

ST. JOHN'S

Regular Meeting - City Council Agenda

February 22, 2021

3:00 p.m.

4th Floor City Hall

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Proclamation

Heritage Day February 15, 2021

WHEREAS: The third Monday in February is recognized provincially as Heritage Day;
and

WHEREAS: Heritage Day is a time to reflect on the achievements of past generations
and to accept responsibility for protecting our heritage; and

WHEREAS: Our citizens should be encouraged to celebrate Newfoundland and
Labrador's uniqueness and to rejoice in their heritage and environment;
and

WHEREAS: In 2021 the residents of Newfoundland and Labrador will celebrate their
rich and diverse heritage;

THEREFORE: I, Mayor Danny Breen, do hereby proclaim **February 15, 2021 as
Heritage Day and February 15-21 as Heritage Week** in the City of St. John's.

Signed at City Hall, St. John's, NL on this 15th day of February, 2021.



Danny Breen, Mayor

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

February 9, 2021, 3:30 p.m.

Present: Mayor Danny Breen
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins
Councillor Shawn Skinner

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Deanne Stapleton

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Maureen Harvey, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2021-02-09/55

Moved By Councillor Skinner

Seconded By Councillor Hickman

That the Agenda be adopted as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - February 1, 2021**

SJMC-S-2021-02-09/56

Moved By Councillor Korab

Seconded By Councillor Burton

That the minutes of February 1, 2021 be adopted as presented.

MOTION CARRIED

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

7. **COMMITTEE REPORTS**

7.1 **Committee of the Whole Report - January 27, 2021**

1. **Non-Profit Housing Capital Improvements – Funding Approval**

SJMC-R-2021-02-09/57

Moved By Councillor Skinner

Seconded By Councillor Hanlon

That Council approve the above noted project using current capital reserves for Non-Profit Housing.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

2. **Membership for the Inclusion Advisory Committee (IAC)**

SJMC-R-2021-02-09/58

Moved By Councillor Korab

Seconded By Councillor Froude

That Council appoint Ashley Gosse as representative for the Autism Society of Newfoundland and Labrador and reaffirm the membership of the following members to the Inclusion Advisory Committee:

1. Debbie Ryan, CNIB – extend until November 2022
2. Grant Genova, Public Representative - Universal Design – extend until November 2022
3. Joby Fleming, Empower NL – extend until November 2022
4. Kim Pratt-Baker, Canadian Hard of Hearing Association NL (CHHA-NL) – extend until November 2022
5. Megan McGie, Newfoundland and Labrador Association for the Deaf (NLAD) – extend until November 2022
6. Nancy Reid, Coalition of Persons with Disabilities (CODNL) – extend until November 2022

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

3. Revised Final Report – Ward 2 By-Election

SJMC-R-2021-02-09/59

Moved By Councillor Hickman

Seconded By Councillor Skinner

That Council approve the following recommendation as proposed in the Final Report – Ward 2 By-Election as follows:

1. Mandatory registration for VBM kits (requiring revision to the Vote By Mail By-Law)

Against (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION LOST (0 to 8)

SJMC-R-2021-02-09/60

Moved By Councillor Hickman

Seconded By Councillor Froude

That Council approve the recommendations proposed in the Final Report – Ward 2 By-Election as follows:

1. Increase the number of polling stations to enable more access to traditional voting

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

SJMC-R-2021-02-09/61

Moved By Councillor Hickman

Seconded By Councillor Skinner

That Council approve the recommendations proposed in the Final Report – Ward 2 By-Election as follows:

3. Continue to lobby Province about alternative progressive voting methods

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

4. Galway Decorative Lights

SJMC-R-2021-02-09/62

Moved By Councillor Burton

Seconded By Councillor Skinner

That Council retain any savings realized from the use of decorative street lights in Galway.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1 Development Permits List For January 28 To February 3, 2021

9. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

9.1 Building Permit List for the week of February 3, 2021

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1 Weekly Payment Vouchers for Week Ending February 3, 2021

SJMC-R-2021-02-09/63

Moved By Councillor Froude

Seconded By Councillor Korab

That the Weekly Payment Vouchers in the amount of \$ 3,122,961.01 be approved as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

11. TENDERS/RFPS

11.1 2020172 - Supply Install and Repair Chain Link Fence

SJMC-R-2021-02-09/64

Moved By Councillor Hickman

Seconded By Councillor Korab

That Council award this open call to the lowest bidder meeting specifications, Provincial Fence Products Ltd., for \$141,936.45 per year (including HST) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

12.1 Notice of Motion - St. John's Transportation Commission By-Law

Notice of Motion to Amend the St. John's Transportation Commission By-Law to increase the number of members from 7 to 9.

On behalf of Councillor Hanlon, Councillor Korab gave notice that she will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Transportation Commission By-Law so as to increase the number of members appointed by Council from seven (7) to nine (9).

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13. OTHER BUSINESS

13.1 St. John's Transportation Commission – New Members

SJMC-R-2021-02-08/65

Moved By Councillor Skinner

Seconded By Councillor Collins

That Council refer the names put forward for appointment to the St. John's Transportation Commission (SJTC) back to the STJC to allow for consideration of the need for a person with marketing expertise.

For (1): Councillor Skinner

Against (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION LOST (1 to 7)

SJMC-R-2021-02-09/66

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council appoint Lynn Zurel and Tolulope Victoria Akerele to fill the two public representative positions on the St. John's Transportation Commission

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

13.2 City Appointee to St. John's Port Authority Board

SJMC-R-2021-02-09/67

Moved By Councillor Skinner

Seconded By Councillor Hickman

That Council reappoint Mr. Gerry Veitch to serve as the City's representative on the St. John's Port Authority Board of Directors.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

13.3 42-52 Diamond Marsh Drive, Approval MPA2000002

SJMC-R-2021-02-09/68

Moved By Councillor Burton

Seconded By Councillor Froude

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 155, 2021 and St. John's Development Regulations Amendment Number 711, 2021, as adopted, regarding 42-52 Diamond Marsh Drive.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

MOTION CARRIED (8 to 0)

13.4 68 Queen's Road, Adoption-in-Principle MPA1900002

SJMC-R-2021-02-09/69

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 154, 2021 and St. John's Development Regulations Amendment 706, 2020, regarding land at the front of 68 Queen's Road allow the development of three townhouses which will replace the Cathedral Parish Hall. This process would commence immediately.

Further, that Council direct staff to prepare a site-specific zone for the upper portion of 68 Queen's Road, fronting Harvey Road, using an adopted site plan to control the development of the site for a proposed apartment building. Staff can then bring back the amendments for Council's consideration.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Korab, Councillor Froude, and Councillor Collins

Against (1): Councillor Skinner

MOTION CARRIED (7 to 1)

14. ACTION ITEMS RAISED BY COUNCIL

15. ADJOURNMENT

There being no further business, the meeting adjourned at 5:27 pm.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S TRANSPORTATION COMMISSION (AMENDMENT NO. 1 - 2021) BY-LAW

PASSED BY COUNCIL ON FEBRUARY _____, 2021

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

BY-LAW

1. This By-Law may be cited as the "St. John's Transportation Commission (Amendment No. 1 - 2021) By-Law.
2. Section 2(1) of the St. John's Transportation Commission By-Law is repealed and the following substituted:

"2(1) The Commission shall consist of nine members to be appointed by Council, one of whom shall be the Chairperson and eight of whom shall be Commissioners."
3. Section 2(2) of the St. John's Transportation Commission By-Law is repealed and the following substituted:

"2(2) At least two of the eight Commissioners shall be members of Council and in addition the Chairperson may be a member of Council."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk on behalf of the St. John's Municipal Council this _____ day of February, 2021

MAYOR

CITY CLERK

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Transportation Commission By-Law so as to increase the number of members appointed by Council from seven (7) to nine (9).

DATED at St. John's, NL this day of February, 2021.

COUNCILLOR

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Establish Building Line Setback
52 Stamp's Lane

Date Prepared: February 9, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a 6.21meter Building Line setback at 52 Stamp's Lane.

Discussion – Background and Current Status:

An application was submitted for a demolition and rebuild of a Single Detached Dwelling with Subsidiary Apartment at 52 Stamp's Lane. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council subject to Section 8.3.1. The proposed Building Line setback of the new Dwelling would be at 6.21 meters.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Section 10.3.3 (1)(c)(ii) and Section 8.3.1 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.



9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council approve the 6.21 metre Building Line setback for 52 Stamp's Lane.

Prepared by:

Ashley Murray, PTech – Development Officer II

Approved by:

Jason Sinyard, P. Eng, MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Development Committee- Request to establish building line at 52 Stamps Lane- INT2100009.docx |
| Attachments: | - 52stamp'slane.pdf |
| Final Approval Date: | Feb 10, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 9, 2021 - 4:29 PM

Jason Sinyard - Feb 10, 2021 - 10:18 AM



SUBJECT PROPERTY



STAMP'S LANE

WISHINGWELL RD

61

59

57

55

53

R1

51

49

47

56

54

52

62

60

58

56

52

50

48

46

R1

54

44

46

42

R1

18

CITY OF ST. JOHN'S

DISCLAIMER: This map is based on current information at the date of production.

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DECISION/DIRECTION NOTE

Title: Request to Set the Parking for the Sale of Wood
70 Ruby Line
DEV2100006

Date Prepared: February 10, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To set the parking requirement for the proposed sale of wood at 70 Ruby Line.

Discussion – Background and Current Status:

An application was submitted to sell wood (Forestry Use), along with the existing Kennel and Retail uses at 70 Ruby Line. As the parking requirement for this type of Use is unspecified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

There are 22 existing parking spaces provided on site, which is more than adequate for existing parking use on the site (Retail and the Kennel Use). It is recommended that 2 parking spaces be required for the proposed sale of wood (Forestry Use), which can be accommodated within the existing parking area.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Direction/Adopted Plans: Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not Applicable
5. Legal or Policy Implications: St. John's Development Regulations Section 9.1.1.
6. Engagement and Communications Considerations: Not Applicable
7. Human Resource Implications: Not Applicable

8. Procurement Implications: Not Applicable
9. Information Technology Implications: Not Applicable
10. Other Implications: Not Applicable

Recommendation:

That Council set 2 parking spaces as the requirement for the sale of wood (Forestry Use) at 70 Ruby Line.

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

| | |
|----------------------|---|
| Document Title: | Development Application - Request to Set Parking Requirement - 70 Ruby Line - DEV2100006.docx |
| Attachments: | - Aerial Map.pdf |
| Final Approval Date: | Feb 11, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 10, 2021 - 2:44 PM

Jason Sinyard - Feb 11, 2021 - 12:28 PM



SUBJECT PROPERTY

AG

70

50

42

RUBY LINE

79

AG

53

22

CITY OF ST. JOHN'S

90

91

DISCLAIMER: This map is based on current information at the date of production.

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DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
44 Densmore's Lane
DEV200012

Date Prepared: February 10, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for an 8 metre Building Line setback at 44 Densmore's Lane.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling at 44 Densmore's Lane. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of 8 metres is consistent with the varied pattern of development along the street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.3.1 and Section 10.3.3 (1)(c)(ii).
5. Privacy Implications: Not Applicable
6. Engagement and Communications Considerations: Not Applicable
7. Human Resource Implications: Not Applicable
8. Procurement Implications: Not Applicable

9. Information Technology Implications: Not Applicable

10. Other Implications: Not Applicable

Recommendation:

That Council approve the 8 metre Building Line setback at 44 Densmore's Lane to accommodate the construction a Single Detached Dwelling.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
Planning, Engineering and Regulatory Services

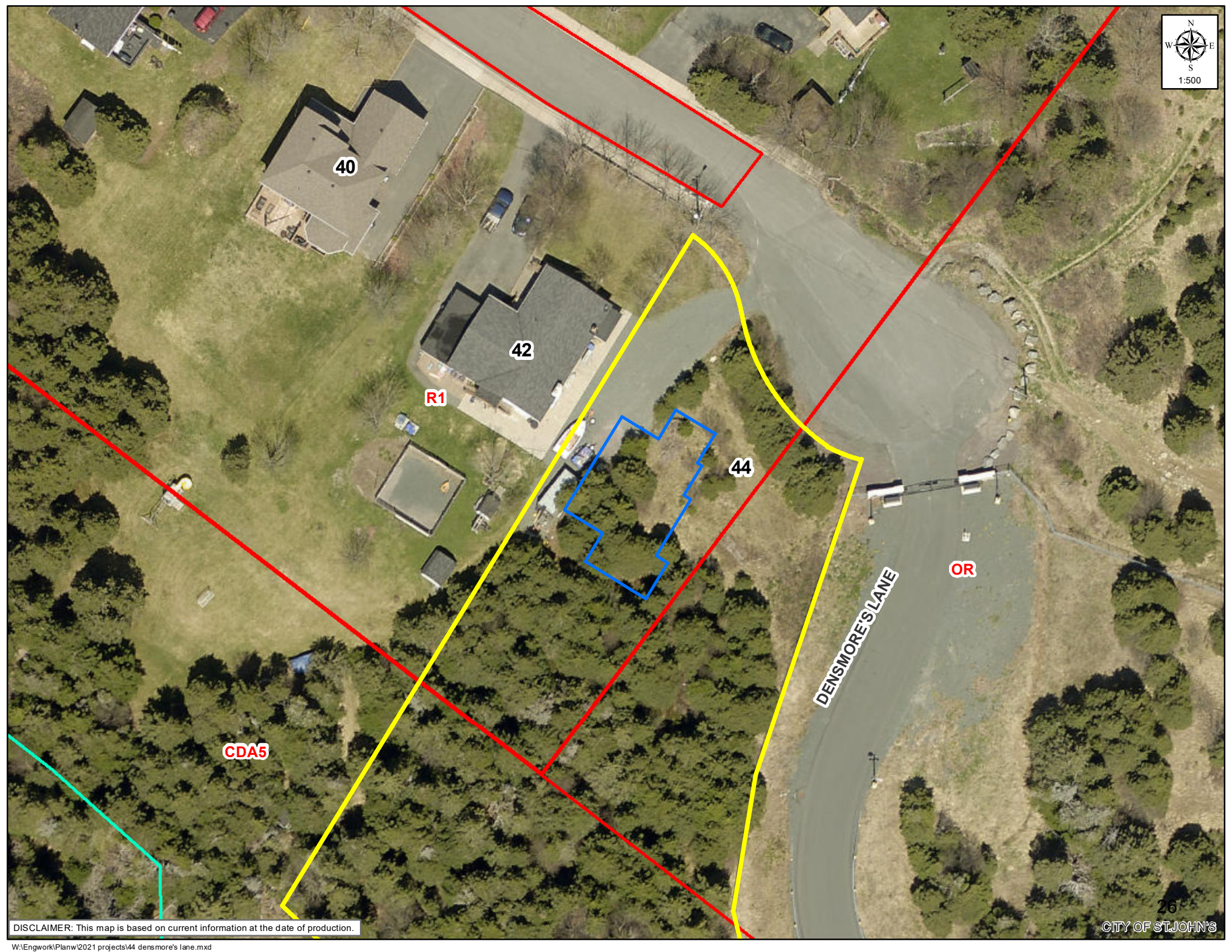
Report Approval Details

| | |
|----------------------|---|
| Document Title: | Development Applications - Request for Building Line Setback - 44 Densmore's Lane - DEV2000012.docx |
| Attachments: | - Aerial Map - 44 DENSMORE'S LANE.pdf |
| Final Approval Date: | Feb 11, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 10, 2021 - 2:42 PM

Jason Sinyard - Feb 11, 2021 - 1:05 PM



40

42

R1

44

CDA5

DENSMORE'S LANE

OR

DECISION/DIRECTION NOTE

Title: Home Occupation
32 Guzzwell Drive
DEV2100002

Date Prepared: February 10, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required: To consider a Discretionary Use application to operate a Kinesio-massage Therapy and Training Clinic as a Home Occupation at 32 Guzzwell Drive.

Discussion – Background and Current Status:

The business will occupy a floor area of 12.09m². The business will operate Monday–Thursday, 9 a.m.-7 p.m., Friday & Saturday 9 a.m.-4 p.m., 1 client at a time for a 60-minute appointment, with a 60-minute buffer between appointments. The applicant is the sole employee. Two on-site parking spaces are provided for the business.

Four submissions were received.

The neighbourhood is zoned Residential Low Density (R1) and a Home Occupation can be considered as a Discretionary Use within the Zone. Parking and traffic concerns raised in the submissions received. The proposed Home Occupation was reviewed by the city’s Transportation Engineer and there are no concerns from a transportation perspective regarding the Use.

Signage is proposed, which includes one, non-illuminated sign less than 0.2 sq m in size, used to identify parking for the business. Based on aerial mapping there is only one driveway for the property, which is accessed off Walwyn Street.

Questions about future expansion, an increase in the number of employees and clients and the frequency of visits were also raised. The owner has noted that no future expansion is being considered, except for virtual services, which would likely reduce the number of clients coming to the Dwelling. If the owner were to consider future changes to the Use, a new application and public notification process would be required. If the current application is approved, the Home Occupation would need to operate within the set requirements outlined in a Development Agreement.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

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

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager,
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Notices Published - 32 Guzzwell Drive.docx |
| Attachments: | |
| Final Approval Date: | Feb 10, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 10, 2021 - 12:01 PM

Jason Sinyard - Feb 10, 2021 - 1:49 PM

Karen Chafe

From: Ken O'Brien
Sent: Tuesday, February 2, 2021 3:59 PM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Application to Operate Kinesio-Massage Therapy and Training Clinic at 32 Guzzwell Drive

To [REDACTED]: Thank you for your detailed comments and concerns. They have been circulated to all members of Council for consideration when they vote on the application.

I noted your comments about the zoning in place in your neighbourhood north of the bridge across the Virginia River. I wanted to point out that the zoning north and south of the bridge is the same, the Residential Low Density (R1) Zone. That permits single detached houses, with or without subsidiary or basement apartments, as well as some provision for limited home-based businesses. Thus, the applicants have applied, we have advertised their application, and Council will decide.

I'm aware of areas where the original neighbourhood was developed, possibly with covenants in place, to prevent basement apartments in houses. However, please note that this would be an agreement between private parties. The restriction may or may not be registered as part of the survey for the property. In any event, it is not part of the land-use zone under the St. John's Development Regulations and thus would not be enforced by the City.

The issue of basement apartments is not part of the current application, so I hesitated to bring it up here. But your email caught my eye.

That being said, I do appreciate your concern for your neighbourhood. Community interest helps make the city a great place to live.

Regards,

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor (working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca www.stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>
Sent: Monday, February 1, 2021 3:41 PM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>;

Planning <planning@stjohns.ca>

Subject: RE: (EXT) Application to Operate Kinesio-Massage Therapy and Training Clinic at 32 Guzzwell Drive

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be forwarded to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 1, 2021 2:09 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application to Operate Kinesio-Massage Therapy and Training Clinic at 32 Guzzwell Drive

The residents at [REDACTED] and [REDACTED] in a joint submission wish to go on record as **Opposing** this application.

We are in opposition to the business activity proposed in the application for the following reasons:

1. The older part (north of the bridge) of our subdivision is zoned R1 - Residential Exclusive.

We purchased our properties in the 1990's based upon that premise.

No one is permitted to even have a registered two apartment dwelling in the area.

Thus any resident who wanted to garner additional income from their properties to meet mortgage and other various expenses are unable to do so.

No business activity, not even home-based, was permitted in the area.

2. The anticipated negative impact upon our home values.

Years ago when the newer part (south of the bridge) of our subdivision was built, our home values were negatively impacted.

That newer construction allowed for (a) much lower priced homes being built and (2) two apartment dwellings being erected.

Unbelievable as it may sound that negative effect is still being felt in our reduced property values in 2021 vis-a-vis similar priced subdivisions that existed at the time.

3. The potential for such a business activity in the vicinity impinging upon the ability to sell our homes.

Potential buyers looking for a home within 150 metres of 32 Guzzwell Drive may be discouraged because of the proximity to the business activity.

This would result in a lost sale to current residents which would be magnified in down or depressed real estate markets.

4. It is indicated in written notice to residents that the applicant would be the sole employee.

There are two concerns here (a) adequate enforcement by the city to ensure compliance to the one employee scenario, and (b) the proposed business activity makes provision for a "Training Clinic". Under (b) that could entail more than one individual(s) being trained at any given time. If that were to occur then there would be insufficient parking spaces if, e.g. 4 or 5 individuals were being given training at the same time. There are only two parking spaces identified with this application.

In addition what is noted in theory often does not occur in practice. There is provision in the application for two off-street parking spaces. Be rest assured in reality this will not happen. Parking will occur on Walwyn Street and Guzzwell Drive near this property and some of it will be close to the stop sign for Walwyn Street. This becomes magnified with snow clearing during the winter months as there is no sidewalk on that side of Walwyn Street on which 32 Guzzwell Drive is bordering.

5. There will be some increase in the volume and flow affecting traffic patterns. Sufficient a concern given that children and pets are frequently on both streets near this property. This business activity will be ongoing for 6 days a week, and of that, Monday to Thursday until 7 pm in the evening. Children and pets will be on the street at that time, and, this situation becomes aggravated during the shortened hours of daylight during the winter months.

6. Those residents adjacent to or directly opposite this property on both Walwyn Street and Guzzwell Drive would have to take added precaution when leaving their driveways of not hitting a parked vehicle near this property or a moving vehicle into or out of this property.

7. The written notice to residents potentially affected by this application indicates "one client at a time for a 60 minute appointment, with a 60 minute buffer between appointments". Is this buffer because under the current covid environment a requirement for sanitizing the premises between client appointments? If so, then it is anticipated the number client visits to this business will increase when covid comes under control.

8. No matter what the scale or type of this business activity, it does not belong in a R1 Zoned Exclusive residential area. It belongs in a commercially zoned area. Business activity is business activity regardless of scale and how it is presented. So to approve this application is setting a precedent, and may result in further submissions, and or approvals of this type in the future. To approve this application will change permanently the character of our neighborhood.

Could the city clerks office please acknowledge receipt of our submitted comments by return email.

Respectfully submitted,

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 2, 2021 9:58 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Concerning 32 Guzzwell Drive

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 1, 2021 10:21 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Concerning 32 Guzzwell Drive

Dear City Clerk;

I am writing out of concern for the proposed use of the residence located at the corner of Walwyn Street and Guzzwell Drive (32 Guzzwell Drive) for Commercial (business) purposes.

Almost 20 years ago we chose to move into this neighbourhood which specifically was and is designated as residential "low" density i.e. no apartments. We have enjoyed this neighbour with these characteristics. A business operating in this residential family centered neighborhood will change the traffic and parking for six out of seven days of the week. The driveway for this property is not on Guzzwell Drive but is off Walwyn Street. Though there is a paved two car driveway off Walwyn Street, will the clients of this business park their vehicles in the one potentially available parking space if it is shoveled out in the winter? Once we get past this period of time with COVID-19 considerations and the Pandemic, will this mean that the number of clients and frequency increase and therefore will the traffic increase? Will the one client at a time with a 60-minute buffer be maintained and enforceable by the City during Pandemic and after Pandemic? The owners of this house have not been using the front door off of Guzzwell Drive which is evident by the lack of snow clearing in the front of the house and around the front door. They use the rear doors for entry to the house which is their choice .. their prerogative, but I question the flow of their clientele to this property. Clients would enter off of Walwyn Street and potentially they would park closer to that part of the property frankly at the intersection of Walwyn Street and Guzzwell Drive.

I wish to reiterate that this neighborhood is zoned as residential. Please keep it residential and don't open the door to permitting a business to operate out of a residence.

Regards,



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Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 1:54 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Comments

Good Morning:

We thank you for feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 1, 2021 12:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Comments

Dear City clerk, I am replying with respect to the letter sent to me re 32 Guzzwell Drive.

My name: [REDACTED]
Address: [REDACTED]

My comments : I have no objection to the occupant of 32 Guzzwell Drive starting a Home business. All the best to her/him.

Any questions : [REDACTED]

Thanks.

Sent from my iPad

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subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:21 AM
To: Andrea Roberts; CityClerk
Cc: Ken O'Brien; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Re: Property 32 Guzzwell Drive Message Therapy

FYI

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Andrea Roberts <aroberts@stjohns.ca>
Sent: Monday, February 8, 2021 9:00 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ken O'Brien <kobrien@stjohns.ca>
Subject: FW: (EXT) Re: Property 32 Guzzwell Drive Message Therapy

FYI, additional comments from resident.

Andrea Roberts, P.Tech
Senior Development Officer
Planning, Engineering & Regulatory Services
City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2
(709) 576-8430 | email: aroberts@stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Saturday, February 6, 2021 5:08 PM
To: Andrea Roberts <aroberts@stjohns.ca>
Subject: (EXT) Re: Property 32 Guzzwell Drive Message Therapy

Thank you for your reply.

We are also very concerned about the possible increase in traffic on Walwyn Street because it is a very narrow street

and there are a lot of small children in this area. For that reason we are not in favour of the proposed business.
Thank you.

On Friday, February 5, 2021, 11:53:31 a.m. NST, Andrea Roberts <aroberts@stjohns.ca> wrote:

Good Afternoon,

Thank you for your email. Please see the responses to your questions below:

1. Will there be visible signage for the business? There will be one non-illuminated sign less than 0.2 sq m in size used to identify the parking space for the business on the property.
2. Will further expansion of the business be considered? No expansion of business will be considered with the exception of virtual services provided only by myself, the sole employee, which will in effect likely reduce the clientele population coming to the dwelling over time. (City Comment: if there is expansion of the business considered in the future, a new application and public notification would be required)

I hope this helps, but please feel free to reach out if you have further questions.

Regards,

Andrea Roberts, P.Tech
Senior Development Officer
Planning, Engineering & Regulatory Services
City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2
(709) 576-8430 | email: aroberts@stjohns.ca

-----Original Message-----

From [REDACTED]
Sent: Tuesday, February 2, 2021 4:55 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: Property 32 Guzzwell Drive Message Therapy

We were out of town for a week so our response is a little late. Our response is really in the form of questions:
Will there be visible signage for the business? Will further expansion of the business be considered?

We will need those questions answered before we can give any opinion as to whether or not we are okay with this proposition.

Thank you
[REDACTED]

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DECISION/DIRECTION NOTE

Title: Home Occupation
6 Caravelle Place
DEV2000201

Date Prepared: February 9, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required: To consider a Discretionary Use application to operate a Salon as a Home Occupation at 6 Caravelle Place.

Discussion – Background and Current Status: The salon will occupy a floor area of 26.6m². The business will operate Monday–Thursday, 10 a.m.-4 p.m., and have only 1 customer at a time. The applicant is the sole employee. No on-site parking spaces are provided for the business. The proposed application site is in the Residential Low Density (R1) Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not Applicable.
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

7. Human Resource Implications: Not Applicable.
8. Procurement Implications: Not Applicable.
9. Information Technology Implications: Not Applicable.
10. Other Implications: Not Applicable.

Recommendation:

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

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Notices Published - 6 Caravelle Place.docx |
| Attachments: | |
| Final Approval Date: | Feb 10, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 10, 2021 - 11:59 AM

Jason Sinyard - Feb 10, 2021 - 1:51 PM

DECISION/DIRECTION NOTE

Title: Tutoring Centre (Commercial School)
31 Peet Street
DEV2100009

Date Prepared: February 16, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required: To consider a Discretionary Use application for a Tutoring Centre (Commercial School) at 31 Peet Street.

Discussion – Background and Current Status: The tutoring centre will be for math and reading for prekindergartner to high school students. It will operate Monday to Saturday, 3 p.m. to 7 p.m. The tutoring centre has a floor area of 196.2m² and is located on the main level of the Building. Appointments consist of two, 30-minute sessions per week for each student, with a maximum of 10 to 12 students per session by appointment only. Four employees will be employed by the centre and on-site parking is provided. The proposed application site is in the Commercial Industrial (CI) Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are



posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council

7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

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

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|---|
| Document Title: | Notices Published - 31 Peet Street.docx |
| Attachments: | |
| Final Approval Date: | Feb 17, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 16, 2021 - 4:59 PM

Jason Sinyard - Feb 17, 2021 - 3:04 PM

DECISION/DIRECTION NOTE

Title: Discretionary Use Hours of Operation Change
83 Duckworth Street
DEV2100008

Date Prepared: February 16, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required: To consider a Discretionary Use application, received by Tap Wagon Inc., to change the hours of operation for a Lounge/Eating Establishment at 83 Duckworth Street.

Discussion – Background and Current Status: A Discretionary Use application was approved by Council on March 9, 2020 for Brewdock Bar & Eatery to allow both an indoor and outdoor Lounge and Eating Establishment. The approved hours of operation for the indoor area were 12 p.m. to 12 a.m. daily and 12 p.m. to 11 p.m. for the outdoor area.

The applicant wishes to amend the hours of operation for the indoor area to 7a.m. to 12 a.m. and for special events from 12 a.m. to 2 a.m. The hours of operation for the outdoor area will remain unchanged.

The proposed application site is in the Commercial Central Mixed Use (CCM) Zone.

13 Submissions were received.

Many of the submissions expressed concern regarding the proposed hours of operation and that a special event could allow the business to remain open until 2 a.m. each night. After a discussion with the applicant, it is recommended that the proposed hours of operation (indoor operations) be revised: Sunday to Thursday 7 a.m. - 1 a.m. and Friday and Saturday 7a.m. – 2 a.m. These proposed hours of operation would also be in line with a similar type of business across the street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.

3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the application subject to revised hours of operation (indoor operation) of Sunday to Thursday 7 a.m. - 1 a.m. and Friday and Saturday 7a.m. – 2 a.m. and other applicable requirements.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Notices Published - 83 Duckworth Street.docx |
| Attachments: | |
| Final Approval Date: | Feb 17, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 17, 2021 - 1:34 PM

Jason Sinyard - Feb 17, 2021 - 3:25 PM

Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 10:38 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth Street

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Saturday, January 30, 2021 2:07 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Attention, office of the City Clerk

Our home is in Cavendish Condominiums at 61 Duckworth St. Two of our windows overlook the building in question. We strongly oppose the request that the indoor operation be extended from midnight to 2 am. Noise from "special events" at that hour so close to a residential building would be very disturbing and inappropriate.

Thank you.

[REDACTED]
Cavendish Condominiums

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:28 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth bar hours

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
[REDACTED] February 9, 2021 8:49 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth bar hours

City Hall,

I wish to express my objection to the inside bar hours ending at 2 am to the property at 83 Duckworth Street. I live very close to the property and recall that there was excess noise years ago when the property was open under a different name. Please consider a more reasonable hour of closing the bar, there are many homes in the immediate area and the sound levels from an open bar would be very disturbing.

Thanks,

[REDACTED]
[REDACTED]
St. John's, NL
[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:15 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth Street

Good Morning:

We thank you for your feedback and advised that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Saturday, February 6, 2021 4:15 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

To Whom it may concern,

I am in favour of the applicant's 'Discretionary Use' amended hours of operation request. Tap Wagon Inc. is requesting that their indoor area at 83 Duckworth Street be open from 7am to 12 am, and from 12 am to 2 am for special events.

I own the condo suite [REDACTED] at Water Street in St. John's.

Sincerely,
[REDACTED]

Sent from my iPhone

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Stacey M. Corbett

From: CityClerk
Sent: Thursday, January 28, 2021 11:51 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Re: Application - 83 Duckworth Street

Good Morning:

We thank you for your feedback and advise that all submissions shall be provided to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Thursday, January 28, 2021 11:09 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: Application - 83 Duckworth Street

Dear City Clerk

My name is [REDACTED] and I live with my family at [REDACTED] around the corner from this development at 83 Duckworth. I have lived here since 2008. I fully support this development as well as this particular amendment to the hours of operation for Brewdock Bar & Eatery. We need more developments like this in St.John's and particularly in the east end. I do not know the people involved with this project, but I believe we should assist them to make their new business a success.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

=====

Public Notice

Application - 83 Duckworth Street

Application

A Discretionary Use application has been received by Tap Wagon Inc. to change the hours of operation for a Lounge/Eating Establishment at 83 Duckworth Street.

Description

A Discretionary Use application was approved by Council on March 9, 2020 for Brewdock Bar & Eatery to allow both an indoor and outdoor Lounge and Eating Establishment.

The approved hours of operation for the indoor area were 12 p.m. to 12 a.m. daily and 12 p.m. to 11 p.m. for the outdoor area.

The applicant wishes to amend the hours of operation for the indoor area to 7a.m. to 12 a.m. and for special events from 12 a.m. to 2 a.m. The hours of operation for the outdoor area will remain unchanged.

Comment By

9:30 a.m. February 9, 2021

Comments

Provide your comments to the Office of the City Clerk including your name and address to cityclerk@stjohns.ca or P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

Council Decision Date

February 22, 2021

Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email planning@stjohns.ca.

[Location Map](#)

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Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 1:45 PM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth Street

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 1, 2021 10:26 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Sent from [Mail](#) for Windows 10

I commenting on the applicant wishing to amend the hours of operation from 7am-12am and 12am-2am application by Tap Wagon. I support 7am-12am, I however, do not support 12am-2am. That's too late for a residential/commercial neighbourhood, there are very nice residences in that area of late and people have really invested in making this a nice neighbourhood. Nothing good happens after midnight in bars and additional traffic noise is unnecessary after midnight when people with windows open in the summer are trying to sleep.

Thank you for this forum,
[REDACTED]

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subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:28 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Brewdock Bar & Eatery

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 9, 2021 8:20 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Brewdock Bar & Eatery

To whom it may concern:

As a resident of 61 Duckworth Street, I oppose the application from the owners of Brewdock for amended hours of operation, and specifically the part about staying open until 2 a.m. on "special occasions".

I feel as if the application is dealing with two separate issues, and my preference would be that the two "asks" by the owners be considered separately.

Opening at 7 a.m. for the morning trade would be fine with me. Parking is always an issue in the downtown area but that never seems to be an argument that stops development. So, opening at 7 a.m. for the breakfast business is not an issue for me.

It could indicate a different aspect to the business that wasn't first anticipated.....perhaps. (I hope this isn't a case of asking for a bit, and then coming back for more, once the process is underway.)

However, I do object strongly to allowing Brewdock to stay open until 2 a.m. That seems to be part of the bar operating hours, rather than food service. I'm not comfortable with letting a business operator determine what qualifies as a "special occasion". We already have Bannerman operating in this area. I welcome the upgrade to the building that

Brewdock occupies, but allowing a 2 a.m. closing, even only on “special occasions”, is unacceptable to me, and unnecessary at this point, I think.

I ask you to consider the objections of the local residents impacted by this application and deny the request for later closing hours, at least.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

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Karen Chafe

From: CityClerk
Sent: Friday, February 5, 2021 11:06 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth Street

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Friday, February 5, 2021 10:28 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Good morning,

I am writing to express my opposition to the Discretionary Use Application submitted to the City of St. John's by Tap Wagon Inc. to extend daily operating hours for the Lounge at 83 Duckworth Street from 11 p.m. to midnight, and to 2 a.m. for special events. The requested new hours of operation are not appropriate in such close proximity to residential neighbors.

This operation is in close proximity to my residential property at [REDACTED]. The residents of our building experienced severe and frequent disruption and annoyance from a previous establishment at 83 Duckworth Street, with numerous incidents being prominently featured in the news.

The current enterprise was granted license only recently under its current approved operating hours, and the proprietor should have been more forthcoming and transparent about their actual intent at the time of submitting their first application for a licence to operate at that location.

I respectfully ask the City of St. John's to reject this proposal.

Sincerely,

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:19 AM
To: [REDACTED]; CityClerk
Cc: Shawn Skinner; Danny Breen; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Response to application of Brew Dock for extended hours - breakfast and late night

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Sunday, February 7, 2021 3:40 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] Danny Breen <dbreen@stjohns.ca>
Subject: (EXT) Response to application of Brew Dock for extended hours - breakfast and late night

Greetings to you.

I write to oppose the granting of permission to Brew Dock for morning-opening to serve breakfast.

My reasons are two-fold:

The increased traffic and parking needs which, from my experience of living in the area, cannot be absorbed presently in what is available. The traffic flow (vehicle and people) in our area already is complex (the various 'entries' to and from Duckworth of Hill o' Chips, Ordinance, Cavendish, Plymouth, etc. I understand that, when the Brew Dock application was reviewed in the development process, design changes were made to address traffic and sidewalk concerns. I do not have knowledge of those design changes; however, I do not observe or experience any positive changes re the vehicle and pedestrian concerns. We have two crosswalks in the area, one to the west of Hill o' Chips and one just west of Cavendish on Duckworth. Frequently, in order to cross the street to and from the Bannerman Brewery and elsewhere, these cross walks are not utilized (those of us who reside in the area tend to use them but, frequently, others are 'jay walking' to get 'to and from' their chosen food/beverage place.) This, combined with the vehicle congestion, makes the area already in the 'danger zone', from my perspective. I call our area 'an accident waiting to happen'. I would recommend that these vehicle/parking/pedestrian concerns be addressed before further extended hours are considered or granted to Brew Dock.

I am concerned that a pub (which, no doubt, can financially survive, easily with the hours presently approved, because of the sale of alcohol) be granted extended hours for breakfast because of the financial stress it places on other breakfast establishments such as the Classic and Zachary's (already struggling for survival, from my observation). When the hotels re-open, that will give us 6 breakfast establishments within minimal walking distance (with a number of others within walking distance west of Wood and Hill o' Chips; also, Coffee Matters). I understand that this is not a

criterion for your decision-making. I do not think, however, that the City of St. John's would want to contribute to the closure of already established businesses by granting permission for a new business to 'open its doors' for breakfast clientele.

Because my home does not face Duckworth Street, I cannot comment on the request for late night extension of hours.

To summarize, then, my reasons for non-approval of extended hours for Brew Dock are:

Safety issues re parking, pedestrian and vehicle traffic;

The huge financial stress (and threat) for already established restaurants, dependent upon their breakfast clientele (Classic; Zachary's).

Thank you for the invitation to respond. I, together with numerous others, chose the downtown to live because of its diversity and potential. In your deliberations, I would hope that 'fairness for all' is a value you uphold.

With appreciation

A large black rectangular redaction box covering the signature and name of the sender.

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:17 AM
To: [REDACTED]
Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 83 Duckworth Street

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Saturday, February 6, 2021 5:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 83 Duckworth Street

Regarding the proposed amended hours at 83 Duckworth Street to 7am to 12am I am concerned for Zackery's Restaurant which has been in the area for many years, serving breakfast and lunch to devoted clientele. There is no need for another two doors away to compete at 7am.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Tuesday, February 9, 2021 11:25 AM
To: [REDACTED] CityClerk
Cc: ssskinner@st.johns.ca; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Re: Brewdock Bar & Eatery extending hrs. from 12 a.m. to 2 a.m

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 8, 2021 11:45 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: ssskinner@st.johns.ca
Subject: (EXT) Re: Brewdock Bar & Eatery extending hrs. from 12 a.m. to 2 a.m

A careful glance at the area concerned would find approximately 10-12 eating establishments within a 1/4 mile circumference. All are trying to make a dollar in a very difficult time. We understand that. More power to them if they do not trespass on the rights of residents in their area. We believe that Brewdock Bar and Eatery is trespassing on the rights of residents in the residential condo at [REDACTED]. On a warm night in Summer we like to open our windows for fresh air, not to have noise from the Brewdock Bar & Eatery interrupting our sleep at one or two o'clock in the morning. So, we object to the extension of the hours requested.

[REDACTED]

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Karen Chafe

From: CityClerk
Sent: Friday, February 5, 2021 11:02 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Re: 83 Duckworth Street

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, February 3, 2021 1:41 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Re: 83 Duckworth Street

In full support of the hour of operation changes to Brewdock Bar & Eatery at 83 Duckworth Street. It's opening will further increase the renewal on this end of Duckworth. Seeing as it is a commercial establishment on a mostly commercial street we see no reason not to support this change.

Thank you

--
[REDACTED]

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From: CityClerk
Sent: Tuesday, February 9, 2021 10:46 AM
To: [REDACTED], CityClerk
Cc: Danny Breen, Shawn Skinner, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Re Tap Wagon Inc. change of operating hours

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, February 5, 2021 3:13 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Danny Breen <dbreen@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>
Subject: (EXT) Re Tap Wagon Inc. change of operating hours

I am writing in response to a notification that I have received from City Council. This is regarding a request from Tap Wagon Inc. to change thier approved hours of operation. The present hours are indoor 1200-2400 hours daily and 1200- 2300 hours for the outside area. The applicant is now requesting the hours be changed to 0700-2400 hours daily and to extend from 2400-0200 hours for special events with the outdoor area hours remaining unchanged.

My objection is to the "open ended" request for the hours of 2400-0200 for special events. This could happen every night of the week and is not an acceptable request.

This area is both commercial and residential so everyone should be considered. There are many homes and condominiums in the area. The residents have a right to have some nights during a week that we do not have to listen to the noise of an establishment staying open until 0200 hours.

The Banneman Brewery hours are:

Sunday to Thursday, cafe 0700 hours and the Pub closes 0100 hours

Friday and Saturday, cafe opens at 0900 hours and the Pub closes at 0200 hours.

As the closing hours have been in effect for a period of time I suggest that Tap Wagon Inc. would have the same CLOSING HOURS as the Bannerman Brewery on the weekend with No 0200 hour closure Sunday through Thursday.

As a residential and commercial area, we all have to respect each other and to come to an agreement that will be acceptable for all parties.

The area here is not at all like George Street. There are many homes where the residents are just trying to live normal fairly quiet lives. I think if the Brew Dock Brewery is permitted to stay open on any day for "special events" this is most unfair to the residents many of whom have to be up and out to work in the morning. Living in an area such as this I do expect that there will be some noise on the weekend. But I think we should

not have to endure it the other nights of the week, perhaps "on the go" until 0200 hours because of some special event.

None of us know how many special events there will be but I think the 0200 hour closing should be left to Friday and Saturday as it is at the Bannerman Brewery.

Hopefully we can all come to a satisfactory agreement on this matter.

Sincerely,



Resident of the Cavendish Condominiums

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From: CityClerk
Sent: Wednesday, February 10, 2021 10:40 AM
To: [REDACTED], CityClerk
Cc: Shawn Skinner, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) 83 Duckworth

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, February 10, 2021 7:35 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Shawn Skinner <sskinner@stjohns.ca>
Subject: (EXT) 83 Duckworth

Hello Elaine,

Please excuse my lateness in getting these comments to you. I have been experiencing some health issues that preventing me from engaging on the subject.

I want to express our household's views on the proposed changes.

1. We are strongly in favour of the earlier opening hours of 7am. The more local cafes the better in our view.
2. We have significant concerns about this establishment being granted permission to remain open until 12am on week nights. Bannerman Brewing across the street must shutter at 11pm. Given that both of these venues are located in a densely populated residential area, it makes sense to have earlier closing hours during the week. This respects residents who work a typical work week.
3. We are deeply and strongly opposed to any establishment in the area being permitted to operate past 12 am. Our neighbourhood is a close knit community that takes care of each other. It's the neighbourhood where we plan to raise our family. We are so glad to see new businesses livening up the area and bringing life back into long vacant properties. However, these properties are directly adjacent to our neighbourhood.

One concern is the indoor noise, particularly of special events with DJs or live music, and sometimes additional speakers, we have found these to be the most disruptive. The music is the focus (rather than background) and can get very loud. The sound levels travel easily through our old houses, and sometimes shake the walls.

The second issue is when the bar closes and patrons spill into the street after a few drinks. I can assure you that they are not discreet and quite. There is often loud conversations, signing and sometimes patrons urinating in people's driveways.

We are very aware that we have the distinct benefits of living downtown and that these will sometimes come with costs, such as noise. However, there must be a balance. Does this establishment **need** to be open until 2 am? Bannerman has clearly shown that it can be successful without it.

Thank you for your time and consideration. I sincerely hope Council will revisit this decision and take into account this lovely and unique neighbourhood.

Sincerely,

[REDACTED]
[REDACTED]

Cc: Shawn Skinner, Ward 2

[REDACTED]
[REDACTED]

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**Development Permits List
For the Period of February 4 To February 10, 2021**

| Code | Applicant | Application | Location | Ward | Development Officer's Decision | Date |
|------|-----------|------------------------|-----------------|------|--------------------------------|----------|
| RES | | Family Home Child Care | 81 Edison Place | 5 | Approved | 21-02-09 |
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* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

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

**Lindsay Lyghtle Brushett
Supervisor - Planning and
Development**

Permits List
Council's February 15, 2021 Regular Meeting

Permits Issued: 2021/02/04 to 2021/02/10

BUILDING PERMITS ISSUED

Residential

| Location | Permit Type | Structure Type |
|------------------------|------------------------------------|--------------------------|
| 12 Ottawa St | Renovations | Accessory Building |
| 207 Portugal Cove Rd | Renovations | Single Detached Dwelling |
| 56 Maurice Putt Cres | Change of Occupancy/Renovations | Subsidiary Apartment |
| 6 Caravelle Pl | New Construction | Single Detached w/ apt. |
| 61 Beothuck St | Renovations | Single Detached Dwelling |
| 8 Leonard J. Cowley St | New Construction | Single Detached Dwelling |
| Blue Puttee Dr | Site Work | Other |

This Week: \$572,361.00

Commercial

| Location | Permit Type | Structure Type |
|-----------------|------------------------------------|--------------------------|
| 11 Jasper St | Change of Occupancy | Single Detached Dwelling |
| 48 Kenmount Rd | Change of Occupancy/Renovations | Retail Store |
| 48 Kenmount Rd | Renovations | Retail Store |
| 67-71 Harvey Rd | Change of Occupancy/Renovations | Restaurant |
| 8-10 Rowan St | Renovations | Retail Store |

This Week: \$281,900.00

Government/Institutional

| Location | Permit Type | Structure Type |
|-----------------|--------------------|-----------------------|
|-----------------|--------------------|-----------------------|

This Week: \$0.00

Industrial

| Location | Permit Type | Structure Type |
|-----------------|--------------------|-----------------------|
|-----------------|--------------------|-----------------------|

This Week: \$0.00



Demolition

Location

Permit Type

Structure Type

709 Empire Ave

Demolition

Single Detached w/ apt.

This Week:

\$30,000.00

This Week's Total:

\$884,261.00

REPAIR PERMITS ISSUED:

\$0.00

Permits List
Council's February 22, 2021 Regular Meeting

Permits Issued: 2021/02/11 to 2021/02/17

BUILDING PERMITS ISSUED

Residential

| Location | Permit Type | Structure Type | | |
|--------------------------------|------------------------------------|--------------------------|------------|--------------|
| 16 Dorset St | Change of Occupancy/Renovations | Subsidiary Apartment | | |
| 3 Dumfries Pl | Renovations | Single Detached Dwelling | | |
| 32 Fleming St | Renovations | Townhousing | | |
| 343 Thorburn Rd | Fence | Fence | | |
| 343 Thorburn Rd | New Construction | Swimming Pool/Hot Tub | | |
| 35 Bonaventure Ave Unit 219 | Renovations | Condominium | | |
| 419 Thorburn Rd | Accessory Building | Accessory Building | | |
| 61 Maurice Putt Cres | Renovations | Single Detached Dwelling | | |
| 62b Blackler Ave | New Construction | Townhousing | | |
| 62c Blackler Ave | New Construction | Townhousing | | |
| | | | This Week: | \$218,000.00 |

Commercial

| Location | Permit Type | Structure Type | | |
|---------------------|------------------------------------|-----------------------|------------|--------------|
| 100 Duckworth St | Renovations | Retail Store | | |
| 168 Water St | Change of Occupancy | Retail Store | | |
| 2 Austin St | Renovations | Warehouse | | |
| 31 Peet St | Sign | Other | | |
| 350 Torbay Rd | Change of Occupancy/Renovations | Other | | |
| 427 Newfoundland Dr | Sign | Clinic | | |
| 48 Kenmount Rd | Sign | Eating Establishment | | |
| 6 Freshwater Rd | Change of Occupancy | Department Store | | |
| | | | This Week: | \$536,000.00 |

Government/Institutional

| Location | Permit Type | Structure Type | | |
|-----------------|--------------------|-----------------------|------------|--------|
| | | | This Week: | \$0.00 |

Industrial

| Location | Permit Type | Structure Type |
|-----------------|--------------------|-----------------------|
|-----------------|--------------------|-----------------------|

This Week: \$0.00

Demolition

Location Permit Type Structure Type

This Week: \$0.00

This Week's Total: \$754,000.00

REPAIR PERMITS ISSUED:

\$0.00

NO REJECTIONS

| YEAR TO DATE COMPARISONS | | | |
|---------------------------------------|------------------------|------------------------|-------------------------|
| February 22, 2021 | | | |
| TYPE | 2020 | 2021 | % Variance (+/-) |
| Residential | \$2,261,426.90 | \$3,270,810.62 | 45 |
| Commercial | \$9,927,481.00 | \$3,091,542.75 | -69 |
| Government/Institutional | \$0.00 | \$193,449.00 | 0 |
| Industrial | \$0.00 | \$4,000,000.00 | 0 |
| Repairs | \$16,500.00 | \$265,000.00 | 1506 |
| TOTAL | \$12,205,407.90 | \$10,820,802.37 | -11 |
| Housing Units (1 & 2 Family Dwelling) | 3 | 6 | |

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
 Deputy City Manager
 Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 10, 2021

Payroll

| | |
|---|------------------------|
| Public Works | \$ 512,180.20 |
| Bi-Weekly Administration | \$ 761,549.01 |
| Bi-Weekly Management | \$ 1,145,337.84 |
| Bi-Weekly Fire Department | \$ 820,628.80 |
| Bi-Weekly Casual | \$ 36,579.63 |
| Accounts Payable <i>(A detailed breakdown available here)</i> | \$ 3,730,555.44 |

Total: \$ 7,006,830.92

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 17, 2021

Payroll

| | |
|---|------------------------|
| Public Works | \$ 598,664.90 |
| Bi-Weekly Administration | \$ 759,484.61 |
| Bi-Weekly Management | \$ 964,257.74 |
| Bi-Weekly Fire Department | \$ 1,112,862.52 |
| | |
| Accounts Payable <i>(A detailed breakdown available here)</i> | \$ 996,975.64 |

Total: \$ 4,432,245.41

ST. JOHN'S

DEPARTMENT OF FINANCE

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

BID APPROVAL NOTE

Bid # and Name: 2020193 – Supply and Delivery of John Deere Parts
Date Prepared: Thursday, February 11, 2021
Report To: Regular Meeting
Councillor and Role: Councillor Shawn Skinner, Finance & Administration
Ward: N/A

Department: Finance and Administration
Division: Supply Chain
Quotes Obtained By: Jessica Squires
Budget Code: Charged to various user operating budgets as required
Source of Funding: Operating

Purpose:

To provide John Deere parts to the Fleet Division. These items will be stocked in the City's central stores to ensure accessibility on an as required basis.

Results: As attached As noted below

| Vendor Name | Bid Amount |
|-------------|------------|
| | |
| | |

Expected Value: As above
 Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: 2 years with the option to extend for 2 additional 1-year periods

Bid Exception: None

Recommendation:

That Council award open call 2020193 – Supply and Delivery of John Deere Parts, to the lowest and only bidder meeting the bid specifications, Brandt Tractor Ltd. for \$96,112.62 (excluding HST), as per the Public Procurement Act. There is a price escalation allowance which is up to a maximum of the appropriate CPI index for years 3 and beyond. Specifications required a vendor to bid on minimum 80% of the items listed. The recommended vendor is the only one who met this requirement.

Attachments:



Report Approval Details

| | |
|----------------------|---|
| Document Title: | 2020193 -Supply and Delivery of John Deere Parts.docx |
| Attachments: | - 2020193 - Spreadsheet for council.pdf |
| Final Approval Date: | Feb 11, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Feb 11, 2021 - 12:06 PM

Derek Coffey - Feb 11, 2021 - 12:40 PM

2020193 - Supply and Delivery of John Deere Parts - Appendix C - Pricing

| Line Item | Item # | Item Description | UOM | Usage | Harvey & Company | | COLONIAL GARAGE | | Parts for Trucks | | Brandt Tractor Ltd. | |
|-----------|--------|---|-----|-------|------------------|----------|-----------------|----------|------------------|----------|---------------------|------------|
| | | | | | Unit Price | Total | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| 1 | 108266 | FILTER FUEL JOHN DEERE OEM# RE62424 | EA | 1 | \$ 14.2500 | \$14.25 | \$ 19.9900 | \$19.99 | \$ 13.2000 | \$13.20 | \$ 34.6100 | \$34.61 |
| 2 | 108274 | FILTER FUEL JOHN DEERE OEM# RE27091 (PRIMARY FILTER) | EA | 3 | \$ 32.2500 | \$96.75 | \$ 24.1800 | \$72.54 | \$ 16.6000 | \$49.80 | \$ 40.6700 | \$122.01 |
| 3 | 108290 | FILTER HYD RES BREATHER JOHN DEERE 644H 624J | EA | 3 | \$ 13.8600 | \$41.58 | \$ 8.7200 | \$26.16 | \$ 6.8500 | \$20.55 | \$ 11.3200 | \$33.96 |
| 4 | 108308 | FILTER TRANS JOHN DEERE OEM# AT168989 | EA | 1 | \$ 46.0900 | \$46.09 | \$ 33.7500 | \$33.75 | \$ 23.0000 | \$23.00 | \$ 58.6800 | \$58.68 |
| 5 | 108316 | FILTER AIR PRIM.JOHN DEERE OEM# AR80652 (PRIMARY FILTER) | EA | 1 | \$ 70.0600 | \$70.06 | \$ 51.9200 | \$51.92 | \$ 33.5000 | \$33.50 | \$ 93.6500 | \$93.65 |
| 6 | 108324 | FILTER AIR SECONDARY DEERE OEM# AR80653 | EA | 1 | \$ 32.5000 | \$32.50 | \$ 24.5100 | \$24.51 | \$ 16.5000 | \$16.50 | \$ 45.2200 | \$45.22 |
| 7 | 113423 | CABLE ACCELERATOR 94 JOHN DEERE LDR 644 | EA | 1 | | | | | | | \$ 429.8600 | \$429.86 |
| 8 | 120709 | FILTER OIL ENG JOHN DEERE OEM# RE59754 LOADERS/BACKHOES | EA | 1 | \$ 16.5000 | \$16.50 | \$ 13.7100 | \$13.71 | \$ 9.9900 | \$9.99 | \$ 21.8500 | \$21.85 |
| 9 | 120725 | FILTER FUEL JOHN DEERE OEM# RE62418 | EA | 1 | \$ 38.4100 | \$38.41 | \$ 18.1600 | \$18.16 | \$ 12.7500 | \$12.75 | \$ 32.8500 | \$32.85 |
| 10 | 120733 | FILTER HYD OIL JOHN DEERE OEM# AT184286 | EA | 1 | \$ 96.4500 | \$96.45 | \$ 72.4600 | \$72.46 | \$ 47.0000 | \$47.00 | \$ 121.9700 | \$121.97 |
| 11 | 1259 | FILTER TRANSMISSION JCB/ JOHN DEERE LOADERS | EA | 2 | \$ 62.4000 | \$124.80 | \$ 40.8000 | \$81.60 | \$ 26.5000 | \$53.00 | \$ 78.7800 | \$157.56 |
| 12 | 1403 | BELT FAN VOHL OEM# R135590 2001 VOHL DV 4000 SNOWBLOWER | EA | 2 | \$ 40.5000 | \$81.00 | \$ 55.0200 | \$110.04 | \$ 23.0000 | \$46.00 | \$ 113.8000 | \$227.60 |
| 13 | 1471 | LIGHT BRAKE (REAR) - #T178946 2001 JOHN DEERE 644 | EA | 1 | | | | | | | \$ 40.8000 | \$40.80 |
| 14 | 1472 | LIGHT SIGNAL (REAR TURN) - T178947 2001 JOHN DEERE 644 | EA | 1 | | | | | | | \$ 43.7700 | \$43.77 |
| 15 | 1491 | FILTER AIR 01 JOHN DEERE 644H 8.1L | EA | 1 | \$ 123.9000 | \$123.90 | \$ 70.2200 | \$70.22 | \$ 45.3000 | \$45.30 | \$ 130.5000 | \$130.50 |
| 16 | 1515 | FILTER AIR SECONDARY 01 JOHN DEERE 644H | EA | 1 | \$ 60.2000 | \$60.20 | \$ 41.1000 | \$41.10 | \$ 26.9000 | \$26.90 | \$ 78.1100 | \$78.11 |
| 17 | 1554 | EDGE CORNER JCB BUCKET UNIT 0338 | EA | 2 | | | | | | | \$ 314.1200 | \$628.24 |
| 18 | 1555 | EDGE CUTTING JCB BUCKET UNIT 0338 | EA | 1 | | | | | | | \$ 844.3100 | \$844.31 |
| 19 | 1619 | ALTERNATOR 01 JOHN DEERE 624H WILSON 90156298 | EA | 1 | | | \$ 159.8800 | \$159.88 | \$ 269.0000 | \$269.00 | \$ 1,150.3200 | \$1,150.32 |
| 20 | 1619CC | CORE ALTERNATOR JOHN DEERE | EA | 1 | | | \$ 36.7500 | \$36.75 | \$ 98.0000 | \$98.00 | | |
| 21 | 1620 | ALTERNATOR 01 JOHN DEERE 644H WILSON 90156311 | EA | 1 | | | \$ 141.6100 | \$141.61 | \$ 285.0000 | \$285.00 | \$ 975.4000 | \$975.40 |
| 22 | 1620CC | CORE ALTERNATOR JOHN DEERE | EA | 1 | | | \$ 31.5000 | \$31.50 | \$ 95.0000 | \$95.00 | | |
| 23 | 1803 | COIL ELECTRIC 01 JOHN DEERE LOADER RIDE CONTROL | EA | 1 | | | | | | | \$ 343.5200 | \$343.52 |
| 24 | 2118 | BLADE WIPER FRONT JOHN DEERE/KOMATSU OEM ONLY NO SUBSTITUTES | EA | 2 | | | | | | | \$ 117.7900 | \$235.58 |
| 25 | 2273 | BELT ALTERNATOR 01 JOHN DEERE LOADERS | EA | 1 | | | \$ 32.6500 | \$32.65 | | | \$ 89.6500 | \$89.65 |
| 26 | 2295 | MIRROR OUTSIDE CAB-REARVIEW JOHN DEERE 624/644 | EA | 1 | | | | | | | \$ 154.4900 | \$154.49 |
| 27 | 2322 | O'RING FLAT FACE 3/8" JOHN DEERE LDERS HYD PART T77613 | EA | 1 | | | | | | | \$ 5.8000 | \$5.80 |
| 28 | 2323 | O'RING FLAT FACE 1/2" JOHN DEERE LDERS HYD PART T77857 | EA | 1 | | | | | | | \$ 6.0000 | \$6.00 |
| 29 | 2325 | O'RING FLAT FACE 5/8" JOHN DEERE HYD LOADERS PT T77932 | EA | 1 | | | | | | | \$ 6.8000 | \$6.80 |
| 30 | 2326 | O'RING FLAT FACE 1" J/D LDER HYD PT T76983 | EA | 1 | | | | | | | \$ 7.1200 | \$7.12 |
| 31 | 2327 | O'RING FLAT FACE 1 1/4" J/D LDR HYD PT T78612 | EA | 1 | | | | | | | \$ 8.0000 | \$8.00 |
| 32 | 2328 | O'RING FLAT FACE 1 1/2" J/D LDR PT T78784 | EA | 1 | | | | | | | \$ 6.6000 | \$6.60 |
| 33 | 2348 | FILTER AIR MAIN CAB JOHN DEERE LOADER 624H UNIT 0050 | EA | 1 | \$ 46.2300 | \$46.23 | \$ 34.5500 | \$34.55 | \$ 22.7500 | \$22.75 | \$ 57.6900 | \$57.69 |
| 34 | 2355 | BELT ALTERNATOR JOHN DEERE LOADER | EA | 1 | \$ 31.1100 | \$31.11 | \$ 26.8400 | \$26.84 | \$ 29.9000 | \$29.90 | \$ 117.1400 | \$117.14 |
| 35 | 2605 | FILTER OIL J/D 06 J/D 624J 18 TRACKLESS | EA | 16 | | | \$ 14.7000 | \$235.20 | \$ 10.6000 | \$106.60 | \$ 23.1700 | \$370.72 |
| 36 | 2820 | RELAY STARTER 00-05 VOHL BLOWER DV4000B | EA | 1 | | | | | | | \$ 42.3100 | \$42.31 |
| 37 | 2835 | LAMP HI BEAM JOHN DEERE 624/644 | EA | 1 | | | | | | | \$ 113.1000 | \$113.10 |
| 38 | 2866 | FILTER FUEL SECONDARY J/D 05 VOHL DV4000 | EA | 1 | \$ 48.4300 | \$48.43 | \$ 32.5400 | \$32.54 | \$ 21.8000 | \$21.80 | \$ 59.4900 | \$59.49 |
| 39 | 2867 | FILTER FUEL PRIMARY J/D OEM# RE522687 2005 VOHL DV 4000 | EA | 1 | \$ 78.6100 | \$78.61 | \$ 41.2500 | \$41.25 | \$ 27.6000 | \$27.60 | \$ 83.0400 | \$83.04 |
| 40 | 2908 | FILTER OIL ENG 05 VOHL DV4000/JOHN DEERE | EA | 1 | \$ 22.7700 | \$22.77 | \$ 17.4000 | \$17.40 | \$ 12.3000 | \$12.30 | \$ 30.4400 | \$30.44 |
| 41 | 2964 | FILTER FUEL 05 VOHL DV4000 JOHN DEERE UNIT 0502 | EA | 1 | \$ 129.1700 | \$129.17 | \$ 53.5800 | \$53.58 | \$ 35.5000 | \$35.50 | \$ 91.0300 | \$91.03 |
| 42 | 2992 | FILTER FUEL 7/16 INLINE JOHN DEERE OEM# AT223493 | EA | 6 | \$ 15.2400 | \$91.44 | \$ 9.9900 | \$59.94 | \$ 7.2000 | \$43.20 | \$ 15.1900 | \$91.14 |
| 43 | 2994 | FILTER AIR PRIMARY 06 JOHN DEERE 624J UNIT 0641 | EA | 5 | \$ 66.3700 | \$331.85 | \$ 49.6200 | \$248.10 | \$ 32.3000 | \$161.50 | \$ 91.1300 | \$455.65 |
| 44 | 2996 | FILTER AIR SECONDARY J/D OEM# AT314583 2006 JOHN DEERE 624J - UNIT 0641 | EA | 3 | \$ 40.1900 | \$120.57 | \$ 28.6100 | \$85.83 | \$ 19.0000 | \$57.00 | \$ 55.8900 | \$167.67 |
| 45 | 3070 | RING EXHAUST MANIFOLD JDEERE 8.1L VOHL DV4000 SNWBWLWR | EA | 1 | | | | | | | \$ 11.1700 | \$11.17 |
| 46 | 3072 | GASKETMANIFOLD JOHN DEERE 8.1L ENG VOHL SNWBWLWR | EA | 1 | | | | | | | \$ 7.7100 | \$7.71 |
| 47 | 3074 | GASKETMANIFOLD JOHN DEERE 8.1L ENG VOHL DV 4000 SNWBWLWR | EA | 1 | | | | | | | \$ 13.6500 | \$13.65 |
| 48 | 3075 | SCREW CAP JOHN DEERE 8.1L ENG VOHL DV 4000 SNOWBLOWER | EA | 1 | | | | | | | \$ 6.0800 | \$6.08 |

| | | | | | | | | | | | | |
|-----|----------|---|----|----|-------------|----------|-------------|----------|-------------|----------|---------------|------------|
| 49 | 3076 | TENSIONER BELT AUTOMATIC J/D 8.1L ENG VOHL DV4000 SNWBLWR | EA | 1 | \$ 218.6500 | \$218.65 | \$ 151.4700 | \$151.47 | \$ 168.0000 | \$168.00 | \$ 260.5600 | \$260.56 |
| 50 | 3341 | VALVE TIRE JOHN DEERE OEM# AT25226 JOHN DEERE LOADER | EA | 1 | | | | | | | \$ 14.8400 | \$14.84 |
| 51 | 3398 | FILTER AIR SAFETY J/D GATER OEM M123378 2007 JOHN DEERE GATER UNIT 0737 | EA | 1 | \$ 22.1000 | \$22.10 | \$ 12.2000 | \$12.20 | \$ 9.1500 | \$9.15 | \$ 24.6800 | \$24.68 |
| 52 | 3399 | FILTER FUEL ENG 07 JOHN DEERE GATOR UNIT 0737 | EA | 1 | \$ 15.8000 | \$15.80 | \$ 9.2200 | \$9.22 | \$ 7.0000 | \$7.00 | \$ 14.4900 | \$14.49 |
| 53 | 3400 | FILTER OIL ENGINE J/D GATER OEM#M806418 2007 JOHN DEERE GATOR UNIT 0737 | EA | 1 | \$ 16.2000 | \$16.20 | \$ 3.9900 | \$3.99 | \$ 5.0000 | \$5.00 | \$ 13.3600 | \$13.36 |
| 54 | 3426 | GASKET INTAKE HEAD VOHL J/D OEM R130573 VOHL DV 4000 | EA | 1 | | | | | | | \$ 15.5200 | \$15.52 |
| 55 | 3428 | RING O INTAKE MANIF VOHL J/D OEM R49424 VOHL DV4000 | EA | 1 | | | | | | | \$ 22.9800 | \$22.98 |
| 56 | 3429 | RING O INTAKE MANIF VOHL J/D OEM R57517 VOHL DV4000 | EA | 1 | | | | | | | \$ 20.0700 | \$20.07 |
| 57 | 3528 | SWITCH IGNITION C/W KEY JOHN DEERE OEM# AT195301 | EA | 1 | | | | | | | \$ 114.9600 | \$114.96 |
| 58 | 3622 | RING O (TUBELESS TIRE RIMS) 1/4" OEM ONLY JOHN DEERE T59933 | EA | 13 | | | | | | | \$ 46.6200 | \$606.06 |
| 59 | 3666 | BLADE WIPER REAR JD624J JOHN DEERE #AL153660 | EA | 1 | | | | | | | \$ 51.1700 | \$51.17 |
| 60 | 3667 | BELT FAN AND ALTERNATOR JOHN DEERE 624J JD#T195188 | EA | 1 | | | \$ 57.7200 | \$57.72 | \$ 65.0000 | \$65.00 | \$ 151.9900 | \$151.99 |
| 61 | 3774 | FILTER FUEL KIT PRIM/SECOND ENGINE ARTICUL DUMP JD | EA | 3 | | | \$ 77.8800 | \$233.64 | \$ 50.5000 | \$151.50 | \$ 135.1800 | \$405.54 |
| 62 | 3934 | BLADE WIPER FRT/REAR JOHN DEERE 1050J | EA | 1 | | | | | \$ 22.5000 | \$22.50 | \$ 85.0800 | \$85.08 |
| 63 | 3949 | ALTERNATOR12V 94 JOHN DEERE 644G WILSON 90156218 TRACKLESS 03-04 | EA | 1 | | | \$ 129.1900 | \$129.19 | \$ 182.0000 | \$182.00 | \$ 531.5800 | \$531.58 |
| 64 | 3949CC | CORE ALTERNATOR JOHN DEERE | EA | 1 | | | \$ 31.5000 | \$31.50 | | | | |
| 65 | 4014 | BOLT CUTTING EDGE 3/4 x 2-1/2 06 JOHN DEERE 624K UNIT 1120 | EA | 27 | | | | | | | \$ 3.8500 | \$103.95 |
| 66 | 4015 | EDGE CUTTING INNER JOHN DEERE 624K UNIT 1120 | EA | 4 | | | | | | | \$ 615.2700 | \$2,461.08 |
| 67 | 4016 | EDGE CUTTING OUTER JOHN DEERE 624K UNIT 1120 | EA | 4 | | | | | | | \$ 187.6200 | \$750.48 |
| 68 | 4160 | FILTER OIL JD 9.0L GRADER | EA | 3 | \$ 40.6800 | \$122.04 | \$ 30.4100 | \$91.23 | \$ 20.5000 | \$61.50 | \$ 46.5900 | \$139.77 |
| 69 | 4161 | FILTER AIR INNER JOHN DEERE | EA | 1 | \$ 48.7100 | \$48.71 | \$ 36.3000 | \$36.30 | \$ 23.8000 | \$23.80 | \$ 62.8300 | \$62.83 |
| 70 | 4163 | FILTER CAB AC JOHN DEERE | EA | 3 | \$ 32.5900 | \$97.77 | \$ 10.2200 | \$30.66 | \$ 7.0000 | \$21.00 | \$ 16.7100 | \$50.13 |
| 71 | 4164 | FILTER CAB FRESH AIR JOHN DEERE | EA | 3 | \$ 110.4800 | \$331.44 | \$ 12.3600 | \$37.08 | \$ 8.5000 | \$25.50 | \$ 21.0700 | \$63.21 |
| 72 | 4165 | FILTER HYDRAULIC JOHN DEERE GRADER | EA | 1 | \$ 84.1000 | \$84.10 | \$ 61.4500 | \$61.45 | | | \$ 121.9700 | \$121.97 |
| 73 | 4382 | BELT ALTERNATOR JOHN DEERE OEM# 17710 | EA | 1 | | | \$ 24.7600 | \$24.76 | \$ 24.0000 | \$24.00 | | |
| 74 | 586 | FILTER HYDRAULIC J/DEERE OEM# AT209204 | EA | 1 | \$ 123.7200 | \$123.72 | \$ 85.3500 | \$85.35 | \$ 40.5000 | \$40.50 | \$ 136.1500 | \$136.15 |
| 75 | 589 | FILTER AIR JOHN DEERE OEM# AT178583 2000 JOHN DEERE 624H | EA | 1 | \$ 81.9500 | \$81.95 | \$ 53.1200 | \$53.12 | \$ 34.5000 | \$34.50 | \$ 79.9100 | \$79.91 |
| 76 | 590 | FILTER AIR JOHN DEERE OEM# AT178584 2000 JOHN DEERE 624H | EA | 1 | \$ 49.5000 | \$49.50 | \$ 32.9900 | \$32.99 | \$ 21.8000 | \$21.80 | \$ 51.4800 | \$51.48 |
| 77 | 639 | FILTER OIL 00 JOHN DEERE 850C II DOZER | EA | 1 | \$ 25.5100 | \$25.51 | \$ 17.5100 | \$17.51 | \$ 12.4000 | \$12.40 | \$ 35.3600 | \$35.36 |
| 78 | 94219 | FILTER AIR SAFETY OEM# AF458 WHIRLWIND/JOHN DEERE | EA | 2 | \$ 39.7200 | \$79.44 | \$ 26.9900 | \$53.98 | \$ 51.8000 | \$103.60 | \$ 200.0800 | \$400.16 |
| 79 | 96487 | FILTER AIR VOHL OEM# AF101K | EA | 3 | \$ 61.0000 | \$183.00 | \$ 40.1100 | \$120.33 | \$ 26.3000 | \$78.90 | | |
| 80 | S00057 | LINE OIL AUX FRONT DRIVE 02/UP VOHL DV4000 | EA | 1 | | | | | | | \$ 55.2100 | \$55.21 |
| 81 | S00072 | STARTER 18 TRACKLESS MT-7 SE502632 OEM ONLY | EA | 1 | | | | | | | \$ 672.2700 | \$672.27 |
| 82 | S00072CC | CORE STARTER JOHN DEERE | EA | 1 | | | | | | | | |
| 83 | S00304 | SOLENOID FUEL SHUTOFF JOHN DEERE 624H | EA | 1 | | | | | | | \$ 718.0500 | \$718.05 |
| 84 | S00406CC | CORE TURBOCHARGER JOHN DEERE | EA | 1 | | | | | | | | |
| 85 | S00433 | TOOTH FLAT JOHN DEERE HQ23 | EA | 1 | | | | | | | \$ 12.7400 | \$12.74 |
| 86 | S00511 | SWITCH OIL PRESSURE JOHN DEERE RE167207 | EA | 1 | | | | | | | \$ 155.2900 | \$155.29 |
| 87 | S00534 | FILTER FUEL WATER SEPARATOR 06 J/D VOHL DV4000 RE11325 | EA | 1 | \$ 18.2700 | \$18.27 | \$ 10.1400 | \$10.14 | \$ 7.7000 | \$7.70 | \$ 25.3800 | \$25.38 |
| 88 | S00539 | FILTER FUEL 11 JOHN DEERE 624K RE522878 | EA | 6 | \$ 33.0000 | \$198.00 | \$ 21.1100 | \$126.66 | \$ 14.6000 | \$87.60 | \$ 42.6800 | \$256.08 |
| 89 | S00561 | SEAL PACKING VOHL DV4000 SNOWBLOWER | EA | 1 | | | | | | | \$ 7.2900 | \$7.29 |
| 90 | S00801 | VALVE OVERRIDE BLADE ATTACH. 11 JOHN DEERE F624K | EA | 1 | | | | | | | \$ 401.9500 | \$401.95 |
| 91 | S00929 | PLATE PIVOT HI VIS 11 JOHN DEERE LOADER 624K AT330639 | EA | 1 | | | | | | | \$ 3,759.7000 | \$3,759.70 |
| 92 | S00942 | FILTER HYDRAULIC 12 JOHN DEERE 670G AT367840 | EA | 1 | | | \$ 66.0700 | \$66.07 | \$ 43.3000 | \$43.30 | \$ 114.6200 | \$114.62 |
| 93 | S01100 | FILTER HYDRAULIC | EA | 1 | | | \$ 126.7500 | \$126.75 | \$ 81.5000 | \$81.50 | \$ 245.8100 | \$245.81 |
| 94 | S01156 | LIGHT TAIL REAR OVAL RED LED 24V 09 JOHN DEERE 672G GRADER | EA | 1 | | | | | | | \$ 94.1400 | \$94.14 |
| 95 | S01157 | LIGHT TAIL REAR SIGNAL OVAL AMBER LED 09 JOHN DEERE 672G GRADER | EA | 1 | | | | | | | \$ 91.2900 | \$91.29 |
| 96 | S01170 | COUPLER QUICK MALE 3/4" 13 CAT/JOHN DEERE C502-12 | EA | 41 | | | | | | | | |
| 97 | S01172 | PLUG DUST QUICK COUPLER MALE 3/4" 13 CAT/JOHN DEERE C508-12 | EA | 18 | | | | | | | | |
| 98 | S01241 | CAP FUEL 13 JOHN DEERE 624K LOADER OEM AT346094 | EA | 1 | | | | | | | \$ 124.0300 | \$124.03 |
| 99 | S01242 | CAP HYDRAULIC OIL 13 JOHN DEERE 624K LOADER OEM AT359994 | EA | 1 | | | | | | | \$ 152.2700 | \$152.27 |
| 100 | S01243 | GASKET ENGINE OIL FILLER CAP 13 JOHN DEERE 624K LOADER OEM R80135 | EA | 1 | | | | | | | \$ 7.8000 | \$7.80 |
| 101 | S01244 | CAP ENGINE OIL FILLER 13 JOHN DEERE 624K LOADER OEM R80136 | EA | 1 | | | | | | | \$ 16.7100 | \$16.71 |

| | | | | | | | | | | | | | |
|-----|----------|--|----|----|--|--|-------------|----------|-------------|----------|--|---------------|--------------------|
| 102 | S01245 | CAP TRANSMISSION FILLER 13 JOHN DEERE 624K LOADER OEM AT361052 | EA | 1 | | | | | | | | \$ 48.5200 | \$48.52 |
| 103 | S01276 | DIODE 24V-3A PLUG IN 13 JOHN DEERE 624 LOADER OEM 57M8640 | EA | 1 | | | | | | | | \$ 15.3900 | \$15.39 |
| 104 | S01303 | MIRROR OUTSIDE HEATED 13 JOHN DEERE 624K LOADER OEM AT356100 | EA | 1 | | | | | | | | \$ 219.9400 | \$219.94 |
| 105 | S01341 | ELBOW EXHAUST VOHL DV-4000 SNOWBLOWER JOHN DEERE OEM R116611 | EA | 1 | | | | | | | | \$ 509.3600 | \$509.36 |
| 106 | S01343 | CLAMP EXHAUST ELBOW VOHL DV-4000 SNOWBLOWER OEM JOHN DEERE RE40048 | EA | 1 | | | | | | | | \$ 71.6900 | \$71.69 |
| 107 | S01476 | GLASS WINDOW R/S 13 JOHN DEERE 624K LOADER OEM T244711 | EA | 1 | | | | | | | | \$ 594.3600 | \$594.36 |
| 108 | S01578 | THERMOSTAT VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM AR48675 | EA | 1 | | | | | | | | \$ 18.9200 | \$18.92 |
| 109 | S01579 | SEAL THERMOSTAT VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM R521548 | EA | 1 | | | | | | | | \$ 10.3100 | \$10.31 |
| 110 | S01580 | GASKET THERMOSTAT VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM R124607 | EA | 1 | | | | | | | | \$ 13.9200 | \$13.92 |
| 111 | S01581 | HOSE RADIATOR SILICONE VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM VJD1368 | EA | 1 | | | | | | | | \$ 67.5700 | \$67.57 |
| 112 | S01582 | HOSE RADIATOR SILICONE VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM VJD1369 | EA | 1 | | | | | | | | \$ 67.5700 | \$67.57 |
| 113 | S01583 | HOSE RADIATOR SILICONE VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM SD-1251 | EA | 1 | | | | | | | | \$ 16.8400 | \$16.84 |
| 114 | S01584 | HOSE RADIATOR SILICONE VOHL DV-4000 SNOWBLOWER ATTACHEMENT OEM S-1240 | EA | 1 | | | | | | | | \$ 152.9000 | \$152.90 |
| 115 | S01729 | BLADE WIPER FRONT 13/UP JOHN DEERE 624K LOADERS OEM AT324681 | EA | 1 | | | | | | | | \$ 71.3200 | \$71.32 |
| 116 | S01973 | STARTER MOTOR REAR ENGINE 15 JOHNSTON VT651 SWEEPER JOHN DEERE # RE70474 | EA | 1 | | | \$ 215.2200 | \$215.22 | \$ 290.0000 | \$290.00 | | \$ 715.4200 | \$715.42 |
| 117 | S01973CC | CORE STARTER JOHN DEERE | EA | 1 | | | \$ 63.0000 | \$63.00 | \$ 83.0000 | \$83.00 | | | |
| 118 | S01974 | ALTERNATOR REAR ENGINE 15 JOHNSTON VT-651 SWEEPER JOHN DEERE RE533516 | EA | 1 | | | \$ 129.1900 | \$129.19 | | | | \$ 540.1400 | \$540.14 |
| 119 | S01974CC | CORE ALTERNATOR JOHN DEERE | EA | 1 | | | \$ 31.5000 | \$31.50 | \$ 139.0000 | \$139.00 | | | |
| 120 | S03315 | JOINT U JOHN DEERE LOADERS | EA | 3 | | | \$ 59.7900 | \$179.37 | | | | \$ 148.7900 | \$446.37 |
| 121 | S03316 | CLAMP U JOINT JOHN DEERE LOADERS | EA | 6 | | | | | | | | \$ 10.9100 | \$65.46 |
| 122 | S03317 | SCREW U JOINT CLAMP JOHN DEERE LOADERS | EA | 22 | | | | | | | | \$ 8.7200 | \$191.84 |
| 123 | S03596 | ALTERNATOR JOHN DEERE 624K | EA | 1 | | | \$ 166.7300 | \$166.73 | \$ 369.0000 | \$369.00 | | \$ 900.0500 | \$900.05 |
| 124 | S03596CC | CORE ALTERNATOR JOHN DEERE | EA | 1 | | | \$ 52.5000 | \$52.50 | \$ 89.0000 | \$89.00 | | | |
| 125 | S03841 | BUSHING MAIN PIVOT (2021 JOHN DEERE BRANDT PLOW) | EA | 8 | | | | | | | | \$ 157.4300 | \$1,259.44 |
| 126 | S03842 | PIN MAIN PIVOT (2021 JOHN DEERE BRANDT PLOW) | EA | 4 | | | | | | | | \$ 539.7600 | \$2,159.04 |
| 127 | S03843 | PIN ANGLE CYL (2021 JOHN DEERE BRANDT PLOW) | EA | 16 | | | | | | | | \$ 108.8300 | \$1,741.28 |
| 128 | S03844 | PIN FRONT BLADE (2021 JOHN DEERE BRANDT PLOW) | EA | 8 | | | | | | | | \$ 63.9200 | \$511.36 |
| 129 | S03845 | RING PIN RETAINER (2021 JOHN DEERE BRANDT PLOW) | EA | 16 | | | | | | | | \$ 7.7300 | \$123.68 |
| 130 | S03846 | SHOE SKID ASSY COMPLETE (2021 JOHN DEERE BRANDT PLOW) | EA | 24 | | | | | | | | \$ 470.4200 | \$11,290.08 |
| 131 | S03847 | SHOE SKID (2021 JOHN DEERE BRANDT PLOW) | EA | 72 | | | | | | | | \$ 236.1800 | \$17,004.96 |
| 132 | S03848 | MOUNT SKID SHOE (2021 JOHN DEERE BRANDT PLOW) | EA | 24 | | | | | | | | \$ 114.8900 | \$2,757.36 |
| 133 | S03849 | PLATE SKID SHOE MOUNTING (2021 JOHN DEERE BRANDT PLOW) | EA | 24 | | | | | | | | \$ 73.7700 | \$1,770.48 |
| 134 | S03850 | PIN CLEVIS (2021 JOHN DEERE BRANDT PLOW) | EA | 48 | | | | | | | | \$ 20.2400 | \$971.52 |
| 135 | S03851 | LINK DOUBLE CLEVIS (2021 JOHN DEERE BRANDT PLOW) | EA | 16 | | | | | | | | \$ 90.7200 | \$1,451.52 |
| 136 | S03852 | SPRING TRIP FRONT BLADE (2021 JOHN DEERE BRANDT PLOW) | EA | 16 | | | | | | | | \$ 224.9000 | \$3,598.40 |
| 137 | S03853 | ROD TRIP FRONT BLADE (2021 JOHN DEERE BRANDT PLOW) | EA | 16 | | | | | | | | \$ 202.4100 | \$3,238.56 |
| 138 | S03854 | PIN FRONT BLADE (2021 JOHN DEERE BRANDT PLOW) | EA | 8 | | | | | | | | \$ 302.4900 | \$2,419.92 |
| 139 | S03855 | PLATE COMPRESSION TRIP SPRING (2021 JOHN DEERE BRANDT PLOW) | EA | 8 | | | | | | | | \$ 36.3000 | \$290.40 |
| 140 | S03856 | CYLINDER ANGLE (2021 JOHN DEERE BRANDT PLOW) | EA | 8 | | | | | | | | \$ 1,486.6900 | \$11,893.52 |
| 141 | S03861 | BLADE WIPER FRONT 2021 J/D 624L | EA | 16 | | | | | | | | \$ 144.9400 | \$2,319.04 |
| 142 | S03862 | BLADE WIPER REAR 2021 J/D 624L 544L | EA | 24 | | | | | | | | \$ 26.4000 | \$633.60 |
| 143 | S03863 | BLADE WIPER FRONT 2021 J/D 544L 624L | EA | 24 | | | | | | | | \$ 67.7700 | \$1,626.48 |
| 144 | S03864 | ARM WIPER FRONT 2021 J/D 544L | EA | 4 | | | | | | | | \$ 303.1700 | \$1,212.68 |
| 145 | S03865 | ARM WIPER REAR 2021 J/D 544L 624L | EA | 4 | | | | | | | | \$ 139.7900 | \$559.16 |
| 146 | S03866 | ARM WIPER FRONT 2021 J/D 624L | EA | 4 | | | | | | | | \$ 157.1500 | \$628.60 |
| 147 | S03875 | FILTER FUEL JOHN DEERE 624K | EA | 8 | | | | | \$ 18.5000 | \$148.00 | | \$ 45.1000 | \$360.80 |

BID APPROVAL NOTE

Bid # and Name: 2020194 – Supply and Delivery of Caterpillar Parts
Date Prepared: Thursday, February 11, 2021
Report To: Regular Meeting
Councillor and Role: Councillor Shawn Skinner, Finance & Administration
Ward: N/A

Department: Finance and Administration
Division: Supply Chain
Quotes Obtained By: Jessica Squires
Budget Code: Charged to various user operating budgets as required
Source of Funding: Operating

Purpose:

To provide Caterpillar Parts to the Fleet division. These items will be stocked in the City's central stores to ensure accessibility on an as required basis.

Results: As attached As noted below

| Vendor Name | Bid Amount |
|--------------|--------------|
| Toromont Cat | \$102,831.36 |
| | |

Expected Value: As above
 Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: From date of award up to October 16, 2021, with the option to extend for 1 additional 1-year period

Bid Exception: None

Recommendation:

That Council award open call 2020194 – Supply and Delivery of Caterpillar Parts, to the lowest and only bidder meeting the specifications, Toromont Cat for \$102,831.36 (excluding HST), as per the Public Procurement Act.

Attachments:



Report Approval Details

| | |
|----------------------|---|
| Document Title: | 2020194 - Supply and Delivery of Caterpillar Parts.docx |
| Attachments: | |
| Final Approval Date: | Feb 11, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Feb 11, 2021 - 11:49 AM

Derek Coffey - Feb 11, 2021 - 12:42 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: CCTV and Door Access Standing Offer RFP 2020166
Date Prepared: Thursday, February 4, 2021
Report To: Regular Meeting
Councillor and Role: Councillor Shawn Skinner, Finance & Administration
Ward: N/A

Department: Finance/Admin and Public Works
Quotes Obtained By: David Day
Budget Code: 1252-56120
Source of Funding: Operating

Purpose:

To provide a standing offer for the installation, repair and maintenance of closed circuit tv and door access control hardware.

Proposals Submitted By:

| Vendor Name |
|------------------|
| Chubb Edwards |
| Delco Automation |
| Johnson Controls |
| Wilson Security |

Expected Value: Value shown is an estimate only for a one (1) year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Two (2) years with one (1) one (1) year extension

Recommendation:

THAT Council award RFP 2020166 to Johnson Controls LP in the amount of \$70,521.92 + HST based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

Attachments:



DECISION/DIRECTION NOTE

Title: 138 Ladysmith Drive, Approval MPA2000007

Date Prepared: February 16, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

Following the public hearing held on February 4, 2021, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 156, 2021, and St. John's Development Regulations Amendment Number 712, 2021, concerning 138 Ladysmith Drive.

Discussion – Background and Current Status:

The City has received an application from RTO Capital Inc. for three (3) Townhouses at 138 Ladysmith Drive. The properties are zoned Residential Narrow Lot (RNL) where the only housing form permitted is a Single Detached Dwelling containing only 1 Dwelling Unit. The applicant has asked to rezone the property to the Apartment Medium Density (A2) Zone which allows Townhousing as a Permitted Use. A Municipal Plan amendment is also required.

The property is designated Residential Low Density under the St. John's Municipal Plan. An amendment is required to re-designate this property to Residential Medium Density in order to consider the A2 Zone. From Sections 1.2.2 and 1.2.3 of the Municipal Plan, the City shall encourage increased density in all areas where appropriate and encourage a compatible mix of residential buildings of varying densities in all zones. The three Townhouses would slightly increase the density of this area while being compatible with the adjacent A2 and RNL Zones. The applicant is proposing two-storey Townhouses. From Section 2.3.2 of the Municipal Plan, the Residential Medium Density District can allow up to three storeys, therefore a land use assessment report is not required. The proposed Floor Area Ratio (FAR) is less than 1.0 for each Townhouse and permitted within the RMD District.

At its regular meeting on October 26, 2020, Council decided to proceed with the proposed amendments. Following public consultation, provincial release, and adoption of the amendments on January 11, 2021, a public hearing was scheduled for February 4, 2021. The hearing proceeded as advertised because objections were received by the City Clerk's Office. However, there were no attendees at the virtual public hearing, other than the applicant and City staff. The commissioner's report is attached for your review and consideration.

In his report, the commissioner acknowledges the history of the site and includes a review of the seven written submissions received. Of these, six objected to the proposed rezoning based

ST. JOHN'S

on concerns over increased traffic, crime, and a perceived reduction in property values; one submission had no concerns. The commissioner believes that the proposed rezoning is consistent with the mixed residential housing envisioned for the area, and the policies and objectives of the Province and the City, and recommends approval of the amendments. Staff agree with this recommendation.

If the attached amendments are approved by Council, they will be forwarded to the NL Department of Environment, Climate Change and Municipalities for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 156, 2021 and St. John's Development Regulations Amendment Number 712, 2021, as adopted, regarding three proposed Townhouses at 138 Ladysmith Drive.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 138 Ladysmith Drive, Approval MPA2000007.docx |
| Attachments: | - 138 Ladysmith Drive - Attachments - Approval.pdf |
| Final Approval Date: | Feb 17, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Feb 17, 2021 - 12:17 PM

Jason Sinyard - Feb 17, 2021 - 3:07 PM



SUBJECT PROPERTY

A2



146A

146

144

RNL

142

138

136

134

132

RK

LADYSMITH DR

147

RK

143

141



138 Ladysmith Drive and surrounding area



Proposed Townhomes Elevation 138 Ladysmith Drive

www.rjrobere
 designplanning.ca
 709- 753 8169

Proposed Plot Plan
 138 Ladysmith Drive

| | | |
|---------------------|-----------------|-------------|
| date July 2 2020 | drawn by rjr | S- 2 |
| project | | |



Proposed PLOT PLAN
Townhouses 138 Ladysmith Drive
1:200

www.rjrobere
designplanning.ca
709- 753 8169

Proposed Plot Plan
138 Ladysmith Drive

| | | |
|---------------------|-----------------|--|
| date July 2 2020 | drawn by rjr | |
| project | | |

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 156, 2021**

WHEREAS the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

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

Redesignate land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Low Density (RLD) Land Use District to the Residential Medium Density (RMD) Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2021.

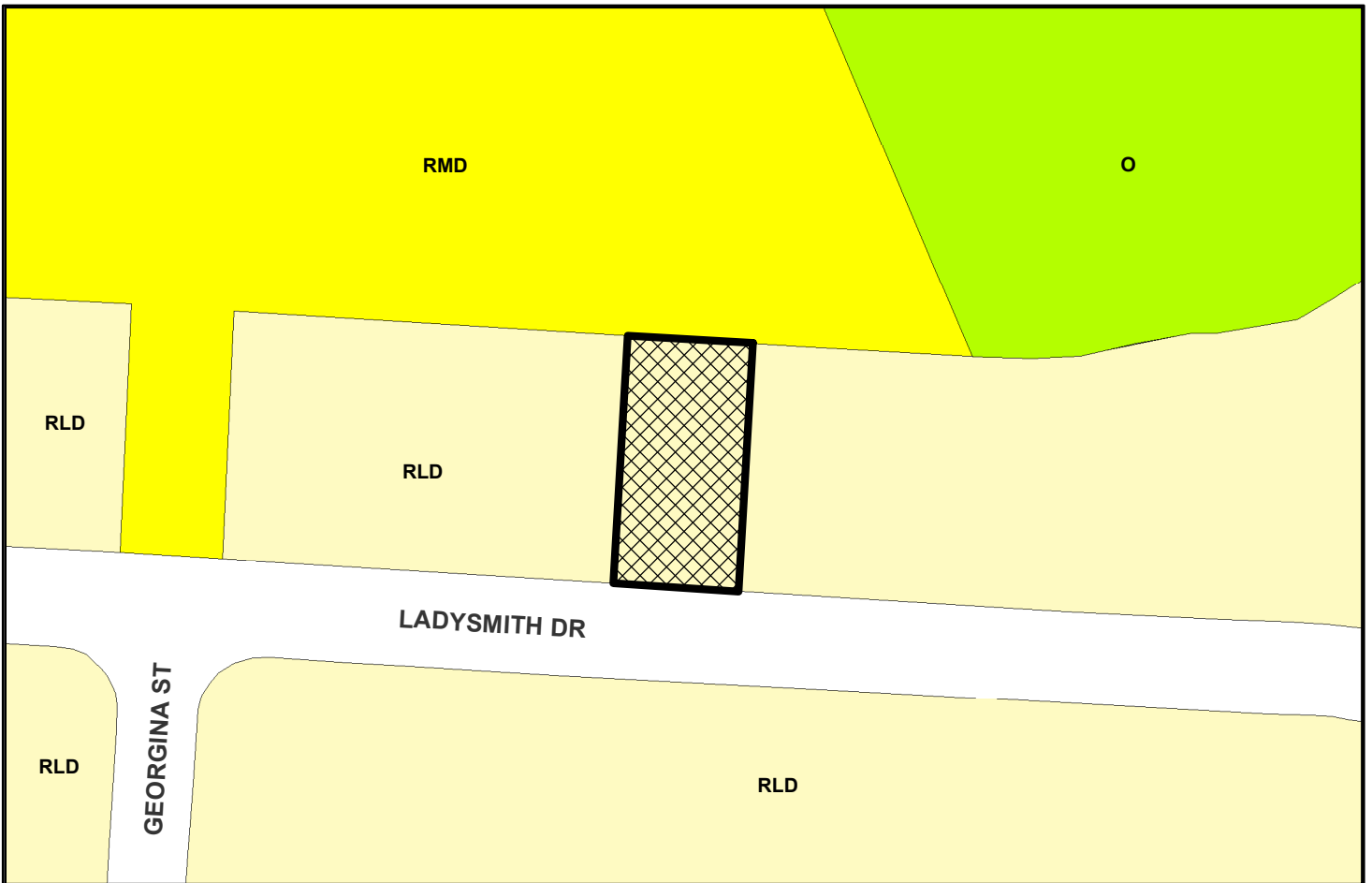
Mayor

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

City Clerk

Council Adoption

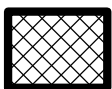
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 156, 2021
[Map III-1A]**

2020 10 20 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

**138 LADYSMITH DRIVE
Parcel ID 404650**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 712, 2021**

WHEREAS the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

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

Rezone land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2021.

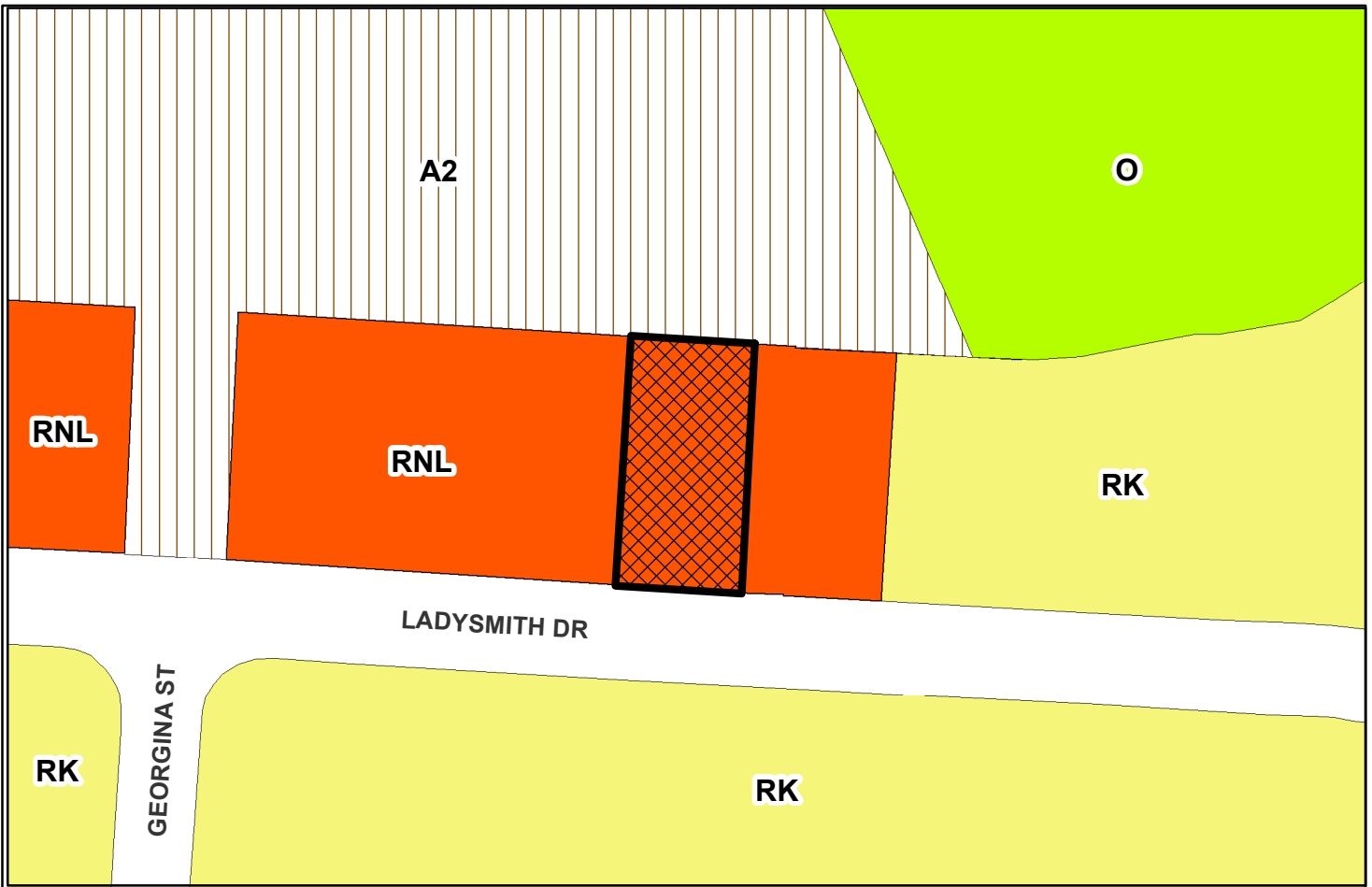
Mayor

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 712, 2021
[Map Z-1A]**

2020 10 20 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



**AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL NARROW LOT (RNL) LAND USE ZONE
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE**

**138 LADYSMITH DRIVE
Parcel ID 404650**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

COMMISSIONER'S REPORT

St. John's Municipal Plan Amendment No. 156,2020

St. John's Development Regulations Amendment No. 712,2020

Proposal to re-designate and re-zone land at 138 Ladysmith Drive to the Apartment Medium Density Zone (A2)

File No. REZ1400019

138 Ladysmith Drive

Prepared for:

St. John's Municipal Council

Prepared by:

Glenn Barnes, NLAA MRAIC

Commissioner

Report Date:

10 February, 2021

1.0 INTRODUCTION

At the regular meeting of the St. John's Municipal Council held on January 11, 2021 I was appointed to conduct a virtual public hearing and prepare a report with recommendations with respect to the St. John's Municipal Plan Amendment No. 156,2020 and the St. John's Development Regulations Amendment No. 712,2020. The virtual hearing and report are related to a proposal to re-designate and re-zone land from Residential Narrow Lot (RNL) to the Residential Medium Density (A2) Zone to permit construction of 3 attached town house units more specifically 138 Ladysmith Drive.

The appointment of a Commissioner was requested by the Minister of Municipal Affairs and Environment and requested by and actioned by Council under section 19 of the Urban and Rural Planning Act.

The (virtual) public hearing (the subject of this report) chaired by yours truly took place at 7 PM on 4 February, 2021.

In addition to yours truly the meeting was attended by Mr. Ken O'Brien, Chief Planner with the City, Ms. Ann-Marie Cashin, Planner with the City and the proponent, Mr. Alfred Marshall of RTO Capital Inc. Seven (7) written notes were received from citizens indicating their intention to attend the hearing, none participated.

Seven (7) written submissions received by the City Clerk's office prior to the time of the hearing were forwarded to this commissioner.

All individuals present were afforded the opportunity to speak.

Copies of documents relating to this matter are attached.

2.0 THE HEARING

The hearing was called to order at 7 PM given that no members of the public joined, the hearing waited until 7:15 PM before starting its business. The Commissioner presented the purpose of the hearing followed by his mandate. The Commissioner then outlined the format of the hearing, and the reporting requirements to Council.

Ms. Cashin, Planner with the City verbally presented the subject of the hearing referring to documents provided prior to the hearing. She also gave an overview of the history of the zoning in the area.

Ms. Cashin indicated that the City supports the application related to 138 Ladysmith Drive since it is consistent with the character of the area and is consistent with Planning objectives and intent.

The Commissioner noted that he had received from the City Clerk's Office seven (7) written submissions which will be reviewed as part of his report and recommendations.

The Commissioner asked Ms. Cashin to briefly summarize the history of the neighbourhood and zoning history. (its was noted by Commissioner that Ms. Cashin had, at the Commissioner's request forwarded to him prior to the Hearing zoning history of the area and site summarized as follows).

- The planning intent of the area is for a mix of housing styles.
- The actual subject site was originally zoned institutional as reservation for the possibility of construction of a school.
- The School Board decided not to construct a school on the subject land and adjoining parcels.
- The City, subsequent to that decision re zoned the area and subject lands as Residential Narrow Lot (RNL).
- A parcel close by has been zoned for apartment building, which are as yet unbuilt. The majority of built housing in the area is single family detached and mini homes are permitted close by
- The current application is to re-zone lot 138 to allow for three attached townhouses, as the A2 – Medium Density Residential Zone.

The proponent, Mr. Alfred Marshall was offered the opportunity to speak. He thanked the meeting for his Hearing and looked forward to Council's decision.

This Commissioner asked whether there were any further comments; hearing none the hearing was concluded at 7:25 PM with a re statement that this Commissioner will submit a report to Council of the hearing with his recommendations within 30 days.

3.0 CONSIDERATIONS AND CONCLUSIONS

3.1 The neighbourhood in which the subject land is located is a contemporary residential area. Planning documents provided by the City reviewed by the Commissioner, as well as verbal information given during the Hearing from Ms. Cashin and Mr. O'Brien indicated (in summary) that the planning intent of the area was and is for a mixed style of housing (and a school). The subject land and adjacent parcels were originally zoned institutional for a school. The School Board ultimately decided against construction of a school; therefore, the City re-zoned those lands to residential uses with the purpose being to be generally consistent with and to retain and continue the intended character of the neighbourhood; to offer a mix of housing options to residents.

The Commissioner reviewed the seven (7) written submissions provided interested citizens through the City Clerk's Office. Six (6) of the submissions objected to the proposed re-zoning based on concerns over increased traffic, crime and the perceived reduction in property values. Also noted was the assumption that the area was intended as single-family residential housing. No supporting data was provided to reinforce these views. One submission had no concerns with the proposed re-zoning.

This Commissioner considered the original intended and stated character and zoning of the area and whether the proposed re-zoning is consistent with those goals. It is important that Council respects such character and fabric so neighbourhoods retain their personality and so existing citizens are not unduly compromised. In this Commissioner's opinion the proposed re-zoning achieves these goals.

3.2 The proposed re-zoning is consistent with the mixed residential housing envisioned for the Area, the policies and objectives of the Province and City as well as the policies related to the area.

3.3 Preliminary assessments by City staff have been to an appropriate level.

3.4 The public has been offered every opportunity to comment on the proposed re-zoning.

4.0 RECOMMENDATIONS

4.1 This Commissioner recommends that Council adopt the proposed re-zoning.

Respectfully submitted 10 February 2020



Glenn Barnes, NLAA MRAIC
Commissioner

Karen Chafe

From: CityClerk
Sent: Monday, January 18, 2021 9:29 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 138 Ladysmith Dr

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, January 15, 2021 6:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 138 Ladysmith Dr

I do not agree with having this lot as three townhouses. That is a small lot and that would be too overcrowded. When we purchased our home we were told these were single dwelling homes. Not townhouse/apartments. It will effect our results of someday selling our house. My name is [REDACTED] and I live at [REDACTED] I appreciate you taking my comments under review to not have this project happen.

[REDACTED]

Sent from my iPhone

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, January 15, 2021 3:55 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ashley Murray; Ann-Marie Cashin; Dave Wadden; Jason Sinyard; Ken O'Brien; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 138 Ladysmith Drive

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, January 15, 2021 11:26 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 138 Ladysmith Drive

Kenmount terrace has traffic and snow clearing issues already. This will add to an already existing issue.

Regards

[REDACTED]

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 10:38 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Rezoning of 138 Ladysmith drive

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Friday, January 29, 2021 10:05 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Rezoning of 138 Ladysmith drive

Hello,

I am the owner and resident of [REDACTED]. I want to have on record my opinion of the rezoning application, as I cannot attend the virtual meeting.

I don't have any issue with the development of townhouses on the lot. This neighbourhood is full of renters and multi occupant homes, one more multi unit does nothing impact my love for this neighbourhood. A beautiful, newly built row of townhouses will be a wonderful addition.

Who ever lives there with still have to follow the same rules of parking, and I have no issues with this rezoning application.

Thanks,
[REDACTED]

Sent from my iPhone

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Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 10:40 AM
To: Karen Chafe
Subject: FW: (EXT) 138 Ladysmith Dr. rezoning application

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Ken O'Brien <kobrien@stjohns.ca>
Sent: Monday, February 1, 2021 9:19 AM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: (EXT) 138 Ladysmith Dr. rezoning application

Thanks for the clarification. We will see what the commissioner recommends after the public hearing (he has 30 days to submit a report to Council with recommendations). Council is not bound by the recommendations but does consider them seriously.

I understand your concern about any change to the types of housing proposed in your neighbourhood.

Regards,

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor (working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca www.stjohns.ca

From: [REDACTED]
Sent: Friday, January 29, 2021 4:57 PM
To: Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe

<kchafe@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: Re: (EXT) 138 Ladysmith Dr. rezoning application

Thank you for replying to my issue. I would like to clarify my input on this matter

When we purchased this home, we were under the impression that the area was a low density. The area behind us zoned for an apartment building (which has not been built and may never will be) has nothing to do with my street. If I had known that the street was going to go with apartment complexes or townhouses, I would not have bought my house. Is the city prepared to purchase my house if this lot in question is rezoned? If the lot in question is rezoned, then the lots 142 to 146A can be turned into apartment complexes too. For the sake of one lot please do not change the neighborhood. The builder can charge more for the said property instead of cramming in extra units. The street is all single family homes and should remain as so, like I said, for the sake of one lot.

From: Ken O'Brien <kobrien@stjohns.ca>
Sent: January 28, 2021 9:33 PM
To: CityClerk <cityclerk@stjohns.ca>; [REDACTED]
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: (EXT) 138 Ladysmith Dr. rezoning application

Thanks, [REDACTED]. These matters can be discussed at the online commissioner's public hearing on Thursday, Feb. 4. See [Public Hearing - 138 Ladysmith Drive | City Of St. John's](#).

To clarify some of the terms used, the applicant is asking for an apartment zone because that zone is already in place on the large parcel of land in behind, which was a potential school site originally, then was rezoned for apartment buildings (they were never built). The houses along [REDACTED] Ladysmith Drive are in the Residential Narrow Lot (RNL) Zone, which permits single houses but does not allow basement apartments or townhouses. If the rezoning takes place, the applicant proposes to build 3 townhouses.

Thank you for your input. It will be passed to the independent commissioner, whose role is to examine the rezoning and make recommendations to Council based on the application, the City's municipal plan and development regulations, and public comments and concerns.

Regards,

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor (working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca www.stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>
Sent: Wednesday, January 27, 2021 11:46 AM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LlyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: RE: (EXT) 138 Ladysmith Dr

Good Morning:

We acknowledge receipt of your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, January 27, 2021 10:30 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 138 Ladysmith Dr

Hi there..I do have some concerns with the re-designation of 138 Ladysmith to a medium density lot. We live at [REDACTED]

When we built , we were not allowed to have an apartment in our home due to the existing rules that the lot was too narrow, but next door can have 3? This is not a fair treatment of home buyers.

The lot in question is smaller than 134 and 136 combined. Will the easement between homes still be followed or changed to have the building closer to existing homes?

My concern is the number of occupants and the number of parking needed for this apartment building. Three apartments will need a min of 3 parking spots but in this area people have two or three cars to each home. There will be no room on the property for grass, flowers or trees.

An "apartment complex" will reduce property values in our area.

This building is not to maximize the land usage but in greed in selling a greater number of units.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 1:46 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 138 Ladysmith drive

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, February 1, 2021 11:40 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 138 Ladysmith drive

Good morning,

I reside at [REDACTED]. I wish to comment on the application submitted to the city to rezone 138 Ladysmith drive for three townhomes.

I completely disagree with the rezoning the lot to A2.

In addition to this, I also disagree with re-designating the lot to AMD.

Three townhomes would not fit reasonably in such a small area, in addition to this parking will be an issue. Property values may decrease and three townhomes in that small area will create a high traffic situation which will be problematic to the residence who live near by.

138 Ladysmith should remain RNL

Please acknowledge receipt of this email.

Thank you for your time,
[REDACTED]

Karen Chafe

From: CityClerk
Sent: Monday, February 1, 2021 3:42 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 138 Ladysmith drive

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Monday, February 1, 2021 2:25 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 138 Ladysmith drive

To whom it may concern,

I reside at [REDACTED]. I recently learned of the application submitted to the city to rezone 138 Ladysmith drive.

I appreciate the opportunity to put forward my opinion on this application.

I have spoke with a few residents in the area and although I cannot speak for them, I do not support the idea of the construction of a town home at 138 Ladysmith drive. Several of other residences in the area also do not support this application. I am of the understanding that they have also sent an email on their behalf advising the same.

Thank you,
[REDACTED]

Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Office of the City Clerk
cityclerk@stjohns.ca

Re: Rezoning section of Ladysmith Drive

To Whom it May Concern,

We live at [REDACTED] which is [REDACTED] from the proposed townhouse development.

We firmly oppose this development and rezoning. This is another example of the continuing narrative of City Council's lack of planning to develop this stretch of Ladysmith Drive to fit with the character and esthetic quality of our neighbourhood.

A few years ago, this area was rezoned to accommodate a 227-unit apartment building. Just recently, it was rezoned again to accommodate long lots to enable trailer-like dwellings to be erected. Now, you want to rezone this land to accommodate town houses.

We feel this rezoning (and where will this end?) will continue to devalue our property. We believe this type of housing should be put in a more suitable location, where existing property owners are not affected negatively after over a decade of having built their homes.

In a development full of homes which hover in cost at around \$400,000, you have already permitted trailer-like dwellings to be placed just across the street from our home. This is bad enough, and shows the lack of regard you hold for our neighbourhood. Houses continue to be built throughout areas of Kenmount Terrace; there is no reason why the vacant land cannot be rezoned to build more houses to engender the true community feel which has been lacking to date as a result of the City Council's poor planning.

We respectfully request that you do not approve this latest rezoning proposal for Ladysmith Drive.

Thank you

[REDACTED]
[REDACTED]

DECISION/DIRECTION NOTE

Title: 138 Ladysmith Drive, Adoption-in-Principle
Date Prepared: October 20, 2020
Report To: Regular Meeting of Council
Councillor and Role: Councillor Maggie Burton, Planning & Development
Ward: Ward 4

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 156, 2020, and St. John's Development Regulations Amendment Number 712, 2020.

Discussion – Background and Current Status:

The City has received an application from RTO Capital Inc. for three (3) townhouses at 138 Ladysmith Drive. The property is zoned Residential Narrow Lot (RNL) where the only housing form allowed is a single-detached house with only 1 dwelling unit (no subsidiary apartment). Based on the size of the property, the RNL Zone would accommodate 1 house. The applicant has asked Council to rezone to the Apartment Medium Density (A2) Zone which includes Townhousing as a permitted use. A Municipal Plan amendment is also required.

The property is designated Residential Low Density under the St. John's Municipal Plan. An amendment is required to re-designate this property to Residential Medium Density in order to consider the A2 Zone. From Sections 1.2.2 and 1.2.3 of the Municipal Plan, the City shall encourage increased density in all areas where appropriate, and encourage a compatible mix of residential buildings of varying densities in all zones. The townhouses would slightly increase the density of this area (going from 1 house to 3) while being compatible with the adjacent A2 and RNL Zones. The applicant is proposing 2-storey townhouses. From Section 2.3.2 of the Municipal Plan, the Residential Medium Density District can allow up to 3 storeys, and therefore a Land Use Assessment Report would not be required.

The proposed amendments were advertised three times in *The Telegram* newspaper and posted on the City's website. Property owners within 150 metres of the application site were notified. There was one written submission received by the City Clerk (attached). In it, the area resident states a variety of concerns including a decrease in property values, increase in crime, and an increase in traffic, speeding, and parked vehicles on the street. The application has been reviewed by staff, who do not share these concerns. This would be an addition of 2 more possible houses where 1 house is now permitted, for a total of 3 new houses in a large neighbourhood. Each dwelling is required to have one off-street parking space.

ST. JOHN'S

If the attached amendment is adopted-in-principle by Council, it will be referred to the NL Department of Climate Change, Environment and Municipalities with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Advertising the proposed amendments as per Section 5.5 of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 156, 2020 and St. John's Development Regulations Amendment 712, 2020, regarding land at 138 Ladysmith Drive.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

| | |
|----------------------|---|
| Document Title: | 138 Ladysmith Drive, Adoption-in-Principle, MPA2000007.docx |
| Attachments: | - 138 Ladysmith Drive - Attachments - AIP.pdf |
| Final Approval Date: | Oct 21, 2020 |

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Oct 21, 2020 - 1:15 PM

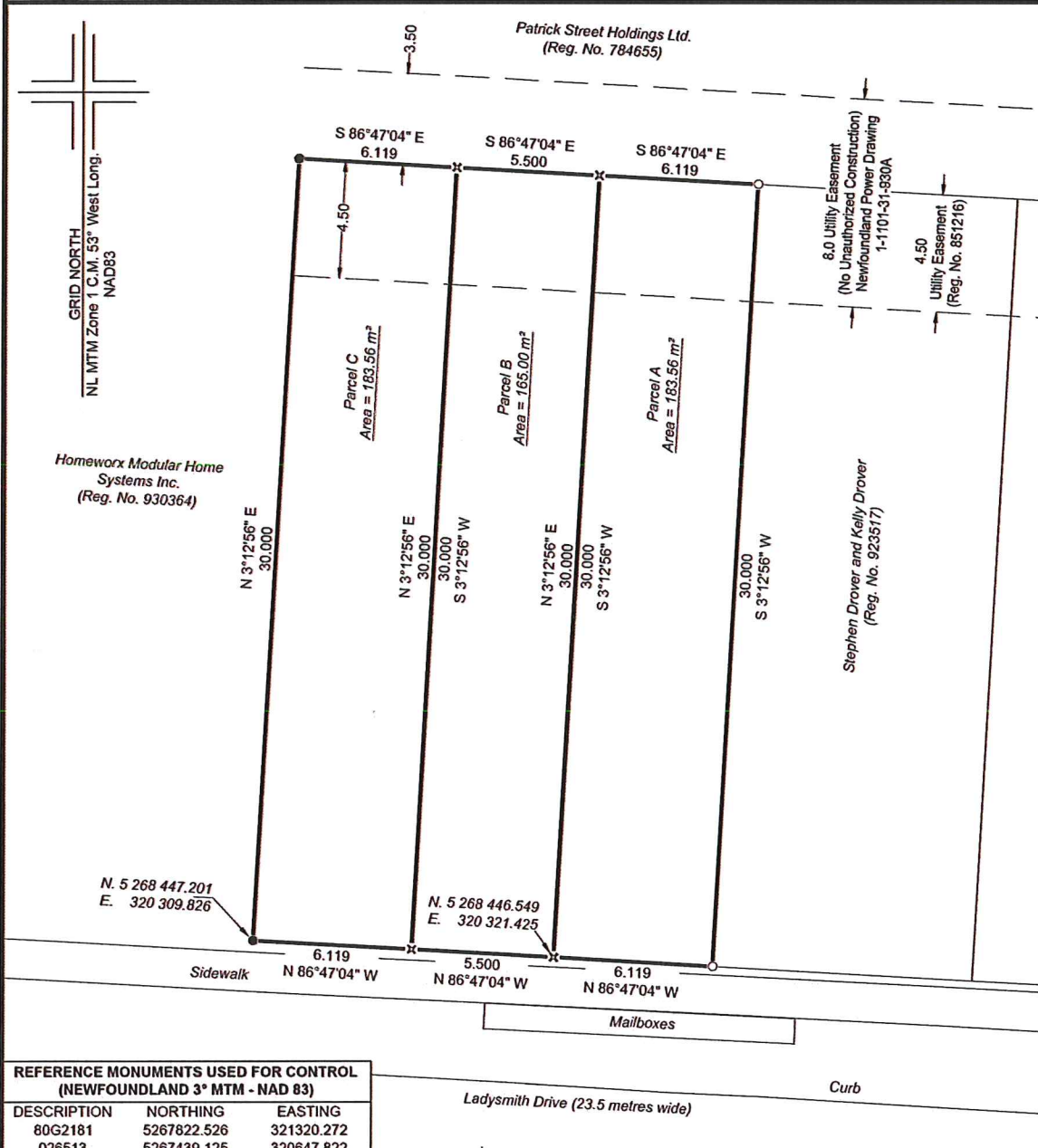
Jason Sinyard - Oct 21, 2020 - 8:27 PM





138 Ladysmith Drive and surrounding area

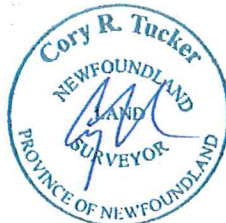
**PLAN SHOWING PROPOSED SUBDIVISION
FOR RTO CAPITAL INC.
138 LADYSMITH DRIVE
ST. JOHN'S, NL**



NOTES:
This plan certifies the information shown as of September 25, 2020 and only as of that date.
Combined Scale Factor = 0.999878
Distances are horizontal ground shown in metres and decimals thereof.

LEGEND

- Temporary Position: x
- Iron Bar Found: ●
- Iron Bar Placed: ○



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McElhanney
Land Surveys (NL) Ltd.

Portions referred to are shown thus:

McElhanney Land Surveys (NL) Ltd.

34 Pippy Place,
St. John's, NL, A1B 3X4
T 709-722-0564 F 709-722-0361
Email ctucker@mcehanney.net

| REV. | DATE | DESCRIPTION | DRAF | CHKD | SURV |
|------------------|-------------|-------------|------|------|------|
| 0 | Sept. 25/20 | Plan Issued | AM | CRT | --- |
| REVISIONS | | | | | |

Scale: 1:200

Plan ID.: 37110012900PR010

Page: 1 of 1186



UNIT 3

UNIT 2

UNIT 1

Proposed Townhomes Elevation 138 Ladysmith Drive

www.rjrobere
designplanning.ca
709-753-8169

Proposed Plot Plan
138 Ladysmith Drive

| | | |
|---------------------|-----------------|------------|
| date July 2 2020 | drawn by rjr | S-2 187 |
| project | | |

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 156, 2020**

WHEREAS the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

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

Redesignate land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Low Density (RLD) Land Use District to the Residential Medium Density (RMD) Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2020.

Mayor

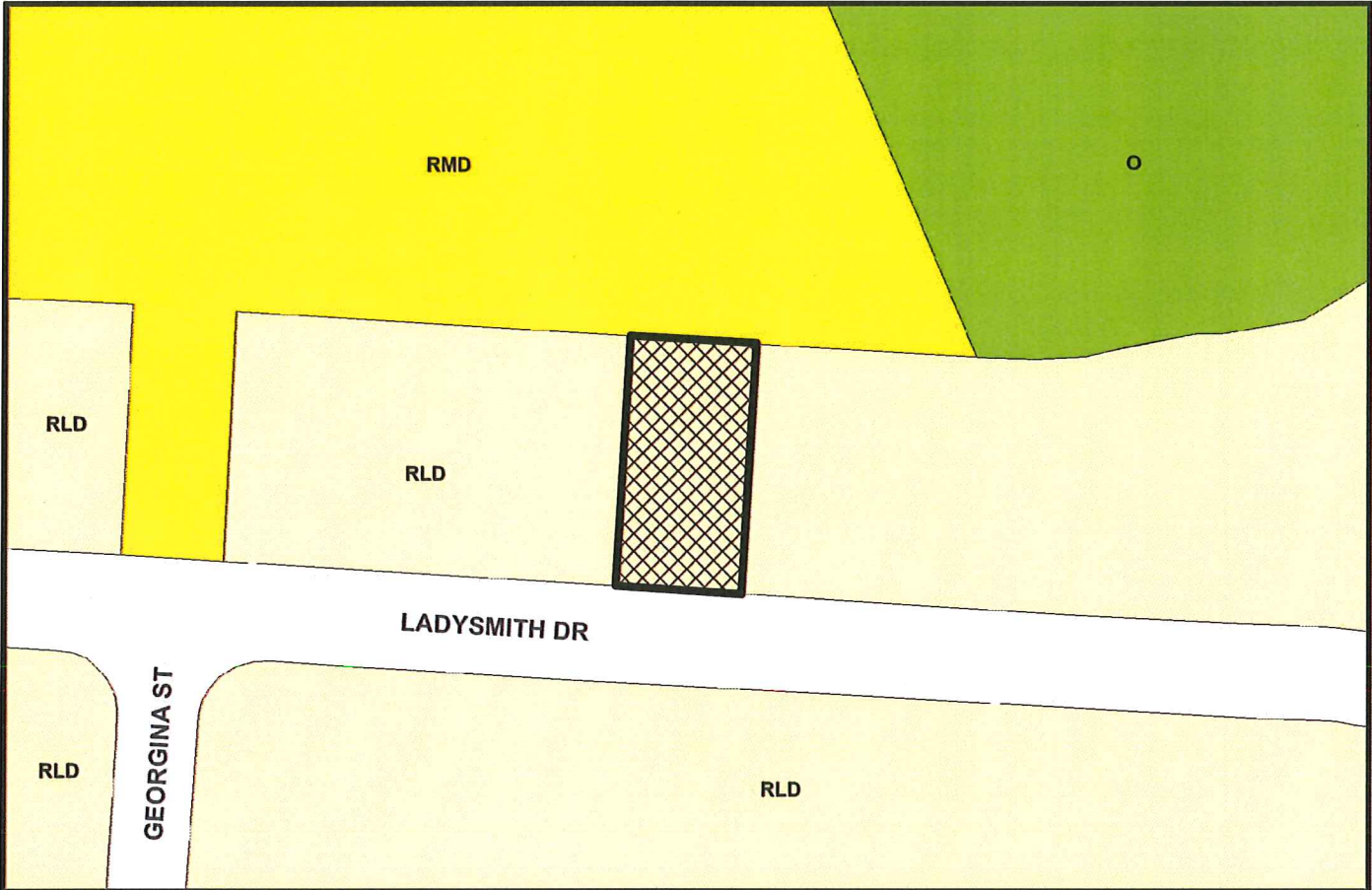
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 156, 2020
[Map III-1A]**

2020 10 20 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



**AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT**

**138 LADYSMITH DRIVE
Parcel ID 404650**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 712, 2020**

WHEREAS the City of St. John's wishes to allow the development of three (3) Townhouses at 138 Ladysmith Drive.

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

Rezone land at 138 Ladysmith Drive [Parcel ID# 404650] from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ___ day of _____, 2020.

Mayor

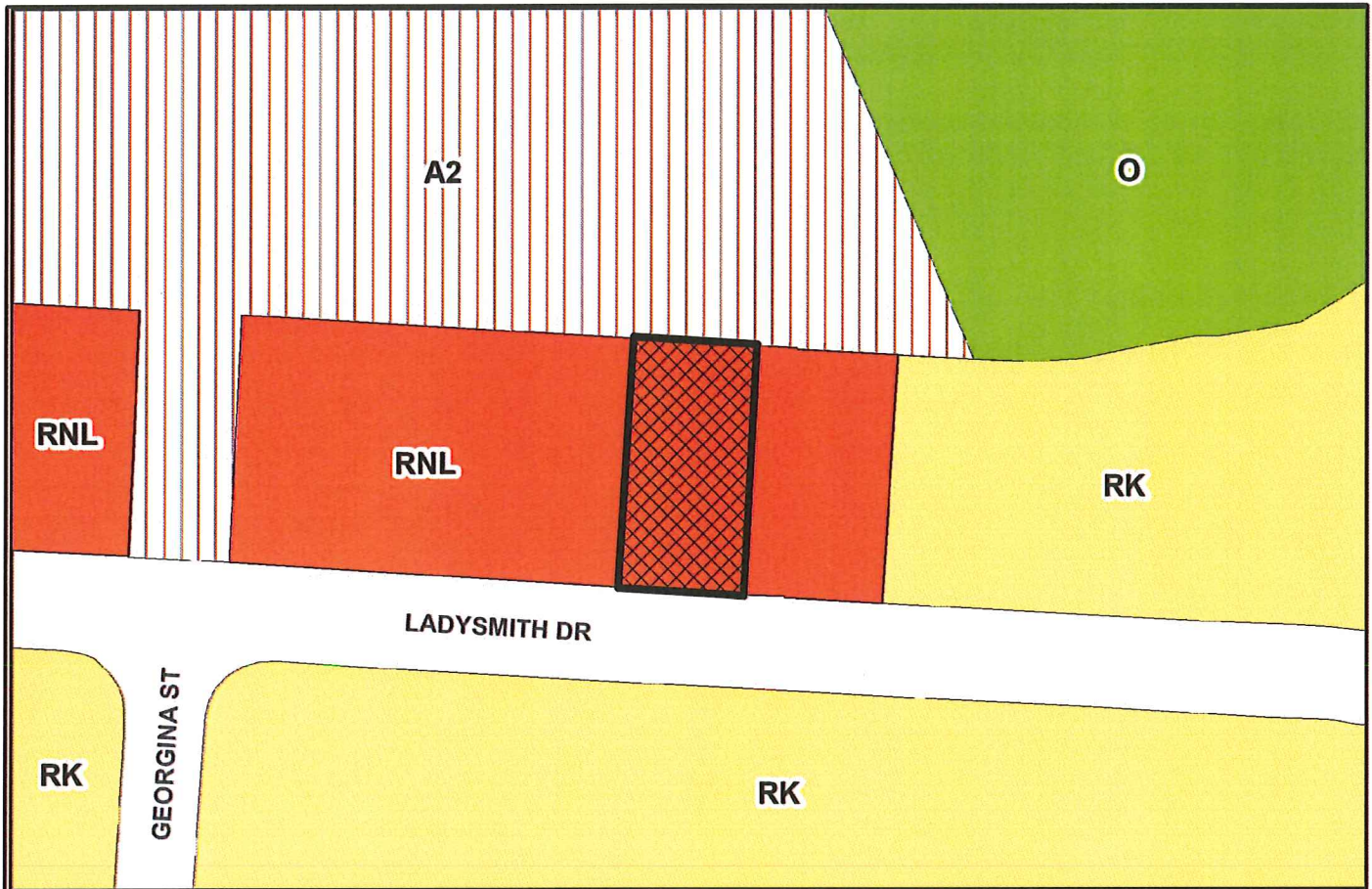
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 712, 2020
[Map Z-1A]**

2020 10 20 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL NARROW LOT (RNL) LAND USE ZONE
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**138 LADYSMITH DRIVE
Parcel ID 404650**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

[REDACTED]
St. John's, NL

[REDACTED]
October 15, 2020.

To whom it may concern,

Regarding the application submitted by RTD Capital Inc. for three townhouses to be located at 138 Ladysmith drive.

I feel that construction of these townhouses will:

- Decrease property value in the area.
- Increase traffic flow.
- There has always been an issue with speeding on this street and nothing has been done to slow traffic (ex. speed bumps, police presence etc.) after numerous complaints from residents regarding this issue. Now due to townhouses and an increase traffic flow, there will be more vehicles speeding and making it unsafe for children and adults walking and playing.
- Crime rate has been up in this area and with townhouses providing more homes to more people, this increase in population density, would entice more criminals to visit the area.

- There are already numerous apartments in the area, and the vehicles from these apartments are parked on the streets. With townhouses, there will be an increase in vehicles parked on the street and this will add to the congestion of vehicles making it unsafe.

Thank-you for allowing me to voice my concerns. Kenmونت Terrance has always been known has an elite group of people and well maintained housing. It would be a shame to change this.

Thank-you,

