Email:			
Dear			

Re: Request for Access to Information under Part II of the Access to Information and Protection Privacy Act

On February 23, 2018, the City of St. John's received your request for access to the following information:

"A copy of the information on file for the application of 220/240 Waterford Bridge Road including all staff reports, environmental reports, minutes for Planning and Development Meetings discussing this application, approvals or correspondence from the Department of Environment, minutes from all Environmental Committee meetings or any phone or email polls of Committee members concerning this application or any correspondence in the file with regard to this application."

As required by 8(2) of the Act, we have severed information that is unable to be disclosed and have provided you with as much information as possible. Personal information pertaining to third parties has been redacted from the documentation provided as per Section 40 (1) of the ATIPP Act 2015:

# Disclosure harmful to personal privacy

40. (1) The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Access to Information and Protection of Privacy Act (the Act). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner:

Office of the Information and Privacy Commissioner 2 Canada Drive; P. O. Box 13004, Stn. A, St. John's, NL. A1B 3V8 Telephone: (709) 729-6309; Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.



If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: <a href="mailto:kchafe@stjohns.ca">kchafe@stjohns.ca</a>

Yours truly,

Karen Chafe

ATIPP Coordinator

Karen Chafe

# MINUTES PLANNING & DEVELOPMENTCOMMITTEE MEETING July 18, 2017 – 12:00 p.m. – Foran/Greene Room, 4<sup>th</sup> Floor, City Hall

Present: Councillor A. Puddister (Chair)

Deputy Mayor R. Ellsworth

Councillor B. Tilley Councillor S. O'Leary Councillor D. Breen

Kevin Breen, City Manager

Jason Sinyard, Deputy City Manager of Planning, Engineering &

Regulatory Services

Brendan O'Connell, Director of Engineering

Ken O'Brien, Chief Municipal Planner

Dave Wadden, Manager - Development Engineering

Brian Head, Manager - Parks & Open Spaces

Kathy Driscoll, Legislative Assistant

Others: Samantha Long - allnewfoundlandandlabrador.com

Ben Young, Southwest Properties

Emily Campbell, Fougere Menchenton Architects Ron Fougere, Fougere Menchenton Architects Chris Newman, R. V. Anderson Associates Limited

Chris Sampson, Lat49 Architects Inc. Greg Martin, Lat49 Architects Inc.

Mathew Mills, Mills & Wright Landscape Architecture

Paul Boundridge, Planning Consultant Gerry Kirby Kirby Group of Companies Ryan Kirby, Kirby Group of Companies

# ADOPTION OF AGENDA

Moved – Councillor Tilley; Seconded – Deputy Mayor Ellsworth

That the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

# **ADOPTION OF MINUTES**

Moved - Deputy Mayor Ellsworth; Seconded - Councillor Tilley

That the minutes of June 27, 2017 be adopted as presented.

# DELEGATION

# 22 St. Joseph's Lane rezoning (Ward - 2) - Mr. Ben Young of Southwest Properties and Ms. Emily Campbell of Fougere Menchenton Architects

Ms. Emily Campbell of Fougere Menchenton Architects spoke to above noted and provided an overview of the proposed project advising it supported the Municipal Plan and was consistent with the character of the neighbourhood.

The question was raised regarding parking relief clarification in the Apartment Zone. The Chief Municipal Planner advised presently you cannot apply parking relief to Apartment Zones because of the way the Zone is written. There will be an amendment to the Development Regulations as it pertains to the A2 Zone which will address parking relief on a case by case basis.

# Moved - Deputy Mayor Ellsworth; Seconded - Councillor Tilley

The Committee recommends Council to consider rezoning of 22 St. Joseph's Lane from the Residential High Density (R3) Zone to Apartment Medium Density (A2) Zone and to approve the draft Terms of Reference. Upon submission of a satisfactory Land Use Assessment Report, the application will be referred to a Public Meeting chaired by a member of Council. An amendment to the Municipal Plan – Planning Area 2 is required, therefore a Commissioner's Hearing will be required at a later date.

Further, that the text amendment to allow the consideration of parking relief for all Apartment Zones under Section 10 of the St. John's Development Regulations be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

### CARRIED UNANIMOUSLY

# 220 Waterford Bridge Road – LUAR for 4-storey Sisters of Mercy seniors' home (Ward 3)

Mr. Chris Samson of Lat49 Architects spoke to the above noted and provided an overview of the proposed project and referenced rendered drawings. Given there were water issue concerns with an on-site pond, the Committee suggested, as standard practice, the issue be referred to the Environmental Advisory Committee for review and consideration with the intent to schedule a meeting promptly.

# Moved - Councillor Tilley; Seconded - Councillor O'Leary

The Committee recommends Council refer the application to the City's Environmental Advisory Committee (EAC), in line with the terms of reference of the EAC and Section 4.1.2 of the St. John's Development Regulations.

### CARRIED UNANIMOUSLY

# 11 L'anse aux Meadow Crescent rezoning – proposed personal care home (Ward 3) – Mr. Paul Boundridge, Planning Consultant

Mr. Paul Boundridge spoke to the above noted and provided an overview of the proposed project stating it was being well received by the neighbourhood.

# Moved – Deputy Mayor Ellsworth; Seconded Councillor Breen

The Committee recommends Council consider rezoning 11 L'anse aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Low Density (A1) Zone. Staff recommended that the application be referred to a Public Meeting chaired by a member of Council. Upon completion, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

# CARRIED UNANIMOUSLY

Councillor O'Leary spoke to the seniors' complexes and questioned the longevity of the proposed buildings observing that presently a target market for seniors is being captivated. She suggested that this targeted demographic will in time come to pass in the next number of years as well and would like to look at the adaptive reuse of these buildings. Staff advised that it would not be something that would be addressed presently as there are a lot of variables that could be involved in sixty plus years time meaning different owners, different zones, different uses, etc.

# **BUSINESS ARISING**

# 150 Howlett's Line – text amendments for proposed aquaponics development (Ward 5)

The Chief Municipal Planner spoke to the above noted advising the applicants for 150 Howlett's Line are aware of the Committee's opposition to their application at this location. They have secured another location for their proposed aquaponics development and are presently working with Councillor Collins.

# Progress of Galway/Glencrest

The Manager of Development Engineering spoke to the above noted advising there are permits drawn presently for the residential and the industrial areas. There are twenty-two permits drawn for residential and fourteen housing starts. Asphalt work has commenced on Southlands Boulevard down to Galway Boulevard and once completed the developer will need to provide the City as-built information. One building permit has been drawn in the industrial area and foundation work has commenced for that site. No permits have been issued yet in the commercial area as infrastructure is incomplete. The City is working with the Developer on the Mt. Pearl side in relation to the roundabout as the Developer has to construct two lanes coming off Pitts Memorial Drive on the ramp approaching the roundabout and the Developer needs to expand from the current two lanes to a three lane configuration at the Olympic Drive intersection allowing for a left turn lane at Kent's lane. The City is expecting revised drawings to be submitted in short order.

The Deputy Mayor asked if Southlands Boulevard had to be widened and he was advised by the Manager of Development Engineering that it would all be the same width noting as you come down Ruth Avenue currently there are a series of medians separating the traffic and the City is requesting the same be applied below this area. The Deputy City Manager of Planning, Engineering and Regulatory Services advised the width will be the same but the cross section will have different elements in it. The Deputy Mayor noted a lot of complaints regarding the speed in Southlands Boulevard and just worried about the width. Currently drawings for Southlands Boulevard Extension and the bridge at Southbrook are in for review but the City still does not have the revised drawings for the Southlands Boulevard cross section showing the required median.

The other update for Galway is the regional pond in the commercial/industrial area near Pitts Memorial and Trans Canada and that will probably be completed by the middle of September.

The Deputy Mayor noted Southlands Boulevard and the bridge structure are all identified in the Land Use Assessment Report (LUAR) and the traffic study that was done - as these are all listed as requirements for this development. He asked if the structure had to be in place prior to releasing permits. He was advised that it is anticipated that when an application is received it will indicate a draw on traffic. Staff advised as it is a short construction season the intent is to get infrastructure in place this year.

# **NEW BUSINESS**

# Envision St. John's draft Municipal Plan and draft Development Regulations

The Chief Municipal Planner advised staff are working towards some consultations in August. He noted there is no set date in place. The Chair asked that presentation of the information not conflict with Mile One function scheduling when selecting a date.

# Councillor Tilley - Jiffy Cab Update - 615 Empire Avenue

Staff advised there was no approval for a taxi business at the above noted location, just a garage. It is currently being operated under an unapproved use and Inspection staff are following up on this file. It also falls under a court process.

# **Brookfield Road**

The Chair asked for an update on this file and was advised by the City Manager that the City Solicitor would provide him with a follow-up report.

# Date of Next Meeting

The next meeting is scheduled for Tuesday, August 15, 2017 at 12:00 p.m. in Conference Room A.

# Adjournment

The meeting adjourned at 1:56 p.m.

Councillor Art Puddister Chairperson

# MINUTES REGULAR MEETING - CITY COUNCIL August 7, 2017 – 4:30 p.m. - Council Chambers, 4<sup>th</sup> Floor, City Hall

Present Deputy Mayor R. Ellsworth

Councillor T. Hann Councillor D. Breen Councillor B. Tilley Councillor W. Collins

Councillor S. Hickman (retired at 5:35)

Councillor S. O'Leary Councillor A. Puddister Councillor D. Lane Councillor J. Galgay

Regrets Mayor D. O'Keefe

Others Kevin Breen, City Manager

Lynnann Winsor, Deputy City Manager of Public Works

Derek Coffey, Deputy City Manager of Financial Administration Jason Sinyard, Deputy City Manager of Planning, Engineering and

Regulatory Services

Linda Bishop, Senior Legal Council Ken O'Brien, Chief Municipal Planner Maureen Harvey, Acting City Clerk Stacey Fallon, Legislative Assistant

Garrett Donaher, Transportation Engineer

### CALL TO ORDER/ADOPTION OF AGENDA

# SJMC2017-08-07/336R

Moved - Councillor Hickman; Seconded - Councillor Collins

That the agenda be adopted with the following five additions:

- Request for Proposal 2017122
   Dam Classification Study and Dam Safety Review Engineering Consulting Services
- Request for Proposals
   Kenmount Road Trunk Storm Sewer Replacement Project
   Phase 1
   Engineering Consulting Services
- Request for Proposals

# Continuous Improvement consultant/trainer

- Council Approval for Contract Award Without Tender Invitation ESRI Canada Limited
- Bay Bulls Big Pond CP-4 Capital Works

CARRIED UNANIMOUSLY

# **ADOPTION OF MINUTES**

# SJMC2017-08-07/337R

Moved - Councillor O'Leary; Seconded - Councillor Tilley

That the minutes of July 24, 2017 be approved as presented.

CARRIED UNANIMOUSLY

### **BUSINESS ARISING**

# **Designation of Heritage Properties**

Pursuant to the Notice of Motion given at the meeting of July 11, 2017 by Councillor Art Puddister:

# SJMC2017-08-07/338R

Moved – Councillor Puddister; Seconded – Councillor Lane

Council enacts seven bylaws to designate the seven properties listed below as heritage buildings.

- 68 St. Clare Avenue (Parcel ID #32710)
- 90 Pleasant Street (Parcel ID #30661)
- 355 Southside Road (Parcel ID #35233)
- 3 Forest Road (Parcel ID #26741)
- 3-A Forest Road (Parcel ID #26740)
- 27 Henry Street (Parcel ID #19901)
- 29 Henry Street (Parcel ID #20891)

CARRIED UNANIMOUSLY

ST. JOHN'S

### **NOTICES PUBLISHED**

Council considered the three notices published below.

- 5 Little Street
- 171-179 Elizabeth Avenue
- 101 Doyle's Road

# SJMC2017-08-07/339R

Moved - Councillor Puddister Seconded - Councillor Hann

That Council approve the applications as presented for the properties listed above, subject to all applicable City requirements.

CARRIED UNANIMOUSLY

### **COMMITTEE REPORTS**

# Environmental Advisory Committee Report - July 25, 2017

Link to Report

Council considered the above noted report.

# SJMC2017-08-07/340R

Moved - Councillor O'Leary; Seconded - Councillor Tilley

That the above noted report be adopted as presented including the recommendations on the following Items:

Item # 1: 240 Waterford Bridge Road

Recommendation: to accept the proposal to infill a stagnant pond at 240 Waterford Bridge Road and create a new adjacent pond given the Province has no objection and the location is not listed under significant wetlands.

CARRIED UNANIMOUSLY

# Special Events Advisory Committee Report – August 1, 2017

Link to Report

Council considered the above noted report including the following items:

- Brookfield Plains Block Party August 13, 2017
- Monster Rally previously approved (October 1, 2017 Backup date)

ST. JOHN'S

- Terry Fox Run September 17, 2017
- Polka Dot Trot September 24, 2017

### SJMC2017-08-07/341R

Moved - Councillor Breen; Seconded - Councillor Hickman

That the above noted events be approved subject to the conditions set out by the Special Events Advisory Committee.

**CARRIED UNANIMOUSLY** 

# Special Events Advisory Committee Report – August 3, 2017

Link to Report

Council considered the above noted report including the following items:

Best Kind BBQ – September 3, 2017

## SJMC2017-08-07/342R

Moved - Councillor Breen; Seconded - Councillor Tilley

To reject the application due to:

- -Highly residential area with proposed 9 hours of sound amplification
- -Availability of adequate parking
- -Traffic concerns

Further, council directs staff to work with event organizers to find an alternate location to host the Best Kind BBQ concert and food showcase.

**CARRIED UNANIMOUSLY** 

# **Development Committee Report – August 1, 2017**

Link to Report

Council considered the above noted report.

### SJMC2017-08-07/343R

Moved - Councillor Puddister; Seconded - Councillor Collins

That the above noted report be adopted as presented including the recommendations on the following Items:

ST. JOHN'S

4

Item # 1: 32 Waterford Heights North

Recommendation: That Council renew the approval for the proposed rebuild of the dwelling located at 32 Waterford Heights North for one (1) year, subject to the conditions presented in the original approval.

Item # 2: 60 Savannah Park

Recommendation: That Council approve the 9.3% variance of frontage to allow for 13.72 metres.

Item # 3: 450 Pipeline Road

Recommendation: That the application be approved subject to a Conservation Plan that the land shall not be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

Item # 4: 290 Back Line

Recommendation: That the application be approved subject to a Conservation Plan that no land shall be disturbed within 50 metres of the stream that flows through the property. This will ensure that the stream is protected from siltation and runoff.

CARRIED UNANIMOUSLY

### **DEVELOPMENT PERMITS LIST**

Link to List

Council considered, for information, the above noted for the period July 20, 2017 to August 2, 2017.

### **BUILDING PERMITS LIST**

Link to List

Council considered, the above noted for the period July 20, 2017 to August 2, 2017.

### SJMC2017-08-07/344R

Moved - Councillor Tilley; Seconded - Councillor Hann

That the building permits issued from July 20, 2017 to August 2, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

ST. J@HN'S

5

# REQUISITIONS, PAYROLLS AND ACCOUNTS

Link to Memo

Council considered the requisitions, payrolls and accounts for the weeks ending July 26, 2017 and August 2, 2017 respectively.

# SJMC2017-08-07/345R

Moved - Councillor Tilley; Seconded - Councillor Hann

That the requisitions, payrolls and accounts for the weeks ending July 26, 2017 and August 2, 2017 in the amounts of in the amount of \$5,668,760.62 and \$3,245,446.19 respectively be approved as presented.

CARRIED UNANIMOUSLY

# TENDERS/RFPS

# Tender 2017139 – 2017 CIPP Sanitary Sewer Lining

Council considered the above noted tender.

# SJMC2017-08-07/346R

Moved - Councillor Tilley; Seconded - Councillor Hann

That Council award this tender to the lowest bidder meeting specifications Dexter Construction Company Limited, in the amount of \$2,500,808.40, taxes included as per the Public Tendering Act.

CARRIED UNANIMOUSLY

### Contract Award without Tender Invitation - ESRI Canada Limited

Council considered the above noted contract.

# SJMC2017-08-07/347R

Moved - Councillor Tilley; Seconded - Councillor Hann

That Council award this contract to ESRI Canada Limited who are the sole supplier of ESRI Small Local Government Enterprise License Agreement which includes software, Maintenance, technical support, updates and training. This is the 3<sup>rd</sup> year payment of \$87,500 plus taxes for a 3 year agreement.

CARRIED UNANIMOUSLY

# Request for Proposal 2017122 - Dam Classification Study and Dam Safety Review Engineering Consulting Services

Council considered the above noted request for proposal.

### SJMC2017-08-07/348R

Moved - Councillor Tilley; Seconded - Councillor Hann

That engineering consulting services for the Dam Classification Study and Dam Safety Review be awarded to GEMTEC Limited in the amount of \$111,162.00 +HST.

**CARRIED UNANIMOUSLY** 

# Request for Proposals Kenmount Road Trunk Storm Sewer Replacement Project Phase 1 Engineering Consulting Services

Council considered the above noted request for proposal.

# SJMC2017-08-07/349R

Moved - Councillor Tilley; Seconded - Councillor Hann

That engineering consulting services be awarded to Pinnacle Engineering Limited in the amount of \$515,890.00 (HST included).

**CARRIED UNANIMOUSLY** 

# Request for Proposals Continuous Improvement consultant/trainer

Council considered the above noted request for proposal.

### SJMC2017-08-07/350R

Moved - Councillor Tilley; Seconded - Councillor Hann

That council approve the award of the RFP 2017118 Continuous improvement to Leading Edge Group at a cost of \$96,600.00 +HST

**CARRIED UNANIMOUSLY** 

# NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS

# Petition - Signal Hill Road

Councillor Jonathan Galgay presented a petition on behalf of the residents of Signal Hill Road and adjacent streets regarding traffic issues in the Neighbourhood requesting the City to take immediate and effective action to reduce noise and speed.

### **Petition - Kent Place**

Councillor Sheilagh O'Leary presented a petition on behalf of the residents of Kent Place regarding recent construction at 1 Kent Place requesting a cease and desist of development.

# Petition - Save Penney Crescent Wetland

Councillor Danny Breen presented a petition on behalf of the residents of Penney

Crescent and surrounding area requesting that all of Council vote against the re-zoning application before the next municipal election.

Notice of Motion – Reconfirming Open Space Zoning for the Anglican Synod Property next to Penney Crescent

Councillor Puddister advised that at the next meeting of Council, he will bring forward the following motion:

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move a motion that Council re-confirm the zoning of the Anglican Synod property next to Penney Crescent as Open Space.

DATED at St. John's, NL this 7th day of August, 2017

Art Puddister Councillor at Large

ST. JOHN'S

8

## SJMC2017-08-07/351R

Moved - Councillor Breen; Seconded - Councillor Galgay

That council waive the waiting period for the notice of motion and debate the motion at hand.

CARRIED UNANIMOUSLY

# SJMC2017-08-07/352R

Moved - Councillor Puddister; Seconded - Councillor Lane

That Council re-confirm its position and the zoning of the Anglican Syud property next to Penney Crescent remain as Open Space.

CARRIED UNANIMOUSLY

# Decision note dated August 3, 2017 - Forde Street

Council considered the above noted decision note.

# SJMC2017-08-07/353R

Moved - Councillor Hann; Seconded - Councillor Hickman

That Council approve the sale of City property for the amount of \$21,680.00 including HST.

CARRIED UNANIMOUSLY

### OTHER BUSINESS

# Decision note dated July 31, 2017 - Overnight Grind and Patch Operations

Council considered the above noted decision note.

### SJMC2017-08-07/354R

Moved - Councillor Breen; Seconded - Councillor Lane

That Council grant the contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00 pm and 7:00 am, Sunday to Thursday, for the Grind and Patch portion of the work only.

CARRIED UNANIMOUSLY

# Decision Note dated July 28, 2017 - Bay Bulls Big Pond CP-4 Capital Works

Council considered the above noted decision note.

### SJMC2017-08-07/355R

Moved - Councillor Tilley; Seconded - Councillor Hann

That Council approve the increase in the Bay Bulls Big Pond CP-4 Capital Work to \$12.5M +HST.

CARRIED UNANIMOUSLY

# Decision note dated July 19, 2017 - Winsor Lake

Council considered the above noted decision note.

### SJMC2017-08-07/356R

Moved - Councillor O'Leary; Seconded - Councillor Tilley

That Council approve the release of the Expropriation of the portion of the property transferred to Mr. Critch.

**CARRIED UNANIMOUSLY** 

# Decision note dated August 4, 2017 – Mun Area Traffic Study

Council considered the above noted decision note.

### SJMC2017-08-07/357R

Moved - Councillor Hickman; Seconded - Councillor Hann

That the MUN Area Traffic Study be accepted by Council and incorporated into the City's planning for development and capital works in the area. Further, that the proposed funding scheme be forwarded to the MUN Board of Regents for their information and following that a joint funding request be prepared by MUN and the City of St. John's to solicit project funding from the Provincial Government.

CARRIED UNANIMOUSLY

### Councillor Puddister

 Requested that a porta potty be installed in Bowring Park for the Seniors Lawn Bowling as soon as possible.

SJMC2017-08-07/358R

Moved - Councillor Puddister; Seconded - Councillor Hann

That Council approved the placement of a porta-potty for the use of seniors who participate in lawn bowling at Bowring Park for the remainder of the season, and requested a review with respect to placement of porta-potties at this and other areas for subsequent seasons.

CARRIED UNANIMOUSLY

ADJOURNMENT	
There being no further business, the me	eeting adjourned at 5:47 p.m.
	MAYOR

ST. JOHN'S

# MINUTES REGULAR MEETING - CITY COUNCIL June 19, 2017 – 4:30 p.m. - Council Chambers, 4<sup>th</sup> Floor, City Hall

Present Deputy Mayor R. Ellsworth

Councillor T. Hann
Councillor D. Breen
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor S. O'Leary
Councillor J. Galgay

Regrets Mayor D. O'Keefe

Councillor D. Lane Councillor A. Puddister

Others Kevin Breen, City Manager

Lynnann Winsor, Deputy City Manager of Public Works

Tanya Haywood, Deputy City Manager of Community Services Derek Coffey, Deputy City Manager of Financial Administration Jason Sinyard, Deputy City Manager of Planning, Engineering and

Regulatory Services Cheryl Mullett, City Solicitor

Ken O'Brien, Chief Municipal Planner

Elaine Henley, City Clerk

Stacey Fallon, Legislative Assistant

### CALL TO ORDER/ADOPTION OF AGENDA

# SJMC2017-06-019/275R

Moved - Councillor Collins; Seconded - Councillor Tilley

That the agenda be adopted with the addition of:

Special Events Advisory Committee Report – June 15, 2017

CARRIED UNANIMOUSLY

### **ADOPTION OF MINUTES**

# SJMC2017-06-19/276R

Moved - Councillor Collins; Seconded - Councillor Tilley

That the minutes of June 12, 2017 be approved as presented.

CARRIED UNANIMOUSLY

### **NOTICES PUBLISHED**

An Application requesting permission to consolidate 2 lots located at 46 & 48 Barrows Road to create a larger lot on which to construct a single detached dwelling that exceeds the requirements of the Quidi Village Overlay Zone and Design Guidelines.

Council considered the above noted notices published.

# SJMC2017-06-19/278R

Moved – Councillor Hann; Seconded – Councillor Galgay
That Council approve the application as presented subject to all applicable
City requirements.

CARRIED UNANIMOUSLY

### COMMITTEE REPORTS

# Development Committee Report - June 13, 2017

Link to Report

Council considered the above noted report.

# SJMC2017-06-19/279R

Moved - Councillor Hann; Seconded - Councillor Hickman

That the above noted report be adopted as presented including the recommendations on the following Items:

- Variance Request for Rear Yard Requirement -PER# INTI 7000714 69 Parsonage Drive
- PER DEV1700116 The Residence at Littledale Proposed Four Storey Assisted and Independent Living Facility; and

# Terms of Reference for a Land Use Assessment Report (LUAR) 220 Waterford Bridge Road

**CARRIED UNANIMOUSLY** 

# Finance and Administration Standing Committee Report – June 13, 2017

Link to Report

Council considered the above noted report.

### SJMC2017-06-19/279R

Moved - Councillor Galgay; Seconded - Councillor Breen

That the above noted report be adopted as presented including the recommendations on the following Items:

- Decision Note dated June 7, 2017 re: The Cooperators \$1000 Donation to Registered Charity
- Decision Note dated June 8, 2017 re: End of Employment Policy
- Decision Note dated June 1, 2017 re: Revisions Policy No. 01-04-01
   Records and Information Management Policy
- Decision Note dated June 8, 2017 re: Election Finance By-Law –
   Amendments
- Decision Note dated June 5, 2017re: Regatta Luncheon
- Decision Note dated June 7, 2017 re: Shad Memorial Sponsorship
- Decision Note re: SJRFD Honour Guard

**CARRIED UNANIMOUSLY** 

# Special Events Committee Report – June 1, 2017

Link to Report

Council considered the above noted report.

# SJMC2017-06-19/280R

Moved – Councillor Breen; Seconded – Councillor O'Leary That the above noted report and its recommendation be adopted as presented including:

ST. JOHN'S

 Monster Rally – Race for Autism - September 10, 2017 - Autism Society NL

## CARRIED UNANIMOUSLY

# **DEVELOPMENT PERMITS LIST**

Link to List

Council considered, for information, the above noted for the period June 8, 2017 to June 14, 2017.

# **BUILDING PERMITS LIST**

Link to List

Council considered the Building Permits for the period of June 8, 2017 to June 14, 2017.

### SJMC2017-06-19/281R

Moved - Councillor Hann; Seconded - Councillor Hickman

That the building permits list for the period June 8, 2017 to June 14, 2017 be approved as presented.

CARRIED UNANIMOUSLY

# REQUISITIONS, PAYROLLS AND ACCOUNTS

Link to Memo

Council considered the requisitions, payrolls and accounts for the week ending June 14, 2017.

### SJMC2017-06-19/282R

Moved - Councillor Hann; Seconded - Councillor Hickman

That the requisitions, payrolls and accounts for the week ending June 14, 2017 in the amount of \$ 5,011,056.16 be approved as presented.

CARRIED UNANIMOUSLY

### TENDERS/RFPS

# Tender 2017065 – Road Shouldering and Ditching

Council considered the above noted tender.

ST. JOHN'S

4

# SJMC2017-06-19/283R

Moved - Councillor Hann; Seconded - Councillor Hickman

That Council award this tender to the lowest bidder meeting specifications S&H Codner's Construction Limited \$154,962.50, as per the Public Tendering Act. Taxes are included with submitted bid.

CARRIED UNANIMOUSLY

OTHER BUSINESS	
Quarterly Travel Report	
Council considered the above noted report for information	tion.
Councillor O'Leary	
Requested Human Resources look at diversity training with the Native Friendship Centre for staff and maybe	
Councillor Galgay	
Requested an Operational Review of St. John's Sports the Finance and Administration Standing Committee for	
ADJOURNMENT	
There being no further business, the meeting adjourne	ed at 5:18 p.m.
	MAYOR
	CITY CLERK

### MINUTES

### **REGULAR MEETING - CITY COUNCIL**

September 25, 2017 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

Present Mayor D. O'Keefe

Deputy Mayor R. Ellsworth

Councillor T. Hann
Councillor D. Breen
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor S. O'Leary
Councillor D. Lane
Councillor J. Galgay
Councillor A. Puddister

Others Kevin Breen, City Manager

Lynnann Winsor, Deputy City Manager of Public Works

Jason Sinyard, Deputy City Manager of Planning, Engineering and

Regulatory Services

Tanya Haywood, Deputy City Manager of Community Services

Cheryl Mullett, City Solicitor

Ken O'Brien, Chief Municipal Planner

Elaine Henley, City Clerk

Stacey Corbett, Legislative Assistant

# CALL TO ORDER/ADOPTION OF AGENDA

# SJMC2017-09-25/415R

Moved - Councillor Breen; Seconded - Councillor Collins

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

### **ADOPTION OF MINUTES**

# SJMC2017-09-25/416R

Moved - Councillor Tilley; Seconded - Councillor Puddister

That the minutes of September 18, 2017 be adopted as presented.

**CARRIED UNANIMOUSLY** 

### **BUSINESS ARISING**

### NOTICES PUBLISHED

 A Discretionary Use application has been submitted by Charter Group Inc. requesting permission to convert 118 m<sup>2</sup> of the "converted building" located at 284 LeMarchant Road into two, one bedroom residential units. On-site parking is provided.

# SJMC2017-09-25/417R

Moved - Councillor Puddister; Seconded - Councillor Lane

That Council approve the application subject to all applicable City requirements.

CARRIED UNANIMOUSLY

A Discretionary Use Application has been submitted requesting permission to occupy a portion of 118 University Avenue as a Home Occupation for a Clinic. The private clinic will occupy a floor area of approximately 40.5 m² (main level). Medical professionals will visit the property approximately 3 times a week between the hours of 9 a.m. – 5 p.m. by appointment only for approximately 3 hours. The applicant is the sole employee and will facilitate all visits. On Site parking is available.

# SJMC2017-09-25/417R

Moved - Councillor Puddister; Seconded - Councillor Lane

That Council reject the application due to resident objection.

### CARRIED UNANIMOUSLY

• A Discretionary Use Application has been submitted by Radicle Roots to occupy a portion of 8 Hunt Place as a Home Occupation. The business will occupy a floor area of 32 m² and operate an after-school program for up to 10 children grades K-4. The program consists of nature-based learning and will take place mostly outside through walking, exploring, & playing in surrounding woods and public access areas. It will operate up to five (5) afternoons a week with hours of operation from 3 – 5:45 p.m. Drop-off transportation will be provided by Radicle Roots and pick-up time will be from 5:15 – 5:45 p.m. The business will employ two employees and on-site parking is provided.

### SJMC2017-09-25/417R

Moved - Councillor Puddister; Seconded - Councillor Lane

That Council approve the application subject to all applicable City requirements.

CARRIED UNANIMOUSLY

 A Discretionary Use Application has been submitted by Butter Bakery requesting permission to occupy a portion of 5 Osbourne Street as a home occupation for a bakery. The proposed business will offer a variety of baked goods including custom cakes and French inspired pastries. It will occupy a floor area of approximately 15 m² and will operate Tuesday to Sunday 8 a.m. – 6 p.m. on a preorder basis. The business will offer a delivery service only with the applicant being the sole employee.

### SJMC2017-09-25/417R

Moved - Councillor Puddister; Seconded - Councillor Lane

That Council approve the above listed application.

CARRIED UNANIMOUSLY

### PUBLIC HEARINGS - 90 Duckworth Street

The City of St. John's had received an application from Parlibright Holdings to rezone 90 Duckworth Street (former East End Fire Station) to the Commercial Central Mixed-Use (CCM) Zone. The purpose of the rezoning is to redevelop the property into a brew pub and coffee shop with restaurant which includes an outdoor patio.

# SJMC2017-09-25/418R

Moved - Councillor Hann; Seconded - Councillor Lane

Council agreed to adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 141, 2017, and St. John's Development Regulations Amendment Number 650, 2017, to rezone 90 Duckworth Street from the Residential Downtown (RD) Zone to the Commercial Central Mixed-Use (CCM) Zone. This is to allow the redevelopment of the former East End Fire Station as a brewpub and coffee shop.

If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received, the amendments will be referred back to a future regular meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

CARRIED UNANIMOUSLY

ST. JOHN'S

#### COMMITTEE REPORTS

# Development Committee Report - September 19, 2017

Link to Report

Council considered the above noted report.

### SJMC2017-09-25/419R

Moved - Councillor Puddister; Seconded - Councillor Hickman

That the following items of the report be adopted as presented:

Item # 2: DEV1700116 - Proposed Fourth Storey for Assisted and Independent Living Facility – 220 Waterford Bridge Road – Applicant: LAT49 Architecture Inc.

Recommendation: It is the recommendation of the Development Committee that Council approve the fourth storey as all items address in the Terms of Reference set by Council have been addressed in the Land Use Assessment Report (LUAR)

Item #3: DEV1700185 – Request for Approval-in-Principle for Commercial Garage – 309 – 313 Kenmount Road – Applicant: York Development Inc.

Recommendation: It is the recommendation of the Development Committee that Council grant approval-in-principle subject to the following conditions:

- Compliance with the requirements of the Planning, Engineering & Regulatory Services Division.
- The required Building Permits must be obtained from the City prior to the commencement of any development.
- Payment of all applicable fees and assessments be made prior to final approval.

Item # 4: DEV1700110 – Request for Discretionary Church Occupancy – 81 Elizabeth Avenue – Applicant: The Redeemed Christian Church of God, Mount Zion

Recommendation: It is the recommendation of the Development Committee that Council approve the proposed Discretionary Use, Church, at 81 Elizabeth Avenue, as well as the parking relief.

Item #5: CRW1700020 – Crown Land Grant for Municipal Recreational Facility – 154 Blackmarsh Road – Applicant: City of St. Johns

Recommendation: It is the recommendation of the Development Committee that Council approve the Crown Land Grant referral.

**CARRIED UNANIMOUSLY** 

# SJMC2017-09-25/420R

Moved – Councillor Puddister; Seconded – Councillor O'Leary

That the following item of the report be referred to the Planning and Development Standing Committee

Item # 1: DEV1700091 – Proposed Dwelling and Crown Land Grant Referral – 180, 182 and 184 Signal Hill Road

Recommendation: It is the recommendation of the Development Committee that Council approve the Crown Land Referral and the proposed dwelling for 180, 182 and 184 Signal Hill Road.

# Special Events Advisory Committee Report – September 19, 2017

Link to Report

Council considered the above noted report.

### SJMC2017-09-25/421R

Moved - Councillor Lane; Seconded - Councillor Breen

That the above noted report be adopted as presented including the recommendation on the following items:

Item # 1: Fire Prevention Week Parade - October 7, 2017

Recommendation: That the requested to hold the parade on the above noted roads, within St. Johns, on October 7, 2017 be approved.

Item # 2: Cape to Cabot – October 15, 2017

Recommendation: That the requested road and lane closures/restrictions for October 15, 2017 be approved.

Item # 3: CLB Anniversary Parade - October 15, 2017

ST. JOHN'S

Recommendation: That the requested lane reductions/ road closure for October 15, 2017 be approved.

### CARRIED UNANIMOUSLY

### **DEVELOPMENT PERMITS LIST**

Link to List

Council considered, for information, the above noted for the period September 14, 2017 to September 20, 2017.

#### **BUILDING PERMITS LIST**

Link to List

Council considered, the above noted for September 25, 2017.

# SJMC2017-09-25/422R

Moved - Councillor Puddister; Seconded - Councillor Hann

That the building permits list dated September 25, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

### REQUISITIONS, PAYROLLS AND ACCOUNTS

Link to Memo

Council considered the requisitions, payrolls and accounts for the week ending September 20, 2017.

### SJMC2017-09-25/423R

Moved - Councillor Puddister; Seconded - Councillor Hann

That the requisitions, payrolls and accounts for the week ending September 20, 2017 in the amount of \$8,132,010.21 be approved as presented.

CARRIED UNANIMOUSLY

ST. JOHN'S

6

### TENDERS/RFPS

Tender 2017066 Portugal Cove Road Water Transmission Main Replacement Project – Phase 2

Council considered the above noted tender.

# SJMC2017-09-25/424R

Moved - Councillor Puddister; Seconded - Councillor Hann

That Council award this tender to the lowest bidder meeting specifications Pyramid Construction Limited \$7,250,796.58, as per the Public Tendering Act. Taxes are included with the submitted bid.

CARRIED UNANIMOUSLY

### OTHER BUSINESS

Decision Note dated September 20, 2017 re: Demolition of Building – 185 Waterford Bridge Road

Council considered the above noted.

### SJMC2017-09-25/425R

Moved – Councillor Puddister; Seconded – Councillor Tilley

That Council grant the Demolition Order of 185 Waterford Bridge Road as the building is in a state of disrepair and it creating a potential safety concern.

MOTION CARRIED WITH COUNCILLORS O'LEARY, LANE AND HICKMAN DISSENTING

### Councillor S. O'Leary

 Asked that the Planning & Development Committee look at the possibility of developing a policy for heritage buildings as there could be valuable materials inside that could be reused.

ST. JOHN'S

Decision Note dated September 13, 2017 re: Request for proposals - design of modern roundabout for Allandale road at Prince Philip drive

Council considered the above noted.

# SJMC2017-09-25/426R

Moved - Councillor Hickman; Seconded - Deputy Mayor Ellsworth

That Council award Harbourside Transportation Consultants engineering consulting services in the amount of \$39,675.00 (including HST) and the additional cost of \$13,800 (including HST) which would see a preliminary design and cost estimate prepared for a roundabout that includes multi-use underpasses.

MOTION CARRIED WITH COUNCILLORS COLLINS DISSENTING

# **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:34 p.m.

MAYOR
CITY CLERK

# MINUTES ENVIRONMENTAL ADVISORY COMMITTEE MEETING July 25, 2017 – 12:00 p.m. – Conference Room A

Present John Drover, Chair

Brian Head, Manager - Parks and Open Spaces, Lead Staff

Representative (arrived at 12:16 pm)

Councillor Sheilagh O'Leary (arrived at 12:08 pm)

Dave Wadden, Manager – Development Engineering

Ken O'Brien, Chief Municipal Planner

Griffyn G. Chezenko, Nexter Corinna Favaro, NAACAP

Kimberley Keats, Citizen Representative Kathy Driscoll, Legislative Assistant

Others Fred Cahill, G. J. Cahill

Mark Dykeman, G. J. Cahill

Greg Martin, LAT49 Chris Samson, LAT49

Matthew Mills, Mills & Wright Landscaping

### DELEGATION

# 240 Waterford Bridge Road

Mr. Chris Samson of Lat49 Architects spoke to the above noted and provided an overview of the proposed project and referenced rendered drawings. He noted there is a small pond on the property and after investigating the history on the pond, it was his understanding the existing site had originally been farm land and the water was created by the farmer for livestock

Mr. Matt Mills of Mills & Wright Landscaping noted he did a visual preliminary assessment on the small pond located on the property and noted the following:

- From the perspective of a landscape amenity, it is difficult to locate as you
  have to walk through worn paths and open fields. There are no seating
  features at the site to sit or rest and an abundance of litter surrounds the
  area. He further suggested indications of after hour activities such as fires at
  the location.
- As having environmental significance, Mr. Mills noted he had a hydrologist engineer visit the site with him and she determined there is no amphibians habituating in the pond and the existing plant life was an invasive species that limited light and oxygen to the pond and would be harmful if not contained. Further, the water body did not exist on mapping (1 to 50,000 scale) as per the Department of Municipal Affairs and Environment. The hydrologist

engineer also noted there was no water system supplying the pond and not conducive to an underground spring. It was suggested the pond was most likely being fed by surface run-off.

The Chair asked where would storm water go in relation to the proposed development and was advised there is a storm sewer easement in place that runs along the boundary of the school to a ditch. He further questioned if an existing subdivision would be affected by water runoff and was advised there will be a landscape buffer at the proposed development to address this issue. Further, the Chair raised the question as to whether the Department of Municipal Affairs and Environment had any concerns with moving the water body and was advised they had none.

The delegation advised their intent is to move the pond, create a water fountain feature and seating at the site to enhance their proposed development.

The Chair asked Committee members if they had any questions or concerns. Members noted their concerns and questions had been addressed. The Chair asked if there were any neighbourhood concerns and was advised the proposed development had been well received in the community.

The Committee thanked the delegation and they left the meeting at 12:31 pm.

The Manager of Development Engineering suggested it was a good project and that he liked they left a buffer offering privacy. He noted historically the developer constructs tasteful development and felt positive about it.

Councilor O'Leary expressed the fact that she was impressed by the quality of the proposal and that the Committee should move the process along so as not to delay it.

The Manager of Parks and Open Spaces asked the Committee if they were agreeable to the proposed movement of the existing pond.

The following motion was made:

Moved – Corinna Favaro; Seconded – Griffyn Chezenko

To accept the proposal to infill a stagnant pond at 240 Waterford Bridge Road and create a new adjacent pond given the Province has no objection and the location is not listed under significant wetlands.

CARRIED UNANIMOUSLY



# **Anglican Synod Marsh**

Council O'Leary noted a Public meeting was being held August 8, 2017 in the Foran/Greene Room at 7:00 pm. She noted she had been speaking with the Deputy City Manager of Planning, Engineering, and Regulatory Services advising this Committee had major concerns with the removal of wetland protection and that the Committee would like to attend in support, understanding they would not have a voice at the meeting.

The Chief Municipal Planner advised that background information for the meeting reflected the Committee's concerns of lifting wetland protection from the Synod Marsh. He further noted two reports were prepared, one by Stantec hired by the proponent, which did not deem the area a significant wetland and another hired by the City, CBCL Limited, which was paid for by the proponent, and also did not indicate the area was a significant wetland. He noted the next process was to proceed with a Public meeting in which no decision had been made by Council yet.

The Chair reiterated his concerns with November meeting minutes reflecting the Committee concerns of the removal of the significant wetland status of the Synod Marsh. The Legislative Assistant advised the minutes had been updated to reflect the same.

# FCM Sustainability Conference 2020

Councillor O'Leary advised the Committee about the upcoming sustainability conference and to recognize preparing for the process.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 12:47 p.m.

Chairperson John Drover





DEU 1700221

PER - 3003

Department of Planning, Engineering and Regulatory Services

# **BUILDING/DEVELOPMENT APPLICATION**

(Please Print)

		(Flease Fillit)		
PROPERTY LOCATION				SECTION 1
Civic Address 240 Waterford Bridge R	oad			
Subdivision Name_N/A			Lo	ot #_240
Account/Roll # <u>9270-0-1576</u>	000-8	Date (yyyy-mm-dd)	2017-10	)-24
CONTACT INFORMATION				SECTION 2
ApplicantLAT49 Architect	ure Inc.			
Mailing Address 683 Water Street	, 2nd Floor, St. John's	s, NL		
Postal CodeA1E 1B5	Telephone (Home)		(Work)_(70	9) 753-7132
(Ce	ll)	<sub>Email</sub> _csamson@lat	t49.ca	·
Property OwnerJendore	Limited			
Mailing Address P.O. Box 7	194, St. John's, NL			
Postal CodeA1E 3Y4	Telephone (Home)		(Work)	747-4209
Fax) 368-3502 (Ce				
Contractor/Consultant_Contractor to be con	irmed / Consultant - LAT49 Archite	cture Inc. (see above)		
Mailing Address				
Postal Code				
Fax)(Ce				
PROJECT INFORMAION				SECTION 3
Have you applied for or will you receive A	YES NO	YES NO [	<b>√</b>	-
duilding floor area 2898 m2 Project floor	area_10,370 m2_Property/lot are	ea 4.12 hectares # of on-site p	parking spaces <u>6</u>	1 or 50%
<i>7</i>				

Form last updated: 2016-12-21



Page 1

...2

Please check all that apply:		
Electrical work Plumb	oing work Private well installation (Must be drilled)	Private septic installation (GSC approval required) Culvert installation (Must be approved by Streets Dep
Description of project 124 I	unit seniors retirement ho	me, assisted and independent living
Clearing	9 Grubbing	
	alue to be determined after tend	dering.
Estimated cost of land/site dev	relopment (\$) 2.5 million	Estimated cost of work on structure (\$) 30 million
APPLICANT SIGNATURE OF A	GREEMENT	SECTION 4
Regulations & By-Laws, agree to applicable written approval and p	develop in accordance with the plans approvermits from the City of St. John's. In addition requested and to pay all applicable fees as	to the best of my knowledge, correct. I agree to comply with all City wed by the City of St. John's and not to commence development without, I acknowledge that I have reviewed this application and agree to noted on the City's fee schedule ( <a href="https://www.stjohns.ca">www.stjohns.ca</a> ). To view these fee
Planning and Development Fee S Inspection Services Fees and Ra		
Note: Where the applicant and be accepted for processing.	property owner are not the same, the sign	nature of the property owner is required before the application ca
Applicant /	to James	Date (yyyy-mm-dd) Ctober 24 /2017
Property Owner	Tolel	Date (yyyy-mm-dd)
Staff signature	(73)	Date (yyyy-mm-dd)
INTERNAL USE ONLY		SECTION 5
Fee charges required		
Notes	MANAGEMENT AND	
**************************************		
Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-754-2489  Where 311 is unavailable, call 709-754-CITY (2489)  Fax: 709-576-7688  Email: service@stjohns.ca

Form last updated: 2016-12-21



Page 2

NEWFOUNDLAND AND LABRADOR, CANADA

APPLICATION PROCESSING FE	E	SECTION 6
All application fees are non-refund apply based on the nature of the a application is processed.	able. Once an application has been submitted with the City, a pplication. The applicant will be notified by City staff of any ac	ny additional fees, assessments or charges may dditional fees, assessments, or charges as the
Processing Fee \$ 150.00	- [00.00]	:
Payment Type: Cash	Cheque Credit Card	
Visa	Mastercard Amex Amex	
Card Number		
Name on Card Chris	Samson	
Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-754-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca





October 24th, 2017

City of St. John's – Building Department 10 New Gower Street St. John's, NL A1C 5M2

Attn: Mr. Robert Schamper, Senior Building Inspector

Dear Rob:

Reference: The Residence at Littledale

240 Waterford Bridge Road, St. John's, NL

124 Unit Seniors Apartments, Assisted & Independent Living

LAT49 Project No.: 15-1422

As per our earlier conversation, we are submitting this documentation for Phase I approval of the above referenced project.

City of St. John's Engineering & Planning has approved the LUAR Document permitting a four (4) storey building. A portion of CP#1 – Site Clearing & Grubbing has also been approved pending securities being paid by the Developer, Jendore Limited (Mr. Fred Cahill, President). It is my understanding CP#1 Contract has also been awarded to the successful contractor.

The following documents are attached herewith. Specifically:

- A. Site preparation and services documents currently being reviewed by City of St. John's Engineering and Planning
- B. Architectural and Structural Design Development drawings approximately 80% complete at this time
- A complete NBC Long Form based on a Group C and Group B3 Occupancy. This form will be stamped and signed on submission of final design documents. Any comments arising from this review will be incorporated and addressed.
- D. Completed Building Development Application Form 3003.

Should you at any time wish to discuss any aspect of this application, please contact the undersigned at your convenience.

Yours sincerely,

683 Water Street 2nd Floor St. John's, NL A1E 1B5 info@lat49.ca

lat49.ca

Director



National Building
Code of Canada Form
(FC/NBC- Long Form)
(Part 3 Buildings)
Request for Approval of Plans

Service	NI	
OC: VICC	116	

	Fee Schedule
1	No Construction (If no construction is being carried out)no fee
	Buildings less than 250 m² in total floor area\$ 50
	Buildings greater than 250 m <sup>2</sup> and less than 600 m <sup>2</sup> in total floor area\$200
	Buildings greater than 600 m² in total floor area\$400
	Approval fee must accompany application.
	Make cheque or money order payable to Newfoundland Exchequer Account
	Structure Information
2	Name of Structure The Residence at Littledale
	Location 240 Waterford Bridge Rd (Tower Corporate Campus)
	E-10 Tratoriora Dirago tra (10110) Gorporato Gampa-5
	Name of Architect LAT49 Architecture Inc.
	Name of M & E Engineering Firm Core Engineering Inc.
	Name of Designer (other than above) Pinto Engineering Ltd.
	Finto Engineering Ltd.
	Name of Agency Issuing Building Permit  Have plans been submitted
	City Of St john's To this agency? YES NO
	Part of NBCCC - Current Edition Under which building has been designed? Part 3 Part 9
	Part of MDOOG — Guillett Edition Grade Which building has been designed.
	Description of Proposed Work
	New Building Addition Renovation Change of Occupancy
3	
	Change of Occupant (No Construction undertaken)
_	Building Classification Occupancy Residential Major Occupancy with a Minor Group B3 Care (East Wing levels 2 & 3).
4	nesidential major Occupancy with a minor Group by care (Last Wing levels 2 & b).
	Group Division
	A B C D E F 1 2 3 4 4
	NBCC Reference: 3.1.2.1
	·
	Type of Construction
5	
_	Noncombustible Combustible Combination of Both
	NBCC Reference: 3.2.2.48
	Building Area – as defined
6	Area of basement, cellar, crawl space 610.0 m2 Area of first 2898.0m2
•	story Accordabled as other control of the control o
	Area of 2752.0m2 Area of third or other stories 2726.0m2,
	D. illiffice heights and a to top of floor of highest stopy 40.0 - 0
	is building considered a right nect.
	NBCC Reference: 3.2.2.4.2, 3.2.6.1
	Building Faces (Note: indicate streets and parking areas on site plan)
7	
1	One Street Two Streets Four Streets
	NBCC Reference: 3.2.2.4.2 & 3.2.5
_	
-	National Building Code of Canada FC/NBCC-Long Form, Part 3 Buildings



Page 2

Service NL

Occupant Load (Indicate specific areas as per classification and allowable square feet per person, upon which occupant load is calculated. Indicate total number of persons in each area. Life Safety Code should be used in this calculation.)

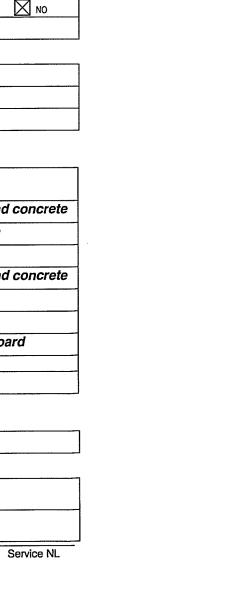
```
Occupant load based on NBC requirements for sleeping rooms.
Level-1
26 sleeping rooms @ 2 per room = 52 persons.
Level-2
40 sleeping rooms @ 2 per room = 80 persons
Level-3
40 sleeping rooms @ 2 per room = 80 persons
Level-4
19 sleeping rooms @ 2 per room = 38 persons
Occupant Load based on actual design/use for sleeping rooms.
LEVEL 1
West, Resident sleeping rooms
    - 7 – Studio
                                       = 7
    - 6 - Single Bedroom (2xbedroom)
                                      = 12
     - 1 - Double Bedroom (2xbedroom)
                                      = 4
North Resident sleeping rooms
     - 6 – Studio
                                      = 6
    - 6 - Single Bedroom
                                      = 6
                         Total = 35 Occupants
LEVEL 2
East Resident sleeping rooms
     - 13 – Studio
                                       =13
North Resident sleeping rooms
    - 8 - Studio
                                       = 8
                                       =12
      6 - Single Bedroom (2xbedroom)
West Resident sleeping rooms
                                       = 7
    - 7 - Studio
    - 5 - Single Bedroom (2xbedroom)
                                      = 10
    - 1 - Double Bedroom (2xbedroom) = 4
                        Total = <u>54 Occupants</u>
LEVEL 3
East Resident sleeping rooms
    - 13 - Studio
                                    = 13
North Resident sleeping rooms
    - 8 - Studio
                                    = 8
    - 6 - Single Bedroom (2xbedroom) = 12
West Resident sleeping rooms
    - 8 - Studio
    - 5 - Single Bedroom (2xbedroom) =10
                        Total = 51 Occupants
LEVEL 4
North Resident sleeping rooms
    - 8 - Studio
                                     =8
 - 6 - Single Bedroom (2xbedroom) =12
Core Resident sleeping rooms
    - 2 - Single Bedroom (2xbedroom) =4
    - 2 - Double Bedroom (2xbedroom) =8
                        Total = 32 Occupants
                             Total Residents = 172
```

National Building Code of Canada FC/NBCC-Long Form, Part 3 Buildings

	1.	•			Page 3
	Day shaft staff total = 15				
	Total number of persons = 187	•			
	NBCC Reference: 3.1.17, 3.1.17.1.(B)	1			
	3.1.17, 3.1.17.1.(D)				
	Exposed Building Face				
9	Limiting Distance Allowed 35 meters		Maxim Openi	num Allowable % Unprotected 100%	
	Distance to Nearest Building 35 meter		Any W	/indows or Doors Exposed	NO NO
	NBCC Reference: 3.2.3, 3.2.3.7. table	3	in Bet	ween Buildings? YES	✓ NO
	0.2.0, 0.2.0.1. 10.0.1				
	Building Serviced With:	T IF	yes, specify type		
10	Sprinkler System? XYES	NO "	WET 🔀	DRY DELUGE	
	Municipal Water System? X YES	NO	Water Su	pply for Firefighting  HYDRANT	сП
	Distance to Nearest Hydrant(s)	15 Meters	<u></u>	HIDWIN DE MAIONE COM	<u> </u>
				•	
	Floor Assembly				
11		ıred Concrete Slabs			
	Fire Resistance Rating Required 1 hou	ır. 2 hour provided	Any Un	protected Vertical Openings?	ОИ
	NBCC Reference: 3.2.2.48, 3.5.3.1	7			
12	Roof Assembly Construction Poured concrete sla	nb			
12	Underside Fire Resistance Rating N/A				
	NBCC Reference: 3.2.2.48				
	Fire Resistance Rating				
13		Fire Resistance Ratin	g	Construction	
	Ceilings and Walls	45 min & 1 hou		Fire rated gypsum board and co	oncrete
	Load Bearing Walls	1-hour (2- hour prov		Poured Concrete	
	Columns and Arches	1 hour	<u>racay</u>	Poured concrete	
	Fire Separations	45min & 1 hou	r	Fire rated gypsum board and co	oncrete
	Mezzanines	<u>45///// Q 7 ///00</u> <u>N/A</u>		, no rated gypean search and ex-	
	Furnace Rooms	<u>N/A</u>			
	Electrical Rooms	1 hour		Fire rated gypsum board	
	Flammable Liquid Storage Rooms	N/A		The face gypean search	
	NBCC Reference:	3.2.248, 3.5.3.1. 3.	<i>3.3.</i>		
	Roof Assembly				
14	Area over 500m²	Area over 1000m² yes		NBCC Reference: 3.2.2.48	
	Tire Walle				
15	Fire Walls Construction N/A				
. •	Fire protection rating	Height of parapet		NBCC Reference:	
	The proteotion rating	above roof			
					vice NI

r t

National Building Code of Canada FC/NBCC-Long Form, Part 3 Buildings



- 1	Þ۵	n	Δ	ď

	Interior Finish (Walls and Ceiling)							
16	Prime construction Gypsum	Board			Final co	oating or covering	g used <b>Paint</b>	
	NBCC Reference: 3.113.1							
			•					
	Exits and Access to Exits. Areas							
17	Factor as per: Chapter 7 NFPA 101 Life	Safety Code						
	Horizontal Exits	No 🔀						
	Maximum travel to exits based on				1	Width of corrido	rs used to	
	N	<u> 45</u>	Meters			access exits  Type of hardwa		<b>8 2.4M</b> Meters
	required per floor area	er wing				exit doors	re on Panic / Fr	ee exit
	Size of smoke barrier doors	00mm, 1220n	ım & 2-1220ı	nm at tl	ne end of ea	ach corrido	or	
	NBCC Reference: 3.4.3.2, 3.							
	Interior Fire Protection							
18	Standpipes	Yes	No		Туре		Class	Size
	Automatic Fire Extinguishing				Sprinkler		To NFPA 13	
	System		<u> </u>		Оринки			
	Fire Extinguishers	$\boxtimes$			Varies		ABC & "K" in kitchen	Varies
	Fire Alarm Systems	$\boxtimes$			Multiplex		B-2stage	
	Emergency Lights							
	Exit Lights	$\boxtimes$						
	Smoke Detectors							
	Smoke Alarms		$\boxtimes$					
	Panic Hardware	$\boxtimes$						
	Other (Specify):							
								,
40	Heating System	[ ]			Type of System	Geoth	ermal heat pump	os
19	ELECTRICAL OIL SOLID	FUEL []						
	Type of Chimney  MASONRY	PREFAB			Duct type smoke circulating systen		rm air YES	Пио
20	Ventilation & Air Conditioning Syst	Smoke detection	on YES	NO		ng fan automatio	YES	NO
20	Requirements Pres 1 NO	requirements	Z_7		shutdown			
	Provisions for disabled provided							
21	Compliance with applicable NL Regulation	ns  X	YES NO					
	Additional requirements for high b		<u> </u>					
22	Building Height	N/A	Meters		Venting S	System		· · · · · · · · · · · · · · · · · · ·
	Pressurized Areas		Elevator	Requireme	ents		YES	NO
		ES NO			YES	МО	System	YES NO
•	National Building Code of Canada FC	/NBCC-Long Form	n, Part 3 Building	js				Service NL

Page 5		P	'aq	ıe	5
--------	--	---	-----	----	---

		tional Building Code o	of Canada?				
Fire stopping in accorda	nce with requirements of Na	and har banding deep e	∑ Y	<sub></sub> [].	10		
				E9 [	10		
F-1 Classification							
Flammable or combustit	ne ilquia storage	<b>—</b>	NO	-			
		YES	NO NO				
Code Checks					l Annline	ble stondards and	
Life Safety Code Check	Made YES N	NO National fire	e code of Canada E XYES	T <sub>NO</sub>	1	able standards and check made X	в Пио
		Check made	* K7150 F		1 00000	onedit made Z 12	
Detailed explanation,	if required ted living Level 1-3	2 Wast Wina					
Group 'C' Assis	teu liviliy Level 1-3	west wing.					
Group 'C' indep	endent living level	1-4 North Win	g.				
Group 'B3' Care	Level 2-3 East Wii	ng.					
Due to the natur	e of the cast-in-pla	ace concrete s	tructure between	floor a	nd stairw	ells, all fire se	parations are
excess of 24 hor	ır rating. This is o	ver and above	the minimum Ni	BC requ	irement.	· ·	•
Final NBC Form	will be signed and	l sealed as soc	on as tender read	ly docu	ments are	e completed.	
				<u></u>			-
1							
					<del></del>		
Disease British Cleanly	in late				<u> </u>		
Please Print Clearly	in Ink						
This is to certify that the	nis form has been com	pleted to the best	of my ability and that	the build	ing or part o	of the building ide	ntified herein has
This is to certify that the	nis form has been componstructed in accordance	pleted to the best with the provision	of my ability and that s of the latest edition o	the buildi	ing or part o	of the building iden	ntified herein has
This is to certify that the	nis form has been componstructed in accordance	pleted to the best with the provision	of my ability and that s of the latest edition c	the buildi	ing or part c ional Buildii	of the building iden	ntified herein has da, National Fire
This is to certify that the	nis form has been componstructed in accordance	pleted to the best with the provision:	of my ability and that s of the latest edition o	of the <i>Nati</i>	ional Buildii	of the building iden ng Code of Canad nior Project M	da, National Fire
This is to certify that the designed and will be confidered and the Life Name (Please Print)	nis form has been compostructed in accordance a Safety Code.  Chris Samson	e with the provision	of my ability and that s of the latest edition c	of the <i>Nati</i>	ional Buildii	ng Code of Canad	da, National Fire
This is to certify that the designed and will be confidenated and the Life	nis form has been compostructed in accordance a Safety Code.  Chris Samson	e with the provision	of my ability and that s of the latest edition o	of the <i>Nati</i>	ional Buildii	ng Code of Canad	da, National Fire
This is to certify that the designed and will be confidered and the Life  Name (Please Print)  Current Mailing Address	chris Samson  6 83 Water St	e with the provision	s of the latest edition o	f the <i>Nati</i>	ional Buildii	nior Project M Postal Code	da, National Fire
This is to certify that the designed and will be confidered and the Life Name (Please Print)	nis form has been compostructed in accordance a Safety Code.  Chris Samson	e with the provisions	of my ability and that s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b>	ng Code of Canad	da, National Fire
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b>	nior Project M Postal Code	da, National Fire
This is to certify that the designed and will be confident of Canada and the Life  Name (Please Print)  Current Mailing Address	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code	lanager A1E 1B5
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confident of Canada and the Life Name (Please Print)  Current Mailing Address  Telephone Number	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confidence of Canada and the Life  Name (Please Print)  Current Mailing Address  Telephone Number  Signature	chris Samson  6 83 Water St	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confidence of Canada and the Life  Name (Please Print)  Current Mailing Address  Telephone Number  Signature  Date	chris Samson  ss 683 Water St  709 753 7132	Fax Number	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confidence of Canada and the Life  Name (Please Print)  Current Mailing Address  Telephone Number  Signature	chris Samson  ss 683 Water St  709 753 7132	e with the provisions	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5
This is to certify that the designed and will be confidence of Canada and the Life  Name (Please Print)  Current Mailing Address  Telephone Number  Signature  Date	nis form has been componstructed in accordance a Safety Code.  Chris Samson  SS 683 Water St.  709 753 7132	Fax Number	s of the latest edition o	f the <i>Nati</i>	Title <b>Se</b> l	nior Project M Postal Code  CSamson@	lanager A1E 1B5

National Building Code of Canada FC/NBCC-Long Form, Part 3 Buildings

Service NL

Page 6

#### **General Notes and Requirements**

28

29

- 1. This form shall be completed where the project design requirements are under Part 3 of the National Building Code of Canada.
- 2. This form must be fully completed, stamped and signed by the Professional Architect responsible for the design when required by the Architects Act.
- 3. Design drawings submitted for approval in hardcopy shall be drawn to a recognized scale and limited to 11" x 17" (A3) format or smaller.
- Drawings shall be stamped with the seal of a Professional Architect and signed and dated when required by the Architects Act.
- Fire Suppression (sprinkler, hose, and standpipe) and Early Warning (fire alarm) system drawings and specifications, where required by the National Building Code of Canada, shall be included as part of the application, or indicate that they will follow. These drawings and specifications shall be submitted by a contractor licensed and listed with the Newfoundland and Labrador Fire and Emergency Services.
- 6. This application form and one copy of the drawings shall be forwarded to the local Service NL office. One copy of this form and one copy of drawings shall be forwarded to the local Municipal Council. An Approval in Principal Letter from the Town Clerk or Manager and the appropriate fees as outlined on the front page of this form shall be included with all applications submitted to Service NL. Where no Municipal Council exists, the information may be submitted directly to the local Service NL office.
- 7. The applicable National Building Code, National Fire Code, and/or the Life Safety Code references shall be identified in each section of this form.
- 8. A letter approving plans, stating the conditions of approval and any recommendations made will be issued after a complete review of the plans and this form. This letter and the approved stamped drawings by Service NL, on behalf of Newfoundland and Labrador Fire and Emergency Services, will be forwarded to the applicant and copied to the Municipal Council. Where no Municipal Council exists documentation will be forwarded to the applicant.
- Approved drawings including materials and equipment specified on this form cannot be altered or substituted without prior written approval of the local Service NL office.
- 10. A copy of this form shall be retained by the applicant for future reference.

**GRAND FALLS-WINDSOR** 

Grand Falls-Windsor, NL

3 Cromier Avenue

A2A 1W9

ST. JOHN'S
Motor Registration Bldg.
149 Smallwood Drive
P.O. Box 8700
St. John's, NL A1B 4J6
Telephone: (709) 729-1038
Facsimile: (709) 729-2071

Email: GSCAvalonPlans@Gov.nl.ca

HARBOUR GRACE P.O. Box 512 7-9 Roddick Crescent Harbour Grace, NL A0A 2M0 Telephone: (709) 945-3107

Facsimile: (709) 945-3114 Email: GSAAvalonPlans@Gov.nl.ca

Suite 201 Clarenville, NL A5A 1T5 Telephone: (709) 466-4060 Facsimile: (709) 466-5674

GANDER Fraser Mall 230 Airport Blvd. P.O. Box 2222 Gander, NL A1V 2N9

Telephone: (709) 256-1420 Telephone: (709) 292-4206 Facsimile: (709) 256-1438 Facsimile: (709) 292-4528 **CORNER BROOK** Sir Richard Squires Building P.O. Box 3014, Station B 84 Mount Bernard Avenue

P.O. Box 2006 Corner Brook, NL A2H 6J8 Riverside Drive

Facsimile: (709) 637-2681 Facsimile: (709) 896-4340

**HAPPY VALLEY-GOOSE BAY** 

2 Tenth Street Happy Valley-Goose Bay, NL A0P 1E0 13 Churchill Street

Telephone: (709) 637-2204 Telephone: (709) 896-5428

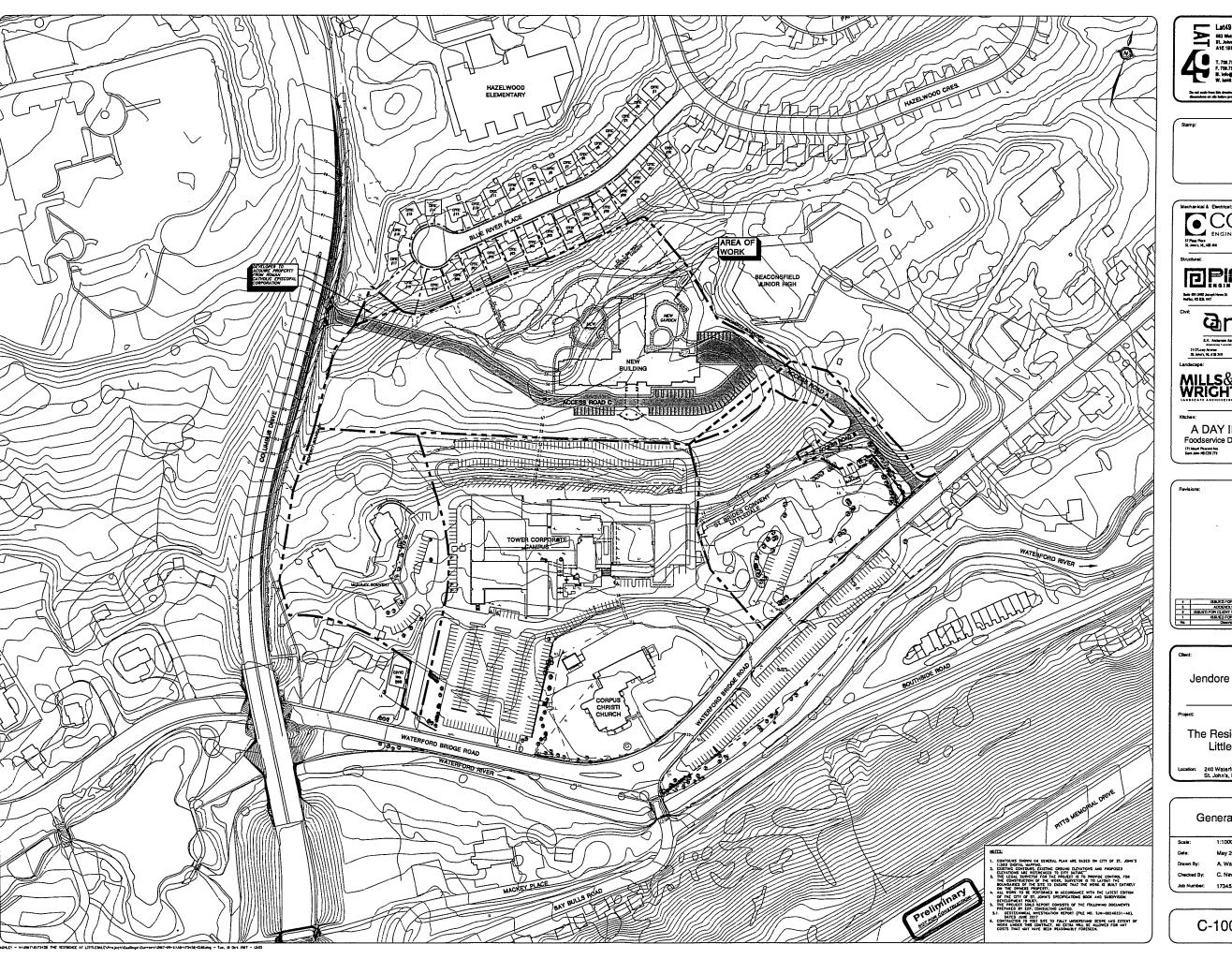
CLARENVILLE

8 Myers Avenue

#### PRIVACY NOTE

The Engineering and Inspection Services Division of Service NL collects personal information relating to Fire and Life Safety under the authority of the Fire Protection Services Act. Personal information collected by the Government of Newfoundland and Labrador is protected under the Access to Information and Privacy (ATIPP) Act. If you have any questions about the collection or use of this information, please contact a Service NL representative at your nearest Service NL office.

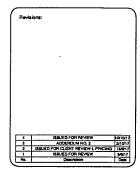
Service NL

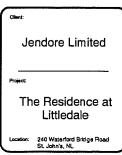




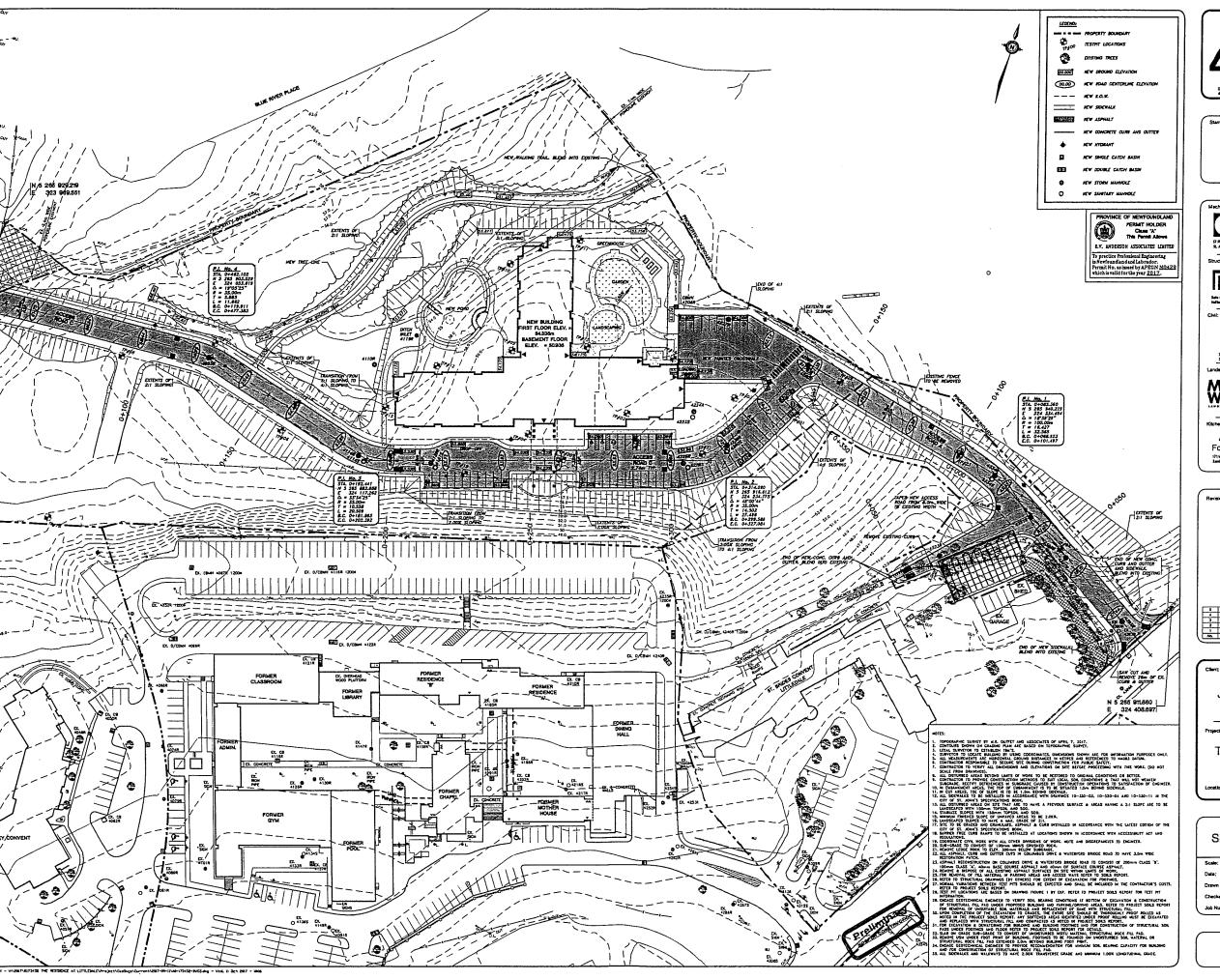








Ge	neral Plan	
Scale:	1:1000	
Date:	May 2017	
Drawn By:	A. Watkins	
Checked By:	C. Newman	
Joh Number	172452	



Lat49 Architecture Inc.

533 Veter Street, 2nd Floor

51. John N. R.

AIE 185

T. 709 753.7132
F. 709 753.648
M. Indigital A.co
W. Indic. co
W. Indic. co







Jendore Limited

The Residence at Littledale

ocation: 240 Waterford Bridge Road St. John's, NL

## Site Grading Plan

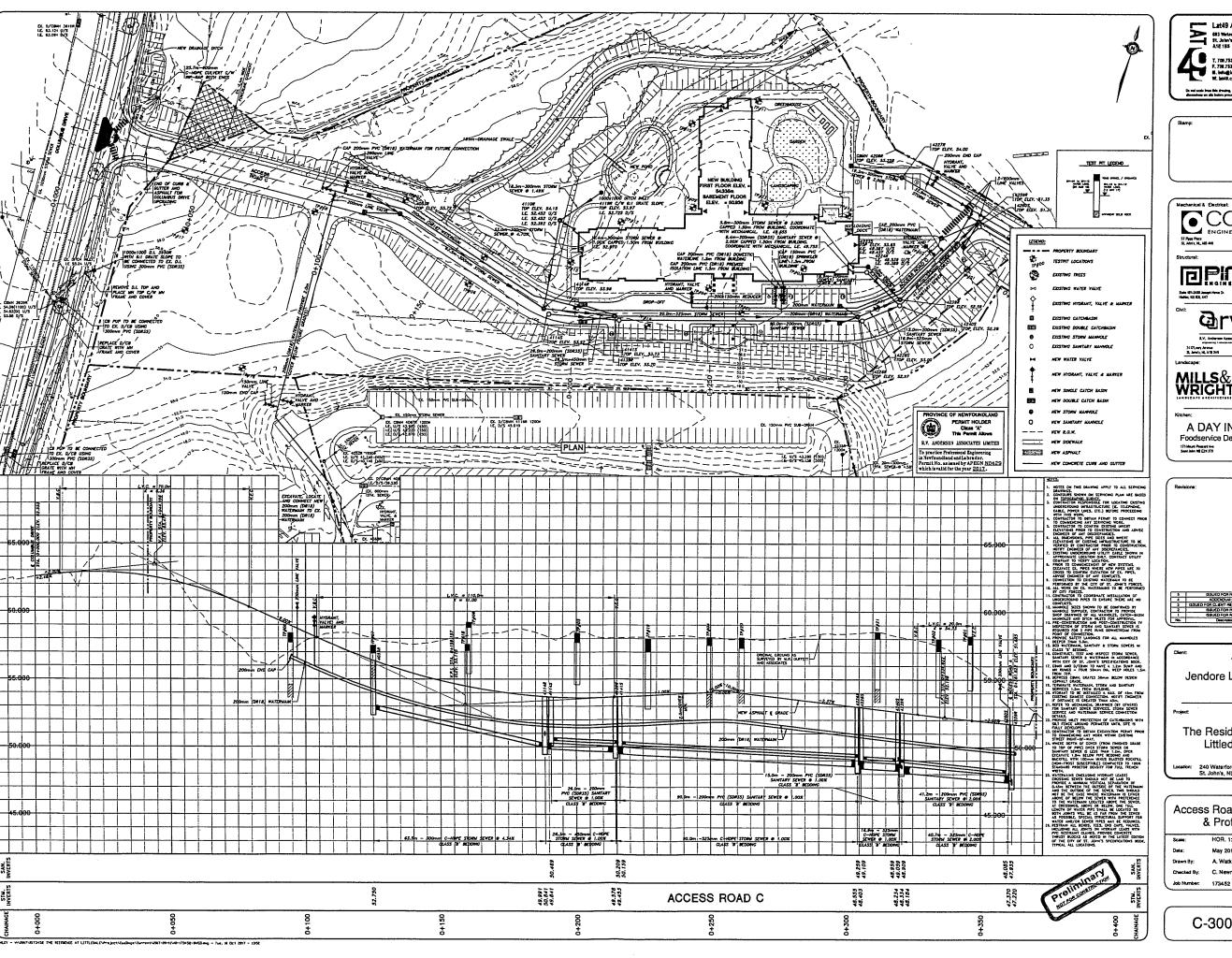
Scale: 1:500

Date: May 2017

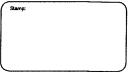
Date: A. Watkins

Checked By: C. Newman

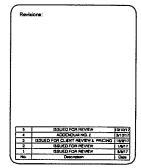
Job Number: 173452

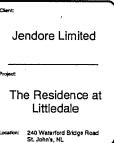


Lat49 Architecture Inc.
683 Winter Street, 2nd Floor
81, John's, NL
A1E IBS

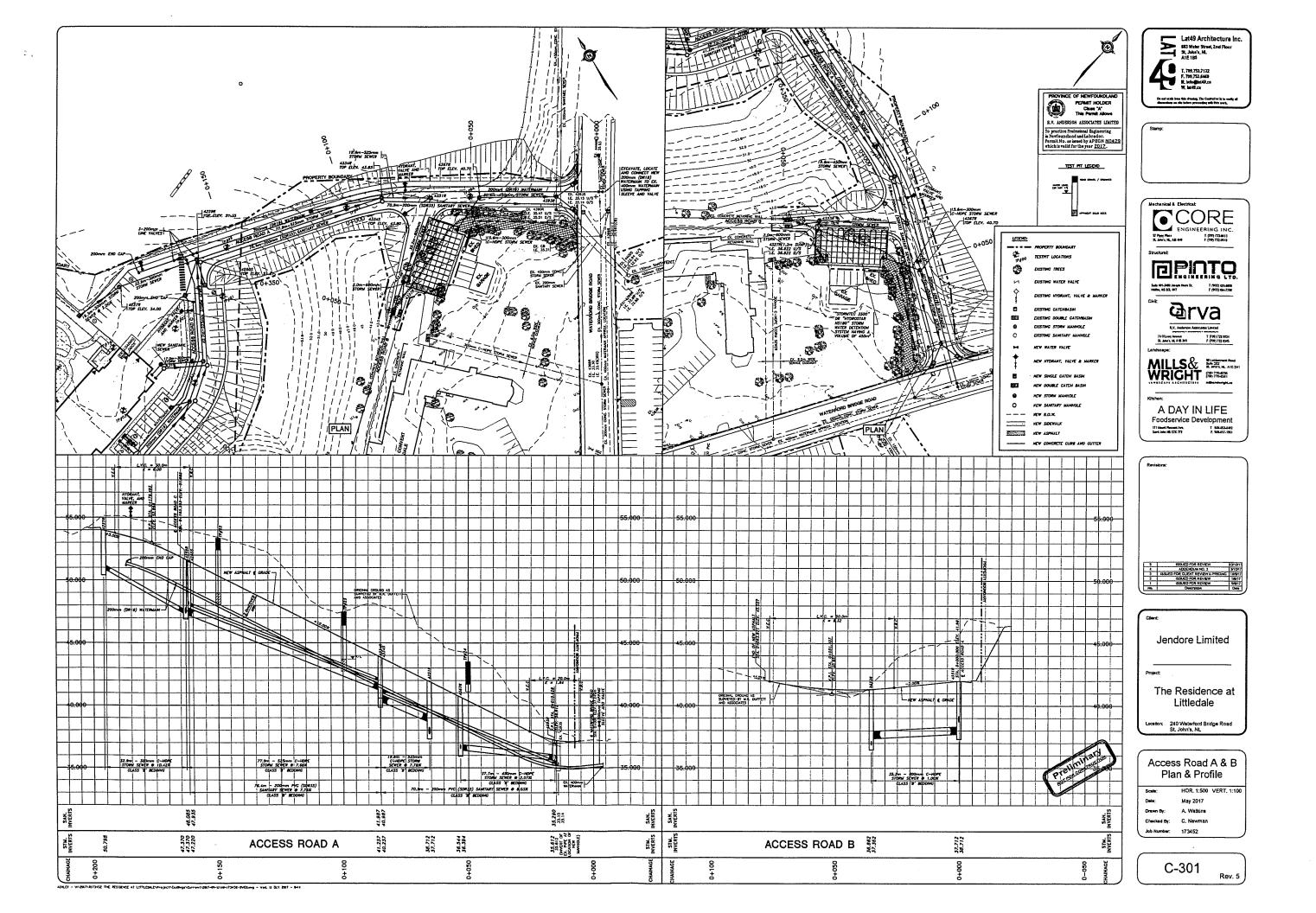


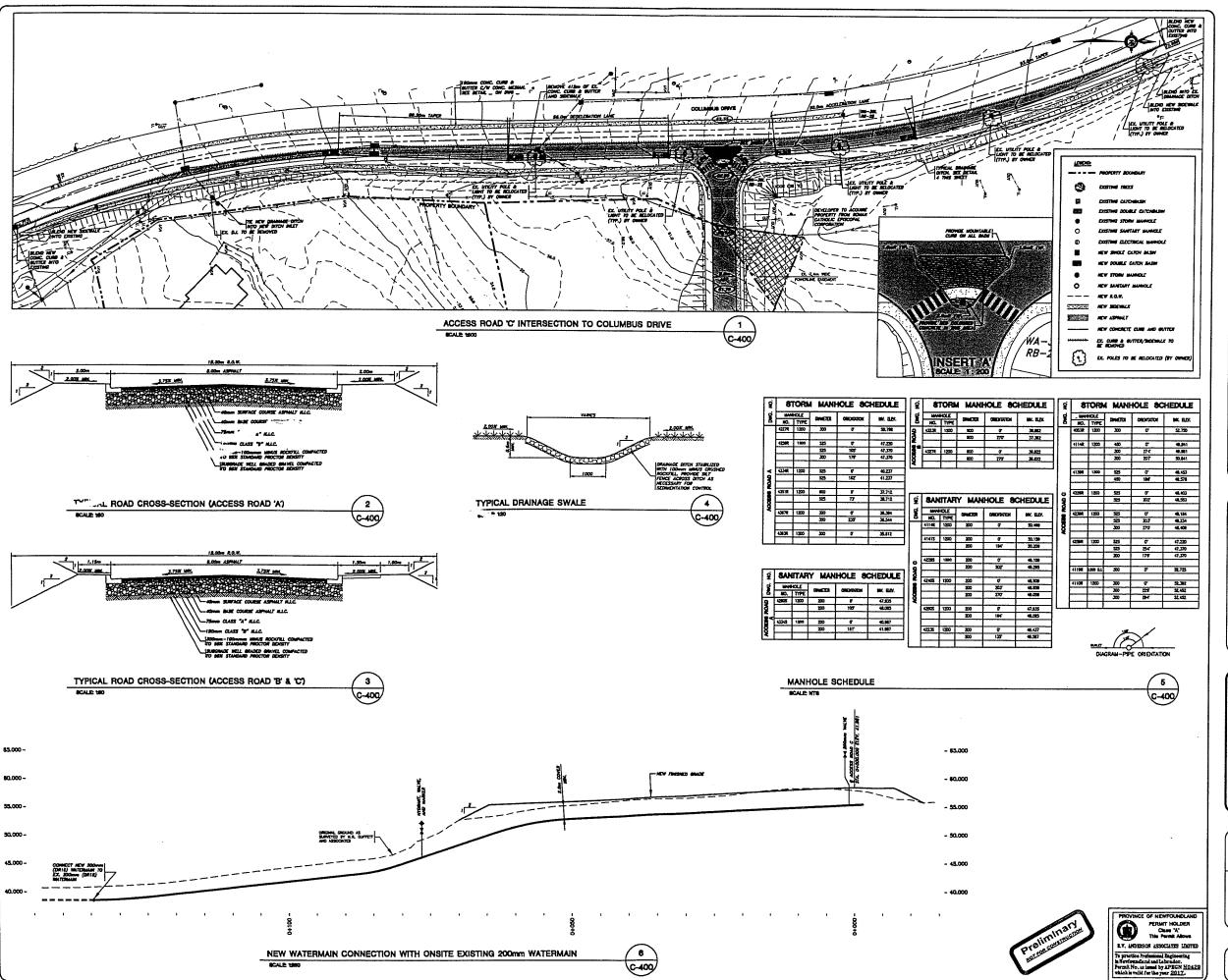






#### Access Road C Plan & Profile HOR. 1:500 VERT. 1:100 May 2017 A. Watkins Checked By: C. Newman





Lat49 Architecture Inc.
853 Weter Street, Ind Floor
15. Lobrity, NI.
ATE 185
17. 709.753,7112
17. 709.753,7449
18. Wedglief 87. 18. Carried in its moring of designation in this hort proceeds in his work.



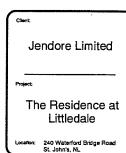


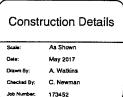
Foodservice Development

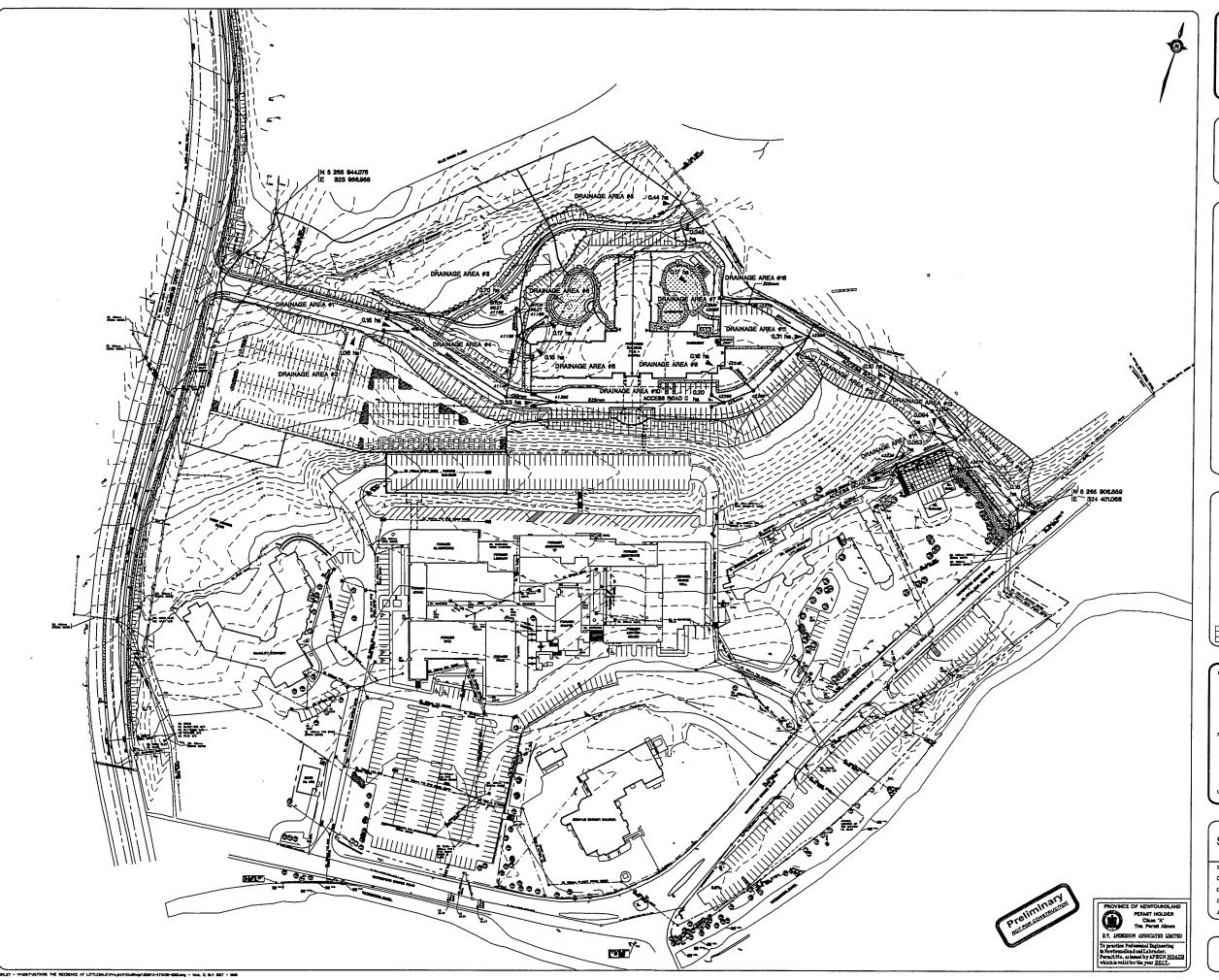
T 508-853-8482 F 508-857-1981

171 Mant Penagel Ave Said John HB EZX 373

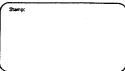






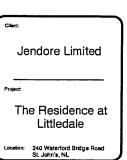


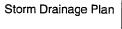






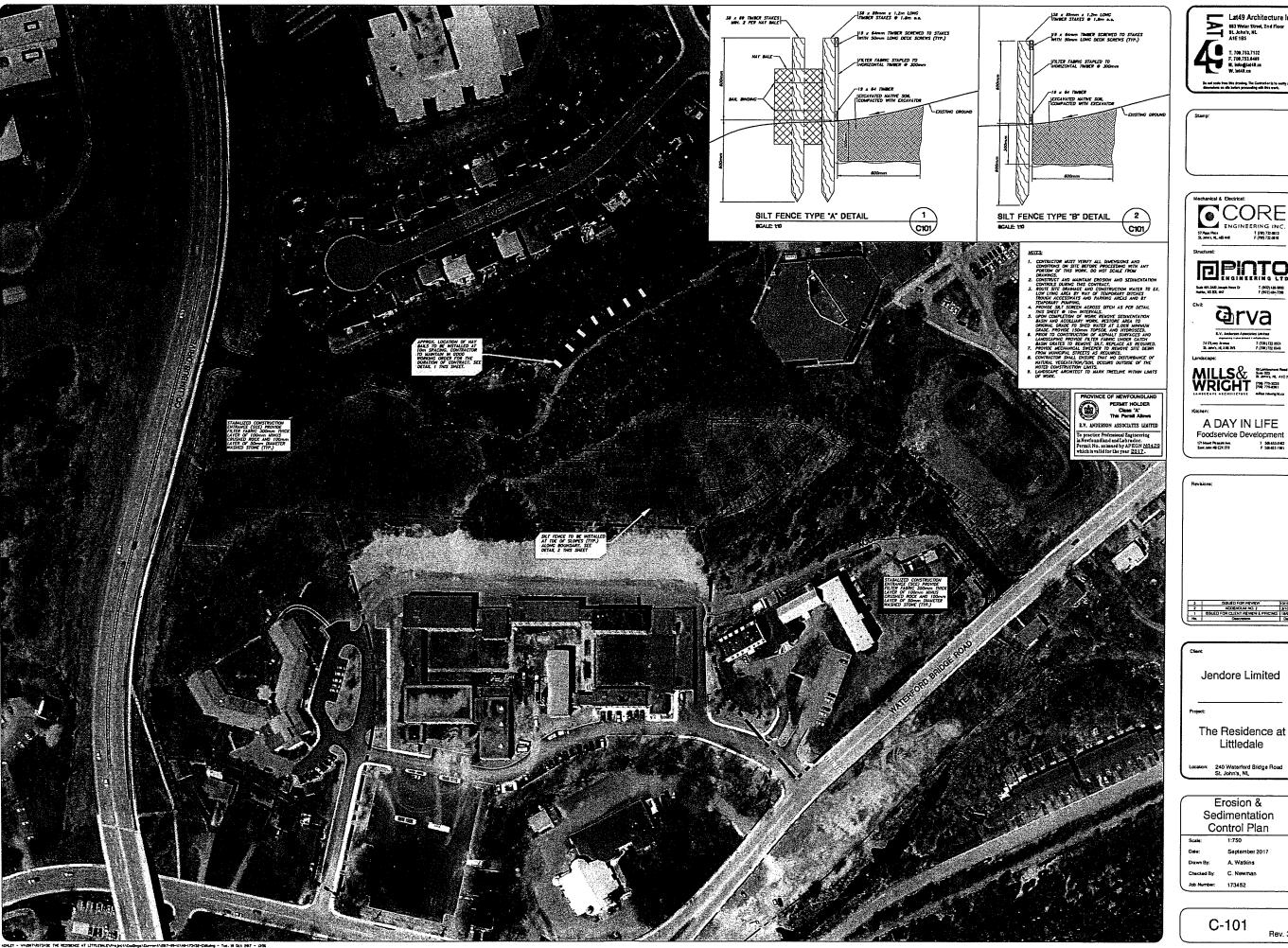




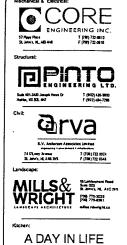


Scale:	1:750
Date:	May 2017
Drawn By:	A, Watkins
Checked By:	C. Newman
Job Number:	173452

G-105





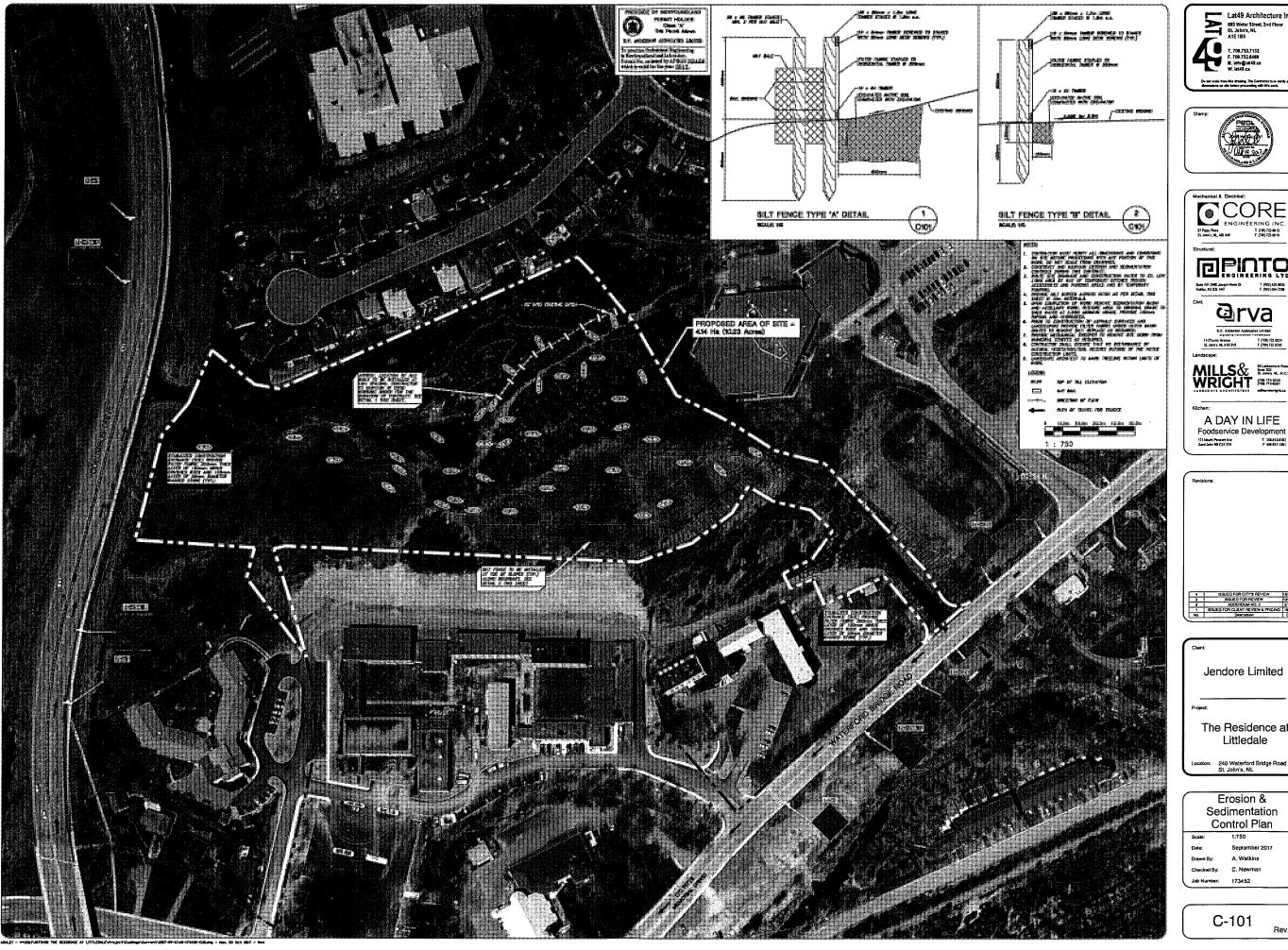




Jendore Limited The Residence at Littledale

#### Erosion & Sedimentation Control Plan

Drawn By: A. Watkins Job Number: 173452







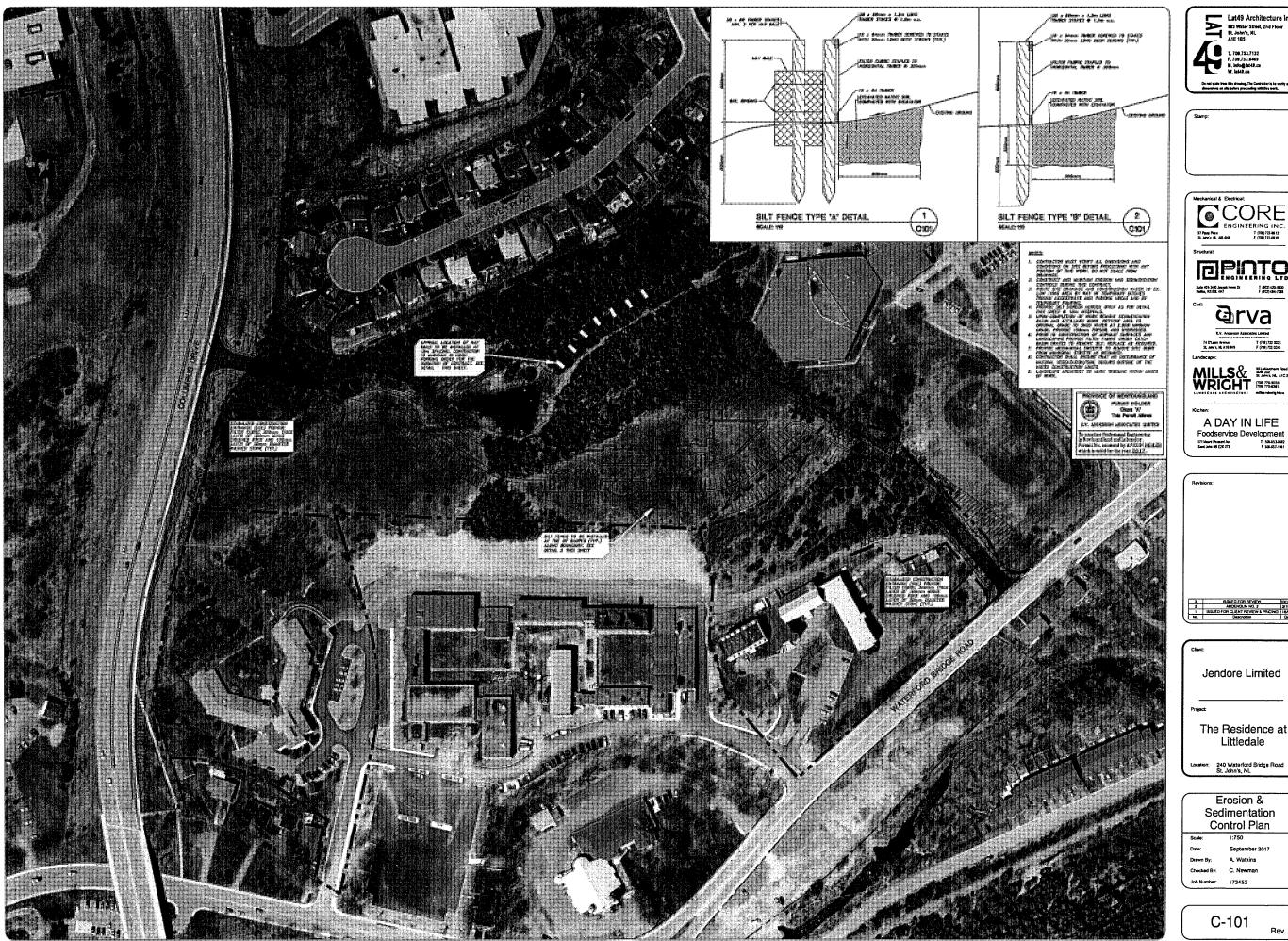




Jendore Limited The Residence at Littledale

#### Erosion & Sedimentation Control Plan

A. Watkins C. Newman



Lat49 Architecture Inc.

883 Water Street, 2nd Floor
St. John's, NL
A1E 185

Mechanical & Electrical:

CORE
ENGINEERING INC.
31 Page Pace
St. Arrit, M., AS 494

F (789) 722-4819 Suche 401-3480 Joseph Henry Dr T (902) 420-5800 Halflor, NS B.E. 447 F (922) 484-7288 **@rva** R.V. Anderson Associates Linited

24 Cluest Arenus T (708) 772 0224
St. John's, M. A10 3/5 F (709) 722 0245 MILLS & SEPTA NA. ANCESTO WRIGHT (COM. COM. ANCESTO COM.

A DAY IN LIFE

Jendore Limited The Residence at Littledale

> Erosion & Sedimentation Control Plan

A. Watkins Checked By: C. Newman

C-101

Rev. 3



November 3, 2017

LAT49 Architecture Inc. 683 Water Street 2<sup>nd</sup> Floor St. John's NL A1B 0L2

Dear Mr. Samson:

Re: PER File No. DEV1700221
Proposed Clearing & Grubbing
Institutional (INST) Zone
220 Waterford Bridge Road, Ward 3
Applicant: LAT49 Architecture Inc.

Please be advised that the above-referenced site plan was approved by the undersigned for the City of St. John's on **November 3, 2017** and will be included in the November 13, 2017 agenda of the regular meeting of Council.

Approved drawings are as follows;

- a) Drawing C-101 Erosion & Sediment Control Plan- Rev 5, dated October 25, 2017
- b) Drawing C-102 Erosion & Sediment Control Details- Rev 1, dated October 17, 2017

Please note that this stage of approval has been concluded in the form of a Development Permit. You are now required to submit a new application, with plans and information, to obtain a Building Permit. A Building application along with plans are to be submitted to Access St. John's (1st floor, City Hall) for processing.

The St. John's Development Regulations (the "Development Regulations") provide that any person may appeal the decision of the Development Officer or that of Council to the St. John's Local Board of Appeal (the "Appeal Board"). All appeals must be filed with the Office of the City Clerk within fourteen (14) days of the date the decision appears in the Council Agenda. The Development Regulations also provide that where an appeal is filed, the Development concerned shall not proceed pending a decision of the Appeal Board and the subsequent issuance of all required permits.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at (709) 576-8380, fax: (709) 576-2340, or by e-mail: amurray@stjohns.ca.

Yours truly,

Ashley Murray

Assistant Development Officer

Planning, Engineering & Regulatory Services

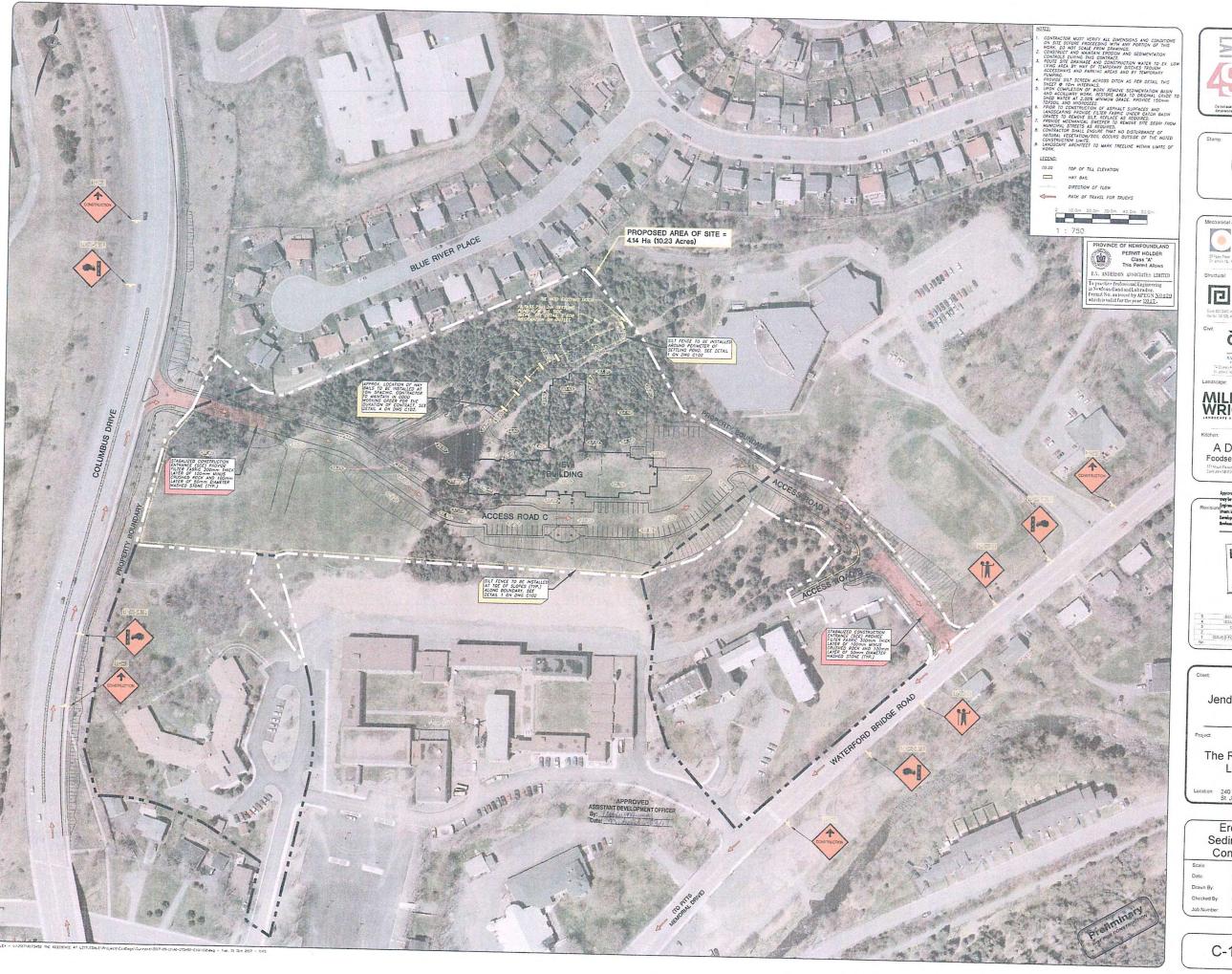
Mike Cantwell, P.Eng. Development Engineer

Planning, Engineering & Regulatory Services

AAM/dlm

Attachment: Approved Plan

p.c. Dave Wadden, M. Eng., P. Eng., Manager of Development Engineering Gerard Doran, Development Supervisor Michelle Devine, Administrative Coordinator Gareth Griffiths, Manager of Assessment Lynn Cooper, Office Services Supervisor (Assessment) Greg Keating, Manager of LIS



Lat49 Architectu

583 Water Street, 2nd F St. John's, NL A1E 185





DENGINEERING L 

arva

MILLS & 95 LeMacraert Sure 202 University Sure

A DAY IN LIFE

Foodservice Developmen 

#### RECEIVED OCT 31 2017

PLANNING, ENGINEERING AND REGULATORY SERVICE

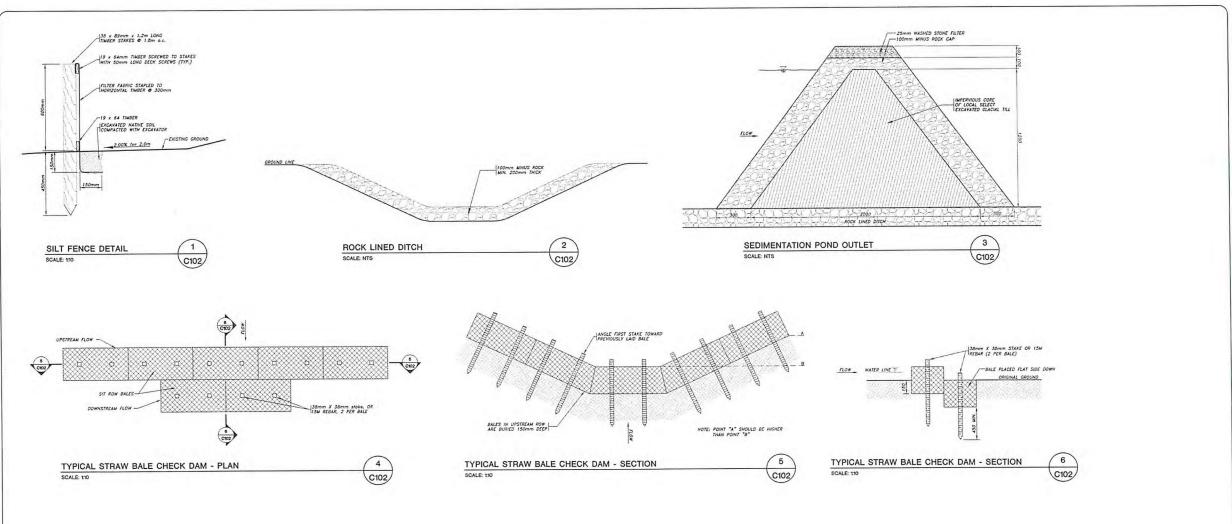
BY WAL

Jendore Limited

The Residence at Littledale

#### Erosion & Sedimentation Control Plan

Drawn By: A. Watkins Checked By: C. Newman



ST. JOHN'S
FINAL APPROVAL
BY
DATE TO THE PROPERTY OF

ASSISTANT DEVELOPMENT OFFICER
By: May Marian



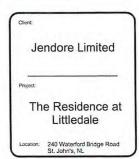




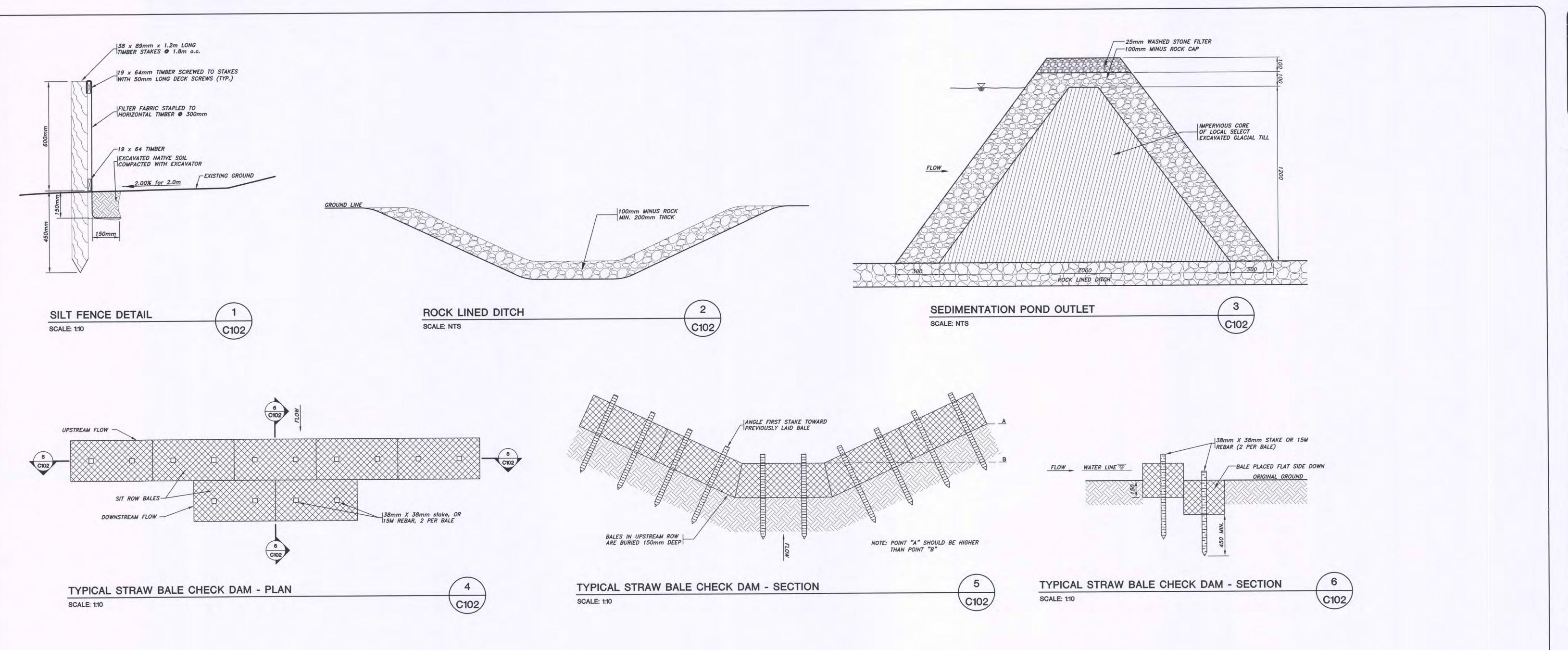












ST. JOHN'S

FINAL APPROVAL

BY DATE NOV'3, 2017

DEVELOPMENT ENGINEER NO

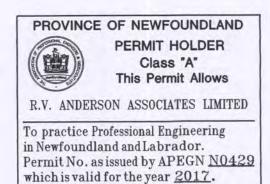
APPROVED

ASSISTANT DEVELOPMENT OFFICER

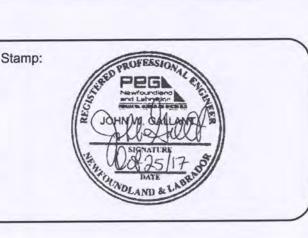
By: Oshley Munaey

Date: November 3/17



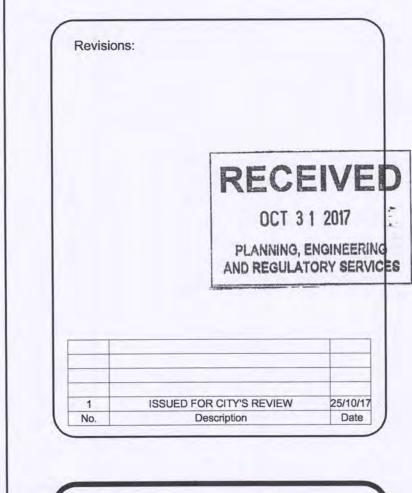


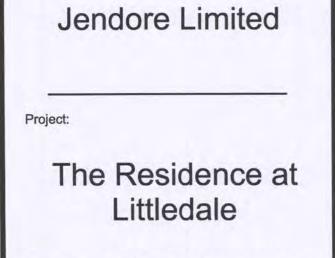


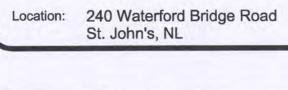


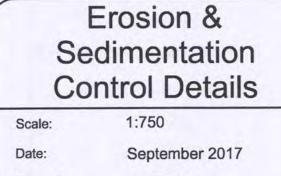
Mechanical & Electrical:











Drawn By: A. Watkins

Checked By: C. Newman

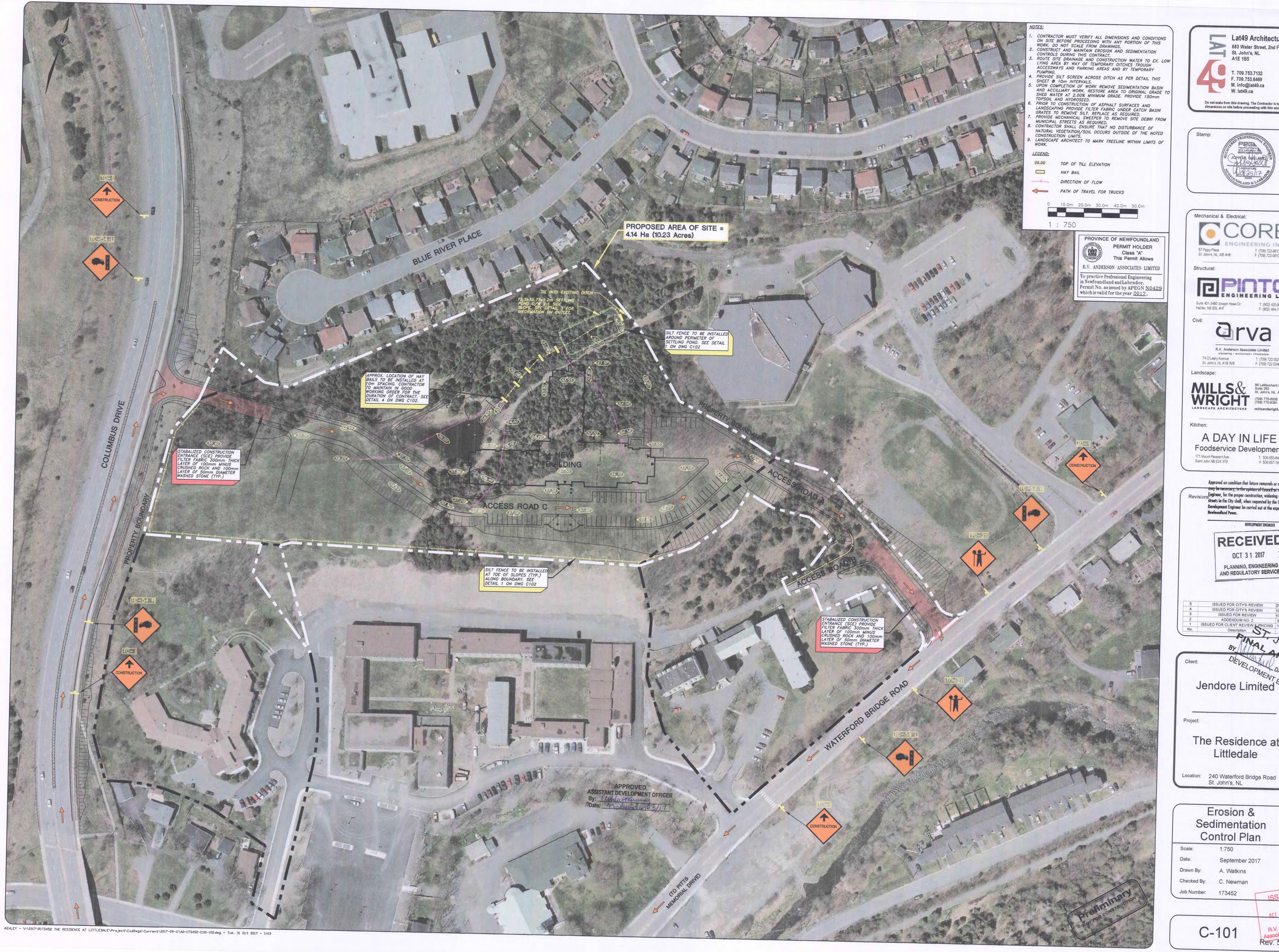
Job Number: 173452 ISSUED

OCIATES LIMITED

OCI 3 1 2017

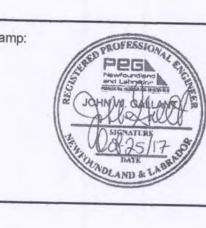
C-102

R.V. Anderson
Associates Limited
Rev. 1



Lat49 Architectu 683 Water Street, 2nd F St. John's, NL A1E 1B5 T. 709.753.7132 F. 709.753.6469 M. info@lat49.ca W. lat49,ca

Do not scale from this drawing. The Contractor is t dimensions on site before proceeding with this wo





R.V. Anderson Associates Limited 74 O'Leary Avenue St. John's, NL A1B 3V8 F: (709) 722 034 Landscape:

A DAY IN LIFE

Approved on condition that future removals or may be necessary, in the opinion of Council or Engineer, for the proper construction, widening streets in the City shall, when requested by the Development Engineer be carried out at the exp Newfoundland Power.

DEVELOPMENT ENGINEER

RECEIVED

OCT 3 1 2017

PLANNING, ENGINEERING AND REGULATORY SERVICE

ISSUED FOR CITY'S REVIEW
ISSUED FOR CITY'S REVIEW ISSUED FOR REVIEW
ADDENDUM NO. 2 ISSUED FOR CLIENT REVIEW & PRICE

Jendore Limited

The Residence at Littledale

Location: 240 Waterford Bridge Road St. John's, NL

Erosion & Sedimentation Control Plan

September 2017

A. Watkins Checked By: C. Newman

Job Number: 173452



#### Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Ashley Murray to: Chris Newman, Chris Samson
Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/11/01 10:48 AM

Morning Chris,

The drawings for clearing & grubbing have been received and there no further concerns. Prior to final approval the Clearing & Grubbing Security will be required to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = **\$207,000.00** 

Please forward a Letter of Credit or cheque to Mike Cantwell directly for processing and receipt.

If they have any questions, please contact Mike.

Regards,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S



### Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Ashley Murray to: Dave Wadden Cc: Govern PDE Multi Media Mail

2017/10/27 02:26 PM

Dave,

Above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



To: Cc: Govern PDE Multi Media Mail/CSJ@CSJ,

Bcc:

Subject:

Fw: R173452 - The Residence of Littledale - Erosion and Sedimentation Control Plan

Ashley Murray/CSJ - Thursday 2017/10/26 03:45 PM From:

From: Ashley Watkins <AWatkins@rvanderson.com> "amurray@stjohns.ca" <amurray@stjohns.ca> To: Chris Newman <cnewman@rvanderson.com> Cc:

Date: 2017/10/26 03:20 PM

Subject: R173452 - The Residence of Littledale - Erosion and Sedimentation Control Plan

#### Good Afternoon Ashley,

Please see attached PDF of the Erosion and Sedimentation Control Plan of the above noted project!

Thanks,

#### **Ashley Watkins**

Architectural Technologist



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



A0-173452-C101.pdf



To: Govern PDE Multi Media Mail/CSJ@CSJ,

Cc: Bcc:

Subject: Fw: The Residence at Littledale Pest Control - Service Report Dec 8

From: Ashley Murray/CSJ - Wednesday 2017/12/13 10:16 AM

From: Chris Newman <cnewman@rvanderson.com>
To: Ashley Murray <AMurray@stjohns.ca>
Cc: Lori Whitten <LWhitten@rvanderson.com>

Date: 2017/12/12 05:57 PM

Subject: The Residence at Littledale Pest Control - Service Report Dec 8

Good Morning Ashley,

Please find attached a PDF copy of the PCO report for the above noted project for your files.

Thanks, Chris

----Original Message----

From: Lori Mullins [mailto:lmullins@orkincanada.com]

Sent: Tuesday, December 12, 2017 10:46 AM
To: Chris Newman <cnewman@rvanderson.com>
Subject: Pest Control - Service Report Dec 8

Good Morning Chris,

Please see attached service report for service on December 8 2017.

Regards,

Lori Mullins Customer Service Representative

PO Box 8424 18 Duffy Place St. John's, NL A1B 3N9 709-722-1844 lmullins@orkincanada.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



Scan 001.pdf



### Fw: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/10/30 01:12 PM

#### Mike:

This has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/30 01:08 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/27 02:26 PM

Subject: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Dave,

Above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S



To: Govern PDE Multi Media Mail/CSJ@CSJ, Cc:

Bcc:

Fw: 220 Waterford Bridge Road- DEV1700221 Subject:

Ashley Murray/CSJ - Wednesday 2017/11/01 09:58 AM From:

From: Lori Whitten <LWhitten@rvanderson.com> "amurray@stjohns.ca" <amurray@stjohns.ca> To:

Chris Newman <cnewman@rvanderson.com>, "Mike Cantwell (mcantwell@stjohns.ca)" Cc:

<mcantwell@stjohns.ca>

2017/11/01 09:54 AM Date:

173452 The Residence at Littledale Erosion and Sedimentation Control Plan Subject:

#### Good Morning Ashley,

Please see the attached PDF drawings Erosion and Sedimentation Control Plan for the Residence at Littledale project.

Thank you

#### Lori Whitten, Administrative Assistant



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.









A0-173452-C101.pdf A0-173452-C102.pdf A0-173452-C101-102.dwg



### 220 Waterford Bridge Road Clearing & Grubbing Approved Site Plan DEV1700221

Mike Cantwell to: Ashley Murray
Cc: Govern PDE Multi Media Mail

2017/11/03 02:25 PM

Ashley,

Please see attached.



220 WATERFORD BRIDGE ROAD - C & G - APROVED PLAN 001.PDF



220 WATERFORD BRIDGE ROAD - C & G - APROVED PLAN 002.PDF

## Mike Cantwell, P.Eng.,

**Development Engineer** 

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## Fw: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Mike Cantwell to: Ashley Murray

2017/11/01 10:02 AM

Cc: Govern PDE Multi Media Mail, Dave Wadden

#### Ashley,

I have reviewed the drawings for clearing & grubbing and I have no further concerns. Prior to final approval I will require the Clearing & Grubbing Security to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = \$207,000.00

Please have the proponent forward this LOC or cheque to me directly for processing and receipt.

If they have any questions, please ask them to call me.

## Mike Cantwell, P.Eng.,

#### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/11/01 09:58 AM ----

From: Dave Wadden/CSJ Mike Cantwell/CSJ@CSJ To:

Govern PDE Multi Media Mail/CSJ@CSJ Cc:

Date: 2017/10/30 01:12 PM

Fw: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221 Subject:

#### Mike:

This has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on

#### it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/30 01:08 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/27 02:26 PM

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

#### Dave,

Above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



#### Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221



Mike Cantwell to: Farrell, Dan 2017/11/03 02:23 PM Cc: Govern PDE Multi Media Mail, Ashley Murray

Dan,

I have received the Clearing & Grubbing Security.

Please see attached receipt.



220 waterford bridge road.pdf

## Mike Cantwell, P.Eng.,

#### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Dan, Please have it sent to: Mike Cantwell 2017/11/03 09:15:58 AM

From: Mike Cantwell/CSJ

"Farrell, Dan" <dfarrell@cahill.ca> To:

Date: 2017/11/03 09:15 AM

RE: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221 Subject:

Dan.

Please have it sent to:

City of St. John's Attn: Mike Cantwell 4th Floor - City Hall Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2

## Mike Cantwell, P.Eng.,

## **Development Engineer**

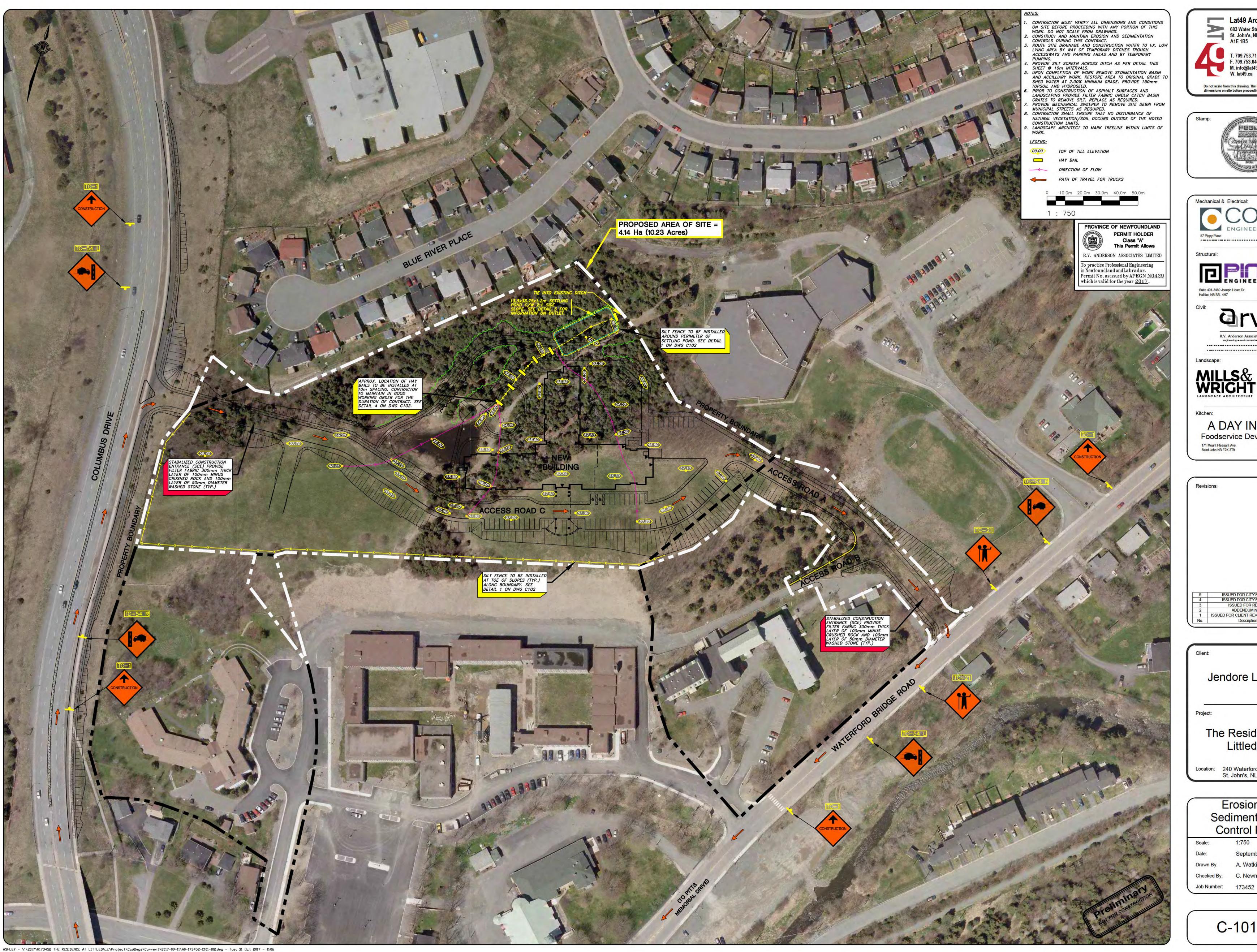
Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

"Farrell, Dan"

Hi Mike, I have the certified cheque in hand now....

2017/11/02 04:28:23 PM



Lat49 Architecture Inc. 683 Water Street, 2nd Floor St. John's, NL A1E 1B5 T. 709.753.7132 F. 709.753.6469 M. info@lat49.ca W. lat49.ca Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.



Mechanical & Electrical:



	y and the state of	
5	ISSUED FOR CITY'S REVIEW	25/10/17
4	ISSUED FOR CITY'S REVIEW	19/10/17
3	ISSUED FOR REVIEW	10/10/17
2	ADDENDUM NO. 2	3/10/17
1	ISSUED FOR CLIENT REVIEW & PRICING	18/9/17
No.	Description	Date

Jendore Limited

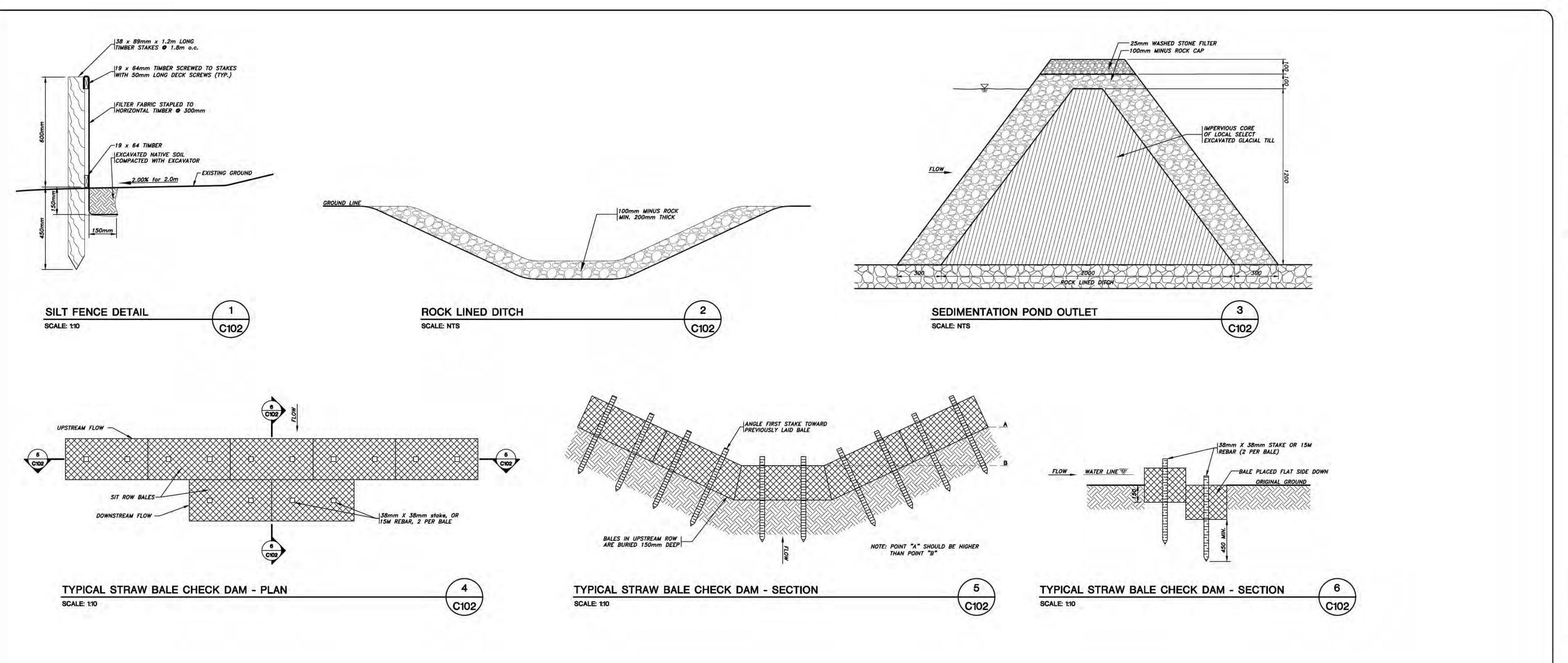
Revisions:

The Residence at Littledale

Location: 240 Waterford Bridge Road St. John's, NL

# **Erosion &** Sedimentation Control Plan

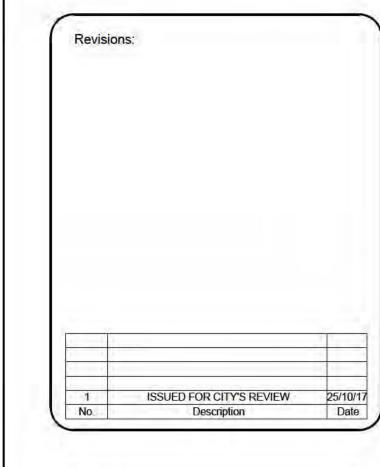
A. Watkins Drawn By:











Jendore Limited

The Residence at Littledale

Location: 240 Waterford Bridge Road St. John's, NL

# **Erosion &** Sedimentation Control Details

September 2017 Date: Drawn By: A. Watkins Checked By: C. Newman Job Number: 173452

PROVINCE OF NEWFOUNDLAND

R.V. ANDERSON ASSOCIATES LIMITED

Permit No. as issued by APEGN N0429 which is valid for the year 2017.

To practice Professional Engineering in Newfoundland and Labrador.

PERMIT HOLDER

Class "A" This Permit Allows

C-102



#### OFFICIAL RECEIPT

Page 1 of 1

November 3, 2017 01:58 PM

Receipt: mdk00018418 Total: \$207,000.00

Receipt: mdk000

10 New Gower St. P.O. Box 908 St. John's NL A1C 5M2 www.stjohns.ca

City of St. John's

JENDORE LIMITED PO BOX 7194 ST. JOHN'S NL A1E 3Y4

Description			Due	Payment Type	Amount
Land Management Application # DEV1700221			\$207,000.00	Cash:	
				: Debit Card:	
				: Credit Card:	
				Cheque:	\$207,000.00
		7		Total Tendered:	\$207,000.00
				Change:	
			;	• •	
20171103-20171103MDK1	HST# R121 688 568	Total Due:	\$207,000.00	Total Paid:	\$207,000.00



# **EMERGENCY / FOLLOW UP REPORT** RAPPORT D'URGENCE OU SUIVI COMMERCIAL / RESIDENTIAL SERVICE COMMERCIAL OU RESIDENTIEL

CSI ID#

EMERG ID #

	DATE	TIME IN/ARRIVÉE	TIME OUT/DÉPAR
	n -1	TAM	۸ ـــــ به
	WeS117	9 X D D PM	///2S 🗅
١	TECHNICIAN NAME	NOM DU TECHNIC	IEN ROUTE NO

Ç	Α	N	A	D	Α
Ç	A	N	A	V	A

1-800-726-7378	
CUSTOMED	/CUE

1-800-7	26	3- <b>7</b>	37	8		D. Stemp	6305
CHECK (✓) WHE COCHEZ (✓) :				CUSTOMER/CLIENT	CONTACT CONTACT	CT NAME / NOM DU CON	ITACT
LOCATION EMPLACEMENT	AREAS SERVICED ENDROITS SERVIS	RODENT EVIDENCE EVIDANCE DE RONGEURS	INSECT EVIDENCE EVIDANCE D'INSECTES	ADDRESS / ADRESSE  2 4 0 W D  POSTA_ CODE / CODE POSTAL	CITY/VI	LLE PROV	
1 PERIMETER (OUTSIDE) PERIMETRE (EXTÉRIEUR)				ORKIN CANADA TREATMENT / TRAITE	MENT	CLIENT / CUSTON OBSERVATIONS FOR CUSTOMER FO OBSERVATIONS QUE LE CLIENT DO	IER
2 REFUSE AREA AIR DES VIDANGES			:	SERLENII / MATE	M-IVE:	OBSERVATIONS QUE LE CLIENT DO	T SUIVRE
3 COMPACTOR COMPRESSEUR				- F-1/M/-	UD T =0		7.0
4 RECEIVING RECEPTION				10000	- V Jag	1 27 . 400	
5 STAFF ROOMS SALLES DES EMPLOYÉS				Columb	Praero	21 V 122 22 ( 2)	2-1
6 WASHROOMS TOILETTES				2000000	11391130	overy or	<i>&gt;~0</i> \
7 MECHANICAL ROOMS CHAMBRE DES MOTEURS				Perm			
8 STORAGE ROOMS ENTREPOT						_	
9 BAKE SHOP BOULANGERIE				- Checkel	Ext Bai	+ Shitum	1
10 BAKERY COUNTER COMPTOIR DE PATISSERIES						<u> </u>	
11 PRODUCE COUNTER COMPTOIR DE PRODUITS				For Prole	It cietator		
12 PRODUCT PREPARATION PRÉPARATION LÉGUMES					-/	1	
13 MEAT COUNTER COMPTOIR DE VIANDES			M	ed- High F	elding a	verill on	
14 MEAT PREPARATION PRÉPARATION VIANDES			-			V V	
15 WAREHOUSE ENTREPÔT			<	5 tatums			
16 FOYER							
17 KITCHEN CUISINE				Rebuilted S	tolum as	Neerlan)	
18 DINING AREA SALLE À MANGER						)	
19 BEDROOMS CHAMBRES À COUCHER				Fallone - 10	arm !	Next wa	nh
20 BASEMENT SOUS-SOL				, 0 :00 • 0	,		*1
21 ATTIC COMBLES						· · · · · · · · · · · · · · · · · · ·	
22 <sup>garage</sup> garage							
23 HALLWAYS PASSAGES							
24 CRAWL SPACE ESPACE SANITAIRE							
25							
26				,			
27							
28							
MANAGER'S SIGNATURE	SIGN, DU GE	ATURE	, ()	PESTICIDE USED PESTICIDE UTILISÉ Carrae Bioc	0 00590	PCP # # PCP 22239	QTY. QTE. 22 6/tz-
DATE: A DO ()	rap	nul				, (	
7"-924	<u> </u>						

ORKIN CANADA SIGNATURE SIGNATURE DE ORKIN CANADA

STOCK# 7020

REV. 03/12

AUTHORIZED CUSTOMER SIGNATURE SIGNATURE AUTORISÉE

STOCK MUST BE PLACED ON SHELVES OR SKIDS AT LEAST 6. ABOVE THE LEGERATION OF AP PROXIMATELY 18: AWAY FROM THE WALL PROPER ACCESS AND VISIBILITY 5. ELEVATION OF AN AVAINTAIN A PEST FREE PREMISES.

LA MARCHANDISE DOIT ETRE ENTREPOSEE SUR LES TABLETTES OU DES PAUS ELEVATION OF AN AVAINTAIN AU MOINS POUCES ET A 18 POUCES DES MUSE SUR BONNE STANLE FAULTER DA JUNION SE POUCES ET ALS POUCES ET ALS POUCES TO SENDE UNE BONNE STANLE FAULT FAULT OF A STANLE STANLES OF A STANLES O

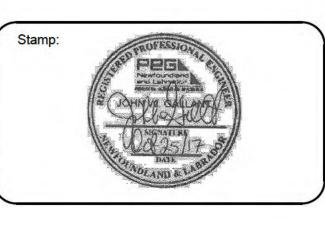




Lat49 Architecture Inc.
683 Water Street, 2nd Floor
St. John's, NL
A1E 1B5

T. 709.753.7132
F. 709.753.6469
M. info@lat49.ca
W. lat49.ca

Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.



Mechanical & Electrical:



5	ISSUED FOR CITY'S REVIEW	25/10/17
4	ISSUED FOR CITY'S REVIEW	19/10/17
3	ISSUED FOR REVIEW	10/10/17
2	ADDENDUM NO. 2	3/10/17
1	ISSUED FOR CLIENT REVIEW & PRICING	18/9/17
No.	Description	Date

Jendore Limited

Project:

Revisions:

The Residence at Littledale

Location: 240 Waterford Bridge Road St. John's, NL

# Erosion & Sedimentation Control Plan

Scale: 1:750

Date: September 2017

Drawn By: A. Watkins

Checked By: C. Newman

Job Number: 173452

C-101

D 5

2017/10/24: 240 Waterford Bridge Rd.pdf - application for clearing & grubbing

2017/10/25: Waiting on clearing and grubbing information (erosion & sediment control plans). Only arheitectural plans given with application.

2017/10/26: DEV1700221- Email From Ashley Watkins to Ashley Murray Re Attached Erosion & Sediment Control Plan- Oct 26 2017.pdf - Email From Ashley Watkins to Ashley Murray Re Attached Erosion & Sediment Control Plan- Oct 26 2017

2017/10/26: Erosion & Sediment Control Plan- Oct 26 2017.pdf - Erosion & Sediment Control Plan- Oct 26 2017

2017/10/27: DEV1700221- Email From Ashley Murray to Dave Wadden Re Govern Referral- Oct 27 2017.pdf - - Email From Ashley Murray to Dave Wadden Re Govern Referral- Oct 27 2017

2017/10/30: DEV1700221- Email From Dave Wadden to Mike Cantwell Re Govern Referral- Oct 30 2017.pdf - Email From Dave Wadden to Mike Cantwell Re Govern Referral- Oct 30 2017

2017/11/01: DEV1700221- Email From Lori Whitten to Ashley Murray Re Attached Erosion & Sediment Control Plan-Nov 1 2017.pdf - Email From Lori Whitten to Ashley Murray Re Attached Erosion & Sediment Control Plan-Nov 1 2017

2017/11/01: DEV1700221- Erosion & Sediment Control Plan- Nov 1 2017.pdf - Erosion & Sediment Control Plan- Nov 1 2017

2017/11/01: DEV1700221- Email From Ashley Murray to Chris Newman & Chris Samson Re Development Comments- Nov 1 2017.pdf - Email From Ashley Murray to Chris Newman & Chris Samson Re Development Comments- Nov 1 2017

2017/11/01: DEV1700221- Email From Mike Cantwell to Ashley Murray Re Development Engineer Comments- Nov 1 2017.pdf - Email From Mike Cantwell to Ashley Murray Re Development Engineer Comments- Nov 1 2017

2017/11/03: DEV1700221- Approved Plan- Nov 3 2017.pdf - Approved Plan- Nov 3 2017

2017/11/03: DEV1700221- Email From Mike Cantwell to Ashley Murray Re Attached Plans- Nov 3 2017.pdf - Email From Mike Cantwell to Ashley Murray Re Attached Plans- Nov 3 2017

2017/11/03: DEV1700221- Email From Mike Cantwell to Dan Farrell Re Attached Receipt For Clearing & Grubbing-Nov 3 2017.pdf - Email From Mike Cantwell to Dan Farrell Re Attached Receipt For Clearing & Grubbing-Nov 3 2017

2017/11/03: DEV1700221- Receipt For Clearing & Grubbing- Nov 3 2017.pdf - Receipt For Clearing & Grubbing-Nov 3 2017

2017/11/03: DEV1700221- Approval Letter- Nov 3 2017.pdf - Approval Letter- Nov 3 2017

2017/11/07: DEV1700221- Approval Letter- Nov 7 2017.pdf - Approval Letter- Nov 7 2017

2017/11/23: 84 LEMARCHANT ROAD.pdf - Aerial Map

2017/11/24: DEV1700221-240 WATERFORD BRIDGE ROAD.pdf - Aerial Map

2017/12/08: DEV1700221- Rodent Report- Dec 8 2017.pdf - Rodent Report- Dec 8 2017

2017/12/12: DEV1700221- Email from Chris Newman to Ashley Murray Re Attached Rodent R 2017.pdf - Email from Chris Newman to Ashley Murray Re Attached Rodent Report- Dec 12 20	Report- Dec 12 017

2017/06/07 04:19 PM

Hi Roxanne,

Please see the bottom of the application form on how to submit. The applications need to be imputed by Access St. John's to be created.

Regards,

# Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

# ST. JOHN'S

Roxanne Seymour Good afternoon Ashley, Please find the followin... 2017/06/06 02:29:04 PM

From: Roxanne Seymour <RSeymour@lat49.ca>
To: "AMurray@stjohns.ca" <AMurray@stjohns.ca>

Cc: Chris Samson < CSamson@lat49.ca>

Date: 2017/06/06 02:29 PM Subject: The Residence at Littledale

Good afternoon Ashley,

Please find the following documents attached:

- Architectural Drawings
- Civil Drawings
- Renderings
- Survey
- Design Development Application
- Letter from Chris Samson

Hard copies of all these documents were dropped off at the City as well.

Regards,

Roxanne

Roxanne Seymour Administrative Assistant Please note: my email address has changed. You may now contact me at <a href="mailto:info@lat49.ca">info@lat49.ca</a> / rseymour@lat49.ca



# LAT49 Architecture Inc. \*

ROXANNE SEYMOUR | ADMINISTRATION

T. 709.753.7132 | F. 709.753.6469 | E. info@lat49.ca
683 Water Street, 2nd floor, St. John's, NL, A1E 1B5

#### lat49.ca

\*formerly Sheppard Case Architects Inc.

Please consider the environment before printing this email. Thank you!

[attachment "15-1422 - Residence at Littledale.pdf" deleted by Ashley Murray/CSJ] [attachment "Residence at Littledale - Civil (June 6, 2017).pdf" deleted by Ashley Murray/CSJ] [attachment "Survey.pdf" deleted by Ashley Murray/CSJ] [attachment "Letter to City of St. John's June 5 2017.pdf" deleted by Ashley Murray/CSJ] [attachment "Building Development Application.pdf" deleted by Ashley Murray/CSJ]



#### New Applications - June 5 - June 9

Aggi Westcott, Andrea Roberts, Arthur MacDonald,

Kim Barry to: Ashley Murray, Colleen Blake, Council\_group,
Directors, Gerard Doran, Jason Sinyard, Karen

2017/06/09 02:32 PM

#### 1. 55 Rennies Mill Road (DEV1700117)

**Applicant:** Deacon Investments Ltd. **Re:** Proposed 3 Residential Units

Ward: 2

#### 2. 240 Waterford Bridge Road (DEV1700116)

**Applicant:** LAT49 Architecture Inc.

Re: Proposed 124 Unit Senior's Retirement Residence, Assisted Living & Independent Living

Ward: 3

#### 3. **180 Portugal Cove Road (SUB1700017)**

**Applicant:** Fougere Menchenton Architecture Inc.

Re: Subdivide Property

Ward: 4

#### 4. 5 Little Street (SUB1700016)

Re: Subdivide Land & Proposed Bed and Breakfast

Ward: 4

#### 5. 4 Ventura Place (DEV1700115)

Re: Change of Occupancy

Ward: 4

#### 6. **365 Incinerator Road (DEV1700114)**

**Applicant:** Pennecon Realty

Re: Proposed Access Road & Level Lot for Storage

Ward: 5

#### 7. 146 Incinerator Road (REZ1700015)

**Applicant: Pennecon Realty** 

Re: Rezoning Land From Mineral Workings (MW) to Industrial General (IG)

Ward: 5

#### 8. **397-402 Fowlers Road** (DEV1700113)

Re: Proposed Access

Ward: 5

#### 9. 173 Kenmount Road (DEV1700112)

**Applicant:** Wiseman Architecture Ltd.

Re: Proposed Veterinary Clinic

Ward: 4

#### 10. Parcel ID 401371 (DEV1700111)

Applicant: Bryce McLeod

Re: Clearing, Grubbing & Rough Grading Blacks MC-2 and GM-1

Ward: 5

#### 11. **87 Elizabeth Avenue (DEV700110)**

Re: Change of Occupancy (Place of Worship)

Ward: 4

#### 12. Parcel ID 37793 (REZ1700014)

Re: Proposed 30 Unit Assisted Living Facility for Seniors

Ward: 5

#### 13. International Place (REZ1700013)

**Applicant:** RJC Services

Re: Rezoning of OS to CI for Commercial Condominium Project

Ward: 1

#### 14. Back Line, Gould's (AGR1700003)

Re: Proposed Fill of 1.5 Acres of Land for Vegetables

Ward: 5

Kimberly Barry Planning, Development & Regulatory Services 576-8256



#### Fw: Development Comm. Tues. June 13/17

Gerard Doran to: Legislative Services

Cc: Jason Sinyard, Dave Wadden, Ashley Murray, Andrea Roberts, Chris

2017/06/12 02:54 PM

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax
----- Forwarded by Gerard Doran/CSJ on 2017/06/12 02:51 PM -----

From: Andrea Roberts/CSJ

To: Gerard Doran/CSJ@CSJ
Date: 2017/06/12 02:51 PM

Subject: Fw: Development Comm. Tues. June 13/17

#### **Business Arising:**

- 1.a) Proposed Retirement-Care Residence LT49 Architecture Inc. 240 Waterford Bridge Road DEV1700116
  - b) Variance application Rear Yard 69 Parsonage Drive INT1700074

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax



#### 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: Chris Samson Cc: Govern PDE Multi Media Mail 2017/06/12 02:55 PM

Hi Chris,

For the above noted applications we will require a site plan which must indicate all the zone requirements have been met ie, side yards, rear yards, frontage and parking. The General Plan provided does not provide any dimensions.

thanks,

# Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S



## Re: 220 Waterford Bridge Road - DEV1700116 🗎

Ken O'Brien to: Dave Wadden

Cc: Govern PDE Multi Media Mail, Mike Cantwell, Ashley Murray

2017/06/13 02:02 PM

Thanks, Dave.

The small pond in here was I believe called the Blue River. The street immediately north gets its name from the little river. It may now be culverted as a tributary of the Waterford River.

Ken

.....

Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca

Dave Wadden Mike: The above has been referred to you in Go... 2017/06/13 01:24:02 PM

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Ken O'Brien/CSJ@CSJ

Date: 2017/06/13 01:24 PM

Subject: Fw: 220 Waterford Bridge Road- DEV1700116

#### Mike:

The above has been referred to you in Govern. Stormwater detention is required. Garrett will have to review the right-in, right-out off Columbus Drive. There is/was a pond in here that will have to be investigated as to whether or not it should be protected and buffered. You should discuss with Jason Sinyard how we want to approach this - i.e. internal or external evaluation. There may be some planning issues here too related to the pond.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/06/13 01:18 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/06/13 12:17 PM

Subject: 220 Waterford Bridge Road- DEV1700116

#### Dave.

The above has been referred to you in Govern.

#### Thanks,

Ashley Murray
Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

ST. JOHN'S



#### Proposed Residence at Littledale 220 Waterford Bridge Road DEV1700116

Mike Cantwell to: Garrett Donaher
Cc: Govern PDE Multi Media Mail

2017/06/13 03:29 PM

#### Garrett,

Can you please review the preliminary site plan, in particular the right-in / right-out access onto Columbus Drive. Please indicate what you would require for a detailed review of this proposal.



Preliminary Site Plans.pdf

# Mike Cantwell, P.Eng.,

#### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



# CD - Development Committee Report -...(R2017-06-19/4) requires your response.

Stacey Fallon to: Jason Sinyard

2017/06/20 10:35 AM

Andrea Roberts, Gerard Doran, Ken O'Brien, Brendan O'Connell, Cc: Mike Cantwell, Lindsay Lyghtle Brushett, Sylvester Crocker, Dave Wadden, Mark White, Scott Winsor, Ashley Murray, Arthur

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/07/19 --> R2017-06-19/4

RE:Development Committee Report - June 13, 2017 - Item #2 - PER DEV1700116 - The Residence at Littledale - Proposed Four Storey Assisted and Independent Living Facility; and Terms of Reference for a Land Use Assessment Report (LUAR) - 220 Waterford Bridge Road



# CD - Development Committee Report -...(R2017-06-19/4) requires your response.

Stacey Fallon to: Jason Sinyard

2017/06/20 10:35 AM

Andrea Roberts, Gerard Doran, Ken O'Brien, Brendan O'Connell, Cc: Mike Cantwell, Lindsay Lyghtle Brushett, Sylvester Crocker, Dave Wadden, Mark White, Scott Winsor, Ashley Murray, Arthur

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/07/19 --> R2017-06-19/4

RE:Development Committee Report - June 13, 2017 - Item #2 - PER DEV1700116 - The Residence at Littledale - Proposed Four Storey Assisted and Independent Living Facility; and Terms of Reference for a Land Use Assessment Report (LUAR) - 220 Waterford Bridge Road

Re: Proposed Residence at Littledale 220 Waterford Bridge Road DEV1700116

Garrett Donaher to: Mike Cantwell

2017/06/21 12:53 PM

#### Good-day Mike,

I have discussed this general concept with Chris Newman and am okay with it.

In terms of review the first step is to get an estimate of the trip generation for the proposed development so we can determine what, if any, transportation study is needed. The detail provided is sufficient for most of the review. I think a cross section for the internal roads is missing as is the horizontal curve details. The vertical curves are below spec and there are a couple spots where grade differential over a short distance is likely too short for the SJRFD. These should be fixed but it probably makes sense to wait until we see what the trip gen is like to know if there is additional work needed.

I am assuming these are all intended to be private driveways? If so what is our authority to impose design spec?

Thanks,

-Garrett

Garrett Donaher P.Eng.
Manager, Transportation Engineering
Planning, Engineering & Regulatory Services
576.8350 | 725-0028 (m)
gdonaher@stjohns.ca

Mike Cantwell Garrett, Can you please review the preliminary s... 2017/06/13 03:29:09 PM

From: Mike Cantwell/CSJ

To: Garrett Donaher/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/06/13 03:29 PM

Subject: Proposed Residence at Littledale

220 Waterford Bridge Road

DEV1700116

#### Garrett.

Can you please review the preliminary site plan, in particular the right-in / right-out access onto Columbus Drive. Please indicate what you would require for a detailed review of this proposal.

[attachment "Preliminary Site Plans.pdf" deleted by Garrett Donaher/CSJ]

## Mike Cantwell, P.Eng.,

#### Development Engineer

Department of Planning, Engineering & Regulatory Services

City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



#### Fw: 240 Waterford Bridge Rd GPS Survey & Photos June 21, 2017

Lisa Mitchelmore to: Dave Wadden

2017/06/22 02:18 PM

FYI

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

#### ---- Forwarded by Lisa Mitchelmore/CSJ on 2017/06/22 02:17 PM -----

From: Lisa Mitchelmore/CSJ
To: Mike Cantwell/CSJ@CSJ
Date: 2017/06/22 11:33 AM

Subject: 240 Waterford Bridge Rd GPS Survey & Photos June 21, 2017

#### Mike,

Attached is a pdf which includes the GPS survey from yesterday, a 15m Buffer and the proposed site plan. The photos taken from yesterday are located in W:\Engwork\Infosysw\engstud\Lmitchelmore\Photos\Waterford Bridge Road\240 Waterford Bridge Road June 21, 2017



240 Waterford Bridge Road June 22, 2017.pdf

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359 Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on

Re: P&D Cmte. July 18 Dave Wadden to: Ken O'Brien

2017/06/30 09:35 AM

I will discuss with Jason upon his return what he wants in the covering letter for this delegation.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Ken O'Brien As discussed, we will list the proposed seniors' h... 2017/06/30 09:32:38 AM

Ken O'Brien/CSJ From:

Dave Wadden/CSJ@CSJ To:

Gerard Doran/CSJ@CSJ, Mike Cantwell/CSJ@CSJ Cc:

2017/06/30 09:32 AM Date: P&D Cmte. July 18 Subject:

As discussed, we will list the proposed seniors' home for the Sisters of Mercy at Littledale, off Waterford Bridge Rd., as a delegation (Mr. Fred Cahill of G. J. Cahill Ltd.) for the meeting. Closer to the date, we will need a covering memo.

Ken	
Ken O'Brien, MCIP	Chief Municipal Planner
City of St. John's - Planning.	Engineering and Regulatory Services

Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca



#### Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Ashley Murray

Cc: Govern PDE Multi Media Mail, Dave Wadden

2017/07/04 01:47 PM

#### Ashley,

The above noted has been reviewed as an Approval in Principle application and the following comments apply:

- The are City Services in Waterford Bridge Road for connection.
- Stormwater Detention will be required for this site in accordance with City Policy.
- The existing on-site pond will require further investigation / study. The proponent must indicate how this water body will be incorporated into the overall design.
- Trip generation for the proposed development so we can determine what, if any, transportation study is needed.
- The detail provided is sufficient for most of the review. A cross section for the internal roads is missing as is the horizontal curve details. The vertical curves are below spec (City street design) and there are a couple spots where grade differential over a short distance is likely too short for the SJRFD (must be less than 8% change over 15 meters).

The proponent will be required to submit detailed site and site servicing plans in accordance with the requirements of the City's Commercial Development Policy prior to final approval.

# Mike Cantwell, P.Eng.,

#### Development Engineer

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/07/04 10:25 AM ----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Ken O'Brien/CSJ@CSJ

Date: 2017/06/13 01:24 PM

Subject: Fw: 220 Waterford Bridge Road- DEV1700116

#### Mike:

The above has been referred to you in Govern. Stormwater detention is required. Garrett will have to review the right-in, right-out off Columbus Drive. There is/was a pond in here that will have to be investigated as to whether or not it should be protected and buffered. You should discuss with Jason

Sinyard how we want to approach this - i.e. internal or external evaluation. There may be some planning issues here too related to the pond.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/06/13 01:18 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/06/13 12:17 PM

Subject: 220 Waterford Bridge Road- DEV1700116

Dave,

The above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S



## 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: Chris Samson
Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/07/04 03:05 PM

Chris,

The above noted has been reviewed as an Approval in Principle application and the following comments apply:

- The are City Services in Waterford Bridge Road for connection.
- Stormwater Detention will be required for this site in accordance with City Policy.
- The existing on-site pond will require further investigation / study. The proponent must indicate how this water body will be incorporated into the overall design.
- Trip generation for the proposed development so we can determine what, if any, transportation study is needed.
- The detail provided is sufficient for most of the review. A cross section for the internal roads is missing as is the horizontal curve details. The vertical curves are below spec (City street design) and there are a couple spots where grade differential over a short distance is likely too short for the SJRFD (must be less than 8% change over 15 meters).

You will be required to submit detailed site and site servicing plans in accordance with the requirements of the City's Commercial Development Policy prior to final approval.

Regards,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

<u>ST. J@HN'S</u>



#### Proposed new Residence at Littledale

Chris Samson to: Ashley Murray, Dave Wadden

Gerard Doran, Jason Sinyard, "Cahill, Fred J", Chris Newman,

Matthew Mills, Tom Wright , Roxanne Seymour

History:

This message has been forwarded.

#### Good day Ashley,

Fred Cahill has asked me to arrange a meeting with Engineering / Planning to discuss a few of the items noted in your email of July 4th.

Would Wednesday afternoon at 2:00 pm work for City . Please advise on a suitable time .

We would also like to do a short presentation at the next engineering planning committee meeting. I understand that meeting is scheduled for July 21.

Should you wish to discuss further please give me a call.

Regards, Chris

2017/07/10 01:04 PM



# Declined: Development Team- Residence at Littledale (220 Waterford Bridge Road)

2017/07/12 Wed 2:00 PM - 2:30

PM

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

Ashley Murray has declined this meeting invitation

Required: CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

FYI: Dave Wadden/CSJ

-								
Ю		S	r	rı	n	т	n	n
-	•	•	•	•	۳		·	



# Development Team- Residence at Littledale (220 Waterford Bridge Road)

**2017/07/12 Wed** 2:00 PM - 2:30 PM

Attendance is delegated for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

Required:

CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

Description

**Personal Notes** 



# Development Team- Residence at Littledale (220 Waterford Bridge Road)

**2017/07/12 Wed** 2:00 PM - 2:30 PM

Attendance is delegated for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

Required: CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

FYI: Andrea Roberts/CSJ@CSJ, Dave Wadden/CSJ@CSJ

Description

**Personal Notes** 



# Accepted: Development Team- Residence at Littledale (220 Waterford Bridge Road)

2017/07/12 Wed 2:00 PM - 2:30

PM

Attendance is required for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

#### Mike Cantwell has accepted this meeting invitation

CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

# Description

Required:



## Re: Proposed new Residence at Littledale

Ashley Murray to: Chris Samson

2017/07/11 09:19 AM

#### Morning Chis,

I have sent you an invite for tomorrow at 2, we will have the correct staff in attendance. Can you please forward along an electronic powerpoint presentation in advance of the Planning Committee meeting next Tuesday so staff can review in advance.

Thanks.

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S

Chris Samson Good day Ashley, Fred Cahill has asked me to... 2017/07/10 01:04:33 PM

From: Chris Samson < CSamson@lat49.ca>

To: Ashley Murray <AMurray@stjohns.ca>, Dave Wadden <DWadden@stjohns.ca>

Cc: Gerard Doran <GDoran@stjohns.ca>, Jason Sinyard <JSinyard@stjohns.ca>, "Cahill, Fred J"

<ficahill@cahill.ca>, Chris Newman <cnewman@rvanderson.com>, Matthew Mills

<matthew@millsandwright.ca>, Tom Wright <tom@millsandwright.ca>, Roxanne Seymour

<RSeymour@lat49.ca>

Date: 2017/07/10 01:04 PM

Subject: Proposed new Residence at Littledale

#### Good day Ashley,

Fred Cahill has asked me to arrange a meeting with Engineering / Planning to discuss a few of the items noted in your email of July 4th.

Would Wednesday afternoon at 2:00 pm work for City . Please advise on a suitable time .

We would also like to do a short presentation at the next engineering planning committee meeting. I understand that meeting is scheduled for July 21.

Should you wish to discuss further please give me a call.

Regards, Chris

### Re: Fw: 220 Waterford Bridge Road, proposed seniors' home - DEV1700116 🗎

Jason Sinyard to: Dave Wadden

2017/07/11 01:39 PM

I think your approach is fine.

Jason

-----

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

Dave Wadden Jason: Chris Samson is coming in to the Plannin... 2017/07/11 01:20:09 PM

From: Dave Wadden/CSJ
To: Jason Sinyard/CSJ@CSJ
Date: 2017/07/11 01:20 PM

Subject: Fw: 220 Waterford Bridge Road, proposed seniors' home - DEV1700116

#### Jason:

Date:

Chris Samson is coming in to the Planning Committee on Tuesday on behalf of Fred Cahill to explain their proposal for the proposed seniors home behind Tower Corporate Campus, Waterford Bridge Road. Do we need a Decision Note for this? The issues will be the building height, the filling in of the frog pond, and access. I'm not sure if I want to put anything formal to the Committee from staff at this point and would rather feel the Committee out. Let me know your thoughts?

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/07/11 01:11 PM ----

From: Ken O'Brien/CSJ
To: Gerard Doran/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Andrea Roberts/CSJ, Ashley

Murray/CSJ@CSJ 2017/07/11 12:50 PM

Subject: 220 Waterford Bridge Road, proposed seniors' home - DEV1700116

A letter to the City from Chris Samson of Lat49 Architecture Inc. dated June 15, 2017, states the following:

As per the City of St. John's Zoning Map, the Tower Corporate Campus portion o Commercial Office Hotel (COH).

(COH) Zone also permits:

Senior's Apartment Building & Complementary S

This zoning for Waterford Bridge Road known as the Littledale Complex permits maximum height of 15 meters.

This is correct, but the Tower Corporate Campus is at 220 Waterford Bridge Road and is zoned Commercial Office Hotel (COH). The proposed senior's home is on adjoining property at 240 Waterford Bridge Road and is zoned Institutional (INST); the height limit is 3 storeys, which can be raised to up to 10 storeys upon completion of a land-use assessment report (LUAR) and a discretionary decision by Council.

For the	file.
---------	-------

Ken

Van O'Prian ACID

Ken O'Brien, MCIP | Chief Municipal Planner

City of St. John's - Planning, Engineering and Regulatory Services

Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca

John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

\*MCIP - Member of the Canadian Institute of Planners

## ST. J@HN'S

This email communication (and any attached documents) is intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this email in error, sorry for the inconvenience; please notify the sender and delete all copies (electronic or otherwise) immediately.



# Accepted: Development Team- Residence at Littledale (220 Waterford Bridge Road)

2017/07/12 Wed 2:00 PM - 2:30

PM

Attendance is required for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

cnewman@rvanderson.com "Chris Newman" has accepted this meeting invitation

0

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Required:

CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

FYI:

#### Description



# Fw: Proposed new Residence at Littledale Ashley Murray to: Dave Wadden, Jason Sinyard

This message has been replied to.

2017/07/11 04:03 PM

Dave/Jason,

Chris Samson of LAT49 will be in for Development Team tomorrow at 2pm. Please see the below as he is requesting to have both you attend the meeting.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

# ST. JOHN'S

---- Forwarded by Ashley Murray/CSJ on 2017/07/11 04:02 PM ----

From: Chris Samson < CSamson@lat49.ca>
To: Ashley Murray < AMurray@stjohns.ca>

Cc: Chris Newman <cnewman@rvanderson.com>, "Cahill, Fred J" <ficahill@cahill.ca>, "Dykeman, M"

Date: 2017/07/11 11:33 AM

Subject: FW: Proposed new Residence at Littledale

#### Hi again Ashley,

Would it be possible to have David Wadden and or Jason Sinyard attend. This would be very much appreciated by our client and useful to the process. Thank you, Chris Samson

**From:** Ashley Murray [mailto:AMurray@stjohns.ca]

**Sent:** Tuesday, July 11, 2017 9:19 AM **To:** Chris Samson < CSamson@lat49.ca>

Subject: Re: Proposed new Residence at Littledale

Morning Chis,

I have sent you an invite for tomorrow at 2, we will have the correct staff in attendance. Can you please forward along an electronic powerpoint presentation in advance of the Planning Committee meeting next Tuesday so staff can review in advance.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES

(709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca

# ST. J@HN'S

From: Chris Samson < CSamson@lat49.ca >

To: Ashley Murray < AMurray@stjohns.ca >, Dave Wadden < DWadden@stjohns.ca >

Cc: Gerard Doran <<u>GDoran@stjohns.ca</u>>, Jason Sinyard <<u>JSinyard@stjohns.ca</u>>, "Cahill, Fred J" <<u>fjcahill@cahill.ca</u>>, Chris Newman <<u>cnewman@rvanderson.com</u>>, Matthew Mills <<u>matthew@millsandwright.ca</u>>, Tom Wright <<u>tom@millsandwright.ca</u>>,

Roxanne Seymour < RSeymour@lat49.ca >

Date: 2017/07/10 01:04 PM

Subject: Proposed new Residence at Littledale

#### Good day Ashley,

Fred Cahill has asked me to arrange a meeting with Engineering / Planning to discuss a few of the items noted in your email of July 4th.

Would Wednesday afternoon at 2:00 pm work for City . Please advise on a suitable time .

We would also like to do a short presentation at the next engineering planning committee meeting . I understand that meeting is scheduled for July 21 .

Should you wish to discuss further please give me a call.

Regards, Chris



# Accepted: Development Team- Residence at Littledale (220 Waterford Bridge Road)

2017/07/12 Wed 2:00 PM - 2:30

PM

Attendance is required for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

matthew@millsandwright.ca matthew has accepted this meeting invitation Good afternoon, just to make sure we are all on the same page. I have requested that David Wadden or Jason Sinyard also attend this meeting. No response to that up to now. See you there at 2:00 pm. Matthew, Chris, please bring your up to date drawings. Thanks, Chris
Original Appointment From: Ashley Murray/CSJ [mailto:AMurray@stjohns.ca] Sent: Tuesday, July 11, 2017 9:18 AM To: Ashley Murray/CSJ; Chris Samson; Garrett Donaher/CSJ; Mike Cantwell/CSJ Subject: Invitation: Development Team- Residence at Littledale (220 Waterford Bridge Road) (Jul 12 02:00 PM NDT in 4th Floor City Annex (John J. Murphy Building)) When: Wednesday, July 12, 2017 2:00 PM-2:30 PM Newfoundland. Where: 4th Floor City Annex (John J. Murphy Building)
- event.ics - event.ics  - event.ics  - event.ics  CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

## Description

FYI:

Re: Fw: Proposed new Residence at Littledale

Jason Sinyard to: Ashley Murray

Cc: Dave Wadden

Both of us have another meeting at 2:30 so will have to be a short discussion.

Jason

Jason Sinyard, P.Eng., MBA **Deputy City Manager** 

Planning, Engineering & Regulatory Services

City of St. John's

Dave/Jason, Chris Samson of LAT49 will be in f... 2017/07/11 04:03:58 PM Ashley Murray

From: Ashley Murray/CSJ

Dave Wadden/CSJ@CSJ, Jason Sinyard/CSJ@CSJ To:

2017/07/11 04:03 PM Date:

Fw: Proposed new Residence at Littledale Subject:

Dave/Jason,

Chris Samson of LAT49 will be in for Development Team tomorrow at 2pm. Please see the below as he is requesting to have both you attend the meeting.

Thanks,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

# ST. J@HN'S

----- Forwarded by Ashley Murray/CSJ on 2017/07/11 04:02 PM -----

From: Chris Samson < CSamson@lat49.ca> Ashley Murray <AMurray@stjohns.ca> To:

Cc: Chris Newman <cnewman@rvanderson.com>, "Cahill, Fred J" <fjcahill@cahill.ca>, "Dykeman, M"

Date: 2017/07/11 11:33 AM

Subject: FW: Proposed new Residence at Littledale

Hi again Ashley,

Would it be possible to have David Wadden and or Jason Sinyard attend. This would be very much appreciated by our client and useful to the process.

Thank you, Chris Samson

**From:** Ashley Murray [mailto:AMurray@stjohns.ca]

2017/07/11 05:37 PM

**Sent:** Tuesday, July 11, 2017 9:19 AM **To:** Chris Samson < CSamson@lat49.ca>

**Subject:** Re: Proposed new Residence at Littledale

Morning Chis,

I have sent you an invite for tomorrow at 2, we will have the correct staff in attendance. Can you please forward along an electronic powerpoint presentation in advance of the Planning Committee meeting next Tuesday so staff can review in advance.

Thanks,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca ST. J@HN'S

From: Chris Samson < CSamson@lat49.ca >

To: Ashley Murray < AMurray@stjohns.ca >, Dave Wadden < DWadden@stjohns.ca >

Cc: Gerard Doran <<u>GDoran@stjohns.ca</u>>, Jason Sinyard <<u>JSinyard@stjohns.ca</u>>, "Cahill, Fred J" <<u>ficahill@cahill.ca</u>>, Chris Newman <<u>cnewman@rvanderson.com</u>>, Matthew Mills <<u>matthew@millsandwright.ca</u>>, Tom Wright <<u>tom@millsandwright.ca</u>>,

Roxanne Seymour < RSeymour@lat49.ca >

Date: 2017/07/10 01:04 PM

Subject: Proposed new Residence at Littledale

Good day Ashley,

Fred Cahill has asked me to arrange a meeting with Engineering / Planning to discuss a few of the items noted in your email of July 4th.

Would Wednesday afternoon at 2:00 pm work for City . Please advise on a suitable time .

We would also like to do a short presentation at the next engineering planning committee meeting . I understand that meeting is scheduled for July 21 .

Should you wish to discuss further please give me a call.

Regards, Chris



# Accepted: Development Team- Residence at Littledale (220 Waterford Bridge Road)

2017/07/12 Wed 2:00 PM - 2:30

PM

Attendance is required for

Chair: Ashley Murray/CSJ

Location: 4th Floor City Annex (John J. Murphy Building)

## Garrett Donaher has accepted this meeting invitation

CSamson@lat49.ca, Garrett Donaher/CSJ@CSJ, Mike Cantwell/CSJ@CSJ

# Description

Required:



## P&D Cmte. agenda July 18, 2017 - draft

Ken O'Brien to: Kathy Driscoll, Art Puddister

Cc: Jason Sinyard, Dave Wadden, Lindsay Lyghtle, Andrea Roberts, Donna L Mullett

2017/07/12 02:36 PM

Here's what we are looking at. To be finalized in the next day or two.

Ken		
Ken O'Brien, MO	∏P   Chief Mı	unicipal Planner
City of St. John's - Plan	ning, Engineering and	Regulatory Services
Phone 709-576-6121	Fax 709-576-2340	Email kobrien@stjohns.ca

#### **AGENDA**

July 18, 2017 – 12:00 noon

Conference Room A, 4<sup>th</sup> Floor, City Hall

- 1. Call to Order
- 2. Approval of the Agenda
- 3. Adoption of the Minutes
  - Minutes of June 27, 2017 a.

#### 4. Delegation

- 22 St. Joseph's Lane rezoning (Ward 2) Mr. Ben Young of Southwest Properties and Ms. Emily Campbell of Fougere Menchenton Architects
- 220 Waterford Bridge Road LUAR for 4-storey Sisters of Mercy seniors' home (Ward 3) - Mr. Fred Cahill of Jendore Ltd., Tower Corporate Campus

#### 5. Business Arising

150 Howlett's Line – text amendment for proposed aquaponics development a. (Ward 5) - Verbal update

## 6. New Business

- 11 L'Anse aux Meadows Crescent rezoning proposed personal care home a. (Ward 3)
- Progress of Galway/Glencrest verbal update requested by Deputy Mayor b. Ellsworth

r	٦.	Envision St. John's draft Municipal Plan and draft Development Regulations Verbal update?
ç	<b>g</b> .	
f	:	
E	Э.	
C	d.	
C	<b>C</b> .	Built Heritage Experts Panel Report – ??????

# 7. Other Business

## 8. Date of Next Meeting

 The next meeting is scheduled for Tuesday, August 15, 2017 at 12:00 noon in Conference Room A.

## 9. Adjournment



Fw: Re: EAC Neeting

Dave Wadden to: Kathy Driscoll

Cc: Jason Sinyard

2017/07/19 06:35 AM

#### Kathy:

Please give me a call to discuss. I'd like to arrange this next week - in another boardroom if Conference A is not available - as time is of the essence. This would be the only item on the agenda as it would be deemed a "special meeting" of the EAC. Thanks.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Phone: (709)-576-826 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

#### -----Forwarded by Dave Wadden/CSJ on 07/19/2017 06:32AM -----

To: Dave Wadden/CSJ@CSJ From: Brian Head/CSJ Date: 07/18/2017 04:22PM

Cc: Jason Sinyard/CSJ@CSJ, Sheilagh O'Leary/CSJ@CSJ, Kathy Driscoll/CSJ@CSJ

Subject: Re: EAC Neeting

Dave, I have discussed the potential meeting with Kathy and determined the earliest the EAC can take place is the day after Regatta Day. Schedules and room availability are very tight prior to that date.

I will be on annual leave at that time but will have Mike Adam sit in for me. Mike however will not be in a position to take a lead role as he is relatively new to Parks summer operations. From a staff perspective if would be great if you could provide your expertise to the group as you have in the past.

Kathy, would you make the appropriate arrangements.

Thanks everyone.

Brian Head, BSc.
Manager - Parks and Open Spaces Division
Dept. of Public Works
City of St. John's
25 Blackler Avenue
P.O. Box 908, St.John's, NL A1C 5M2

Ph: 576 8306 bhead@stjohns.ca

This email communication and accompanying documents is intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you have received this email in error, please notify the sender

and delete all copies (electronic or otherwise) immediately.

Dave Wadden---2017/07/18 04:09:15 PM---Jason: I just spoke with Kathy Driscoll and she will follow up with Brian to get a meeting ASAP and

From: Dave Wadden/CSJ To: Jason Sinyard/CSJ@CSJ

Cc: Brian Head/CSJ@CSJ, Sheilagh O'Leary/CSJ@CSJ

Date: 2017/07/18 04:09 PM

Subject: Re: EAC

#### Jason:

I just spoke with Kathy Driscoll and she will follow up with Brian to get a meeting ASAP and have Chris Samson come in to the EAC and make a presentation specific to the waterbody.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Jason Sinyard---2017/07/18 04:07:00 PM---Dave / Brian Please arrange a meeting of the EAC asap to discuss the application on Waterford Bridge

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Brian Head/CSJ@CSJ

Cc: Sheilagh O'Leary/CSJ@CSJ Date: 2017/07/18 04:07 PM

Subject: EAC

Dave / Brian
Please arrange a meeting of the EAC asap to discuss the application on Waterford Bridge Road at Littledale. Thanks.

Jason

Jason Sinyard, P.Eng., MBA

Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's



# CD - Planning and Development Stand ...(R2017-07-24/10) requires your response.

Stacey M Corbett to: Jason Sinyard

2017/07/25 02:07 PM

Andrea Roberts, Gerard Doran, Ken O'Brien, Brendan O'Connell,
Cc: Mike Cantwell, Lindsay Lyghtle Brushett, Sylvester Crocker, Dave
Wadden, Mark White, Scott Winsor, Ashley Murray, Garrett Donaher,

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/08/25 --> R2017-07-24/10

RE:Planning and Development Standing Committee Report July 25, 2017 - Item #2 - 220 Waterford Bridge Road - LUAR for 4-storey Sisters of Mercy seniors' home (Ward 3)



Re: CD R2017-07-24/10 - 220 Waterford Bridge Rd. LUAR 🗎

Gerard Doran to: Ken O'Brien

Cc: Dave Wadden, Andrea Roberts, Ashley Murray

2017/07/27 03:08 PM

Thanks, Ken.

Gerard Doran Development Supervisor Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

Ken O'Brien This CD's for ye, b'ys. The EAC meeting has alr... 2017/07/27 10:58:44 AM

From: Ken O'Brien/CSJ

To: Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Date: 2017/07/27 10:58 AM

Subject: CD R2017-07-24/10 - 220 Waterford Bridge Rd. LUAR

This CD's for ye, b'ys. The EAC meeting has already taken place.

Ken

.....

Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services

Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca

---- Forwarded by Ken O'Brien/CSJ on 2017/07/27 10:56 AM ----

From: Stacey M Corbett/CSJ
To: Stacey M Corbett/CSJ
Jason Sinyard/CSJ@CSJ

Cc: Andrea Roberts/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Brendan

O'Connell/CSJ@CSJ, Mike Cantwell/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Sylvester Crocker/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Mark White/CSJ@CSJ, Scott Winsor/CSJ@CSJ,

Ashley Murray/CSJ@CSJ, Garrett Donaher/CSJ@CSJ, Ryan Crewe/CSJ@CSJ, Jamie Hunt/CSJ@CSJ, Gord Tucker/CSJ@CSJ, Blair L McDonald/CSJ@CSJ, Patrick McDonald/CSJ@CSJ, Carlie White/CSJ@CSJ, Allan Chafe/CSJ@CSJ, Stephen Fagan/CSJ@CSJ, Bill MacDonald/CSJ@CSJ, Randy Carew/CSJ@CSJ, Rob W

Schamper/CSJ@CSJ, Dennis Easton/CSJ@CSJ, Chris Pitcher/CSJ@CSJ, Vanessa Pennell

Mercer/CSJ@CSJ, Colleen Blake/CSJ@CSJ

Date: 2017/07/25 02:07 PM

Subject: CD - Planning and Development Stand...(R2017-07-24/10) requires your response.

Please respond to the Council Directive as soon as possible. The deadline for your response is  $2017/08/25 \implies R2017-07-24/10$ 

RE: Planning and Development Standing Committee Report July 25, 2017 - Item #2 - 220 Waterford Bridge Road - LUAR for 4-storey Sisters of Mercy seniors' home (Ward 3)



# CD - Environmental Advisory Committ ... (R2017-08-07/6) requires your response.

Stacey Fallon to: Jason Sinyard

2017/08/08 03:08 PM

Andrea Roberts, Gerard Doran, Ken O'Brien, Brendan O'Connell,
Cc: Mike Cantwell, Lindsay Lyghtle Brushett, Sylvester Crocker, Dave
Wadden, Mark White, Scott Winsor, Ashley Murray, Garrett Donaher,

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/09/07 --> R2017-08-07/6

RE:Environmental Advisory Committee Report - July 25, 2017 Item #1 - 240 Waterford Bridge Road



Re: RE:Environmental Advisory Committee Report - July 25, 2017

Item #1 - 240 Waterford Bridge Road

Gerard Doran to: Dave Wadden 2017/08/09 09:13 AM

Cc: Ashley Murray

Will do.

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax

Council agreed to the recommendation to accept the proposal to infill a stagnant pond at 240 Waterford Bridge Road and create a new adjacent pond given the Province has no objection and the location is not listed under significant wetlands.

Dave Wadden Gerard: Please advise the applicant. 2017/08/09 08:57:18 AM

 From:
 Dave Wadden/CSJ

 To:
 Gerard Doran/CSJ@CSJ

 Date:
 2017/08/09 08:57 AM

Subject: Fw: CD - Environmental Advisory Committ...(R2017-08-07/6) requires your response.

#### Gerard:

Please advise the applicant.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it "

---- Forwarded by Dave Wadden/CSJ on 2017/08/09 08:56 AM ----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Ken O'Brien/CSJ@CSJ

Date: 2017/08/08 03:12 PM

Subject: Fw: CD - Environmental Advisory Committ...(R2017-08-07/6) requires your response.

Whoever is handling this file should advise proponent. Thanks.

Jason

-----

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

---- Forwarded by Jason Sinyard/CSJ on 2017/08/08 03:12 PM ----

From: Stacey Fallon/CSJ
To: Jason Sinyard/CSJ@CSJ

Cc: Andrea Roberts/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Brendan

O'Connell/CSJ@CSJ, Mike Cantwell/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Sylvester Crocker/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Mark White/CSJ@CSJ, Scott Winsor/CSJ@CSJ,

Ashley Murray/CSJ@CSJ, Garrett Donaher/CSJ@CSJ, Ryan Crewe/CSJ@CSJ, Jamie

Hunt/CSJ@CSJ, Gord Tucker/CSJ@CSJ, Blair L McDonald/CSJ@CSJ, Patrick McDonald/CSJ@CSJ, Carlie White/CSJ@CSJ, Allan Chafe/CSJ@CSJ, Stephen Fagan/CSJ@CSJ, Bill MacDonald/CSJ@CSJ, Randy Carew/CSJ@CSJ, Rob W

Schamper/CSJ@CSJ, Dennis Easton/CSJ@CSJ, Chris Pitcher/CSJ@CSJ, Vanessa Pennell

Mercer/CSJ@CSJ, Colleen Blake/CSJ@CSJ

Date: 2017/08/08 03:08 PM

Subject: CD - Environmental Advisory Committ...(R2017-08-07/6) requires your response.

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/09/07 --> R2017-08-07/6

RE:Environmental Advisory Committee Report - July 25, 2017 Item #1 - 240 Waterford Bridge Road



## Acceptance Letter - 220 Waterford Bridge Road

Dave Wadden, Gerard Doran, Michelle

Donna L Mullett to: Devine, Gareth Griffiths, Lynn Cooper, Greg Keating

2017/08/10 03:54 PM



## doc03627520170810145131.pdf

Donna L. Mullett
WPIII
Planning, Engineering & Regulatory Services
City of St. John's
4th Floor City Hall Annex
P. O. Box 908, St. John's, NL A1C 5M2

p: 576-8220 f: 576-2340



## 220 Waterford Bridge Road - DEV1700116 - Approval in Principal

Aaron Winter to: AMurray@stjohns.ca

2017/08/11 11:55 AM

Cc: Chris Samson,

[attachment "Residence at Littledale - Landscape Drawings.pdf" deleted by Ashley Murray/CSJ] [attachment "Residence at Littledale - Civil Drawings.pdf" deleted by Ashley Murray/CSJ] [attachment "DEV1700116 - Approval in Principle - The Residence at Littledale.pdf" deleted by Ashley Murray/CSJ]

Please find attached a digital copy of our submission for Approval in Principal for The Residence at Littledale. A hard copy has been sent down to Access St. John's offices.



**LAT49** Architecture Inc. \*

AARON WINTER | ARCHITECTURAL TECHNOLOGIST

**T.** 709.753.7132 | **F.** 709.753.6469 | **E.** a.winter@lat49.ca 683 Water Street, 2nd floor, St. John's, NL, A1E 1B5

lat49.ca

Please consider the environment before printing this email. Thank you!



## 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: Dave Wadden Cc: Govern PDE Multi Media Mail

History: This message has been forwarded.

Dave,

The above has been referred to you in Govern.

Thanks,

# Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

ST. J@HN'S

2017/08/15 09:34 AM



## Fw: 220 Waterford Bridge Road - DEV1700116 -

Gerard Doran to: Ashley Murray

2017/08/15 09:44 AM

Hi,

You were copied this. Can you please refer in Govern...if you have not already.

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax
----- Forwarded by Gerard Doran/CSJ on 2017/08/15 09:42 AM -----

From: Service/CSJ

To: Gerard Doran/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Andrea Roberts/CSJ@CSJ

Date: 2017/08/11 04:37 PM

Subject: FW: 220 Waterford Bridge Road - DEV1700116 -

Sent by: Jean Langdon

\*\*Staff email accounts are not monitored 24/7. For a prompt response to this communication, please click 'Reply' or email 'service@stjohns.ca'.

#### -----Forwarded by Jean Langdon/CSJ on 08/11/2017 04:37PM -----

To: "service@stjohns.ca" <service@stjohns.ca>

From: Aaron Winter <a.winter@lat49.ca>

Date: 08/11/2017 11:58AM

Cc: Chris Samson < CSamson@lat49.ca>

Subject: FW: 220 Waterford Bridge Road - DEV1700116 - Approval in Principal

(See attached file: DEV1700116 - Approval in Principle - The Residence at Littledale.pdf)

(See attached file: Residence at Littledale - Civil Drawings.pdf)

(See attached file: Residence at Littledale - Landscape Drawings.pdf)

Please find attached a digital copy of our submission for Approval in Principal for The Residence at Littledale. A hard copy has been sent down to Access St. John's offices.



## **LAT49** Architecture Inc. \*

## AARON WINTER | ARCHITECTURAL TECHNOLOGIST

**T.** 709.753.7132 | **F.** 709.753.6469 | **E.** a.winter@lat49.ca

683 Water Street, 2nd floor, St. John's, NL, A1E 1B5

## lat49.ca

Please consider the environment before printing this email. Thank you!

[attachment "DEV1700116 - Approval in Principle - The Residence at Littledale.pdf" deleted by Gerard Doran/CSJ] [attachment "Residence at Littledale - Civil Drawings.pdf" deleted by Gerard Doran/CSJ] [attachment "Residence at Littledale - Landscape Drawings.pdf" deleted by Gerard Doran/CSJ]



## Fw: 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/08/15 02:55 PM

Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/08/15 02:53 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/15 09:34 AM

Subject: 220 Waterford Bridge Road - DEV1700116

Dave,

The above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



# Re: [Released from Quarantine] The Residence at Littledale LUAR

Documentation |

Ashley Murray to: Roxanne Seymour

2017/08/15 04:19 PM

Thanks Roxanne,

Please note once a file is created and file number issued all further correspondence should come directly to Planning Division to avoid any delays in review.

Please quote the property address **220 Waterford Bridge Road** as well as the file number **DEV1700116** and send to the attend of Planning & Development 4th Floor City Annex (John J. Murphy Building)

Regards,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

# ST. J@HN'S

Roxanne Seymour Good afternoon, Please find LUAR Documentat... 2017/08/15 03:17:42 PM

From: Roxanne Seymour < RSeymour@lat49.ca>

To: Service <AccessStJohns@stjohns.ca>, "AMurray@stjohns.ca" <AMurray@stjohns.ca>

Cc: Chris Samson < CSamson@lat49.ca>

Date: 2017/08/15 03:17 PM

Subject: [Released from Quarantine] The Residence at Littledale LUAR Documentation

Good afternoon,

Please find LUAR Documentation for The Residence at Littledale project.

A hardcopy of was also delivered to Access St. John's.

Regards,

Roxanne

Roxanne Seymour Administrative Assistant



## **LAT49** Architecture Inc.

ROXANNE SEYMOUR | ADMINISTRATION

T. 709.753.7132 | F. 709.753.6469 | E. info@lat49.ca
683 Water Street, 2nd floor, St. John's, NL, A1E 1B5

lat49.ca

Please consider the environment before printing this email. Thank you!

[attachment "LUAR Report August 15 2017.pdf" deleted by Ashley Murray/CSJ]



## Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Ashley Murray

Cc: Govern PDE Multi Media Mail, Dave Wadden

2017/08/16 10:03 AM

#### Ashley,

The LUAR provided is missing the section discussing municipal water, sewer and storm services (Section 6). Please have the proponent supply this information for review.

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/08/16 09:48 AM ----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/15 02:55 PM

Subject: Fw: 220 Waterford Bridge Road - DEV1700116

#### Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (700) 576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/08/15 02:53 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/15 09:34 AM

Subject:

Dave,

The above has been referred to you in Govern.

Thanks,

**Ashley Murray**Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

ST. J@HN'S



## 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: csamson

Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/08/16 10:51 AM

## Morning Chis,

The LUAR provided on August 15, 2017 is missing the section discussing municipal water, sewer and storm services (Section 6). Please provide this information for review.

Regards,

# Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S

Re: Fw: 220 Waterford Bridge Road - DEV1700116

Garrett Donaher to: Mike Cantwell

Cc: Dave Wadden

Good-day Mike,

My only concern with this is the east access entrance. The vertical curve here appears to fail the SJRFD criteria for 8% grade change over 15m. The k value also appears to be low but I can't quite make it out in the pdf.

2017/08/18 04:50 PM

-Garrett

Garrett Donaher P.Eng. Manager, Transportation Engineering Planning, Engineering & Regulatory Services 576.8350 | 725-0028 (m) gdonaher@stjohns.ca

Mike Cantwell Garrett / Lisa, Can you please review the attach... 2017/08/16 11:30:43 AM

From: Mike Cantwell/CSJ

To: Garrett Donaher/CSJ@CSJ, Lisa Mitchelmore/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Dave Wadden/CSJ@CSJ

Date: 2017/08/16 11:30 AM

Subject: Fw: 220 Waterford Bridge Road - DEV1700116

Garrett / Lisa,

Can you please review the attached and let me know if you have any concerns.

[attachment "Plans- Aug 14 2017.pdf" deleted by Garrett Donaher/CSJ] [attachment "TIS - Aug 14 2017.pdf" deleted by Garrett Donaher/CSJ]

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/08/16 11:08 AM ----

From: Dave Wadden/CSJ

To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/15 02:55 PM

Subject: Fw: 220 Waterford Bridge Road - DEV1700116

#### Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/08/15 02:53 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/15 09:34 AM

Subject: 220 Waterford Bridge Road - DEV1700116

#### Dave,

The above has been referred to you in Govern.

Thanks,

# Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



# Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Ashley Murray

Cc: Govern PDE Multi Media Mail, Dave Wadden

2017/09/05 10:32 AM

#### Ashley,

I have reviewed the LUAR for the above noted and the following comments apply:

Prior to final approval of this development we will require the following items:

- Pre and Post Development XPSWMM models which indicate a net zero increase in runoff.
- A minimum 300 mm diameter is required for all orifices or pipes that will be used in controlling flows from the outlet of the stormwater detention system.
- Detail drawings, including plan and profile.
- There is concern with this is the east access entrance. The vertical curve here appears to fail the SJRFD criteria for 8% grade change over 15m. The k value also appears to be low but it is hard to make it out in the pdf.

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/09/05 10:29 AM ----

From: Lisa Mitchelmore/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/08/28 11:52 AM

Subject: 220 Waterford Bridge Road - DEV1700116

#### Mike,

The revised LUAR now has the information regarding stormwater management (Part 6) included along with the civil drawings (Part 9 Appendix C).

Prior to final approval of this development we will require the following items:

- Pre and Post Development XPSWMM models which indicate a net zero increase in runoff.

- A minimum 300 mm diameter is required for all orifices or pipes that will be used in controlling flows from the outlet of the stormwater detention system.
- Detail drawings, including plan and profile.

## Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



## Re: 220 Waterford Bridge Road - DEV1700116 🗎

Ashley Murray to: Chris Samson

Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/09/05 04:18 PM

#### Hi Chris,

Council approved the 4th storey on June 19, 2017 based on the LUAR provided. To move forward with the development application full civil drawings must be provided.

The latest Development comments include- Prior to final approval of this development we will require the following items:

- Pre and Post Development XPSWMM models which indicate a net zero increase in runoff.
- A minimum 300 mm diameter is required for all orifices or pipes that will be used in controlling flows from the outlet of the stormwater detention system.
- Detail drawings, including plan and profile.
- There is concern with this is the east access entrance. The vertical curve here appears to fail the SJRFD criteria for 8% grade change over 15m. The k value also appears to be low but it is hard to make it out in the pdf.

#### Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

## ST. J@HN'S

Chris Samson Good morning Ashley . Can you please advise... 2017/09/05 08:15:10 AM

From: Chris Samson < CSamson@lat49.ca>
To: Ashley Murray < AMurray@stjohns.ca>

Cc: Ken O'Brien <kobrien@stjohns.ca>, Chris Newman <cnewman@rvanderson.com>

Date: 2017/09/05 08:15 AM

Subject: The Residence at Littledale CP #1 site preparation.

#### Good morning Ashley.

Can you please advise on status of reviews / approvals for the above noted project. If we were to Tended this phase of the project now we would be prepared to discuss securities .....if appropriate .

Our client( Fred Cahill ) wishes to tender site preparation CP #1 now . That documentation has also been submitted.

If there are any issues please advise.

Thank you, Chris



## Residence of Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

listory: This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please see attached Orkin Report from September 7, 2017 for your files.

If you have any questions or concerns, please do not hesitate to call.

## Regards,

Chris Newman, PTech



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

----Original Message-----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Friday, September 8, 2017 9:42 AM

To: Chris Newman < cnewman@rvanderson.com>

Subject: Orkin Canada - Littledale

Good Morning Chris,

please see attached for your report from September 7, 2017.

Thank you & have a great weekend,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message-----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Friday, September 08, 2017 9:36 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

2017/09/14 10:41 AM

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit <a href="http://www.xerox.com">http://www.xerox.com</a>.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



# Re: Fw: 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: Gerard Doran

2017/09/19 03:23 PM

Roxanne sent a reduce size document on the Aug 16th... we didn't give comments until sept 14...

Those have not been addressed.

Prior to final approval of this development we will require the following items:

- Pre and Post Development XPSWMM models which indicate a net zero increase in runoff.
- A minimum 300 mm diameter is required for all orifices or pipes that will be used in controlling flows from the outlet of the stormwater detention system.
- Detail drawings, including plan and profile.
- There is concern with this is the east access entrance. The vertical curve here appears to fail the SJRFD criteria for 8% grade change over 15m. The k value also appears to be low but it is hard to make it out in the pdf.

So there is no more movement on our end until the drawings are submitted.

## Ashley Murray

Assistant Development Officer PLANNING. ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

# 1H@L

Gerard Doran Hi, I did not send the attachments. Do we alread... 2017/09/19 02:14:16 PM

Gerard Doran/CSJ From: To: Ashley Murray/CSJ@CSJ 2017/09/19 02:14 PM Date:

Fw: 220 Waterford Bridge Road - DEV1700116 Subject:

Hi,

I did not send the attachments. Do we already have what Chris speaks of?

Gerard Doran **Development Supervisor** Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

---- Forwarded by Gerard Doran/CSJ on 2017/09/19 02:13 PM ----

From: Chris Samson < CSamson@lat49.ca> Gerard Doran <GDoran@stjohns.ca> To:

Date: 2017/09/19 11:55 AM

Subject: FW: 220 Waterford Bridge Road - DEV1700116

Gerard , I have asked Chris Newman to speak to you . Please see attached I think the information is included here . Thanks , Chris

From: Roxanne Seymour

**Sent:** Tuesday, September 19, 2017 11:41 AM **To:** Chris Samson < CSamson@lat49.ca>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

From: Roxanne Seymour

**Sent:** Wednesday, August 16, 2017 2:24 PM **To:** 'Ashley Murray' < <u>AMurray@stjohns.ca</u>>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

Hi Ashley,

I have reduced the file a little. Hopefully you can get it now.

Thanks,

#### Roxanne

From: Roxanne Seymour

**Sent:** Wednesday, August 16, 2017 1:41 PM **To:** 'Ashley Murray' < <u>AMurray@stjohns.ca</u>> **Cc:** Chris Samson < CSamson@lat49.ca>

Subject: RE: 220 Waterford Bridge Road - DEV1700116

Hi Ashley,

Please find revised LUAR Report with Part 6: Municipal Water, Sewer Services & Storm Water and Appendix 'C' – Civil Drawings added.

If you require any additional information, please let me know.

Thanks,

Roxanne

LAT49 Architecture Inc.

From: Chris Samson

Sent: Wednesday, August 16, 2017 12:40 PM

**To:** Ashley Murray < <u>AMurray@stjohns.ca</u>> **Cc:** Roxanne Seymour < <u>RSeymour@lat49.ca</u>>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

 $\mbox{\rm Hi}$  Ashley , ok that was also included in the response to the approval in principal  $% \left( 1\right) =\left( 1\right) +\left( 1\right) =\left( 1\right) +\left( 1\right) +\left( 1\right) =\left( 1\right) +\left( 1$ 

We will forward if you need it again. Please confirm.

Thanks, Chris

From: Ashley Murray [mailto:AMurray@stjohns.ca]
Sent: Wednesday, August 16, 2017 10:51 AM

To: Chris Samson < <a href="mailto:CSamson@lat49.ca">CSamson@lat49.ca</a>>

**Cc:** Dave Wadden < <u>DWadden@stjohns.ca</u>>; Govern PDE Multi Media Mail < <u>govpdemm@stjohns.ca</u>>

Subject: 220 Waterford Bridge Road - DEV1700116

Morning Chis,

The LUAR provided on August 15, 2017 is missing the section discussing municipal water, sewer and storm services (Section 6). Please provide this information for review.

Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca

[attachment "Revised LUAR Report for The Residence at Littledale.pdf" deleted by Gerard

Doran/CSJ] ST. J@HN'S



#### Fw: 220 Waterford Bridge Road - DEV1700116

Gerard Doran to: cnewman

Cc: Ashley Murray, Govern PDE Multi Media Mail

2017/09/19 03:36 PM

#### Chris.

Enclosed are the main items that we anticipate receiving, in an appropriate time. Once Council decides on the Building Height, the other technical items will outlined in a conditional approval letter.

#### Regards,

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax
----- Forwarded by Gerard Doran/CSJ on 2017/09/19 03:30 PM -----

From: Ashley Murray/CSJ
To: Gerard Doran/CSJ@CSJ

Date: 2017/09/19 03:23 PM

Subject: Re: Fw: 220 Waterford Bridge Road - DEV1700116

Prior to final approval of this development we will require the following items:

- Pre and Post Development XPSWMM models which indicate a net zero increase in runoff.
- A minimum 300 mm diameter is required for all orifices or pipes that will be used in controlling flows from the outlet of the stormwater detention system.
- Detail drawings, including plan and profile.
- There is concern with this is the east access entrance. The vertical curve here appears to fail the SJRFD criteria for 8% grade change over 15m. The k value also appears to be low but it is hard to make it out in the pdf.

So there is no more movement on our end until the drawings are submitted.

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S

From: Gerard Doran/CSJ To: Ashley Murray/CSJ@CSJ Date: 2017/09/19 02:14 PM

Subject: Fw: 220 Waterford Bridge Road - DEV1700116

Hi,

To:

I did not send the attachments. Do we already have what Chris speaks of?

Gerard Doran **Development Supervisor** Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax ---- Forwarded by Gerard Doran/CSJ on 2017/09/19 02:13 PM ----

From: Chris Samson < CSamson@lat49.ca>

Gerard Doran < GDoran@stjohns.ca> Date: 2017/09/19 11:55 AM

FW: 220 Waterford Bridge Road - DEV1700116 Subject:

Gerard, I have asked Chris Newman to speak to you. Please see attached I think the information is included here. Thanks, Chris

From: Roxanne Seymour

Sent: Tuesday, September 19, 2017 11:41 AM

To: Chris Samson < CSamson@lat49.ca>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

From: Roxanne Seymour

Sent: Wednesday, August 16, 2017 2:24 PM To: 'Ashley Murray' <AMurray@stjohns.ca>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

Hi Ashley,

I have reduced the file a little. Hopefully you can get it now.

Thanks,

Roxanne

From: Roxanne Seymour

Sent: Wednesday, August 16, 2017 1:41 PM To: 'Ashley Murray' < <a href="mailto:AMurray@stjohns.ca">AMurray@stjohns.ca</a>>

Cc: Chris Samson < CSamson@lat49.ca>

Subject: RE: 220 Waterford Bridge Road - DEV1700116

Hi Ashley,

Please find revised LUAR Report with Part 6: Municipal Water, Sewer Services & Storm Water and Appendix 'C' – Civil Drawings added.

If you require any additional information, please let me know.

Thanks,

Roxanne

LAT49 Architecture Inc.

From: Chris Samson

**Sent:** Wednesday, August 16, 2017 12:40 PM **To:** Ashley Murray < <u>AMurray@stjohns.ca</u>> **Cc:** Roxanne Seymour < <u>RSeymour@lat49.ca</u>>

Subject: FW: 220 Waterford Bridge Road - DEV1700116

Hi Ashley, ok that was also included in the response to the approval in principal comments.

We will forward if you need it again. Please confirm.

Thanks, Chris

From: Ashley Murray [mailto:AMurray@stjohns.ca]
Sent: Wednesday, August 16, 2017 10:51 AM
To: Chris Samson < CSamson@lat49.ca>

Cc: Dave Wadden <DWadden@stjohns.ca>; Govern PDE Multi Media Mail <govpdemm@stjohns.ca>

Subject: 220 Waterford Bridge Road - DEV1700116

Morning Chis,

The LUAR provided on August 15, 2017 is missing the section discussing municipal water, sewer and storm services (Section 6). Please provide this information for review.

Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca

[attachment "Revised LUAR Report for The Residence at Littledale.pdf" deleted by Gerard

Doran/CSJ] ST. JOHN'S



## The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

2017/09/20 05:08 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ]

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Wednesday, September 20, 2017 3:18 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Littledale

Good Afternoon,

Please see attached for your report from Sept 15th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Wednesday, September 20, 2017 3:16 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



#### Re: DEV1700116 - Residence of Littledale



Lisa Mitchelmore to: Chris Newman

Cc: Mike Cantwell, Govern PDE Multi Media Mail

#### Hi Chris,

As discussed and as per the preliminary drawings submitted, the post development flow can be diverted through the proposed culvert via the proposed drainage swale that connects into the storm sewer along access road A and eventually connects into the existing storm sewer. However, keep in mind the pre-development area that contributes to this cannot be used as part of the pre-development area that contributes to the storm sewer in access road A. We will also require the proposed drainage swale and culvert be included in the XPSWMM model. Detail drawings will be required for the proposed swale.

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, quarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Chris Newman

Good Afternoon Lisa, Further to our telephone c...

2017/09/12 04:17:34 PM

2017/09/21 11:29 AM

From: Chris Newman <cnewman@rvanderson.com> Lisa Mitchelmore < lmitchelmore@stjohns.ca> To: Cc:

Date: 2017/09/12 04:17 PM Residence of Littledale Subject:

#### Good Afternoon Lisa,

Further to our telephone conversation earlier, please see attached a preliminary copy of the drawings for your review concerning the XPSWMM Model.

Can you please call to discuss further? Regards, Chris Newman, PTech Associate, Regional Manager



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

**T** 709 722 0024 | **F** 709 722 0345 <u>website</u> | <u>facebook</u> | <u>twitter</u> | <u>linkedin</u>

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Lisa Mitchelmore/CSJ] [attachment "A0-173452-C100.pdf" deleted by Lisa Mitchelmore/CSJ] [attachment "A0-173452-C300.pdf" deleted by Lisa Mitchelmore/CSJ] [attachment "A0-173452-C301.pdf" deleted by Lisa Mitchelmore/CSJ] [attachment "A0-173452-C301.pdf" deleted by Lisa Mitchelmore/CSJ] [attachment "A0-173452-C400.pdf" deleted by Lisa Mitchelmore/CSJ]



## CD - Development Committee Report -...(R2017-09-25/8) requires your response.

Stacey M Corbett to: Jason Sinyard

2017/09/27 02:40 PM

Andrea Roberts, Gerard Doran, Ken O'Brien, Brendan O'Connell,
Cc: Mike Cantwell, Lindsay Lyghtle Brushett, Dave Wadden, Mark White,
Scott Winsor, Ashley Murray, Garrett Donaher, Ryan Crewe, Jamie

Please respond to the Council Directive as soon as possible. The deadline for your response is 2017/10/27 --> R2017-09-25/8

RE:Development Committee Report - September 19, 2017 Item #2 - DEV1700116 - Proposed Fourth Storey for Assisted and Independent Living Facility - 220 Waterford Bridge Road - Applicant: LAT49 Architecture Inc.



## The Residence of Littledale Orkin Canada - Littledale

Chris Newman to: Ashley Murray

2017/09/28 02:38 AM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Ashley, Please see attached PCO report for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, September 26, 2017 8:17 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Littledale

Good Morning,

Please see attached for your report from September 22nd.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, September 26, 2017 8:11 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



## FW: Orkin Canada - Resident of Littledale

Chris Newman to: Ashley Murray

2017/10/03 04:23 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Please see attached for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Friday, September 29, 2017 12:09 PM
To: Chris Newman <cnewman@rvanderson.com>
Subject: Orkin Canada - Resident of Littledale

Good Afternoon Chris,

Please see attached for this week's report.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Friday, September 29, 2017 11:53 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



## The Residence at Littledale Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca)

2017/10/12 05:22 PM

Good Morning Mike,

Can you please advise when the developer can obtain a clearing and grubbing permit for the above noted project and the associated fee.

If you have any questions or concerns, please do not hesitate to call.

## Regards,

Chris Newman, PTech



R.V. Anderson Associates Limited 74 O'Leary

74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. image001.png



#### FW: ORKIN CANADA - RESIDENCE OF LITTLEDALE

Chris Newman to: Ashley Murray

2017/10/12 06:37 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Ashley, Please see attached for your files.

#### Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Wednesday, October 11, 2017 3:15 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: ORKIN CANADA - RESIDENCE OF LITTLEDALE

Good Afternoon,

Please see attached for your report from Oct 6th, 2017.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Wednesday, October 11, 2017 3:13 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



### DEV1700116 220 Waterford Bridge Road

Dave Wadden to: Mike Cantwell

Cc: Govern PDE Multi Media Mail, Gerard Doran

History:

This message has been replied to.

#### Mike:

What is outstanding for allowing site preparation to commence? What securities/fees are paid or outstanding?

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/16 12:55 PM -----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Rob W Schamper/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Randy

Carew/CSJ@CSJ
Date: 2017/10/16 11:45 AM

Subject: Fw: CP #1 The Residence at Little dale .

Please discuss and advise Chris.

Jason

\_\_\_\_\_

Jason Sinyard, P.Eng., MBA Deputy City Manager

Planning, Engineering & Regulatory Services

City of St. John's

---- Forwarded by Jason Sinyard/CSJ on 2017/10/16 11:44 AM ----

From: Chris Samson < CSamson@lat49.ca>
To: Gerard Doran < GDoran@stjohns.ca>

Cc: Jason Sinyard <JSinyard@stjohns.ca>, "Chris Newman <cnewman@rvanderson.com>"

<cnewman@rvanderson.com>, "Cahill, Fred J" <fjcahill@cahill.ca>, Mark
Seymour <RSeymour@lat49.ca>

Date: 2017/10/16 11:36 AM

Subject: CP #1 The Residence at Little dale.

Good morning Gentlemen.

I was speaking with Fred Cahill this morning and he would like to award the site preparation contract to the low bidder.

I understand from Chris Newman that he is responding to some of the City's latest review comments

2017/10/16 12:57 PM

and or additional documentation with respect to sediment control & subgrades etc....

Chris indicated that information would be submitted for CITY review sometime in the next few days. If we could receive development approval subject to your final comments /reviews it would enable our client to move forward, award contract & prepare construction contract documents.

Any associated developments securities, trunk sewer assessments could be paid. Pave to way in other words to get the contractor mobilized..... that can't happen overnight and we could coordinate with the City.

There is a lot of work to be done before the end of the year and we are quickly running out of time . Every day is important to the proceed .

Please consider the above .

Thanks you , Chris Samson



#### DEV1700116 The Residence at Littledale

Dave Wadden to: Ashley Murray

Cc: Govern PDE Multi Media Mail, Mike Cantwell

2017/10/16 01:02 PM

#### Ashley:

A CD and drawings were placed in my basket on Friday, can you please refer this to me in Govern today. Thanks.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



### 220 Waterford Bridge Road - DEV1700116

Ashley Murray to: Dave Wadden Cc: Govern PDE Multi Media Mail

History:

This message has been forwarded.

Dave,

The above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

ST. JOHN'S

2017/10/16 02:01 PM



Re: DEV1700116 220 Waterford Bridge Road Mike Cantwell to: Dave Wadden

Cc: Gerard Doran, Govern PDE Multi Media Mail

2017/10/16 03:04 PM

Dave.

The fees / securities are as follows:

Clearing & Grubbing (refundable security) = \$50,000.00 / ha

Waterford Valley Trunk Sewer Assessment (non-refundable) = \$865.00 / ha

The proponent must submit a up to date survey for the property.

## Mike Cantwell, P.Eng.,

### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Dave Wadden Mike: What is outstanding for allowing site prepa... 2017/10/16 12:57:12 PM

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Date: 2017/10/16 12:57 PM

Subject: DEV1700116 220 Waterford Bridge Road

#### Mike:

What is outstanding for allowing site preparation to commence? What securities/fees are paid or outstanding?

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or

responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/16 12:55 PM ----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Rob W Schamper/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Randy

Carew/CSJ@CSJ 2017/10/16 11:45 AM

Subject: Fw: CP #1 The Residence at Little dale.

Please discuss and advise Chris.

Jason

Date:

-----

Jason Sinyard, P.Eng., MBA

Deputy City Manager

Planning, Engineering & Regulatory Services

City of St. John's

---- Forwarded by Jason Sinyard/CSJ on 2017/10/16 11:44 AM ----

From: Chris Samson < CSamson@lat49.ca>
To: Gerard Doran < GDoran@stjohns.ca>

Cc: Jason Sinyard <JSinyard@stjohns.ca>, "Chris Newman <cnewman@rvanderson.com>"

<cnewman@rvanderson.com>, "Cahill, Fred J" <ficahill@cahill.ca>, Mark
>, Roxanne Seymour <RSeymour@lat49.ca>

Date: 2017/10/16 11:36 AM

Subject: CP #1 The Residence at Little dale.

#### Good morning Gentlemen.

I was speaking with Fred Cahill this morning and he would like to award the site preparation contract to the low bidder.

I understand from Chris Newman that he is responding to some of the City's latest review comments and or additional documentation with respect to sediment control & subgrades etc....

Chris indicated that information would be submitted for CITY review sometime in the next few days. If we could receive development approval subject to your final comments /reviews it would enable

our client to move forward , award contract & prepare construction contract documents.

Any associated developments securities, trunk sewer assessments could be paid. Pave to way in other words to get the contractor mobilized..... that can't happen overnight and we could coordinate with the City.

There is a lot of work to be done before the end of the year and we are quickly running out of time . Every day is important to the proceed .

Please consider the above.

Thanks you , Chris Samson



Re: DEV1700116 220 Waterford Bridge Road

Gerard Doran to: CSamson

2017/10/16 03:28 PM

Hi Chris,

What's the best number to call you at now. Have a question?

**Thanks** 

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax

Dave Wadden Mike: What is outstanding for allowing site prepa... 2017/10/16 12:57:12 PM

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Date: 2017/10/16 12:57 PM

Subject: DEV1700116 220 Waterford Bridge Road

Mike:

Date:

What is outstanding for allowing site preparation to commence? What securities/fees are paid or outstanding?

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/16 12:55 PM ----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Rob W Schamper/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Randy

Carew/CSJ@CSJ 2017/10/16 11:45 AM

Subject: Fw: CP #1 The Residence at Little dale.

Please discuss and advise Chris.

Jason Sinyard, P.Eng., MBA

Jason

Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

---- Forwarded by Jason Sinyard/CSJ on 2017/10/16 11:44 AM ----

From: Chris Samson < CSamson@lat49.ca>
To: Gerard Doran < GDoran@stjohns.ca>

Cc: Jason Sinyard <JSinyard@stjohns.ca>, "Chris Newman <cnewman@rvanderson.com>"

<cnewman@rvanderson.com>, "Cahill, Fred J" <fjcahill@cahill.ca>, Mark Roxanne Seymour <RSeymour@lat49.ca>

Date: 2017/10/16 11:36 AM

Subject: CP #1 The Residence at Little dale.

#### Good morning Gentlemen.

I was speaking with Fred Cahill this morning and he would like to award the site preparation contract to the low bidder.

I understand from Chris Newman that he is responding to some of the City's latest review comments and or additional documentation with respect to sediment control & subgrades etc....

Chris indicated that information would be submitted for CITY review sometime in the next few days. If we could receive development approval subject to your final comments / reviews it would enable our client to move forward, award contract & prepare construction contract documents.

Any associated developments securities, trunk sewer assessments could be paid. Pave to way in other words to get the contractor mobilized..... that can't happen overnight and we could coordinate with the City.

There is a lot of work to be done before the end of the year and we are quickly running out of time . Every day is important to the proceed .

Please consider the above.

Thanks you , Chris Samson



## Fw: DEV1700116 220 Waterford Bridge Road

Gerard Doran to: Dave Wadden Cc: Rob W Schamper, Jason Sinyard

2017/10/16 04:00 PM

#### Dave,

I spoke with Chris Samson. He's going speak with Fred Cahill to determine what exactly is requested within the scope of work that they want to undertake now. Chris will get back to us on that.

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax
----- Forwarded by Gerard Doran/CSJ on 2017/10/16 03:57 PM -----

From: Chris Samson < CSamson@lat49.ca > To: Gerard Doran < GDoran@stjohns.ca >

Date: 2017/10/16 03:50 PM

Subject: RE: DEV1700116220 Waterford Bridge Road

#### I am in the office now 725 7142.

 $\mathbf{C}$ 

**From:** Gerard Doran [mailto:GDoran@stjohns.ca]

**Sent:** Monday, October 16, 2017 3:28 PM **To:** Chris Samson < CSamson@lat49.ca>

Subject: Re: DEV1700116 220 Waterford Bridge Road

Hi Chris,

What's the best number to call you at now. Have a question?

**Thanks** 

Gerard Doran Development Supervisor Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Date: 2017/10/16 12:57 PM

Subject: DEV1700116 220 Waterford Bridge Road

Mike:

What is outstanding for allowing site preparation to commence? What securities/fees are paid or outstanding?

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/16 12:55 PM ----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Rob W Schamper/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Randy Carew/CSJ@CSJ

Date: 2017/10/16 11:45 AM

Jason

Subject: Fw: CP #1 The Residence at Little dale .

Please discuss and advise Chris.

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering & Regulatory Services
City of St. John's

---- Forwarded by Jason Sinyard/CSJ on 2017/10/16 11:44 AM ----

From: Chris Samson < CSamson@lat49.ca >
To: Gerard Doran < GDoran@stjohns.ca >

Cc: Jason Sinyard <JSinyard@stjohns.ca>, "Chris Newman <cnewman@rvanderson.com>" <cnewman@rvanderson.com>,

"Cahill, Fred J" < ficahill@cahill.ca >, Mark Roxanne Seymour < RSeymour@lat49.ca >

Date: 2017/10/16 11:36 AM

Subject: CP #1 The Residence at Little dale .

Good morning Gentlemen.

I was speaking with Fred Cahill this morning and he would like to award the site preparation contract to the low

#### bidder.

I understand from Chris Newman that he is responding to some of the City's latest review comments and or additional documentation with respect to sediment control & subgrades etc....

Chris indicated that information would be submitted for CITY review sometime in the next few days.

If we could receive development approval subject to your final comments /reviews it would enable our client to move forward, award contract & prepare construction contract documents.

Any associated developments securities, trunk sewer assessments could be paid. Pave to way in other words to get the contractor mobilized..... that can't happen overnight and we could coordinate with the City.

There is a lot of work to be done before the end of the year and we are quickly running out of time . Every day is important to the proceed .

Please consider the above .

Thanks you , Chris Samson

## Re: The Residence at Littledale

Jason Sinyard to: Chris Newman

Cc: Dave Wadden, Rob W Schamper, Gerard Doran, Randy Carew

History:

This message has been forwarded.

#### Hi Chris

We also heard from Chris Samson who is working on this. Staff are reviewing the requests and will be in touch. From what I understand its premature to meet with Fred until we get some more information.

Jason

\_\_\_\_\_

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering & Regulatory Services
City of St. John's

Chris Newman Good Morning Jason, Mr. Cahill and I was wond...

2017/10/16 08:45:22 AM

2017/10/16 04:35 PM

From: Chris Newman <cnewman@rvanderson.com>
To: "jsinyard@stjohns.ca" <jsinyard@stjohns.ca>

Date: 2017/10/16 08:45 AM
Subject: The Residence at Littledale

Good Morning Jason,

Mr. Cahill and I was wondering if you are available sometime on Tuesday or Wednesday this week to discuss the above noted project.

If you have any questions or concerns, please do not hesitate to call.

#### Regards,

Chris Newman, PTech

Associate, Regional Manager



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]



## Fw: 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/10/17 02:18 PM

#### Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/17 02:16 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/16 02:01 PM

Subject: 220 Waterford Bridge Road- DEV1700116

#### Dave,

The above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



### The Residence at Littledale Orkin Canada

Chris Newman to: Ashley Murray

2017/10/17 06:01 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Please see atatched

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, October 17, 2017 8:42 AM To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada

Good Morning,

please see attached for your report dated October 13th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, October 16, 2017 4:36 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



# Fw: The Residence at Littledale Dave Wadden to: Gerard Doran

Cc: Jason Sinyard

2017/10/18 07:22 AM

#### Gerard:

Please follow up with Chris Samson again and determine what it is they are looking to do regarding "site preparation". Is this just clearing and grubbing or are they looking to install servicing and or foundations?

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/18 07:20 AM -----

From: Jason Sinyard/CSJ

To: Chris Newman < cnewman@rvanderson.com >

Cc: Dave Wadden/CSJ@CSJ, Rob W Schamper/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Randy

Carew/CSJ@CSJ 2017/10/16 04:35 PM

Subject: Re: The Residence at Littledale

#### Hi Chris

Date:

We also heard from Chris Samson who is working on this. Staff are reviewing the requests and will be in touch. From what I understand its premature to meet with Fred until we get some more information.

Jason

-----

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

Chris Newman Good Morning Jason, Mr. Cahill and I was wond... 2017/10/16 08:45:22 AM

From: Chris Newman <cnewman@rvanderson.com>
To: "jsinyard@stjohns.ca" <jsinyard@stjohns.ca>

Date: 2017/10/16 08:45 AM
Subject: The Residence at Littledale

Good Morning Jason,

Mr. Cahill and I was wondering if you are available sometime on Tuesday or Wednesday this week to

discuss the above noted project.

If you have any questions or concerns, please do not hesitate to call.

#### Regards,

Chris Newman, PTech



**R.V. Anderson Associates Limited** 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 <u>website</u> | <u>facebook</u> | <u>twitter</u> | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]



#### Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Lisa Mitchelmore

Cc: Govern PDE Multi Media Mail, Dave Wadden

2017/10/18 09:10 AM

Lisa,

This has been referred to you in govern.

## Mike Cantwell, P.Eng.,

#### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/10/18 09:09 AM ----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/17 02:18 PM

Subject: Fw: 220 Waterford Bridge Road- DEV1700116

#### Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/17 02:16 PM ----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/16 02:01 PM

Subject: 220 Waterford Bridge Road- DEV1700116

Dave,

The above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



## 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Jason Phillips Cc: Govern PDE Multi Media Mail

2017/10/18 09:13 AM

Jason,

Can you please review the attached plans and supply me with your comments.



DEV1700116- Plans- Oct 13 2017.pdf

## Mike Cantwell, P.Eng.,

### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



### 220 Waterford Bridge Road - DEV1700116

Lisa Mitchelmore to: Mike Cantwell Cc: Govern PDE Multi Media Mail

History: This message has been forwarded.

#### Mike,

The pre-development XPSWMM model provided is not a working model. Please have the developer provide a pre-development XPSWMM model that is working and has results. As well, they need to provide a summary of the pre and post development flows. Thanks.

2017/10/18 11:10 AM

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359 Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or

responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



## Re: Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Dave Wadden Cc: Govern PDE Multi Media Mail

2017/10/18 11:35 AM

Dave.

Can you please have these plans referred to Garrett as there are Transportation issues that must be looked at.



DEV1700116- Plans- Oct 13 2017.pdf

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Dave Wadden Mike: The above has been referred to you in Go... 2017/10/17 02:18:23 PM

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/17 02:18 PM

Subject: Fw: 220 Waterford Bridge Road- DEV1700116

#### Mike:

The above has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phana: (700) 576,8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it "

---- Forwarded by Dave Wadden/CSJ on 2017/10/17 02:16 PM ----

Ashley Murray/CSJ Dave Wadden/CSJ@CSJ From: To:

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

2017/10/16 02:01 PM Date:

220 Waterford Bridge Road- DEV1700116 Subject:

Dave,

The above has been referred to you in Govern.

Thanks,

**Ashley Murray**Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Èmail: amurray@stjohns.ca

ST. J@HN'S



### 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: cnewman
Cc: Govern PDE Multi Media Mail

2017/10/18 11:39 AM

Chris,

The pre-development XPSWMM model provided is not a working model. Please provide a pre-development XPSWMM model that is working and has results. As well, you will need to provide a summary of the pre and post development flows

Thanks,

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Garrett Donaher Cc: Govern PDE Multi Media Mail

2017/10/19 02:02 PM

Garrett:

Please review the attached plans from a traffic perspective.



DEV1700116- Plans- Oct 13 2017.pdf

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



## Re: Fw: 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/10/19 02:03 PM

#### Mike:

I tried referring this to Garrett but email quota is exceeded.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625 e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Mike Cantwell Dave, Can you please have these plans referred... 2017/10/18 11:35:08 AM

From: Mike Cantwell/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/18 11:35 AM

Subject: Re: Fw: 220 Waterford Bridge Road- DEV1700116

#### Dave,

Can you please have these plans referred to Garrett as there are Transportation issues that must be looked at.

[attachment "DEV1700116- Plans- Oct 13 2017.pdf" deleted by Dave Wadden/CSJ]

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Dave Wadden

Mike: The above has been referred to you in Go...

2017/10/17 02:18:23 PM



## Re: Fw: 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Dave Wadden Cc: Govern PDE Multi Media Mail

2017/10/19 02:16 PM

Dave.

Please have Garrett review the drawings in the following folder --> G:\Planning and Development\Development\Development\Waterford Bridge Road\220\2017\Oct 13 2017\R173452 - The Residence of Littledale (2017-10-10)\PDF

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Dave Wadden Mike: I tried referring this to Garrett but email qu... 2017/10/19 02:03:16 PM

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/19 02:03 PM

Subject: Re: Fw: 220 Waterford Bridge Road- DEV1700116

#### Mike:

I tried referring this to Garrett but email quota is exceeded.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Mike Cantwell	Dave, Can you please have these plans referred	2017/10/18 11:35:08 AM
Dave Wadden	Mike: The above has been referred to you in Go	2017/10/17 02:18:23 PM



## 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Garrett Donaher
Cc: Govern PDE Multi Media Mail

2017/10/19 02:25 PM

#### Garrett:

Please review the drawings in the following folder from a traffic perspective: G:\Planning and Development\Development\Development\Development\Waterford Bridge Road\220\2017\Oct 13 2017\R173452 - The Residence of Littledale (2017-10-10)\PDF

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



### The Residence at Littledale

Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca), Ashley Murray

Cc: "Fred J Cahill (fjcahill@cahill.ca)", Mark Dykeman , Chris Samson

2017/10/20 08:48 AM

Mike,

Please find attached a PDF copy of the Erosion & Sedimentation Control Plan for te above referenced project for your review and comments. A hard copy of same is being couriered to your office.

If you have any questions or concerns, please do not hesitate to call.

# Regards, Chris Newman, PTech

Associate, Regional Manager

R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

image001.png

A0-173452-C101.pdf



# Re: The Residence at Littledale Ashley Murray to: Chris Newman

2017/10/20 09:38 AM

Morning Chris,

As with the Lane Retirement the clearing and grubbing is a separate application. This is also a \$150 fee. The hard copies and application can be directed to Access St. John's.

If you have any questions let me know.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

## ST. J@HN'S

Chris Newman Mike, Please find attached a PDF copy of the Er... 2017/10/20 08:48:37 AM

From: Chris Newman <cnewman@rvanderson.com>

To: "Mike Cantwell (mcantwell ostjohns.ca)" <mcantwell ostjohns.ca>, "Ashley Murray"

<AMurray@stjohns.ca>

Cc: "Fred J Cahill (fjcahill@cahill.ca)" <fjcahill@cahill.ca>, Mark Dykeman

, Chris Samson < CSamson@lat49.ca>

Date: 2017/10/20 08:48 AM
Subject: The Residence at Littledale

Mike,

Please find attached a PDF copy of the Erosion & Sedimentation Control Plan for te above referenced project for your review and comments. A hard copy of same is being couriered to your office.

If you have any questions or concerns, please do not hesitate to call.

Regards,
Chris Newman, PTech
Associate Regional Manage



**R.V. Anderson Associates Limited** 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

**T** 709 722 0024 | **F** 709 722 0345 <u>website</u> | <u>facebook</u> | <u>twitter</u> | <u>linkedin</u>

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Ashley Murray/CSJ] [attachment "A0-173452-C101.pdf" deleted by Ashley Murray/CSJ]



## FW: Orkin Canada - Residence of Littledale

Chris Newman to: Ashley Murray

History: This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please see attached PCO report for the above referenced project for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, October 23, 2017 11:51 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence of Littledale

Good Morning,

Please see attached for your report from October 20th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, October 23, 2017 11:46 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2017/10/23 01:36 PM



# The Residence at Littledale Mark Dykeman to: Mike Cantwell (mcantwell@stjohns.ca) Cc: Chris Newman, "Cahill, Fred J"

2017/10/26 01:22 PM

Hi Mike,

I understand from our civil consultants (R V Anderson) that they have submitted everything that the City needs for us to start our Civil Contractor with the clearing and grubbing. Please let me know if this is the case.

As for the security deposit, the total area of the site (legal boundaries) is 4.14 ha. Our financial people are looking for the terms and conditions of this security deposit (contract). I know in general this is to protect the city from the project not proceeding in the spring and the owner not looking after the drainage from an undeveloped site. Can you either send me or direct me to get this wording. i.e. what the deposit is for, what notices would the city give if it used and when will it be returned.

Thanks again for your help, eman



# R173452 - The Residence of Littledale - Erosion and Sedimentation Control

Ashley Watkins to: amurray@stjohns.ca

2017/10/26 03:20 PM

Cc: Chris Newman

History: This message has been forwarded.

[attachment "image001.png" deleted by Ashley Murray/CSJ] [attachment "A0-173452-C101.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please see attached PDF of the Erosion and Sedimentation Control Plan of the above noted project!

Thanks,

#### **Ashley Watkins**

Architectural Technologist



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



# The Residence at Littledale Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca) Cc: Ashley Murray, Lisa Mitchelmore

2017/10/26 11:50 PM

Good Morning Mike,

As discussed please find attached the Pre XPSWMM Model and the pre and post summary sheet for your review and comments.

If you have any questions or concerns, please do not hesitate to call.

## Regards, Chris Newman, PTech Associate, Regional Manager

arva

R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

e. image001.png

Little Dale Pre.xp Summary Pre Post.xlsx



## The Residence at Littledale

Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca)

Cc: Ashley Murray, Lisa Mitchelmore

History:

[attachment "image001.png" deleted by Ashley Murray/CSJ] [attachment "Summary Pre Post.xlsx" deleted by Ashley Murray/CSJ] [attachment "Little Dale Pre.xp" deleted by Ashley Murray/CSJ]

This message has been forwarded.

Good Morning Mike,

As discussed please find attached the Pre XPSWMM Model and the pre and post summary sheet for your review and comments.

2017/10/26 11:50 PM

If you have any questions or concerns, please do not hesitate to call.

Regards, Chris Newman, PTech



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



## Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Ashley Murray to: Dave Wadden Cc: Govern PDE Multi Media Mail

2017/10/27 02:26 PM

History:

This message has been forwarded.

Dave,

Above has been referred to you in Govern.

Thanks,

# Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax) Email: amurray@stjohns.ca

ST. J@HN'S



# Fw: The Residence at Littledale Ashley Murray to: Mike Cantwell

2017/10/27 02:28 PM

Mike,

This is added to Govern. File is already referred to you.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

## ST. J@HN'S

---- Forwarded by Ashley Murray/CSJ on 2017/10/27 02:27 PM ----

From: Chris Newman <cnewman@rvanderson.com>

To: "Mike Cantwell (mcantwell@stjohns.ca)" <mcantwell@stjohns.ca>

Cc: Ashley Murray <AMurray@stjohns.ca>, Lisa Mitchelmore <lmitchelmore@stjohns.ca>

Date: 2017/10/26 11:50 PM
Subject: The Residence at Littledale

#### Good Morning Mike,

As discussed please find attached the Pre XPSWMM Model and the pre and post summary sheet for your review and comments.

If you have any questions or concerns, please do not hesitate to call.

### Regards, Chris Newman, PTech

Associate, Regional Manager



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use. image001.png





## New Applications - Oct 23-Oct 27

Aggi Westcott, Andrea Roberts, sales, Ashley Kim Barry to: Murray, Colleen Blake, Council\_group, Directors, Gerard Doran, Jason Sinyard, Karen Chafe, Ken

2017/10/27 04:28 PM

## 44 Outer Battery Road (DEV1700227)

Re: Construction of 2 Story Dwelling

Ward: 2

#### 47 Poplar Avenue (DEV1700226)

Re: Approval-In-Principle For Demo & Rebuild

Ward: 4

## 152 Water Street (DEV1700225)

Re: Recreational Archery Center With Lounge

Ward: 2

#### 50 Bennett Avenue (DEV1700224)

Applicant: 79899 Newfoundland & Labrador Corp. Re: Install Laterals As Per Engineering Plan

Ward: 2

### 10 Pearl Place (DEV1700223)

**Applicant:** Rock Athletics Re: Martial Arts Studio

Ward: 5

## 3220 Trans Canada Highway (DEV1700222)

**Applicant:** Department of Natural Resources

Re: Expand Existing Harbour Arterial Mineral Workings Area

Ward: 5

#### 240 Waterford Bridge Road (DEV1700221)

Applicant: LAT49 Architecture Inc.

Re: Clearing & Grubbing

Ward: 3

Kimberly Barry Planning, Development & Regulatory Services 576-8256



## Fw: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/10/30 01:12 PM

#### Mike:

This has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

----- Forwarded by Dave Wadden/CSJ on 2017/10/30 01:08 PM -----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/27 02:26 PM

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

#### Dave,

Above has been referred to you in Govern.

Thanks,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



2017/10/31 10:48 AM

## Mike Cantwell, P.Eng.,

### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

---- Forwarded by Mike Cantwell/CSJ on 2017/10/31 10:48 AM ----

From: Chris Newman <cnewman@rvanderson.com>
To: Mike Cantwell <MCantwell@stjohns.ca>

Date: 2017/10/30 11:52 PM

Subject: The Residence at Littledale (ESC)

#### Mike,

Please see attached a PDF copy of our Erosion and Sedimentation Control Plan that was forwarded to your office this afternoon for your review and comments.

Thanks, Chris

From: Mike Cantwell [mailto:MCantwell@stjohns.ca]

Sent: Monday, October 30, 2017 10:09 AM

To: Chris Newman < cnewman@rvanderson.com>

Subject: ESC

#### As a condition of this Permit:

- The City of St. John's reserves the right to ask for all ESDC inspection reports and accompanying photos at any given time to ensure compliance with the ESDC Plan.
- Requires a security in the amount of **\$50,000 per hectare** of land that will be cleared. The security will be released when site development commences. After clearing the site, should the developer fail to adequately develop the site after a reasonable amount of time, as determined by City Staff, the security will be used to reinstate the site.

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email



from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use. A0-173452-C102.pdf



## 173452 The Residence at Littledale Erosion and Sedimentation Control Plan

Lori Whitten to: amurray@stjohns.ca

2017/11/01 09:54 AM

Cc: Chris Newman, "Mike Cantwell (mcantwell@stjohns.ca)"

History: This message has been forwarded.

[attachment "image001.png" deleted by Ashley Murray/CSJ] [attachment "A0-173452-C101-102.dwg" deleted by Ashley Murray/CSJ] [attachment "A0-173452-C102.pdf" deleted by Ashley Murray/CSJ] [attachment "A0-173452-C101.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please see the attached PDF drawings for the Residence at Littledale project.

Thank you

**Lori Whitten,** *Administrative Assistant* 



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



## 173452 The Residence at Littledale Erosion and Sedimentation Control Plan

Lori Whitten to: amurray@stjohns.ca

2017/11/01 09:54 AM

Cc: Chris Newman, "Mike Cantwell (mcantwell@stjohns.ca)"

Good Morning Ashley,

Please see the attached PDF drawings for the Residence at Littledale project.

Thank you

#### Lori Whitten,

Administrative Assistant



Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.







image001.png

A0-173452-C101.pdf A0-173452-C102.pdf A0-173452-C101-102.dwg



## Fw: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Mike Cantwell to: Ashley Murray

2017/11/01 10:02 AM

Cc: Govern PDE Multi Media Mail, Dave Wadden

#### Ashley,

I have reviewed the drawings for clearing & grubbing and I have no further concerns. Prior to final approval I will require the Clearing & Grubbing Security to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = \$207,000.00

Please have the proponent forward this LOC or cheque to me directly for processing and receipt.

If they have any questions, please ask them to call me.

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

#### ---- Forwarded by Mike Cantwell/CSJ on 2017/11/01 09:58 AM ----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/30 01:12 PM

Subject: Fw: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

#### Mike:

This has been referred to you in Govern.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on

## it."

---- Forwarded by Dave Wadden/CSJ on 2017/10/30 01:08 PM -----

From: Ashley Murray/CSJ
To: Dave Wadden/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/27 02:26 PM

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

#### Dave,

Above has been referred to you in Govern.

Thanks,

# Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



## Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Ashley Murray to: Chris Newman, Chris Samson Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/11/01 10:48 AM

Morning Chris,

The drawings for clearing & grubbing have been received and there no further concerns. Prior to final approval the Clearing & Grubbing Security will be required to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = **\$207,000.00** 

Please forward a Letter of Credit or cheque to Mike Cantwell directly for processing and receipt.

If they have any questions, please contact Mike.

Regards,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. J@HN'S



## Fwd: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Farrell, Dan to: MCantwell@stjohns.ca

2017/11/01 12:45 PM

#### Hi Mike,

I received the email below including the email from Ashley Murray of the City. She indicates a cheque is an option rather than letter of credit. If we proceed with this option does the City just hold the cheque in case it's required?

Cheers, Dan Farrell, CPA, CA Chief Financial Officer The Cahill Group T. 709.745.0215 M. 709.690.6153

#### Begin forwarded message:

From: "Cahill, Fred J" <<u>fjcahill@cahill.ca</u>> **Date:** November 1, 2017 at 11:08:38 AM EDT

To: "Farrell, Dan" <dfarrell@cahill.ca>

Subject: Fwd: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

FYI Fred

Sent from my iPhone

Begin forwarded message:

From: Chris Samson < CSamson@lat49.ca>
Date: November 1, 2017 at 10:00:28 AM EDT

To: Mark

Cc: "Cahill, Fred J" < fjcahill@cahill.ca>

Subject: FW: Clearing & Grubbing 220 Waterford Bridge Road-

**DEV1700221** 

Please see attached . Regards, Chris

From: Ashley Murray [mailto:AMurray@stjohns.ca]
Sent: Wednesday, November 1, 2017 10:49 AM

To: Chris Newman < <a href="mailto:cnewman@rvanderson.com">cnewman@rvanderson.com</a>>; Chris Samson < <a href="mailto:CSamson@lat49.ca">CSamson@lat49.ca</a>>

Cc: Dave Wadden < DWadden@stjohns.ca>; Govern PDE Multi Media Mail <

govpdemm@stjohns.ca>

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Morning Chris,

The drawings for clearing & grubbing have been received and there no further concerns. Prior to final approval the Clearing & Grubbing Security will be required to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = **\$207,000.00** 

Please forward a Letter of Credit or cheque to Mike Cantwell directly for processing and receipt.

If they have any questions, please contact Mike.

Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca ST. J@HN'S



## The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

2017/11/02 02:13 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Ashley,

Please see attached for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, October 31, 2017 7:54 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada

Good Morning,

please see attached for your report.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, October 30, 2017 11:08 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



## RE: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221



Mike Cantwell to: Farrell, Dan

2017/11/03 09:15 AM

Dan,

Please have it sent to:

City of St. John's Attn: Mike Cantwell 4th Floor - City Hall Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

"Farrell, Dan" Hi Mike, I have the certified cheque in hand now.... 2017/11/02 04:28:23 PM

From: "Farrell, Dan" <dfarrell@cahill.ca>

"MCantwell@stjohns.ca" < MCantwell@stjohns.ca> To:

Date: 2017/11/02 04:28 PM

RE: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221 Subject:

Hi Mike,

I have the certified cheque in hand now. Can you provide your physical address to get it in your hands?

Cheers,

Dan Farrell, CPA, CA **Chief Financial Officer, The Cahill Group.** T 709.745.0215 C 709.690.6153 F 709.368.3502 cahill.ca



From: Farrell, Dan

Sent: November 1, 2017 12:45 PM

To: MCantwell@stjohns.ca

Subject: Fwd: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Hi Mike,

I received the email below including the email from Ashley Murray of the City. She indicates a cheque is an option rather than letter of credit. If we proceed with this option does the City just hold the cheque in case it's required?

Cheers.

Dan Farrell, CPA, CA Chief Financial Officer The Cahill Group T. 709.745.0215 M. 709.690.6153

### Begin forwarded message:

From: "Cahill, Fred J" <<u>fjcahill@cahill.ca</u>> **Date:** November 1, 2017 at 11:08:38 AM EDT

**To:** "Farrell, Dan" <dfarrell@cahill.ca>

Subject: Fwd: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

FYI

Fred

Sent from my iPhone

Begin forwarded message:

From: Chris Samson < CSamson@lat49.ca>
Date: November 1, 2017 at 10:00:28 AM EDT

To: Mark

Cc: "Cahill, Fred J" <fjcahill@cahill.ca>

Subject: FW: Clearing & Grubbing 220 Waterford Bridge Road-

**DEV1700221** 

Please see attached . Regards, Chris

From: Ashley Murray [mailto:AMurray@stjohns.ca]
Sent: Wednesday, November 1, 2017 10:49 AM

To: Chris Newman <cnewman@rvanderson.com>; Chris Samson <CSamson@lat49.ca>

**Cc:** Dave Wadden < <u>DWadden@stjohns.ca</u>>; Govern PDE Multi Media Mail <

govpdemm@stjohns.ca>

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Morning Chris,

The drawings for clearing & grubbing have been received and there no further concerns. Prior to final approval the Clearing & Grubbing Security will be required to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = **\$207,000.00** 

Please forward a Letter of Credit or cheque to Mike Cantwell directly for processing and receipt.

If they have any questions, please contact Mike.

Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: amurray@stjohns.ca ST. J@HN'S



## Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221



2017/11/03 02:23 PM

Mike Cantwell to: Farrell, Dan Cc: Govern PDE Multi Media Mail, Ashley Murray

Dan,

I have received the Clearing & Grubbing Security.

Please see attached receipt.



220 waterford bridge road.pdf

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Mike Cantwell Dan, Please have it sent to: 2017/11/03 09:15:58 AM

From: Mike Cantwell/CSJ

"Farrell, Dan" <dfarrell@cahill.ca> To:

Date: 2017/11/03 09:15 AM

RE: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221 Subject:

Dan,

Please have it sent to:

City of St. John's Attn: Mike Cantwell 4th Floor - City Hall Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2

# Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

"Farrell, Dan"

Hi Mike, I have the certified cheque in hand now.... 2017/11/02 04:28:23 PM



## 220 Waterford Bridge Road Clearing & Grubbing Approved Site Plan DEV1700221

Mike Cantwell to: Ashley Murray
Cc: Govern PDE Multi Media Mail

2017/11/03 02:25 PM

Ashley,

Please see attached.



220 WATERFORD BRIDGE ROAD - C & G - APROVED PLAN 001.PDF



220 WATERFORD BRIDGE ROAD - C & G - APROVED PLAN 002.PDF

# Mike Cantwell, P.Eng.,

**Development Engineer** 

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## RE: Clearing & Grubbing 220 Waterford Bridge Road - DEV1700221

Farrell, Dan to: Mike Cantwell

2017/11/03 03:29 PM

Thanks, Mike.

Cheers,

**Dan Farrell**, CPA, CA **Chief Financial Officer, The Cahill Group.** T 709.745.0215 C 709.690.6153 F 709.368.3502 cahill.ca



From: Mike Cantwell [mailto:MCantwell@stjohns.ca]

**Sent:** November 3, 2017 2:24 PM **To:** Farrell, Dan <dfarrell@cahill.ca>

Cc: Govern PDE Multi Media Mail <govpdemm@stjohns.ca>; Ashley Murray <AMurray@stjohns.ca>

Subject: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Dan,

I have received the Clearing & Grubbing Security.

Please see attached receipt.

## Mike Cantwell, P.Eng.,

## Development Engineer

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

From: Mike Cantwell/CSJ

To: "Farrell, Dan" < dfarrell@cahill.ca>

Date: 2017/11/03 09:15 AM

Subject: RE: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Dan,

Please have it sent to:

City of St. John's Attn: Mike Cantwell 4th Floor - City Hall Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

From: "Farrell, Dan" < dfarrell@cahill.ca>

To: "MCantwell@stjohns.ca" < MCantwell@stjohns.ca>

Date: 2017/11/02 04:28 PM

Subject: RE: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Hi Mike,

I have the certified cheque in hand now. Can you provide your physical address to get it in your hands?

Cheers,

Dan Farrell, CPA, CA

#### Chief Financial Officer, The Cahill Group.

T 709.745.0215 C 709.690.6153 F 709.368.3502 cahill.ca



From: Farrell, Dan

Sent: November 1, 2017 12:45 PM

To: MCantwell@stjohns.ca

Subject: Fwd: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Hi Mike,

I received the email below including the email from Ashley Murray of the City. She indicates a cheque is an option rather than letter of credit. If we proceed with this option does the City just hold the cheque in case it's required?

Cheers,

Dan Farrell, CPA, CA Chief Financial Officer The Cahill Group T. 709.745.0215 M. 709.690.6153

Begin forwarded message:

From: "Cahill, Fred J" <<u>fjcahill@cahill.ca</u>> **Date:** November 1, 2017 at 11:08:38 AM EDT

**To:** "Farrell, Dan" < <u>dfarrell@cahill.ca</u>>

Subject: Fwd: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

FYI

Fred

Sent from my iPhone

Begin forwarded message:

From: Chris Samson < <u>CSamson@lat49.ca</u>> **Date:** November 1, 2017 at 10:00:28 AM EDT

To: Mark

Cc: "Cahill, Fred J" <fjcahill@cahill.ca>

Subject: FW: Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Please see attached . Regards, Chris

From: Ashley Murray [mailto:AMurray@stjohns.ca]
Sent: Wednesday, November 1, 2017 10:49 AM

To: Chris Newman <cnewman@rvanderson.com>; Chris Samson <CSamson@lat49.ca>

Cc: Dave Wadden <a href="mailto:DWadden@stjohns.ca">DWadden@stjohns.ca</a>; Govern PDE Multi Media Mail <a href="mailto:govpdemm@stjohns.ca">govpdemm@stjohns.ca</a>;

**Subject:** Clearing & Grubbing 220 Waterford Bridge Road- DEV1700221

Morning Chris,

The drawings for clearing & grubbing have been received and there no further concerns. Prior to final approval the Clearing & Grubbing Security will be required to be paid.

The Clearing & Grubbing Security has been calculated to be 4.14ha X \$50,000.00/ha = \$207,000.00

Please forward a Letter of Credit or cheque to Mike Cantwell directly for processing and receipt.

If they have any questions, please contact Mike.

Regards,

## Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: <a href="mailto:amurray@stjohns.ca">amurray@stjohns.ca</a>
<a href="mailto:ST.J@HN'S">ST.J@HN'S</a>



## Residence of Littledale Chris Newman to: Ashley Murray

2017/11/06 01:47 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good afternoon Ashley,

Please see attached for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, November 6, 2017 1:26 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence of Littledale

Good Afternoon,

Please see attached for your report from Nov 3rd.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63)

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, November 06, 2017 1:22 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



## Re: Development permit list - The 220 Waterford Bridge Road

Jason Sinyard to: Jamie Korab

Cc: Gerard Doran

2017/11/14 12:36 PM

The permits list is really for information as staff have already issued permits.

Sent from my iPhone

On Nov 14, 2017, at 12:30 PM, Jamie Korab < jkorab@stjohns.ca> wrote:

So to be clear, we're just voting on them to clear the land?

Jamie Korab - Ward 3 Councillor, City St. John's-Sent from my iPhone

On Nov 14, 2017, at 12:25 PM, Gerard Doran < GDoran@stjohns.ca> wrote:

Hi Jamie,

It's the site for the new assisted living - senior's development for Mercy Convent Sisters. It's just behind the Corporate Campus and boarding on Blue River Place.

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax

From: Jason Sinyard/CSJ

---- Forwarded by Gerard Doran/CSJ on 2017/11/14 12:17 PM -----

To: Jamie Korab/CSJ@CSJ, Gerard Doran/CSJ@CSJ Date: 2017/11/14 11:12 AM

Subject: Re: Development permit list

Gerard please advise Jamie. Thanks

Sent from my iPhone

On Nov 14, 2017, at 11:10 AM, Jamie Korab <<u>jkorab@stjohns.ca</u>> wrote: Hey Jason,

The 220 Waterford Bridge Road - Clearing and Grubbing assisted. Can you give me a little info on what this is? Jamie

Thanks, Jamie Korab Ward 3 Councillor City St. John's 709.743.3085



## The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History: TI

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Ashley, Please see attached for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, November 14, 2017 3:09 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Littledale

Good Afternoon,

please see attached for your report from November 10, 2017.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, November 14, 2017 3:04 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2017/11/14 03:13 PM



### 220 Waterford Bridge Road - DEV1700116

Lisa Mitchelmore to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/11/16 10:34 AM

Mike.

The XPSWMM model is not acceptable. The following items need to be addressed:

- 1) The post development flows are greater than the pre-development flows which does not comply with the cities zero net increase in runoff.
- 2) They need to provide a pre-development storm drainage plan drawing.
- 3) The pre-development catchments include impervious areas which do not agree with the 0.0% used in the XPSWMM model. Please Justify.
- 4) The width and slope values used for the pre-development and post development models should be justified.
- 5) All drainage areas must be connected to an active Rnf node (e.g. Drainage Area #16 on storm drainage plan, etc...).
- 6) All catch basins must have drainage areas assigned (e.g. Prop CB2, etc..).
- 7) The post development XPSWMM model includes catchment 18 which is not included in the post storm drainage plan or in the pre-development XPSWMM model. Please Clarify.
- 8) The post development model does not include catchment 14 (Drainage area #2) which appears to be a proposed parking lot and is an existing green space. Please Clarify.
- 9) Provide detail drawings for the proposed stormwater detention system.
- 10) Provide a detail drawing of the proposed control.
- 11) The surcharging in the model near the detention system is acceptable based on the proposed basement floor elevation 50.935m as indicated in the Civil drawings.
- 12) Justify the use of the surcharge elevation for the storage node in the XPSWMM model.
- 13) Ensure the conduit information in XPSWMM matches the information on the civil drawings (e.g. Link 2 length, MH 4259R Rim Elevation, Link 12 slope, etc...).
- 14) Ensure the pipe slopes are included in the XPSWMM model (approx 20 are missing).
- 15) Include the catch basin diameters on the civil drawings along with slope. The minimum slope accepted by the City of St. John's is 2%.
- 16) Add the invert for CBMH 4208R to the civil drawings.
- 17) Ensure all information included in the Manhole schedule matches the information in the XPSWMM model (e.g. D.I. 4119R Type, Diameter for storage node with invert 36.822m, etc).
- 18) Provide the drainage area for the proposed 600 mm culvert at the Columbus Drive entrance and storm calculations which demonstrate it can convey the 25 year event.
- 19) Drawings must be stamped by a professional engineer licensed to practice in NL.
- 20) Provide As-Builts upon completion.

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



## 220 Waterford Bridge Road - DEV1700116

Mike Cantwell to: Garrett Donaher Cc: Dave Wadden, Govern PDE Multi Media Mail

2017/11/16 10:46 AM

Garrett,

Any update on the review of this application? The applicant is looking for comments.

Thank you,

## Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History: This mes

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Evening Ashley,

Please see attached PDF copy of PCO's report for the above noted project for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, November 20, 2017 1:30 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Littledale

Good Afternoon,

please see attached for your report from Nov 17.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, November 20, 2017 1:26 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2017/11/20 05:50 PM



# Fwd: The Residence at Littledale Jason Sinyard to: Dave Wadden

2017/11/22 11:36 AM

Dave or the project engineer will have to attend with me.

Sent from my iPhone

Begin forwarded message:

From: "Chris Newman" <cnewman@rvanderson.com>

**Date:** November 22, 2017 at 11:30:54 AM NST **To:** "Jason Sinyard" < <u>JSinyard@stjohns.ca</u>> **Subject: RE: The Residence at Littledale** 

Thanks Jason,

We will confirm a time once we hear back from our client. We believe our client just wants to have a general discuss on their project.

It is our understanding that the Hydrology Department and Environmental Services have completed their review and we are Planning, Development and Engineering Department are waiting on the traffic division for their comments.

Thanks, Chris

From: Jason Sinyard [mailto:JSinyard@stjohns.ca]
Sent: Tuesday, November 21, 2017 3:58 PM
To: Chris Newman <cnewman@rvanderson.com>

**Subject:** Re: The Residence at Littledale

#### Hi Chris

Sorry for the delay. I am available to meet on Friday. Please advise of the agenda in advance. As you know I am not involved in the review of the applications so it may be that I need staff to attend and I do not know of their availability.

Regards

Jason

-----

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering & Regulatory Services
City of St. John's

From: Chris Newman < <a href="mailto:cnewman@rvanderson.com">cnewman@rvanderson.com</a>>

To: Jason Sinyard < JSinyard@stjohns.ca >

Date: 2017/11/21 03:43 PM

Subject: The Residence at Littledale

### Good Afternoon Jason,

In reference to our email below can you please confirm your availability to meet to discuss the above noted project.

Thanks, Chris

From: Chris Newman

Sent: Wednesday, November 15, 2017 2:24 PM

To: Jason Sinyard < JSinyard@stjohns.ca>

Cc: fjcahill@gjcahill.com; Mark Dykeman

**Subject:** The Residence at Littledale

Good Afternoon Jason,

As the clearing and grubbing has started for the Residence at Littledale project our Client would like to arrange a meeting with you to discuss the overall project. Can you please advise of a time that works for you?

If you have any questions or concerns, please do not hesitate to call.

Regards, Chris Newman, PTech Associate, Regional Manager

> **R.V. Anderson Associates Limited** 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



## Re: 220 Waterford Bridge Road - DEV1700116



Jason Phillips to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/11/23 10:30 AM

#### Mike

We have reviewed the drawings for the above noted development and we can offer the following comments:

- There are a total of 6 new fire hydrants indicated to be installed on the site however only 2 of them comply with the City's Premises Isolation policy. Either all of the hydrants need to comply with this policy or if the fire hydrants are not required then they should be removed.
- There is a sanitary sewer shown across the front of the building however there is nothing connected to the section of pipe. Is this sewer required?
- The water main connection on Waterford Bridge Road is indicated as a tapping sleeve and valve the contractor is required to confirm the existing outside diameter of the water main prior to ordering the tapping sleeve.
- The realignment along Columbus Drive indicates new catch basins to be installed along the new curb line however there is no information provided on the existing catch basins. The existing catch basin covers should be replaced with manhole frames and covers.
- The realignment along Columbus Drive on the south end at the beginning of the taper shows an existing catch basin to remain in the driving surface and not along the curb line, as indicated at the other locations a new catch basin should be installed along the curb line and the existing catch basin cover should be replaced with a manhole frame and cover.
- The development will need to comply with the City's Water Metering and Premises Isolation policies.

If you have any questions, please do not hesitate to contact me.

Regards.

Jason Phillips, P. Eng. Manager - Infrastructure Water & Wastewater Division Department of Public Works City of St. John's

Phone: (709) 576-8934 (709) 576-8026 Fax:

> Mike Cantwell Jason, Can you please review the attached plan... 2017/10/18 09:13:32 AM

From: Mike Cantwell/CSJ Jason Phillips/CSJ@CSJ To:

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/18 09:13 AM

220 Waterford Bridge Road- DEV1700116 Subject:

Jason,

Can you please review the attached plans and supply me with your comments.

[attachment "DEV1700116- Plans- Oct 13 2017.pdf" deleted by Jason Phillips/CSJ]

## Mike Cantwell, P.Eng.,

**Development Engineer**Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## Fwd: 220 Waterford Bridge Road - DEV1700116

Dave Wadden to: Mike Cantwell Cc: Govern PDE Multi Media Mail

2017/11/23 12:56 PM

Please take appropriate action.

Sent from my iPhone

Begin forwarded message:

From: "Garrett Donaher" <<u>gdonaher@stjohns.ca</u>>
Date: November 23, 2017 at 12:45:13 PM NST
To: "Dave Wadden" <<u>DWadden@stjohns.ca</u>>
Cc: "Mike Cantwell" <<u>MCantwell@stjohns.ca</u>>

Subject: Re: 220 Waterford Bridge Road- DEV1700116

Good-day Dave,

For the access point on Columbus:

- 1. I would prefer the channelized lane widths be narrower. Can they demonstrate why these need to be 6.0m? Would 4.0m serve their needs.
- 2. I would prefer the sidewalk be maintained parallel to Columbus through this access as shown in attached image. (Sidewalk alignment in purple, new sign location in green, extended island in blue)

For the Waterford Bridge Road access point

1. The vertical curve on entry is very sharp and does not likely meet fire department requirements

#### Other notes:

- 1. It would be good to have the developer acknowledge that issues of shortcutting from Waterford Bridge Road to Columbus through the site may occur and these are the responsibility of the site, not the City, to manage at any point in the future.
- 2. I would like to see a description of how pedestrian traffic between Columbus and Beaconsfield will be accommodated. This desire line will not be eliminated (even with fencing) and it would be good to have the developer acknowledge that this is the case and design for it.

-Garrett

(See attached file: Insert A.png)

Garrett Donaher P.Eng. Manager, Transportation Engineering Planning, Engineering & Regulatory Services 576.8350 | 725-0028 (m)

gdonaher@stjohns.ca

Dave Wadden---2017/10/19 02:25:15 PM---Garrett: Please review the drawings in the following folder from a traffic perspective: G:\Planning

From: Dave Wadden/CSJ To: Garrett Donaher/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Date: 2017/10/19 02:25 PM

Subject: 220 Waterford Bridge Road- DEV1700116

#### Garrett:

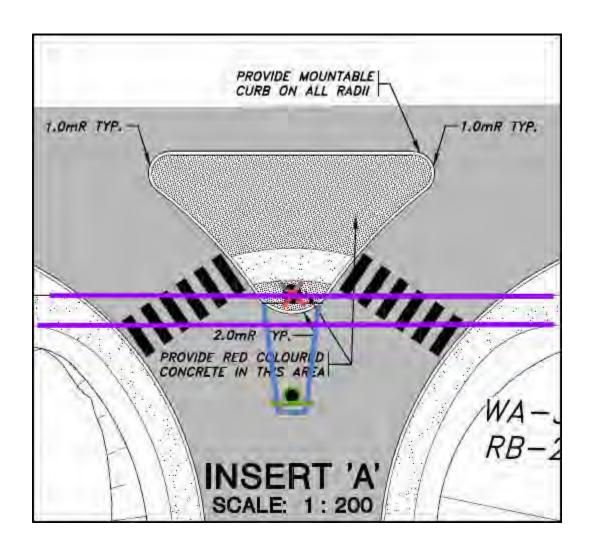
Please review the drawings in the following folder from a traffic perspective: G:\Planning and Development\Development\Development\Waterford Bridge Road\220\2017\Oct 13 2017\R173452 - The Residence of Littledale (2017-10-10)\PDF

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."





# Re: 220 Waterford Bridge Road Dave Wadden to: Jason Sinyard Cc: Vanessa Pennell Mercer, Mike Cantwell

Vadden to: Jason Sinyard 2017/11/24 07:50 AM

#### Jason:

You should invite Mike Cantwell. I'll be tied up with Galway all day, so Vanessa will be acting in my stead.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phono: (700) 576,8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

-----Jason Sinyard/CSJ wrote: -----

To: Dave Wadden/CSJ@CSJ From: Jason Sinyard/CSJ Date: 11/24/2017 07:17AM

Subject: (Untitled)

Sometime after lunch I'm meeting Fred Cahill about his project. Will you be joining me? If you're busy with Galway I need to know which engineer to invite.

Sent from my iPhone

Re: FW: The Residence at Littledale

Jason Sinyard to: Chris Newman

Cc: Mike Cantwell

How is 3:00?

Jason

.....

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

Chris Newman Jason, Are you available anytime tomorrow after... 2017/11/23 02:54:37 PM

2017/11/24 08:33 AM

From: Chris Newman <cnewman@rvanderson.com>
To: "jsinyard@stjohns.ca" <jsinyard@stjohns.ca>

Date: 2017/11/23 02:54 PM

Subject: FW: The Residence at Littledale

Jason,

Are you available anytime tomorrow afternoon after 1:00.

Thanks, Chris

From: Chris Newman

Sent: Wednesday, November 22, 2017 11:31 AM

**To:** Jason Sinyard < <u>JSinyard@stjohns.ca</u>> **Subject:** RE: The Residence at Littledale

Thanks Jason,

We will confirm a time once we hear back from our client. We believe our client just wants to have a general discuss on their project.

It is our understanding that the Hydrology Department and Environmental Services have completed their review and we are Planning, Development and Engineering Department are waiting on the traffic division for their comments.

Thanks, Chris

From: Jason Sinyard [mailto:JSinyard@stjohns.ca]
Sent: Tuesday, November 21, 2017 3:58 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Re: The Residence at Littledale

Hi Chris

Sorry for the delay. I am available to meet on Friday. Please advise of the agenda in advance. As you know I am not involved in the review of the applications so it may be that I need staff to attend and I do not know of their availability.

Regards

Jason

\_\_\_\_\_

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

From: Chris Newman < <a href="mailto:cnewman@rvanderson.com">cnewman@rvanderson.com</a>>

To: Jason Sinyard < <u>JSinyard@stjohns.ca</u>>

Date: 2017/11/21 03:43 PM

Subject: The Residence at Littledale

Good Afternoon Jason,

In reference to our email below can you please confirm your availability to meet to discuss the above noted project.

Thanks, Chris

From: Chris Newman

Sent: Wednesday, November 15, 2017 2:24 PM

**To:** Jason Sinyard <<u>JSinyard@stjohns.ca</u>> **Cc:** fjcahill@gjcahill.com; Mark Dykeman

**Subject:** The Residence at Littledale

Good Afternoon Jason,

As the clearing and grubbing has started for the Residence at Littledale project our Client would like to arrange a meeting with you to discuss the overall project. Can you please advise of a time that works for you?

If you have any questions or concerns, please do not hesitate to call.

Regards, Chris Newman, PTech Associate, Regional Manager

R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

**T** 709 722 0024 | **F** 709 722 0345

website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



## FW: The Residence at Littledale

2017/11/24 Fri 3:00 PM - 4:00

PM

Attendance is delegated for

Chair: Jason Sinyard/CSJ

Rooms: Carnell Room-Planning Board Room/Cityhall-Annex@CSJ

No Location Information

Required:	cnewman@rvanderson.com, Mike Cantwell/CSJ@CSJ
Description	
-	
Jason,	
Are you ava	ilable anytime tomorrow afternoon after 1:00.
Thanks,	
Chris	
From: Chris	
	esday, November 22, 2017 11:31 AM
	inyard < <u>JSinyard@stjohns.ca</u> > E: The Residence at Littledale
Thanks Jaso	n,
	firm a time once we hear back from our client. We believe our client just wants to ral discuss on their project.

It is our understanding that the Hydrology Department and Environmental Services have completed their review and we are Planning, Development and Engineering Department are

waiting on the traffic division for their comments.

Thanks,

Chris

From: Jason Sinyard [mailto:JSinyard@stjohns.ca]

Sent: Tuesday, November 21, 2017 3:58 PM
To: Chris Newman <a href="mailto:cnewman@rvanderson.com">cnewman@rvanderson.com</a>

Subject: Re: The Residence at Littledale

### Hi Chris

Sorry for the delay. I am available to meet on Friday. Please advise of the agenda in advance. As you know I am not involved in the review of the applications so it may be that I need staff to attend and I do not know of their availability.

Regards

Jason

\_\_\_\_\_

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

From: Chris Newman < <a href="mailto:cnewman@rvanderson.com">com</a>>

To: Jason Sinyard < JSinyard@stjohns.ca>

Date: 2017/11/21 03:43 PM

Subject: The Residence at Littledale

Good Afternoon Jason,

In reference to our email below can you please confirm your availability to meet to discuss the above noted project.

Thanks,

Chris

From: Chris Newman

Sent: Wednesday, November 15, 2017 2:24 PM To: Jason Sinyard <JSinyard@stjohns.ca>

Cc: fjcahill@gjcahill.com; Mark Dykeman

Subject: The Residence at Littledale

Good Afternoon Jason,

As the clearing and grubbing has started for the Residence at Littledale project our Client would like to arrange a meeting with you to discuss the overall project. Can you please advise of a time that works for you?

If you have any questions or concerns, please do not hesitate to call.

Regards,

Chris Newman, PTech Associate, Regional Manager

[IMAGE]

[IMAGE]

R.V. Anderson Associates Limited

74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

**T** 709 722 0024 | **F** 709 722 0345

# website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.

**Personal Notes** 



## FW: The Residence at Littledale

2017/11/24 Fri 3:00 PM - 4:00

PM

Attendance is delegated for

Chair: Jason Sinyard/CSJ

Rooms: Carnell Room-Planning Board Room/Cityhall-Annex@CSJ

No Location Information

Required:	cnewman@rvanderson.com, Mike Cantwell/CSJ@CSJ
Description	
Jason,	
Are you ava	ilable anytime tomorrow afternoon after 1:00.
Thanks,	
Chris	
From: Chris	
	esday, November 22, 2017 11:31 AM
	inyard < <u>JSinyard@stjohns.ca</u> > E: The Residence at Littledale
Thanks Jaso	on,
	firm a time once we hear back from our client. We believe our client just wants to ral discuss on their project.

It is our understanding that the Hydrology Department and Environmental Services have completed their review and we are Planning, Development and Engineering Department are

waiting on the traffic division for their comments.

Thanks,

Chris

From: Jason Sinyard [mailto:JSinyard@stjohns.ca]

Sent: Tuesday, November 21, 2017 3:58 PM
To: Chris Newman <a href="mailto:cnewman@rvanderson.com">cnewman@rvanderson.com</a>

Subject: Re: The Residence at Littledale

### Hi Chris

Sorry for the delay. I am available to meet on Friday. Please advise of the agenda in advance. As you know I am not involved in the review of the applications so it may be that I need staff to attend and I do not know of their availability.

Regards

Jason

\_\_\_\_\_

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

From: Chris Newman < <a href="mailto:cnewman@rvanderson.com">com</a>>

To: Jason Sinyard < JSinyard@stjohns.ca>

Date: 2017/11/21 03:43 PM

Subject: The Residence at Littledale

Good Afternoon Jason,

In reference to our email below can you please confirm your availability to meet to discuss the above noted project.

Thanks,

Chris

From: Chris Newman

Sent: Wednesday, November 15, 2017 2:24 PM To: Jason Sinyard <JSinyard@stjohns.ca>

Cc: fjcahill@gjcahill.com; Mark Dykeman

Subject: The Residence at Littledale

Good Afternoon Jason,

As the clearing and grubbing has started for the Residence at Littledale project our Client would like to arrange a meeting with you to discuss the overall project. Can you please advise of a time that works for you?

If you have any questions or concerns, please do not hesitate to call.

Regards,

Chris Newman, PTech Associate, Regional Manager

[IMAGE]

[IMAGE]

R.V. Anderson Associates Limited

74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

**T** 709 722 0024 | **F** 709 722 0345

# website | facebook | twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Jason Sinyard/CSJ]

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.

**Personal Notes** 



## Accepted: FW: The Residence at Littledale

2017/11/24 Fri 3:00 PM - 4:00

PM

Attendance is required for

Chair: Jason Sinyard/CSJ

Rooms: Carnell Room-Planning Board Room/Cityhall-Annex@CSJ

Carnell Room-Planning Board Room/Cityhall-Annex has been reserved

Description			



## Accepted: FW: The Residence at Littledale

2017/11/24 Fri 3:00 PM - 4:00

PM

Attendance is required for

Chair: Jason Sinyard/CSJ

No Location Information

cnewman@rvanderson.com "Chris Newman" has accepted this meeting invitation



R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Required:

cnewman@rvanderson.com, Mike Cantwell/CSJ@CSJ

#### Description



## Accepted: FW: The Residence at Littledale

2017/11/24 Fri 3:00 PM - 4:00

PM

Attendance is required for

Chair: Jason Sinyard/CSJ

Rooms: Carnell Room-Planning Board Room/Cityhall-Annex@CSJ

## Mike Cantwell has accepted this meeting invitation

Required: cnewman@rvanderson.com, Mike Cantwell/CSJ@CSJ

## Description



## Re: 3pm meeting regarding 220 Waterford Bridge Road

Jason Sinyard to: Mike Cantwell 2017/11/24 02:09 PM

Thanks

Sent from my iPhone

On Nov 24, 2017, at 2:04 PM, Mike Cantwell < MCantwell@stjohns.ca> wrote:

Jason,

I tried to get them to cancel the meeting as I gave the consultant information regarding their questions on securities and permits.

They still want the meeting at 3pm but would only like to speak with you for 15-20min. I can handle the rest of the meeting.

## Mike Cantwell, P.Eng.,

**Development Engineer** 

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



## The Residence at Littledale Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca)

2017/11/26 10:56 PM

Good Morning Mike,

As discussed on Friday, please find attached our preliminary construction cost estimate for the work associated with Columbus Drive Improvements for the above noted project.

If you have any questions or concerns, please do not hesitate to call.

## Regards,

Chris Newman, PTech



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201

Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook twitter | linkedin

Please consider the environment before printing this email.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email

from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

image001.png

PDF

MX-3100N\_20171124\_151401.pdf



### Proposed Seniors Retirement Residence LAT49 Architecture 220 Waterford Bridge Road DEV1700116

Mike Cantwell to: Ashley Murray
Cc: Govern PDE Multi Media Mail

2017/11/27 02:31 PM

Date: November 27, 2017

To: Ashley Murray

**Assistant Development Officer** 

From: Mike Cantwell, P. Eng.,

Development Engineer

**Re:** Proposed Seniors Retirement Residence

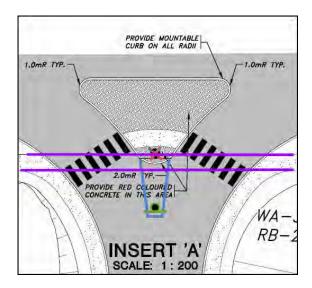
**LAT49 Architecture** 

220 Waterford Bridge Road

**DEV1700116** 

Further to your Referral regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book;
- 2) All plans to be stamped and signed by a Professional Engineer or Architect registered in the Province of Newfoundland and Labrador.
- The proponent must have a Development Agreement in place with the City prior to Building Permits being issued for this project.
- 4) For the access point on Columbus, the City would prefer the channelized lane widths be narrower. Can the proponent demonstrate why these need to be 6.0m? Would 4.0m serve their needs?
- 5) For the access point on Columbus, I would prefer the sidewalk be maintained parallel to Columbus through this access as shown in attached image. (Sidewalk alignment in purple, new sign location in green, extended island in blue)



- 6) For the Waterford Bridge Road access point, the vertical curve on entry is very sharp and does not likely meet fire department requirements.
- 7) The proponent to acknowledge that issues of shortcutting from Waterford Bridge Road to Columbus through the site may occur and these are the responsibility of the site, not the City, to manage at any point in the future.
- We would like to see a description of how pedestrian traffic between Columbus and Beaconsfield will be accommodated. This desire line will not be eliminated (even with fencing) and it would be good to have the developer acknowledge that this is the case and design for it.
- 9) The post development flows are greater than the pre-development flows which does not comply with the cities zero net increase in runoff
- 10) The proponent must provide a pre-development storm drainage plan drawing.
- The pre-development catchments include impervious areas which do not agree with the 0.0% used in the XPSWMM model. Please Justify.
- 12) The width and slope values used for the pre-development and post development models should be justified.
- All drainage areas must be connected to an active Rnf node (e.g. Drainage Area #16 on storm drainage plan, etc...).
- 14) All catch basins must have drainage areas assigned (e.g. Prop CB2, etc..).
- 15) The post development XPSWMM model includes catchment 18 which is not included in the post storm drainage plan or in the pre-development XPSWMM model. Please Clarify.

- The post development model does not include catchment 14 (Drainage area #2) which appears to be a proposed parking lot and is an existing green space. Please Clarify.
- 17) The proponent must provide detail drawings for the proposed stormwater detention system.
- 18) The proponent must provide a detail drawing of the proposed control.
- 19) The surcharging in the model near the detention system is acceptable based on the proposed basement floor elevation 50.935m as indicated in the Civil drawings.
- 20) The proponent must justify the use of the surcharge elevation for the storage node in the XPSWMM model.
- 21) Ensure the conduit information in XPSWMM matches the information on the civil drawings (e.g. Link 2 length, MH 4259R Rim Elevation, Link 12 slope, etc...).
- 22) Ensure the pipe slopes are included in the XPSWMM model (approx 20 are missing).
- 23) The proponent must include the catch basin diameters on the civil drawings along with slope.
- 24) The minimum slope accepted by the City of St. John's is 2%.
- 25) Please add the invert for CBMH 4208R to the civil drawings.
- Ensure all information included in the Manhole schedule matches the information in the XPSWMM model (e.g. D.I. 4119R Type, Diameter for storage node with invert 36.822m, etc).
- The proponent must provide the drainage area for the proposed 600 mm culvert at the Columbus Drive entrance and storm calculations which demonstrate it can convey the 25 year event.
- 28) Drawings must be stamped by a professional engineer licensed to practice in NL.
- 29) There are a total of 6 new fire hydrants indicated to be installed on the site however only 2 of them comply with the City's Premises Isolation policy. Either all of the hydrants need to comply with this policy or if the fire hydrants are not required then they should be removed.
- There is a sanitary sewer shown across the front of the building however there is nothing connected to the section of pipe. Is this sewer required?
- 31) The water main connection on Waterford Bridge Road is indicated as a tapping sleeve

- and valve the contractor is required to confirm the existing outside diameter of the water main prior to ordering the tapping sleeve.
- The realignment along Columbus Drive indicates new catch basins to be installed along the new curb line however there is no information provided on the existing catch basins. The existing catch basin covers should be replaced with manhole frames and covers.
- 33) The realignment along Columbus Drive on the south end at the beginning of the taper shows an existing catch basin to remain in the driving surface and not along the curb line, as indicated at the other locations a new catch basin should be installed along the curb line and the existing catch basin cover should be replaced with a manhole frame and cover.
- 34) For the proposed development, the City requires all water services connected to the City's water distribution system to fully comply with the City's Water Meter and Premises Isolation By-Laws:
  - (a) The City requires all water use on the property, except where used for the sole purpose of fire protection, to be metered in full. City water meter(s) are required be located inside the building(s) at the point of entry of the service into the building, prior to any branch or connection. The meter(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times.
  - (b) The City requires the installation and testing of approved backflow prevention device(s) on the water service(s), in accordance with the City's Premises Isolation By-Law. The backflow prevention device(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times. The backflow prevention device(s) are required to be tested by a Licensed Backflow Prevention Device Tester (licensed with the City). Following the test, the Licensed Tester must submit to the City a completed Premises Isolation Testing and Inspection Form for each device, showing the device to be installed and operating properly. The form(s) must be submitted to the City as a condition of approval of the installation. Please contact Mr. Perry Fitzgerald, Water & Wastewater Division (pfitzgerald@stjohns.ca, 709-576-1384) for an up-to-date list of Licensed Backflow Prevention Device Testers.
  - (c) Plans related to the following are required to be submitted for review and approval: site servicing, plumbing layout, fire protection layout, and water entry details. All plan submissions and enquiries relating to the City's water metering and premises isolation requirements should be directed to Mr. Chauncey Hayes, Water & Wastewater Division (chayes@stjohns.ca, 709-

576-8199).

- As per the City of St. John's Specifications Book, all on-site watermain must be constructed using PVC pipe;
- The diameter of the water service lateral must be as per the requirements of Section 230.08 of the City of St. John's Specifications Book;
- The applicant must complete a "Permit to Connect" prior to performing any servicing work;
- The applicant will be required to obtain a "Street Excavation Permit" prior to performing any work within the public street right-of-way;
- 39) The Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain.
- 40) The Proponent is responsible for Erosion & Sediment Control during the length of the project. Dust control must be in place at all times and City ROW's must be kept clean and clear of mud tracking. The proponent will also be responsible of the cleaning and clearing of nearby catchbasins and/or watercourses.
- 41) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work;
- 42) A reinstatement security for the work along Columbus Drive will be required prior to final acceptance.

# The Columbus Drive Access Reinstatement Security has been calculated to be: \$550,000.00

43) The Waterford Valley Trunk Sewer Assessment has been calculated for this site to be:

- The proponent must submit the estimated cost breakdown for both the proposed building and for associated civil site work.
- 45) All applicable assessment and fees must be paid in full prior to final approval.

I am available at your convenience should you wish to discuss this matter.

# Mike Cantwell, P.Eng.,

## **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



# Proposed Seniors Retirement Residence - LAT49 Architecture, 220 Waterford Bridge Road: DEV1700116

Ashley Murray to: cnewman

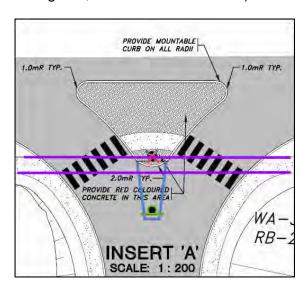
2017/11/27 03:40 PM

Cc: Govern PDE Multi Media Mail, Chris Samson

#### Afternoon Chris.

Further to your Referral regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book;
- 2) All plans to be stamped and signed by a Professional Engineer or Architect registered in the Province of Newfoundland and Labrador.
- The proponent must have a Development Agreement in place with the City prior to Building Permits being issued for this project.
- 4) For the access point on Columbus, the City would prefer the channelized lane widths be narrower. Can the proponent demonstrate why these need to be 6.0m? Would 4.0m serve their needs?
- For the access point on Columbus, I would prefer the sidewalk be maintained parallel to Columbus through this access as shown in attached image. (Sidewalk alignment in purple, new sign location in green, extended island in blue)



- 6) For the Waterford Bridge Road access point, the vertical curve on entry is very sharp and does not likely meet fire department requirements.
- 7) The proponent to acknowledge that issues of shortcutting from Waterford Bridge Road to Columbus through the site may occur and these are the responsibility of the site, not the City, to manage at any point in the future.

- 8) We would like to see a description of how pedestrian traffic between Columbus and Beaconsfield will be accommodated. This desire line will not be eliminated (even with fencing) and it would be good to have the developer acknowledge that this is the case and design for it.
- 9) The post development flows are greater than the pre-development flows which does not comply with the cities zero net increase in runoff
- 10) The proponent must provide a pre-development storm drainage plan drawing.
- 11) The pre-development catchments include impervious areas which do not agree with the 0.0% used in the XPSWMM model. Please Justify.
- 12) The width and slope values used for the pre-development and post development models should be justified.
- All drainage areas must be connected to an active Rnf node (e.g. Drainage Area #16 on storm drainage plan, etc...).
- 14) All catch basins must have drainage areas assigned (e.g. Prop CB2, etc..).
- 15) The post development XPSWMM model includes catchment 18 which is not included in the post storm drainage plan or in the pre-development XPSWMM model. Please Clarify.
- The post development model does not include catchment 14 (Drainage area #2) which appears to be a proposed parking lot and is an existing green space. Please Clarify.
- 17) The proponent must provide detail drawings for the proposed stormwater detention system.
- 18) The proponent must provide a detail drawing of the proposed control.
- 19) The surcharging in the model near the detention system is acceptable based on the proposed basement floor elevation 50.935m as indicated in the Civil drawings.
- 20) The proponent must justify the use of the surcharge elevation for the storage node in the XPSWMM model.
- 21) Ensure the conduit information in XPSWMM matches the information on the civil drawings (e.g. Link 2 length, MH 4259R Rim Elevation, Link 12 slope, etc...).
- 22) Ensure the pipe slopes are included in the XPSWMM model (approx 20 are missing).
- 23) The proponent must include the catch basin diameters on the civil drawings along with slope.
- 24) The minimum slope accepted by the City of St. John's is 2%.
- 25) Please add the invert for CBMH 4208R to the civil drawings.

- Ensure all information included in the Manhole schedule matches the information in the XPSWMM model (e.g. D.I. 4119R Type, Diameter for storage node with invert 36.822m, etc).
- 27) The proponent must provide the drainage area for the proposed 600 mm culvert at the Columbus Drive entrance and storm calculations which demonstrate it can convey the 25 year event.
- 28) Drawings must be stamped by a professional engineer licensed to practice in NL.
- 29) There are a total of 6 new fire hydrants indicated to be installed on the site however only 2 of them comply with the City's Premises Isolation policy. Either all of the hydrants need to comply with this policy or if the fire hydrants are not required then they should be removed.
- There is a sanitary sewer shown across the front of the building however there is nothing connected to the section of pipe. Is this sewer required?
- 31) The water main connection on Waterford Bridge Road is indicated as a tapping sleeve and valve the contractor is required to confirm the existing outside diameter of the water main prior to ordering the tapping sleeve.
- The realignment along Columbus Drive indicates new catch basins to be installed along the new curb line however there is no information provided on the existing catch basins. The existing catch basin covers should be replaced with manhole frames and covers.
- 33) The realignment along Columbus Drive on the south end at the beginning of the taper shows an existing catch basin to remain in the driving surface and not along the curb line, as indicated at the other locations a new catch basin should be installed along the curb line and the existing catch basin cover should be replaced with a manhole frame and cover.
- For the proposed development, the City requires all water services connected to the City's water distribution system to fully comply with the City's Water Meter and Premises Isolation By-Laws:
  - (a) The City requires all water use on the property, except where used for the sole purpose of fire protection, to be metered in full. City water meter(s) are required be located inside the building(s) at the point of entry of the service into the building, prior to any branch or connection. The meter(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times.
  - (b) The City requires the installation **and testing** of approved backflow prevention device(s) on the water service(s), in accordance with the City's Premises Isolation By-Law. The backflow prevention device(s) must be located in a non-confined space with access and clearances acceptable to

the City, and must be protected from risk of freezing and/or damage at all times. The backflow prevention device(s) are required to be tested by a Licensed Backflow Prevention Device Tester (licensed with the City). Following the test, the Licensed Tester must submit to the City a completed Premises Isolation Testing and Inspection Form for each device, showing the device to be installed and operating properly. The form(s) must be submitted to the City as a condition of approval of the installation. Please contact Mr. Perry Fitzgerald, Water & Wastewater Division (pfitzgerald@stjohns.ca, 709-576-1384) for an up-to-date list of Licensed Backflow Prevention Device Testers.

- (c) Plans related to the following are required to be submitted for review and approval: site servicing, plumbing layout, fire protection layout, and water entry details. All plan submissions and enquiries relating to the City's water metering and premises isolation requirements should be directed to Mr. Chauncey Hayes, Water & Wastewater Division (<a href="mailto:chayes@stjohns.ca">chayes@stjohns.ca</a>, 709-576-8199).
- As per the City of St. John's Specifications Book, all on-site watermain must be constructed using PVC pipe;
- The diameter of the water service lateral must be as per the requirements of Section 230.08 of the City of St. John's Specifications Book;
- The applicant must complete a "Permit to Connect" prior to performing any servicing work;
- The applicant will be required to obtain a "Street Excavation Permit" prior to performing any work within the public street right-of-way;
- 39) The Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain.
- 40) The Proponent is responsible for Erosion & Sediment Control during the length of the project. Dust control must be in place at all times and City ROW's must be kept clean and clear of mud tracking. The proponent will also be responsible of the cleaning and clearing of nearby catchbasins and/or watercourses.
- Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work;
- 42) A reinstatement security for the work along Columbus Drive will be required prior to final acceptance.

# The Columbus Drive Access Reinstatement Security has been calculated to be: \$550,000.00

43) The Waterford Valley Trunk Sewer Assessment has been calculated for this site to be:

- The proponent must submit the estimated cost breakdown for both the proposed building and for associated civil site work.
- All applicable assessment and fees must be paid in full prior to final approval.

  Development fee of \$16 per square metre (gross floor area) shall be charged for a new development as well as the extension of an existing development. Gross Floor Area will be calculated by the Building Inspector.

Regards,

## Ashley Murray

Assistant Development Officer
PLANNING, ENGINEERING & REGULATORY SERVICES
(709) 576-8380 (tel)
(709) 576-2340 (fax)
Email: amurray@stjohns.ca

ST. JOHN'S



#### FW: Orkin Canada - Residence at Littledale

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Ashley,

Please see attached for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, November 27, 2017 4:17 PM
To: Chris Newman < cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Afternoon,

Please see attached for your report from Nov 24.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, November 27, 2017 4:14 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2017/11/27 04:20 PM



# The Residence at Littledale Chris Newman to: Mike Cantwell (mcantwell@stjohns.ca)

2017/11/27 11:57 PM

Good Morning Mike,

Just realized that this email was stuck in my out box. Please find attached our preliminary construction cost estimate for the work associated with Columbus Drive Improvements for the above noted project.

Thanks, Chris

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



MX-3100N\_20171124\_151401.pdf



#### The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

Cc: Lori Whitten

History: This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please find attached a PDF copy of PCO report for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, December 4, 2017 2:10 PM To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada

Good afternoon,

please see attached for your report from Nov 30th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, December 04, 2017 2:03 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2017/12/05 02:23 PM



#### The Residence at Littledale Pest Control - Service Report Dec 8

Chris Newman to: Ashley Murray
Cc: Lori Whitten

2017/12/12 05:57 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please find attached a PDF copy of the PCO report for the above noted project for your files.

Thanks, Chris

----Original Message----

From: Lori Mullins [mailto:lmullins@orkincanada.com]

Sent: Tuesday, December 12, 2017 10:46 AM
To: Chris Newman <cnewman@rvanderson.com>
Subject: Pest Control - Service Report Dec 8

Good Morning Chris,

Please see attached service report for service on December 8 2017.

Regards,

Lori Mullins Customer Service Representative

PO Box 8424
18 Duffy Place
St. John's, NL
A1B 3N9
709-722-1844
lmullins@orkincanada.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



# DEV1700116 220 Waterford Bridge Road - 124 Unit Senior's Retirement Residence

Dave Wadden to: Mike Cantwell
Cc: Jason Sinyard, Govern PDE Multi Media Mail

2017/12/15 03:18 PM

#### Mike:

I received a complaint regarding rats at Park Hill Street, please check that there is adequate pest control at the above referenced construction site and advise. Thanks.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



#### The Residence at Littledale (Orkin Canada Report)

Chris Newman to: Ashley Murray Cc: Lori Whitten

2018/01/03 08:06 PM

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley and Happy New Year,

Please see attached report for the above noted project for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Friday, December 29, 2017 9:33 AM To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada

Good Morning,

Please see attached for your report from Dec 22nd.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Friday, December 29, 2017 9:22 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.



### Residence of Littledale (Orkin Canada) -

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley, Please see attached for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, December 18, 2017 12:08 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence of Littledale

Good Afternoon,

Please see attached for your report from Dec 15th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, December 18, 2017 11:03 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/01/03 08:48 PM



# Re: Penney Cres. (or 450 Portugal Cove Rd.) development (PER file MPA1700006) and 240 Waterford Bridge Rd. development (PER file DEV1700116)

Ken O'Brien to: Jason Sinyard Cc: Kelly Maguire, Dave Wadden

2018/01/04 11:43 AM

Jason, I spoke with Dave about this. At Penney Crescent, the pond that remains will serve as a stormwater detention pond. There will also be a walking trail around it, so it will also serve a recreational use as passive open space.

Ken

.....

Ken O'Brien, MCIP | Chief Municipal Planner

City of St. John's - Planning, Engineering and Regulatory Services

Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca

John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

\*MCIP - Member of the Canadian Institute of Planners

#### ST. J@HN'S

This email communication (and any attached documents) is intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this email in error, sorry for the inconvenience; please notify the sender and delete all copies (electronic or otherwise) immediately.

Jason Sinyard Ken Please verify with Dave what I've highlighte... 2018/01/04 11:29:46 AM

From: Jason Sinyard/CSJ
To: Kelly Maguire/CSJ@CSJ

Cc: Ken O'Brien/CSJ@CSJ, Dave Wadden/CSJ@CSJ

Date: 2018/01/04 11:29 AM

Subject: Re: Fw: Penney Cres. (or 450 Portugal Cove Rd.) development (PER file MPA1700006) and 240

Waterford Bridge Rd. development (PER file DEV1700116)

#### Ken

Please verify with Dave what I've highlighted. My recollection is that this was going to be storm detention pond rather than a recreational one.

Jason

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services City of St. John's

Kelly Maguire Hi Jason, This got lost in the pre-holiday emails.... 2018/01/03 04:09:42 PM

From: Kelly Maguire/CSJ
To: Jason Sinyard/CSJ@CSJ
Cc: Ken O'Brien/CSJ@CSJ
Date: 2018/01/03 04:09 PM

Subject: Fw: Penney Cres. (or 450 Portugal Cove Rd.) development (PER file MPA1700006) and 240

Waterford Bridge Rd. development (PER file DEV1700116)

Hi Jason,

This got lost in the pre-holiday emails. Are you okay with the response below?

See thread.

Kelly

Date:

Regarde

Kelly Maguire Communications & Public Relations Officer City of St. John's (709) 576-8491 kmaguire@stjohns.ca

----- Forwarded by Kelly Maguire/CSJ on 2018/01/03 04:05 PM -----

From: Ken O'Brien/CSJ
To: Kelly Maguire/CSJ@CSJ

Cc: Jason Sinyard/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Govern PDE Multi

Media Mail/CSJ@CSJ 2017/12/21 03:08 PM

Subject: Penney Cres. (or 450 Portugal Cove Rd.) development (PER file MPA1700006) and 240 Waterford

Bridge Rd. development (PER file DEV1700116)

Kelly, here is some relevant information on these two applications.

The Penney Crescent application involves the Synod wetland, which is designated by the City as a significant wetland. The application is to remove the wetland designation and rezone the land from the Open Space (O) Zone to allow the development of a residential subdivision. Most of the wetland area would be filled in, leaving a small pond for recreation that may also hold some stormwater. The rezoning requires at least public notification, and given the issues involved, Council decided to refer it to a public meeting, the same as with most rezonings.

The 240 Waterford Bridge Road application is for a seniors home behind The Tower Corporate Campus. It is a permitted use in the Institutional (INST) Zone, except that the building height is at four (4) storeys. Beyond three (3) storeys, the St. John's Development Regulations require a land-use assessment report. Council set the terms of reference and the applicant had the report prepared. It was advertised publicly, as required, but was not referred to a public meeting. A small pond on the site, which is not designated as significant, is proposed to be moved slightly and improved so that it becomes a natural feature of the new seniors home. This was referred to the City's Environmental Advisory Committee for review.

Let me know if you need more information.

Ken	

City of St. John's - Planning, Engineering and Regulatory Services

Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca

John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

\*MCIP - Member of the Canadian Institute of Planners

ST. J@HN'S

This email communication (and any attached documents) is intended only for the individual or entity to which it is addressed and

may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this email in error, sorry for the inconvenience; please notify the sender and delete all copies (electronic or otherwise) immediately.



#### The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley, Please find attached PCO report for the above noted project for your files.

#### Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Wednesday, January 10, 2018 9:31 AM To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

Please see attached for your report dated Jan 5th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Wednesday, January 10, 2018 9:29 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/01/10 01:30 PM



#### Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please find attached PCO report for your files.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, January 15, 2018 10:35 AM
To: Chris Newman < cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good morning,

Please find attached a copy of your report from January 12th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, January 15, 2018 10:27 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/01/15 10:12 PM



## Re: Blue River Pond - 240 Waterford Bridge Road

Gerard Doran to: Maggie Burton

2018/01/23 04:00 PM

#### Maggie.

If you go into the City's mapcentre and enter the address 240 Waterford Bridge Road you will get the location of the bog. There's no pond there, just a wet area at the rear of 23-24 Blue River Place, just back from the parking lot of 240 Waterford Bridge Rd.. You can see the old concrete abutment where a dam once was.

Call me if you can't locate it.

Gerard Doran **Development Supervisor** Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

From: Maggie Burton/CSJ To: Gerard Doran/CS... Maggie Burton 2018/01/23 03:18:07 PM

Maggie Burton/CSJ From: Gerard Doran/CSJ@CSJ To: Date: 2018/01/23 03:18 PM Subject: Fwd: Question and Request

Gerard, do we have an aerial shot of the land development of the duck pond in reference here?

Maggie Burton Councillor, City of St. John's 709-740-0982 http://maggieburton.com/

Twitter: @mmburton Facebook: maggieatlarge

Begin forwarded message:

From:

**Date:** January 22, 2018 at 7:41:49 PM NST To: "Danny Breen" < DBreen@stjohns.ca>

Cc: "Maggie Burton" < mburton@stjohns.ca>, "Deanne Stapleton" <

dstapleton@stjohns.ca>,

**Subject: Re: Question and Request** 

Thanks Danny for your prompt response. Most appreciated.

If it's not to much trouble, I'd like to receive the aerial shot of that land development

area. I'd like to see the duck pond that he is comparing to the West Synod Wetland region.

Thanks again.



Sent from my iPhone

On Jan 22, 2018, at 7:34 PM, Danny Breen < DBreen@stjohns.ca > wrote:



No. The land Bill Clarke referenced is next to the Mercy Convent on Waterford Bridge Road. I can't recall the exact details of the project but if you would like the details let me know.

Thanks,

Danny Breen

Mayor

City of St. John's (709) 576-8477

On Jan 22, 2018, at 7:23 PM.

wrote:

Hi Councillor Burton,

I just read a Twitter entry by Gerri Lynn Mackay outlining the approval by the City Council today of a parcel of land for the construction of a Personal Care Home at 100 Churchill Avenue. See tweet:

https://mobile.twitter.com/GerriLynnMackey/status/955535748622684160/photo/1

Is this the same parcel of land and development project that Mr. Bill Clarke referenced during the Public Meeting that was held on January 11th in his closing remarks to support his application to destroy the West Synod Wetland where he indicated that the Council had approved the filling in of a small duck pond for a development? If not, would you please email me the map for the development that he referenced? Thanking you in advance.



Sent from my iPhone



2018/01/29 09:04 AM



An ATIPPA request will be required for information on the development. That request can be made through the City Clerk's office at City Hall.

Regards,

Gerard Doran Development Supervisor Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

Hi Gerard, wondering how I can get the informati... 2018/01/26 02:14:23 PM

From: To:

Gerard Doran <gdoran@stjohns.ca>,

Date: 2018/01/26 02:14 PM Subject: 220 Waterford Bridge Road

Hi Gerard,

Wondering how I can get the information on this application, I assume it is Public information and I can ask for details on this approval?





## Residence at Littledale (PCO Report)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please see attached PCO report for the above referenced project.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, January 23, 2018 8:49 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

please see attached for your report from Jan 19th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, January 23, 2018 8:38 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/01/29 11:39 AM



#### Proposed Seniors Retirement Residence LAT49 Architecture 220 Waterford Bridge Road DEV1700116

Mike Cantwell to: Jason Phillips, Garrett Donaher Cc: Govern PDE Multi Media Mail

2018/01/30 03:40 PM

Jason / Garrett,

Can you please review the attached and supply me with your comment.



173452 Civil-Complete Set.pdf

## Mike Cantwell, P.Eng.,

**Development Engineer** 

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



#### The Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please see attached PCO report for your files for the above referenced project.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, February 6, 2018 11:42 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

Please see attached for your report dated Feb 2nd.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, February 06, 2018 11:39 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/06 12:17 PM



#### Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please see attached PCO report for your files for the above referenced project.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, January 29, 2018 3:43 PM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Afternoon,

please see attached for your report dated Jan 26th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, January 29, 2018 3:40 PM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/06 12:18 PM



Jason Sinyard to: Dave Wadden Cc: Sheilagh O'Leary

2018/02/06 12:44 PM

History:

This message has been replied to.

#### Dave

Please provide Sheilagh with history of the 220 Waterford bridge road application in particular the issue of the 'pond' and the approval process through EAC. Thanks

Sent from my iPhone



#### Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please find attached a PDF copy of PCO's report for the above referenced project.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, January 23, 2018 8:49 AM
To: Chris Newman < cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

please see attached for your report from Jan 19th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, January 23, 2018 8:38 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/06 02:12 PM



# Re: DEV1700116 - 220 Waterford Bridge Road - Proposed 124 unit Senior's Retirement Residence

Jason Sinyard to: Dave Wadden

2018/02/06 05:45 PM

Thanks Dave. The request was generated by BC who questioned how Staff/EAC could have different recommendations for this and Penney crescent.

Sent from my iPhone

On Feb 6, 2018, at 3:02 PM, Dave Wadden < DWadden@stjohns.ca> wrote:

#### Sheilagh:

The history of proposed 124 unit Senior's Retirement Residence application at 220 Waterford Bridge Road is a follows.

- 1. Application made to the Access Center on June 9, 2017, by LAT49 Architecture Inc. for a \$30M 124 unit Senior's Retirement Residence, assisted living & independent living four story building.
- 2. The application was reviewed by the Development Committee on June 13, 2017, and a decision note went to Council dated June 15, 2017, seeking approval for the Terms of Reference for an LUAR. The proposed building exceed the maximum allowable height of three storys in the INST zone but Section 10.32.3(e) of the Development Regulations could allow an increase in height subject to Council's requirement of an LUAR.
- 3. At its Regular Meeting of June 19, 2017, Council adopted the Terms of Reference for the LUAR and LAT 49 Architecture Inc. were advised of this on June 21, 2017.
- 4. Approval-in-Principle comments were provided to LAT 49 Architecture Inc. on July 4, 2017. The City indicated stormwater detention would be required; further information was required as to how the existing stagnant pond would be handled; traffic generation rates were required. Detailed site servicing plans would be required for review prior to Final Approval.
- 5. LAT 49 Architecture Inc. supplied the first draft of the LUAR on August 15, 2017, for review. A revised LUAR was submitted on August 16, 2017, which contained additional pages not provided in the August 15, 2017, submission.
- 6. At its Regular Meeting of July 24, 2017, Council agreed to refer the application to the City's Environmental Advisory Committee (EAC).
- 7. At its Regular Meeting of August 7, 2017, Council agreed with the EAC's recommendation to fill in the existing stagnant pond and create a new adjacent pond.
- 8. At its Regular Meeting of September 25, 2017, Council approved the fourth story of the proposed building as all items in the LUAR had been addressed. LAT 49 Architecture Inc.was advised of this on September 27, 2017, and advised that detailed drawings and stormwater management computer models were required for review prior to Final Approval.
- 9. Detailed plans and computer models were provided by LAT 49 Architecture Inc. on October 13,

- 2017. On October 18, 2017, the consultant was advised that the stormwater management model for predevelopment had errors and required resubmission.
- 10. The revised stormwater management model for predevelopment was submitted on October 26, 2017, for review.
- 11. The consultant was provided a complete set of review comments on November 27, 2017. There were issues with the access from both Columbus Drive and Waterford Bridge Road and the stormwater management models did not meet the detention/runoff requirement contemplated in the City's Stormwater Detention Policy.
- 12. On January 25, 2018, revised detailed plans and computer models were provided for review. This application has a complete redesign of the proposed stormwater management system with the detention facility being located further upstream on the property. This submission is currently under review.

#### Regards,

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Jason Sinyard---2018/02/06 12:44:08 PM---Dave Please provide Sheilagh with history of the 220 Waterford bridge road application in particular

From: Jason Sinyard/CSJ To: Dave Wadden/CSJ@CSJ Cc: Sheilagh O'Leary/CSJ@CSJ Date: 2018/02/06 12:44 PM

Subject:

#### Dave

Please provide Sheilagh with history of the 220 Waterford bridge road application in particular the issue of the 'pond' and the approval process through EAC. Thanks

Sent from my iPhone



#### 220 Waterford Bridge Road Lisa Mitchelmore to: Dave Wadden

2018/02/07 09:05 AM

Dave,

The Latest models are located in W:\Engwork\Infosysw\engstud\Lmitchelmore\Development\Waterford Bridge Road\220\2018\Jan 25 2018. There is a separate file for pre-development and post development.

#### Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



## Re: 220 Waterford Bridge Rd - DEV1700116

Dave Wadden to: Lisa Mitchelmore

2018/02/08 11:37 AM

#### Looks good.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Phone: (709)-576-8260 Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Lisa Mitchelmore Dave, Please see attached draft for 220 Waterfo... 2018/02/08 11:11:50 AM

From: Lisa Mitchelmore/CSJ
To: Dave Wadden/CSJ@CSJ
Date: 2018/02/08 11:11 AM

Subject: 220 Waterford Bridge Rd - DEV1700116

Dave,

Please see attached draft for 220 Waterford Bridge Road.

A preliminary review has been completed and the following items must be addressed:

- 1) The polygon drainage area associated with Node 4445R (post XPSWMM model)must be included for the pre and post drainage area plans and the pre and post development XPSWMM models.
- 2) All post development flows must be less than or equal to pre development flows. As per Mr. Wadden's previous conversation, as noted on your submission letter dated January 22, 2018, you are free to utilise any additional storage capacity in the existing storm sewer system if this helps meet the overall stormwater detention needs but in no case can the post development flows exceed the pre development flows.
- 3) All catch basins need to be modelled with the City inlet rating curves. Please see attached.
- 4) All gutters have to be modelled to account for how surface water is collected and directed to catch basins and to account for storm water that bypasses the catch basins. The number of proposed catch basins for the site must be adequate enough to direct all storm water into the proposed storm sewer.
- 5) The Internal Rating Curve values in the XPSWMM model appear to differ from that manufacturers rating curve. Please Clarify.

[attachment "2016 Catchbasin and Ditch Inlet Design Curves .xlsx" deleted by Dave Wadden/CSJ]

Regards,

Lisa Mitchelmore Hydrological Technician Planning, Engineering & Regulatory Services City of St. John's Tel: (709)-576-2359

Fax: (709)-576-8625

e-mail: lmitchelmore@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."



#### Proposed Seniors Retirement Residence LAT49 Architecture 220 Waterford Bridge Road DEV1700116

Mike Cantwell to: Ashley Murray
Cc: Govern PDE Multi Media Mail

2018/02/08 01:51 PM

History:

This message has been forwarded.

#### Ashley,

I have reviewed the latest drawings for the above noted and the following comments apply:

- Detectable warning plates at the access on Columbus Drive are required (see attached details). This
  applies to all four locations across the access. On the splitter island we can stay at road grade
  through the full width, no need to ramp it up.
- 2. At the intersection of Columbus Drive and Access Road C the new traffic island will direct any street drainage from Columbus Drive directly onto the access road. We recommend that a double catch basin be installed on Columbus Drive upstream of Access Road C to collect the drainage from the street.
- 3. The new ditch inlet 3959R is shown connecting to the existing pipe, we do not recommend connecting to the existing pipe. We recommend that this pipe be replaced with a new 300 mm PVC pipe from Ditch Inlet 3959R to D/CBMH 3946R.
- 4. The proposed 600 mm culvert crossing Access Road C adjacent to Columbus Drive is indicated to have rip-rap at both end of the culvert, we recommend that a concrete head wall and tail wall be installed on either end of the culvert
- 5. The proposed 75 mm air release valve seems excessive for the 200 mm diameter water main we recommend that the size of the air release valve be reviewed.
- 6. The polygon drainage area associated with Node 4445R (post XPSWMM model)must be included for the pre and post drainage area plans and the pre and post development XPSWMM models.
- 7. All post development flows must be less than or equal to pre development flows. As per Mr. Wadden's previous conversation, as noted on your submission letter dated January 22, 2018, you are free to utilise any additional storage capacity in the existing storm sewer system if this helps meet the overall stormwater detention needs but in no case can the post development flows exceed the pre development flows.
- 8. All catch basins need to be modelled with the City inlet rating curves. Please see attached.
- 9. All gutters have to be modelled to account for how surface water is collected and directed to catch basins and to account for storm water that bypasses the catch basins. The number of proposed catch basins for the site must be adequate enough to direct all storm water into the proposed storm sewer.
- 10. The control Internal Rating Curve values in the XPSWMM model appear to differ from that manufacturers rating curve. Please Clarify.



#### 17-079-05 STANDARD TREATMENT FOR CURB RAMP GRADE BREAK ON RADIUS.pdf



17-079-08 TRUNCATED DOME DETECTABLE WARNING SURFACE.pdf



2016 Catchbasin and Ditch Inlet Design Curves.xlsx

## Mike Cantwell, P.Eng.,

#### **Development Engineer**

Department of Planning, Engineering & Regulatory Services City of St. John's T 709.576.8722 F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2



#### RE: Proposed Seniors Retirement Residence - 220 Waterford Bridge Road -DEV1700116

Mike Cantwell (mcantwell@stjohns.ca), Dave Chris Newman to: Wadden (dwadden@stjohns.ca), Lisa Mitchelmore

2018/02/08 03:57 PM

Good Afternoon All,

Can we please arrange a meeting sometime tomorrow afternoon to discuss items 7 to 10 inclusive.

Thanks, Chris

**From:** Ashley Murray [mailto:AMurray@stjohns.ca]

Sent: Thursday, February 8, 2018 2:09 PM

To: Chris Newman <cnewman@rvanderson.com>

Cc: Govern PDE Multi Media Mail <govpdemm@stjohns.ca>

Subject: Proposed Seniors Retirement Residence- 220 Waterford Bridge Road- DEV1700116

Afternoon Chris,

The latest drawings for the above noted have been reviewed and the following comments apply:

- 1. Detectable warning plates at the access on Columbus Drive are required (see attached details). This applies to all four locations across the access. On the splitter island we can stay at road grade through the full width, no need to ramp it up.
- 2. At the intersection of Columbus Drive and Access Road C the new traffic island will direct any street drainage from Columbus Drive directly onto the access road. We recommend that a double catch basin be installed on Columbus Drive upstream of Access Road C to collect the drainage from the street.
- 3. The new ditch inlet 3959R is shown connecting to the existing pipe, we do not recommend connecting to the existing pipe. We recommend that this pipe be replaced with a new 300 mm PVC pipe from Ditch Inlet 3959R to D/CBMH 3946R.
- 4. The proposed 600 mm culvert crossing Access Road C adjacent to Columbus Drive is indicated to have rip-rap at both end of the culvert, we recommend that a concrete head wall and tail wall be installed on either end of the culvert
- 5. The proposed 75 mm air release valve seems excessive for the 200 mm diameter water main we recommend that the size of the air release valve be reviewed.
- 6. The polygon drainage area associated with Node 4445R (post XPSWMM model)must be included for the pre and post drainage area plans and the pre and post development XPSWMM
- 7. All post development flows must be less than or equal to pre development flows. As per Mr. Wadden's previous conversation, as noted on your submission letter dated January 22, 2018, you are free to utilise any additional storage capacity in the existing storm sewer system if this helps meet the overall stormwater detention needs but in no case can the post development flows exceed the pre development flows.
- 8. All catch basins need to be modelled with the City inlet rating curves. Please see attached.
- 9. All gutters have to be modelled to account for how surface water is collected and directed to catch basins and to account for storm water that bypasses the catch basins. The number of proposed catch basins for the site must be adequate enough to direct all storm water into the proposed storm sewer.

10. The control Internal Rating Curve values in the XPSWMM model appear to differ from that manufacturers rating curve. Please Clarify.

11.

## Regards,

# Ashley Murray

Assistant Development Officer PLANNING, ENGINEERING & REGULATORY SERVICES (709) 576-8380 (tel) (709) 576-2340 (fax)

Email: <a href="mailto:amurray@stjohns.ca">amurray@stjohns.ca</a>
<a href="mailto:ST.J@HN'S">ST.J@HN'S</a>

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use.



## Residence of Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Afternoon Ashley,

Please see attached PCO report for the above referenced project.

Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Monday, February 12, 2018 1:14 PM
To: Chris Newman <cnewman@rvanderson.com>
Subject: Orkin Canada -Residence of Littledale

Good Afternoon,

Please see attached for your report dated Feb 9th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Monday, February 12, 2018 9:30 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/12 02:55 PM



# Fw: The Residence at Littledale Bruce Snow to: Gerard Doran, Andrea Roberts One Robert Woods and Angree Roberts

Cc: Rob W Schamper

History:

This message has been forwarded.

Attached are the gross floor areas and number of units for the Littledale complex under file DEV 1700221

2018/02/20 09:27 AM



Letter to Bruce Snow Feb 20 2018.pdf

## Regards

Bruce Snow, CET, CFPE
Plans Examiner/Senior Building Inspector
Planning, Engineering & Regulatory Services
City of St. John's, Newfoundand

Phone: 576-8325 Fax 576-8160



## Fw: The Residence at Littledale - DEV1700221

2018/02/20 09:41 AM

Gerard Doran to: Ashley Murray

Cc: Andrea Roberts

History: This message has been forwarded.

Ashley,

FYI

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2018/02/20 09:38 AM -----

From: Bruce Snow/CSJ

To: Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ

Cc: Rob W Schamper/CSJ@CSJ

Date: 2018/02/20 09:27 AM

Subject: Fw: The Residence at Littledale

Attached are the gross floor areas and number of units for the Littledale complex under file DEV 1700221

[attachment "Letter to Bruce Snow Feb 20 2018.pdf" deleted by Ashley Murray/CSJ]

#### Regards

Bruce Snow, CET, CFPE
Plans Examiner/Senior Building Inspector
Planning, Engineering & Regulatory Services
City of St. John's, Newfoundland

Phone: 576-8325 Fax 576-8160



## Re: FW: 240 Waterford Bridge Road - Development Agreement



Gerard Doran to: Chris Samson

2018/02/23 01:53 PM

Chris, sorry for the delayed response. I left this in a draft form and was off work off yesterday. It's in reply to Monday's questions.

The development fee is not yet paid, but we did not have the area calculated for the development until recently. At \$16 per square metre for 10,372 m<sup>2</sup> (GFA), the development fee would be \$165,952.00. The Development Agreement will not be prepared until the plans are ready to be approved.

#### Gerard

Gerard Doran **Development Supervisor** Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

Chris Samson Hi Gerard ,not doing too bad thanks , just a coup... 2018/02/20 12:49:53 PM

From: Chris Samson < C.Samson@lat49.ca> To: Gerard Doran <GDoran@stjohns.ca>

2018/02/20 12:49 PM Date:

FW: 240 Waterford Bridge Road - Development Agreement Subject:

Hi Gerard ,not doing too bad thanks , just a couple of weeks from retirement. I am in the office now @ 753 7132 Thanks, Chris

From: Gerard Doran [mailto:GDoran@stjohns.ca] Sent: Tuesday, February 20, 2018 12:46 PM To: Chris Samson < C.Samson@lat49.ca>

Subject: Re: 240 Waterford Bridge Road - Development Agreement

Chris.

How are you doing? I need to call you to discuss this. Won't take long. Best # to reach you?

Gerard Doran **Development Supervisor** Department of Planning, Engineering and Regulatory Services City of St. John's 576-8452 576-8625 fax

From: Chris Samson < C.Samson@lat49.ca>

To: Andrea Roberts <<u>ARoberts@stjohns.ca</u>>, Gerard Doran <<u>GDoran@stjohns.ca</u>>, Bruce Snow <<u>BSnow@stjohns.ca</u>>
Cc: Ashley Murray <<u>AMurray@stjohns.ca</u>>, Jeremy Bryant <<u>J.Bryant@lat49.ca</u>>, Vince Jones <<u>V.Jones@lat49.ca</u>>, Roxanne

Seymour <<u>R.Seymour@lat49.ca</u>>
Date: 2018/02/19 11:01 AM

Subject: Littledale Development Agreement

Good day all . Just a quick update .

We are in the process of tendering the building envelope  $\mbox{CP \#2}$ . (STRUCTURE, PRECAST CONCRTE, CURTAIN WALL ENTRACNCE SYSTEMS .... etc.)

CP #3 will be the remainder of the project . Jendore ltd. Fred Cahill's construction company most will likely be completing the remainder of the management /construction fit-up phases.

Can you please advise if there are any outstanding issues that need to be addressed to facilitate the Formal Development Agreement .

If we need to provide any additional information please let us know and we will try expedite.

If there are any issues related to the site work permits etc please advise . I am available at your conveniences should you wish to meet.

Thanks you , Chris Samson .



## Fw: ATIPP Request - 220/240 Waterford Bridge Road

Dave Wadden to: Mike Cantwell

Cc: Aggi Westcott

2018/02/26 03:16 PM

#### Mike:

Please work with Aggi to assemble all application information in Govern. Thanks.

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Department of Planning, Engineering & Regulatory Services
City of St. John's
Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

---- Forwarded by Dave Wadden/CSJ on 2018/02/26 03:16 PM ----

From: Jason Sinyard/CSJ

To: Dave Wadden/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Cc: Aggi Westcott/CSJ@CSJ Date: 2018/02/26 03:09 PM

Subject: Fw: ATIPP Request - 220/240 Waterford Bridge Road

Jason

-----

Jason Sinyard, P.Eng., MBA Deputy City Manager Planning, Engineering & Regulatory Services

City of St. John's

----- Forwarded by Jason Sinyard/CSJ on 2018/02/26 03:08 PM -----

From: Kenessa Cutler/CSJ

To: Keith Barrett/CSJ@CSJ, Aggi Westcott/CSJ@CSJ, Neachel Keeping/CSJ@CSJ

Cc: Jason Sinyard/CSJ@CSJ, Derek G Coffey/CSJ@CSJ, Cheryl L Mullett/CSJ@CSJ, Karen

Chafe/CSJ@CSJ

Date: 2018/02/26 03:06 PM

Subject: ATIPP Request - 220/240 Waterford Bridge Road



Memo to staff - 240 Waterford Bridge Road.pdf

Hello everyone, please see the attached request for information.

Kenessa Cutler Legislative Assistant Office of the City Clerk City of St. John's tel: 709-576-8429 email: kcutler@stjohns.ca

ST. J@HN'S



# Re: The Residence at Littledale Dave Wadden to: Chris Newman

2018/02/27 10:37 AM

#### Chris:

See if this is of use - It came from an xpSoftware workshop.

[attachment "French Drains.XP" deleted by Dave Wadden/CSJ] [attachment "FrenchDrain.dwg" deleted by Dave Wadden/CSJ]

Dave Wadden, M.Eng., P.Eng. Manager of Development - Engineering Department of Planning, Engineering & Regulatory Services City of St. John's Phone: (709)-576-8260

Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

Chris Newman Good Morning Dave, As discussed during our tel... 2018/02/27 10:26:21 AM

From: Chris Newman <cnewman@rvanderson.com>

"Dave Wadden (dwadden@stjohns.ca)" <dwadden@stjohns.ca> To:

Date: 2018/02/27 10:26 AM The Residence at Littledale Subject:

#### Good Morning Dave,

As discussed during our telephone conversation late last week can you please provide a sample XPSWMM model showing the infiltration trench / French drain?

If you have any questions or concerns, please do not hesitate to call.

Regards,

Chris Newman, PTech Associate, Regional Manager



R.V. Anderson Associates Limited 74 O'Leary Avenue, Suite 201 St. John's, NL A1B 2C7

T 709 722 0024 | F 709 722 0345 website | facebook | twitter | linkedin

Please consider the environment before printing this email.

intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see <a href="http://www.rvanderson.com">http://www.rvanderson.com</a> for Copyright and Terms of Use. [attachment "image001.png" deleted by Dave Wadden/CSJ]



History:

## Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray

Cc: Lori Whitten

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please find attached a PDF copy of PCO's report for the above noted project for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, February 20, 2018 7:50 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

please see attached for your report from Feb 16th.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

FAX: 709.722.1844

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, February 20, 2018 7:48 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/28 09:34 PM



## Residence at Littledale (Orkin Canada)

Chris Newman to: Ashley Murray
Cc: Lori Whitten

History:

This message has been forwarded.

[attachment "Scan 001.pdf" deleted by Ashley Murray/CSJ] Good Morning Ashley,

Please find attached a PDF copy of PCO's report for the above noted project for your files.

Thanks, Chris

----Original Message----

From: Nadine Cochrane [mailto:ncochrane@orkincanada.com]

Sent: Tuesday, February 27, 2018 9:50 AM
To: Chris Newman <cnewman@rvanderson.com>

Subject: Orkin Canada - Residence at Littledale

Good Morning,

Please see attached for a copy of your report from Feb 23rd.

Thank you,

Nadine

Orkin Canada Customer Service Representative Newfoundland and Labrador (63) TEL: 709.722.1844

TEL: 709.722.1844 FAX: 709.722.8711

----Original Message----

From: 63.82 Scanner - Newfoundland [mailto:scanner@orkincanada.com]

Sent: Tuesday, February 27, 2018 9:47 AM

To: Nadine Cochrane

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre. For more information on Xerox products and solutions, please visit http://www.xerox.com.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

2018/02/28 10:06 PM