

**AGENDA  
REGULAR MEETING**

**September 6, 2016  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

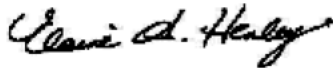
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September 2, 2016

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, September 6, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

**AGENDA**  
**REGULAR MEETING - CITY COUNCIL**  
**September 6, 2016 – 4:30 p.m. – Council Chambers, 4<sup>th</sup> Floor, City Hall**

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. ADOPTION OF THE MINUTES**

- a. Minutes of August 22, 2016

**4. BUSINESS ARISING FROM THE MINUTES**

**Included in the Agenda:**

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

**Other Matters**

**5. NOTICES PUBLISHED**

- a. A Discretionary Use application has been submitted by Adley's Eatery requesting permission to occupy a portion of **36 Pearson Street** as an Eating Establishment for wholesome meals from scratch. The business will occupy a floor area of approximately 195m<sup>2</sup> with a seating area of 50 m<sup>2</sup>, will operate six (6) days a week, Noon – 9:00 p.m. and employ a staff of four (4). On-site parking is provided.
- b. A Discretionary Use application has been submitted requesting permission to occupy a portion of **37 Warren Place** for a home occupation for Custom Designs. The proposed business will occupy an area of 36m<sup>2</sup> and will be used to create custom accessories to sell outside the dwelling at salons, conventions, etc., and costumes for film/television industry. No customers will be seen on site, parking will not be required. Hours of operation will be Monday to Friday from 8 a.m. – 5 p.m. The business will employ two (2) people, both of which reside at the home.

**6. PUBLIC HEARINGS**

**7. COMMITTEE REPORTS**

- a. Development Committee Report dated August 30, 2016
- b. Special Events Advisory Committee Report dated August 30, 2016

## **8. RESOLUTIONS**

## **9. DEVELOPMENT PERMITS LIST**

- August 18-31, 2016

## **10. BUILDING PERMITS LIST**

- September 6, 2016

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

- Weeks Ending – August 24-31, 2016

## **12. TENDERS/RFPS**

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

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

## **14. OTHER BUSINESS**

- Decision/Direction Note dated August 30, 2016 re: Ward Boundary Review

## **15. ADJOURNMENT**



**MINUTES  
REGULAR MEETING - CITY COUNCIL  
August 22, 2016 – 4:30 p.m. - Council Chambers**

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

**Others** Kevin Breen, City Manager  
Lynnann Winsor, Deputy City Manager of Public Works  
Derek Coffey, Deputy City Manager of Financial Management  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Tanya Haywood, Deputy City Manager of Community Services  
Linda Bishop, Acting City Solicitor  
Ken O’Brien, Chief Municipal Planner  
Elaine Henley, City Clerk  
Maureen Harvey, Legislative Assistant

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-08-08/357R**

**Moved – Councillor Collins; Seconded – Councillor Puddister**

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

- **Tender 2016112 Remote Facilities Upgrades – Shea Heights Pumping Station & Reservoir**
- **Special Events Advisory Committee Report – Softball NL Men’s and Masters Men’s Canadian Championships**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-08-08/358R**

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

**That the minutes of August 8, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING FROM MINUTES**

- a. St. John’s Development Regulations Amendment Number 642, 2016  
Proposed Rezoning for Townhousing  
Planning File REZ1500012  
80 Doyle’s Road, Goulds  
Applicant: Dynamic Engineering

**SJMC2016-08-08/359R**

**Moved – Councillor Puddister; Seconded – Councillor Collins**

**That Council adopt the amended St. John’s Development Regulations Amendment Number 642, 2016. Council approves the 9.9% variance on Lot Area for 78 Doyle’s and the extended Building Line setback of 25.56 metres at 80 Doyle’s Road. This amendment is to be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the *Urban and Rural Planning Act*.**

**CARRIED UNANIMOUSLY**

**NOTICES PUBLISHED**

Council considered the following noticed published:

- a. A Discretionary Use application has been submitted by Capital Aggregates Limited requesting permission to extend an existing quarry an additional 17.7 hectare of land at **260 East White Hills Road** for the purpose of production and removal of aggregate material for construction purposes.
  
- b. A Discretionary Use application has been submitted by 55732 Newfoundland and Labrador Inc. requesting permission to construct a building at **663 Torbay Road** (Lot P of Sea Rose Drive) for Light Industrial Use. The proposed building will be used for material warehousing and fabrication/assembly of composite aluminum panels and steel trims. The

proposed building will have a floor area of approximately 12,000 square feet.

- c. A Discretionary Use application has been submitted by Frontline Action requesting permission to extend the current approval for Place of Amusement located at **10 Pearl Place**. The proposed extension will be 230 m<sup>2</sup> and will be used for laser maze, foam tip archery indoor range, bathrooms, and ancillary use of retail and office space. Off street parking is provided.

**SJMC2016-08-08/360R**

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

**That the applications be approved subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

**PUBLIC HEARINGS**

- a. PDE file REZ1500008  
Proposed Rezoning to Residential Medium Density - Condominium (R2 Condominium) Zone  
315 Torbay Road and other lands  
EXP Architects Inc. for REB Holdings Inc.

**SJMC2016-08-08/361R**

**Moved – Councillor Lane; Seconded – Councillor Hann**

**That Council adopt the attached St. John's Development Regulations Amendment Number 629, 2016 to rezone the subject property at 315 Torbay Road and neighbouring vacant properties from the Residential Low Density (R1) and Residential Medium Density (R2) Zones to the Residential Medium Density – Condominium (R2 Condominium) Zone. This would permit a residential townhouse development of 49 dwelling units, accessed from Torbay Road. There would be a single detached house built between 20 and 24 Stirling Crescent, but that land does not require rezoning.**

**It is also agreed that Council set the building line for the proposed development at 11 metres from the center line of Torbay Road. The Amendment is to be referred to the Minister of Municipal Affairs with a request for provincial registration, in accordance with the Urban & Rural Planning Act.**

Carried with Councillor Breen dissenting.

**COMMITTEE REPORTS**

**Development Committee Report – August 16, 2016**

**SJMC2016-08-08/362R**

Moved – Councillor Puddister; Seconded – Councillor Tilley  
That the report and its recommendations be adopted as presented.

**CARRIED UNANIMOUSLY**

**Planning & Development Standing Committee Report – August 16, 2016**

**SJMC2016-08-08/363R**

Moved – Councillor Puddister ; Seconded – Deputy Mayor Ellsworth  
That the report and its recommendations contained therein be adopted as presented.

**CARRIED UNANIMOUSLY**

**Special Events Advisory Committee Report – August 22, 2016**

**SJMC2016-08-08/364R**

Moved – Councillor Breen ; Seconded – Councillor Lane  
That the report and its recommendations contained therein be adopted as presented.

**CARRIED UNANIMOUSLY**

**DEVELOPMENT PERMITS LIST**

Council considered as information the above noted for the period August 4, 2016 to August 17, 2016

**BUILDING PERMITS LIST**

[Link to List](#)

Council considered the Building Permits list for August 22, 2016.

**SJMC2016-08-08/365R**

**Moved – Councillor Galgay; Seconded – Councillor Hickman  
That the building permits list dated August 22, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending August 10, 2016 and August 17, 2016.

**SJMC2016-08-08/366R**

**Moved – Councillor Breen; Seconded – Councillor Puddister  
That the Payrolls and Accounts for the weeks ending August 10, 2016 and August 17, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**TENDERS/RFPs**

Council considered the following tenders:

- Tender 2016109 – Victoria Park Phase 1 – Option B
- East White Hills Road Street Rehabilitation
- Tender 2016052 – Traffic Signals & Decorative Lights Maintenance
- Tender 2016112 Remote Facilities Upgrades, Shea Heights Pumping Station & Reservoir

**SJMC2016-08-08/367R**

**Moved – Councillor Breen; Seconded – Councillor Puddister  
That the tenders noted above be awarded respectively to the companies noted below:**

- Tender 2016109 – Victoria Park Phase 1 – CAN-AM Platforms & Construction Ltd - (Base Price with Contingent) Amount \$1,195,675.02 (hst included)
- East White Hills Road Street Rehabilitation - approved under existing Streets Rehab Contract 2, which will allow its

construction in this construction season. As per Section 5.2 in the Public Tendering Act, Council approval is required for changes in excess of 5% of the value of this \$2.1m contract, and this change is approximately 27% of the value of the original contract.

- Tender 2016052 – Traffic Signals & Decorative Lights Maintenance – Black & McDonald Limited - \$479,911.00 (hst included)
- Tender 2016112 Remote Facilities Upgrades, Shea Heights Pumping Station & Reservoir - \$174,084.82 (hst included)

**CARRIED UNANIMOUSLY**

#### **NOTICE OF MOTION/PETITIONS**

Councillor O’Leary presented a petition on behalf of the residents of Winter Avenue requesting traffic calming measures on the street. Residents have noticed a marked increase in the volume of traffic using the street as a “cut through” alternative.

#### **OTHER BUSINESS**

E-poll – Live Streaming for Tragically Hip at Convention Centre

**SJMC2016-08-08/368R**

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

**That the e-poll be ratified, rejecting a request to fund the Tragically Hip Live Streaming at the Convention Centre.**

**CARRIED UNANIMOUSLY**

E-poll – Live Streaming for Tragically Hip at Prince Edward Plaza, George St.

**SJMC2016-08-08/369R**

**Moved – Councillor; Seconded – Councillor**

**That the e-poll be ratified, giving approval to fund \$5,000 from the Community Services Budget, waiving stage fees and approval of an**

**extension to the noise by-law enabling the above noted event to take place.**

**CARRIED UNANIMOUSLY**

**Councillor O’Leary:**

- Requested that the policy for billing residents for infrastructure improvements be referred to the Planning & Development Committee for review.

**Councillor Puddister:**

- Requested that the City Solicitor review the possibility of drafting a by-law regarding the use of street meridians with a few to improving safety for people soliciting.
- Requested the City Manager look into an appropriate fencing design that would improve the safety of people using the meridians.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:45 p.m.

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**MAYOR**

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**CITY CLERK**



# Building Permits List

## Council's August 22, 2016 Regular Meeting

Permits Issued: 2016/08/04 To 2016/08/17

### Class: Commercial

13 Teakwood Drive	Co	Day Care Centre
40 Aberdeen Ave	Ms	Retail Store
46 Aberdeen Ave	Ms	Restaurant
56b Aberdeen Ave	Ms	Retail Store
37 Anderson Ave	Ms	Eating Establishment
12 Bay Bulls Rd	Ms	Eating Establishment
22-24 Blackmarsh Rd	Ms	Retail Store
414 Blackmarsh Rd	Ms	Industrial Use
271 Blackmarsh Rd	Ms	Take-Out Food Service
208 Duckworth St.	Sn	Retail Store
10 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
385 Empire Ave	Ms	Office
336 Freshwater Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Office
325 Freshwater Rd	Sn	Clinic
16-72 Hamlyn Rd, Ups Store	Sn	Retail Store
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
34 Harvey Rd, 5th Floor	Sn	Office
78 Harvey Rd	Ms	Eating Establishment
10 Hebron Way	Ms	Restaurant
5 Hebron Way, Ultramar	Ms	Retail Store
12-20 Highland Dr	Ms	Clinic
35 Kelsey Dr	Ms	Restaurant
41 Kelsey Dr	Ms	Retail Store
45 Kelsey Dr	Ms	Retail Store
55b Kelsey Dr	Ms	Retail Store
55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Take-Out Food Service
65 Kelsey Dr	Sn	Retail Store
75 Kelsey Dr	Ms	Restaurant
121 Kelsey Dr	Sn	Office
54 Kenmount Rd	Ms	Eating Establishment
274 Kenmount Rd	Ms	Retail Store
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
85-95 Kenmount Rd	Ms	Car Sales Lot
275 Kenmount Rd	Ms	Eating Establishment
497 Kenmount Rd	Ms	Car Sales Lot
345-349 Main Rd	Ms	Eating Establishment
370 Newfoundland Dr	Ms	Bank
446 Newfoundland Dr	Ms	Eating Establishment
447 Newfoundland Dr	Sn	Bakery
101 New Gower St	Sn	Place Of Assembly
78 O'leary Ave	Ms	Retail Store
78 O'leary Ave	Ms	Retail Store
31 Peet St	Ms	School
154 Pennywell Rd	Ms	Service Station
43 Pippy Pl	Ms	Retail Store
180 Portugal Cove Rd	Ms	Eating Establishment
279 Portugal Cove Rd	Ms	Take-Out Food Service



38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
117 Ropewalk Lane	Ms	Take-Out Food Service
14 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
15 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
25-27 Stavanger Dr	Ms	Retail Store
95a Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
506 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Service Shop
656 Topsail Rd	Ms	Tavern
686 Topsail Rd	Ms	Restaurant
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26 Torbay Rd	Ms	Tavern
46 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Service Shop
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Eating Establishment
436 Torbay Rd	Ms	Retail Store
464 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Office
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
202 Water St	Nc	Fence
200-220 Newfoundland Dr	Nc	Fence
134 Military Rd	Rn	Mixed Use
10 Ruby Pl	Cr	Home For Aged
61 James Lane	Rn	Light Industrial Use
44 Torbay Road	Rn	Office
130 Water St	Rn	Office
553 Torbay Rd	Sw	Eating Establishment
238 Torbay Rd, Suite 200	Cr	Office
146-152 Water St., Jack Axes	Cr	Club
21 Churchill Sq., Egycana	Cr	Take-Out Food Service
25 Kenmount Rd	Cr	Service Shop
553 Torbay Rd	Nc	Fence
Avalon Mall, Suite 2045	Rn	Clinic
50 New Gower St	Rn	Place Of Assembly
65 Jetstream Ave	Nc	Hotel

This Week \$ 20,773,935.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

5 Barrows Road - Lot 2	Nc	Single Detached Dwelling
70 Beaver Brook Dr	Nc	Accessory Building
5 Bell's Turn	Nc	Fence
114 Branscombe St	Nc	Swimming Pool
114 Branscombe St	Nc	Patio Deck
2 Bulrush Ave, Lot 62	Nc	Single Detached Dwelling
82 Calver Ave	Nc	Fence
174 Castle Bridge Dr	Nc	Accessory Building
174 Castle Bridge Dr	Nc	Fence
8 Chester Pl	Nc	Accessory Building
30 Dauntless St	Nc	Fence
15 Della Dr	Nc	Fence
6 Dickinson Pl	Nc	Patio Deck
6 Douglas St	Nc	Fence
5 Dover Pl	Nc	Fence
123 Doyle St	Nc	Accessory Building
88 Durdle Dr	Nc	Accessory Building
576 Empire Ave	Nc	Patio Deck
72 Forest Rd	Nc	Fence
197 Green Acre Dr	Nc	Patio Deck
197 Green Acre Dr	Nc	Fence
21 Halley Drive	Nc	Patio Deck
15 Hayward Avenue	Nc	Patio Deck
30 Highland Dr	Nc	Accessory Building
23 Horwood St	Nc	Accessory Building
32 Hunt's Lane	Nc	Single Detached & Sub.Apt
209 Ladysmith Dr	Nc	Accessory Building
13 Long Beach St	Nc	Fence
26 Macleod Pl	Nc	Patio Deck
4 Mcnaughton Dr	Nc	Accessory Building
70 Maurice Putt Cres	Nc	Patio Deck
79 Nautilus Street	Nc	Patio Deck
111 New Pennywell Rd	Nc	Accessory Building
137 Old Petty Harbour Rd	Nc	Accessory Building
38 Ottawa St	Nc	Fence
32 Palm Dr	Nc	Patio Deck
68 Parsonage Dr	Nc	Accessory Building
36 Pepperwood Dr, Lot 334	Nc	Single Detached Dwelling
28 Poplar Ave	Nc	Accessory Building
119 Airport Heights Dr	Nc	Patio Deck
1 Barrow's Road - Lot 1	Nc	Single Detached Dwelling
106 Seaborn St	Nc	Accessory Building
622 Southside Rd	Nc	Accessory Building
31 Stone's Road	Nc	Fence
27 Sugar Pine Cres., Lot 267	Nc	Single Detached Dwelling
49 Sugar Pine Cres	Nc	Accessory Building
16 Symonds Pl	Nc	Fence
96 Teakwood Dr	Nc	Fence
34 Victoria St	Nc	Fence
12 Willenhall Pl	Nc	Accessory Building
22 Willenhall Pl	Nc	Accessory Building
4 Gander Cres.	Co	Home Office
14 Kenai Cres	Co	Home Office
32 Palm Dr	Co	Day Care Centre
116 Duckworth St	Cr	Subsidiary Apartment
756-758 Main Rd	Cr	Subsidiary Apartment
14 Orlando Pl	Cr	Subsidiary Apartment
12 Willenhall Place	Cr	Subsidiary Apartment
154 Castle Bridge Dr	Ex	Patio Deck
25 Corporal Jamie Murphy St	Ex	Single Detached Dwelling
19-25 Fleming's Rd	Ex	Single Detached Dwelling
69 Prince Of Wales St	Ex	Single Detached Dwelling
20 Raleigh St	Ex	Single Detached Dwelling

30 Valleyview Rd	Ex	Accessory Building
17 Bayberry Pl	Rn	Single Detached Dwelling
80 Boulevard, Unit 407	Rn	Apartment Building
179 Castle Bridge Dr	Rn	Single Detached & Sub.Apt
181 Castle Bridge Drive	Rn	Single Detached & Sub.Apt
183 Castle Bridge Drive	Rn	Single Detached & Sub.Apt
185 Castle Bridge Dr	Rn	Single Detached & Sub.Apt
98 Circular Rd	Rn	Single Detached Dwelling
63 Circular Rd	Rn	Single Detached Dwelling
68 Colonial St	Rn	Townhousing
73 Cottonwood Cres	Rn	Single Detached & Sub.Apt
111 Gower St	Rn	Townhousing
90 Highland Dr	Rn	Single Detached Dwelling
77 Holbrook Avenue	Rn	Single Detached Dwelling
10 Hoyles Ave	Rn	Single Detached Dwelling
36 Jasper St	Rn	Single Detached Dwelling
90 Merrymeeting Road	Rn	Single Detached Dwelling
1 Morris Ave	Rn	Single Detached & Sub.Apt
27 Oxen Pond Rd	Rn	Single Detached Dwelling
17 Quebec St	Rn	Single Detached Dwelling
62 Queen's Rd	Rn	Condominium
80 Royal Oak Dr	Rn	Single Detached Dwelling
65 Shoal Bay Rd	Rn	Single Detached Dwelling
337 Southside Rd	Rn	Single Detached Dwelling
39-41 Young Street	Rn	Townhousing
441-443 Main Rd	Sw	Single Detached Dwelling
20 Margaret's Pl	Sw	Townhousing

This Week \$ 3,092,810.00

**Class: Demolition**

4 Barter's Hill Pl	Dm	Single Detached Dwelling
229 Kenmount Rd	Dm	Office

This Week \$ 16,800.00

This Week's Total: \$ 23,883,545.00

Repair Permits Issued: 2016/08/04 To 2016/08/17 \$ 219,025.00

Legend

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

**YEAR TO DATE COMPARISONS**

**August 22, 2016**

<b>TYPE</b>	<b>2015</b>	<b>2016</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$105,142,000.00	\$96,666,000.00	-8
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$9,779,000.00	\$6,000,000.00	-39
Residential	\$55,000,000.00	\$45,493,000.00	-17
Repairs	\$2,769,000.00	\$3,048,000.00	10
Housing Units (1 & 2 Family Dwelling)	139	142	
<b>TOTAL</b>	<b>\$172,690,000.00</b>	<b>\$151,207,000.00</b>	<b>-12</b>

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 17, 2016**

### **Payroll**

<b>Public Works</b>	<b>\$ 454,325.47</b>
<b>Bi-Weekly Casual</b>	<b>\$ 104,326.20</b>
<b>Accounts Payable</b>	<b>\$ 4,265,813.38</b>
<b>Total:</b>	<b>\$ 4,824,465.05</b>

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending August 10, 2016**

## **Payroll**

<b>Public Works</b>	<b>\$ 497,822.18</b>
<b>Bi-Weekly Administration</b>	<b>\$ 903,915.27</b>
<b>Bi-Weekly Management</b>	<b>\$ 888,534.27</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 706,435.19</b>
<b>Accounts Payable</b>	<b>\$4,924,986.01</b>

**Total: \$ 7,921,692.92**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

# DECISION/DIRECTION NOTE

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

**Date Prepared:** August 30, 2016

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

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

**Ward:** 1

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**Decision/Direction Required:**

Following Provincial release, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 139, 2016, and St. John's Development Regulations Amendment Number 639, 2016.

**Discussion – Background and Current Status:**

The applicant has applied to develop two, 4-storey office buildings at 42 Sugarloaf Place. The subject parcel of land is 7.65 acres (30,950 square metres) and is currently vacant with partial tree cover. Access to the proposed development is from Sugarloaf Place, which is currently not built to an acceptable municipal standard and will require upgrading.

This proposed development is in keeping with other recently completed office and commercial developments located in the vicinity of East White Hills Road. The subject property is designated and zoned Rural under the St. John's Municipal Plan and Development Regulations. In order to consider an office building at this location, the property would need to be rezoned to the Commercial Office (CO) Zone. A Municipal Plan amendment would also be required to the Commercial General Land Use District.

A public meeting was held on April 21, 2016, at City Hall. At the Regular Meeting of Council on May 24, 2016 Council agreed to proceed with the proposed amendments and requested that the Department of Municipal Affairs issue a Provincial Release for the amendments. Provincial release has now been issued for St. John's Municipal Plan Amendment Number 139, 2016 and St. John's Development Regulations Amendment Number 639, 2016. It is now in order for Council to proceed with the next steps in the amendment process.

**Key Considerations/Implications:**

1. Budget/Financial Implications:

The relevant sections of Sugarloaf Road and Sugarloaf Place would have to be upgraded to an acceptable City standard. The developer has agreed to extend and upgrade the roadway and connection to East White Hills Road to an acceptable City standard. Ultimately this will require that the City provide an increased obligation to deliver services on additional roads.

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# ST. JOHN'S

2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:  
In line with encouraging increased density where appropriate, as per the Municipal Plan.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:  
Public Hearing chaired by an independent Commissioner is required.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

**Recommendation:**

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

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

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP – Planner III

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

**Approved by:**

Ken O'Brien, MCIP – Chief Municipal Planner

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

LLB/dlm

**Attachments:**

1. Location map
2. Resolution



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

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

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

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

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

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

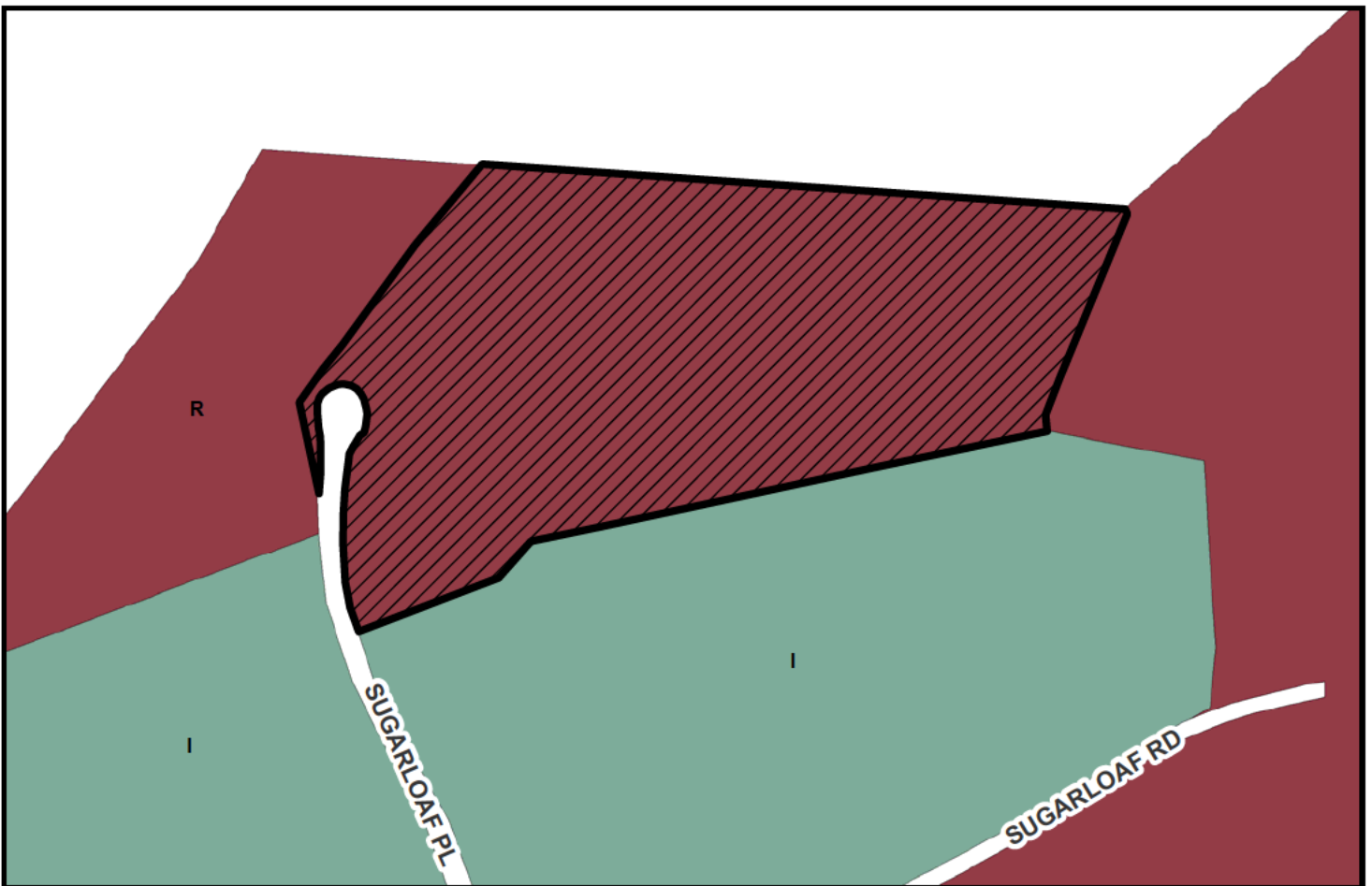
\_\_\_\_\_  
**Mayor**

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

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

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

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



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

2016 05 13 SCALE: 1:2500  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM  
RURAL (R) LAND USE DISTRICT TO  
COMMERCIAL GENERAL (CG) LAND USE DISTRICT

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

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

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

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

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

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

**Rezone the property at 42 Sugarloaf Place [Parcel ID #37663] from the Rural (R) Zone to the Commercial Office (CO) Zone as shown on Map Z-1A attached.**

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

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

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

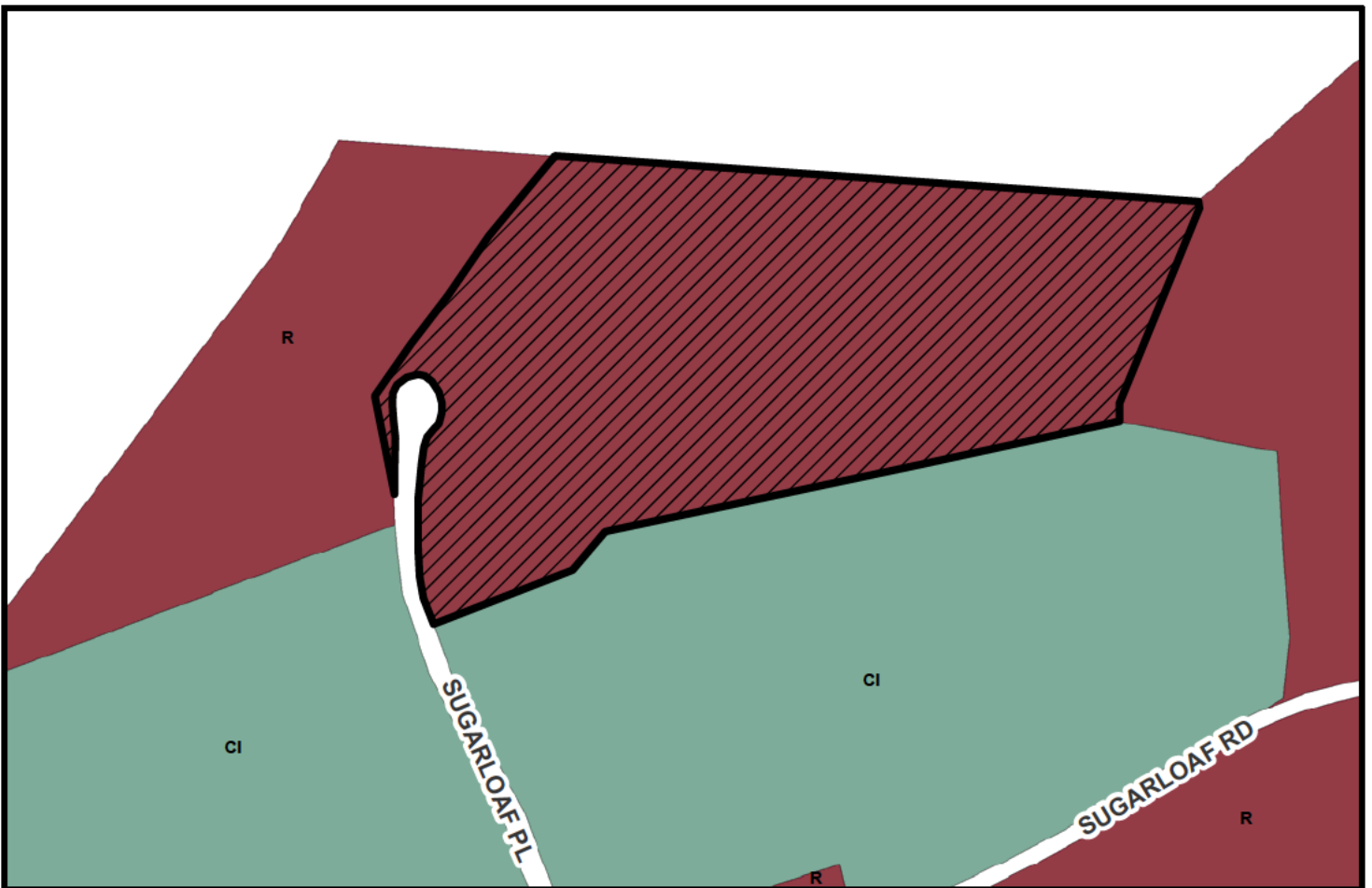
\_\_\_\_\_  
**MCIP**

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

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

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

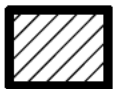
\_\_\_\_\_  
**Provincial Registration**



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

2016 05 13 SCALE: 1:2500  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM  
RURAL (R) LAND USE ZONE TO  
COMMERCIAL OFFICE (CO) LAND USE ZONE

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

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

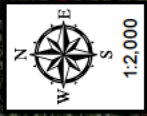
\_\_\_\_\_  
Mayor

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

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

Provincial Registration





**SUBJECT PROPERTY**



DISCLA MER: This map is based on current information at the date of production.  
W:\Eng work\IPlan\W2016\_projects\42\_sugarloaf\_place.mxd



**NOTICES PUBLISHED**

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on September 6, 2016**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	Commercial Neighbourhood (CN) Zone	1	A Discretionary Use application has been submitted by Adley's Eatery requesting permission to occupy a portion of <b>36 Pearson Street</b> as an Eating Establishment for wholesome meals from scratch. The business will occupy a floor area of approximately 195m <sup>2</sup> with a seating area of 50 m <sup>2</sup> , will operate six (6) days a week, Noon – 9:00 p.m. and employ a staff of four (4). On-site parking is provided.	195m <sup>2</sup>	4		No Submissions received	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>
2	Residential Low Density (R1) Zone	1	A Discretionary Use application has been submitted requesting permission to occupy a portion of <b>37 Warren Place</b> for a home occupation for Custom Designs. The proposed business will occupy an area of 36m <sup>2</sup> and will be used to create custom accessories to sell outside the dwelling at salons, conventions, etc., and costumes for film/television industry. No customers will be seen on site, parking will not be required. Hours of operation will be Monday to Friday from 8 a.m. – 5 p.m. The business will employ two (2) people, both of which reside at the home.	36m <sup>2</sup>	2		Submissions received <b>14 (attached)</b>	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>

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



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

2016/08/23 09:52 AM

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

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

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

---

Dear Madam/Sir:

I am Chaker Hobeika a close neighbour to above property.

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

I am writing in support of the application.

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

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

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

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

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

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

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

I am confident we are safe in this case,

Yours truly,  
Chaker Hobeika

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

[REDACTED]

---

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

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

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

Dear Ms Henley,

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

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

Sincerely,

Terry Reardon and Bernice Molloy  
[REDACTED] Warren Place

Terry Reardon  
**applied insights**  
[REDACTED]

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



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

---

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

Mary Ann Moores  
[REDACTED] Warren Street

MAM

Sent from my iPad

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

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

---

To whom it may concern,

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

Kindest regards,  
Jerry Burt

[REDACTED]  
[REDACTED] Canada Ltd

Sent from my iPhone

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

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

---

August 23, 2016

City Clerk  
City of St. John's

Dear Ms. Henley:

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

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

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

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

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

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

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

*Wayne Ash*

Resident & Home Owner

■ Warren Place

St. John’s



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

2016/08/29 11:33 AM

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

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

---

Good Morning:

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

We thank you for your feedback.

Elaine Henley  
City Clerk

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

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

---

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

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

Rosemary Galgay  
Parsons Place  
[REDACTED]



[REDACTED]

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

Dear Ms. Harvey,

Thank you for advancing concerns by the neighbors.

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

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

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

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

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

Désirée

\*\*\*\*\*

Désirée King

[REDACTED]

---

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

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

2016/08/29 11:20 AM

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

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

To All City Councillors and Mayor O'Keefe:

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

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


Janet Case  
[REDACTED] Warren Place  
[REDACTED]

=====

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

**City Clerk and Council** to: Jeff Power

2016/08/18 03:55 PM

Sent by: **Elaine Henley**

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

Good Afternoon Mr. Powe:

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


We thank you for your feedback.

Elaine Henley  
City Clerk

Jeff Power

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

2016/08/17 10:46:44 AM

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

---

Hi,

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

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

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

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

Jeff Power



Jessica Laing

█ Empire Ave

St. John's NL

A1C3J1

█

█

Good Afternoon,

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

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

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

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

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

Regards,

Jessica Laing █





**Fw: Regards to discretionary use civic number 37 warren place**

**Planning** to: Karen Chafe

Sent by: **Donna L Mullett**

2016/08/29 11:33 AM

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

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

---

Good Afternoon Mr. Skanes:

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

Elaine Henley  
City Clerk

Krista Skanes

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

2016/08/23 10:44:06 AM

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

---

To whom it may concern,

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

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

Thank you  
Krista Skanes

Sent from my iPhone



**37 Warren Place - Re: Application Comment** 

**City Clerk and Council** to: Maddie Mills

2016/08/18 03:52 PM

Sent by: **Elaine Henley**

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

Good Afternoon Ms. Mills:

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

We thank you for your feedback.

Elaine Henley  
City Clerk

Maddie Mills

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

2016/08/17 11:02:28 AM

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

---

To whom it may concern,

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

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

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

They are also upstanding businesspeople.

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

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

Thank you,

Maddie  
[REDACTED]

August 23, 2016

City Clerk  
City of St. John's

Dear Ms. Henley:

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

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

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

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

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

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

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

We respectfully submit that this application be denied.

Kind regards,

Susan and Norm Tobin



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

2016/08/29 11:30 AM

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

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

Good Morning:

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

We thank you for your feedback.

Elaine Henley  
City Clerk

Tracey Snow

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

2016/08/22 02:47:54 PM

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

Mayor O'Keefe & Councillors,

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

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

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

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

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

We therefore respectfully request that this application be denied.

Lorne & Tracey Snow

■ Warren Place

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

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

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

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

*Wayne Ash*

Resident & Home Owner

■ Warren Place

St. John’s

August 22, 2016

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

Dear Ms. Henley:

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

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

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

Sincerely,

Carl WHITE

MARY HATHERLY

WARREN PLACE



## **REPORTS/RECOMMENDATION**

### **Development Committee**

**August 30, 2016 – 10:00 a.m. – Conference Room A, 4<sup>th</sup> Floor, City Hall**

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#### **1. Request for Building Line Setback – 380 Back Line – SUB1600022**

It is recommended that Council approve the 28 metre Building Line setback for both lots.

#### **2. Proposed Building Lot to Construct a Single Family Dwelling in the Broad Cove River Watershed- 62-92 King's Hill Road- INT1600125**

It is recommended by Development Committee that Council reject the proposed building lot for residential development.

#### **3. Parking Relief for 36 Pearson Street - DEV1600133**

It is recommended that parking relief be granted as the existing 22 stalls will be sufficient for the proposed businesses.

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

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback – 380 Back Line – SUB1600022

**Date Prepared:** August 30, 2016 (Date of next meeting: September 6, 2016)

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

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

**Ward:** 5

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**Decision/Direction Required:**

To seek approval for a 28 metre Building Line setback to accommodate the construction of two (2) dwellings. These dwellings are contingent on the approval of a 2-lot subdivision at 380 Back Line.

**Discussion – Background and Current Status:**

An application was submitted to construct 2 dwellings on 2 proposed building lots at 380 Back Line. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets can be established by Council. This setback is in line with neighboring properties on the street.

**Key Considerations/Implications:**

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** N/A
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:**  
Section 10.3.3 (I) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

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# ST. JOHN'S

**Recommendation:**

It is recommended that Council approve the 28 metre Building Line setback for both lots.

**Prepared by – Date/Signature:**

Andrea Roberts – Development Officer

Signature: Andrea Roberts August 30, 2016

**Approved by – Date/Signature:**

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

Signature: [Signature]

AAR/jw



# DECISION/DIRECTION NOTE

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**Title:** Proposed Building Lot to Construct a Single Family Dwelling in the Broad Cove River Watershed- 62-92 King's Hill Road- INT1600125

**Date Prepared:** August 31, 2016 (Date of Next Meeting: September 6, 2016)

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

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

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

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**Decision/Direction Required:**

Consideration to create a building lot on which to construct a Single Family Dwelling in the Watershed Zone.

**Discussion – Background and Current Status:**

An application was submitted requesting permission to create a residential building lot at 62-92 King's Hill Road by the Town of Portugal Cove- St. Phillip's. The proposed lot is 6.04 Ha, and the proposed dwelling would have a proposed floor area of 279 m<sup>2</sup>.

The property is situated in the Broad Cove River Watershed where Section 104(4) (b) of the City of St. John's Act does not allow for the construction of a new dwelling on vacant land in the Watershed.

**Key Considerations/Implications:**

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Town of Portugal Cove- St. Phillip's
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 104 of the City of St. John's Act
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

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**ST. JOHN'S**

**Recommendation:**

It is recommended by Development Committee that Council reject the proposed building lot for residential development.

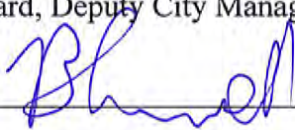
**Prepared by - Date/Signature:**

Andrea Roberts, Development Officer

Signature:  August 31, 2016

**Approved by - Date/Signature:**

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

Signature: 

AAR/jw

# DECISION/DIRECTION NOTE

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**Title:** Parking Relief for 36 Pearson Street – DEV1600133  
(Development Committee Report)

**Date Prepared:** September 1, 2016 (Date of next meeting September 6, 2016)

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

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

**Ward:** Ward 1

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**Decision/Direction Required:** To seek parking relief of 2 spaces for 36 Pearson Street

**Discussion – Background and Current Status:**

An application was submitted requesting parking relief in order to accommodate a Easting Establishment at 36 Pearson Street.

All occupancy of the buildings will require 24 parking stalls.

**Key Considerations/Implications:**

- 1. Budget/Financial Implications:** N/A
- 2. Partners or Other Stakeholders**  
Current occupants & patrons utilize shared parking throughout the lot and experience volumes of customers of different times.
- 3. Alignment with Strategic Directions/Adopted Plans:** N/A
- 4. Legal or Policy Implications**  
Section 9 – Off Street Parking Requirements of the St. John’s Development Regulations.
- 5. Engagement and Communications Considerations**  
The applicant needs to be informed of the decision of Council in the form of a letter.
- 6. Human Resource Implications** N/A
- 7. Procurement Implications:** N/A
- 8. Information Technology Implications:** N/A
- 9. Other Implications:** N/A

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# ST. JOHN'S



**Recommendation:**

It is recommended that parking relief be granted as the existing 22 stalls will be sufficient for the proposed businesses.

**Prepared by – Date/Signature:**

Ashley Murray – Assistant Development Officer

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

**Approved by – Date/Signature:**

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

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

AAM/jw

# DECISION/DIRECTION NOTE

**Title:** Special Events Advisory Committee Report

**Date Prepared:** August 30, 2016

**Report To:** Mayor & Council

**Councillor and Role:** All

**Ward:** N/A

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

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

<b>Event</b>	Heart and Stroke Big Bike
<b>Date</b>	September 7 to 11, 2016
<b>Detail</b>	Harbour Drive to Water Street – East on Water Street – South on Prescott Street – West on Harbour Drive.  The bike may not be on the road between the hours of: 7am - 9am 3:30pm - 6:00pm

<b>Event</b>	Motor Newfoundland Car Show
<b>Date</b>	September 10, 2016
<b>Detail</b>	George Street from Queen Street to Beck's Cove Event starts at noon until 4, set up beginning at 10am Street Closure – George Street RNC providing officer for patrol in area.

<b>Event</b>	Take Back The Night March
<b>Date</b>	September 16, 2016
<b>Detail</b>	Event starts at 7pm with a gathering at Bannerman Park. Following speeches the group will march to City Hall. Anticipated attendance 250-500. Start at Bannerman Park East on Military Road Turn Right to Gower Street Turn Left to Wood Street Turn Right to Duckworth Street Turn Left to Prescott Street Turn Right to Water Street Turn Right to Adelaide Street Cross New Gower to City Hall  RNC providing escort.

**ST. JOHN'S**



<b>Event</b>	Battle of Britain Parade
<b>Date</b>	September 18, 2016
<b>Detail</b>	<p>Parade Route:</p> <p>10:30am  Depart CLB Armoury  South down Long's Hill to Queen's Road  East on Queen's Road to Cathedral Street  South on Cathedral Street to Gower Street  West on Gower Street  Stop at Anglican Cathedral</p> <p>12:15pm  Depart Anglican Cathedral  South on Church Hill to Duckworth Street  East on Duckworth to Cochrane Street  South on Cochrane Street to Water Street  West on Water  Stop at National War Memorial</p> <p>1:00pm  Depart National War Memorial  West on Water Street  South on Ayre's Cove  Finish</p> <p><u>Full Street Closures</u>  11:30am to 1:15pm  Duckworth Street – from Prescott Street to Cochrane Street  Water Street – from Prescott Street to Cochrane Street</p> <p><u>Temporary Street Closures</u>  1:00pm – 1:15pm  15 minute duration  Water Street at Prescott Street (west bound traffic on Water St.)  Water Street at Beck's Cove (east bound traffic on Water St.)</p> <p>RNC &amp; Military Police providing escort.</p>



<b>Event</b>	St. John's Women's Centre Slut Walk
<b>Date</b>	September 24, 2016
<b>Detail</b>	<p>Event starts at 2pm with a gathering at Harbourside Park. Following speeches the group will march to City Hall. Anticipated attendance 100-250.</p> <p>Start at Harbourside Park  West on Water Street  Turn Right to George Street  Travel West on George Street  Turn Right at Adelaide Street  Cross New Gower to City Hall</p> <p>RNC providing escort.</p>

**Key Considerations/Implications:**

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

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

**Prepared by/Signature:**

Beverley Skinner – Manager of Events and Services

Signature \_\_\_\_\_

**Approved by/Date/Signature:**

Tanya Haywood – Deputy City Manager Community Services

Signature \_\_\_\_\_



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

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

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

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

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

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# Building Permits List

## Council's September 6, 2016 Regular Meeting

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

### Class: Commercial

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

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

This Week \$ 2,569,080.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

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

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

28 Shriners Rd, Lot 27	Nc	Single Detached & Sub.Apt	
372 Stavanger Dr	Nc	Single Detached Dwelling	
18 Taylor Pl	Nc	Patio Deck	
12 Thetis Pl	Nc	Patio Deck	
584 Topsail Rd	Nc	Accessory Building	
9 Waterford Hts S	Nc	Single Detached Dwelling	
9 Waterford Hts S	Nc	Accessory Building	
41 Watson Cres	Nc	Accessory Building	
7 Wickham Pl	Nc	Fence	
33 Wicklow St	Nc	Fence	
77 Almond Cres	Co	Day Care Centre	
13 Beauford Pl	Co	Day Care Centre	
56 Terra Nova Rd	Co	Office	
63 Tree Top Dr	Co	Day Care Centre	
71 Ladysmith Dr	Cr	Subsidiary Apartment	
13 Learning Rd	Cr	Subsidiary Apartment	
712a Main Rd	Cr	Subsidiary Apartment	
41 Nautilus St	Cr	Subsidiary Apartment	
50 Otter Dr	Cr	Subsidiary Apartment	
134 Water St, 3rd Floor	Cr	Subsidiary Apartment	
20 Gullage St	Ex	Accessory Building	
452 Allandale Rd	Rn	Single Detached Dwelling	
292 Blackmarsh Rd	Rn	Single Detached Dwelling	
132 Bond St	Rn	Semi-Detached Dwelling	
82 Calver Ave	Rn	Patio Deck	
63 Circular Rd	Rn	Single Detached Dwelling	
7 Dover Pl	Rn	Single Detached Dwelling	
23 Eastview Cres	Rn	Single Detached Dwelling	
30 Empire Avenue	Rn	Single Detached Dwelling	
7 Errol Pl	Rn	Single Detached Dwelling	
3 Forest Ave	Rn	Single Detached Dwelling	
149 Forest Rd	Rn	Single Detached Dwelling	
133 Gower Street	Rn	Single Detached Dwelling	
85 Halley Dr	Rn	Single Detached Dwelling	
31 Henry Street	Rn	Single Detached Dwelling	
9 Mcfarlane St	Rn	Single Detached Dwelling	
23 Monkstown Rd	Rn	Semi-Detached Dwelling	
73 Monkstown Rd	Rn	Single Detached Dwelling	
48 Monroe St	Rn	Semi-Detached Dwelling	
72 Mullock St	Rn	Single Detached Dwelling	
45 New Cove Rd	Rn	Single Detached & Sub.Apt	
85 New Cove Rd	Rn	Single Detached Dwelling	
49 Sugar Pine Cres	Rn	Single Detached Dwelling	
14 Sitka St	Rn	Single Detached Dwelling	
215 Waterford Bridge Rd	Rn	Single Detached Dwelling	
3 Williams Hts	Rn	Single Detached Dwelling	
22 Willenhall Pl	Rn	Single Detached & Sub.Apt	
30 Dauntless St	Sw	Single Detached Dwelling	
10 Falkland St	Sw	Single Detached Dwelling	
13 Wickham Pl	Sw	Single Detached & Sub.Apt	
			This Week \$ 4,105,247.00

**Class: Demolition**

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

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

Repair Permits Issued: 2016/08/18 To 2016/08/31 \$ 211,650.00

Legend

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

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

YEAR TO DATE COMPARISONS			
August 22, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$105,142,000.00	\$96,666,000.00	-8
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$9,779,000.00	\$6,000,000.00	-39
Residential	\$55,000,000.00	\$45,493,000.00	-17
Repairs	\$2,769,000.00	\$3,048,000.00	10
Housing Units (1 & 2 Family Dwelling)	139	142	
<b>TOTAL</b>	<b>\$172,690,000.00</b>	<b>\$151,207,000.00</b>	<b>-12</b>

Respectfully Submitted,

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



# MEMORANDUM

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

## **Payroll**

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

**Total: \$ 5,968,051.36**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROBERT BAIRD EQUIPMENT LTD.	100610	RENTAL OF EQUIPMENT	6,213.89
CHARTERED PROFESSIONAL ACCOUNTANTS OF CANADA	100611	SUBSCRIPTION RENEWAL	264.50
ROGERS COMMUNICATIONS CANADA INC.	100612	DATA & USAGE CHARGES	22,285.65
NORATEK SOLUTIONS INC.,	100613	ANNUAL LICENSE RENEWAL	14,351.00
NEWFOUNDLAND POWER	100614	ELECTRICAL SERVICES	6,684.33
COLIN POWER	100615	NSF FEE REFUND	48.00
ROBERT BAIRD EQUIPMENT LTD.	100616	RENTAL OF EQUIPMENT	728.04
ANCHORAGE CONTRACTING LTD.	100617	PROGRESS PAYMENT	196,667.95
RECEIVER GENERAL FOR CANADA	100618	PAYROLL DEDUCTIONS	152,440.78
RECEIVER GENERAL FOR CANADA	100619	PAYROLL DEDUCTIONS	25,734.50
DOMINIC GOSSE	100620	REFUND SECURITY DEPOSIT	100.00
STREET CAPITAL - QUEBEC	100621	REFUND OVERPAYMENT OF TAXES	1,335.63
KENDELL, COLLEEN	100622	REGISTRATION OF CPA BREAKFAST (3)	120.75
LINDA PENNEY	100623	EMPLOYMENT RELATED EXPENSES	55.53
KIRKLAND BALSOM & ASSOC.	100624	PROFESSIONAL SERVICES	200.00
TURNER DRAKE & PARTNERS LIMITED	100625	COURT OF APPEAL REFUND	400.00
PINE BUD INVESTMENTS INC.	100626	COURT OF APPEAL REFUND	200.00
CANADA LANDS COMPANY CLC LIMITED	100627	COURT OF APPEAL REFUND	200.00
RENDELL JEANS	100628	COURT OF APPEAL REFUND	60.00
DESJARDINS FINANCIAL SECURITY	100629	PAYROLL DEDUCTIONS	618,748.08
SSQ INSURANCE COMPANY INC.	100630	PAYROLL DEDUCTIONS	4,543.21
PUBLIC SERVICE CREDIT UNION	100631	PAYROLL DEDUCTIONS	5,050.86
NEWFOUND CONSTRUCTION LTD.	100632	PROGRESS PAYMENT	50,392.20
SWANA	1160	MEMBERSHIP RENEWAL	275.180
M-B COMPANIES INC.	1161	REPAIR PARTS	1,048.760
GRAND CONCOURSE AUTHORITY	100633	MAINTENANCE CONTRACTS	3,397.97
DICKS & COMPANY LIMITED	100634	OFFICE SUPPLIES	55.21
HUBLEY'S PLUMBING LTD.	100635	PLUMBING SUPPLIES	115.29
PRINT SHOP LIMITED	100636	BROCHURES	1,526.96
TYCO INTEGRATED SECURITY CANADA, INC.	100637	PROFESSIONAL SERVICES	621.01
NEWFOUNDLAND POWER	100638	ELECTRICAL SERVICES	87,575.08
PARTS FOR TRUCKS INC.	100639	REPAIR PARTS	8,208.37
MAGNA CONTRACTING & MANAGEMENT	100640	PROGRESS PAYMENT	103,515.47
FILTRUM INC.,	100641	PROGRESS PAYMENT	14,221.22
PACER NEWFOUNDLAND & LABRADOR CORP.	100642	PROGRESS PAYMENT	597,974.91
MARY DOWER	100643	LEGAL CLAIM	181.70
JAMES MOORE	100644	TRAVEL REIMBURSEMENT	1,473.23
SQUIRES, GARY	100645	TRAVEL REIMBURSEMENT	266.85
ACKLANDS-GRAINGER	100646	INDUSTRIAL SUPPLIES	104.97
RBC INVESTOR & TREASURY SERVICES	100647	CUSTODY FEES	718.75
SERVICEMASTER CONTRACT SERVICE	100648	CLEANING SERVICES	638.25
CABOT AUTO GLASS & UPHOLSTERY	100649	CLEANING SERVICES	689.66
ATLANTIC PURIFICATION SYSTEM LTD	100650	WATER PURIFICATION SUPPLIES	579.60
MIGHTY WHITES LAUNDROMAT	100651	LAUNDRY SERVICES	78.66
MUNICIPAL CONSTRUCTION LIMITED	100652	SAND AND GRAVEL	6,577.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RDM INDUSTRIAL LTD.	100653	INDUSTRIAL SUPPLIES	599.12
ROBERT BAIRD EQUIPMENT LTD.	100654	RENTAL OF EQUIPMENT	2,725.05
GRANT THORNTON	100655	PROFESSIONAL SERVICES	19,688.00
GULLIVER'S CITY WIDE TAXI	100656	TRANSPORTATION SERVICES	7.50
STAPLES THE BUSINESS DEPOT - MP	100657	OFFICE SUPPLIES	2,004.80
TOWN OF CONCEPTION BAY SOUTH	100658	GARBAGE COLLECTION	600.00
BELBIN'S GROCERY	100659	CATERING SERVICES	571.14
CABOT PEST CONTROL	100660	PEST CONTROL	386.98
DULUX PAINTS	100661	PAINT SUPPLIES	2,826.84
PATHIX ASP INC.	100662	NETWORK SUPPORT/COMPUTER EQUIPMENT	965.43
ROCKWATER PROFESSIONAL PRODUCT	100663	CHEMICALS	12,819.34
STANTEC CONSULTING LTD. (SCL)	100664	PROFESSIONAL SERVICES	2,746.88
BLACK & MCDONALD LIMITED	100665	PROFESSIONAL SERVICES	14,459.18
PROFESSIONAL PAVING LTD	100666	REFUND SECURITY DEPOSIT	2,000.00
THE PRINT & SIGN SHOP	100667	SIGNAGE	674.54
MARITIME GREEN PRODUCTS	100668	REPAIR PARTS	1,865.27
BRENKIR INDUSTRIAL SUPPLIES	100669	PROTECTIVE CLOTHING	12,079.31
BROWNE'S AUTO SUPPLIES LTD.	100670	AUTOMOTIVE REPAIR PARTS	1,322.50
PINNACLE OFFICE SOLUTIONS LTD	100671	PHOTOCOPIES	1,589.12
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	100672	SECURITY SERVICES	5,333.24
WESTERN HYDRAULIC 2000 LTD	100673	REPAIR PARTS	70.10
ATLANTIC TRAILER & EQUIPMENT	100674	REPAIR PARTS	557.63
LEXISNEXIS CANADA INC.	100675	PUBLICATION	297.41
TRIWARE TECHNOLOGIES INC.	100676	COMPUTER EQUIPMENT	528.84
WAJAX EQUIPMENT	100677	REPAIR PARTS	74.22
CANADA POST CORPORATION	100678	POSTAGE SERVICES	2,318.02
AIR LIQUIDE CANADA INC.	100679	CHEMICALS AND WELDING PRODUCTS	1,223.66
DAVE CARROLL	100680	BAILIFF SERVICES	40.00
ROGERS COMMUNICATIONS CANADA INC.	100681	DATA & USAGE CHARGES	202.01
SOBEY'S INC	100682	PET SUPPLIES	197.48
NORTH ATLANTIC SYSTEMS	100683	REPAIR PARTS	623.02
BLUE WATER MARINE & EQUIPMENT	100684	REPAIR PARTS	550.16
NEWFOUNDLAND GLASS & SERVICE	100685	GLASS INSTALLATION	1,206.84
ELECTRO MECHANICAL SERVICES	100686	REPAIR PARTS	56.50
KENT	100687	BUILDING SUPPLIES	1,145.73
CBCL LIMITED	100688	PROFESSIONAL SERVICES	4,565.50
DULUX PAINTS	100689	PAINT SUPPLIES	296.72
RON FOUGERE ASSOCIATES LTD	100690	ARCHITECTURAL SERVICES	89,037.56
PF COLLINS CUSTOMS BROKER LTD	100691	DUTY AND TAXES	79.57
COLONIAL GARAGE & DIST. LTD.	100692	AUTO PARTS	6,903.49
EASTERN VALVE & CONTROL SPEC.	100693	REPAIR PARTS	195.50
PETER'S AUTO WORKS INC.	100694	TOWING OF VEHICLES	1,628.32
SCOTT WINSOR ENTERPRISES INC.,	100695	REMOVAL OF GARBAGE & DEBRIS	10,800.49
TIM HORTON'S STORE - HARVEY RD	100696	REFRESHMENTS	150.00
MAXXAM ANALYTICS INC.,	100697	WATER PURIFICATION SUPPLIES	1,743.33

NAME	CHEQUE #	DESCRIPTION	AMOUNT
J3 CONSULTING & EXCAVATION LIMITED	100698	PROFESSIONAL SERVICES	517.50
CRANE SUPPLY LTD.	100699	PLUMBING SUPPLIES	598.46
JAMES G CRAWFORD LTD.	100700	PLUMBING SUPPLIES	444.45
SHU-PAK EQUIPMENT INC.	100701	REPAIR PARTS	420.51
ENVIROSYSTEMS INC.	100702	PROFESSIONAL SERVICES	1,211.93
NEWFOUND CABS	100703	TRANSPORTATION SERVICES	1,214.18
LONG & MCQUADE	100704	REAL PROGRAM	194.00
DICKS & COMPANY LIMITED	100705	OFFICE SUPPLIES	9,256.35
WAJAX POWER SYSTEMS	100706	REPAIR PARTS	2,749.38
MADSEN POWER SYSTEMS	100707	REPAIR PARTS	69.08
REEFER REPAIR SERVICES (2015) LIMITED	100708	REPAIR PARTS	12,878.75
DOMINION RECYCLING LTD.	100709	PIPE	215.28
THYSSENKRUPP ELEVATOR	100710	ELEVATOR MAINTENANCE	1,891.75
RESEARCH AND PRODUCTIVITY COUNCIL	100711	PROFESSIONAL SERVICES	1,307.32
GOODLIFE FITNESS	100712	FITNESS MEMBERSHIP	164.45
RUSSEL METALS INC.	100713	METALS	660.10
CANADIAN TIRE CORP.-HEBRON WAY	100714	MISCELLANEOUS SUPPLIES	558.84
CANADIAN TIRE CORP.-KELSEY DR.	100715	MISCELLANEOUS SUPPLIES	195.34
IMAGINIT TECHNOLOGIES	100716	SOFTWARE RENEWAL	11,028.50
ROGERS COMMUNICATIONS CANADA INC.	100717	DATA & USAGE CHARGES	3,078.00
ELECTRIC MOTOR & PUMP DIV.	100718	REPAIR PARTS	25,254.00
ESRI CANADA	100719	SOFTWARE RENEWAL	5,980.00
ACTIVE NETWORK, LTD	100720	COMPUTER SUPPLIES	3,618.15
FACTORY FOOTWEAR LONG POND	100721	PROTECTIVE CLOTHING	195.49
DOMINION STORE 935	100722	MISCELLANEOUS SUPPLIES	399.33
OMB PARTS & INDUSTRIAL INC.	100723	REPAIR PARTS	90.86
FRESHWATER AUTO CENTRE LTD.	100724	AUTO PARTS/MAINTENANCE	12,442.76
IMPACT SIGNS AND GRAPHICS	100725	SIGNAGE	163.30
DEVONSHIRE PET MEMORIAL SERVICES INC.	100726	PROFESSIONAL SERVICES	2,052.75
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	100727	PROFESSIONAL SERVICES	13,537.83
MCW MARICOR	100728	PROFESSIONAL SERVICES	3,706.40
OMNITECH INC.	100729	REPAIR PARTS	2,469.05
PROVINCIAL FENCE PRODUCTS	100730	FENCING MATERIALS	6,595.25
STARGARDEN CORPORATION	100731	PROFESSIONAL SERVICES	226.00
ENNIS PAINT INC	100732	REPAIR PARTS	36,098.04
HARRIS & ROOME SUPPLY LIMITED	100733	ELECTRICAL SUPPLIES	731.40
HARVEY & COMPANY LIMITED	100734	REPAIR PARTS	2,035.77
HARVEY'S OIL LTD.	100735	PETROLEUM PRODUCTS	68,328.69
MIOVISION TECHNOLOGIES INC.	100736	PROFESSIONAL SERVICES	9,275.04
GUILLEVIN INTERNATIONAL CO.	100737	ELECTRICAL SUPPLIES	170.55
BRENNTAG CANADA INC	100738	CHLORINE	31,257.00
RONA	100739	BUILDING SUPPLIES	416.51
HISCOCK RENTALS & SALES INC.	100740	HARDWARE SUPPLIES	655.54
HOLDEN'S TRANSPORT LTD.	100741	RENTAL OF EQUIPMENT	1,437.51
HONDA ONE	100742	REPAIR PARTS	93.66

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	100743	REPAIR PARTS	1,758.80
UNIVAR CANADA	100744	REPAIR PARTS	7,990.11
TOTAL CANADA INC.	100745	REPAIR PARTS	357.44
INFINITY CONSTRUCTION	100746	TOPSOIL	402.50
SCOTIA RECYCLING (NL) LIMITED	100747	REPAIR PARTS	130,264.99
MSA CANADA	100748	REPAIR PARTS	300.58
ISLAND HOSE & FITTINGS LTD	100749	INDUSTRIAL SUPPLIES	342.54
ECHOLOGICS ENGINEERING	100750	PROFESSIONAL SERVICES	26,912.56
CDMV	100751	VETERINARY SUPPLIES	374.60
IDEXX LABORATORIES	100752	VETERINARY SUPPLIES	2,453.82
YMCA OF NORTHEAST AVALON	100753	MEMBERSHIP RENEWAL	1,141.42
ZOETIS	100754	REPAIR PARTS	631.93
BOSCH REXROTH CANADA CORP.	100755	REPAIR PARTS	1.07
WORK AUTHORITY	100756	PROTECTIVE CLOTHING	195.49
SAFETY FIRST-SFC LTD.	100757	PROFESSIONAL SERVICES	30,440.39
XYLEM WATER SOLUTIONS CANADA	100758	PROFESSIONAL SERVICES	3,154.29
MULTI-MATERIALS STEWARDSHIP BOARD (MMSB)	100759	COMPOST TUMBLERS (40)	1,519.17
A.J. VACUUM SERVICES LTD.	100760	PROFESSIONAL SERVICES	3,447.70
DULUX PAINTS - OLD PENNYWELL RD	100761	PAINT SUPPLIES	19.68
PETROFORMA INC.,	100762	PROFESSIONAL SERVICES	856.04
THE CARPET FACTORY SUPERSTORE	100763	PROFESSIONAL SERVICES	893.25
MACKAY COMMUNICATIONS	100764	PROFESSIONAL SERVICES	382.83
DON CLARKE'S HYDROSEEDING	100765	PROFESSIONAL SERVICES	287.50
CARMICHAEL ENGINEERING LTD.	100766	PROFESSIONAL SERVICES	1,583.01
BELFOR PROPERTY RESTORATION	100767	REFUND SECURITY DEPOSIT	6,200.00
STAPLES ADVANTAGE	100768	OFFICE SUPPLIES	562.65
MARK'S WORK WEARHOUSE	100769	PROTECTIVE CLOTHING	1,241.69
MARTIN'S FIRE SAFETY LTD.	100770	SAFETY SUPPLIES	72.39
JJ MACKAY CANADA LTD.	100771	PARKING METER KEYS	1,688.03
MIKAN INC.	100772	LABORATORY SUPPLIES	2,017.42
CUTTING EDGE LAWN CARE INC.,	100773	PROFESSIONAL SERVICES	8,510.00
GR INDUSTRIAL SERVICES	100774	REFUND SECURITY DEPOSIT	2,000.00
PUMPHREY & ASSOCIATES INC.,	100775	PROFESSIONAL SERVICES	4,760.69
MILL SUPPLY LTD.	100776	REPAIR PARTS	105.86
ROCK SAFETY INDUSTRIAL LTD.	100777	REPAIR PARTS	61.19
WHOLESALE CLUB	100778	REFRESHMENTS	146.96
FIT FOR WORK	100779	PROFESSIONAL SERVICES	632.50
PRINTERS PLUS	100780	OFFICE SUPPLIES	676.21
MDI CONTRACTING	100781	PROFESSIONAL SERVICES	1,178.90
MODERN PAVING LTD.	100782	ASPHALT	201.61
WAJAX INDUSTRIAL COMPONENTS	100783	REPAIR PARTS	65.27
NU-WAY EQUIPMENT RENTALS	100784	RENTAL OF EQUIPMENT	2,737.00
NEWFOUND DISPOSAL SYSTEMS LTD.	100785	DISPOSAL SERVICES	64,090.81
NEWFOUNDLAND DISTRIBUTORS LTD.	100786	INDUSTRIAL SUPPLIES	570.71
TOROMONT CAT	100787	AUTO PARTS	255.79

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORTH ATLANTIC PETROLEUM	100788	PETROLEUM PRODUCTS	22,498.96
ORNAMENTAL CONCRETE LTD.	100789	CONCRETE/CEMENT	1,167.84
TRC SERVICES LTD.	100790	REFUND OVERPAYMENT OF TAXES	2,061.52
COLE AIR CONTRACTING	100791	REFUND SECURITY DEPOSIT	2,000.00
PBA INDUSTRIAL SUPPLIES LTD.	100792	INDUSTRIAL SUPPLIES	1,251.83
ORKIN CANADA	100793	PEST CONTROL	241.50
PETER PAN SALES LTD.	100794	SANITARY SUPPLIES	1,487.95
THE HUB	100795	BUSINESS CARDS	178.25
PINCHIN LEBLANC ENV. LTD	100796	PROFESSIONAL SERVICES	3,691.50
K & D PRATT LTD.	100797	REPAIR PARTS AND CHEMICALS	1,368.50
PROFESSIONAL UNIFORMS & MATS INC.	100798	PROTECTIVE CLOTHING	2,285.29
PURULATOR COURIER	100799	COURIER SERVICES	132.30
NEWFOUNDLAND EXCHEQUER ACCOUNT	100800	GAZETTE PUBLICATION	275.35
RIDEOUT TOOL & MACHINE INC.	100801	TOOLS	317.41
NAPA ST. JOHN'S 371	100802	AUTO PARTS	39.89
ROYAL FREIGHTLINER LTD	100803	REPAIR PARTS	3,297.42
S & S SUPPLY LTD. CROSSTOWN RENTALS	100804	REPAIR PARTS	2,082.55
ST. JOHN'S BOARD OF TRADE	100805	MEMBERSHIP RENEWAL	1,073.50
ST. JOHN'S PORT AUTHORITY	100806	RENTAL OF QUARRY SITE	5,479.08
ST. JOHN'S VETERINARY HOSPITAL	100807	PROFESSIONAL SERVICES	577.01
ST. JOHN'S TRANSPORTATION COMMISSION	100808	CHARTER SERVICES	5,725.00
SAUNDERS EQUIPMENT LIMITED	100809	REPAIR PARTS	915.34
SANSOM EQUIPMENT LTD.	100810	REPAIR PARTS	1,219.37
SMITH STOCKLEY LTD.	100811	PLUMBING SUPPLIES	218.29
SMITH'S HOME CENTRE LIMITED	100812	HARDWARE SUPPLIES	141.04
SUPERIOR OFFICE INTERIORS LTD.	100813	OFFICE SUPPLIES	18,042.71
SUPERIOR PROPANE INC.	100814	PROPANE	169.30
BELL DISTRIBUTION INC.	100815	CELL PHONES & ACCESSORIES	28.74
TORBAY ROAD ANIMAL HOSPITAL	100816	PROFESSIONAL SERVICES	75.90
TRACTION DIV OF UAP	100817	REPAIR PARTS	1,682.44
WATERWORKS SUPPLIES DIV OF EMCO LTD	100818	REPAIR PARTS	7,788.19
WEIRS CONSTRUCTION LTD.	100819	ROAD GRAVEL	162.52
WINDCO ENTERPRISES LTD.	100820	FLAGS	589.39
DR. D.G.HART	100821	MEDICAL EXAMINATION	20.00
SAFER, ANDREW	100822	PROFESSIONAL SERVICES	3,600.00
PADDLE CANADA	100823	TRAINING COURSE	159.33
SPARTAN FITNESS	100824	PROFESSIONAL SERVICES	486.69
N.D. DOBBIN PROPERTIES	100825	REFUND SECURITY DEPOSIT	23,000.00
DR. D.R. CHAULK	100826	MEDICAL EXAMINATION	20.00
ROBERT OLIVER BACKHOE SERVICES	100827	REFUND SECURITY DEPOSIT	2,000.00
ANGLICAN HOMES INCORPORATED	100828	REFUND SECURITY DEPOSIT	7,500.00
SEA SCHOOL OF NEWFOUNDLAND	100829	PROFESSIONAL SERVICES	500.00
ST. JOHN'S NATIVE FRIENDSHIP CENTRE	100830	WORKSHOP FEE	250.00
ATLANTIC COUNSELLING SERVICES INC.	100831	PROFESSIONAL SERVICES	250.00
A HOLDING PLACE	100832	PROFESSIONAL SERVICES	273.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROEBOTHAN MCKAY MARSHALL IN TRUST	100833	LEGAL CLAIM	15,000.00
GIBALTAR DEVELOPMENT LIMITED	100834	REFUND SECURITY DEPOSIT	22,000.00
SOBEYS ROPEWALK LANE	100835	CANADA DAY SUPPLIES	1,637.33
CHERRY J. PIKE, M.D.	100836	MEDICAL EXAMINATION	20.00
REGAL REALTY LIMITED	100837	REFUND SECURITY DEPOSIT	21,500.00
THE GREEN SIGN COMPANY	100838	ADVERTISING	126.50
KEITH HARDING	100839	PERFORMANCE FEE	800.00
PROVINCIAL INVESTMENTS INC.	100840	PROFESSIONAL SERVICES	315.28
BSB ELECTRICAL	100841	PROFESSIONAL SERVICES	431.25
JOE KOWALSKI	100842	REFUND SECURITY DEPOSIT	5,000.00
SLO-PITCH NATIONAL	100843	FINANCIAL SUPPORT / DONATION	1,000.00
SAFETYNET	100844	FINANCIAL SUPPORT / DONATION	750.00
64640 NELD & LAB INC.	100845	REFUND SECURITY DEPOSIT	2,000.00
OCEAN SCINECES CENTRE	100846	RECREATION OUTING	34.50
CORY & TRACEY PARK	100847	REFUND SECURITY DEPOSIT	500.00
TAYLOR, MARIE	100848	VEHICLE BUSINESS INSURANCE	224.00
STOYLES, LESTER	100849	VEHICLE BUSINESS INSURANCE	63.00
SAMPSON, RICHARD	100850	VEHICLE BUSINESS INSURANCE	97.00
PITCHER, CHRIS	100851	TRAVEL REIMBURSEMENT	1,279.57
ALIA DUNPHY	100852	MILEAGE	33.21
MELISSA MURRAY	100853	MILEAGE	49.32
SHEA FRANCIS	100854	MILEAGE	18.20
MCGRATH, CINDY	100855	MILEAGE	23.22
MCGRATH, JENNIFER	100856	MILEAGE	160.23
AMANDA GUY	100857	CLOTHING ALLOWANCE	180.00
COURAGE, SCOTT	100858	MILEAGE	15.28
DOUGLAS HALLIDAY	100859	MILEAGE	91.09
KRISTA GLADNEY	100860	MILEAGE	43.35
MAX BURKE	100861	MILEAGE	15.60
SECURITAS CANADA LTD.	100862	SECURITY SERVICES	41,717.58
MCLOUGHLAN SUPPLIES LTD.	100863	ELECTRICAL SUPPLIES	3,283.71
EMERGENCY REPAIR LIMITED	100864	AUTO PARTS AND LABOUR	7,138.91
NEWFOUNDLAND POWER	100865	ELECTRICAL SERVICES	9,166.57
PUBLIC SERVICE CREDIT UNION	100866	PAYROLL DEDUCTIONS	6,010.28
KROWN PROPERTY INVESTMENTS INC.	100867	REFUND OVERPAYMENT OF TAXES	897.00
DENIS G. BARRY LAW	100868	REFUND COMPLIANCE LETTER	150.00
JANINE HISCOCK	100869	REFUND COURT OF APPEAL	60.00
RISE AND SHINE NURSERY AND GARDEN CENTRE	100870	COMMUNITY ROOTS TREE PLANTING PROGRAM	2,335.43
<b>Total:</b>			<b>\$ 3,006,291.51</b>



# MEMORANDUM

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

## **Payroll**

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

**Total: \$4,459,692.56**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELBIN'S GROCERY	100871	CATERING SERVICES	292.74
GCR TIRE CENTRE	100872	TIRES	6,643.55
STANLEY FLOWERS LTD.	100873	FLOWERS	18,321.31
NEWFOUNDLAND POWER	100874	ELECTRICAL SERVICES	6,204.29
APPRAISAL INSTITUTE OF CANADA	100875	MEMBERSHIP FEES	6,403.25
HOLLAND NURSERIES LTD.	100876	COMMUNITY ROOTS TREE PLANTING PROGRAM	4,535.88
MURRAY'S HORTICULTURAL SERVICE	100877	COMMUNITY ROOTS TREE PLANTING PROGRAM	5,466.97
BREEN'S BAKERY AND DELI	100878	SANDWICH TRAYS	65.30
CRAWFORD & COMPANY CANADA INC	100879	ADJUSTING FEES	660.00
MCINNES COOPER	100880	PROFESSIONAL SERVICES	150.00
ROBERT OLIVER BACKHOE SERVICES	100881	CONTRA TAKEN FOR TAXES (RE: 100827)	1,920.06
ROBERT OLIVER BACKHOE SERVICES	100882	REFUND SECURITY DEPOSIT (RE: 100827)	79.94
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	100883	EMPLOYEE DEDUCTIONS	1,037,152.11
MCLOUGHLAN SUPPLIES LTD.	100884	ELECTRICAL SUPPLIES	3,231.45
NEWFOUNDLAND POWER	100885	ELECTRICAL SERVICES	5,915.18
GCR TIRE CENTRE	100886	TIRES	2,746.20
NAPE	100887	PAYROLL DEDUCTIONS	720.00
CUPE LOCAL 569	100888	PAYROLL DEDUCTIONS	19,699.40
THE WORKS	100889	MEMBERSHIP FEES	380.87
LEONARD, MATTHEW	100890	MILEAGE	843.40
PARTS FOR TRUCKS INC.	100891	PROFESSIONAL SERVICES	3,721.49
SCOTT SMITH	100892	DAMAGE CLAIM	843.35
DOUG & JEAN EDISON	100893	DAMAGE CLAIM	226.73
GORDON BARNES	100894	PROFESSIONAL SERVICES	2,400.00
JOHN NEWELL AND JANET ANDERSON	100895	APPEAL REFUND	60.00
DICKS & COMPANY LIMITED	100896	OFFICE SUPPLIES	31.00
THYSSENKRUPP ELEVATOR	100897	MAINTENANCE	322.43
SHORELINE	100898	JEWELLERY	90.00
GENTARA REAL ESTATE LP	100899	LEASE OF OFFICE SPACE	27,609.60
HEALTH CARE FOUNDATION	100900	AUG PAYROLL DEDUCTIONS	12.00
HICKMAN, SANDY	100901	TRAVEL ADVANCE	1,810.90
COASTAL BLDG. PRODUCTS & SERV.	100902	PROGRESS PAYMENT	354,718.36
ELIUSDON CORPORATION	100903	PROGRESS PAYMENT	1,161,304.04
CAREW SERVICES LTD.	100904	PROGRESS PAYMENT	28,986.69
ROGERS COMMUNICATIONS CANADA INC.	100905	DATA & USAGE CHARGES	404.00
MCLOUGHLAN SUPPLIES LTD.	100906	ELECTRICAL SUPPLIES	62.36
BELL MOBILITY INC.	100907	CELLULAR PHONE USAGE	1,031.42
BELL ALIANT	100908	TELEPHONE SERVICES	3,163.40
ACKLANDS-GRAINGER	100909	INDUSTRIAL SUPPLIES	483.00
COMFORT AIR LTD.	100910	MOTOR REPLACEMENT	2,610.50
ATLANTIC PURIFICATION SYSTEM LTD	100911	WATER PURIFICATION SUPPLIES	940.09
BABB LOCK & SAFE CO. LTD	100912	PROFESSIONAL SERVICES	55.89
RDM INDUSTRIAL LTD.	100913	INDUSTRIAL SUPPLIES	100.56
ROBERT BAIRD EQUIPMENT LTD.	100914	RENTAL OF EQUIPMENT	2,049.52
DF BARNES LIMITED	100915	FLAT BAR	27,115.20

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL ALIANT	100916	TELEPHONE SERVICES	349.60
BELBIN'S GROCERY	100917	CATERING SERVICES	125.93
SMS EQUIPMENT	100918	REPAIR PARTS	284.41
TONY'S TAILOR SHOP	100919	ALTERATION	23.00
CANADIAN BROADCASTING CORP.	100920	RENTAL OF TOWER SPACE	551.77
BEST DISPENSERS LTD.	100921	SANITARY SUPPLIES	305.90
ROCKWATER PROFESSIONAL PRODUCT	100922	CHEMICALS	3,258.71
BLACK & MCDONALD LIMITED	100923	PROFESSIONAL SERVICES	18,547.68
FORBES STREET HOLDINGS LTD	100924	REFURBISH VACANT UNIT	3,087.92
THE PRINT & SIGN SHOP	100925	SIGNAGE	215.63
CLASS C SOLUTIONS GROUP	100926	REPAIR PARTS	1,199.26
BRENKR INDUSTRIAL SUPPLIES	100927	PROTECTIVE CLOTHING	6,965.67
BROWNE'S AUTO SUPPLIES LTD.	100928	AUTOMOTIVE REPAIR PARTS	1,071.02
CANSEL SURVEY EQUIPMENT INC.	100929	REPAIR PARTS	131.85
AON REED STENHOUSE INC	100930	ADDITIONAL PREMIUM FOR RAILWAY MUSEUM	659.00
WESTERN HYDRAULIC 2000 LTD	100931	REPAIR PARTS	1,326.53
AMEC FOSTER WHEELER ENVIRONMENT & INFASRTURE	100932	PROFESSIONAL SERVICES	1,164.38
FAIRVIEW INVESTMENTS LTD	100933	TAX OVERPAYMENT REFUND	897.00
AIR LIQUIDE CANADA INC.	100934	CHEMICALS AND WELDING PRODUCTS	1,407.32
CAPITAL READY MIX	100935	CONCRETE	348.24
CARL THIBAUT INC.	100936	V-MUX PROGRAMMING	129.38
COASTAL DOOR & FRAME LTD	100937	DOORS/FRAMES	762.23
SOBEY'S INC	100938	PET SUPPLIES	2,240.67
NEWFOUNDLAND GLASS & SERVICE	100939	GLASS INSTALLATION	287.50
NORTH ATLANTIC SUPPLIES INC.	100940	REPAIR PARTS	3,499.75
KENT	100941	BUILDING SUPPLIES	641.87
CLEARWATER POOLS LTD.	100942	POOL SUPPLIES	366.71
COLONIAL GARAGE & DIST. LTD.	100943	AUTO PARTS	4,075.05
PETER'S AUTO WORKS INC.	100944	TOWING OF VEHICLES	3,406.95
CONSTRUCTION SIGNS LTD.	100945	SIGNAGE	6,014.39
COUNTRY TRAILER SALES 1999 LTD	100946	REPAIR PARTS	157.55
J3 CONSULTING & EXCAVATION LIMITED	100947	EQUIPMENT RENTAL	1,712.35
CRANE SUPPLY LTD.	100948	PLUMBING SUPPLIES	20.25
JAMES G CRAWFORD LTD.	100949	PLUMBING SUPPLIES	548.17
SHU-PAK EQUIPMENT INC.	100950	REPAIR PARTS	905.35
ENVROSYSTEMS INC.	100951	PROFESSIONAL SERVICES	934.38
LONG & MCQUADE	100952	REAL PROGRAM	68.98
CUMMINS EASTERN CANADA LP	100953	REPAIR PARTS	2,248.34
KENDALL ENGINEERING LIMITED	100954	PROFESSIONAL SERVICES	2,973.47
DAY TIMERS OF CANADA LTD.	100955	OFFICE SUPPLIES	142.38
CREDIT RECOVERY 2003 LIMITED	100956	CREDIT COLLECTIONS	1,643.84
EASTERN DEMOLITION & RECYCLERS	100957	DEPOSIT REFUND	3,000.00
CRAWFORD & COMPANY CANADA INC	100958	ADJUSTING FEES	990.00
DICKS & COMPANY LIMITED	100959	OFFICE SUPPLIES	1,506.98
EAST COAST HYDRAULICS	100960	REPAIR PARTS	575.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REEFER REPAIR SERVICES (2015) LIMITED	100961	REPAIR PARTS	515.87
DOMINION RECYCLING LTD.	100962	PIPE	7,930.10
THYSSENKRUPP ELEVATOR	100963	ELEVATOR MAINTENANCE	563.50
CANADIAN TIRE CORP.-HEBRON WAY	100964	LITHIUM HALO	45.98
CANADIAN TIRE CORP.-MERCHANT DR.	100965	MISCELLANEOUS SUPPLIES	346.99
CANADIAN TIRE CORP.-KELSEY DR.	100966	MISCELLANEOUS SUPPLIES	632.49
EASTERN INDUSTRIES & HYDRAULICS LTD.	100967	PROFESSIONAL SERVICES	328.75
EAST CHEM INC.	100968	CHEMICALS	6,687.85
ECONOMY DRYWALL SUPPLIES	100969	BUILDING SUPPLIES	382.20
ELECTRONIC CENTER LIMITED	100970	ELECTRONIC SUPPLIES	22.77
ENVROMED ANALYTICAL INC.	100971	REPAIR PARTS AND LABOUR	932.65
THE TELEGRAM	100972	ADVERTISING	15,236.07
HOME DEPOT OF CANADA INC.	100973	BUILDING SUPPLIES	183.63
BASIL FEARN 93 LTD.	100974	REPAIR PARTS	356.50
EMERGENCY REPAIR LIMITED	100975	AUTO PARTS AND LABOUR	18,153.69
FORTRAN TRAFFIC SYSTEMS LTD	100976	TRAFFIC SUPPLIES	22,570.62
OMB PARTS & INDUSTRIAL INC.	100977	REPAIR PARTS	288.03
FRESHWATER AUTO CENTRE LTD.	100978	AUTO PARTS/MAINTENANCE	1,283.87
GAZE SEED 2015 INCORPORATED	100979	INSECTICIDE	87.38
PRINCESS AUTO	100980	MISCELLANEOUS ITEMS	343.00
CITY WIDE TAXI	100981	PROFESSIONAL SERVICES	6.25
COASTLINE SPECIALTIES	100982	BIKE RACK AND MOUND CLAY BAGS	8,889.50
ENTERPRISE RENT-A-CAR	100983	VEHICLE RENTALS	30,033.95
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	100984	PROFESSIONAL SERVICES	35,283.25
PROVINCIAL FENCE PRODUCTS	100985	FENCING MATERIALS	4,104.29
WOLSELEY CANADA INC.	100986	PROFESSIONAL SERVICES	1,529.51
XYLEM CANADA COMPANY	100987	REPAIRS	2,678.30
EASTERN PROPANE	100988	PROPANE	16.10
COAST 101.1 FM	100989	ADVERTISING	745.80
HARVEY & COMPANY LIMITED	100990	REPAIR PARTS	2,737.68
HARVEY'S OIL LTD.	100991	PETROLEUM PRODUCTS	20,856.19
TIM HORTON'S - 139 TORBAY ROAD	100992	FOOD	205.73
GUILLEVIN INTERNATIONAL CO.	100993	ELECTRICAL SUPPLIES	115.54
CENTSIBLE CAR & TRUCK RENTALS	100994	VEHICLE RENTAL	2,700.20
MORGAN SCULPTURE INC.,	100995	PROGRESS PAYMENT	33,333.33
INMAGIC CANADA SOFTWARE	100996	ANNUAL MAINTENANCE FEE	3,418.95
RONA	100997	BUILDING SUPPLIES	2,493.63
HICKMAN MOTORS LIMITED	100998	AUTO PARTS	42.85
HOLDEN'S TRANSPORT LTD.	100999	RENTAL OF EQUIPMENT	517.50
FLEET READY LTD.	101000	REPAIR PARTS	3,692.71
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	101001	REPAIR PARTS	2,318.82
BRANDT POSITIONING TECHNOLOGY	101002	PAINT	351.90
IMPRINT SPECIALTY PROMOTIONS LTD	101003	PROMOTIONAL ITEMS	181.29
ONX ENTERPRISE SOLUTIONS LIMITED	101004	NETWORK MODULE	375.42
ISLAND HOSE & FITTINGS LTD	101005	INDUSTRIAL SUPPLIES	57.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CREIGHTON ROCK DRILL	101006	REPAIR PARTS	133.38
SUMMIT VETERINARY PHARMACY INC.,	101007	PRESCRIPTION FOR HUMANE SERVICES	85.10
IDEXX LABORATORIES	101008	VETERINARY SUPPLIES	296.44
TRANE CANADA CO.	101009	REPAIR PARTS	927.21
BOSCH REXROTH CANADA CORP.	101010	SPRAYING NOZZLE	55.89
WORK AUTHORITY	101011	PROTECTIVE CLOTHING	1,148.33
SPICERS CANADA LIMITED	101012	OFFICE SUPPLIES	314.64
CENTINEL SERVICES	101013	LABOUR - NON UNION	204.70
KERR CONTROLS LTD.	101014	INDUSTRIAL SUPPLIES	319.52
MITCHELL FARMS INC	101015	MULCH	402.50
ROWSELL APPELBY NEWTOWN ENGINEERING INC.,	101016	ENGINEERING SERVICES	15,820.00
THE CARPET FACTORY SUPERSTORE	101017	FLOOR COVERING	9,391.87
DR. SONNY COLLIS	101018	PROFESSIONAL SERVICES	20.00
STAPLES ADVANTAGE	101019	OFFICE SUPPLIES	670.40
MARTIN'S FIRE SAFETY LTD.	101020	SAFETY SUPPLIES	70.15
CON-TEST	101021	TESTING	2,430.55
DR. E. JONES	101022	PROFESSIONAL SERVICES	20.00
JJ MACKAY CANADA LTD.	101023	PARKING METER KEYS	5,379.13
MIKAN INC.	101024	LABORATORY SUPPLIES	179.06
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	101025	LEASING OF PHOTOCOPIER	189.47
PRINTERS PLUS	101026	TONER	649.75
MUNTERS CANADA INC.,	101027	REPAIR PARTS	681.04
WAJAX INDUSTRIAL COMPONENTS	101028	REPAIR PARTS	414.07
NEWFOUNDLAND DISTRIBUTORS LTD.	101029	INDUSTRIAL SUPPLIES	194.73
NEWFOUNDLAND DESIGN ASSOCIATES	101030	PROFESSIONAL SERVICES	55,938.28
NEWFOUNDLAND POWER	101031	ELECTRICAL SERVICES	115,742.79
BELL MOBILITY INC.	101032	CELLULAR PHONE USAGE	49,024.72
TOROMONT CAT	101033	AUTO PARTS	424.80
LESTER'S FARM CHALET & LESTER FARM INC.	101034	ADMISSION AND MEALS	469.20
PENNECON ENERGY HYDRAULIC SYSTEMS	101035	REPAIR PARTS	346.47
PBA INDUSTRIAL SUPPLIES LTD.	101036	INDUSTRIAL SUPPLIES	28.92
PETER PAN SALES LTD.	101037	SANITARY SUPPLIES	28.75
K & D PRATT LTD.	101038	REPAIR PARTS AND CHEMICALS	2,438.00
PROFESSIONAL UNIFORMS & MATS INC.	101039	PROTECTIVE CLOTHING	184.11
RE-NU INDUSTRIES LTD.	101040	REPAIR PARTS	361.60
RIDEOUT TOOL & MACHINE INC.	101041	TOOLS	2,453.99
ROYAL FREIGHTLINER LTD	101042	REPAIR PARTS	1,846.86
S & S SUPPLY LTD. CROSSTOWN RENTALS	101043	REPAIR PARTS	12,687.19
ST. JOHN'S TRANSPORTATION COMMISSION	101044	CHARTER SERVICES	3,607.63
BIG ERICS INC	101045	SANITARY SUPPLIES	468.74
SAUNDERS EQUIPMENT LIMITED	101046	REPAIR PARTS	1,861.88
SMITH'S HOME CENTRE LIMITED	101047	HARDWARE SUPPLIES	34.43
SPORTSCRAFT 1990 LTD.	101048	SPORTING EQUIPMENT	368.00
SPEEDY GLASS	101049	WINDSHIELD REPAIRS	964.83
STEELFAB INDUSTRIES LTD.	101050	STEEL	50.03

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SUPERIOR OFFICE INTERIORS LTD.	101051	OFFICE SUPPLIES	102.35
TRACTION DIV OF UAP	101052	REPAIR PARTS	2,338.12
TULKS GLASS & KEY SHOP LTD.	101053	PROFESSIONAL SERVICES	148.88
URBAN CONTRACTING JJ WALSH LTD	101054	PROPERTY REPAIRS	258.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	101055	REPAIR PARTS	762.75
ORTHOPEdic SOLUTIONS	101056	PROTECTIVE FOOTWEAR	287.50
TD CANADA TRUST	101057	TAX OVERPAYMENT REFUND	2,786.77
MCDONALD, IMELDA	101058	DOGHANDLER SERVICES	100.00
ARCH & BARBARA ROSE	101059	TAX OVERPAYMENT REFUND	2,383.05
SMITH, GERALD	101060	PROFESSIONAL SERVICES	100.00
FIT FOR WORK	101061	EXAMINATIONS	4,769.28
STAPLES THE BUSINESS DEPOT - KELSEY DR	101062	OFFICE SUPPLIES	102.25
ALL-TECH ENVIRONMENTALSERVICES LIMITED	101063	ASBESTOS TESTING	172.50
CIBC	101064	PAYROLL DEDUCTIONS	1,664.28
METROPOLITAN UNITED FOOTBALL CLUB	101065	SOCCER FEES - REAL PROGRAM	500.00
TODD ROBBINS SERVICES INC.	101066	PROFESSIONAL SERVICES	977.50
SOUTHERN SHORE FOLK ARTS COUNCIL	101067	ADMISSION AND MEALS	2,357.03
GFL ENVIRONMENTAL INC.	101068	PROFESSIONAL SERVICES	611.56
DOREEN MOYST	101069	DOGHANDLER SERVICES	100.00
JOHN ORGAN	101070	TAX OVERPAYMENT REFUND	25.00
DARRELL ORAM	101071	WATER DEFERRAL REFUND	7,500.00
ROBERT SMART	101072	WATER DEFERRAL REFUND	100.00
WESTERN UNIVERSITY	101073	CONFERENCE REGISTRATION	113.00
BONNIE SIMMONS	101074	SEWER BACKUP FEE REFUND	100.00
JIM LANNON	101075	SEWER BACKUP FEE REFUND	500.00
EMPOWER - THE DISABILITY RESOURCE CENTRE	101076	GO BUS ASSESSIBLE TRANSIT	138.60
DAVE & KIMBERLEY MATTES	101077	TAX OVERPAYMENT REFUND	338.61
HAREESH PILLAI & RHONDA MARIE DEVINE	101078	TAX OVERPAYMENT REFUND	342.14
TERRY BUCKLEY & ANNA BUCKEY	101079	TAX OVERPAYMENT REFUND	1,156.23
BARRY & SUSAN HAND	101080	TAX OVERPAYMENT REFUND	300.00
CENTRE CITY CAPITAL CORPORATION	101081	TAX OVERPAYMENT REFUND	4,814.58
MARILYN NASH	101082	TAX OVERPAYMENT REFUND	379.06
GOULDS CHILDREN CENTRE INC	101083	TAX OVERPAYMENT REFUND	385.39
DERRICK & SHARON LEARNING	101084	TAX OVERPAYMENT REFUND	1,234.23
MADERA ENGINEERING INC	101085	TAX OVERPAYMENT REFUND	190.19
ST. JOHN'S SOCCER ASSOCIATION	101086	SOCCER FEES - REAL PROGRAM	15,800.00
CATHY DYKE	101087	REFUND FOR SENIORS OUTING	61.00
LEIGH PHILLIPS	101088	TAX OVERPAYMENT REFUND	159.07
A J ELECTRIC	101089	PARTIAL REFUND OF PERMIT	45.38
DAN RUBIN	101090	PERFORMANCE FEE FOR DOCKSIDE WELCOME	400.00
O'GRADY, LYNN	101091	VEHICLE BUSINESS INSURANCE	153.75
DINN, KAREN	101092	MILEAGE	436.55
COLFORD, STEPHEN	101093	MILEAGE	576.43
FAGAN, STEPHEN	101094	MILEAGE	800.12
ROBERT HISCOCK	101095	DRIVER'S MEDICAL	80.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ANNETTE OLDFORD	101096	VEHICLE BUSINESS INSURANCE	298.00
KEATING, GREG	101097	IPAD PRO PENCIL	137.99
SQUIRES, JESSICA	101098	EDUCATION REIMBURSEMENT	787.98
OLDFORD, GERALD	101099	VEHICLE BUSINESS INSURANCE	329.00
SULLIVAN, DAPHNE	101100	MILEAGE	229.98
SPURRELL, SHALANE	101101	PROTECTIVE CLOTHING	250.00
GLYNN, KENNETH	101102	VEHICLE BUSINESS INSURANCE	247.00
SHERRI HIGGINS	101103	EDUCATION REIMBURSEMENT	1,124.35
CARLIE WHITE	101104	MILEAGE	857.38
IAN NOSEWORTHY	101105	VEHICLE BUSINESS INSURANCE	133.00
J & N EXCAVATING & CONTRACTING	101106	PROGRESS PAYMENT	97,089.84
11446 NEWFOUNDLAND & LABRADOR INC	101107	WATER DEFERRAL REFUND	7,500.00
HALLIDAY, JANINE	101108	TRAVEL REIMBURSEMENT	1,538.50
HENRY'S	101109	CAMERA EQUIPMENT	288.61
NEWFOUNDLAND POWER	101110	ELECTRICAL SERVICES	379,030.80
<b>Total: \$</b>			<b><u>3,891,758.11</u></b>

# MEMORANDUM

Date: September 1, 2016

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: Gregory Baker Buyer - SCMP

Re: Council Approval on lease pay out from tender 2011004 Salt Shed Loader

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As per the lease agreement from the Tender 2011004 Salt Shed Loader, the City of St. John's has the option to purchase the loader for the buyout price of Eighty three thousand eight hundred seventy five dollars and ninety two cents (\$83,875.92)

It has been recommender from the legal Department and from Public Works that the City of St. John's purchase the loader for the agreed upon price.

HST is **not** included in the price quoted.

Gregory Baker  
Buyer SCMP

# ST. JOHN'S

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



# MEMORANDUM

Date: September 1, 2016

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: Gregory Baker Buyer - SCMP

Re: Council Approval Tender 2016114 3 in 1 Jackets for St. John's Regional Fire Department

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The results of Tender 2016114 3in 1 Jackets

Vendor	Bid Price	Total
Distribution Elite Canada Inc.	\$44,438.88	\$44,438.88
<b>Uniform Works Limited</b>	<b>\$58,988.10</b>	<b>\$58,988.10</b>
Outdoor Outfits	\$70,006.25	\$70,006.25
Frontline Outfitters	\$75,097.30	\$75,097.30
Martin & Levesque Inc.	\$79,907.75	\$79,907.75
Imprint Speciality Promotions	\$78,357.04	\$78,357.04
First Response Supply Inc.	\$112,930.23	\$112,930.23

It is recommended to award this tender to the overall lowest bidder meeting specifications **Uniform Works Limited \$58,988.10** as per the Public Tendering Act.

HST is included in the price quoted.

Gregory Baker  
Buyer SCMP

# ST. JOHN'S

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

# MEMORANDUM

Date: August 29, 2016  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: Sherri Higgins– Buyer  
Re: Council Approval - Tender 2016116 Vohl Snowblower Parts

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The results of Tender 2016116 Vohl Snowblower Parts are stated below:

Vohl Snowblower Parts	
TENDER #2016116 – Aug 26, 2016 - 1:00 PM	
Vohl Inc.	\$28,184.17
Parts for Trucks Inc.	\$7,684.02

This tender contains 141 items which are each awarded individually. Shown above is the cumulative total of the items for each of the lowest bids and includes all of the bids received.

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

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

Taxes (HST) extra to price quoted

Sherri Higgins  
Buyer

# ST. JOHN'S

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

# DECISION/DIRECTION NOTE

**Title:** Ward Boundary Review  
**Date Prepared:** 2016/08/30  
**Report To:** Regular Meeting of Council – September 6, 2016  
**Councillor and Role:** Mayor and Council  
**Ward:** N/A

**Decision/Direction Required:** Seeking approval from Council to adopt changes to the current ward boundaries to ensure a more equal distribution of constituents.

## Discussion – Background and Current Status:

- CD #R2015-04-13/24 – Council agreed that a review of the current ward boundaries was in order.

LIS have reviewed the existing ward boundaries and recommended changes as identified in the attached map.

The changes proposed will result in a more equitable distribution of constituents per ward.

## Key Considerations/Implications:

### 1. Budget/Financial Implications

N/A

### 2. Partners or Other Stakeholders

N/A

### 3. Alignment with Strategic Directions/Adopted Plan

Neighbourhoods Build our City

### 4. Legal or Policy Implications

N/A

### 5. Engagement and Communications Considerations

The Office of the City Clerk will need to work with Strategy and Engagement to develop a communications plan to educate the affected constituents.

### 6. Human Resource Implications

N/A

# ST. JOHN'S

**7. Procurement Implications**

N/A

**8. Information Technology Implications**

Information Services will need to ensure changes are reflected on any ward and/or mapping searches.

**9. Other Implications**

N/A

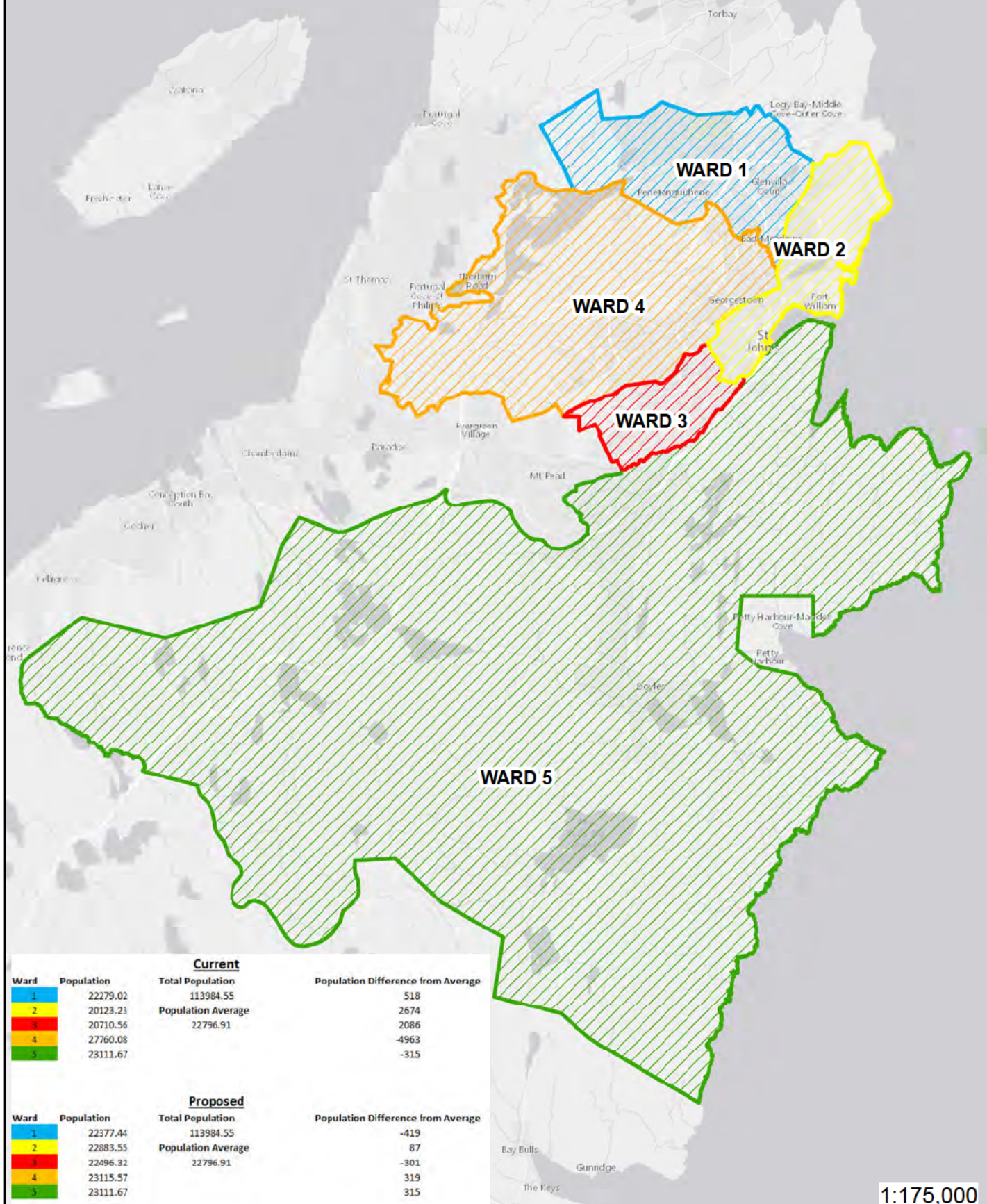
**Recommendation:** We recommend that Council approve the suggested changes to the ward boundaries and that such changes be implemented in January 2017.

**Prepared and Approved by/Signature:** Elaine Henley, City Clerk

**Attachments:** Ward Boundary Review Map



# Ward Review 2016- Proposed Ward Boundaries



<u>Current</u>			
Ward	Population	Total Population	Population Difference from Average
1	22279.02	113984.55	518
2	20123.23	Population Average	2674
3	20710.56	22796.91	2086
4	27760.08		-4963
5	23111.67		-315

<u>Proposed</u>			
Ward	Population	Total Population	Population Difference from Average
1	22377.44	113984.55	-419
2	22883.55	Population Average	87
3	22496.32	22796.91	-301
4	23115.57		319
5	23111.67		315

1:175,000