

**AGENDA
REGULAR MEETING**

**September 22, 2014
4:30 p.m.**

ST. JOHN'S

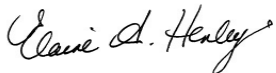
MEMORANDUM

September 22, 2014

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 22, 2014 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 3:30 **p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

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

AGENDA
REGULAR MEETING
September 22, 2014
4:30 p.m.

At appropriate places in this agenda, the names of people have been **removed or edited out so as to comply with the Newfoundland and Labrador Access to Information and Protection of Privacy Act.**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes** (September 15, 2014)
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 - a) Notice of Motion re: Amendment to Plumbing By-Law
 - b) Memorandum dated September 18, 2014 from City Manager re: 2014-2017 Multi-Year Capital Works Program
 - c) Memorandum dated September 17, 2014 from Chief Municipal Planner re: Everard Avenue/Kieley Drive, Ward 5 Proposed Rezoning to the Residential Medium Density (R2) Zone St. John's Development Regulations Amendment Number 605, 2014
 - d) Terms of Reference – Review of Advisory Committees
 - B. Other Matters**
- 5. Notices Published:**
- 6. Public Hearings**
- 7. Committee Reports**
 - a) Planning & Development Standing Committee Report – September 16, 2014
 - b) Environmental Advisory Committee Report – September 22, 2014
 - b) Special Events Advisory Committee Report – September 16, 2014
 - c) Development Committee Report – September 16, 2014

d) Heritage Advisory Committee Report – September 12, 2014

e) Arts Procurement Jury Report – September 16, 2014

8. Resolutions

9. Development Permits List (September 11th and 17th, 2014)

10. Building Permits List (September 11th – 17th, 2014)

11. Requisitions, Payrolls and Accounts (Week Ending September 17, 2014)

12. Tender: Masonry Lift Shaft & Related Work @ #245 Freshwater Rd

13. Notices of Motion, Written Questions and Petitions

14. Other Business

15. Adjournment

September 15, 2014

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall at 4:30 p.m. today.

Mayor Dennis O'Keefe presided.

There were present also: Deputy Mayor Ellsworth, Councillors Hann, Lane, Puddister, Breen, Hickman, Galgay, Davis, Tilley and Collins.

The City Manager; City Clerk; Deputy City Manager of Public Works; Deputy City Manager of Financial Management; Deputy City Manager of Corporate Services; City Solicitor; Chief Municipal Planner; Director of Engineering; and Senior Legislative Assistant were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-09-15/405R

It was decided on motion of Councillor Galgay; seconded by Councillor Davis: That the Agenda be adopted as presented with the following addition:

- **Memorandum dated September 15, 2014 from the City Clerk re: Request for Council's approval for the Deputy Mayor to attend the Canadian Urban Transit Association (CUTA) Fall Conference taking place from November 15, to 19th in Niagara Falls.**

Adoption of Minutes

SJMC2014-09-15/406R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That the minutes of September 8, 2014 be adopted as presented.

Update on Contract Negotiations between the City's Local 569 and 1289 Unions

Mayor O'Keefe announced on behalf of Council that the City and its employees have reached a tentative four year agreement which has been ratified by Council at today's Special Meeting. The employees will also be voting on this tentative agreement prior to a press briefing to be held this Friday morning at 10:00 a.m. Mr. Kevin Breen, Deputy City Manager of Corporate Services, his negotiating team as well as the negotiating teams for each union were also commended for their hard work in reaching the tentative agreement.

Notices Published

Council considered the following:

- Discretionary Use Application has been submitted requesting permission to occupy the basement of 75 Kiwanis Street (St. Michael and All Angels Church) as a Day Care Center. The proposed business will consist of two (2) classrooms which will occupy a floor area of approximately 191.9 m² combined. The Day Care will be operated Monday – Friday, 7:30 a.m. – 6:00 p.m. The business will involve caring for a maximum of 32 children. On-site parking will be provided for the business. No written submissions were received with respect to this application.

SJMC2014-09-15/407R

It was decided on motion of Councillor Davis; seconded by Councillor Tilley: That Council approve the above noted application subject to all applicable City requirements.

Committee Reports

Audit & Accountability Committee Report of September 2, 2014

Council considered the above-noted report as follows:

Present: Deputy Mayor Ron Ellsworth, Chairperson
Councillor Bruce Tilley
Councillor Tom Hann (12:35 pm)
Mr. Neil Martin, City Manager
Mr. Robert Bishop, Deputy City Manager, Financial Management
Mr. Dave Blackmore, Deputy City Manager, Engineering, Planning & Development
Mr. Nathan Barrett, Manager of Accounting Services
Mr. Brendan O’Connell, Director of Engineering
Mr. Sean Janes, City Internal Auditor
Mr. Dave Royle, Senior Internal Auditor
Mr. Boyd Chislett, Citizen Representative
Ms. Maureen Harvey, Legislative Assistant

1. 14-05 Construction and Capital Works Projects

The Committee considered the above-noted draft report which summarizes the pending issues from the review of construction and capital projects.

Discussion took place noting that Section 5.1 should be amended to better reflect the current practice regarding close-out meetings. The revised draft report is available from the Office of the City Clerk.

Recommendation

The Committee recommends acceptance of the Internal Audit Report for Assignment 14-05 entitled “Construction and Capital Projects” with agreement that the recommendations contained therein be implemented.

2. Assignment 14-02 Travel Expense Claims

The Committee considered the above-noted draft report which summarizes the pending issues from the internal audit of travel expense claims. A copy of the report is available from the Office of the City Clerk.

Recommendation

The Committee recommends acceptance of the Internal Audit Report for Assignment 14-02 entitled “Travel Expense Claims” with agreement that the recommendations contained therein be implemented.

3. Three Year Audit Plan

The Committee reviewed a document which set out the current three year plan. Discussion ensued and it was agreed to alter the plan such that the assignment for the review of the Regional Water System be deferred to allow a review to take place regarding Windsor Lake. It was agreed that undertaking this smaller scale audit would be beneficial to the subsequent audit of Regional Water.

In reviewing the document, the Committee expressed concern that the plan may be too aggressive and will likely fall behind in the completion of assignments. The Committee felt it was better to have a less aggressive plan that is more realistic and attainable. It was agreed that a new plan be discussed in Committee over the next few months with formal adoption by Council in January 2015.

Recommendation

The Committee recommends adjustment of the current three year audit plan to replace the Regional Water scheduled assignment with the Windsor Lake assignment and further that staff present a new three year audit plan to become effective January 2015.

Deputy Mayor Ron Ellsworth
Chair

SJMC2014-09-15/408R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Lane: That the report be adopted as presented.

Deputy Mayor Ellsworth advised that the background documentation which was not attached to the report contained in the agenda will be posted to the City's website as soon as possible.

Development Committee Report of September 9, 2014

Council considered the above-noted report as follows:

- 1. Department of Planning, Development File 1300035
Proposed Building Lot
Subdivision of Civic No. 826 Main Road - Ward 5
Rural Residential Infill (RRI) Zone**
-

It is the recommendation of the Development Committee that Council reject the application for this property in accordance with Section 8.3.1 of these Regulations.

- 2. Department of Planning & Development File No. DEV1400247
Proposed Rebuild of Dwelling on Non-Conforming Lot
Discretionary Use Application
Civic Number 421A Empire Avenue
Residential Medium Density (R2) Zone (Ward 3)**
-

It is the recommendation that this application be approved as a Non-conforming lot in accordance with Section 7.12.1(c) of the Development Regulations subject to the following conditions:

1. Compliance with the requirements of the Planning and Development Division;
2. The required Building Permits must be obtained from the City, prior to the commencement of any development;
3. The required Demolition/Building Permits must be obtained from Access St. John's prior to the commencement of any development on the site.
4. The existing dwelling must be removed from the site prior to commencement of construction of the new dwelling, or a security must be deposited with the City to ensure that the older dwelling is removed from the site upon occupancy of the new structure.

David Blackmore, Deputy City Manager
Chair – Development Committee

SJMC2014-09-15/409R

It was decided on motion of Councillor Hann; seconded by Councillor Davis: That the report be adopted as presented.

Development Permits List

Council considered as information the following Development Permits List for the periods September 4, and 10, 2014.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF August 28, 2014 TO September 4, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Lindsay Construction	Office Building	45 Hebron Way	1	Approved	14-08-29
OT	Pennecon Limited	Addition of 35 Test Pits to existing area	Incinerator Road	5	Approved	14-09-03
COM	Pinnacle Engineering Limited	Mass Excavation & Earthwork (Galway Commercial Development)	1025 Southland Blvd	5	Approved	14-09-04

* Code Classification:
 RES- Residential
 COM- Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

** 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
 Department of Planning**

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF September 4, 2014 TO September 10, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Redwood Construction	Commercial Subdivide, Extend and Renovate Existing Building	300 Kenmount Road	4	Approved	14-09-10

* Code Classification:
 RES- Residential
 COM- Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

** 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
Department of Planning**

Building Permits List

Council considered the Building Permits list for the periods of September 4th and September 10th, 2014.

SJMC2014-09-15/410R

It was decided on motion of Councillor Collins; seconded by Councillor Breen: That the recommendations of the Director of Planning and Development with respect to the following Building Permits list for the period September 4th and 10th, be approved:

Building Permits List Council's September 15, 2014 Regular Meeting

Permits Issued: 2014/09/04 To 2014/09/10

Class: Commercial

48 Kenmount Rd, Suite 0207	Sn	Retail Store
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
40 Eastland Dr	Sn	Retail Store
10 Elizabeth Ave	Ms	Retail Store
44 Elizabeth Ave	Ms	Eating Establishment
84-86 Elizabeth Ave	Ms	Service Shop
395 Empire Ave	Ms	Club
391-395 Empire Ave	Ms	Retail Store
324 Frecker Dr	Ms	Convenience Store
47 Gleneyre St	Sn	Recreational Use
12-20 Highland Dr	Ms	Retail Store
189 Higgins Line	Ms	Office
29 Howley Ave Exten	Sn	Service Shop
58 Kenmount Rd	Ms	Office
120 Kenmount Rd. Sign #1	Ms	Car Sales Lot
120 Kenmount Rd., Sign #2	Ms	Car Sales Lot
274 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
90 Logy Bay Rd	Ms	Club
326 Logy Bay Rd	Ms	Convenience Store
484 Main Rd	Ms	Club
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
34 New Cove Rd	Ms	Place Of Amusement
34 New Cove Rd	Ms	Place Of Amusement
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Convenience Store
60 O'leary Ave	Ms	Retail Store
52 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
45 Ropewalk Lane	Ms	Retail Store
10 St. Clare Ave	Ms	Recreational Use
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
Thorburn Rd	Ms	Convenience Store
430 Topsail Rd, Unit 41/42	Sn	Retail Store
446 Topsail Rd	Ms	Service Station
681 Topsail Rd	Ms	Place Of Amusement
26 Torbay Rd	Ms	Place Of Amusement

10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
585 Torbay Rd	Ms	Retail Store
585 Torbay Rd, Frozu	Sn	Eating Establishment
18 Hebron Way	Nc	Accessory Building
70 Mews Pl	Nc	Accessory Building
25 Hebron Way-Pets Unlimited	Rn	Retail Store
13-15 Pippy Pl	Cr	Commercial Garage
13 George St	Rn	Tavern
120 Stavanger Dr	Rn	Office
48 Kenmount Rd, Charm	Rn	Retail Store
1 Austin St	Rn	Office
235 Water St	Rn	Mixed Use
178 Major's Path	Nc	Office

This Week \$ 4,928,570.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

120 Mundy Pond Rd	Ms	Place Of Assembly
Pleasantville	Sw	Admin Bldg/Gov/Non-Profit

This Week \$ 10,500.00

Class: Residential

10 Beech Pl	Nc	Accessory Building
6 Blackhead Cres	Nc	Single Detached Dwelling
390 Blackmarsh Rd	Nc	Accessory Building
11 Blake Pl	Nc	Accessory Building
16 Braemere St	Nc	Accessory Building
80 Carrick Dr	Nc	Accessory Building
145 Castle Bridge Dr	Nc	Accessory Building
23 Cedar Brae Cres	Nc	Accessory Building
4 Crestview Pl	Nc	Swimming Pool
48 Cypress St	Nc	Accessory Building
54 Cypress St	Nc	Accessory Building
82 Donovan's Rd	Nc	Accessory Building
65 Eastbourne Cres	Nc	Fence
6 Falcon Pl	Nc	Accessory Building
10 First Ave	Nc	Accessory Building
38 Francis St	Nc	Accessory Building
79 Glenview Terr	Nc	Accessory Building
43 Gold Medal Dr	Nc	Accessory Building
34b Gorman Ave	Nc	Fence
22 King's Rd	Nc	Patio Deck
83 Ladysmith Dr	Nc	Accessory Building
21 Mogridge St	Nc	Accessory Building
36 Notre Dame Dr	Nc	Accessory Building
39 Parsonage Dr, Lot 21	Nc	Single Detached Dwelling
92 Prowse Ave	Nc	Accessory Building
153 Prowse Ave Exten	Nc	Fence
6 Rhaye Place, Lot 6	Nc	Single Detached Dwelling
10 Rhaye Place, Lot 4	Nc	Single Detached Dwelling

7 Rhaye Place, Lot 3	Nc	Single Detached Dwelling
60 Seaborn St	Nc	Patio Deck
35 Sgt. Craig Gillam Ave	Nc	Accessory Building
4 Stephano St, Lot 232	Nc	Single Detached Dwelling
15 Stephano St., Lot 225	Nc	Single Detached & Sub.Apt
80 Sugarloaf Rd	Nc	Accessory Building
70 Sunset St	Nc	Accessory Building
3 Tansley St	Nc	Accessory Building
11 Thistle Pl	Nc	Fence
23 Tigress St	Nc	Accessory Building
28 Triton Pl, Lot D1	Nc	Condominium
30 Triton Pl, Unit D2	Nc	Condominium
32 Triton Pl, Unit D3	Nc	Condominium
34 Triton Pl Unit D4	Nc	Condominium
12 Tupper St	Nc	Patio Deck
12 Tupper St	Nc	Accessory Building
14 Welland St	Nc	Accessory Building
1009 Main Rd	Co	Home Office
86 Melville Pl	Cr	Subsidiary Apartment
39 Huntingdale Dr	Ex	Patio Deck
81 Ladysmith Dr	Ex	Single Detached Dwelling
67 Linegar Ave	Ex	Single Detached Dwelling
24 Mcneily St	Ex	Patio Deck
20 Portugal Cove Rd	Ex	Single Detached Dwelling
34 Alexander St	Rn	Single Detached Dwelling
97 Bond St	Rn	Townhousing
93 Brophy Pl	Rn	Townhousing
95 Brophy Pl	Rn	Townhousing
97 Brophy Pl	Rn	Townhousing
99 Brophy Pl	Rn	Townhousing
101 Brophy Pl	Rn	Townhousing
103 Brophy Pl	Rn	Townhousing
105 Brophy Pl	Rn	Townhousing
107 Brophy Pl	Rn	Townhousing
104 Casey St	Rn	Semi-Detached Dwelling
13 Catalina Pl	Rn	Single Detached Dwelling
4 Crestview Pl	Rn	Single Detached & Sub.Apt
4 Dunkerry Cres	Rn	Single Detached & Sub.Apt
100 Elizabeth Ave, Unit 810	Rn	Condominium
24 Hamel St	Rn	Patio Deck
38 Keith Dr	Rn	Single Detached Dwelling
210 Ladysmith Dr	Rn	Subsidiary Apartment
8 Mountbatten Dr	Rn	Single Detached Dwelling
52 Pleasantville Ave	Rn	Single Detached Dwelling
337 Southside Rd	Rn	Semi-Detached Dwelling
6 Aylward Pl	Sw	Single Detached Dwelling
9 Cairo St	Sw	Single Detached Dwelling
14 Cowan Ave	Sw	Single Detached Dwelling

This Week \$ 2,797,366.00

Class: Demolition

520 Topsail Rd	Dm	Accessory Building
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This Week \$ 500.00

This Week's Total: \$ 7,736,936.00

Repair Permits Issued: 2014/09/04 To 2014/09/10 \$ 96,400.00

38 Duffy Place - Your Application For A Sign Has Been Rejected As Per Section 15 Of The St. John's Sign By-Law.

118 Old Petty Harbour Road - Your Application For An Accessory Building Has Been Rejected As Per Section 8.3.6(2) (I).

Legend

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

YEAR TO DATE COMPARISONS			
September 15, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$70,472,000.00	\$107,573,000.00	53
Industrial	\$131,000.00	\$125,000.00	-5
Government/Institutional	\$71,991,000.00	\$77,752,000.00	8
Residential	\$117,128,000.00	\$111,267,000.00	-5
Repairs	\$3,657,000.00	\$3,738,000.00	2
Housing Units (1 & 2 Family Dwellings)	331	243	
TOTAL	\$263,379,000.00	\$300,455,000.00	14

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
Director of Planning & Development

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending September 10, 2014:

SJMC2014-09-15/411R

It was decided on motion of Councillor Collins; seconded by Councillor Breen: That the following Payrolls and Accounts for the week ending September 10, 2014 be approved.

**Weekly Payment Vouchers
For The
Week Ending September 10, 2014**

Payroll

Public Works	\$ 419,043.81
Bi-Weekly Administration	\$ 800,822.37
Bi-Weekly Management	\$ 787,252.82
Bi-Weekly Fire Department	\$ 696,836.46
Accounts Payable	\$7,046,434.61
Total:	\$ 9,750,390.07

Tender 2014075 – Vohl Snowblower Parts

Council considered the memorandum dated September 5, 2014 from the Department of Corporate Services regarding the above noted.

SJMC2014-09-15/412R

It was decided on motion of Councillor Collins: seconded by Councillor Breen: That the tender be awarded to the lowest bidders, as shown below, meeting specifications for various Vohl Snowblower Parts, as per the Public Tendering Act:

Vohl Snowblower Parts	
TENDER #2014075 – Aug 28, 2014 - 1:00 PM	
Vohl Inc.	\$39, 128.88
Saunders Equipment Ltd.	\$4, 281.57
Parts for Trucks Inc.	\$5,207.93

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

Notice of Motion

Councillor Hann gave the following Notice of Motion for referral to the September 22nd regular meeting of Council:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Plumbing By-Law so as to include provisions to allow a qualified plumber to undertake work at his/her residence without obtaining a Plumbing Contractor's license.

Kilbride Waterline Easement

Council considered a memorandum dated September 5, 2014 from the City Solicitor regarding the above noted matter.

SJMC2014-09-15/413R

It was decided on motion of Councillor Collins; seconded by Councillor Pudister: That Council compensate Balnafad Co. Ltd. in the amount of \$1,000.00 plus legal fees for their waterline easement that was expropriated in May 2014.

Travel Request – Deputy Mayor Ellsworth

Council considered a memorandum dated September 15, 2014 from the City Clerk requesting Council's approval for Deputy Mayor Ellsworth to attend the 2014 Fall Conference for the Canadian Urban Transit Association (CUTA) from November 15 to 19, 2014 in Niagara Falls.

SJMC2014-09-15/414R

It was decided on motion of Councillor Puddister; seconded by Councillor Lane: That approval be given to a travel request by the Deputy Mayor to attend the 2014 Fall Conference for the Canadian Urban Transit Association (CUTA) from November 15 to 19, 2014 in Niagara Falls.

Deputy Mayor Ellsworth

- Provided an update on the status of Council's court action against the owners of 12 Cashin Avenue for their lack of compliance with the minimum standards of the City's building codes which placed tenants of the property in physical danger. Tenants were eventually moved and were found alternate accommodations thanks to the assistance of the Department of Advanced Education & Skills who worked cooperatively with the City of St. John's. The court eventually fined the owners \$90,000 which is less than what the City had anticipated; however, the decision does send a strong message to the general public that people should not have to live in substandard housing and that such should be reported to the City so that corrective action may be taken.

Councillor Puddister

- Noted that he has received a number of calls from residents in the Kenmount Terrace area enquiring about the status of the large tract of land designated for a large scale park. The Deputy City Manager of Public Works advised that it is his understanding the land has been acquired and funding is available in the City's Open Space Reserve fund to contract a consultant to oversee the detailed planning and public consultation process. He also referenced the Open Space Master Plan which will be coming to Council for review and approval within the next month. In addition, it is his understanding that the study being conducted to review the lands above the 190 meter contour has identified additional lands for open space. He anticipated that the timeframe for such work to be done is in late 2015 or early 2016.

Councillor Galgay

- Reminded the general public about the public meeting scheduled to take place on September 30, 2014 with respect to the Quidi Vidi draft overlay plan. He encouraged residents to access the background information related to this issue which is available on the City's website.

Councillor Davis

- Received complaints from residents of Alice Drive and Gloucester Street with respect to the proliferation of parking on these streets by students attending the nearby Marine Institute. He requested that parking enforcement be dispatched to monitor the area and issue tickets for infractions as necessary.

Mayor O'Keefe

- Relayed concerns from a school bus driver who picks up and drops off school children from the Holy Heart High School. Specifically, the ability to access and egress the parking lot in an orderly manner is made difficult because of the congestion caused by vehicles exiting and entering the parking lot at various points or stopped along the road. Pedestrians travelling along this stretch are also at risk. He requested that the Traffic Division investigate the problem/monitor the area.

Adjournment

There being no further business the meeting adjourned at 5:18 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: August 5, 2014

To: His Worship the Mayor & Members of Council

From: David Blackmore, Deputy City Manager – Planning, Development & Engineering

Re: **Amendment to Plumbing By-Law**

The City's Electrical By-Law currently contains a provision which allows an electrician to undertake work on his/her own residence without having to obtain an Electrical Contractor's license. There is no such provision in the City's Plumbing By-Law.

It is therefore in order to amend the Plumbing By-Law to ensure that the provisions of both by-laws are consistent with one another.

The appropriate Notice of Motion and amendment to the Plumbing By-Law are attached.

(Original Signed)

David Blackmore
Deputy City Manager – Planning, Development
& Engineering

CLM/kab
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Plumbing By-Law so as to include provisions to allow a qualified plumber to undertake work at his/her residence without obtaining a Plumbing Contractor's license.

DATED at St. John's, NL this 15th day of September, 2014

COUNCILLOR TOM HANN

BY-LAW NO.**ST. JOHN'S PLUMBING (AMENDMENT NO. 1 – 2014) BY-LAW****PASSED BY COUNCIL ON _____, 2014**

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's hereby enacts the following By-Law relating to the plumbing of buildings and the inspection of same.

BY-LAW

1. This By-Law may be cited as "The St. John's Plumbing (Amendment No. 1 – 2014) By-Law.
2. Section 5 of The St. John's Plumbing By-Law is repealed and the following substituted:
 - "5 (1) No person shall carry on the trade, business or calling of plumbing in the City unless he holds a valid license under this By-Law as a Plumbing Contractor.
 - (2) Notwithstanding the provisions of subsection (1), a fully qualified plumber, in accordance with the provisions of this By-Law, may obtain a permit at the applicable rate to perform plumbing work at his/her personal residence without having to first obtain a Plumbing Contractor's license under this By-Law, provided that such a permit shall not be issued more than once in a five year period."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2014.

MAYOR

CITY CLERK

MEMORANDUM

Date: September 18, 2014
To: Mayor and Council
From: Neil Martin
Re: **Multi-Year Funding**

PURPOSE

To obtain Council approval to enter into a 2014-2017 Multi-Year Capital Works Agreement with the Provincial Government.

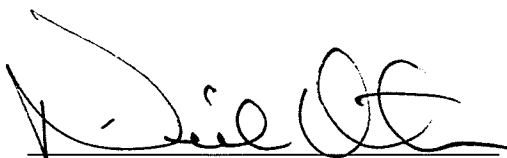
BACKGROUND

Council previously approved a list of infrastructure projects to be forwarded to the Provincial Government for consideration under a Multi-Year Cost-Sharing Agreement.

By letter dated September 8, 2014 the Minister of Municipal Affairs has approved all of the projects advanced by the City. The list includes 11 projects valued at a total of \$81.8 million to be cost-shared on a 50/50 basis.

RECOMMENDATION

Council approve signing of the 2014-2017 Multi-Year Capital Works Agreement with the Provincial Government.



Neil Martin,
City Manager

ST. JOHN'S

CITY MANAGER

SEP 08 2014

COR/2014/03952-01

Mayor Dennis O'Keefe
City of St. John's
P.O. Box 908
St. John's, NL A1E 2A9

Dear Mayor O'Keefe:

Re: 2014-2017 Multi Year Capital Works Program

I refer to previous correspondence dated March 31, 2014 authorizing Provincial funding of \$40,900,000, under the 2014-2017 Multi Year Capital Works Program. As per the City's recent request dated May 22, 2014, I am pleased to advise you that the Provincial Government has approved funding in support of the projects listed in the attached **Schedule A**. I am requesting that you do not disclose this approval for funding publicly until the Province has had an opportunity to officially announce the project and its associated funding Agreement. This funding is based on a cost sharing arrangement of 50/50 Provincial/Municipal ratio and on the condition that Council is willing and able to meet its share of the costs.

The Provincial contribution will be advanced on a cash basis as costs are incurred, as noted in the guidelines.

This funding has been approved subject to a number of requirements. These requirements in the form of the attached guidelines, (Appendix "A" of the Agreement), apply to both the municipality and its consultant. Please ensure that these guidelines are followed.

Council and its consultant should also pay particular attention to the items which outline the Department's project delivery timeline policy. This policy has been developed to ensure that capital works projects are implemented in an efficient and effective manner to achieve the maximum benefits for municipalities.

Council and its Consultant should also be aware that prior to the commencement of any work related to the project, an initial project meeting must be arranged with the Department's Eastern Regional Office. Arrangements for this meeting can be made by contacting Mr. Dan Noseworthy, Regional Director at 729-7390. In addition to the initial project meeting, Council's consultant must have a signed Prime Consultant Agreement in place prior to the commencement of any work.

Council will be required to finance on an interim basis the GST rebate in order to pay final project costs on a timely basis. All interest related to this interim financing of the GST rebate will be the responsibility of Council.

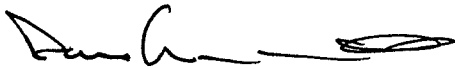
In anticipation of Council's acceptance of this funding, enclosed please find in duplicate an Agreement between the Department of Municipal and Intergovernmental Affairs and the City of St. John's, with respect to this project. Upon reviewing the Agreement, please arrange to have the two copies signed by the Mayor and Clerk, witnessed, and affixed with the seal of the City. Council is also requested to provide the date whereby the Mayor and Clerk were authorized by a resolution in the Minute of Council to enter into this Agreement on behalf of Council. A copy of the Minute of Council is to be attached to each Agreement, and marked as Appendix "A". These documents are to be returned to my office, whereby they will be signed, witnessed, and affixed with the seal of the Department. A signed copy will be forwarded to Council for its records.

Please advise my office of your choice for a prime consultant for this project. You may note that this is an opportunity for a proposal call for prime consultant services. The benefits of a proposal call include not only the elements of comparison among firms, but also the ability to avail of a range of expertise that may be best suited to this project. Of course, a Request for Proposals (RFP) provides evaluation criteria that include cost as a factor. If you choose to proceed with an RFP, staff from the Eastern Regional Office of this Department will be available to assist you in preparing the Terms of Reference.

Should you have any other questions regarding the above, please contact Mr. Dan Noseworthy, Regional Director for the Eastern Region, telephone number 729-7390.

Thank you for your co-operation.

Sincerely,



DAN CRUMMELL, M.H.A.
District of St. John's West
Minister

/jl

Enc.

cc: Mr. Kevin Parsons, MHA	cc: Mr. Dale Kirby, MHA
cc: Mr. John Dinn, MHA	cc: Ms. Cathy Bennett, MHA
cc: Mr. Tom Osborne, MHA	cc: Ms. Gerry Rogers, MHA
cc: Ms. Lorraine Michael, MHA	cc: Mr. George Murphy, MHA
cc: Mr. C. Mercer, P. Eng, ADM	cc: Ms. L. Evoy, Regional Manager
cc: Mr. D. Noseworthy, Regional Director	cc: Ms. E. Cahill
cc: Mr. E. Khan, P. Eng., Regional Engineer	cc: Mr. H. Khan, P. Eng.
cc: Mr. H. Donnan	cc: Mr. J. O'Leary
cc: Mr. D. Hickey	cc: Ms. L. Owens

MULTI-YEAR CAPITAL WORKS AGREEMENT

This Agreement made this day of , 2014

BETWEEN HER MAJESTY THE QUEEN IN RIGHT OF NEWFOUNDLAND, as represented by the Minister of Municipal and Intergovernmental Affairs (hereinafter referred to as the “Minister”)

OF THE FIRST PART,

AND THE CITY OF ST. JOHN’S (hereinafter referred to as the “Council”)

OF THE SECOND PART

WHEREAS The Minister and the Council have agreed to enter into a Multi-Year Capital Works Agreement for the financing of the project(s) outlined in schedule A and the letter dated the day of A.D., , hereinafter referred to as the “works”, and have agreed to cost not in excess of \$85,587,037 which amounts to \$81,800,000 after the GST rebate calculation;

AND WHEREAS the Minister of Municipal and Intergovernmental Affairs has been authorized to negotiate an Agreement on behalf of the Province of Newfoundland;

AND WHEREAS the Mayor and Clerk of the Council have been authorized by a Resolution in the Minutes of Council dated the day of A.D., (copy of which is attached hereto as Appendix “B” and forms part of this Agreement) to enter into this Agreement on behalf of the Council;

THIS AGREEMENT WITNESSETH that for and in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, and the sum of One Dollar (\$1.00) now paid by each party hereto, one to the other, (the receipt and sufficiency of which are hereby acknowledged by the parties hereto), the Minister and the Council hereby agree as follows:

OBLIGATIONS OF THE MINISTER:

1. To make payment to the municipality fifty per centum (50%) of the eligible costs of the project as these costs are incurred and upon receipt of the required documentation

OBLIGATIONS OF THE COUNCIL:

1. To arrange fifty per centum (50%) financing for the project through a bank or financial institution on the basis of an Approval to Borrow when required.
2. To ensure that the project does not exceed the authorized funding of \$85,587,037, all costs in excess of the approved funding will be one hundred percentum (100%) responsibility of the Council for payment. The costs to be covered by this funding, includes but is not limited to capital, HST and engineering services.
3. To have the work completed in accordance with the *City of St. John's Act*, as amended, or any successor legislation, and the *Public Tender Act*, 1990 c.P45, as amended, or any successor legislation.
4. To indemnify and save harmless the Minister from and against all claims, demands, losses, damages, costs of any kind based upon any injury or death of a person or damage to or loss of property arising from any willful or negligent act, omission or delay on the part of the Council or its servants or agents in carrying out the project.
5. To have all work on the project concluded and final invoices submitted to the Department not later than March 31, 2018.

THE PARTIES FURTHER AGREE:

1. Subject to the prior written approval of the Minister, the works may be amended or substituted, provided the amendment or substitution does not exceed the approved funding set forth in this agreement.
2. Council will consent to a public announcement of the project by the Province. After official announcement of the project by the Province or 14 days after the Agreement has been signed

by both parties, whichever is earlier, the project will be considered to be in the public domain.

3. Time shall be of the essence with respect to all matters in this Agreement.
4. This Agreement is executed in duplicate originals and each duplicate shall be deemed an original copy for all purposes.
5. The validity, interpretation and performance of this Agreement shall be governed by the laws in force in the Province of Newfoundland & Labrador.
6. This Agreement shall ensure to the benefit of and be binding upon the parties and their respective successors and assigns.
7. Any provision of this Agreement which is prohibited or unenforceable will be effective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.
8. This Agreement together with the letter of approval, the Multi-Year Capital Works Project Guidelines "Appendix A" and the Motion of Council " Appendix B constitutes the entire Agreement between the parties with respect to the matters dealt with herein. This Agreement may not be amended or modified in any respect except by written instrument signed by the parties hereto.
9. Neither this Agreement nor any of the rights, benefits, duties and liabilities contained herein may be assigned by either party without the prior written consent of the other party.

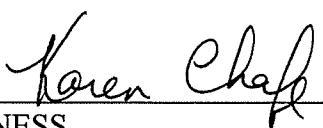
This Agreement has been executed on behalf of the Province by the Minister responsible for the Department of Municipal and Intergovernmental Affairs and by the Mayor and City Clerk of the City of St. John's, the day and year first before written.

SIGNED AND SEALED by the Minister of Municipal and Intergovernmental Affairs and the Seal of the Department was hereunto affixed in the presence of:

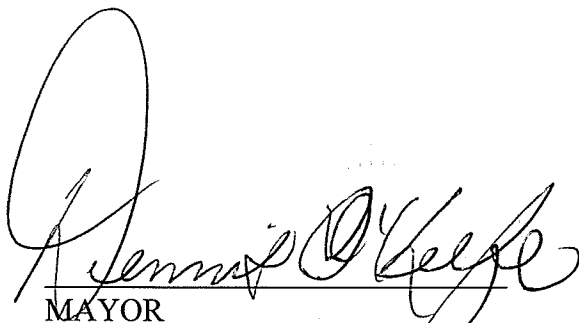
WITNESS

MINISTER OF MUNICIPAL AND INTERGOVERNMENTAL AFFAIRS

SIGNED AND SEALED by the Mayor and City Clerk of the City of St. John's and the Seal of the City of St. John's was hereunto affixed in the presence of:



WITNESS



MAYOR



WITNESS



CITY CLERK

KAREN CHAFE
A Commissioner for Oaths in and for the Province of Newfoundland and Labrador.
Her commission expires on December 31, 2017.

City of St. John's
2014-2017 Multi Year

Schedule A

Project	Project #	Total Funding	GST Rebate	Net Funding	Provincial Share	Municipal Share
Streets Rehabilitation	17-MYCW-15-00056	21,972,222	972,222	21,000,000	10,500,000	10,500,000
Linegar Avenue Upgrade	17-MYCW-15-00057	2,615,741	115,741	2,500,000	1,250,000	1,250,000
Depot Renovations	17-MYCW-15-00058	7,847,222	347,222	7,500,000	3,750,000	3,750,000
Rennies River Flood Mitigation	17-MYCW-15-00066	1,929,370	85,370	1,844,000	922,000	922,000
Water Main Lining	17-MYCW-15-00059	6,277,778	277,778	6,000,000	3,000,000	3,000,000
Sewer Main Lining	17-MYCW-15-00060	6,277,778	277,778	6,000,000	3,000,000	3,000,000
Water & Sewer Reconstruction	17-MYCW-15-00067	15,125,259	669,259	14,456,000	7,228,000	7,228,000
Kenmount Road Storm Sewer, Phase 1	17-MYCW-15-00061	10,462,963	462,963	10,000,000	5,000,000	5,000,000
Kenmount Park	17-MYCW-15-00062	10,462,963	462,963	10,000,000	5,000,000	5,000,000
Regional Drinking Water Study	17-MYCW-15-00068	523,148	23,148	500,000	250,000	250,000
Shea Heights Pump Station	17-MYCW-15-00063	2,092,593	92,593	2,000,000	1,000,000	1,000,000
TOTAL		85,587,037	3,787,037	81,800,000	40,900,000	40,900,000

APPENDIX “A”

DEPARTMENT OF MUNICIPAL AND INTERGOVERNMENTAL AFFAIRS MULTI-YEAR CAPITAL WORKS PROJECT GUIDELINES

It is essential for the municipality and also the municipal engineer or prime consultant to comply with the following guidelines in order for the project to be efficiently implemented, and to ensure that satisfactory cost controls are maintained.

FINANCIAL

1.1. New Project delivery timelines have been established for each stage of the capital works notification and implementation process (see table below). If a timeline target is expected to exceed this policy, Council must immediately notify the Director of Engineering and Land Use Planning. Projects will be **cancelled** if timeline targets are exceeded – unless prior approval to extend timelines has been provided by the Director of Engineering and Land Use Planning. The Director may provide an amended timeline based on the following considerations:

- 1.1.1. Scope and complexity of project
- 1.1.2. Unanticipated environmental considerations
- 1.1.3. Extenuating circumstances that preclude the availability of key resources

To provide strong incentive to municipalities / LSD’s to actively deliver projects in the shortest time possible, the Department has established timelines for project delivery associated with its infrastructure programs.

Project Delivery Timelines	
Date of Council notification to Date signed Agreement received at Headquarters	60 days
Date of Council notification to Date when all contracts for project are awarded	36 months
Date of Council Notification to completion of all projects included in schedule A	is 48 months
<p>For routine projects that would normally be completed within one construction season following contract award, i.e., water and sewer, pumphouse upgrades and road paving/repair projects, communities will be given a period of 24 months from the date of approval of the project to have all contracts associated with that project awarded. Communities will be given an additional 12 months to conclude work on those projects and have final invoices submitted to the Department. Specific project completion timelines will be identified in funding approval letters and funding Agreements.</p>	

For more complex projects that are typically considered multi-year or phased projects; such as, major municipal/recreational buildings, water and wastewater treatment plants, communities will be given a period of **36 months** to have all contracts associated with that project awarded, with an additional **12 months** to conclude work on those projects and have final invoices submitted to the Department. Specific project completion timelines will be identified in funding approval letters and funding Agreements.

- 1.2. Funding will be provided based on Council's assurance to this Department of its ability to meet its share of the cost. The Municipality must meet its share of principal and interest charges, and this Department will not, under any circumstances contribute by way of special grants or otherwise, any amount in excess of the approved project costs. If Council's financial position has changed so that it cannot meet its share, then Council should immediately notify the Minister and this project will be required to be cancelled.
- 1.3. Eligible project costs include construction costs, associated land acquisition costs, engineering and other professional fees. The Department will not be incurring any interim interest charges during construction.
- 1.4. The Provincial payment may be advanced based on projected cash flows when project costs are committed through a contract award. Final project payment will be based on the costs indicated in the status report and job control sheet. Council will be responsible for all overruns or funding commitments that exceed the approved funding under this agreement.
- 1.5. The municipality or its Prime Consultant must submit status report claims through the Municipal Support Information System (MSIS) within 10 days of the end of each month to the Department's Regional Engineer and the municipality/LSD unless there has been no expenditure activity. The final status report must be marked as such. Copies of all engineering invoices, change orders, substantial performance certificates and contractor's progress payments associated with the project must also be submitted with the monthly status report claim and job control sheet.
- 1.6. Project funding has been reduced by the amount of GST (HST where applicable) rebate due to the municipality if the full project costs are expended. The municipality is required to apply for the appropriate rebates. The GST rebate is to be used by the municipality as part of the project funding. **Interim financing of the GST rebate will be the responsibility of the municipality.**
- 1.7. The municipality may not charge more than a nominal fee sufficient to cover royalties and reasonable equipment rental rates if council equipment is used for loading material supplied from a municipality owned borrow pit for use on the project. This applies regardless of whether the material is supplied directly to the project or to the contractor for incorporation in the project. Approval of the Regional Engineer is required before any costs can be charged relating to this clause.
- 1.8. A separate capital chequing account (using pre-numbered cheque book) must be established by Council at its bank to be used solely for this project.
- 1.9. If requested by the Department, Council must submit an itemized list of all cheques issued including cheque number, date, payee and amount, together with a copy of the cancelled cheques.

ENGINEERING & CONSTRUCTION

- 2.1 The Department will require a Request for Proposals (RFP) for professional services for municipal infrastructure projects that have a high potential of increasing the value of public funds. The Department will determine at its sole discretion whether or not a professional service RFP will be required. **When the Department has determined that a professional service RFP is required, the project funding approval will be conditional upon the municipality issuing an RFP for professional services.** This requirement will be identified in the funding approval letter and in the funding agreement. A public RFP will introduce a process whereby the consultant is selected by a municipality based on the best fit from a technical and cost perspective. Selection considerations which use cost as an evaluation factor will assist in obtaining the most cost effective service. An RFP will also aid in ensuring that appropriate expertise is employed, past performance is recognized and a competitive process is obtained.
- 2.2 No engineering / architectural work is to be undertaken until a Prime Consultant Agreement (PCA) has been approved by the municipality and signed by the Prime Consultant. This agreement must indicate the services to be provided, the rates to be charged and a completion schedule. Rates charged are to be in line with the service rendered not necessarily the seniority of the engineering staff involved. The Municipality will submit to the Department's Regional Engineer a copy of the PCA within one week of signing.
- 2.4 Municipalities are not to pay any engineering fees unless a signed Prime Consultant Agreement (PCA) is in place. In this regard the Department will not advance any funds until they have a copy of this agreement. **Engineering fees in excess of the amount approved in the latest version of the PCA will not be eligible for cost shared funding.**
- 2.5 The municipal engineer or Prime Consultant must liaise with the Regional Office on all aspects of the project.
- 2.6 The municipality or its Prime Consultant must complete the special form which the Department of Environment & Conservation requires when applying for Permits. The municipality and/or prime consultant is advised the Department of Environment & Conservation has established requirements for pre-registration of certain categories of projects.
- 2.7 The municipality or its Prime Consultant must also submit, prior to tender calls, a copy of the plans and specifications to all Government departments and agencies such as, Department of Environment & Conservation, Fire Commissioner's Office, Department of Transportation & Works, and other agencies that might have jurisdiction for approval.
- 2.8 A copy of all signed contract documents for the construction of the project must be forwarded within one week of signing to the appropriate Regional Engineer. Contracts should be signed at the earliest opportunity.
- 2.9 It is the responsibility of the Council and its prime consultants to ensure that all easements and rights-of-way are acquired before the contract is awarded. Rights-of-way and easements, as they apply to Councils, are covered under Section 101 in the *City of St. John's Act*, Section 281 of the *City of Corner Brook Act*, Section 281 of the *City of Mount Pearl Act*, and amendments.

- 2.10 The municipality or its Prime Consultant must submit copies of the as-built drawings to the Department's Regional Engineer and the Manager of Municipal Infrastructure and Engineering Services within two months of substantial completion of the project, the preparation of which is to be included as one of the engineering services in the engineering contract unless the municipality will be completing the As Built Drawing internally. As-built drawings and related Municipal Information System (MIMS) data must be submitted on CD in AutoCad format (Version 2000 or newer) and comply with the current version of the Department's MIMS data standards document. The Municipality shall not delete the requirement for as-built drawings. Funds must be allocated for this vital engineering service.
- 2.11 Road reconstruction eligibility is described further in these guidelines. Project signs must be prominently displayed near the works within the municipality.
- 2.12 The signs must conform to the approved design for Municipal Capital Works projects. Signs must be installed before construction commences and must be removed within 30 day of the project being completed. The municipality or its Prime Consultant must certify that the project signs are in place before any progress claim is paid.

GENERAL ADMINISTRATION

- 3.1 Municipality is to reference the Department's project number on all correspondence, status reports, etc., relating to this project.
- 3.2 **The municipality or its prime Consultant must report the following information to the Department as required;**
- 3.2.1 **All tendering activity including notice of tender calls, tender results and analysis and contract award within one week of activity taking place.**
- 3.2.2 **Copy of the tender documents forwarded to the MIGA Regional Office at the time of tendering.**
- 3.2.3 **Provide executed copies of all Prime Consultant Agreements Engineering within one week of signing and include a copy of the terms of reference when a consultant is acquired through a RFP process.**
- 3.2.3 **The Municipality must use the government approved rates (i.e. per diem meal and accommodation) for consulting services.**
- 3.2.4 **The Municipality will continue to submit status reports for the release of provincial funding on approved projects using the MSIS system until the project is fully completed even if there is no funding due to the municipality by the province.**
- 3.2.5 **The municipality must provide to the Assistant Deputy Minister of Municipal Infrastructure on a monthly basis updated cash flow projections related to each project through to completion including the contribution anticipated by each cost sharing partner.**

- 3.3 Projects will normally be undertaken through a public tender and contract award basis, and not on a “Project Management” basis. “Project Management” is defined as construction with council forces for the purposes of these guidelines. Only in exceptional cases will projects be authorized to proceed on a “Project Management” basis.
- 3.4 Those projects that have been selected to proceed through a Design Build Request for Proposal process which incorporates life cycle analysis as criteria for infrastructure selection will be required to follow specific guidelines prepared by the Department relating to the implementation process for the particular type of infrastructure that is to be constructed.
- 3.5 For any new building construction that is within the limits of the project and is started after the contract has been awarded, the installation of the service laterals from the main to the building will be the responsibility of the owner. The exception is where a permit has been given and the foundation of the new building has been installed, before the water and/or sewer mains have been installed in front of the building lot, the service lateral may be installed under the contract.
- 3.6 All work constructed under this program must conform to the Limit of Servicing (LOS) Agreement where such LOS Agreements exist.

Schedule 1 Eligible Costs	Schedule 2 Ineligible Costs
<ol style="list-style-type: none"> 1. Engineering Costs 2. Road widening and horizontal and vertical re-alignment of existing roads 3. Re-capping of existing roads including preparatory patching 4. New pavement on existing roads 5. New road construction including if deemed necessary by the Department 6. Paving or upgrading of municipal owned parking lots 7. Construction of new retaining walls relating to road construction 8. Construction or upgrading of concrete curb and gutter, concrete curb, combined concrete curb and sidewalk and sidewalks of concrete, asphalt, or other approved materials if and when undertaken as part of an overall street or road construction or reconstruction program 9. New storm drainage system relating to road improvements - storm sewers, manholes, catch basins, open ditches. 10. Raising to grade - manholes, valves, catch basins, etc. 11. Relocation of public utilities affected by road construction (poles, water and sewer lines, etc.) 12. Installation of guardrails 	<ol style="list-style-type: none"> 1. Sidewalks on all roads, except as in Item 8, Schedule 1 2. Patching - except where recapping of the whole area is to be done as part of the overall project. Example: <ul style="list-style-type: none"> · patching depressions and potholes · repairs to edges of pavement · repairs to pavement as a result of cuts to permit installation of water and sewer services · repairs to broken or badly placed pavement 3. General Maintenance Work: <ul style="list-style-type: none"> · repairs to roads - washouts, filling potholes, etc. · extensions on existing culverts where no other work on the road is planned · replacement of existing culverts - where existing culvert was originally installed improperly, or was damaged or made inoperable due to improper maintenance · cleaning out ditches · repairs to sidewalks · repairs to curb and gutter · scarifying and reshaping where no granulars or other surfacing is being applied 4. (a) Private roads to and within private subdivision (b) Private roads in or leading to subdivision, will not be eligible for cost shared funding after takeover by the municipality, unless, at the time of takeover, the standard of that road is equal to or greater than the

<p>13. Reinstatement of affected property caused by road construction under the Program (lawns, fences, etc.)</p> <p>14. Turn-a-rounds (cul-des-sacs)</p> <p>15. New bridge construction, overpass construction, underpass construction including handrails and walkways</p> <p>16. Driveway culverts, where part of overall road upgrading program</p> <p>17. Replacement of existing culverts in order to increase capacity</p> <p>18. Property acquisition, where approved by the Department</p> <p>19. Traffic lights and traffic markings where approved by the Department</p> <p>20. Pavement management program</p> <p>Note: It is understood that all construction will be to acceptable Engineering Standards and conform to the Municipal Water & Sewer and Roads Master Specifications.</p>	<p>highest standard of existing roads under the municipality's jurisdiction</p> <p>5. Landscaping, except as is provided for in Item 13, Schedule 1</p> <p>6. Snow plowing, including sanding and salting of streets</p>
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Date: September 17, 2014

To: His Worship the Mayor and Members of Council

**Re: PDE File #: REZ1300017
Everard Avenue/Kieley Drive, Ward 5
Proposed Rezoning to the Residential Medium Density (R2) Zone
St. John's Development Regulations Amendment Number 605, 2014**

The City has received an application to rezone a 1.59 hectare (3.9 acre) block of undeveloped land adjoining Everard Avenue and Kieley Drive from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone for the purpose of developing 44 (22 x 2) building lots for semi-detached houses.

This application was discussed at the April 14, 2014 meeting of the Planning and Development Committee. The Committee accepted the staff recommendation that the application be given further consideration; that the staff report be considered as serving as a Land Use Assessment Report (LUAR); and that both be referred to a public meeting chaired by a member of Council.

The report and recommendation from the April 14 Committee meeting was tabled at the April 28 Regular Meeting of Council and briefly discussed again at the May 5 Regular Meeting. Council accepted the recommendation of the Planning and Development Committee.

The application was advertised in *The Telegram* newspaper; posted on the City website; and, notices mailed to property owners within a minimum radius of 150 metres from the application site, advising that the application was to be discussed at a public meeting chaired by a member of Council on June 4, 2014 at the Kilbride Lions Club. The meeting was chaired by Councillor Lane and was well attended.

Various concerns were raised, most dealing with longstanding problems with municipal storm and sanitary sewer services and whether the proposed residential development would worsen or help solve these problems. Because the applicant could not answer many of the questions raised, it was decided to adjourn the meeting and hold another one in several weeks' time.

The rescheduled public meeting, chaired by Councillor Hickman, was held at the Goulds Rec Centre June 19, 2014. Area residents raised issue with perceived density, traffic and impact on value of existing homes; and again reiterated their concerns about problems with municipal infrastructure and fear that the problems would be aggravated by the proposed residential development of 44 houses.

Consequently, the City's Environmental Services Division investigated the servicing complaints raised. It completed its investigation on September 3, 2014. Its report advised that several sections of pipe will need to be replaced; however, there were no issues which would prevent the proposed development from being accommodated.

RECOMMENDATION

Council should now determine if it wishes to move ahead with the amendment process for rezoning the subject property to Residential Medium Density (R2). The Department of Planning, Development and Engineering recommends that Council proceed with the amendment process and adopt the St. John's Development Regulations Amendment Number 605, 2014.

If the attached amendment is approved by Council, it will then be sent in accordance with the *Urban and Rural Planning Act* to the Department of Municipal and Intergovernmental Affairs with a request for Provincial registration. No Municipal plan amendment would be required.

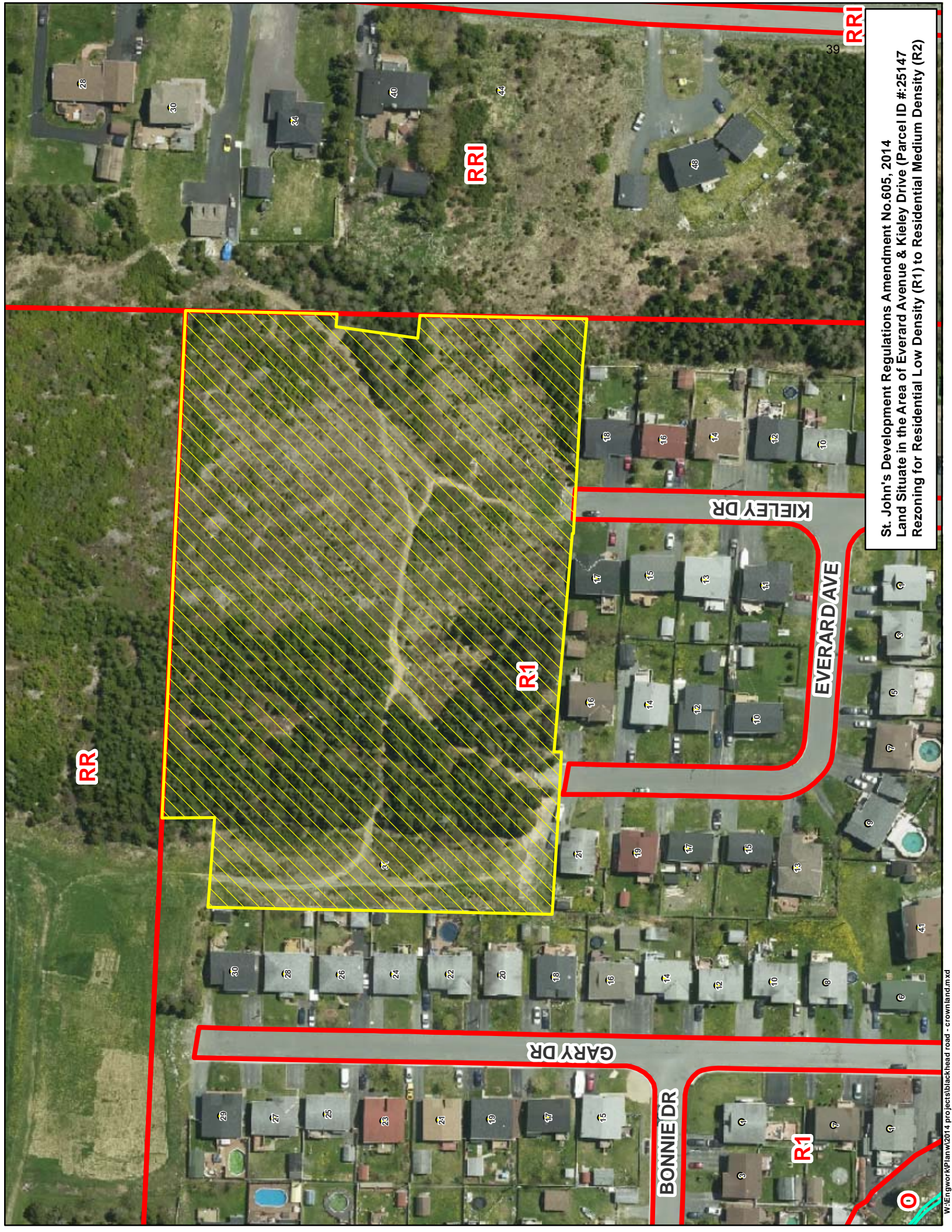
This is provided for Council's Consideration

(Original Signed)

Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm

Attachment



RR

RR1

RR1

R1

R1

St. John's Development Regulations Amendment No.605, 2014
Land Situate in the Area of Everard Avenue & Kieley Drive (Parcel ID #:25147
Rezoning for Residential Low Density (R1) to Residential Medium Density (R2)

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GARY DR

KIELEY DR

EVERARD AVE

BONNIE DR



**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 605, 2014**

WHEREAS the City of St. John's wishes to allow development of semi-detached houses on a parcel of undeveloped, vacant land situated at the end of Everard Avenue and Kieley Drive [Parcel ID # 25147].

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

Rezone land that is situated in the area of Everard Avenue and Kieley Drive [Parcel ID # 25147] from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone, as more specifically shown on the Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of **September, 2014**.

Mayor

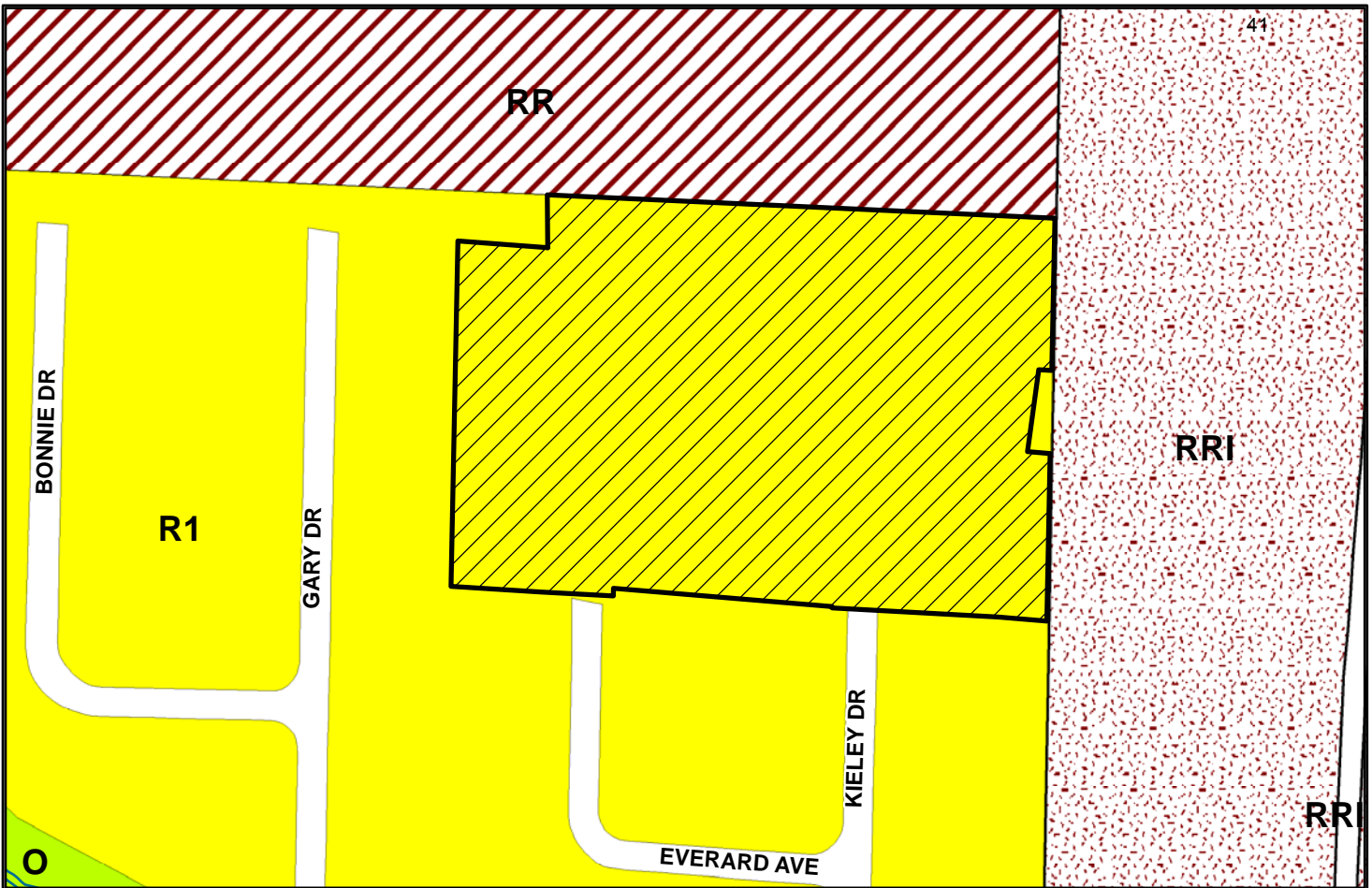
MCIP

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

City Clerk

Council Adoption

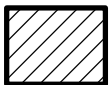
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 605, 2014
[Map Z-1A]**

2014 09 17 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**Everard Avenue & Kieley Drive
Parcel ID: 25147**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MEMORANDUM

Date: September 15, 2014

To: His Worship the Mayor and Council

From: Neil A. Martin
City Manager

Re: Review of Advisory Committees

As per Council direction, (Council Directive R2014-07-15/27), and coincident with the work of the Public Engagement Task Force, the following terms of reference is being recommended to guide the review of the City's Advisory Committees.

Advisory Committee Review:

The review of Advisory Committees will consider both governance issues (e.g., roles and responsibilities) as well as operational matters (e.g., selection of members, tenure) of Committees. Specifically the review will:

- clarify the roles and responsibilities of members of Advisory Committees including staff and Council representatives;
- consider the role of the Advisory Committees and as public engagement tools in the continuum of decision making;
- clarify the reporting relationships of Advisory Committees to Standing Committees, Council and/or departments;
- review practices for soliciting Advisory Committee membership, terms of membership and the link to the community and;
- consider alternative options such as citizen panels, neighbourhood groups, surveys or other types of mechanisms, for gathering expert and community advice on policy and program matters.

Process:

The review will include:

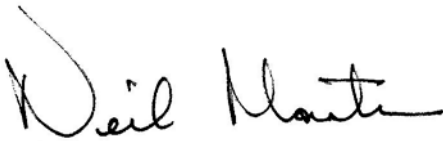
ST. JOHN'S

CITY MANAGER

- an assessment of best practices in Canadian cities to understand the benefits and challenges with various options;
- an internal review with relevant staff/departments (including the Office of the City Clerk) to understand the current relationship between staff and committees and seek their input on options;
- input from members of Council as to their understanding of Advisory Committee roles and processes;
- input from current and former Advisory Committee members to determine their current understanding of their role and seek input on options.
- a review of the relationships and reporting amongst and between Advisory Committees, Standing Committees and Council. This will incorporate a review of the Council Standing Committee Restructuring Documents prepared in 2013.

Recommendation:

It is recommended that the forgoing review be undertaken throughout the fall with a report and recommendations, including options and considerations, to be brought forward to Council in December 2014.



Neil A. Martin,
City Manager

Report

Planning & Development Standing Committee

Tuesday, September 16, 2014

In Attendance: Councillor Tom Hann, Chairperson
 Deputy Mayor Ron Ellsworth
 Councillor Bruce Tilley
 Councillor Danny Breen
 Councillor Wally Collins
 Councillor Jonathan Galgay
 Councillor Sandy Hickman
 Neil Martin, City Manager
 Brendan O’Connell, Acting Deputy City Manager Planning, Engineering
 and Development
 Jason Sinyard, Director – Planning & Development
 Ken O’Brien, Chief Municipal Planner
 Maureen Harvey, Senior Legislative Assistant

Also present was Dan MacEachern of the The Telegram and Linda Gillespie of Happy City.

1. 16 Francis Street Rezoning – Brookfield Plains – site overlaps the City of Mount Pearl (Ward 5)

The Committee considered a memorandum from the Chief Municipal Planner which reported that Northern Property REIT have submitted an application to rezone the property situated on 16 Francis Street (north of Castlebridge Drive) with the intention of developing two (2) six (6) storey residential apartment buildings. The proposed rezoning is from the Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone. A Municipal Plan amendment will be required for this application, including a Land use Assessment Report (LUAR).

Recommendation

Moved by Deputy Mayor Ellsworth; seconded by Councillor Breen: That approval be given to proceed with the application submitted by Northern Property REIT to rezone the property situated on 16 Francis Street (north of Castlebridge Drive) with the intention of developing two (2) six (6) storey residential apartment buildings subject to receipt of a Land Use Assessment Report, the Terms of Reference for which, are available from the Office of the City Clerk. Upon receipt and acceptance of the LUAR, the application will be referred to a public meeting chaired by a member of Council.

Because the proposed development extends into the boundaries of the City of Mount Pearl, a public meeting will be hosted jointly by the City of St. John’s and the City of Mount Pearl.

-carried.

2. 585-609 Southside Road – Rezoning for 14 Townhouses and 2 Single Family Homes

As outlined in a memorandum from the Chief Municipal Planner, the City has received an application from RJC Services on behalf of their clients to rezone Civic Number 587-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone. The purpose of the rezoning application is to allow for the development of 14 townhouses and two single family dwellings. A Municipal Plan amendment would be required.

Recommendation

Moved by Councillor Galgay; Seconded by Deputy Mayor Ellsworth: that the application to rezone Civic 587-609 Southside Road to the Residential Medium Density (R2) Zone be rejected as the proposed development is not a compatible form of housing or density for the area, and has the potential to increase traffic congestion and parking shortages within the neighbourhood.

-carried.

3. 11-15 Mountainview Drive – Rezoning for Two Apartment Buildings (Ward 5)

Consideration was given to a memorandum dated September 10, 2014 from the Chief Municipal Planner regarding the above-noted.

The proponent has submitted an application to rezone land at 11-13-15 Mountainview Drive, just west of Main Road and parallel to Heffernan’s Line, from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. This application is to allow for the development of two (2) 1-storey apartment buildings with five (5) units per building. These will be rental apartment units of approximately 750 square feet each. A Municipal Plan amendment would not be required to support this rezoning.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Collins: That approval be given to proceed with the application to rezone land at 11-13-15 Mountainview Drive, just west of Main Road and parallel to Heffernan’s Line, from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone subject to receipt of a Land Use Assessment Report, the Terms of Reference for which, are available from the Office of the City Clerk. Upon receipt and acceptance of the LUAR, the application will be referred to a public meeting chaired by a member of Council.

-carried

Councillor Tom Hann
Chairperson

**Report/Recommendations
Environmental Advisory Committee
September 22, 2014 (E-mail Poll)**

Attendees: Councillor Dave Lane, Chairperson
Deputy Mayor Ron Ellsworth
Kieran Hanley, NL Environmental Industry Association
Kristie Jamieson, Food Security Network
Bill Stoyles, Northeast Avalon ACAP
Lanna Campbell, Nature Conservancy of Canada
Jonas Roberts, Citizen Representative
Marvin Barnes, Citizen Representative
Arvo McMillan, Citizen Representative
Rick Comerford, Citizen Representative
Sharon Cave, Citizen Representative
Corinna Favarro, Citizen Representative

Report:

1. **The Boulevard/Cadet Road: Application to Upgrade a Drill Mud Storage Facility
Petro Canada Lubricants/Suncor**

Petro Canada Lubricants/Suncor has applied for a minor upgrade to the drill mud storage facility located on land owned by the St. John's Port Authority and situated on The Boulevard/Cadet Road. The upgrade involves the installation of a reinforced concrete truck loading pad and support structure to replace an existing gravel truck loading area. The existing gravel truck loading area and the concrete truck loading pad and support structure are located within the 15 metre development buffer of the stream that runs from Quidi Vidi Lake to Quidi Vidi Harbour. Council may permit this proposed development within the buffer area provided it has first obtained the advice of the Environmental Advisory Committee as per Section 11.2.4 (3) of the Development Regulations. The Committee has reviewed the background documentation related to the above-noted application and recommends the following:

That the application be approved on the basis of the following: the gravel road has already existed in this location for a long time; there doesn't appear to be any new loss of habitat resulting from this project; there is already an existing road within this buffer zone in the same area (the Boulevard); and it doesn't appear as if the slab could be relocated out of the buffer zone due to cliffs.

The proponent has also reassured that the sump functions as an oily water separator. The water side of the sump gets pumped into the lined tank compound and the oil side (if there is any) will be vacuum truck removed and disposed of accordingly. Also, the Consultant's report stated that there is presently contamination in the soils within the project area, and the Committee agrees with their recommendation to not use these soils for back-fill.

Councillor Dave Lane
Chairperson

ST. JOHN'S

MEMORANDUM

Date: 2014-09-16

To: His Worship the Mayor and Members of Council

From: Tanya Haywood, Director, Recreation Division
Department of Community Services

Re: Special Events Advisory Committee

The following recommendations of the Committee are forwarded to Council for approval in principle subject to route confirmation by the Traffic Division.

- 1) **Event:** Cape to Cabot Run
Location: Cape Spear to Signal Hill
Date: October 19, 2014
Time: 8:00 a.m. to 11:00 a.m.
- 2) **Event:** Fire Prevention Parade
Location: Stavanger Drive through to Goulds
Date: October 4, 2014
Time: 10:00 a.m.
- 3) **Event:** CLB Anniversary Parade
Location: CLB Armoury to Anglican Cathedral
Date: October 19, 2014
Time: 2:00 p.m. to 5:00 p.m.
- 4) **Event:** March of the Florizel
Location: Pleasantville to Harbour Drive
Date: October 5, 2014
Time: 1:00 p.m. to 4:30 p.m.

Special Events Advisory Recommendation:

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

Tanya Haywood
Director, Recreation Division
Department of Community Services

ST. JOHN'S

DEPARTMENT OF COMMUNITY SERVICES

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

MEMORANDUM

REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee
Tuesday, September 16, 2014

The following matters were considered by the Development Committee at its meeting held on September 16, 2014. A staff report is attached for Council's information.

1. **Planning, Development & Engineering File No. INT1400013
Proposed New Driveway Access into Existing Non-Conforming
Commercial Use In the Watershed
Civic No. 116 Bennett's Road
Broad Cove River Watershed (W) Zone**

It is the recommendation of the Development Committee, that Council **reject** the proposed driveway access pursuant to the Section 104 of the City of St. John's Act.

2. **Department of Planning, Development & Engineering File No. CRW1400027
Proposed Crown Land License Renewal Referral
License Renewal of Existing Saw Mill – File 1021752
410 Maddox Cove Road
Petty Harbour – Maddox Cove - Ward 5
Rural (R) Zone**

It is the recommendation of the Development Committee, that Council grant **Approval** for the above noted Crown Land License Renewal. The development of the site is subject to the Applicant submitting a development application. Final approval is subject to the Applicant satisfying all requirements of the City of St. John's.

(Original Signed)

Jason Sinyard, Director - Planning and Development

Acting Chair – Development Committee

/sf

Attachment

ST. JOHN'S

DEPARTMENT OF PLANNING

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

MEMORANDUM

Date: September 18, 2014

To: His Worship the Mayor & Members of Council

**Re: Planning, Development & Engineering File No. INT1400013
Proposed New Driveway Access into Existing Non-Conforming
Commercial Use In the Watershed
Civic No. 116 Bennett's Road
Broad Cove River Watershed (W) Zone**

An application has been referred to the Department of Planning, Development and Engineering from the Town of Portugal Cove-St. Philip's for the development of the above referenced property. The property is situated within the Broad Cove River Watershed of the City of St. John's. Development in the Watershed is regulated by the City of St. John's Act. The applicant proposes to add a driveway into this property in order to gain additional access onto Bennett's Road for the existing non-conforming topsoil screening business.

As per section 104 of the City Act, Development in the Watershed Shed zone is restricted to residential property and ancillary uses to residential property. Where this application is for the extension to an existing non-conforming commercial use, there is no provision in the City of St. John's Act to provide any consideration for such a development.

The Development Committee has reviewed the application and concludes that since this property is located within the Broad Cove River Water Shed, the application cannot be considered for development. The proposed driveway will increase the commercial activity and consequently increase the degree of non-conformity of this use in the Watershed.

Recommendation

Council **reject** the proposed driveway access pursuant to the Section 104 of the City of St. John's Act.

(Original Signed)

Jason Sinyard
Acting Chair - Development Committee

ST. JOHN'S

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

Date: September 17, 2014

To: His Worship the Mayor & Members of Council

From: Jason Sinyard, Director - Planning & Development
Acting Chair - Development Committee

**Re: Department of Planning, Development & Engineering File No. CRW1400027
Proposed Crown Land License Renewal Referral
License Renewal of Existing Saw Mill – File 1021752
410 Maddox Cove Road
Petty Harbour – Maddox Cove - Ward 5
Rural (R) Zone**

An application for Crown Land License Renewal has been referred to the Department of Planning, Development & Engineering for an existing sawmill. The parcel of Crown Land is located in the Rural (R) Zone. The parcel of land is 0.51 Hectares in area.

The Development Committee has reviewed the Crown Land License Renewal and is of the opinion that the proposed Crown Land License should be renewed. Should the applicant be successful in obtaining the Crown Land License Renewal, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

Recommendation:

It is the recommendation that Council grant Approval for the above noted Crown Land License Renewal. The development of the site is subject to the Applicant submitting a development application. Final approval is subject to the Applicant satisfying all requirements of the City of St. John's.

(Original Signed)

Jason Sinyard , Director – Planning & Development
Acting Chair - Development Committee

MLB/kc

**Report/Recommendations
Heritage Advisory Committee
September 12, 2014**

In Attendance: Councillor Sandy Hickman, Co-Chairperson
Councillor Dave Lane, Co-Chairperson
Councillor Jonathan Galgay
George Chalker, Heritage Foundation
Peter Jackson, NL Historic Trust
Lydia Lewycky, Planners Institute
Shannie Duff, Citizen Representative
Maria Lear, Citizen Representative
Grant Genova, NL Historic Trust
Ken O'Brien, Chief Municipal Planner
Sylvester Crocker, Manager of Technical Services
Lindsay Lyghtle Brushett, Planner
Peter Mercer, Heritage Officer
Karen Chafe, Recording Secretary

Report:

1. **235 Water St. (Scotia Centre)**

The Committee met with Stratford Barrett of Stantec who conducted an overview via power point of the plans for expansion to the Scotia Centre that will encompass the existing courtyard. These plans have been approved by Council. The Committee, however, would like further consideration to be given to the incorporation of green space, i.e. a green roof concept on the expansion as well as the placement of trees, potted plants and/or other vegetation along the property's periphery, particularly the Ayres Cove side of the building which appears to be a dark void from the plans presented.

The Committee recommends that the consideration of green options as noted above be referred to the Planning & Development Standing Committee for further review and consultation with the applicant. In addition, the Committee would like the Planning & Development Standing Committee to consider options for an enhanced widened sidewalk design along the building front given the impending loss of the courtyard area.

2. **128 Water St. – Proposed Renovations to Exterior Façade**

The Committee met with Mark Whelan representing the proponent's architect and who presented artist renderings of the proposed façade as attached. As the original brick façade was scored to enable the adherence of the mortar used for the existing façade which was installed without a permit, it will now be extremely difficult to remove and refurbish. In this regard, the proponent has suggested a parging material with a smooth masonry surface, the color of which will be plaster off-white. At the street level, a horizontal cement fiber board has been proposed. There is a question of whether or not the garage door component proposed for the building's east side will be permitted by the City as per its Development Regulations. The Committee, therefore, cannot comment on that component until it has gone through the development review process.

The Committee recommends that the proponent explore the possibility of applying a brick overlay treatment to the front façade or alternatively, removing the existing mortar to expose the original brick work and that the window trims be articulated.

ST. JOHN'S

3. **277-281 Water Street: Bowring Properties – Proposed Sign Facing Harbour Drive**

The Committee considered the above noted application for the installation of a 20' x 4' illuminated parking sign to be situated on the top stack of parking area of Bowring properties.

The Committee recommends approval of the sign as presented.

4. **79 Rennies Mill Road (Winterholme Heritage Inn & Spa) Sign Application**

The Committee considered the above noted application for a sign to be situated on the front fence of the property with the dimensions of 3 feet by 6 feet. The Committee referenced the fact that this is a heritage designated property in a residential area wherein commercial signage is not permitted.

The Committee recommends that the commercial sign proposed be rejected on the basis of its large dimensions which are inappropriate within this high profile residential heritage area. The Committee recommends that the applicant consult with the Heritage Officer to develop smaller discreet signage more fitting in this residential neighborhood.

Note: Subsequent to the Committee's meeting, the applicant was contacted and agreed with the Committee's direction. He has since found a small oval sign installed on a wrought iron railing which he prefers to the design he presented and he will eventually submit a photo of that sign to the Committee for review and recommendation.

5. **172 Military Road – The Gathering Place – Proposed Sign**

The Committee considered the above noted application for a non-illuminated sign as per the attached rendering.

The Committee recommends approval of the sign application as presented.

**Councillor Dave Lane
Co-Chair**

**Councillor Sandy Hickman
Co-Chair**

Architect: Prime Consultant

Fougere Menthenton
ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Civil

Client:

Drawn: C.C.L.

Checked: T.H.

Designed: R.F.F.

Approved: R.F.F.

Consultant's Project No. 6660-01

Professional Stamp & Permit

NEWFOUNDLAND AND LABRADOR
REGISTERED ARCHITECTS
ASSOCIATION
Région de la Nouvelle-Écosse
Association des Architectes
de l'Île-du-Prince-Édouard

Notes:

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A	Issued For Review	09/02/2014
No.	Revisions	MM/DD/YYYY
Drawing Nomenclature		
Detail/Section No. 3		
Dwg. No. A-11 where detailed		

Project Title
128 WATER STREET - PROPOSED BOUTIQUE HOTEL

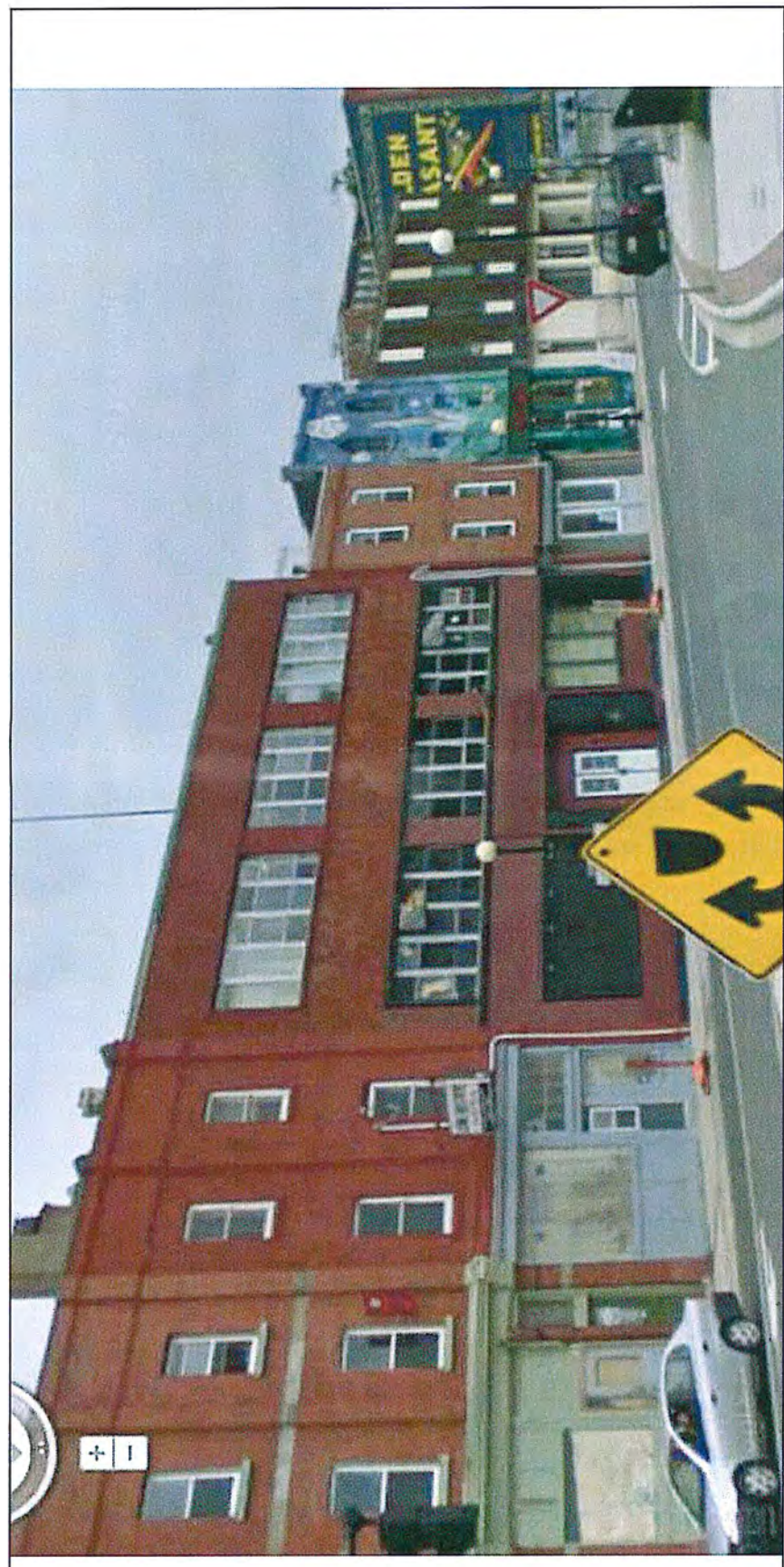
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Genet. Project No.: X-X.

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PREVIOUS FACADE PHOTOGRAPHS

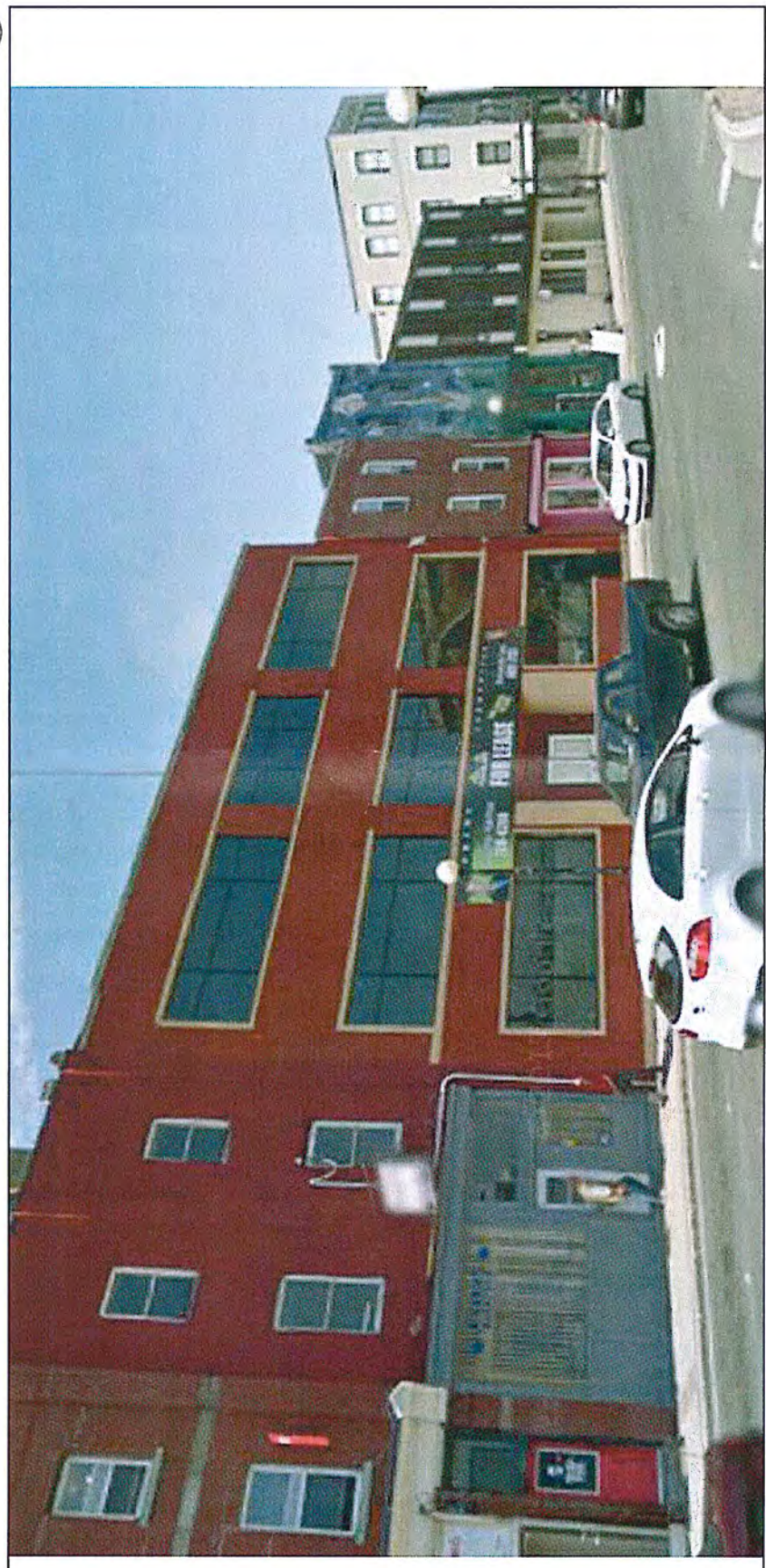
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DATE	September 2014
REVISIONS	A

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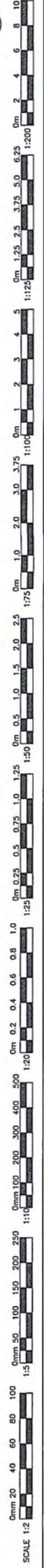
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PHOTO OF SUBJECT BUILDING WITH EARLIER FACADE DETAILING - APPROX. 3+ YEARS AGO



1
A-12.1

PHOTO OF SUBJECT BUILDING WITH PREVIOUS FACADE DETAILING - APPROX. 2 YEARS AGO



Architect: **Fougere Menthenton** ARCHITECTURE

Discipline: **ARCHITECTURAL**

Sub-Consultant: Structural

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Civil

Client:

Drawn: C.O. Checked: T.H.

Revised: R.F. Approved: R.F.

Consultant Project No. **6660-01**

Professional Stamp & Permit

NEWFOUNDLAND AND LABRADOR
REGISTERED ARCHITECT
 REG. NO. 10124
 EXPIRES: 31.12.2013

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No.	Issued For Review	09/02/2014
Revisions		MMDDYY
Drawing Nomenclature		
Detail/Section No. 3 Dwg. No. A-1 where detailed		

Project Title
128 WATER STREET - PROPOSED BOUTIQUE HOTEL

Client's Project No.: X-X.

Architect: **St. John's Newfoundland & Labrador**

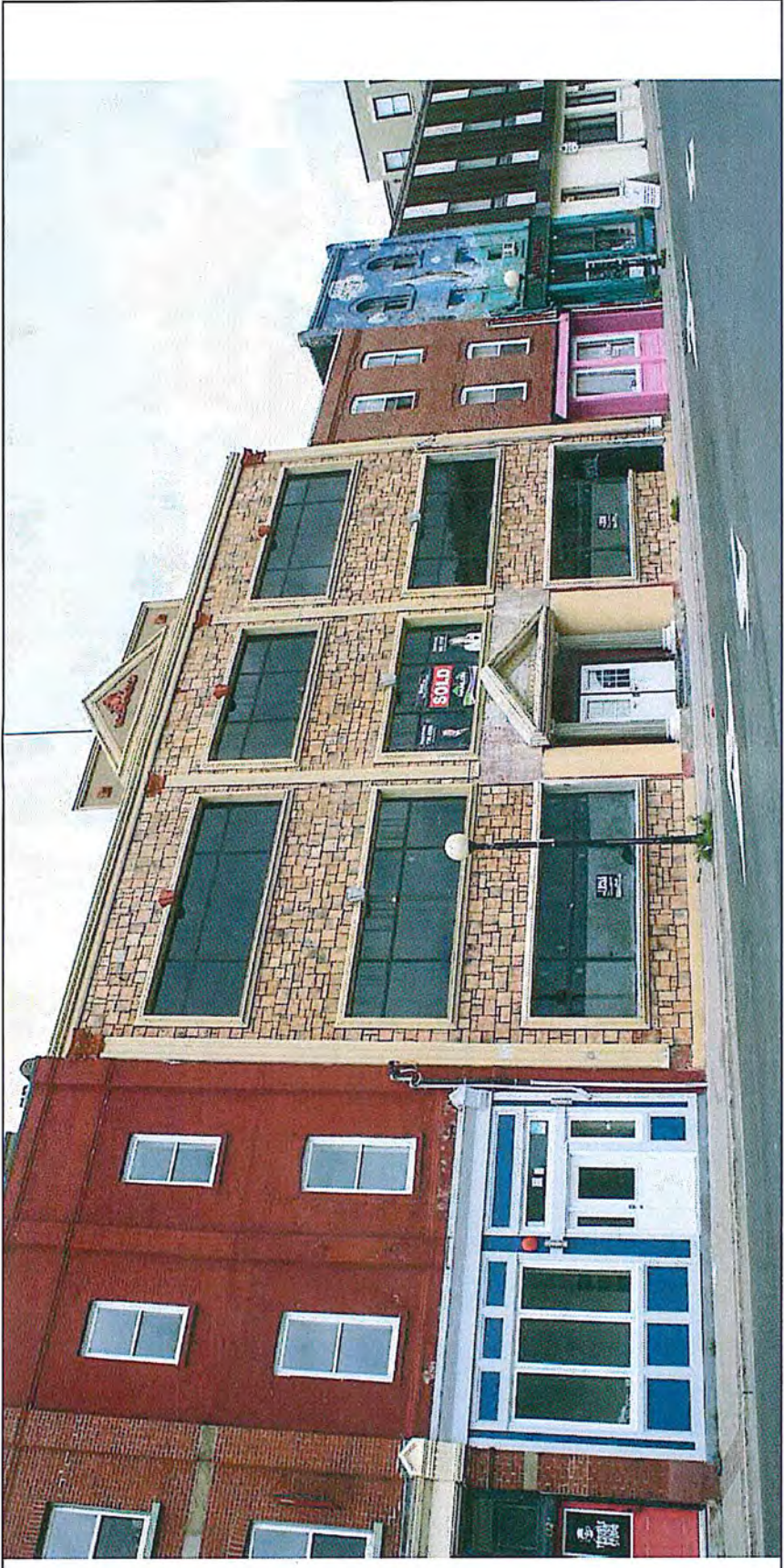
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SCALE: As Shown

DATE: September 2014

REVISION: A

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EXISTING FACADE



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PROPOSED FACADE





PROJECT #:
6660-01

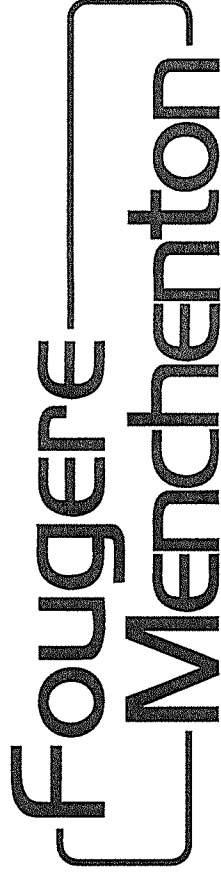
Proposed Luxus Hotel

128 Water Street

St. John's, Newfoundland

FMA Proj. No: 6660-01
Client Proj. No: XXXX-XX

ARCHITECT/PRIME CONSULTANT



ARCHITECTURE

172 Logy Bay Road | P.O. Box 21039 | St. John's, NL, Canada | A1A 5B2
T: (709) 739-8202 | F: (709) 722-8202 | E: info@fougerementchenton.ca

B1143169

ARCHITECTURAL

Issued for Approval in Principle: 09/02/2014

Architect: Prime Consultant

Fougeres Menthenton
ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Client:

Drawn: C.Q. Checked: T.H.

Revised: R.F. Approved: R.F.

Contract's Project No. 6660-01

Professional Stamp & Permit

NEWFOUNDLAND AND LABRADOR
REGISTERED ARCHITECT
St. John's, NL
Date: Dec 11, 2013

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No.	Issued For Review	08/02/2014
Revisions		MM/DD/YY
Drawing Nonconformance		
Detail/Section No. 3 Dwg. No. A-1 where detailed		

Project Title: **128 WATER STREET - PROPOSED BOUTIQUE HOTEL**

Client: St. John's Newfoundland & Labrador

Client's Project No.: X.X.

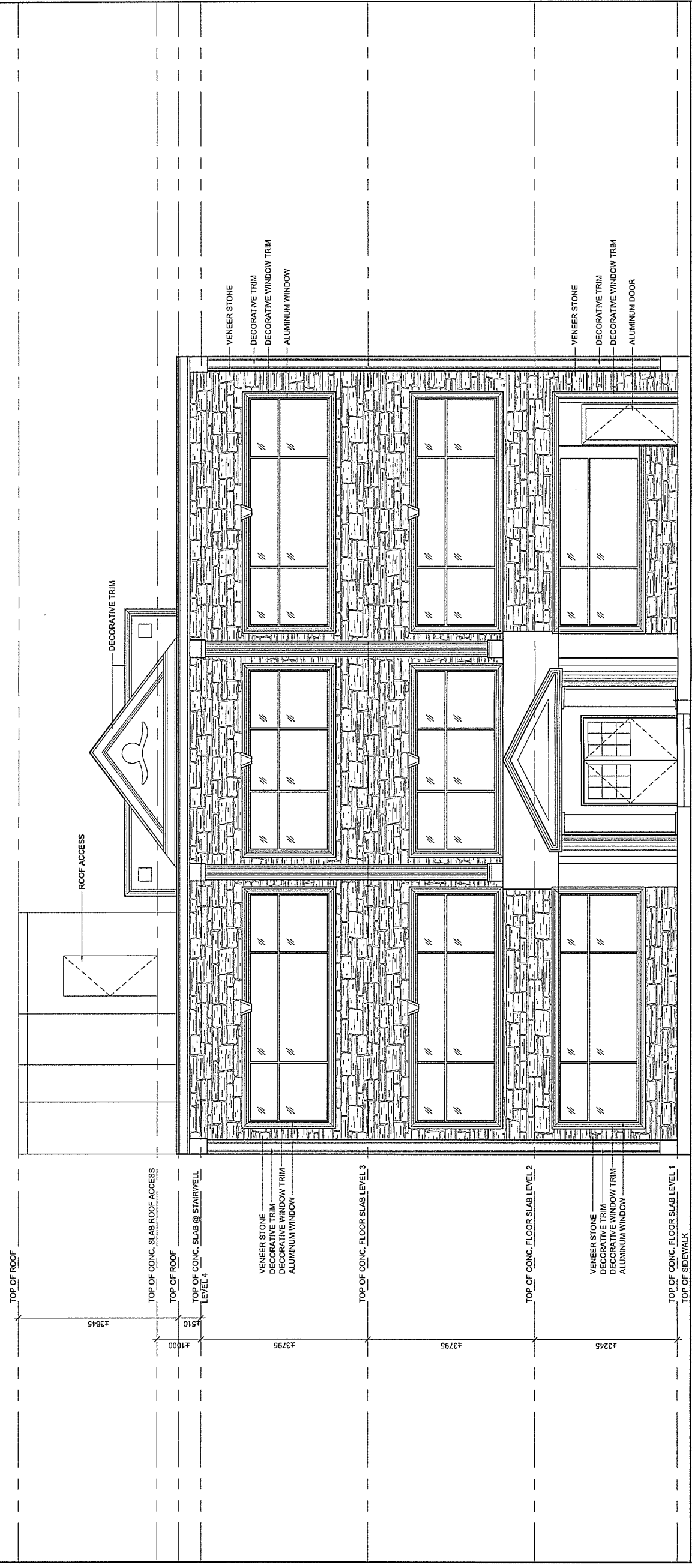
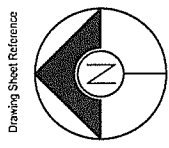
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SCALE: As Shown

DATE: September 2014

REVISION NO.: A

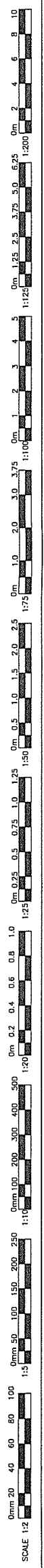
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COLUMN CONCRETE STEPS (C RISERS)

1
A-4.1

EXISTING FRONT ELEVATION
SCALE 1:50 (1:100 when printed on 11 x 17 size sheets)



Fougerie Menthenton
ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Civil

Client:

Drawn: C.O.
Checked: T.H.

Revised: R.F.
Approved: R.F.

Consultant's Project No.: 6660-01

Professional Stamp & Permit:
NEWFOUNDLAND AND LABRADOR
REGISTERED ARCHITECT
No. 1111
Date: Dec. 31, 2013
ACCEPTED TO PRACTISE

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No. A Issued For Review 09/30/2014

Revisions: JMM/DDYY

Drawing Nomenclature

Detail/Section No. 3
Dwg. No. A-1
where detailed

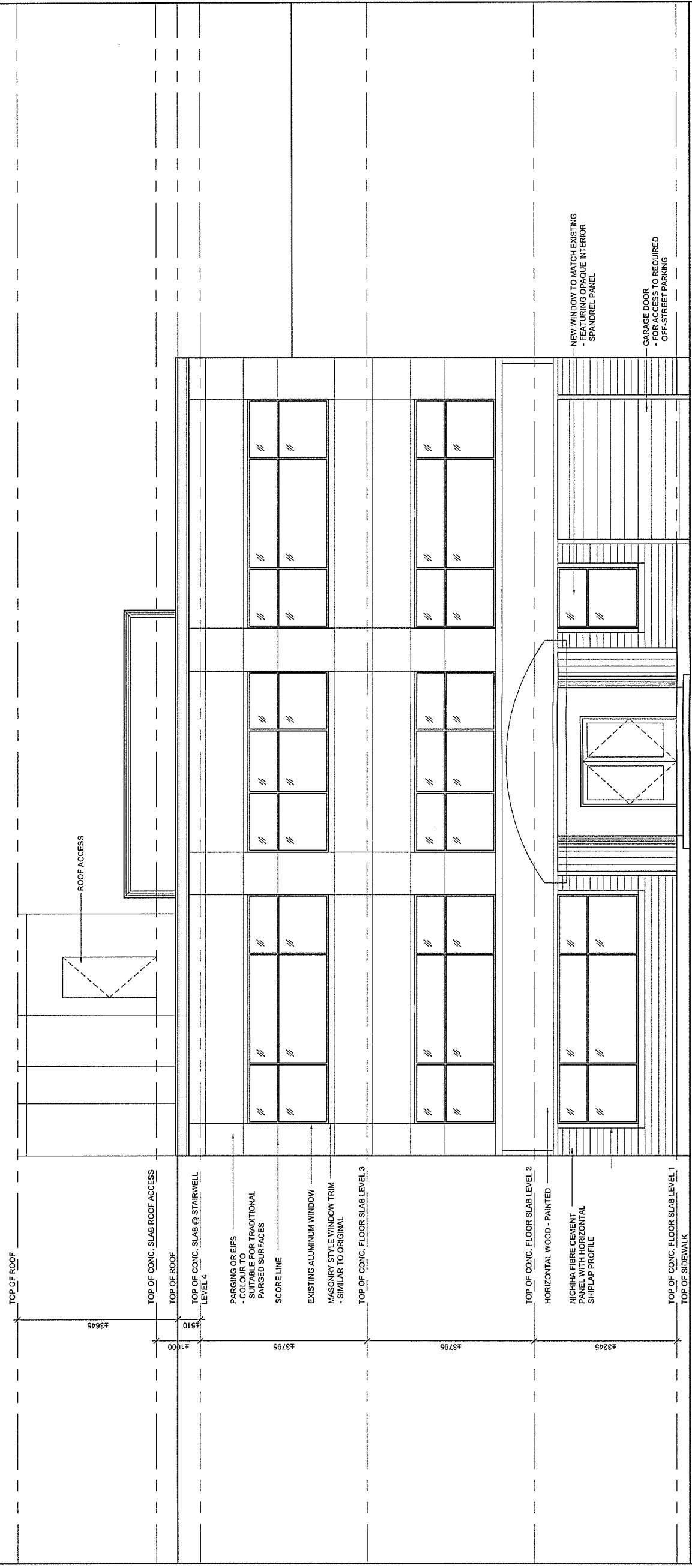
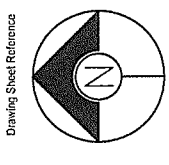
Project Title:
128 WATER STREET - PROPOSED BOUTIQUE HOTEL
St. John's
Newfoundland & Labrador

Client/Project No.: X-X

DRAWING TITLE:
PROPOSED FRONT ELEVATION

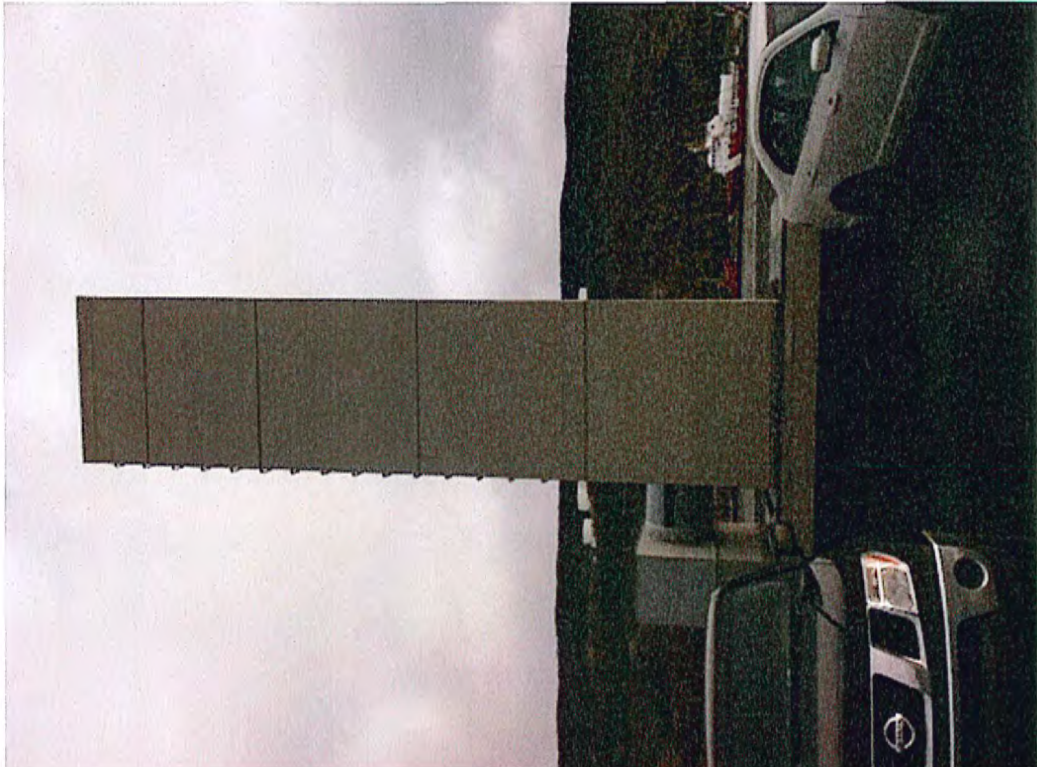
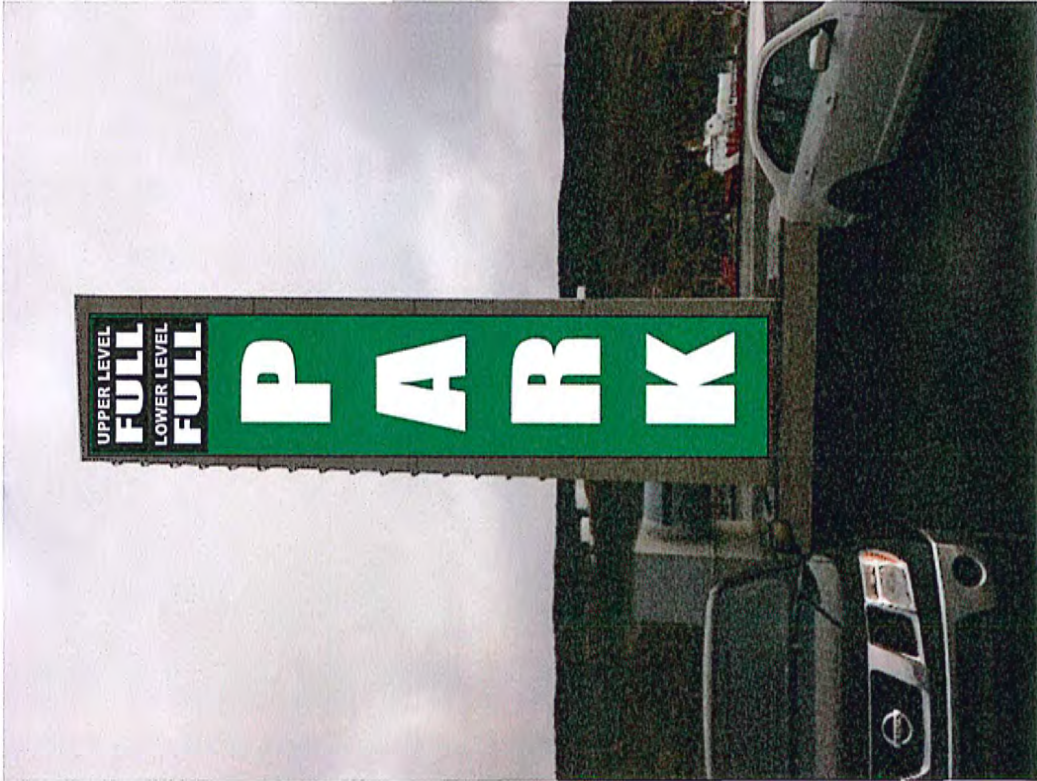
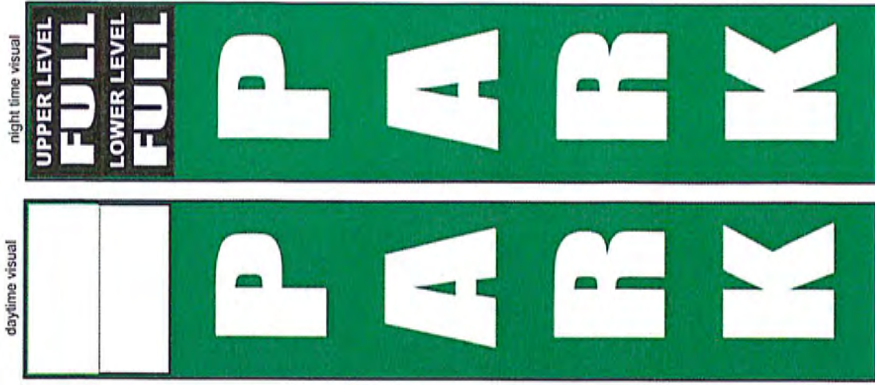
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DATE: September 2014
REVISION NO.: A

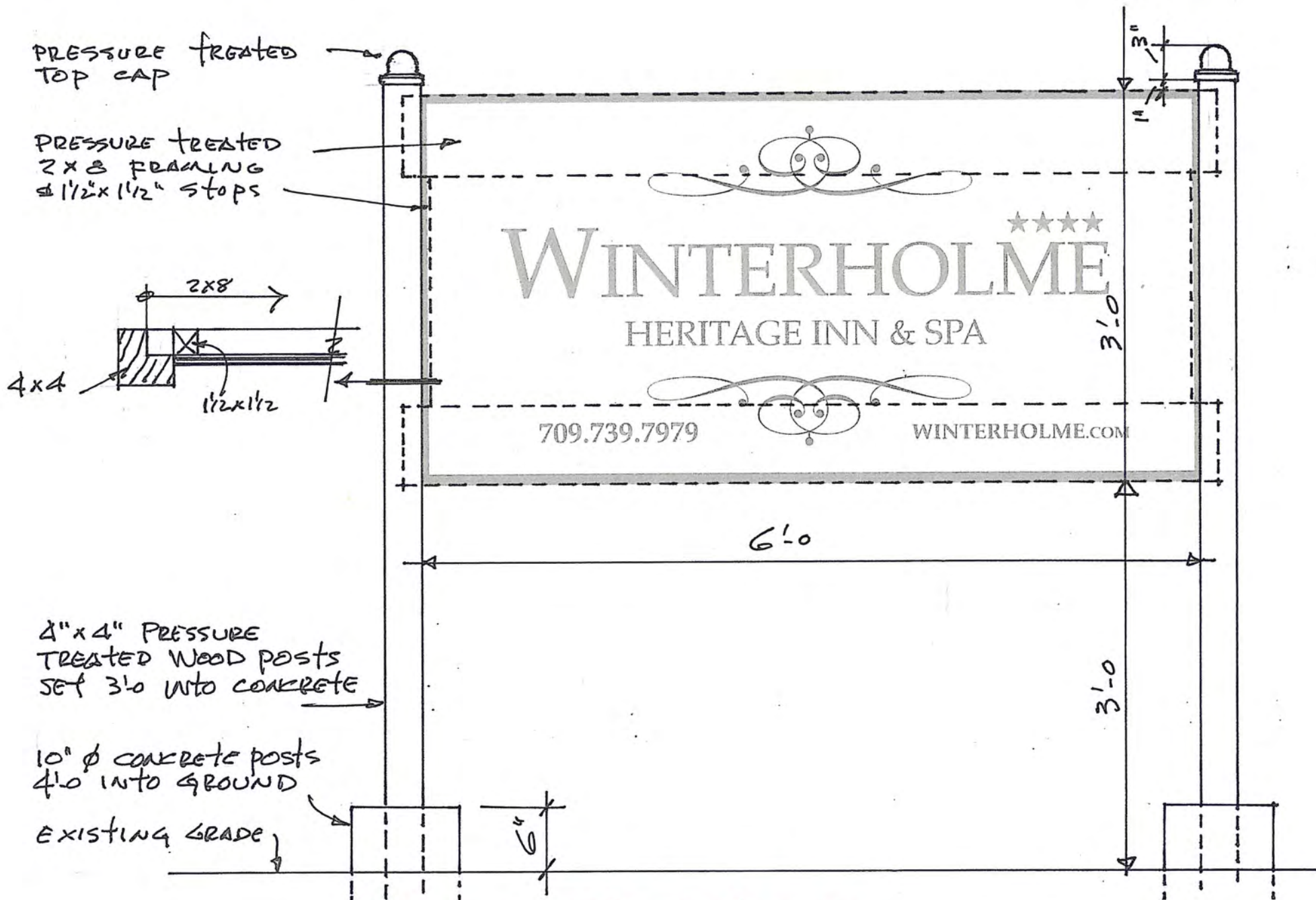
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A-4.2

PROPOSED FRONT ELEVATION
SCALE 1:50 (1:100 when printed on 11 x 17 size sheets)





SIGN ELEVATION



VIEW OF SIGN IN POSITION

CUSTOMER: THE GATHERING PLACE
LOCATION: LOCATION
SALER: DAVID BOONE
THE DESCRIPTION: EXTERIOR SIGN
THE NAME: NON ILLUMINATED EXTERIOR SIGNAGE
THE LOCATION: 0-GATHERING PLACE
SCALE: NONE
DRAWN BY: ADAM WOODMAN
JOB # : ESTIMATE # 347
START DATE: JULY 2009
REVISED DATE: JULY 2009

CLIENT APPROVAL



10 Piggy Place
 P.O. Box 2005, St. John's
 NL, A1B 2X7
 CANADIAN
 SIGNING
 BUREAU
 PH: (709) 726-4670
 FAX: (709) 726-2037
 EMAIL: ecboone@ecboone.com



NON-ILLUMINATED CAD CUT 3/4" THICK PVC LETTERS/LOGO MOUNTED APPROX. 3/4" OFF OF EXTERIOR WALL AND POSITIONED AS SHOWN.



ISOMETRIC VIEW

ACCESS MAY BE REQUIRED BEHIND SIGNAGE TO FACILITATE ELECTRICAL CONNECTIONS AND FASTENERS. ELECTRICAL CONNECTIONS AND FASTENERS SHOULD THE SERVICES OF A PROFESSIONAL ENGINEER BE REQUIRED IT WOULD BE AT THE CUSTOMERS COST. ALL EXTERIOR SIGNAGE INSTALLATION MUST BE ACCESSIBLE WITH OUR MOBILE CRANE / BUCKET TRUCK. ANY OTHER EQUIPMENT TO FACILITATE THE INSTALLATION MAY BE CHARGED EXTRA IF REQUIRED. UNLESS OTHERWISE NOTED.

THIS DRAWING IS STRICTLY PRELIMINARY AND IS FOR VISUAL REPRESENTATION ONLY. FINAL TECHNICAL DRAWING TO FOLLOW UPON CLIENT APPROVAL.

MEMORANDUM

Date: 2014-09-18

To: His Worship the Mayor and Members of Council

From: Jill Brewer, Deputy City Manager, Community Services

Re: 2014 Art Procurement Jury

A meeting of the Art Procurement Jury was held on September 16, 2014, and the Jury considered 246 works of art totalling \$351,515. The current budget for Art Procurement is \$20,000 and a copy of the Jury's Report is enclosed for your review.

2014 Art Procurement Jury Recommendations:

1. The Jury requests Council's approval of the recommendations for Art Procurement as outlined in the attached report totalling \$20,105.92.
2. The Jury further recommends Council consider increasing the Art Procurement budget by \$10,000 in 2015.

Recommendation:

The enclosed recommendation of the 2014 Art Procurement Jury is recommended for approval by Council. It is further recommended the 2015 Art Procurement budget allocation be reviewed for the recommended increase of \$10,000 during the 2015 budget submissions.

Jill Brewer, M.P.E.
Deputy City Manager
Community Services

Enclosures

ST. JOHN'S

DEPARTMENT OF COMMUNITY SERVICES

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

MEMORANDUM

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Jill Brewer, M.P.E.
Deputy City Manager
Community Services

Enclosures

ST. JOHN'S

DEPARTMENT OF COMMUNITY SERVICES

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

**Report/Recommendations
Art Procurement Jury
Tuesday, September 16, 2014**

Attendees: Councillor Sandy Hickman, Juror (Council Representative)
Gloria Hickey, Juror
Margaret Walsh Best, Juror
Théa Morash, Arts & Cultural Development Coordinator
Helen Miller, City Archivist
Rhonda Rose-Colbert, Project Assistant

Report:

1. 2014 Art Procurement Recommendations

The Jury considered a total of 246 works of art totalling \$351,515. The current Art Procurement budget is \$20,000.

The Jury requests Council's approval of the recommendations for art procurement as outlined in the attached table and totalling \$20,105.92

The Committee further recommends the following:

- **That Council consider increasing the Art Procurement budget by \$10,000 in 2015.**

**Councillor Sandy Hickman
Chairperson**

ST. JOHN'S

Art Procurement 2014

Recommendations for Acquisition

Artist's Name	Title of Artwork	Price Before HST	HST	Total Price
Valerie Hodder	Prayer	\$ 1,800.00	\$ -	\$ 1,800.00
Justin Hall	Blackout 2014 St. John's	\$ 450.00	\$ -	\$ 450.00
Linda Mae Doody	Rhubarb	\$ 1,800.00	\$ -	\$ 1,800.00
Christine Koch	Nocturne, Across the Lake (Labrador)	\$ 1,900.00	\$ 247.00	\$ 2,147.00
Clem Curtis	Cellar	\$ 2,700.00	\$ 351.00	\$ 3,051.00
Diana Dabinett	Shadow Forest 4	\$ 1,100.00	\$ 143.00	\$ 1,243.00
Tia Connolly	Flying Fish	\$ 376.11	\$ 48.89	\$ 425.00
Marcus Gosse	Love (Geslatl)	\$ 750.00	\$ 97.50	\$ 847.50
John MacCallum	View of St. John's from the Battery	\$ 1,200.00	\$ 156.00	\$ 1,356.00
Rhonda Pelley	Lucid Dreaming	\$ 800.00	\$ 104.00	\$ 904.00
Anita Singh	Bone Nest	\$ 525.00	\$ 68.25	\$ 593.25
Po Chun Lau	Homage to Ted's Fish	\$ 750.00	\$ 97.50	\$ 847.50
Judy Cooper	English Harbour	\$ 1,327.43	\$ 172.57	\$ 1,500.00
Terry Nicholls	The Cove	\$ 836.28	\$ 108.72	\$ 945.00
Peter Sobol	Nautical Mosaic wall sculpture	\$ 398.23	\$ 51.77	\$ 450.00
Kent Barrett	Basilica In Fog	\$ 349.56	\$ 45.44	\$ 395.00
George Horan	Squall-Northwest Island Ramea	\$ 1,252.21	\$ 162.79	\$ 1,415.00
Terrance Hounsell	Middle Cove Beach-Rings Of Fire	\$ 601.77	\$ 78.23	\$ 680.00
TOTAL		\$ 18,916.59	\$ 1,932.66	\$ 20,849.25
Total HST Recoverable (5% Federal Portion)			\$ 743.33	\$ 743.33
GRAND TOTAL				\$ 20,105.92

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF September 11, 2014 TO September 17, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Subdivide for One (1) Additional Building Lot	46-48 Heffernan's Line	5	Approved	14-09-11
RES		Family Home Child Care (up to 6 Children)	195 Airport Heights Drive	4	Approved	14-09-16
RES		Subdivide for One Additional Building lot	3 Whitty Place	5	Approved	14-09-16
RES		Demolition & Rebuild	6 McKay Street	2	Approved	14-09-16
RES		Building Lot	3 Scouts Place	5	Approved	14-09-17
RES	Kavanagh Associates	92 Building Lots	Stage 4 – Brookfield Plains	5	Approved	14-09-17

*	<p>Code Classification:</p> <p>RES - Residential INST - Institutional</p> <p>COM - Commercial IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>
**	<p>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.</p>

Gerard Doran
Development Supervisor
Department of Planning

Building Permits List Council's September 22, 2014 Regular Meeting

Permits Issued: 2014/09/11 To 2014/09/17

Class: Commercial

47 Gleneyre St	Nc	Accessory Building
10 Hebron Way, Canadian Tire	Sn	Retail Store
Portugal Cove Rd	Ms	Take-Out Food Service
716 Water St	Sn	Admin Bldg/Gov/Non-Profit
45 Hebron Way	Nc	Accessory Building
5 Navigator Ave	Nc	Accessory Building
5 Navigator Ave	Nc	Fence
320 Torbay Rd	Rn	Office
30 Harvey Rd- Bis	Cr	Club
38-42 Ropewalk Lane	Sw	Mixed Use
585 Torbay Rd, Pita World	Cr	Eating Establishment
10 Barter's Hill	Rn	Admin Bldg/Gov/Non-Profit
Torbay Airport	Rn	Transportation Terminal
595 Kenmount Rd	Rn	Commercial Garage
70 Aberdeen Ave	Rn	Restaurant
5 Springdale St Levels 5 & 6	Rn	Office
300 Kenmount Rd	Nc	Shopping Centre
This Week \$ 6,398,447.00		

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

416 Back Line, Lot 2	Nc	Single Detached Dwelling
218 Canada Dr	Nc	Accessory Building
135 Canada Dr	Nc	Patio Deck
144 Castle Bridge Dr	Nc	Fence
22 Cherrybark Cres	Nc	Fence
17 Eastmeadows Ave	Nc	Patio Deck
45 Edgecombe Dr	Nc	Accessory Building
60 Forbes St	Nc	Patio Deck
501 Foxtrap Access Rd	Nc	Swimming Pool
63 Francis St	Nc	Accessory Building
242 Frecker Dr	Nc	Accessory Building
22 Gooseberry Lane	Nc	Accessory Building
17 Guernsey Pl	Nc	Accessory Building
14 Heffernan's Line	Nc	Patio Deck
8 Henry Larsen St - Lot 298	Nc	Single Detached & Sub.Apt
114 Higgins Line	Nc	Patio Deck
34 Howley Ave Exten	Nc	Accessory Building
15 Key West Crt	Nc	Patio Deck
185 Ladysmith Dr, Lot 614	Nc	Single Detached & Sub.Apt

30 Mark Nichols Pl	Nc	Swimming Pool
111 Mayor Ave	Nc	Fence
70 Monroe St	Nc	Patio Deck
26 Orlando Pl, Lot 249	Nc	Single Detached & Sub.Apt
28 Orlando Pl, Lot 248	Nc	Single Detached & Sub.Apt
64 Orlando Pl	Nc	Accessory Building
45 Orlando Pl, Lot 207	Nc	Single Detached Dwelling
47 Orlando Pl	Nc	Single Detached Dwelling
57 Parsonage Dr	Nc	Fence
57 Parsonage Dr	Nc	Accessory Building
1 Pepperwood Dr, Lot 252	Nc	Single Detached & Sub.Apt
32 Quidi Vidi Rd	Nc	Semi-Detached Dwelling
8 Rayson Pl	Nc	Accessory Building
10 Rose Abbey St	Nc	Accessory Building
19 Russell St	Nc	Accessory Building
9 Rutledge Cres	Nc	Accessory Building
3 Solway Cres - Lot 322	Nc	Single Detached & Sub.Apt
30 Sorrel Dr	Nc	Patio Deck
20 Tigress St	Nc	Fence
12 Tupper St	Nc	Fence
13 Vail Pl	Nc	Patio Deck
64 Cypress St	Cr	Single Detached & Sub.Apt
125 Groves Rd	Ex	Single Detached Dwelling
55 Jennmar Cres	Ex	Single Detached Dwelling
108 New Cove Rd	Ex	Single Detached Dwelling
285 Southern Shore Hwy	Ex	Single Detached Dwelling
36 Cherrybark Cres	Rn	Single Detached Dwelling
25 Connemara Pl	Rn	Subsidiary Apartment
8 Dick's Sq	Rn	Semi-Detached Dwelling
19 Dunfield St	Rn	Single Detached Dwelling
59 Jennmar Cres	Rn	Single Detached Dwelling
51 Larner St	Rn	Single Detached Dwelling
28 Monroe St	Rn	Townhousing
318 Newfoundland Dr	Rn	Single Detached Dwelling
84 Old Bay Bulls Rd	Rn	Single Detached Dwelling
184 Old Petty Harbour Rd	Rn	Single Detached Dwelling
69 Power St	Rn	Semi-Detached Dwelling
92 Queen's Rd	Rn	Apartment Building
30 Regent St	Rn	Single Detached Dwelling
12 Tupper St	Rn	Single Detached Dwelling
68 Codroy Pl	Sw	Townhousing
50 Larkhall St	Sw	Single Detached & Sub.Apt
154 Old Petty Harbour Rd	Sw	Single Detached Dwelling
		This Week \$ 2,881,509.00

Class: Demolition

12 Goodridge St	Dm	Single Detached Dwelling
		This Week \$ 3,500.00

This Week 'S Total: \$ 9,283,456.00

Repair Permits Issued: 2014/09/11 To 2014/09/17 \$ 155,723.00

Legend

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

YEAR TO DATE COMPARISONS			
September 22, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$73,989,000.00	\$113,972,000.00	54
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$72,130,000.00	\$77,752,000.00	8
Residential	\$121,920,000.00	\$114,152,000.00	-6
Repairs	\$3,761,000.00	\$3,894,000.00	4
Housing Units (1 & 2 Family Dwellings)	344	253	
TOTAL	\$271,931,000.00	\$309,895,300.00	14

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 17, 2014

Payroll

Public Works	\$ 428,582.58
Bi-Weekly Casual	\$ 20,145.38
Accounts Payable	\$ 4,516,306.01

Total: \$ 4,965,033.97

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROBERT BAIRD EQUIPMENT LTD.	72717	RENTAL OF EQUIPMENT	\$781.58
ROBERT BAIRD EQUIPMENT LTD.	72718	RENTAL OF EQUIPMENT	\$5,536.54
SCMA	72719	MEMBERSHIP RENEWAL	\$194.93
NEWFOUNDLAND POWER	72720	ELECTRICAL SERVICES	\$397,682.65
RAILWAY COASTAL MUSEUM	72721	REPLENISH PETTY CASH	\$213.27
TERRA NOVA FOODS INC.	72722	LEGAL CLAIM	\$1,410.00
JO-ANNE DUKE	72723	REFUND SECURITY DEPOSIT	\$241.09
HICKMAN, SANDY	72724	TRAVEL REIMBURSEMENT	\$748.34
PITCHER, PAULA	72725	TRAVEL REIMBURSEMENT	\$5,476.97
PUBLIC SERVICE CREDIT UNION	72726	PAYROLL DEDUCTIONS	\$8,049.77
INTERNATIONAL ASSOCIATION OF EMERGENCY	827	MEMBERSHIP RENEWAL	\$120.51
ACQUIA INC.,	828	PROFESSIONAL PLUS SUBSCRIPTION	\$5,477.50
FLINT TRADING INC.	72727	REPAIR PARTS	\$1,248.39
BELL MOBILITY	72728	CELLULAR PHONE USAGE	\$21,017.61
PARTS FOR TRUCKS INC.	72729	REPAIR PARTS	\$9,513.38
PEACH, JERRY	72730	TRAVEL ADVANCE	\$491.00
NEWFOUNDLAND POWER	72731	ELECTRICAL SERVICES	\$82,516.75
PYRAMID CONSTRUCTION LIMITED	72732	PROGRESS PAYMENTS	\$140,339.90
RECEIVER GENERAL FOR CANADA	72733	PAYROLL DEDUCTIONS	\$560,698.70
RECEIVER GENERAL FOR CANADA	72734	PAYROLL DEDUCTIONS	\$170,186.95
SECOND STAGE CREATIVE ARTS	72735	PERFORMANCE FEE	\$800.00
TERRY PENNEY	72736	PERFORMANCE FEE	\$200.00
COFFEY, DEREK	72737	MEALS FOR NEGOTIATIONS	\$122.15
COLONIAL GARAGE & DIST. LTD.	72738	AUTO PARTS	\$4,550.24
CAREW SERVICES LTD.	72739	PROGRESS PAYMENTS	\$15,525.83
GRANT THORNTON	72740	PROFESSIONAL SERVICES	\$11,184.18
MICROSOFT CORPORATION	72741	SOFTWARE RENEWAL	\$48,482.88
SANI-SMART WASTE DISPOSAL INC.,	72742	PROFESSIONAL SERVICES	\$258.77
MODERN PAVING LTD.	72743	PROGRESS PAYMENTS	\$1,161,924.81
MUNICIPAL SERVICE DELIVERY OFFICIALS	72744	REGISTRATION FEE	\$672.35
INSTITUTE FOR CITIZEN CENTRED SERVICE	72745	REGISTRATION FEE	\$847.50
CANADIAN ASSOCIATION OF CAREER EDUCATC	72746	GRANT	\$750.00
HALLIDAY, JANINE	72747	TRAVEL ADVANCE	\$1,402.60
NEWFOUNDLAND EXCHEQUER ACCOUNT	72748	REGISTRATION OF EASEMENT	\$678.00
ST. JOHN'S TRANSPORTATION COMMISSION	72749	CHARTER SERVICES	\$3,505.00
AETTNL	72750	MEMBERSHIP RENEWAL	\$271.20

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ACKLANDS-GRAINGER	72751	INDUSTRIAL SUPPLIES	\$ 193.92
AFONSO GROUP LIMITED	72752	SEWER INSPECTIONS	\$2,847.60
ACTION TRUCK CAP & ACCESSORIES	72753	REPAIR PARTS	\$20.36
AIR COOLED ENGINE SERVICE LTD.	72754	REPAIR PARTS	\$196.06
SERVICEMASTER CONTRACT SERVICE	72755	CLEANING SERVICES	\$593.25
APEX CONSTRUCTION SPECIALTIES INC.	72756	CONCRETE/CEMENT	\$567.83
ATLANTIC PURIFICATION SYSTEM LTD	72757	WATER PURIFICATION SUPPLIES	\$3,328.42
AVALON STEAMATIC LTD.	72758	CLEANING SERVICES	\$118.65
B & B SALES LTD.	72759	SANITARY SUPPLIES	\$79.05
MIGHTY WHITES LAUNDROMAT	72760	LAUNDRY SERVICES	\$137.80
COSTCO WHOLESAL	72761	MISCELLANEOUS SUPPLIES	\$1,762.68
RDM INDUSTRIAL LTD.	72762	INDUSTRIAL SUPPLIES	\$683.98
ROBERT BAIRD EQUIPMENT LTD.	72763	RENTAL OF EQUIPMENT	\$6,318.12
DISCOUNT CAR & TRUCK RENTALS	72764	VEHICLE RENTAL	\$4,559.55
QUEEN'S PRINTER	72765	ADVERTISING	\$162.72
BATTLEFIELD EQUIP. RENTAL CORP	72766	REPAIR PARTS	\$4,530.31
STAPLES THE BUSINESS DEPOT - OLD PLACEN	72767	STATIONERY & OFFICE SUPPLIES	\$353.24
BELL ALIANT	72768	TELEPHONE SERVICES	\$343.52
PRINT THREE	72769	PHOTOCOPYING SERVICES	\$504.25
SMS EQUIPMENT	72770	REPAIR PARTS	\$60.38
TONY'S TAILOR SHOP	72771	PROFESSIONAL SERVICES	\$503.41
CABOT PEST CONTROL	72772	PEST CONTROL	\$2,155.72
PATHIX ASP INC.	72773	NETWORK SUPPORT/COMPUTER EQUIPMENT	\$2,925.01
CUSTOM GLASS & ACRYLICS	72774	GLASS INSTALLATION/REPAIRS	\$1,819.30
ROCKWATER PROFESSIONAL PRODUCT	72775	CHEMICALS	\$1,973.52
HI-LITE FRAMING LTD.	72776	FRAMING SERVICES	\$952.01
BLAZER CONCRETE SAWING & DRILL	72777	PROFESSIONAL SERVICES	\$6,271.50
FORBES STREET HOLDINGS LTD	72778	REFURBISH VACANT UNIT	\$689.30
GRAPHIC ARTS & SIGN SHOP LIMITED	72779	SIGNAGE	\$91.53
CLASS C SOLUTIONS GROUP	72780	REPAIR PARTS	\$10,519.72
OVERHEAD DOORS NFLD LTD	72781	PROFESSIONAL SERVICES	\$3,078.12
BRENKIR INDUSTRIAL SUPPLIES	72782	PROTECTIVE CLOTHING	\$41,792.30
DBA CONSULTING ENGINEERS LTD.	72783	PROFESSIONAL SERVICES	\$10,932.75
UNITED RENTAL OF CANADA INC.	72784	RENTAL OF EQUIPMENT	\$707.98
JLG TRANSPORTATION LTD.	72785	TAXI SERVICES	\$238.75
OFFICEMAX GRAND & TOY	72786	OFFICE SUPPLIES	\$18.13

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PINNACLE OFFICE SOLUTIONS LTD	72787	PHOTOCOPIES	\$1,047.68
BDI CANADA INC	72788	REPAIR PARTS	\$134.47
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DI'	72789	DUCK FEED	\$217.20
FAIRVIEW INVESTMENTS LTD	72790	REFUND OVERPAYMENT OF TAXES	\$3,318.20
ATLANTIC TRAILER & EQUIPMENT	72791	REPAIR PARTS	\$4,385.53
A ABBOTT EQUIPMENT SERVICES	72792	REPAIRS TO EQUIPMENT	\$480.00
TRIWARE TECHNOLOGIES INC.	72793	COMPUTER EQUIPMENT	\$863.32
NEW WORLD FITNESS	72794	MEMBERSHIP DUES FOR FIREFIGHTERS	\$243.94
CHESTER DAWE CANADA - O'LEARY AVE	72795	BUILDING SUPPLIES	\$659.16
CABOT FORD LINCOLN SALES LTD.	72796	REPAIR PARTS	\$192.92
LIFE SAFETY SYSTEMS DIV. OF SAYERS & ASSC	72797	PROFESSIONAL SERVICES	\$2,439.44
CANADIAN CORPS COMMISSIONAIRES	72798	SECURITY SERVICES	\$7,136.38
AIR LIQUIDE CANADA INC.	72799	CHEMICALS AND WELDING PRODUCTS	\$4,594.96
HISCOCK'S SPRING SERVICE	72800	REPAIR PARTS	\$1,536.49
DAVE CARROLL	72801	BAILIFF SERVICES	\$303.00
CARSWELL DIV. OF THOMSON CANADA LTD	72802	PUBLICATIONS	\$827.47
ROGERS CABLE	72803	INTERNET SERVICES	\$311.99
BLUE WATER MARINE & EQUIPMENT	72804	REPAIR PARTS	\$970.59
NORTRAX CANADA INC.,	72805	REPAIR PARTS	\$8,589.38
MAC TOOLS	72806	TOOLS	\$1,167.64
NORTH ATLANTIC SUPPLIES INC.	72807	REPAIR PARTS	\$818.69
WM L CHAFE & SON LTD.	72808	PROTECTIVE CLOTHING	\$316.40
ATLANTIC POWERTRAIN EQUIPT INC	72809	REPAIR PARTS	\$94.36
CLEARWATER POOLS LTD.	72810	POOL SUPPLIES	\$3,689.66
BRAEMAR PEST CONTROL SERVICES	72811	PEST CONTROL	\$19,415.59
HAZMASTERS INC.	72812	SAFETY SUPPLIES	\$901.72
DULUX PAINTS	72813	PAINT SUPPLIES	\$322.18
STEELE COMMUNICATIONS	72814	ADVERTISING	\$5,650.28
PETER'S AUTO WORKS INC.	72815	TOWING OF VEHICLES	\$226.00
CONCRETE PRODUCTS 2001 LTD.	72816	CONCRETE/CEMENT	\$967.60
CONSTRUCTION SIGNS LTD.	72817	SIGNAGE	\$18,717.32
COUNTRY TRAILER SALES 1999 LTD	72818	REPAIR PARTS	\$446.35
MASK SECURITY INC.	72819	TRAFFIC CONTROL	\$4,491.06
MAXXAM ANALYTICS INC.,	72820	WATER PURIFICATION SUPPLIES	\$3,522.78
CRANE SUPPLY LTD.	72821	PLUMBING SUPPLIES	\$18,533.01
JAMES G CRAWFORD LTD.	72822	PLUMBING SUPPLIES	\$1,262.59

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CROSBIE INDUSTRIAL SERVICE LTD	72823	PROFESSIONAL SERVICES	\$102,131.60
FASTENAL CANADA	72824	REPAIR PARTS	\$13.40
CUMMINS EASTERN CANADA LP	72825	REPAIR PARTS	\$878.60
PURITY FACTORIES LIMITED	72826	COOKIES/CANDIES	\$238.43
DAY TIMERS OF CANADA LTD.	72827	OFFICE SUPPLIES	\$194.76
HEALTHQUEST INCORPORATED	72828	ORTHOPEDIC FOOTWEAR	\$141.25
CABOT READY MIX LIMITED	72829	DISPOSAL OF USED CONCRETE	\$1,331.25
DICKS & COMPANY LIMITED	72830	OFFICE SUPPLIES	\$2,950.88
WAJAX POWER SYSTEMS	72831	REPAIR PARTS	\$2,805.41
DOMINION STORES #922	72832	MISCELLANEOUS SUPPLIES	\$399.18
HITECH COMMUNICATIONS LIMITED	72833	REPAIRS TO EQUIPMENT	\$1,463.35
REEFER REPAIR SERVICES LTD.	72834	REPAIR PARTS	\$107.35
THYSSENKRUPP ELEVATOR	72835	ELEVATOR MAINTENANCE	\$734.50
CAHILL INSTRUMENTATION LTD.	72836	PROFESSIONAL SERVICES	\$1,135.65
RUSSEL METALS INC.	72837	METALS	\$169.50
CANADIAN TIRE CORP.-MERCHANT DR.	72838	MISCELLANEOUS SUPPLIES	\$802.25
CANADIAN TIRE CORP.-KELSEY DR.	72839	MISCELLANEOUS SUPPLIES	\$28.23
JAMES R EALES EQUIP RENTAL LTD	72840	RENTAL OF EQUIPMENT	\$2,344.75
ELECTRIC MOTOR & PUMP DIV.	72841	REPAIR PARTS	\$280.24
ELECTRONIC CENTER LIMITED	72842	ELECTRONIC SUPPLIES	\$199.78
ENVIROMED ANALYTICAL INC.	72843	REPAIR PARTS AND LABOUR	\$1,487.65
THE TELEGRAM	72844	ADVERTISING	\$3,891.09
EXECUTIVE COFFEE SERVICES LTD.	72845	COFFEE SUPPLIES	\$617.67
FACTORY FOOTWEAR OUTLET LTD.	72846	PROTECTIVE FOOTWEAR	\$451.98
DOMINION STORE 935	72847	MISCELLANEOUS SUPPLIES	\$304.06
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	72848	OFFICE SUPPLIES	\$1,056.95
EMERGENCY REPAIR LIMITED	72849	AUTO PARTS AND LABOUR	\$17,137.42
O'KEEFE'S FLOWERS	72850	FLOWERS	\$101.70
MAYNARD-REECE ENGINEERING EQUIPMENT LI	72851	REPAIR PARTS	\$2,989.98
ITSPORTSNET-A PRODUCT OF ITOLOGY.COM L	72852	CLUB PRO PACKAGE	\$2,757.56
PRINCESS AUTO	72853	MISCELLANEOUS ITEMS	\$368.81
IMPACT SIGNS AND GRAPHICS	72854	SIGNAGE	\$90.40
MILLENNIUM EXPRESS	72855	COURIER SERVICES	\$1,541.34
COASTLINE SPECIALTIES	72856	REPAIR PARTS	\$1,226.05
GREENWOOD SERVICES INC.	72857	OPEN SPACE MAINTENANCE	\$7,246.22
GLOBALSTAR CANADA SATELLITE CO	72858	SATELLITE PHONES	\$112.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STELLAR INDUSTRIAL SALES LTD.	72859	INDUSTRIAL SUPPLIES	\$212.22
ENTERPRISE RENT-A-CAR	72860	VEHICLE RENTAL	\$6,102.00
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	72861	INDUSTRIAL SUPPLIES	\$16,254.48
CRITTERS N' THINGS	72862	PET SUPPLIES	\$71.18
PROVINCIAL FENCE PRODUCTS	72863	FENCING MATERIALS	\$2,395.94
PENNEY'S HOLDINGS LIMITED	72864	PROFESSIONAL SERVICES	\$3,333.50
CAN AM CONSTRUCTION 2004 LTD.	72865	REFUND SECURITY DEPOSIT	\$2,000.00
WOLSELEY CANADA WATERWORKS	72866	REPAIR PARTS	\$1,977.04
XYLEM CANADA COMPANY	72867	REPAIR PARTS	\$4,999.67
EASTERN PROPANE	72868	PROPANE	\$126.00
ST. JOHN'S ASPHALT & AGGREGATES	72869	PROFESSIONAL SERVICES	\$1,644.29
HARRIS & ROOME SUPPLY LIMITED	72870	ELECTRICAL SUPPLIES	\$59.51
HARVEY & COMPANY LIMITED	72871	REPAIR PARTS	\$17,504.30
HARVEY'S OIL LTD.	72872	PETROLEUM PRODUCTS	\$7,207.44
TIM HORTON'S - 139 TORBAY ROAD	72873	REFRESHMENTS	\$257.70
CANADIAN LINEN & UNIFORM	72874	MAT RENTALS	\$2,557.01
BRENNTAG CANADA INC	72875	CHLORINE	\$43,895.30
HISCOCK RENTALS & SALES INC.	72876	HARDWARE SUPPLIES	\$291.88
HOLDEN'S TRANSPORT LTD.	72877	RENTAL OF EQUIPMENT	\$3,983.25
HOLLAND NURSERIES LTD.	72878	FLORAL ARRANGEMENT	\$492.23
MURRAY PREMISES HOTEL	72879	RENTAL OF ROOM	\$663.39
ON GRADE (NL) INC.,	72880	SURVEY EQUIPMENT	\$247.47
SCOTIA RECYCLING (NL) LIMITED	72881	REPAIR PARTS	\$5,434.81
IMPRINT SPECIALTY PROMOTIONS LTD	72882	PROMOTIONAL ITEMS	\$3,880.31
PINNACLE ENGINEERING LTD.	72883	PROFESSIONAL SERVICES	\$76,840.00
PRINTER TECH SOLUTIONS INC.,	72884	REPAIRS TO EQUIPMENT	\$1,083.48
CDMV	72885	VETERINARY SUPPLIES	\$2,199.83
SUMMIT VETERINARY PHARMACY INC.,	72886	VETERINARY SUPPLIES	\$139.48
HOME APPLIANCE REPAIR LTD.	72887	REPAIRS TO APPLIANCES	\$1,177.49
VITALAIRE CUSTOMER CARE	72888	MEDICAL SUPPLIES	\$137.38
WORK AUTHORITY	72889	PROTECTIVE CLOTHING	\$145.00
SAFETY-FIRST	72890	MEDICAL SUPPLIES	\$331.66
GARDA CANADA SECURITY CORP	72891	SECURITY SERVICES	\$47.97
ATLANTICA MECHANICAL SERVICES	72892	PROFESSIONAL SERVICES	\$839.79
BACCALIEU TRAIL ANIMAL HOSPITAL	72893	PROFESSIONAL SERVICES	\$2,201.24
CENTINEL SERVICES	72894	PROFESSIONAL SERVICES	\$1,982.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KERR CONTROLS LTD.	72895	INDUSTRIAL SUPPLIES	\$37.18
TRACE PLANNING & DESIGN	72896	PROFESSIONAL SERVICES	\$11,092.42
KING'S PLUMBING & HEATING LTD.	72897	PLUMBING SUPPLIES	\$4,279.92
PROVALL PARTS LTD.	72898	REPAIR PARTS	\$53.91
TAIT NORTH AMERICA INC.,	72899	PROFESSIONAL SERVICES	\$636,477.25
BARBARA BUTLER & ASSOCIATES INC.,	72900	CONSULTING FEES	\$5,484.69
ROCKET BAKERY & FRESH FOODS	72901	LUNCHEON	\$242.23
ACE INDUSTRIAL SUPPLIES LTD.	72902	REPAIR PARTS	\$202.86
DATARITE.COM	72903	STATIONERY & OFFICE SUPPLIES	\$1,175.14
DAVIS INDUSTRIAL HYGIENE CONSULTING INC.,	72904	PROFESSIONAL SERVICES	\$21,063.20
MARK'S WORK WEARHOUSE	72905	PROTECTIVE CLOTHING	\$1,213.01
JT MARTIN & SONS LTD.	72906	HARDWARE SUPPLIES	\$337.59
MCLOUGHLAN SUPPLIES LTD.	72907	ELECTRICAL SUPPLIES	\$730.17
MIKAN INC.	72908	LABORATORY SUPPLIES	\$1,493.40
MODERN BUSINESS EQUIPMENT LTD.	72909	LEASING OF EQUIPMENT	\$76.55
MOORE CANADA	72910	OFFICE SUPPLIES	\$393.24
WAJAX INDUSTRIAL COMPONENTS	72911	REPAIR PARTS	\$562.14
NEWFOUND DISPOSAL SYSTEMS LTD.	72912	DISPOSAL SERVICES	\$1,847.40
NEWFOUNDLAND DISTRIBUTORS LTD.	72913	INDUSTRIAL SUPPLIES	\$178.68
TRC HYDRAULICS INC.	72914	REPAIR PARTS	\$31.64
BELL ALIANT	72915	TELEPHONE SERVICES	\$3,738.05
TOROMONT CAT	72916	AUTO PARTS	\$429.65
ORNAMENTAL CONCRETE LTD.	72917	CONCRETE/CEMENT	\$117.41
PBA INDUSTRIAL SUPPLIES LTD.	72918	INDUSTRIAL SUPPLIES	\$10,830.50
ORKIN CANADA	72919	PEST CONTROL	\$237.30
ARIVA	72920	PAPER PRODUCTS	\$1,824.71
GCR TIRE CENTRE	72921	TIRES	\$435.72
PERIDOT SALES LTD.	72922	REPAIR PARTS	\$183.55
PETRO PLUS INC.	72923	REPAIR PARTS	\$7,336.10
J & J SEARCHING SERVICES	72924	LIEN SEARCH	\$226.00
CA PIPPY PARK COMMISSION	72925	GROUPS MAINTENANCE	\$9,492.00
K & D PRATT LTD.	72926	REPAIR PARTS AND CHEMICALS	\$3,341.28
REPROGRAPHICS LTD.	72927	TONER CARTRIDGES	\$56.27
RIDEOUT TOOL & MACHINE INC.	72928	TOOLS	\$183.00
ROYAL FREIGHTLINER LTD	72929	REPAIR PARTS	\$2,371.54
LIFESAVING SOCIETY NFLD & LAB.	72930	AQUATIC RECERTIFICATION	\$994.97

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RW PARROTT SIGNS LIMITED	72931	SIGNAGE	\$186.45
S & S SUPPLY LTD. CROSSTOWN RENTALS	72932	REPAIR PARTS	\$1,921.57
ST. JOHN'S PORT AUTHORITY	72933	DAMAGE FROM SNOW DUMPING	\$4,512.55
ST. JOHN'S TRANSPORTATION COMMISSION	72934	REFUND ELECTRICAL PERMIT	\$484.00
BIG ERICS INC	72935	SANITARY SUPPLIES	\$899.48
SAUNDERS EQUIPMENT LIMITED	72936	REPAIR PARTS	\$10,981.78
SANSOM EQUIPMENT LTD.	72937	REPAIR PARTS	\$2,231.75
SMITH STOCKLEY LTD.	72938	PLUMBING SUPPLIES	\$188.68
STEELFAB INDUSTRIES LTD.	72939	STEEL	\$177.38
SUPERIOR OFFICE INTERIORS LTD.	72940	OFFICE SUPPLIES	\$4,129.02
SUPERIOR PROPANE INC.	72941	PROPANE	\$248.55
AETTNL	72942	MEMBERSHIP FEES	\$1,084.80
TOWER TECH COMMUNICATIONS & SPORTS FIE	72943	NETTING REPAIRS & INSTALLATION	\$956.43
TRICK-O-MATIC LTD	72944	REPAIR PARTS	\$737.83
TULKS GLASS & KEY SHOP LTD.	72945	PROFESSIONAL SERVICES	\$387.93
URBAN CONTRACTING JJ WALSH LTD	72946	PROPERTY REPAIRS	\$3,644.25
FJ WADDEN & SONS LTD.	72947	SANITARY SUPPLIES	\$1,013.95
CANSEL WADE	72948	BOOKS	\$406.80
WATERWORKS SUPPLIES DIV OF EMCO LTD	72949	REPAIR PARTS	\$12,153.76
WEIRS CONSTRUCTION LTD.	72950	ROAD GRAVEL	\$5,407.53
WAL-MART 3092-KELSEY DRIVE	72951	MISCELLANEOUS SUPPLIES	\$393.81
FRIENDS OF VICTORIA PARK	72952	RELEASE OF HOLDBACK	\$500.00
BELL MOBILITY INC. RADIO DIVISION	72953	MAINTENANCE CHARGES & REPAIRS	\$30,758.74
STAPLES THE BUSINESS DEPOT - KELSEY DR	72954	OFFICE SUPPLIES	\$96.95
TRAVELERS INSURANCE COMPANY OF CANADA	72955	LEGAL CLAIM	\$3,940.93
RSA INSURANCE GROUP	72956	LEGAL CLAIM	\$443.53
LAWNYA VAWNYA	72957	RELEASE OF HOLDBACK	\$350.00
DR. PAULA WALSH	72958	MEDICAL EXAMINATION	\$20.00
DWC ELECTRICAL LTD.	72959	REFUND ELECTRICAL PERMIT	\$242.00
COLLEGE OF LICENSED PRACTICAL NURSES OF	72960	REFUND OVERPAYMENT OF TAXES	\$2,620.00
COREY KEAN	72961	REFUND TEMPORARY MOBILE VENDING PERMIT	\$400.00
THE OVERCAST	72962	ADVERTISING	\$327.70
JAMES MULROONEY	72963	REFUND OVERPAYMENT OF TAXES	\$1,192.43
GERARD & ANNE MARCHE	72964	REFUND OVERPAYMENT OF TAXES	\$1,829.60
ESTATE OF GORDON R. BUTT	72965	REFUND OVERPAYMENT OF TAXES	\$210.01
ELIZABETH JEAN BOWERING	72966	REFUND OVERPAYMENT OF TAXES	\$15.75

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TAMARA MORRISEY (MTG#3038327)	72967	REFUND OVERPAYMENT OF TAXES	\$2,029.05
RENATO & RENLETH LAUREL	72968	REFUND OVERPAYMENT OF TAXES	\$1,665.57
SHAWN & MARY BOWERS	72969	REFUND OVERPAYMENT OF TAXES	\$11.20
TYLER ALLEN & PAULINE BOGLE-ALLEN	72970	REFUND OVERPAYMENT OF TAXES	\$919.68
JAMES PRICE	72971	REFUND WATER ON/OFF	\$50.00
WAYNE TIBBS	72972	REFUND SECURITY DEPOSIT	\$319.12
ASHLEY MADDEN	72973	REFUND TEMPORARY OCCUPANCY PERMIT	\$500.00
YVONNE MANNING	72974	RECREATION PROGRAM REFUND	\$226.00
TURNER RESEARCH & STRATEGY INC.	72975	PROFESSIONAL SERVICES	\$5,197.50
NATASHA PADDOCK	72976	REFUND WATER ON/OFF	\$50.00
2014 VERSADEX WORKSHOP	72977	SPONSORSHIP	\$3,000.00
HANN CONSTRUCTION	72978	REFUND SECURITY DEPOSIT	\$1,000.00
KATHY OKE	72979	MURALIST CONTRACT	\$5,000.00
NUNAVUT ECONOMIC DEVELOPERS ASSOCIATI	72980	EDAC CONFERENCE	\$3,309.76
MATTHEW J. THOMSON	72981	PERFORMANCE FEE	\$400.00
DINN, KAREN	72982	REIMBURSEMENT FOR REFRESHMENT	\$108.92
WHITE, LESLIE	72983	MILEAGE	\$27.15
CAREW, RANDY	72984	REIMBURSEMENT IPHONE CASE	\$67.79
TANYA RUSSELL	72985	PENSION OVER CONTRIBUTION	\$834.91
PILLER, JANINE	72986	REIMBURSEMENT FOR MEALS	\$59.76
BARFITT, ANGELA	72987	MILEAGE	\$30.16
SULLIVAN, DAPHNE	72988	MILEAGE	\$338.63
COURAGE, SCOTT	72989	MILEAGE	\$36.25
JOHN CUMBY	72990	MILEAGE	\$18.91
CREWE, RYAN	72991	MILEAGE	\$158.80
EMCO SUPPLY	72992	REPAIR PARTS	\$1,162.10
MAGNA CONTRACTING & MANAGEMENT	72993	PROGRESS PAYMENTS	\$357,700.87
FORTAN TRAFFIC SYSTEMS LTD	72994	TRAFFIC SUPPLIES	\$41,820.49
Total:			\$4,516,306.01

MEMORANDUM

Date: September 11, 2014
To: His Worship the Mayor and Members of Council
From: Paul Mackey, P. Eng.,
Deputy City Manager, Public Works
Re: **Tender – Masonry Lift Shaft & Related Work @ #245 Freshwater Rd**

The following tenders have been received for this project:

1. AMD Holdings Ltd. \$82,862.00
2. Eastern Contracting Ltd.\$88,479.00

RECOMMENDATION

I recommend that the tender be awarded to the lowest bidder, AMD Holdings Ltd., for the amount of \$82,862.00 which includes HST.

Paul Mackey

Paul Mackey, P. Eng.,
Deputy City Manager – Public Works

ST. JOHN'S