES	6,821.30
NORTHERN FIRST AID LTD.	103537	SAFETY SUPPLIES	304.75
EASTPOINT PLUMBING AND HEATING INC.,	103538	PROFESSIONAL SERVICES	2,415.00
MODERN PAVING LTD.	103539	ASPHALT	123.57
NEFOUNDLAND DISTRIBUTORS LTD.	103540	INDUSTRIAL SUPPLIES	65.92
BELL MOBILITY PAGING	103541	PAGING SERVICES	173.09
BELL ALLIANT	103542	TELEPHONE SERVICES	30,561.39
NOVA CONSULTANTS INC.	103543	PROFESSIONAL SERVICES	22,416.41
PBA INDUSTRIAL SUPPLIES LTD.	103544	INDUSTRIAL SUPPLIES	1,468.99
THE NETWORK CAFE	103545	LUNCHEON	418.73
ARIVA	103546	PAPER PRODUCTS	10,937.37
GCR TIRE CENTRE	103547	TIRES	10,144.66
PETER PAN SALES LTD.	103548	SANITARY SUPPLIES	2,896.50
THE HUB	103549	BROCHURES	97.75
CA PIPPY PARK COMMISSION	103550	ACTIVITY CENTER PHONE-BILL NORTH BANK LODGE	359.19
K & D PRATT LTD.	103551	REPAIR PARTS AND CHEMICALS	51.75
PROFESSIONAL UNIFORMS & MATS INC.	103552	PROTECTIVE CLOTHING	541.64
PUROLATOR COURIER	103553	COURIER SERVICES	174.74
REPROGRAPHICS LTD.	103554	TONER CARTRIDGES	36.52
RIDEOUT TOOL & MACHINE INC.	103555	TOOLS	273.02
NAPA ST. JOHN'S 371	103556	AUTO PARTS	532.40
ROYAL FREIGHTLINER LTD	103557	REPAIR PARTS	2,357.57
S & S SUPPLY LTD. CROSSTOWN RENTALS	103558	REPAIR PARTS	1,467.99
ST. JOHN'S PORT AUTHORITY	103559	RENTAL OF QUARRY SITE	5,479.08
BIG ERICS INC	103560	SANITARY SUPPLIES	248.98
SAUNDERS EQUIPMENT LIMITED	103561	REPAIR PARTS	4,307.40
STEEFAB INDUSTRIES LTD.	103562	STEEL	258.34
SUPERIOR PROPANE INC.	103563	PROPANE	63.15
AETTNI	103564	MEMBERSHIP RENEWALS	276.00
TOWER TECH COMMUNICATIONS & SPORTS FIELD LIGHTING	103565	NETTING REPAIRS & INSTALLATION	840.08
TRACTION DIV OF UAP	103566	REPAIR PARTS	2,020.93
TUCKER ELECTRONICS LTD.	103567	ELECTRONICS	329.13
URBAN CONTRACTING JJ WALSH LTD	103568	PROPERTY REPAIRS	1,150.00
FJ WADDEN & SONS LTD.	103569	SANITARY SUPPLIES	8.05
WATERWORKS SUPPLIES DIV OF EMCO LTD	103570	REPAIR PARTS	8,257.50
WEIRS CONSTRUCTION LTD.	103571	STONE/ROAD GRAVEL	3,641.23
WESCO DISTRIBUTION CANADA INC.	103572	REPAIR PARTS	3,303.29
SIEMENS CANADA LIMITED	103573	MOTOR/REPAIRS	7,635.63
WALMART 3092-KELSEY DRIVE	103574	MISCELLANEOUS ITEMS	419.83
FRENCH, DAVID	103575	INSTRUCTOR FEE	653.04
TUCKER, DAVID	103576	INSTRUCTOR FEE	142.38
TITFORD, JUNE	103577	INSTRUCTOR FEE	172.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FARDY, BRENDA	103578	INSTRUCTOR FEE	326.52
WALSH, BASIL	103579	INSTRUCTOR FEE	326.52
SMITH, VERNA	103580	INSTRUCTOR FEE	711.90
SMITH, BOYD	103581	INSTRUCTOR FEE	711.90
NLOWE	103582	REGISTRATION FEE	57.50
TONY MOORES	103583	HONORARIUM	100.00
PAM SENIOR	103584	INSTRUCTOR FEE	22.00
TRAVERSE, BRENDAN	103585	INSTRUCTOR FEE	181.40
CIBC MORTGAGES INC.	103586	REFUND OVERPAYMENT OF TAXES	890.41
MC-PIX: MELANIE COURAGE PHOTOGRAPHER	103587	INSTRUCTOR FEE	90.65
JENRICH ELECTRIC	103588	REFUND SECURITY DEPOSIT	45.38
MCINNES COOPER	103589	PROFESSIONAL SERVICES	150.00
GIBALTAR DEVELOPMENT LIMITED	103590	REFUND SECURITY DEPOSIT	10,000.00
SOBEYS ROPEWALK LANE	103591	MISCELLANEOUS SUPPLIES	213.03
DETTMER, ELKE	103592	TRANSLATOR SERVICES	93.75
MEMORIAL UNIVERSITY OF NEWFOUNDLAND	103593	FINANCIAL SUPPORT FOR MEETINGS & CONVENTIONS	750.00
COLIN HIPDITCH	103594	REFUND SECURITY DEPOSIT	100.00
GERRY SMITH	103595	HONORARIUM	100.00
PROVINCIAL INVESTMENTS INC.	103596	COURIER SERVICES	175.40
LESLEY JANES	103597	INSTRUCTOR FEE	471.64
NOVELTY ENGRAVERS PLUS INC.	103598	TAGS	126.50
ADRIAN HOUSE	103599	PERFORMANCE FEE	400.00
KINNEY, JEANETTE	103600	HONORARIUM	100.00
PETER ROTH	103601	TRANSLATOR SERVICES	75.00
CAROLA KERN	103602	TRANSLATOR SERVICES	150.00
MACAULAY ERICA	103603	INSTRUCTOR FEE	163.26
MCGRUER CECILIA	103604	INSTRUCTOR FEE	163.26
JASON & JENNIFER KING	103605	REFUND OVERPAYMENT OF TAXES	330.31
FRANK HOLDEN	103606	INSTRUCTOR FEE	300.00
ELIZABETH BURKE	103607	REFUND OVERPAYMENT OF TAXES	147.40
BILL HUNT	103608	REFUND SECURITY DEPOSIT	50.00
ROD HAMILTON	103609	REFUND SECURITY DEPOSIT	100.00
CANADIAN FEDERATION OF ENGINEERING STUDENTS	103610	FINANCIAL SUPPORT FOR MEETINGS & CONVENTIONS	500.00
BRETT VEY	103611	INSTRUCTOR FEE	462.57
FRED COATES	103612	REFUND OVERPAYMENT OF TAXES	100.00
BUTLER, ERIC	103613	VEHICLE BUSINESS INSURANCE	295.00
WILLIAMSON, HELEN	103614	MILEAGE	9.82
COURAGE, SCOTT	103615	MILEAGE	63.80
BRUCE PEARCE	103616	EMPLOYMENT RELATED EXPENSES	306.49
DANIEL MARTIN	103617	MILEAGE	256.95
COLONIAL GARAGE & DIST. LTD.	103618	AUTO PARTS	2,525.21
HARVEY & COMPANY LIMITED	103619	REPAIR PARTS	18,771.02
COASTAL BLDG. PRODUCTS & SERV.	103620	PROGRESS PAYMENT	784,980.30
ROGERS COMMUNICATIONS CANADA INC.	103621	DATA & USAGE CHARGES	3,721.40
ELLISDON CORPORATION	103622	PROGRESS PAYMENT	856,184.51

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	103623	ELECTRICAL SERVICES	25,467.69
GCR TIRE CENTRE	103624	TIRES	3,991.14
CAN-AM PLATFORMS & CONSTRUCTION LTD.	103625	PROGRESS PAYMENT	84,559.50
SHEPPARD, TAMMY	103626	MILEAGE	95.76
SUSAN BONNELL	103627	EMPLOYMENT RELATED EXPENSES	267.75
<b>Total: \$</b>			<b><u>3,508,875.52</u></b>

# MEMORANDUM

Date: November 3, 2016  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: Gregory Baker Buyer - SCMP  
Re: Council Approval Tender 2016148 Snow Clearing Private lanes

The results of Tender 2016148 Snow Clearing Private lanes

Vendor	Bid Price West End	Bid price East End
<b>Arianna Construction</b>	<b>\$29,325.00</b>	<b>No Bid</b>
J3 Consulting and Excavation Ltd	No Bid	\$35,714.00
Pyramid Construction Ltd.	No Bid	\$60,933.70
GR Industrial Services	No Bid	\$39,675.00
Greenwood Services Ltd	No Bid	\$50,577.00
Nu-Way Equipment	\$37,950.00	\$31,050.00
Cutting Edge Inc.	\$44,160.00	\$33,120.00
C and S Snow Clearing Ltd	\$37,202.38	\$41,400.00

It is recommended to award this tender to the overall lowest bidders meeting specifications. East St. John's is Nu-Way Equipment \$31,050.00 and west St. John's is Arianna Construction \$29,325.00 as per the Public Tendering Act. This tender has been divided into East and West locations.

HST is included in the price quoted.

Gregory Baker  
Buyer SCMP

# 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

