

**AGENDA
REGULAR MEETING**

**September 12, 2016
4:30 p.m.**

ST. JOHN'S

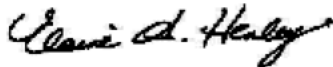
MEMORANDUM

September 9, 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, September 12, 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
September 12, 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

- Minutes of September 6, 2016

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

Other Matters

5. NOTICES PUBLISHED

- a. 131 Moss Heather Drive:

A Discretionary Use application has been submitted requesting municipal approval to occupy **131 Moss Heather Drive** as a Home Occupation for a Music Studio. The studio will have a total floor area of 13.7m². The proposed business will provide private vocal lessons. Hours of operation will be Monday 3:30-9:30 p.m., Tuesday 3:30-9:30 p.m., Wednesday 4:30-9:30 p.m., and Thursday 5:30-8:30 p.m. There is only one (1) client per private lesson, and lessons are either 30 or 60 minutes in duration. The applicant is the sole employee. There are two (2) parking spaces available on site.

- b. 37 Warren Place – **Deferred from September 6, 2016**

A Discretionary Use application has been submitted requesting permission to occupy a portion of 37 Warren Place for a home occupation for Custom Designs. The proposed business will occupy an area of 36m² and will be used to create custom accessories to sell outside the dwelling at salons, conventions, etc., and costumes for film/television industry. No customers will be seen on site, parking will not be required. Hours of operation will be Monday to Friday from 8 a.m. – 5 p.m. The business will employ two (2) people, both of which reside at the home.

6. PUBLIC HEARINGS

7. COMMITTEE REPORTS

- a. Finance and Admin Standing Committee Report – September 7, 2016
- b. Development Committee Report – September 6, 2016
- c. Special Events Advisory Committee Report – September 7, 2016

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- September 1-7, 2016

10. BUILDING PERMITS LIST

- September 12, 2016

11. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – September 8, 2016

12. TENDERS/RFPS

13. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

2. OTHER BUSINESS

- a. Decision Note Dated September 6, 2016 Approved by the Acting City Solicitor
Re: 11 Dumbarton Place
- b. Decision Note Dated September 6, 2016 Approved by the Acting City Solicitor
Re: 92 Bay Bulls Road – Expropriation
- c. Economic Update -September

15. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
September 6, 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
Derek Coffey, Deputy City Manager of Financial Management
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering
Tanya Haywood, Deputy City Manager of Community Services
Linda Bishop, Acting City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Jacquie Clarke Dean, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-09-06/370R

Moved – Councillor Collins; Seconded – Councillor Hann

That the agenda be adopted as presented with the following additions:

- **RFP – Civic #375-377 Southside Road Storm System Improvements – Engineering Consulting Services**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-09-06/371R

Moved – Councillor Collins; Seconded – Councillor Hann

That the minutes of August 22, 2016 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM MINUTES

St. John's Municipal Plan Amendment No. 139, 2016, and
 St. John's Development Regulations Amendment No. 639, 2016
 Application to rezone to the Commercial Office (CO) Zone
 PDE File# MPA1600005
 42 Sugarloaf Place

SJMC2016-09-06/372R

Moved – Councillor Puddister; Seconded – Councillor O’Leary

Council adopt resolutions for St. John's Municipal Plan Amendment Number 139, 2016 and St. John's Development Regulations Amendment Number 639, 2016, to redesignate and rezone 42 Sugarloaf Place to the Commercial Office (CO) Zone for the development of two 4-storey office buildings.

Further, that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Tuesday, October 4, 2016, at 7pm at St. John's City Hall.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

Council considered the following noticed published:

- a. A Discretionary Use Application has been submitted by Adley's Eater requesting permission to occupy a portion of **36 Pearson Street** as an Eating Establishment for wholesome meals from scratch. The business will occupy a floor area of approximately 195m² with a seating area of 50m², will operate six (6) days a week, Noon – 9 p.m. and employ a staff of four (4). On-site parking is provided.
- b. A Discretionary Use Application has been submitted requesting permission to occupy a portion of **37 Warren Place** for a home occupation for Custom Designs. The proposed business will occupy an area of 36m² and will be used to create custom accessories to sell outside the dwelling at salons, conventions, etc., and costumes for film/television industry. No customers will be seen on site, parking will not be required. Hours of operation will be Monday to Friday from 8 a.m. – 5 p.m. The business will employ two (2) people, both of which reside at the home.

SJMC2016-09-06/373R

Moved – Councillor Puddister; Seconded – Councillor Lane

That the Discretionary Use Application for 36 Pearson Street be approved and the Discretionary Use Application for 37 Warren Place be deferred.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS

COMMITTEE REPORTS

Development Committee Report – August 30, 2016

SJMC2016-09-06/374R

Moved – Councillor Puddister; Seconded – Councillor Tilley

That the report and its recommendations be adopted as presented.

CARRIED UNANIMOUSLY

Special Events Advisory Committee Report – August 30, 2016

SJMC2016-09-06/375R

Moved – Councillor Breen ; Seconded – Deputy Mayor Ellsworth

That the report and its recommendations contained therein be adopted as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered as information the above noted for the period August 24, 2016 to August 31, 2016

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for September 6, 2016.

SJMC2016-09-06/376R

Moved – Councillor Puddister; Seconded – Councillor Tilley

That the building permits list dated September 6, 2016 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending August 24, 2016 and August 31, 2016.

SJMC2016-09-06/377R

Moved – Councillor Puddister; Seconded – Councillor Tilley

That the Payrolls and Accounts for the weeks ending August 24, 2016 and August 17, 2016 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPs

Council considered the following tenders:

- Tender 2011004 – Salt Shed Loader
- Tender 2016114 – 3 in 1 Jackets for St. John's Regional Fire Department
- Tender 2016116 – Vohl Snowblower Parts

SJMC2016-09-06/378R

Moved – Councillor Puddister; Seconded – Councillor Tilley.

That the tenders noted above be awarded respectively to the companies noted below:

- Tender 2011004 – Nortrax Canada Limited – Salt Shed Loader \$ \$83,875.921 (hst not included)
- Tender 2016114 – 3 in 1 Jackets – Uniform Works Limited - \$58,988.10
- Tender 2016116 – This tender contains 141 items which are each awarded individually. Shown in the attached tender is the

cumulative total of the items for each of the lowest bids and includes all of the bids received.

CARRIED UNANIMOUSLY

NOTICE OF MOTION/PETITIONS

OTHER BUSINESS

Ward Boundary Review – August 30, 2016

SJMC2016-09-06/379R

**Moved – Councillor O’Leary; Seconded – Councillor Puddister
That the Decision Note dated August 30, 2016 from the City Clerk re:
Ward Boundary Review be deferred.**

CARRIED UNANIMOUSLY

Councillor O’Leary:

- Requested a thank you be sent to the staff with the Public Works Department for the work on the bump outs in Airport Heights School area.

Councillor Galgay

- Requested that staff draft a policy that would see implementation of a smoke free building in Riverhead Towers.

Councillor Breen

- Requested that the metrobus shelter be installed on Charter Place.

Councillor Puddister

- Requested that staff consider expanding Logy Bay and Bally Hally to four (4) lanes. Councillor Puddister asked the City Manager for an update on the East End Fire Station.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:07 p.m.

2016-09-06

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF August 18, 2016 TO August 31, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Rebuild for Single Dwelling	9 Waterford Heights South	5	Approved	16-08-23
RES		Rebuild for Single Dwelling	17 Larch Place	1	Approved	16-08-23
COM		Home Office for Electrical Contracting	56 Terra Nova Road	4	Approved	16-08-25
RES		Home Office for Event Management and Sponsorship Consultancy Business	127 Queen's Road	2	Approved	16-08-26
COM		Home Office-Off Site Hair Removal	152 Merrymeeting Road	2	Approved	16-08-31

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

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

Gerard Doran
Development Supervisor
Development Division –
PDE Department

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Building Permits List

Council's September 6, 2016 Regular Meeting

Permits Issued: 2016/08/18 To 2016/08/31

Class: Commercial

323 Kenmount Rd.	Co	Office
29 Rowan St, Unit 2 2nd Floor	Co	Retail Store
140 Water St , Suite 102	Co	Restaurant
49 Beaumont Hamel Way	Nc	Other
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
15 Bay Bulls Rd	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Office
245 Blackmarsh Rd	Ms	Convenience Store
271 Blackmarsh Rd	Ms	Service Shop
711 Blackmarsh Rd	Ms	Service Shop
Carpasian Rd	Ms	Place Of Assembly
60 Elizabeth Ave, Dollarama	Sn	Retail Store
94 Elizabeth Ave	Ms	Retail Store
360 Topsail Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
15 Goldstone St	Ms	Club
2-8 Great Southern Dr	Ms	Office
34 Harvey Rd, 5th Floor	Sn	Office
12 Hebron Way	Ms	Restaurant
12-20 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
161 Kenmount Rd	Ms	Retail Store
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
207 Kenmount Rd	Ms	Eating Establishment
541 Kenmount Rd	Ms	Retail Store
210 Lemarchant Rd	Ms	Tavern
147 Lemarchant Rd	Ms	Service Shop
468 Logy Bay Rd	Ms	Commercial Garage
204-206 Main Rd	Ms	Clinic
358 Main Rd	Ms	Service Station
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
120 Mundy Pond Rd	Ms	Place Of Assembly
446 Newfoundland Dr	Ms	Restaurant
446 Newfoundland Dr	Ms	Restaurant
22 O'leary Ave	Sn	Retail Store
82 O'leary Ave	Ms	Place Of Amusement
36 Pearson St	Ms	Retail Store
34 Pippy Pl	Ms	Office
62 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
40 Airport Heights Dr	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
30 Ropewalk Lane	Ms	Office
34 Ropewalk Lane, Burger King	Sn	Office
38-42 Ropewalk Lane	Ms	Service Shop

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38-42 Ropewalk Lane	Ms	Retail Store
38 Ropewalk Lane	Ms	Service Shop
38-40 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Retail Store
86 Thorburn Rd	Ms	Retail Store
86 Thorburn Rd	Ms	Service Station
86 Thorburn Rd	Ms	Service Station
285 Thorburn Rd	Ms	Office
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Service Shop
660 Topsail Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
248 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Service Shop
350 Torbay Rd	Ms	Eating Establishment
350 Torbay Rd	Ms	Service Shop
141 Torbay Rd	Ms	Retail Store
215 Northern Pond Rd	Sn	Other
50 White Rose Dr	Ms	Retail Store
134 Water St	Cr	Service Shop
75 Airport Rd	Rn	Mixed Use
New Cove Rd	Rn	Club
80 Kenmount Rd, Unit #2	Cr	Retail Store
80 Kenmount Rd, Go Easy Unit #3	Cr	Office
170 Rcaf Road, R Bldg	Rn	Transportation Terminal
140 Water St, 8th Floor	Rn	Office
50 Duffy Pl	Rn	Office
193 Kenmount Road	Sw	Parking Lot
60 Elizabeth Ave, Tenant B	Cr	Clinic
60 Elizabeth Ave, Dollarama	Cr	Retail Store
300 Paddy's Pond Rd	Ms	Accessory Building
34 Ropewalk Lane Burger King	Cr	Eating Establishment
427 Newfoundland Dr	Rn	Clinic

This Week \$ 2,569,080.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

91 Allandale Place	Nc	Patio Deck
294 Back Line	Nc	Accessory Building
49 Birchwynd St	Nc	Accessory Building
15 Blackall Pl	Nc	Patio Deck
292 Blackmarsh Rd	Nc	Patio Deck
9 Braemere St	Nc	Fence
5 Brigus Pl	Nc	Fence
11 Bulrush Ave	Nc	Single Detached Dwelling
61 Burry Port St	Nc	Fence
10 Cape Race St	Nc	Fence
26 Carpasian Rd	Nc	Accessory Building
144 Castle Bridge Dr	Nc	Patio Deck
47 Cherrybark Cres, Lot 232	Nc	Single Detached Dwelling

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105 Diamond Marsh Dr, Lot 135	Nc	Single Detached Dwelling
121 Diamond Marsh Dr	Nc	Single Detached Dwelling
135 Diamond Marsh Dr	Nc	Single Detached Dwelling
141 Diamond Marsh Dr	Nc	Accessory Building
18 Dorset St	Nc	Accessory Building
10 Douglas St	Nc	Accessory Building
289 Empire Ave	Nc	Patio Deck
59 Fagan Dr	Nc	Swimming Pool
3 Galashiels Pl	Nc	Accessory Building
70 Glenview Terr	Nc	Accessory Building
130 Gower St	Nc	Patio Deck
60 Great Eastern Ave	Nc	Accessory Building
147 Green Acre Dr	Nc	Accessory Building
91 Grenfell Ave	Nc	Accessory Building
3 Halifax St	Nc	Accessory Building
1 Curling Pl	Nc	Patio Deck
1 Curling Pl	Nc	Patio Deck
1 Curling Pl	Nc	Fence
181 Hamilton Avenue., Unit 104	Nc	Condominium
181 Hamilton Avenue., Unit 105	Nc	Condominium
181 Hamilton Avenue-Unit 106	Nc	Condominium
181 Hamilton Ave., Unit 107	Nc	Condominium
181 Hamilton Ave, Unit 201	Nc	Condominium
181 Hamilton Ave., Unit 203	Nc	Condominium
181 Hamilton Ave, Unit 202	Nc	Condominium
181 Hamilton Ave, Unit 204	Nc	Condominium
181 Hamilton Ave., Unit 205	Nc	Condominium
181 Hamilton Ave., Unit 206	Nc	Condominium
181 Hamilton Ave., Unit 207	Nc	Condominium
181 Hamilton Ave., Unit 302	Nc	Condominium
181 Hamilton Ave, Unit 301	Nc	Condominium
181 Hamilton Ave., Unit 303	Nc	Condominium
181 Hamilton Ave, Unit 304	Nc	Condominium
181 Hamilton Ave., Unit 305	Nc	Condominium
181 Hamilton Ave, Unit 306	Nc	Condominium
181 Hamilton Ave, Unit 307	Nc	Condominium
181 Hamilton Ave, Unit 401	Nc	Condominium
181 Hamilton Ave, Unit 402	Nc	Condominium
181 Hamilton Ave, 403	Nc	Condominium
181 Hamilton Ave, Unit 404	Nc	Condominium
181 Hamilton Ave, Unit 405	Nc	Condominium
181 Hamilton Ave, Unit 406	Nc	Condominium
181 Hamilton Ave, Unit 407	Nc	Condominium
217 Hamilton Ave	Nc	Patio Deck
44 Hennessey's Lane	Nc	Fence
88 Holbrook Ave	Nc	Fence
23 Kenai Cres	Nc	Accessory Building
187 Ladysmith Dr, Lot 613	Nc	Single Detached & Sub.Apt
4 Leeds Pl	Nc	Fence
3 Legacy Pl	Nc	Fence
10 Lismore Pl	Nc	Fence
14 Lismore Pl	Nc	Accessory Building
14 Lismore Pl	Nc	Fence
21 Mcconnell Place	Nc	Single Detached & Sub.Apt
30 Mcneil St	Nc	Single Detached Dwelling
238 Mount Scio Rd	Nc	Single Detached Dwelling
238 Mount Scio Rd	Nc	Accessory Building
13 Myrick Pl	Nc	Fence
65 Nautilus St, Lot 147	Nc	Single Detached & Sub.Apt
85 Notre Dame Dr	Nc	Fence
19 Orlando Pl, Lot 272	Nc	Single Detached Dwelling
75 Parsonage Dr	Nc	Accessory Building
20 Penney Cres	Nc	Fence
259 Pennywell Rd	Nc	Accessory Building
189 Petty Harbour Rd	Nc	Patio Deck

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28 Shriners Rd, Lot 27	Nc	Single Detached & Sub.Apt
372 Stavanger Dr	Nc	Single Detached Dwelling
18 Taylor Pl	Nc	Patio Deck
12 Thetis Pl	Nc	Patio Deck
584 Topsail Rd	Nc	Accessory Building
9 Waterford Hts S	Nc	Single Detached Dwelling
9 Waterford Hts S	Nc	Accessory Building
41 Watson Cres	Nc	Accessory Building
7 Wickham Pl	Nc	Fence
33 Wicklow St	Nc	Fence
77 Almond Cres	Co	Day Care Centre
13 Beauford Pl	Co	Day Care Centre
56 Terra Nova Rd	Co	Office
63 Tree Top Dr	Co	Day Care Centre
71 Ladysmith Dr	Cr	Subsidiary Apartment
13 Learning Rd	Cr	Subsidiary Apartment
712a Main Rd	Cr	Subsidiary Apartment
41 Nautilus St	Cr	Subsidiary Apartment
50 Otter Dr	Cr	Subsidiary Apartment
134 Water St, 3rd Floor	Cr	Subsidiary Apartment
20 Gullage St	Ex	Accessory Building
452 Allandale Rd	Rn	Single Detached Dwelling
292 Blackmarsh Rd	Rn	Single Detached Dwelling
132 Bond St	Rn	Semi-Detached Dwelling
82 Calver Ave	Rn	Patio Deck
63 Circular Rd	Rn	Single Detached Dwelling
7 Dover Pl	Rn	Single Detached Dwelling
23 Eastview Cres	Rn	Single Detached Dwelling
30 Empire Avenue	Rn	Single Detached Dwelling
7 Errol Pl	Rn	Single Detached Dwelling
3 Forest Ave	Rn	Single Detached Dwelling
149 Forest Rd	Rn	Single Detached Dwelling
133 Gower Street	Rn	Single Detached Dwelling
85 Halley Dr	Rn	Single Detached Dwelling
31 Henry Street	Rn	Single Detached Dwelling
9 Mcfarlane St	Rn	Single Detached Dwelling
23 Monkstown Rd	Rn	Semi-Detached Dwelling
73 Monkstown Rd	Rn	Single Detached Dwelling
48 Monroe St	Rn	Semi-Detached Dwelling
72 Mullock St	Rn	Single Detached Dwelling
45 New Cove Rd	Rn	Single Detached & Sub.Apt
85 New Cove Rd	Rn	Single Detached Dwelling
49 Sugar Pine Cres	Rn	Single Detached Dwelling
14 Sitka St	Rn	Single Detached Dwelling
215 Waterford Bridge Rd	Rn	Single Detached Dwelling
3 Williams Pl	Rn	Single Detached Dwelling
22 Willenham Pl	Rn	Single Detached & Sub.Apt
30 Dauntless St	Sw	Single Detached Dwelling
10 Falkland St	Sw	Single Detached Dwelling
13 Wickham Pl	Sw	Single Detached & Sub.Apt

This Week \$ 4,105,247.00

Class: Demolition

26 Waterford Heights - North	Dm	Single Detached Dwelling
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This Week \$ 12,000.00

This Week's Total: \$ 6,686,327.00

Repair Permits Issued: 2016/08/18 To 2016/08/31 \$

211,650.00

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		

30 Larkhall Street - Your application to install a new subsidiary apartment in the basement if rejected as contrary to Section 10.3.1(d) of the City of St. John's Development Regulations.

YEAR TO DATE COMPARISONS			
August 22, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$105,142,000.00	\$96,666,000.00	-8
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$9,779,000.00	\$6,000,000.00	-39
Residential	\$55,000,000.00	\$45,493,000.00	-17
Repairs	\$2,759,000.00	\$3,048,000.00	10
Housing Units (1 & 2 Family Dwelling)	139	142	
TOTAL	\$172,690,000.00	\$151,207,000.00	-12

Respectfully Submitted,

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

Appendix of September 6, 2016 Minutes

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending August 24, 2016**

Payroll

Public Works	\$ 451,822.11
Bi-Weekly Administration	\$ 925,189.80
Bi-Weekly Management	\$ 876,522.23
Bi-Weekly Fire Department	\$ 708,225.71
Accounts Payable	\$3,006,291.51

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Total: \$ 5,968,051.36

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending August 31, 2016**

Payroll

Public Works	\$ 457,530.15
Bi-Weekly Casual	\$ 110,404.30
Accounts Payable	\$ 3,891,758.11

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Total: \$4,459,692.56

ST. JOHN'S

DEPARTMENT OF FINANCE

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

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 September 12, 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	Residential High Density (R3) Zone	4	A Discretionary Use application has been submitted requesting municipal approval to occupy 131 Moss Heather Drive as a Home Occupation for a Music Studio. The studio will have a total floor area of 13.7m ² . The proposed business will provide private vocal lessons. Hours of operation will be Monday 3:30-9:30 p m., Tuesday 3:30-9:30 p m., Wednesday 4:30-9:30 p.m., and Thursday 5:30-8:30 p m. There is only one (1) client per private lesson, and lessons are either 30 or 60 minutes in duration. The applicant is the sole employee. There are two (2) parking spaces available on site.	13.7m ²	1	2	Submissions received 4 (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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



Re: 131 Moss Heather Drive Application Vocal Studio 

City Clerk and Council to: Eleanor Batten

2016/08/29 11:59 AM

Sent by: **Elaine Henley**

Cc: cityclerk, "soleary@stjohns.ca", Jason Sinyard, Ken O'Brien,
Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran,
Andrea Roberts, Karen Chafe, Planning, Kathy Driscoll, Ashley

Good Morning Ms. Batten:

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

We thank you for your feedback.

Elaine Henley
City Clerk

Eleanor Batten

As a long term property owner in a R1 zoned are...

2016/08/28 09:32:50 AM

From: Eleanor Batten <[REDACTED]>
To: cityclerk@stjohns.ca
Cc: "soleary@stjohns.ca" <soleary@stjohns.ca>
Date: 2016/08/28 09:32 AM
Subject: 131 Moss Heather Drive Application Vocal Studio

As a long term property owner in a R1 zoned area, I am opposed to this application:
Originally, I was told that there was to be no basement apartments and commercial activity in this area. Over the years, properties with parking space for 1-2 vehicles now have as many as 5 vehicles. The additional cars/trucks are on the street . There is extreme traffic congestion 135-88, 115-62 . During the snow season, the street is extremely crowded and unsafe. Enforcement is irregular and on an call basis.

Thank you
E. Batten
[REDACTED] Moss Heather Drive

Jian Huang
[REDACTED] Moss Heather Drive,
[REDACTED]

[REDACTED]

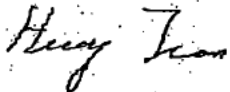
August 27, 2016

To whom it may concern,

I'm the property owner of [REDACTED] Moss Heather Drive and thank you for have informed me about a request of a plan to occupy 131 Moss Heather Drive as a Home Occupation for a Music Studio.

Moss Heather Drive is currently a very quiet and cozy residential area. Therefor I don't think it is a good idea to have a house as a Music Studio in this street.

Regards,



Jian Huang

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, SEPTEMBER 12, 2016**

A Discretionary Use application has been submitted requesting municipal approval to occupy **131 Moss Heather Drive** as a Home Occupation for a Music Studio. The studio will have a total floor area of 13.7m². The proposed business will provide private vocal lessons. Hours of operation will be Monday 3:30-9:30 p.m., Tuesday 3:30-9:30 p.m., Wednesday 4:30-9:30 p.m., and Thursday 5:30-8:30 p.m. There is only one (1) client per private lesson, and lessons are either 30 or 60 minutes in duration. The applicant is the sole employee. There are two (2) parking spaces available on site. **Please see location plan on the back of this notice.**

Information regarding this application may be viewed at the Department of Planning, Development and Engineering, third floor, St. John's City Hall. For further information, please phone 709-576-6192; email planning@stjohns.ca; or visit the City's website (www.stjohns.ca) under "Public Notices".

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by noon, **Tuesday, August 30, 2016**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, September 12, 2016**, at which time Council is scheduled to make a decision on this application.

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

July 7, 2016

ST. JOHN'S



Re: Business application for 131 Moss Heather Drive. 📎

City Clerk and Council to: JOYCE GOSSE

2016/08/30 11:17 AM

Sent by: **Elaine Henley**

Cc: "cityclerk@stjohns.ca", Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Karen Chafe, Planning, Kathy Driscoll, Ashley Murray,

Good Morning Ms. Gosse:

We thank you for your email and advise that your concerns have been referred to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley
City Clerk

JOYCE GOSSE

Please note that while I have no objections to a...

2016/08/29 08:05:05 PM

From: JOYCE GOSSE [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/29 08:05 PM
Subject: Business application for 131 Moss Heather Drive.

Please note that while I have no objections to a voice studio in the neighbourhood I do have major concerns re the traffic congestion that this will create. We now have a very wide road that is even now reduced to one lane at times due to all the student parking on the street. This is summer time and when driving, if you meet an oncoming vehicle you have to stop to allow passage. When the winter comes it is an added nightmare. For this reason I am opposed to a business in this area.
Joyce Gosse [REDACTED] Moss Heather Drive.



Re: 133 Moss Heather - BUSINESS PROPOSAL

Wendy Mugford to: City Clerk

Cc: Ken O'Brien

2016/08/29 11:33 AM

Hello,

The citizen below emailed their comments re: new home-based business to our email address: business@stjohns.ca

Wendy Mugford
Strategy and Engagement
City of St. John's
348 Water Street
P.O. Box 908
St. John's, NL, Canada A1C 5M2
Tel: 709.576.8107 Fax: 709.576.8246
Web: <http://www.stjohns.ca>

~~~~~  
Airport Location YYT  
~~~~~

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----- Forwarded by Wendy Mugford/CSJ on 2016/08/29 11:31 AM -----

From: Kathleen O'Shea [REDACTED] >
To: "business@stjohns.ca" <business@stjohns.ca>
Date: 2016/08/29 09:47 AM
Subject: 133 Moss Heather - BUSINESS PROPOSAL

I received a notice concerning the location of a business at 133 Moss Heather Drive and have a few concerns regarding this. Given the fact that Moss Heather Drive is a residential neighbourhood it is concerning to see various businesses operating here such as a day care centre and a few group homes. To establish a business offering the arts (voice lessons) is just another business in an already congested area. As a home owner it is very upsetting in winter to see many of the homes on this street attempting to park 2 to 3 or even 4 cars when the parking allocation for a particular residence is only one or two at the most. This situation exists as a result of so many rooming houses where as many bedrooms as possible are being rented. The snow clearing is seriously impeded by this practice and now you want to consider having a business operating here where the potential is to have more cars on the street during snow clearing. Additionally, the location of 133 Moss Heather is on a blind turn where having cars parked on the street (without a business operating there) has often resulted in the snow plough operator only being able to clear a path for ONE car TO ENTER OR EXIT THE STREET. What assurance can the city provide to residents that another business will not obstruct snow clearing since street parking is permitted during the proposed business hours?

Thank you.

Kathleen O'Shea



37 Warren
City Clerk and Council to: Maureen Harvey
Sent by: **Karen Chafe**

2016/08/23 09:52 AM

pdf these and put in e-folder under notices published for Sept. 6

----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

From: CHAKER HOBEIKA [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/22 03:35 PM
Subject: submission to occupy portion of Civic No 37 Warren Place for a home occupation for Custom Desgns

Dear Madam/Sir:

I am Chaker Hobeika a close neighbour to above property.

I reside with family at [REDACTED] Warren place since 1971.

I am writing in support of the application.

I know and trust the Applicants to behave honourably and abide by the terms of reference of the proposal,

I find the young couple trustworthy, pleasant and courteous. They are ready to offer help.

Their request is within easy boundaries to coexist with, even for demanding neighbours.

There will be no external signs of related activity and no added traffic.

The street needs younger families to set up roots for renewal.

Given the high cost of ownership and the need for young entrepreneurs, they need and deserve every possible encouragement.

I appreciate the natural and understandable apprehension about such a request and the fear of negative consequences that may result.

I am confident we are safe in this case,

Yours truly,

Chaker Hobeika

----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

From: Terry Reardon [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/22 09:52 PM
Subject: Application to conduct a commercial business at 37 Warren Place

Dear Ms Henley,

We are residents of [REDACTED] Warren Place since 1995 and would like to voice our objection to the pending application to conduct a commercial business at 37 Warren Place. We moved to this quiet cul de sac primarily for its residential setting that offered privacy and quiet enjoyment . We feel strongly that allowing this application to go through would adversely impact the amenity of our neighbourhood with the inevitable traffic, noise, disturbance, and loss of privacy. Its not what we bought into when we moved here 18 years ago and the normal pressures of business will only exacerbate these negative affects.

Taking our comments into account, we ask that this application be rejected.

Sincerely,

Terry Reardon and Bernice Molloy
[REDACTED] Warren Place

Terry Reardon
applied insights
[REDACTED]

----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

From: Mary Ann Moores <[REDACTED]>
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/22 09:53 PM
Subject: Discretionary Use.Custom Designs @ 37 Warren Place

I have no reservations about the home occupation at 37 Warren Place for Custom Designs. I see no negative effects and give my full approval.

Mary Ann Moores
[REDACTED] Warren Street

MAM
Sent from my iPad
----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

From: Jerry Burt <[REDACTED]>
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/23 02:10 AM
Subject: Application : 37 Warren place

To whom it may concern,
I noticed the ad for midnight tailors application for a home business. This is just a quick letter to share my experience with the two owners. They are incredibly respectful people and very professional. I think it's great for two young people to be starting their own business and there are not two nicer people to deal with. I have met them at local conventions and had them do work for me. Their quality is great and their customer service and personalities are amazing. Please consider approving this application for these two wonderful people. It's good for the city and good for them to get a foot up in the world.

Kindest regards,
Jerry Burt

[REDACTED]
[REDACTED] Canada Ltd

Sent from my iPhone
----- Forwarded by Karen Chafe/CSJ on 2016/08/23 09:51 AM -----

From: "Ash, Wayne" <[REDACTED]>
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/23 08:23 AM
Subject: Discretionary Use Application 37 Warren Place

August 23, 2016

City Clerk
City of St. John's

Dear Ms. Henley:

I am the resident of [REDACTED] Warren Place and wish to expression my objection to an application for

discretionary use for 37 Warren Place which I understand is presently before City Council for consideration.

My major concerns are related to traffic, safety and the potential of changing requirements this application and/or future applications could have on the residential nature of the neighborhood and its negative effect on area property values.

I understand that the intent of the venture is the “building of custom accessories for sale at bridal salons, local boutiques, conventions and trade shows”. This is for all intent and purposes a manufacturing business, which will require delivery of raw materials, marketing and delivery of products. All three of these items being essential in the running of such a business. This will add to commercial type traffic in the area, a residential cul-de-sac, where parking is already at a premium, and is virtually non-existent during the winter months.

In addition to young children living in the immediate vicinity of the address in question, there is an elementary school in the immediate area, and as a result of the park at the bottom of the street and the city’s pedestrian right-of-way between 35 Warren Place and 37 Warren Place, there is substantial use of the area by families for walking, cycling, etc. An increase in commercial traffic in this closed, residential and school area can only increase the risk of safety incidents to the residents, school attendees, and residents of the general neighborhood who traverse the area on a regular basis.

Although I can appreciate the desire to operate a private business out of one’s home due to the cost implications, my understanding is that this intended to be primary a manufacturing operation, not a paper work office such as may be run from a real estate or insurance operation. Permitting the start-up of a manufacturing operation out of a private home in the heart of a residential area would appear to be a dangerous precedence to this or any other neighborhood and the home owners of that area. Once one is accepted, there would be little recourse for the municipal authority for accepting another similar request potentially changing the whole nature of the area. This type of business belongs in an area which was designed for it.

I bought my property initially because it was a quiet residential area and I would hope that it stays that way.

Wayne Ash

Resident & Home Owner

■ Warren Place

St. John’s



Fw: 37 Warren Place
Planning to: Karen Chafe
Sent by: **Donna L Mullett**

2016/08/29 11:33 AM

----- Forwarded by Donna L Mullett/CSJ on 2016/08/29 11:32 AM -----

From: City Clerk and Council/CSJ
To: FRANK GALGAY [REDACTED] >
Cc: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ, Maureen Harvey/CSJ@CSJ
Date: 2016/08/23 11:58 AM
Subject: Re: 37 Warren Place
Sent by: Elaine Henley

Good Morning:

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

We thank you for your feedback.

Elaine Henley
City Clerk

FRANK GALGAY I am strongly objecting to a proposed home busi... 2016/08/23 10:27:53 AM

From: FRANK GALGAY [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/23 10:27 AM
Subject: 37 Warren Place

I am strongly objecting to a proposed home business in a residential area of the city. I wish to emphasize that the majority of the residents of the surrounding areas wish to have the original zoning designation kept. It was the intent of the residents to choose to live in a residential area and not to have that designation changed.

I would urge City Council to reject the changing of the present residential zoning.

Rosemary Galgay
Parsons Place
[REDACTED]



[REDACTED]

I recently sent this email but had the address wrong so sent again. I gather I should have gotten an automatic response. Time is of the essence so I am worried you did not get it. See below:

Dear Ms. Harvey,

Thank you for advancing concerns by the neighbors.

It appears the greatest concern by the neighbors is traffic. As stated in the application there will be no increase in traffic in the neighbourhood. Folks cite children going to Vanier as a concern. There are no children currently living on the street, the only ones that visit are the Hobeika's that fully support the application. Any others that use Warren Place as a drop off should not be any concern. The ball park is in use in the summer and school in the fall so the extra traffic does not coincide. This however should not implicate our application. The business is similar to anyone working in the privacy of their own home.

I noticed that the business was referred to as manufacturing. There are 2 people working out of the house, both are the home owners. This is no different than any other small business. There is no delivery of raw materials as they do not and will not be buying in bulk. There is no marketing, they use social media and have enough business that there is no need for marketing, they have been in business for over a year. Any delivery of products will be done by the owners. They are as home owners allowed to come and go freely. As for UPS, everyone orders online and if there are trucks in the area it is UPS's problem not theirs. There is a claim that customers are blocking driveways. I am not sure who is doing that but since there are no customers this again is not from 37 Warren Place. They have cited that Purolator now have come by. Again there are many people ordering online these days they cannot assume that every truck comes to 37 Warren Place. The Hobeika's say they get deliveries all the time.

It has been compared to other business that folks operate out of their homes. This will be no different. It is a very small business and if it grows then the owners will have to get another location. They have been working out of the home for a while now and apart from moving things out of the house there have been no changes in the neighbourhood. If they had not applied for the application no one would have known anything. Again there is concern that a precedent will be set but we all know that will not make a difference anyone that wants to do this will also go through the same agonizing process. We have also discovered that something like this will actually raise property values. It is no different in someone working in real estate, insurance or whatever, these people do have to see others occasionally but not on a regular basis.

It is a quiet neighbourhood and will continue to stay that way. Unless we are not approved and then the house will go on the market and will probably be torn down by the new owners. There will be lots of disruption then when a new house is constructed. The street was in slings for the last 2 years as one of the houses was renovated. That just finished so any traffic etc that has been going on is because of this and not the activities at 37 Warren Place. The other alternative is that we keep the house and rent it out to students. That will be more of a problem for the neighbors than a small business.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

They have turned this small application into a fiasco. I cannot understand how they can be upset about a people making a few neck ties, bow ties and pocket squares out of their home. Speaking to the rest of the neighbors all are supportive and really want the house to remain in the family. The [REDACTED] have folks park in front of driveways all the time. There is always a car parked in front 37 although the driver is never in our house. It appears to me that the [REDACTED] like doing whatever they want but heaven help anyone that does something they do not like. The letter from the Ash's is a bit of a surprise. Clearly from their letter they do not understand the level of the business. It is not a manufacturing or commercial business. [REDACTED]

[REDACTED]

Please accept the application as if we cannot do this then we will either have to sell the property or rent it out.
Thank you,
Desiree King

Désirée

Désirée King

[REDACTED]

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Fw: Reapplication to conduct a commercial business at civic address 37 Warren Place

Planning to: Karen Chafe
Sent by: **Donna L Mullett**

2016/08/29 11:20 AM

----- Forwarded by Donna L Mullett/CSJ on 2016/08/29 11:19 AM -----

From: Janet Case [REDACTED]
To: planning@stjohns.ca
Date: 2016/08/21 10:14 PM
Subject: Reapplication to conduct a commercial business at civic address 37 Warren Place

To All City Councillors and Mayor O'Keefe:

I am gravely concerned a reworded second application for a proposed business on the quiet residential cul de sac of Warren Place could succeed.

I am a long term resident (1964 - 1976 ; 1994 to present) of the cul de sac as are many of my neighbors. The ambiance of the area has historically been one of quiet serenity. It is a regular occurrence for neighbors to meet and chat while toddlers play safely around them on this cul de sac. This has been disrupted over the past number of months by increased traffic, deliveries, and comings and going as business is conducted at 37 Warren Place. Despite the second application stating customers do not visit the site, this has not been the case in recent months. There has also been regular deliveries to the home by UPS. These two factors have made a noticeable difference to traffic patterns in the area. The home is adjacent to a laneway leading to Vanier Elementary school. Exiting this laneway onto the cul de sac by school children on foot or bikes is done blindly due to a large hedge. Increased traffic multiplies this safety issue to pedestrians and bicyclists. It is a high traffic spot for school age children year round. Any zoning change would be an assault to all other residents in the area . Any business should be conducted from a commercial area. The effect a business would have to home values in the area will be detrimental to residents who have collectively shown great pride in maintaining and beautifying their properties. I ask that you turn down any proposed business in this quaint family neighborhood. It is a haven for families and not a place to conduct business.


Janet Case
[REDACTED] Warren Place
[REDACTED]

=====

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Re: Discretionary Use Application for Civic No . 37 Warren Street 

City Clerk and Council to: Jeff Power

2016/08/18 03:55 PM

Sent by: **Elaine Henley**

Cc: cityclerk, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle
Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Karen
Chafe, Planning, Kathy Driscoll, Ashley Murray, Arthur

Good Afternoon Mr. Powe:

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


We thank you for your feedback.

Elaine Henley
City Clerk

Jeff Power

Hi, I know the folks making this application, as fri...

2016/08/17 10:46:44 AM

From: Jeff Power 
To: cityclerk@stjohns.ca
Date: 2016/08/17 10:46 AM
Subject: Discretionary Use Application for Civic No. 37 Warren Street

Hi,

I know the folks making this application, as friends and business associates.

On a personal level, they are amazing people, always positive and supportive of those around them.

On the business side, this is exactly the sort of local cottage industry we desperately, desperately need more of in this province. They've built their business from scratch into a success, with their own sweat and toil in a non-traditional take on their industry (again, more of this is so very needed). The types of activities they do are not noisy, not polluting, doesn't require changing the exterior of the house, non-disruptive. If you didn't know they were there doing this, you'd never know they were there doing this.

If you want to discuss this further, feel free to email me back or give me a call.

Jeff Power



Jessica Laing

█ Empire Ave

St. John's NL

A1C3J1

█

█

Good Afternoon,

I am writing this letter as a character reference for Midnight Tailors Inc, the owners of which are in the application process for a municipal permit to operate as a home based business from 37 Warren Place in St. John's, NL. I have known both owners, Dave Mullett and Shara King for many years and I have complete confidence in their abilities to make this business a success while accommodating the concerns in the neighborhood.

In recent weeks they were rejected their first application, despite the city's recommendation that the business be approved for this location. As their bookkeeper I can confirm that the business model was reorganized to accommodate the natural progression of the business and also the concerns regarding traffic in the area. There will be NO customer drop in or consultations at the location. All correspondence is done via phone, email, website, or visit with the customer at their home or another location. They have also limited the number of deliveries to ensure that there will be NO visible increase in traffic in the area.

Shara and Dave have done their best to ensure that all concerns are met with a positive solution so that no one is impacted in any way.

I attest to the fact that the few concerns from the neighborhood are not warranted as they are directed towards a traffic increase that frankly does not exist.

Please feel free to contact me if you require any further information regarding the business model.

Regards,

Jessica Laing █



Fw: Regards to discretionary use civic number 37 warren place

Planning to: Karen Chafe

Sent by: **Donna L Mullett**

2016/08/29 11:33 AM

----- Forwarded by Donna L Mullett/CSJ on 2016/08/29 11:33 AM -----

From: City Clerk and Council/CSJ
To: Krista Skanes [REDACTED]
[REDACTED] Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ, Maureen Harvey/CSJ@CSJ
Date: 2016/08/23 11:59 AM
Subject: Re: Regards to discretionary use civic number 37 warren place
Sent by: Elaine Henley

Good Afternoon Mr. Skanes:

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

Elaine Henley
City Clerk

Krista Skanes

To whom it may concern, Midnight tailors is an...

2016/08/23 10:44:06 AM

From: Krista Skanes [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2016/08/23 10:44 AM
Subject: Regards to discretionary use civic number 37 warren place

To whom it may concern,

Midnight tailors is an amazing business, with friendly people. Who go out of their way to make exactly what you are looking for. They are talented, and their product is of great quality.

They deserve every opportunity to make their business work. Without them the world would miss out on their talent.

Thank you
Krista Skanes

Sent from my iPhone



37 Warren Place - Re: Application Comment 

City Clerk and Council to: Maddie Mills

2016/08/18 03:52 PM

Sent by: **Elaine Henley**

Cc: cityclerk, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle
Brushett, Dave Wadden, Gerard Doran, Andrea Roberts, Karen
Chafe, Planning, Kathy Driscoll, Ashley Murray, Arthur

Good Afternoon Ms. Mills:

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

We thank you for your feedback.

Elaine Henley
City Clerk

Maddie Mills

To whom it may concern, I am writing you today...

2016/08/17 11:02:28 AM

From: Maddie Mills [REDACTED]
To: cityclerk@stjohns.ca
Date: 2016/08/17 11:02 AM
Subject: Application Comment

To whom it may concern,

I am writing you today in regards to the application for a home based business regarding 37 Warren Place.

The applicants in question, Shara and Dave of Midnight Tailors, are fantastic people who are extremely dedicated to their work and community.

Through their work, they support our local Autism Society by donating proceeds from custom bowties to the organization.

They are also upstanding businesspeople.

As a photographer, you make many connections in the art industries and Midnight Tailors has nothing short of impressed me. While upholding a standard of extreme professionalism, they are also generous, talented, and kind.

Shara and Dave support the local economy with their top notch tailoring and design business, while remaining wonderful community-oriented people.

Thank you,

Maddie
[REDACTED]

August 23, 2016

City Clerk
City of St. John's

Dear Ms. Henley:

We are writing as residents of Warren Place (Civic Number [REDACTED]) to voice our objection and concerns regarding an application for discretionary use application for 37 Warren Place.

We objected to the first application for discretionary use of 37 Warren dated July 12, 2016 was for a tailoring business (excerpt below):

- The business in question has been operating with two employees since Feb or March. We have been asked to hold a package for a customer to pick up due to their business hours not being conducive to pick up times.
- Our driveway has been blocked a number of times with a UPS truck stopped smack dab across it. Thus we have had to wait for the UPS driver to come out of 37 Warren place and move the van in order for us to park.
- Customers of the business have blocked off our driveway a number of times as well.
- Warren Place is a cul-de-sac and already has challenges with parking. The business in question is right next to my home, at the top of the cul-de-sac. As you know, cul-de-sacs are not the best spot for cars to park given the congestion of a circle.
- There is a lane adjacent to 37 Warren Place that children use to go to school at Vanier Elementary. Many parents come up and park on Warren Place and take their children from there to the school because Ennis Ave is so busy during school drop off and pick up times.
- There are three little toddlers under four who live at the top of the cul-de-sac, and smaller children who live down the street. With increased traffic that has occurred since they opened the business, there is concern for the safety of the children and pets that live in the neighborhood, in addition to the children that use the lane to go to Vanier.
- This is not a business with one person working from home. This is a business that has customers, couriers and others coming and going regularly in our neighborhood.
- We feel that with the increase in traffic will negatively impact our property value.

We note that the new application has changed from a tailoring business now to a custom design business, due to objections to their first application. When the first application went to appeal, the daughter of the owners of 37 Warren Place approached me at my home stating that:

- Concerns regarding parking were invalid
- The delivery trucks (UPS trucks that parked in front of my home) were for items ordered on line.
- They decided now to change the business from tailoring to custom design
- There has been a lot of activity at their home as they are cleaning out the parents possessions over a number of years.

We still have the same concerns as noted above (July 22 email), given that:

- Delivery trucks continue to be dropping off items at their home (Purolator – now- and UPS)
- Anyone ordering items on-line would not have the magnitude of delivery trucks at the home in this short period of time, therefore the delivery trucks are due to running the business since early spring.
- Activity at the home due to moving out old family items is not relevant as UPS and Purolator are not moving companies but courier services.
- There are many children that come throughout the school year through the path to Vanier school that comes into the top of the cul-de-sac (adjacent to 37 Warren Place). There are also a number of small children that live and play in the neighborhood. This will continue to be a concern given the traffic that we have experienced in the cul-de-sac since they have been operating.
- The application change from tailoring to custom design to address traffic concerns has not changed the impact of traffic as we now have Purolator dropping off packages.
- Letting a small business operate in our neighborhood and ongoing traffic it has created will negatively impact the character of our neighborhood.
- We as residential home owners should not be placed in a position to be asked for support for an initiative that will impact our rights as property owners in a residential setting. If we have seen this level of traffic without a permit, I can anticipate an increase in traffic will be experienced as they continue to grow their business, particularly a larger business .

We respectfully submit that this application be denied.

Kind regards,

Susan and Norm Tobin



Fw: 37 Warren Place
Planning to: Karen Chafe
Sent by: **Donna L Mullett**

2016/08/29 11:30 AM

----- Forwarded by Donna L Mullett/CSJ on 2016/08/29 11:29 AM -----

From: City Clerk and Council/CSJ
To: Tracey Snow [REDACTED] >
Cc: cityclerk@stjohns.ca, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ, Maureen Harvey/CSJ@CSJ
Date: 2016/08/23 10:03 AM
Subject: 37 Warren Place
Sent by: Elaine Henley

Good Morning:

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

We thank you for your feedback.

Elaine Henley
City Clerk

Tracey Snow

Mayor O'Keefe & Councillors, We were concern...

2016/08/22 02:47:54 PM

From: Tracey Snow [REDACTED]
To: cityclerk@stjohns.ca
Date: 2016/08/22 02:47 PM
Subject: Fwd: FW: draft

Mayor O'Keefe & Councillors,

We were concerned to receive notice of yet another application to operate a commercial business from 37 Warren Place. It appears the application has been reworded – and the scope of the business altered – in what we can only assume is an effort to appease the concerns already filed with the City on the first application.

Ultimately, we do not believe this reworded application changes anything – most certainly our concerns with the operation of a business in a quiet, residential neighbourhood. Delivery trucks are still coming and going on a quiet cul de sac which

already accommodates additional parking for residents and visitors. An easement at the top of the cul de sac directly adjacent to 37 Warren Place grants access to a crosswalk to Vanier Elementary School on Ennis Avenue. Our children, in their younger years, and indeed many young children who are current residents of Warren Place, use this easement on a daily basis to go back and forth to school.

Furthermore, we cannot understand how a business which manufactures costumes will not attract clientele for fittings, delivery of materials and additional traffic flow.

We live on a safe, secluded street. Our cul de sac is often filled with young children on bikes, playing basketball and walking back and forth to school. We believe allowing a commercial business to operate in the middle of this would be a grave mistake and a safety concern for all.

We therefore respectfully request that this application be denied.

Lorne & Tracey Snow

■ Warren Place

I understand that the intent of the venture is the “building of custom accessories for sale at bridal salons, local boutiques, conventions and trade shows”. This is for all intent and purposes a manufacturing business, which will require delivery of raw materials, marketing and delivery of products. All three of these items being essential in the running of such a business. This will add to commercial type traffic in the area, a residential cul-de-sac, where parking is already at a premium, and is virtually non-existent during the winter months.

In addition to young children living in the immediate vicinity of the address in question, there is an elementary school in the immediate area, and as a result of the park at the bottom of the street and the city’s pedestrian right-of-way between 35 Warren Place and 37 Warren Place, there is substantial use of the area by families for walking, cycling, etc. An increase in commercial traffic in this closed, residential and school area can only increase the risk of safety incidents to the residents, school attendees, and residents of the general neighborhood who traverse the area on a regular basis.

Although I can appreciate the desire to operate a private business out of one’s home due to the cost implications, my understanding is that this intended to be primary a manufacturing operation, not a paper work office such as may be run from a real estate or insurance operation. Permitting the start-up of a manufacturing operation out of a private home in the heart of a residential area would appear to be a dangerous precedence to this or any other neighborhood and the home owners of that area. Once one is accepted, there would be little recourse for the municipal authority for accepting another similar request potentially changing the whole nature of the area. This type of business belongs in an area which was designed for it.

I bought my property initially because it was a quiet residential area and I would hope that it stays that way.

Wayne Ash

Resident & Home Owner

■ Warren Place

St. John’s

August 22, 2016

Ms. Elaine Henley
City Clerk
City of St. John's

Dear Ms. Henley:

I live on Warren Place and am writing regarding the application to run a business out of 37 Warren Place.

I have seen a number of courier trucks in the cul-de-sac since the spring that have impacted the street and have increased traffic. Also, there are a lot of children who use the walkway for school, and also live on the street. This increased traffic is a risk to their safety.

I oppose the application to run the business Custom Designs from 37 Warren Place.

Sincerely,

Carl WHITE

MARY HATHERLY

WARREN PLACE



Fw: Application for 37 Warren Place
City Clerk and Council to: Stacey Fallon
Sent by: **Maureen Harvey**

2016/09/08 03:35 PM

Can you make sure this one is in the package. I understand there were supposed to be two from Maddie Mills.

----- Forwarded by Maureen Harvey/CSJ on 2016/09/08 03:35 PM -----

From: City Clerk and Council/CSJ
To: Maddie Mills [REDACTED] >
Cc: cityclerk@stjohns.ca, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Planning/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Arthur MacDonald/CSJ@CSJ, Maureen Harvey/CSJ@CSJ
Date: 2016/08/23 12:06 PM
Subject: Re: Application for 37 Warren Place
Sent by: Elaine Henley

Good Afternoon Ms. Mills:

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

Elaine Henley
City Clerk

Maddie Mills	To whom it may concern, I am emailing you toda...	2016/08/23 10:47:39 AM
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From: Maddie Mills [REDACTED]
To: cityclerk@stjohns.ca
Date: 2016/08/23 10:47 AM
Subject: Application for 37 Warren Place

To whom it may concern,

I am emailing you today in regards to the residential workspace application for 37 Warren Place. There has been a consistent complaint against Shara King and Dave Mullet of Midnight Tailors by a neighbour in their area. It is along the lines of the fact that Shara and Dave are allegedly using their neighbours to assist with pickups of custom products.

In the particular instance in a handful of months ago, I, Maddie Mills of Maddie Mills Photography, kindly reached out to these neighbours, who happen to be a family friend.

You see, I was going to be late picking up a little bowtie from Shara King, and realized that by a happy coincidence, someone I knew personally lived in that neighbourhood.

I kindly contacted this personal family friend connection, and asked if they would not mind running over to hold onto the bowtie for me at their home, until I could arrive shortly after, to which they happily agreed.

This instance was an isolated and personal favour which I asked of a family friend, nothing more.

Shara and Dave have consistently and non-invasively used their workshop to contribute to the local economy and wellbeing of St. John's.

Thank you kindly,

Maddie

Photographer - Maddie Mills Photo



Hours of Operation:

10:00AM - 5:00 PM

Monday - Saturday

Shara Desiree King & David Mullett

Warren Place
[REDACTED]
[REDACTED]

August 23, 2016

Dear City Council Member,

We are the applicants of the proposed home occupation permit at 37 Warren Place. We would like to address the concerns of the neighbours who have objected to our request.

Susan & Norm Tobin:

- In regards to the package they were asked to hold for a customer to pick up after business hours: the Tobins were directly approached by a local photographer, who is the niece of a family friend of the Tobins. The request to hold her package was made without our knowledge, which we would have advised against had we have known.
- In regards to delivery trucks blocking their driveways: we have had four deliveries since we have been at this address, none of which were business related, and to my knowledge, were not blocking any driveways. We are quite diligent about driveways not being blocked as we lived on Cookstown Road for years and have had that happen to us a number of times. Any business related items we receive come through Canada post and go directly to our mailbox. We have noticed delivery trucks entering the cul-de-sac quite regularly, we have only had one delivery in recent weeks, and it was not business related. Other residents are entitled to have deliveries made to their homes and we should not be penalized for that. All this being said, we have contacted UPS and Purolator on the Tobins behalf to make a complaint about their driveway blockages, as well , requested that any future packages be held at their depots for us to pick up.
- At no point in the past have any of our very few customers blocked any residents driveway. As stated above, we are very strict about not impacting the neighbourhood negatively, and keep a keen eye out whenever anyone has dropped by our house. That being said, we have altered our business model, not because of the previous application objections but because we realized our primary income was through the smaller ticket accessories, to include absolutely no traffic to and from our address during business hours. We have not had any clients at our home since early June. It cannot be assumed that every vehicle that enters the cul-de-sac is coming to our house.
- The toddlers in question are the Grandchildren of Chaker and Julia Hobeika, who have already written to you in support of our home occupation application.
- It was stated that "This is not a business with one person working from home. This is a business that has customers, couriers and others coming and going regularly in our neighbourhood." We are in fact, two people working from home, the rest of this statement is completely false. We have tried to speak with them regarding their issues but were met with anger and dismissal.

- We have been in contact with Terry Peckham from the Municipal Assessment Agency regarding property values. He told us "If a low traffic home based business is permitted, it should not affect property value in that area and we would not make adjustments to the property assessment values in those cases." So the concerns about decreased property values are completely false.
- The one Purolator truck that dropped off to our house in recent weeks was invitations to a close friends wedding which are not business related, and we should be within our rights to receive personal deliveries to our house. That being said, as we stated above, we have contacted the delivery companies to request they keep any packages at their depots for pick up. Which will be a massive inconvenience, but we are willing to do anything at all to keep this home in our family and not upset anyone in the neighbourhood.
- We are very confused about the point discussing "the magnitude of delivery trucks" as we do not/ have not had an unreasonable amount of deliveries to our home. Four since we moved in. Also, we have noticed delivery trucks in the neighbourhood on a regular basis, and think that it is unfair to assume that they are all dropping off at our address. That being said, in this day and age, everyone shops online and receive deliveries to their home, so we feel this point is moot.
- The rest of the points in the objection are all in regards to delivery trucks and added traffic which we believe we have sufficiently addressed.

Terry Reardon and Bernice Molloy:

- Our business creates absolutely no noise, we operate quiet sewing machines which cannot be heard in other rooms of the house let alone in the street.
- As for traffic, we understand their concerns, but want to assure you that the traffic increase will be non existent due to the changes in our business from custom clothing, to accessories for sale at bridal salons, shops, conventions and expos. The reason for the change of our business model is because we were spreading ourselves too thin with custom garments, and recognized that our main source of profit was the smaller ticket items, such as bow ties and neck ties. No clients will be seen on site at all.
- No disturbance will be caused by our business.
- No loss of privacy will happen as a result of our business. No signage will be placed on the property, nor will the address be made public via business cards, social media or any other outlet.

Wayne Ash:

- We have already addressed the traffic concerns and delivery truck concerns.
- The issue "Once one is accepted, there would be little recourse for the municipal authority for accepting another similar request potentially changing the whole nature of the area", is completely false as any other potential home occupations would have to go through the same procedure as us to get approval.

- We have absolutely no intentions on upsetting the quiet of the neighbourhood, we are quiet people, and hope to raise a family in this neighbourhood in the near future.

Any traffic they may have noticed coming to and from our home has not been business related. It has been a result of us removing 50 years of [REDACTED] (Shara's grandparents) stuff out of the home as well as moving our own things into the home. This home has been in our family for a long time and this neighborhood is very important to us. We have no interest in upsetting this family neighborhood and look forward to one day raising our own family here.

We are not an alteration business; we build custom accessories (Neckties, Bowties, Braces, Pocket Squares, etc.) from scratch to sell at bridal salons, local boutiques, conventions and trade shows. As well we make costumes for the film and television industry in St. John's, any fittings involved will take place at their production offices. The studio will operate strictly for the purposes of creation and fabrication, resulting in absolutely **no** traffic increase in the neighborhood and **no** signage will be posted on the property. The address of our studio will **not** be made public via website, social media, business cards or any other marketing avenues. All of our products will be sold at conventions, trade shows, through local bridal salons/boutiques, delivered or sent by mail.

We would really appreciate the support of the city council as this business is our livelihood. We attest to the fact that all the above information is correct and we will continue, as our business grows, to not impact the neighbourhood .

Thank you for your time.

Sincerely,

Shara Desiree King & Dave Mullett
Midnight Tailors

[REDACTED]

REPORT
FINANCE AND ADMINISTRATION COMMITTEE - CITY COUNCIL
September 7, 2016 – 12:00 p.m. – Conference Room A

Present Councillor J. Galgay, Chair
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor A. Puddister
Councillor W. Collins
Councillor B. Tilley
Councillor D. Breen

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
Elaine Henley, City Clerk
Sean Janes, City Internal Auditor
Victoria Etchegary, Manager of Strategy & Engagement
Kris Connors, Supervisor – Budget & Treasury
Tammy Sheppard, HR Advisor (arrived at 12:25 pm)
Maureen Harvey, Legislative Assistant

**Decision Note dated August 29, 2016 from City Clerk re: Request for Funding
Goulds Volunteer Fire Department**

The Committee considered the above noted decision note and recommends as follows:

Moved – Councillor Collins: Seconded – Deputy Mayor Ellsworth

That approval be given to fund the Goulds Volunteer Fire Department an amount of \$5,000 with funds to be identified by the City Manager.

CARRIED UNANIMOUSLY

**Decision Note dated August 31, 2016 from City Clerk re: The Council of
Canadians**

The Committee considered the above-noted decision note which outlines a request for funding under the Policy for Financial Support for Meetings and Conventions.

Moved – Councillor Hann: Seconded – Deputy Mayor Ellsworth

That approval be given to fund the Council of Canadians \$750 under Policy 04-09-02

CARRIED UNANIMOUSLY

Decision Note dated September 1, 2016 from City Clerk re: Hosting bar in the Foran Green Room for delegates attending the MNL Annual Convention and Trade Show.

Consideration was given to the above noted decision note wherein MNL has requested the City host a bar in the Foran/Green Room for delegates attending the 2016 MNL Convention and purchase a sponsorship package.

Moved – Councillor Puddister: Seconded – Councillor Tilley

That approval be given to host a bar in the Foran Green Room for delegates attending the 2016 MNL Annual Convention and Trade Show.

CARRIED UNANIMOUSLY

Memorandum dated August 31, 2016 from Supervisor of Budget & Treasury re: 2016 Quarter 2 – Expenditure Variance Report

The Committee reviewed the 2nd Quarter Expenditure Variance Report for the period April 1, 2016 – June 30, 2016

While the report identifies a potential \$15.7 favorable variance, the Committee was advised that it may be misleading given the following considerations:

1. **Accuracy:** As more information and financial activity has become available since the quarter 1 report, accuracy continues to improve. Many of the comments provided in quarter 1 which identified budget allocation issues have been addressed so that quarterly reporting and budgeting can be as accurate as possible in future.
2. **Timing:** One particular aspect affecting accuracy is timing. As there is a lot of activity within the City's departments during summer, there are a number of projects and maintenance tasks which occur between May-October. This can result in timing issues of when work is completed versus when invoices are received and processed as quarters 2 and 3 extend through the summer months.
3. **Feedback:** The primary goal of quarterly review is to provide Council regular updates regarding the City's operating budget. Such an approach benefits the entire organization as it allows decisions at all levels of the organization to be made proactively. Through the past 2 quarters, ways to streamline the departmental

reporting process have been identified and will be implemented for quarter 3. This process will continue to evolve over the course of the year and Council is encouraged to provide feedback around any enhancements or opportunities to improve on the information resulting from these reviews.

Decision Note dated July 13, 2016 from Deputy City Manager of Financial Management re: Approval of Travel and Mileage Reimbursement Policy.

Consideration was given to the above noted decision note requesting Council's approval of the Travel and Mileage Reimbursement Policy.

Moved – Councillor Hann: Seconded – Councillor Breen

That approval be given to the updated Policy on Travel and Mileage Reimbursement and further that the following policies be repealed:

- 3-10-04 -Assignment of City Owned Vehicles to City Employees
- 03- 10-09 - Management Car Allowances
- 03- 10-01 - Leased Vehicles
- 03 10-03 Proof of Valid Driver's License and/or Business Use Insurance
- 03 -11-07 -Travelling Expenses - Spouses

CARRIED UNANIMOUSLY

It was also stated by the Deputy City Manager of Financial Management that minor changes to the policy that do not change the overall intent and purpose of the policy will be made by staff as the need dictates.

City Manager's Salary Level

As personnel matters are privileged, the Committee moved into an in camera session for discussion.

Councillor Jonathan Galgay, Chair
Finance & Administration Committee

REPORTS/RECOMMENDATION

Development Committee

September 6, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Request for Building Line Setback – 362 Back Line – DEV1600161

It is recommended that Council approve the 23 Metre Building Line Setback.

2. Proposed Crown Land Lease -980 Cochrane Pond Road – CRW1600005

That Council exercise its authority and approve the application for the Crown Land lease subject to maintaining a 15 metre Buffer from Cochrane Pond and the buffering and protection of streams flowing into Cochrane Pond.

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

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback – 362 Back Line – DEV1600161

Date Prepared: August 30, 2016 (Date of next meeting: September 6, 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 a 23 metre Building Line setback to accommodate the construction of a dwelling at 362 Back Line.

Discussion – Background and Current Status:

An application was submitted to construct a dwelling on a vacant lot at 362 Back Line. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets can be established by Council. This setback is in line with neighboring properties on the street.

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:**
Section 10.3.3 (I) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

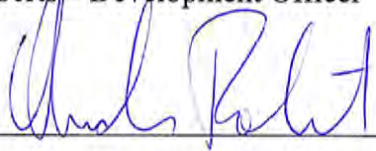
ST. JOHN'S

Recommendation:

It is recommended that Council approve the 23 metre Building Line setback.

Prepared by – Date/Signature:

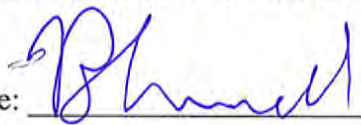
Andrea Roberts – Development Officer

Signature:  August 30, 2016

for

Approved by – Date/Signature:

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

Signature: 

AAR/jw

DECISION/DIRECTION NOTE

Title: Proposed Crown Land Lease – 980 Cochrane Pond Road – CRW1600005
(Development Committee Report)

Date Prepared: September 7, 2016 (Date of Next Meeting: September 12, 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 by Council regarding a referral to use an eighty-six (86) hectare parcel of Agricultural zoned land for forage.

Discussion – Background and current status:

The applicant completed a water quality study as part of the City's requirements to assess the proposed use of the land. The study was completed and is deemed acceptable.

Consideration/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or other stakeholders:** Provincial Department of Department of Fisheries, Forestry and Agrifoods.
3. **Alignment and Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 10.34 of the St. John's Development Regulations
5. **Human Resource Implication:** N/A
6. **Procurement Implications:** N/A
7. **Information Technology Implications:** N/A
8. **Other Implications:** N/A

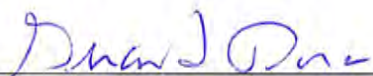
ST. JOHN'S

Recommendation:

That council exercise its authority and approve the application for the Crown Land lease subject to maintaining a 15 metre buffer from Cochrane Pond and the buffering and protection of streams flowing into Cochrane Pond.


Prepared by/Signature:

Gerard Doran, Development Supervisor – Planning, Development and Engineering

Signature: 

Approved by/Signature:

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

Signature: 

GD/jw

DECISION/DIRECTION NOTE

Title: Special Events Advisory Committee Report

Date Prepared: Sept. 7, 2016

Report To: Mayor & Council

Councillor and Role: All

Ward: N/A

Decision/Direction Required: Approval of road closures/lane reductions for special events.

Discussion – Background and Current Status: The Special Events Advisory Committee has received applications for the following road events:

Event	Huffin' Puffin Marathon
Date	September 25, 2016
Detail	<p><u>Roads/Lanes Closed (7am to 1pm)</u> Waterford Bridge Road – Westbound to Bowring Park west entrance Harbour Drive – Eastbound Water Street – Westbound Exit ramp from Pitts Memorial Drive to Water Street Temperance Street The Boulevard - Westbound Lane reduction Quidi Vidi Village Road Lane reductions</p> <p>Course will be coned indicating runner lane, resulting in lane reductions. Traffic will not be blocked, merely calmed/slowed.</p> <p>City of St. John's Parking Enforcement Officers, RNC, RNC Cadets and Safety First will be providing traffic control on the course.</p>

Event	CLB Anniversary Parade
Date	October 16, 2016 at 2:30pm
Detail	<p>The Parade will leave the CLB Armoury on Harvey Rd proceed down Long's Hill, turn left onto Queen's Rd, right onto Church Hill to enter the Anglican Cathedral.</p> <p>Following the Church Service, the parade will reform in Veteran's Sq (Queen's Rd at Church Hill) proceed south on Church Hill and will split in two sections.</p> <p>The main parade will continue south towards Duckworth St, turn left onto Duckworth St to King's Rd, turn left to proceed north on King's Rd to Rawlins Cross.</p> <p>The second (smaller section) will proceed north on Church Hill to Queen's Rd, east on Queen's Rd to Rawlins Cross to rejoin the main section at the top of King's Rd. The entire unit will turn left onto Military Rd, to Harvey Rd returning to the CLB Armoury.</p> <p>Organizer has secured the Royal Newfoundland Constabulary for escorts.</p>



Event	Cape to Cabot
Date	October 16, 2016
Detail	<p>Blackhead Road – Warford Bridge Road to Cape Spear Closed Both Directions 7:45 AM – 10:00 AM</p> <p>Blackhead Road – Warford Bridge Road to Linegar Avenue (lower entrance) Northbound Lane (downhill) Closed 8:30 AM – 10:00 AM</p> <p>Southside Road – Leslie Street to 245 Southside Rd Single Lane Traffic Running Lanes on both sides marked with cones Traffic controlled by radios at both ends 8:45 AM – 10:15 AM</p> <p>Water Street West – Leslie Street to Harbour Drive Curb Lane Eastbound Closed Marked with Cones 8:45 AM – 10:30 AM</p> <p>Exit Ramp – Pitts Memorial to Water Street West Closed 8:45 AM – 10:30 AM</p> <p>Harbour Drive – Water Street to Prescott Street Eastbound Lane Closed 9:00 AM – 10:45 AM</p> <p>Water Street East – Prescott Street to Hill o’Chips Eastbound Lane Closed 9:00 AM – 10:45 AM</p> <p>Water Street East – Hill o’Chips to Temperance Street Eastbound Lane Closed 9:00 AM – 11:00 AM</p> <p>Duckworth Street – Plymouth Road to Temperance Street Eastbound Lane Closed (except to local residents of Duckworth St) 9:00 AM – 11:00 AM</p> <p>Temperance Street Both Directions Closed 9:00 AM – 11:00 AM</p>



	<p>Signal Hill Road – Battery Road to Cabot Avenue Eastbound Lane (Uphill) Closed Westbound Lane (Downhill) Closed from St. Joseph’s Ln to Battery Rd 9:00 AM – 11:00 AM</p> <p>Access to Battery and Signal Hill Area Local residents may access/leave Battery Rd via Quidi Vidi Rd Resident below St. Joseph’s Lane on Signal Hill Rd may access Quidi Vidi Rd by descending Signal Hill Rd, all other descending traffic to exit via St. Joseph’s Lane. Local resident access to area controlled at Plymouth Rd and Quidi Vidi Rd. 9:00 AM – 11:00 AM</p>
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Key Considerations/Implications:

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

Recommendation: Council approve the above road closures/lane reductions. These events are subject to the conditions set out by the Special Events Advisory Committee.

Prepared by/Signature:

Beverley Skinner – Manager of Events and Services

Signature _____

Approved by/Date/Signature:

Tanya Haywood – Deputy City Manager Community Services

Signature _____



**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF September 1, 2016 TO September 7, 2016**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Electrical Contractor	72 Heffernan's Line	5	Approved	16-09-01
RES		Building Lot for Single Detached Dwelling	123 Howlett's Line	5	Approved	16-09-06

*	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 September 12, 2016 Regular Meeting

Permits Issued: 2016/09/01 To 2016/09/07

Class: Commercial

282 Torbay Rd	Co	Place Of Assembly
168 Water St	Rn	Mixed Use
Trans Canada Hwy	Nc	Accessory Building
308 Water Street- Freak Lunch	Rn	Retail Store

This Week \$ 104,000.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

97 Cheeseman Dr	Nc	Patio Deck
9 Cookstown Rd	Nc	Fence
51 Faulkner St	Nc	Patio Deck
151 Green Acre Drive	Nc	Accessory Building
63 Jasper St	Nc	Patio Deck
11 Lilac Cres, Lot 116	Nc	Single Detached Dwelling
13 Lilac Cres, Lot 117	Nc	Semi-Detached Dwelling
37 Mckay St	Nc	Patio Deck
39 Nautilus St	Nc	Patio Deck
30 Pepperwood Dr., Lot 337	Nc	Single Detached Dwelling
10 Pitcher's Path	Nc	Accessory Building
27 Pitcher's Path, Lot 17	Nc	Single Detached Dwelling
1 Ross Rd	Nc	Accessory Building
42 Rotary Dr	Nc	Fence
37 Rumboldt Pl	Nc	Accessory Building
23 Shea St	Nc	Accessory Building
15 Solway Cres, Lot 343	Nc	Single Detached & Sub.Apt
20 Stanford Pl	Nc	Single Detached Dwelling
8 Stephano St	Nc	Accessory Building
26 Tunis Crt	Nc	Patio Deck
26 Waterford Heights North	Nc	Single Detached Dwelling
10 Westmount Pl	Nc	Accessory Building
5 Henry Larsen St	Cr	Subsidiary Apartment
45 New Cove Rd	Cr	Subsidiary Apartment
35 Green Acre Dr	Ex	Single Detached & Sub.Apt
31 Griffin's Lane	Ex	Accessory Building
27 Belfast St	Rn	Single Detached & Sub.Apt
89 Brad Gushue Cres	Rn	Single Detached Dwelling
9 Bradbury Pl	Rn	Mixed Use

142 Castle Bridge Dr	Rn	Single Detached Dwelling
7 Honeygold Pl	Rn	Single Detached Dwelling
37 Mckay St	Rn	Single Detached & Sub.Apt
32 Poplar Ave	Rn	Patio Deck
590 Water St	Rn	Single Detached Dwelling
6 York St	Rn	Single Detached Dwelling
5 Brigus Place	Sw	Single Detached Dwelling
10 Lismore Pl	Sw	Single Detached Dwelling
455 Newfoundland Dr	Sw	Single Detached Dwelling

This Week \$ 2,316,450.00

Class: Demolition

305 Waterford Bridge Rd	Dm	Recreational Use
47 Gleneyre St	Dm	Recreational Use

This Week \$ 115,000.00

This Week's Total: \$ 2,535,450.00

Repair Permits Issued: 2016/09/01 To 2016/09/07 \$ 80,000.00

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		

810 Southside road - your application for an accessory building has been rejected as per section 8.3.6 of the 1994 St. John's development regulations.

11 Rankin street - your application for an extension has been rejected as per section 10.5.3(6) (e) of the 1994 St. John's development regulations.

93 airport road - your application for a billboard sign has been rejected as per section 23(3) of the St. John's by-law (billboards are prohibited on roadways and highways where the posted speed limit is 70kph or greater).

Year To Date Comparisons			
September 12, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$108,833,000.00	\$99,455,000.00	-9
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$10,522,000.00	\$6,000,000.00	-43
Residential	\$61,062,000.00	\$51,928,000.00	-15
Repairs	\$2,942,000.00	\$3,340,000.00	14
Housing Units (1 & 2 Family Dwelling)	156	163	
TOTAL	\$183,359,000.00	\$160,723,000.00	-12

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 8, 2016

Payroll

Public Works	\$ 484,694.38
Fire Department	\$ 722,561.02
Management	\$1,026,545.81
NAPE/1289	\$ 885,632.40
Accounts Payable	\$ 3,021,243.56

Total: \$ 6,140,677.17

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
WATER ENVIRONMENT FEDERATION	1162	SUBSCRIPTION	433.68
SWANA	1163	SUBSCRIPTION	290.41
EVOQUA WATER TECHNOLOGIES LLC	1164	S10N MODULE	493,487.27
ACQUIA INC.,	1165	CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT	7,421.53
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	1166	MEMBER RENEWAL	1,684.36
NEWFOUNDLAND EXCHEQUER ACCOUNT	101111	REGISTRATION OF EASEMENT	379.50
PIK-FAST EXPRESS INC.	101112	BOTTLED WATER	29.00
VOKEY'S JANITORIAL SERVICE	101113	JANITORIAL SERVICES	1,079.85
ENCON GROUP INC.	101114	HEALTH PREMIUMS	272.41
NEWFOUNDLAND POWER	101115	ELECTRICAL SERVICES	1,203.04
BELL ALIANT	101116	TELEPHONE SERVICES	1,333.73
ADMIRALTY PROPERTIES INC	101117	APPEAL REFUND	200.00
CENTER CITY CAPITAL CORPORATION	101118	APPEAL REFUND	200.00
TOULON DEVELOPMENT	101119	APPEAL REFUND	200.00
SOBEYS LAND HOLDINGS LIMITED	101120	APPEAL REFUND	200.00
PERSONA COMMUNICATIONS INC.	101121	APPEAL REFUND	200.00
JOURNEY'S END CORPOATION WESTMOUNT HOSPITALITY GROUP	101122	APPEAL REFUND	200.00
SILVERBIRCH NO. 30 HOLDINGS LTD	101123	APPEAL REFUND	200.00
CLUNY PROPERTIES CORPORATION	101124	APPEAL REFUND	60.00
BLACKSHIRE CRT. LTD. PARTNERSHIP	101125	APPEAL REFUND	60.00
WILLIAM JEANS	101126	APPEAL REFUND	60.00
PATRICIA GELLATELY	101127	APPEAL REFUND	60.00
BRENKIR INDUSTRIAL SUPPLIES	101128	PROTECTIVE CLOTHING	1,266.00
NEWFOUNDLAND POWER	101129	ELECTRICAL SERVICES	12,388.40
GCR TIRE CENTRE	101130	TIRES	2,883.88
PARTS FOR TRUCKS INC.	101131	REPAIR PARTS	3,082.22
TRIWARE TECHNOLOGIES INC.	101132	COMPUTER EQUIPMENT	32,487.50
STANTEC ARCHITECTURE LTD.	101133	PROFESSIONAL SERVICES	92,477.71
SAFETY FIRST-SFC LTD.	101134	INSTALLATION OF SPEED BUMPS	3,560.63
DESJARDINS FINANCIAL SECURITY	101135	PAYROLL DEDUCTIONS	1,965.40
NIBLOCK, ANDREW	101136	TRAVEL REIMBURSEMENTS	347.57
GCR TIRE CENTRE	101137	TIRES	6,366.67
INFINITY CONSTRUCTION	101138	INFRASTRUCTURE MAINTENANCE	384,652.90
PUBLIC SERVICE CREDIT UNION	101139	PAYROLL DEDUCTIONS	5,050.86
WANDA BUTT	101140	REFUND OF SECURITY DEPOSIT - 39 FLOWER HILL	300.00
ROGERS BRISTOW MOIYSE IN TRUST	101141	DAMAGE CLAIM	8,000.00
BARB HUSSEY, MALCOLM LYNCH, & WEIRS	101142	COMPENSATION PAYMENT	16,824.50
DARREN EARLE	101143	DAMAGE CLAIM	402.50
ROGERS COMMUNICATIONS CANADA INC.	101144	DATA & USAGE CHARGES	3,721.40
BELL MOBILITY INC.	101145	CELLULAR PHONE USAGE	22,192.96
NEWFOUNDLAND POWER	101146	ELECTRICAL SERVICES	69,617.37
BELL MOBILITY PAGING	101147	PAGING SERVICES	117.23
BELL MOBILITY INC.	101148	CELLULAR PHONE USAGE	1,382.99
CITY OF ST. JOHN'S	101149	REPLENISH PETTY CASH	260.28
ACKLANDS-GRAINGER	101150	INDUSTRIAL SUPPLIES	240.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ADT SECURITY SERVICES CANADA	101151	ALARM MONITORING CHARGES	126.49
BABB LOCK & SAFE CO. LTD	101152	KEYS CUT	47.26
MIGHTY WHITES LAUNDROMAT	101153	LAUNDRY SERVICES	77.45
MUNICIPAL CONSTRUCTION LIMITED	101154	SAND AND GRAVEL	10,498.17
BRINK'S CANADA LIMITED	101155	DELIVERY SERVICES	319.11
RDM INDUSTRIAL LTD.	101156	INDUSTRIAL SUPPLIES	1,272.65
ROBERT BAIRD EQUIPMENT LTD.	101157	RENTAL OF EQUIPMENT	4,462.67
NEWFOUNDLAND EXCHEQUER ACCOUNT	101158	REGISTRATION OF EASEMENT	1,352.40
DF BARNES LIMITED	101159	FLAT BAR	9,028.20
DOMINION STORES 924	101160	MISCELLANEOUS SUPPLIES	149.39
BELBIN'S GROCERY	101161	CATERING SERVICES	780.72
CABOT PEST CONTROL	101162	PEST CONTROL	536.48
PIK-FAST EXPRESS INC.	101163	BOTTLED WATER	14.50
ROCKWATER PROFESSIONAL PRODUCT	101164	CHEMICALS	2,171.41
FORBES STREET HOLDINGS LTD	101165	REFURBISH VACANT UNIT	8,129.47
QUIDI VIDI BREWING CO LTD	101166	REFRESHMENTS	193.20
UNITED RENTAL OF CANADA INC.	101167	RENTAL OF EQUIPMENT	394.43
CANSEL SURVEY EQUIPMENT INC.	101168	LOCATOR MAGNETIC MAGGIE	1,259.25
JLG TRANSPORATION LTD.	101169	TAXI SERVICES	103.75
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	101170	SECURITY SERVICES	5,236.47
WESTERN HYDRAULIC 2000 LTD	101171	SELF ALIGNING BEARING	333.50
AMEC FOSTER WHEELER ENVIRONMENT & INFASRUTURE	101172	PROFESSIONAL SERVICES	11,614.77
AMEC FOSTER WHEELER AMERICAS LTD.	101173	CONTRACT ADMINISTRATION	6,194.61
THE OUTFITTERS	101174	TARP	306.44
LEVITT SAFETY	101175	SAFETY SUPPLIES	1,584.00
CAMPBELL'S SHIP SUPPLIES	101176	PROTECTIVE CLOTHING	11,739.84
CAMPBELL RENT ALLS LTD.	101177	HARDWARE SUPPLIES	826.80
CANADA POST CORPORATION	101178	POSTAGE	8,855.81
AIR LIQUIDE CANADA INC.	101179	CHEMICALS AND WELDING PRODUCTS	3,585.84
COASTAL DOOR & FRAME LTD	101180	DOORS/FRAMES	1,827.35
AVALON HYDRAULICS LTD.	101181	REPAIR PARTS	1,361.13
SOBEY'S INC	101182	PET SUPPLIES	22.42
NORTRAX CANADA INC.,	101183	REPAIR PARTS	1,121.57
CAPITAL PRE-CAST	101184	DOORS AND HARDWARE	16,157.50
CALA	101185	INSPECTION AND TESTING	4,169.70
NEWFOUNDLAND GLASS & SERVICE	101186	GLASS INSTALLATION	2,749.93
MAC TOOLS	101187	TOOLS	473.26
KENT	101188	BUILDING SUPPLIES	158.22
CBCL LIMITED	101189	PROFESSIONAL SERVICES	11,067.31
CLARKE'S TRUCKING & EXCAVATING	101190	GRAVEL	1,019.50
ATLANTIC HOME FURNISHINGS LTD	101191	APPLIANCES	1,430.60
WALMART 3093-MERCHANT DRIVE	101192	MISCELLANEOUS SUPPLIES	228.34
HOBO'S PIZZA	101193	MEAL ALLOWANCE	159.80
DULUX PAINTS	101194	PAINT SUPPLIES	394.46
COLONIAL GARAGE & DIST. LTD.	101195	AUTO PARTS	1,386.17

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SCMA NEWFOUNDLAND AND LABRADOR	101196	MEMBER RENEWAL	454.25
PETER'S AUTO WORKS INC.	101197	TOWING OF VEHICLES	1,824.78
CONSTRUCTION SIGNS LTD.	101198	SIGNAGE	11,912.85
MARY BROWN'S MILA FOODS INC.	101199	LUNCHEON	188.72
MASK SECURITY INC.	101200	TRAFFIC CONTROL	7,470.98
CRANE SUPPLY LTD.	101201	PLUMBING SUPPLIES	2,407.72
JAMES G CRAWFORD LTD.	101202	PLUMBING SUPPLIES	383.64
CUMMINS EASTERN CANADA LP	101203	REPAIR PARTS	318.26
KENDALL ENGINEERING LIMITED	101204	PROFESSIONAL SERVICES	15,718.23
AUTO TRIM DESIGN	101205	REPAIR SERVICES	172.50
CABOT READY MIX LIMITED	101206	PROGRESS PAYMENT	387.41
EAST COAST HYDRAULICS	101207	REPAIR PARTS	105.48
KPMG	101208	WATER DEFERRAL REFUND	22,938.08
CADILLAC SERVICES LTD.	101209	BASE ANTENNA INSTALLATION	7,500.00
HITECH COMMUNICATIONS LIMITED	101210	REPAIRS TO EQUIPMENT	172.50
REEFER REPAIR SERVICES (2015) LIMITED	101211	REPAIR PARTS	98.90
DOMINION RECYCLING LTD.	101212	PIPE	91.07
THYSSENKRUPP ELEVATOR	101213	ELEVATOR MAINTENANCE	646.88
RESEARCH AND PRODUCTIVITY COUNCIL	101214	FOOD	817.08
PAT'S PLANTS & GARDENS	101215	PROFESSIONAL SERVICES	1,800.00
RUSSEL METALS INC.	101216	METALS	925.75
CANADIAN TIRE CORP.-MERCHANT DR.	101217	MISCELLANEOUS SUPPLIES	434.07
CANADIAN TIRE CORP.-KELSEY DR.	101218	MISCELLANEOUS SUPPLIES	730.28
EAST CHEM INC.	101219	CHEMICALS	401.12
EASTERN MEDICAL SUPPLIES	101220	MEDICAL SUPPLIES	100.63
EASTERN TURF PRODUCTS	101221	REPAIR PARTS	40.25
ENVIROMED ANALYTICAL INC.	101222	REPAIR PARTS AND LABOUR	1,318.88
EXECUTIVE COFFEE SERVICES LTD.	101223	COFFEE SUPPLIES	26.50
OMB PARTS & INDUSTRIAL INC.	101224	REPAIR PARTS	128.54
PRINCESS AUTO	101225	MISCELLANEOUS ITEMS	817.51
DALHOUSIE UNIVERSITY	101226	TUITION FEES	1,730.00
COASTLINE SPECIALTIES	101227	REPAIR PARTS	16,364.33
QUALITY CLASSROOMS	101228	SUPPLIES - RECREATION PROGRAMS	112.44
SCHOOL SPECIALTY CANADA	101229	CHILDREN'S PROGRAM SUPPLIES	11.18
ENTERPRISE RENT-A-CAR	101230	CAR RENTAL	3,989.70
CHAPTERS ST. JOHN'S	101231	BOOKS	32.72
OMNITECH INC.	101232	HAND HELD PROGRAMMER	1,821.60
PROVINCIAL FENCE PRODUCTS	101233	FENCING MATERIALS	3,392.00
TAKE THE PLUNGE	101234	TRAINING	74.75
HARVEY & COMPANY LIMITED	101235	REPAIR PARTS	11,881.06
HARVEY'S OIL LTD.	101236	PETROLEUM PRODUCTS	24,569.95
MS GOVERN	101237	PROFESSIONAL SERVICES	4,174.50
BRENNTAG CANADA INC	101238	CHLORINE	60,579.16
CENTSIBLE CAR & TRUCK RENTALS	101239	CAR RENTAL	897.00
GRAYMONT (NB) INC.,	101240	HYDRATED LIME	63,903.79

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STELLA BURRY COMMUNITY SER.	101241	CATERING SERVICES	16.35
HICKMAN MOTORS LIMITED	101242	AUTO PARTS	441.65
HOLDEN'S TRANSPORT LTD.	101243	RENTAL OF EQUIPMENT	4,493.63
HONDA ONE	101244	REPAIR PARTS	39.93
NL NEWS NOW INC.	101245	SUBSCRIPTIONS	143.75
CH2M HILL	101246	UPGRADE STUDY FOR WINSOR LAKE	81,106.06
IMPRINT SPECIALTY PROMOTIONS LTD	101247	PROMOTIONAL ITEMS	230.18
CDMV	101248	VETERINARY SUPPLIES	2,295.16
JOHNSON CONTROLS LTD.	101249	REPAIR PARTS	626.06
IDEXX LABORATORIES	101250	VETERINARY SUPPLIES	1,430.14
DBI-GARBAGE COLLECTION REMOVAL LTD.	101251	GARBAGE COLLECTION	770.50
WORK AUTHORITY	101252	PROTECTIVE CLOTHING	503.84
IEAS LTD.	101253	PROFESSIONAL SERVICES	4,424.66
CENTINEL SERVICES	101254	PROFESSIONAL SERVICES	270.25
VOHL INC.,	101255	SOLENOID FUEL SHUTOFF	642.34
PETROFORMA INC.,	101256	PROFESSIONAL SERVICES	211.39
CARMICHAEL ENGINEERING LTD.	101257	PLANNED MAINTENANCE SERVICE	2,181.61
SECURITAS CANADA LTD.	101258	SECURITY SERVICES	21,818.72
BELFOR PROPERTY RESTORATION	101259	ASBESTOS ABATEMENT	5,060.00
STAPLES ADVANTAGE	101260	OFFICE SUPPLIES	2,929.34
QUALITY TRUCK & TRAILER REPAIR	101261	REPAIR PARTS	2,619.00
MCDONALD'S HOME HARDWARE	101262	HARDWARE SUPPLIES	20.69
ALANTRA LEASING INC.,	101263	FURNITURE RENTAL	1,173.00
REXEL CANADA ELECTRICAL INC.,	101264	PROFESSIONAL SERVICES	94.61
MCLOUGHLAN SUPPLIES LTD.	101265	ELECTRICAL SUPPLIES	37.29
MIKAN INC.	101266	LABORATORY SUPPLIES	347.42
CUTTING EDGE LAWN CARE INC.,	101267	GROUND MAINTENANCE	12,729.74
PUMPHREY & ASSOCIATES INC.,	101268	PROFESSIONAL SERVICES	4,536.95
VECTOR MEDICAL CORPORATION	101269	PROFESSIONAL SERVICES	9,264.00
FIT FOR WORK	101270	PROFESSIONAL SERVICES	2,644.09
PRINTERS PLUS	101271	TONER	400.20
MDI CONTRACTING	101272	CCTV CAMERA INSPECTION	1,255.80
DR. KRISTIAN GREEN	101273	PROFESSIONAL SERVICES	20.00
NU-WAY EQUIPMENT RENTALS	101274	RENTAL OF EQUIPMENT	4,107.80
NEWFOUNDLAND DISTRIBUTORS LTD.	101275	INDUSTRIAL SUPPLIES	338.63
NEWFOUNDLAND DESIGN ASSOCIATES	101276	PROFESSIONAL SERVICES	4,958.57
NEWFOUNDLAND BROADCASTING CO.	101277	ADVERTISING	567.80
TRC HYDRAULICS INC.	101278	REPAIR PARTS	67.39
TOROMONT CAT	101279	AUTO PARTS	219.06
NORTH ATLANTIC PETROLEUM	101280	PETROLEUM PRODUCTS	20,810.22
NOVA CONSULTANTS INC.	101281	PROFESSIONAL SERVICES	17,451.25
PENNECON ENERGY HYDRAULIC SYSTEMS	101282	PANEL MOUNT	50.32
PBA INDUSTRIAL SUPPLIES LTD.	101283	INDUSTRIAL SUPPLIES	545.02
CA PIPPY PARK COMMISSION	101284	GROUNDS MAINTENANCE	8,452.50
K & D PRATT LTD.	101285	REPAIR PARTS AND CHEMICALS	1,250.51

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PROFESSIONAL UNIFORMS & MATS INC.	101286	PROTECTIVE CLOTHING	197.46
ROYAL FREIGHTLINER LTD	101287	REPAIR PARTS	133.25
S & S SUPPLY LTD. CROSSTOWN RENTALS	101288	REPAIR PARTS	28,408.72
ST. JOHN'S TRANSPORTATION COMMISSION	101289	CHARTER SERVICES	4,670.00
BIG ERICS INC	101290	SANITARY SUPPLIES	387.15
SAUNDERS EQUIPMENT LIMITED	101291	REPAIR PARTS	1,370.05
STRONGCO	101292	REPAIR PARTS	315.26
SHERIDAN NURSERIES LIMITED	101293	FLOWERS	2,327.80
SMITH STOCKLEY LTD.	101294	PLUMBING SUPPLIES	22.45
SUPERIOR PROPANE INC.	101295	PROPANE	201.49
THRIFTY CAR RENTALS	101296	VEHICLE RENTAL	2,093.00
TRACTION DIV OF UAP	101297	REPAIR PARTS	969.54
TULKS GLASS & KEY SHOP LTD.	101298	PROFESSIONAL SERVICES	34.21
URBAN CONTRACTING JJ WALSH LTD	101299	PROPERTY REPAIRS	172.50
FJ WADDEN & SONS LTD.	101300	SANITARY SUPPLIES	687.24
WATERWORKS SUPPLIES DIV OF EMCO LTD	101301	REPAIR PARTS	4,780.61
WEIRS CONSTRUCTION LTD.	101302	ROAD GRAVEL	778.05
WINDCO ENTERPRISES LTD.	101303	REPLACEMENT WINDOW	1,788.23
WALMART 3092-KELSEY DRIVE	101304	MISCELLANEOUS SUPPLIES	495.76
BELL MOBILITY INC. RADIO DIVISION	101305	MAINTENANCE CHARGES & REPAIRS	2,565.65
STAPLES THE BUSINESS DEPOT - KELSEY DR	101306	OFFICE SUPPLIES	44.37
ACE CLEANING COMPANY	101307	CLEANING SERVICES	103,641.71
DR. CYRIL RICHE	101308	PROFESSIONAL SERVICES	20.00
TODD ROBBINS SERVICES INC.	101309	PROFESSIONAL SERVICES	3,881.25
GIBRALTAR DEVELOPMENT LIMITED	101310	TEMP OCCUPANCE SECURITY - 25 RHODORA ST	27,500.00
IMPROV NL	101311	IMPROV WORKSHOP	150.00
SOBEYS ROPEWALK LANE	101312	FOOD	586.08
THE UNIFUND ASSURANCE COMPANY	101313	DAMAGE CLAIM	2,745.86
PREMIERE EXECUTIVE SUITES/ATLANTIC LTD.	101314	SECURITIES REFUND	2,500.00
BRODERS, MARGARET	101315	REFUND OF CREDIT ON ACCOUNT	34.00
PROVINCIAL INVESTMENTS INC.	101316	PROFESSIONAL SERVICES	207.32
KERRI ROWE	101317	REFUND FOR SWIMMING LESSONS	48.00
JELLY BEAN ENTERTAINMENT	101318	REPTILE SHOW	1,155.00
COREY SMITH	101319	HONORARIUM	100.00
DOUG LA PRAIRIE	101320	WATER DEFERRAL REFUND	7,500.00
DR. MAUREEN GIBBONS	101321	PROFESSIONAL SERVICES	20.00
BEST BUY CANADA LIMITED	101322	60" TELEVISION	1,460.40
J.W. LINDSAY ENTERPRISES LTD.	101323	PARKS SECURITY FOR 10 EASTLAND DR	9,000.00
JILLIAN KENNY	101324	REFUND FOR WEDGEWOOD CAMP DISCOVERY	146.25
MARLEEN KING	101325	REFUND OF CREDIT ON ACCOUNT	61.00
CHEF FRANCIS TAM	101326	COOKING INSTRUCTION SERVICES	72.52
COLIN CROFT	101327	REFUND FOR SEPTIC DEPOSIT	2,000.00
BARB HUSSEY, MALCOLM LYNCH, & WEIRS	101328	COMPENSATION PAYMENT	700.00
GLEN DOWNEY	101329	WORKSHOP FOR YOUTH PROGRAM	250.00
JANICE HAYES	101330	REFUND FOR BIRTHDAY PARTY	126.00

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STELLA BURRY COMMUNITY SER.	101241	CATERING SERVICES	16.35
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QUALITY TRUCK & TRAILER REPAIR	101261	REPAIR PARTS	2,619.00
MCDONALD'S HOME HARDWARE	101262	HARDWARE SUPPLIES	20.69
ALANTRA LEASING INC.,	101263	FURNITURE RENTAL	1,173.00
REXEL CANADA ELECTRICAL INC.,	101264	PROFESSIONAL SERVICES	94.61
MCLOUGHLAN SUPPLIES LTD.	101265	ELECTRICAL SUPPLIES	37.29
MIKAN INC.	101266	LABORATORY SUPPLIES	347.42
CUTTING EDGE LAWN CARE INC.,	101267	GROUND MAINTENANCE	12,729.74
PUMPHREY & ASSOCIATES INC.,	101268	PROFESSIONAL SERVICES	4,536.95
VECTOR MEDICAL CORPORATION	101269	PROFESSIONAL SERVICES	9,264.00
FIT FOR WORK	101270	PROFESSIONAL SERVICES	2,644.09
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MDI CONTRACTING	101272	CCTV CAMERA INSPECTION	1,255.80
DR. KRISTIAN GREEN	101273	PROFESSIONAL SERVICES	20.00
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NEWFOUNDLAND DESIGN ASSOCIATES	101276	PROFESSIONAL SERVICES	4,958.57
NEWFOUNDLAND BROADCASTING CO.	101277	ADVERTISING	567.80
TRC HYDRAULICS INC.	101278	REPAIR PARTS	67.39
TOROMONT CAT	101279	AUTO PARTS	219.06
NORTH ATLANTIC PETROLEUM	101280	PETROLEUM PRODUCTS	20,810.22
NOVA CONSULTANTS INC.	101281	PROFESSIONAL SERVICES	17,451.25
PENNECON ENERGY HYDRAULIC SYSTEMS	101282	PANEL MOUNT	50.32
PBA INDUSTRIAL SUPPLIES LTD.	101283	INDUSTRIAL SUPPLIES	545.02
CA PIPPY PARK COMMISSION	101284	GROUNDS MAINTENANCE	8,452.50
K & D PRATT LTD.	101285	REPAIR PARTS AND CHEMICALS	1,250.51

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PROFESSIONAL UNIFORMS & MATS INC.	101286	PROTECTIVE CLOTHING	197.46
ROYAL FREIGHTLINER LTD	101287	REPAIR PARTS	133.25
S & S SUPPLY LTD. CROSSTOWN RENTALS	101288	REPAIR PARTS	28,408.72
ST. JOHN'S TRANSPORTATION COMMISSION	101289	CHARTER SERVICES	4,670.00
BIG ERICS INC	101290	SANITARY SUPPLIES	387.15
SAUNDERS EQUIPMENT LIMITED	101291	REPAIR PARTS	1,370.05
STRONGCO	101292	REPAIR PARTS	315.26
SHERIDAN NURSERIES LIMITED	101293	FLOWERS	2,327.80
SMITH STOCKLEY LTD.	101294	PLUMBING SUPPLIES	22.45
SUPERIOR PROPANE INC.	101295	PROPANE	201.49
THRIFTY CAR RENTALS	101296	VEHICLE RENTAL	2,093.00
TRACTION DIV OF UAP	101297	REPAIR PARTS	969.54
TULKS GLASS & KEY SHOP LTD.	101298	PROFESSIONAL SERVICES	34.21
URBAN CONTRACTING JJ WALSH LTD	101299	PROPERTY REPAIRS	172.50
FJ WADDEN & SONS LTD.	101300	SANITARY SUPPLIES	687.24
WATERWORKS SUPPLIES DIV OF EMCO LTD	101301	REPAIR PARTS	4,780.61
WEIRS CONSTRUCTION LTD.	101302	ROAD GRAVEL	778.05
WINDCO ENTERPRISES LTD.	101303	REPLACEMENT WINDOW	1,788.23
WALMART 3092-KELSEY DRIVE	101304	MISCELLANEOUS SUPPLIES	495.76
BELL MOBILITY INC. RADIO DIVISION	101305	MAINTENANCE CHARGES & REPAIRS	2,565.65
STAPLES THE BUSINESS DEPOT - KELSEY DR	101306	OFFICE SUPPLIES	44.37
ACE CLEANING COMPANY	101307	CLEANING SERVICES	103,641.71
DR. CYRIL RICHE	101308	PROFESSIONAL SERVICES	20.00
TODD ROBBINS SERVICES INC.	101309	PROFESSIONAL SERVICES	3,881.25
GIBRALTAR DEVELOPMENT LIMITED	101310	TEMP OCCUPANCE SECURITY - 25 RHODORA ST	27,500.00
IMPROV NL	101311	IMPROV WORKSHOP	150.00
SOBEYS ROPEWALK LANE	101312	FOOD	586.08
THE UNIFUND ASSURANCE COMPANY	101313	DAMAGE CLAIM	2,745.86
PREMIERE EXECUTIVE SUITES/ATLANTIC LTD.	101314	SECURITIES REFUND	2,500.00
BRODERS, MARGARET	101315	REFUND OF CREDIT ON ACCOUNT	34.00
PROVINCIAL INVESTMENTS INC.	101316	PROFESSIONAL SERVICES	207.32
KERRI ROWE	101317	REFUND FOR SWIMMING LESSONS	48.00
JELLY BEAN ENTERTAINMENT	101318	REPTILE SHOW	1,155.00
COREY SMITH	101319	HONORARIUM	100.00
DOUG LA PRAIRIE	101320	WATER DEFERRAL REFUND	7,500.00
DR. MAUREEN GIBBONS	101321	PROFESSIONAL SERVICES	20.00
BEST BUY CANADA LIMITED	101322	60" TELEVISION	1,460.40
J.W. LINDSAY ENTERPRISES LTD.	101323	PARKS SECURITY FOR 10 EASTLAND DR	9,000.00
JILLIAN KENNY	101324	REFUND FOR WEDGEWOOD CAMP DISCOVERY	146.25
MARLEEN KING	101325	REFUND OF CREDIT ON ACCOUNT	61.00
CHEF FRANCIS TAM	101326	COOKING INSTRUCTION SERVICES	72.52
COLIN CROFT	101327	REFUND FOR SEPTIC DEPOSIT	2,000.00
BARB HUSSEY, MALCOLM LYNCH, & WEIRS	101328	COMPENSATION PAYMENT	700.00
GLEN DOWNEY	101329	WORKSHOP FOR YOUTH PROGRAM	250.00
JANICE HAYES	101330	REFUND FOR BIRTHDAY PARTY	126.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JUSTIN POWER	101331	WORKSHOP FOR CHILDREN'S PROGRAM	100.00
GRIFFITHS, GARETH	101332	VEHICLE BUSINESS INSURANCE	93.15
ALIA DUNPHY	101333	MILEAGE	20.09
DUGGAN, DEREK	101334	MILEAGE	58.13
MICHAEL HEARN	101335	VEHICLE BUSINESS INSURANCE	4.00
MAHER, TRAVIS	101336	MILEAGE	125.68
WILLIAMS, NICOLE	101337	MILEAGE	42.58
SHERRY MERCER	101338	MILEAGE	82.96
STACEY ROBERTS	101339	MILEAGE	56.49
SIMONE LILLY	101340	MILEAGE	41.61
MAX BURKE	101341	MILEAGE	23.51
CANADA CLEAN GLASS	101342	WINDOW CLEANING	690.00
DICKS & COMPANY LIMITED	101343	OFFICE SUPPLIES	39.07
AMERICAN WATER WORKS ASSOCIATION	1167	MEMBER RENEWAL	182.00
BURSEY EXCAVATING & DEVELOPMENT LTD.	101344	PROGRESS PAYMENT	990,002.75
DARLENE SHARPE	101345	CLEANING SERVICES	750.00
C.D.'S TREES	101346	REDEMPTION OF COMMUNITY ROOTS TREE PLANTING	438.00
CROWE, DAVID	101347	EDUCATION REIMBURSEMENT	230.00
WHITE, LESLIE	101348	SUPPLIES - RECREATION PROGRAMS	232.61
ROGERS COMMUNICATIONS CANADA INC.	101349	DATA & USAGE CHARGES	451.44
		TOTAL	\$3,021,243.56

DECISION/DIRECTION NOTE

Date Prepared: September 6, 2016
Report to: Mayor and Council
Councillor and Role: N/A
Title: 11 Dumbarton Place
Ward: 4

Decision/Direction Required:

Approval of sale of City land at the rear of 11 Dumbarton Place

Discussion – Background and Current Status:

Legal Department has been in discussions with the owners who have expressed an interest in purchasing 2,200 square feet of City owned land at the rear of their property located at 11 Dumbarton Place. We have valued this land at a cost of \$2.50 per square foot resulting in a total sale price of \$5,500.00 + HST. The owners would be responsible for obtaining an acceptable survey and any legal cost that they may incur. In addition to the purchase price we would also charge an administrative fee of \$300.00 + HST. The owners have agreed to the terms and have requested that we seek Council approval for the sale of this land.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - **Sale of a surplus of City land in the amount of \$5,500.00 + HST**
 - **Administrative fee of \$300.00**
2. Partners or Other Stakeholders:

NA
3. Alignment with Strategic Directions/Adopted Plans:

NA
4. Legal or Policy Implications:

NA
5. Engagement and Communications Considerations:

NA
6. Human Resource Implications:

ST. JOHN'S

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

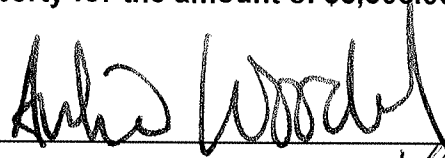
9. Other Implications:

N/A

Recommendation:

**Council approve the sale of City property for the amount of \$5,500.00 +
Administrative Fees and HST**

Prepared by/Signature: Andrew Woodland



Approved by/Date/Signature: Linda S. Bishop, Q.C. September 6, 2016



Attachments:

ST. JOHN'S

DECISION/DIRECTION NOTE

Date Prepared: September 6, 2016
Report to: Mayor and Council
Councillor and Role: N/A
Title: 92 Bay Bulls Road – Expropriation
Ward: 5

Decision/Direction Required:

Approval to expropriate a portion of 92 Bay Bulls Road was approved by CD #R2013-09-16/16. An agreement has been reached with the property owners to compensate them in the amount of \$6,000.00 plus reasonable legal fees and disbursements with regards to the Bay Bulls Road upgrading project.

Discussion – Background and Current Status:

The City expropriated the front portion of this property on September 16, 2013, as shown in the attached Notice of Expropriation. The owners have now agreed with our offer of \$6,000.00 to finalize this Expropriation for the purposes of Bay Bulls Road Upgrading.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - **\$6,000.00 plus reasonable legal fees and disbursements**
2. Partners or Other Stakeholders:

NA
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

ST. JOHN'S

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

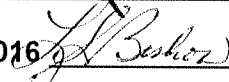
Recommendation:

Council approve the compensation amount of \$6,000.00 plus reasonable legal fees and disbursements

Prepared by/Signature: Andrew Woodland



Approved by/Date/Signature: Linda S. Bishop, Q.C. September 6, 2016



Attachments:

Notice of Expropriation including Survey

ST. JOHN'S

ECONOMIC UPDATE

SEPTEMBER 2016

Visit us at
www.stjohns.ca/st-johns-e-updates
to receive this newsletter in your inbox.

www.facebook.com/CityofStJohns



www.twitter.com/CityofStJohns



ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.9 in June 2016 up 0.5%*

The Consumer Price Index for St. John's Metro was 133.8 in July 2016 up 3.3%*

Retail trade for Newfoundland and Labrador was \$767.4 million in June 2016 up 1.6%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	July 16	Chg.*
Labour Force	127,500	3.3%
Unemployment Rate	6.7%	0.4 pt
Employment Rate	65.6%	0.8 pt
Participation Rate	70.2%	1.1 pt

* same month in the previous year.

BUSINESS BRIEFS

Potential 25 billion barrels of oil in Orphan Basin

The offshore exploration of Newfoundland and Labrador (NL) continues. Nalcor is doing \$34 million in seismic work this year for resource estimates to attract oil companies. In August, the provincial government released a resource assessment that suggests there are potentially 25.5 billion barrels of oil in the West Orphan Basin, compared to the 12.5 billion barrels the Flemish Pass is believed to hold. The 2016 assessment adds growing knowledge about NL's offshore oil and gas potential, leading to more exploration work by global companies ensuring a thriving oil and gas industry for years to come. The provincial government hopes the study will attract even more investment than the Flemish Pass, which garnered \$1.2 billion in bids last year.

The bid round on the Orphan Basin closes Nov. 9, 2016.

www.releases.gov.nl.ca/releases/2016/exec/0824n04.aspx

St. John's office market overview

The overall vacancy rate increased 2.3% to 13.9% in the second quarter of 2016 compared to a year ago. The average asking rent (rental rates reflect gross asking rate per sq. ft./yr) increased 1% to \$35.14 as of the second quarter of 2016. Currently, 186,600 sq. ft. of office space is under construction in the St. John's metro area. Cushman & Wakefield Atlantic expect office vacancy rates to rise and tenants to be more aggressive in their negotiation of leases and/or renewals.
<http://cwatlantic.com>

\$3M funding from Silicon Valley firm for St. John's company Sequence Bio

Sequence Bio, a data-driven company that is leading a 100,000 person genome sequencing project, received a \$3-million commitment from U.S.-based Data Collective Venture Capital. Sequence Bio says they're the first in Atlantic Canada to receive an investment from Silicon Valley. Their aim is to use data collected from the people of Newfoundland and Labrador to improve how diseases are diagnosed and treated. The company wants to become a player in early-stage pharmaceutical development and must next prove concept for advanced approach to drug development. The local company has about a dozen employees and is hoping to double in size by the end of the year.
<https://sequencebio.com>

ST. JOHN'S

Business Approvals

NJ's Kitchen
15 Rowan Street

Elaine's Books
208 Duckworth Street

Iviva
Avalon Mall

Sandman Hotel
227 Kenmount Road

The General
27 New Gower Street

Full Circle Acupuncture and
Wellness Inc.
12 Gleneyre Street

Egycana Fast Food Enterprises
21 Churchill Square

**New Home -
Based Businesses**

Electrical Contractor
7 Galaxy Crescent

Collective Architecture and
Design
4 Gander Crescent

Family home child care services
77 Almond Crescent

Family home child care services
13 Teakwood Drive

Family home child care services
32 Palm Drive

Total Year to Date 90

Regular 48

Home-based 42

City Building Permits (Year-to-date as of August 22, 2016)

Type	2015	2016	% Variance
Commercial	\$105,142,000	\$96,666,000	-8
Industrial	\$0	\$0	0
Government/Institutional*	\$9,779,000	\$6,000,000	-39
Residential	\$55,000,000	\$45,493,000	-17
Repairs	\$2,769,000	\$3,048,000	10
Total	\$172,690,000	\$151,207,000	-12

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

Upcoming Events

Luncheon - Atlantic Lottery Corporation CEO Brent Scrimshaw	Sept. 13	www.bot.nf.ca
NLOWE workshop: Mastering the Written Word with Frances Peck	Sept. 15	www.nlowe.org
Aquaculture Canada & Cold Harvest 2016	Sept. 18-21	www.aquacultureassociation.ca
Fire-Rescue Canada 2016	Sept. 25-28	www.caafc.ca
Association of Municipal Service Delivery	Sept. 26-28	http://conference.msdo.ca
Municipalities NL Convention and Trade Show	Oct. 6-8	www.municipalnl.ca
Attraction, Retention, and Integration of Immigrants in Smaller Communities conference	Oct. 7	www.eply.com/P2P2016stjohns

CITY INITIATIVES

City wants your input on Budget 2017

The City of St. John's launched its Budget 2017 engagement process in early July looking for public input. To help everyone understand the basics of a city budget, a new video was released on YouTube recently at <http://engagestjohns.ca/Budget-2017/videos/555>.

The video complements the engagement process. The online engagement forum at engagestjohns.ca will be open until late September. A series of ward-based engagement sessions are also being planned where Budget 2017 will be one of the topics discussed. Dates and locations will be published soon. A "What We Heard" document will be released later in the fall to close the loop on the budget engagement process. Residents are encouraged to sign up to actively participate in the discussion online and learn more.

