

# ST. JOHN'S

## Regular Meeting - City Council Agenda

April 11, 2022

3:00 p.m.

Virtual

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1. National Poetry Month - Reading by Matthew Hollett, with an Introduction by Mary Dalton
3. APPROVAL OF THE AGENDA
  - 3.1. Adoption of Agenda
4. ADOPTION OF THE MINUTES
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8. COMMITTEE REPORTS
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  - 9.1. Development Permits List March 31 to April 6, 2022 29
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# ST. JOHN'S

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## Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

April 4, 2022, 3:00 p.m.

Present: Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Jill Bruce  
Councillor Ophelia Ravencroft  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Carl Ridgeley

Staff: 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  
Ken O'Brien, Chief Municipal Planner  
Karen Chafe, City Clerk  
Kelly Maguire, Public Relations & Marketing Officer  
Jennifer Squires, 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**

2.1 **National Poetry Month: Reading from Mary Dalton, City of St. John's Poet Laureate**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-04-04/131

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Approval of Minutes - March 28, 2022**

SJMC-R-2022-04-04/132

**Moved By** Councillor Hanlon

**Seconded By** Councillor Ravencroft

That the minutes of March 28, 2022, be adopted as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley



**MOTION CARRIED (11 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Crown Land Lease for Agriculture Use – Cochrane Pond Road – CRW2200009**

Deputy Mayor O'Leary asked for clarification as to why agriculture would not be permitted in the Open Space Reserve (OR) Zone. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the OR zone is designed to be left as open space, and agriculture is not a permitted or discretionary use in the zone. Councillor Hickman requested additional information as to why Council were not considering rezoning to permit agriculture in the area. Staff responded that the applicant has not made a rezoning application. The current application comes from the Crown to determine if Council would entertain the use in the zone, and it is up to the applicant and the Crown to determine how they would like to proceed with the application.

SJMC-R-2022-04-04/133

**Moved By** Councillor Korab

**Seconded By** Councillor Ellsworth

That Council reject the Crown Land Lease for 8 hectares of land off Cochrane Pond Road as the proposed Agricultural Use is not a Permitted or Discretionary Use in the Open Space Reserve (OR) Zone.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

**6.2 Notices Published – 1 Queen Street – DEV2200029**

Members of Council were divided on the application to convert the first storey of 1 Queen Street from Commercial to Residential Use. Some were supportive of the Staff recommendation and felt as though it was important for the building to remain Commercial, as conversion would have an

impact on the foot traffic and feel of the area. Others felt that due to the number of mixed-used buildings in the area, the conversion from Commercial to Residential would have little impact. Staff advised that given the pattern of development in the area and the importance of downtown as a commercial hub, it was recommended that the first storey of the building remain Commercial.

SJMC-R-2022-04-04/134

**Moved By** Councillor Korab

**Seconded By** Councillor Hickman

That Council reject the Discretionary Use application at 1 Queen Street to allow the conversion of a Commercial Use to one (1) residential Dwelling Unit on the 1st storey, as the proposed Use is not compatible with surrounding Commercial Uses and it prevents use of the space for a commercial purpose.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Against (4): Councillor Ellsworth, Councillor Hanlon, Councillor Bruce, and Councillor Ravencroft

**MOTION CARRIED (7 to 4)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - March 23, 2022**

**1. Terms of Reference for Sustainable and Active Mobility Advisory Committee**

Councillor Froude provided an overview of the Terms of Reference of the Sustainable and Active Mobility Advisory Committee (SAMAC). He noted that the goals of the Committee were to increase accessibility and mobility throughout the City and reduce dependence on the use of personal vehicles. The Committee will focus on both leisure mobility and transportation, and will bring together a cross section of residents that will provide diverse advice on projects, such as the [Bike St. John's Master Plan](#), Shared-Use

Pathways, and the [Healthy City Strategy](#). Councillor Froude informed Council that the Sustainable and Active Mobility Advisory Committee would replace the Bike St. John's Advisory Committee (BSJAC). BSJAC were consulted on the formation of SAMAC, and Councillor Froude thanked members for their input on the new Terms of Reference.

Councillor Burton voiced her support of the new Committee, stating that SAMAC would provide a well-rounded set of viewpoints on non-motorized and public transportation. This would also support the goals of the [Resilient St. John's Climate Action Plan](#) by reducing greenhouse gas emissions. She recommended that the Terms of Reference and the Action Plan be read in tandem to provide additional clarification on the issue.

SJMC-R-2022-04-04/135

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council approve the attached Terms of Reference for the new Sustainable and Active Mobility Advisory Committee.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

**2. Strategic Plan 2021 Annual Report and 2022 Action Plan**

The Deputy City Manager of Finance & Administration apprised Council on updates to the Strategic Plan and the Action Items of 2022, noting that despite the obstacles of the past two years, 89 of 136 projects listed in the Strategic Plan have been completed. Deputy Mayor O'Leary stated that Continuous Improvement (CI) has increased momentum for the initiatives included in the plan, and she was pleased with the updates and focus on sustainability.

SJMC-R-2022-04-04/136

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Burton

That Council approve the proposed changes to the strategic plan strategic direction descriptions, the two new goals and all draft initiatives proposed to begin in 2022.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

**3. Black Mountain Pond, Incinerator Road, REZ2100014**

Deputy Mayor O'Leary asked that the Northeast Avalon Joint Council be informed of the application.

SJMC-R-2022-04-04/137

**Moved By** Councillor Froude

**Seconded By** Councillor Ridgeley

That Council consider rezoning a portion of land near Black Mountain Pond, Incinerator Road, from the Rural (RUR) Zone to the Mineral Working (MW) Zone to allow a quarry and advertise the application for public comment.

Further, that the City mail a notice of the amendment to property owners within 150 metres of the subject property and along Incinerator Road.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

4. **Text Amendment for Stand-alone Single Detached Dwellings in the Rural (RUR) Zone - 420 to 496 Maddox Cove Road**

SJMC-R-2022-04-04/138

**Moved By** Councillor Froude

**Seconded By** Councillor Ridgeley

That Council consider a text amendment to the Envision St. John's Development Regulations to allow standalone single detached dwellings in the Rural (RUR) Zone for properties at civic numbers 420 to 496 Maddox Cove Road (even numbers only) and advertise the proposed amendment for public review and comment.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

5. **Electrical Permit Fees**

SJMC-R-2022-04-04/139

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council apply an increase to the electrical permit fees, as noted above, effective July 1, 2022

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

9. **DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

9.1 **Development Permits List March 24 to March 30, 2022**

Council considered the Development Permits List for information.

**10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

**10.1 Building Permits List**

Council considered the Building Permits List for information.

**11. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**11.1 Weekly Payment Vouchers for the Week Ending March 30, 2022**

SJMC-R-2022-04-04/140

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Korab

That the weekly payment vouchers for the week ending March 30, 2022, in the amount of \$8,624,636.39 be approved as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

**12. TENDERS/RFPS**

**12.1 2022005 - 2021 New or Used Articulating Rubber Tire Sidewalk Plows**

SJMC-R-2022-04-04/141

**Moved By** Councillor Hickman

**Seconded By** Councillor Bruce

That Council approve for award open call 2022005 – 2021 New or Used Articulating Rubber Tire Sidewalk Plows to the lowest, and only bidder meeting specification, Holder Tractor Inc., for \$643,278.55 (HST included) as per the Public Procurement Act.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)****13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****14. OTHER BUSINESS****14.1 670 Kenmount Road, Adoption, REZ2100003**

Councillor Froude informed Council on the recommendation to rezone a portion of land at the rear of 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. This would permit the applicant to build 60 detached homes, as opposed to the 68 semi-detached houses as originally planned. The issue is further complicated by the proximity to a wetland buffer. In the Regular Meeting of October 4, 2021, Council voted to defer all planning and development applications on sites located within a wetland buffer as delineated by the City's 2019 Wetlands Study, Phase 1, until the Wetlands Study, Phase 2A, is completed and implemented. As clearing and grading of the site had occurred prior to the 2019 Study, it was determined that the application could be exempt from the deferral. This would be consistent with previous decisions of Council. While Councillor Froude did agree with the concern raised by the Public on the lack of green space in the development, he also felt that the Staff recommendation was justified as tot lots are not an effective use of resources, and the decision aligns with the [City's Parks & Open Space Master Plan](#). He expressed interest in developing the trail along Ken Brook to increase formalized green space in the area. The applicant is also looking to amend the RRL Zone requirement to permit double driveways on lots with a wider frontage while meeting the City's snow storage requirements. This change would impact the entire RRL Zone and would come to Council separately.

Deputy Mayor O'Leary noted the concerns surrounding flooding and drainage in the development and asked if there could be consideration given to incorporate absorptive species and organic mitigation into the landscaping to reduce impacts further downstream. The Chief Municipal Planner advised that once the project progresses to that point, Staff would be consulted to ensure adherence to applicable landscaping and planting policies. Staff further advised that the main bulk of the wetland and buffer would be protected, and that only the edge of the buffer would be impacted. Councillor Froude asked for confirmation that the net-zero runoff requirement, as outlined in the [Stormwater Detention Policy](#) would apply. The policy requires that the post-development runoff rate must not

exceed the respective pre-development runoff rate. Staff responded that the policy would apply. Councillor Korab asked if there were requirements for backyard landscaping that would add protection to the watershed and buffer, and Staff responded that there were no mandates concerning rear yard landscaping at this time, and Staff could further explore the idea at Council's request. Councillor Korab then recommended that should an increase in driveway size be entertained, snow storage capacity must remain adequate, as it is a contentious issue for constituents. Councillor Hickman asked that the applicant consider adding a park, green space, or benches to the area as it is a far distance from the Community Centre and playground.

SJMC-R-2022-04-04/142

**Moved By** Councillor Froude

**Seconded By** Councillor Ellsworth

That Council adopt St. John's Development Regulations Number 10, 2022, to rezone a portion of the land at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. Further, that Council allow the planning and development applications related to this development to proceed before the completion of the City's Wetlands Study, Phase 2A.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

**15. ACTION ITEMS RAISED BY COUNCIL**

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:56 p.m.

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MAYOR



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CITY CLERK

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 7 Guy Street - DEV2200036

**Date Prepared:** April 5, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 4

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for a Home Occupation at 7 Guy Street.

**Discussion – Background and Current Status:**

The proposed Home Occupation is for food preparation of homemade sauces from fruit and peppers, which are for sale off-site. The floor area for the business is 20m<sup>2</sup> and will operate Monday to Friday, 9 a.m. to 5 p.m. The applicant is the resident and sole employee, and no clients will visit the site. The proposed application site is zoned Residential 1 (R1).

One submission was received, which is in favour of the application.

**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: 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: Envision St. John's Development Regulations Section 6.18 "Home Occupation" and Section 10 "Residential 1 (R1) Zone".
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 twice 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.

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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 Discretionary Use application for a Home Occupation at 7 Guy Street.

**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 - 7 Guy Street.docx
Attachments:	- DEV2200036-7 GUY STREET.pdf
Final Approval Date:	Apr 5, 2022

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

**Lindsay Lyghtle Brushett - Apr 5, 2022 - 11:34 AM**

**Jason Sinyard - Apr 5, 2022 - 2:20 PM**





INST

ELIZABETH AVE

BALTIMORE ST

SUBJECT PROPERTY

GUY ST

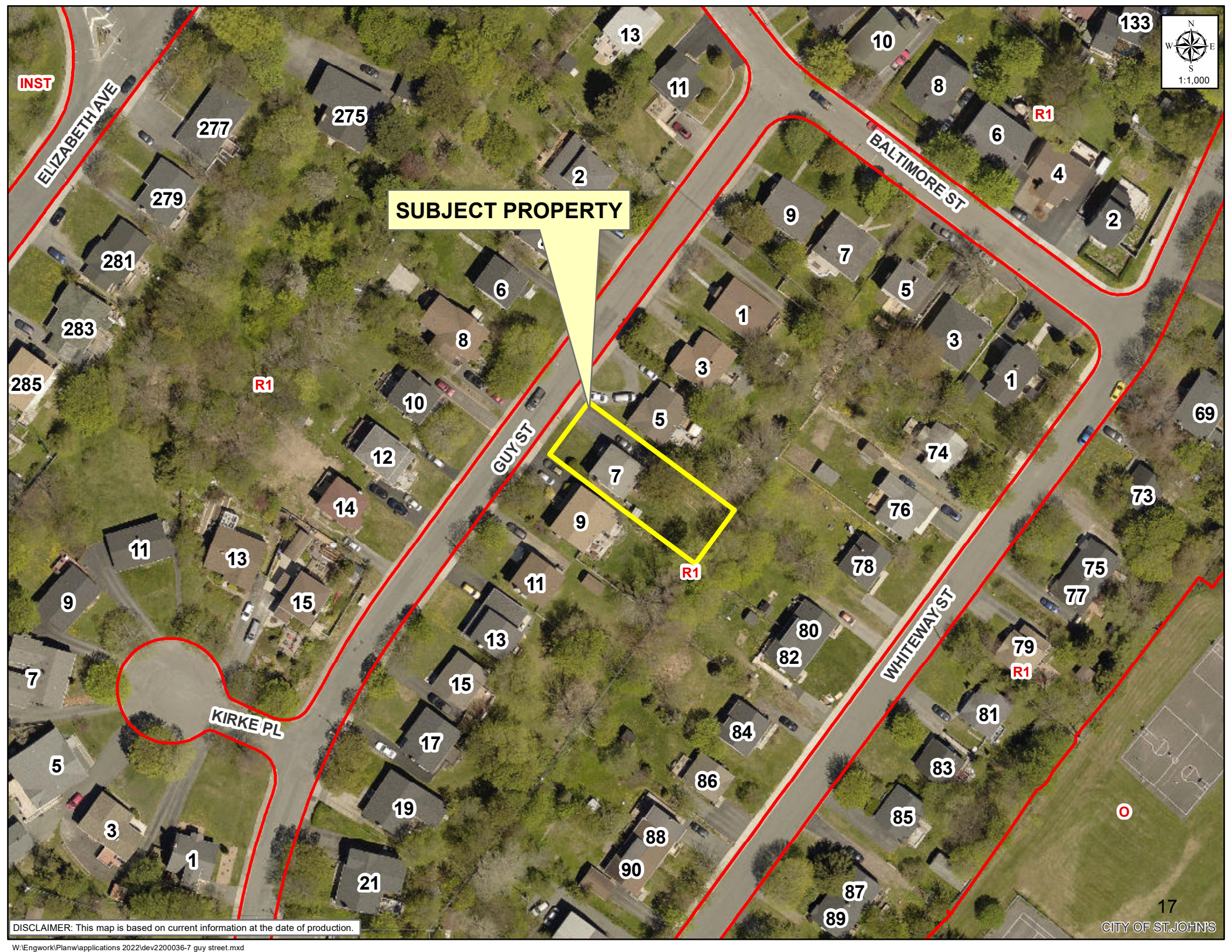
WHITEWAY ST

KIRKE PL

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

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CITY OF ST. JOHN'S





## Jennifer Squires

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**From:** [REDACTED]  
**Sent:** April 4, 2022 12:38 PM  
**To:** City Clerk  
**Cc:** Stacey M. Corbett  
**Subject:** Comment - 7 Guy Street

[REDACTED] of Baltimore Street called to say she was in favor of the home occupation on 7 Guy Street.

Peg

Don't judge each day by the harvest you reap  
but by the seeds that you plant.

**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.

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.

# DECISION/DIRECTION NOTE

**Title:** Notices Published – 125 Airport Road - DEV2200034

**Date Prepared:** April 5, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 1

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## **Decision/Direction Required:**

Application for the Expansion of Non-Conforming Use at 125 Airport Road.

## **Discussion – Background and Current Status:**

The proposed application is for the Expansion of a Non-Conforming Use at 125 Airport Road. The existing residential Single Detached Dwelling is 222.96m<sup>2</sup> and is proposed to be expanded by 5.94m<sup>2</sup>, to allow for an enclosed deck on the front of the Dwelling. The proposed application is in the Commercial Highway (CH) Zone, where a Single Detached Dwelling is not a Permitted or Discretionary Use. Therefore, under Section 7.5(3)(a) Non-Conforming, a Non-Conforming Building may not be extended without Council approval.

One submission was received. Concern was raised pertaining to a lack of privacy and fencing, that would screen the commercial use at the rear of the property. Civic 125 Airport Road is a separate property from 149 Airport Road, which extends behind many of the Dwellings on Airport Road. As the complaint pertains to the use at Civic 149 Airport Road, fencing would not be a requirement of this proposed expansion.

## **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: Envision St. John's Development Regulations Section 7.5 "Non-Conforming" and Section 10 "Commercial Highway (CH) Zone".
5. Privacy Implications: Not applicable.

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6. Engagement and Communications Considerations: Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision 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 twice 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 Expansion of a Non-Conforming Use at 125 Airport Road for 5.94 square metres to allow an enclosed deck on the front of the Dwelling.

**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 - 125 Airport Road.docx
Attachments:	- DEV2200034-125 AIRPORT ROAD.pdf
Final Approval Date:	Apr 5, 2022

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

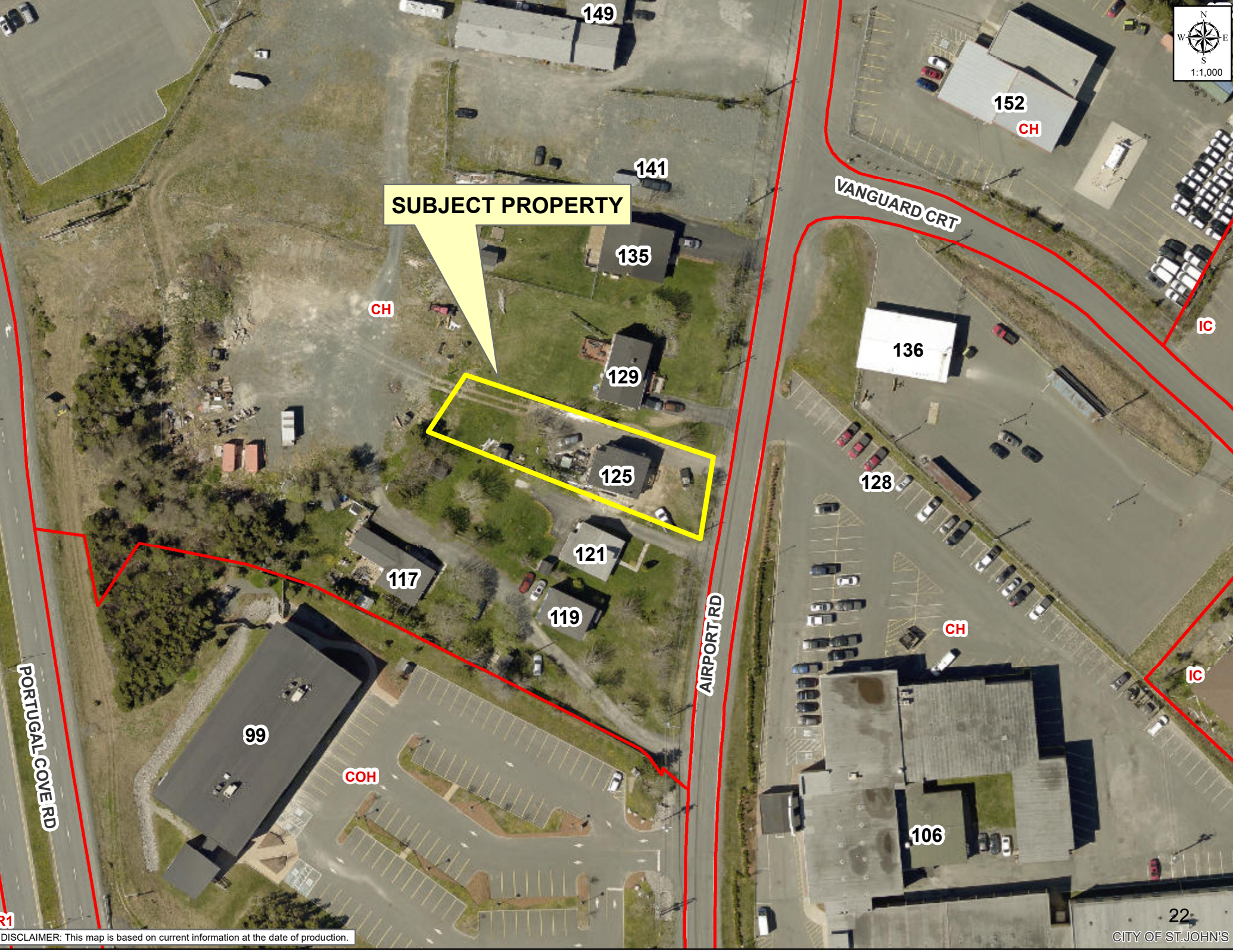
**Lindsay Lyghtle Brushett - Apr 5, 2022 - 3:04 PM**

**Jason Sinyard - Apr 5, 2022 - 3:07 PM**





**SUBJECT PROPERTY**



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

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## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, March 28, 2022 11:29 AM  
**To:** CityClerk  
**Subject:** (EXT) 125 Airport Road  
**Attachments:** IMG\_2944.jpg; IMG\_2947.jpg; IMG\_2946.jpg; IMG\_2943.jpg; IMG\_2945.jpg

Re: Expansion of non-conforming use at 125 Airport Road

**We are against this expansion.** The owner of this proper also owns the property on the [REDACTED] and to the [REDACTED] of our property. At the time he purchased the properties [REDACTED] us and to the [REDACTED] of us we were told by the owner he would put up a privacy fence.

On the [REDACTED] of the property, [REDACTED] have a chain link fence, this has no privacy. Spoke with Mayor Breen, when he was a councillor about this at the time and showed him our view from our home. At that time, we had full view of C-can containers and construction debris. Now our view is buses and dumpsters.

To the [REDACTED] of us the owner did put up a privacy fence behind the house that was there at the time. I think it was up about 2 – 3 years before it blew down and was never replaced. Since then, the house has been removed and there is a vacant lot. Part of that fence ran from the [REDACTED] property line and over the past few years some of the fence has come done. Spoke to the owner and he did nothing, so we did the repairs ourselves. But now the fence coming down again.

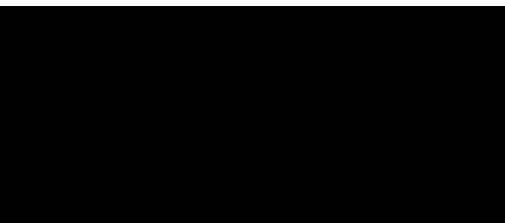
The owner of 125 Airport Road is the same owner and has a privacy fence put up on both sides of his property line, the left and right sides. Ironical....

Before we give permission for his expansion, we would like to see the privacy fence he promised us.

Also, just a note that the same owner promised the property owners to our [REDACTED] a privacy fence as well. All they got were the posts, no fence.

We have been informed that the current owner has sold the property and the new owner was told about the fence situation.

I have attached pictures. Image 2945 is the fence at 125 Airport Road. The other 4 images are [REDACTED] [REDACTED] [REDACTED] [REDACTED] As you can see not a good look for property value.























**Development Permits List  
For the Period of March 31 to April 6, 2022**

<b>Code</b>	<b>Applicant</b>	<b>Application</b>	<b>Location</b>	<b>Ward</b>	<b>Development Officer's Decision</b>	<b>Date</b>
INST	Choices for Youth	Young Parent Resource Centre	45 Janeway Place	2	Approved	22-04-01
COM	Weirs Construction Limited	Site Grading	195 Conception Bay South Bypass	5	Approved	22-04-01
RES		Demo/Rebuild for Single Detached Dwelling w/ Subsidiary Apartment	32 Rutledge Crescent	2	Approved	22-04-04
RES		Building Lot for Single Detached Dwelling	76C Old Bay Bulls Road	5	Approved	22-04-04
COM	Newco Metal and Auto Recycling	Warehouse Extension	395 East White Hills Road	2	Approved	22-04-05

**\* Code Classification:**

<b>RES - Residential</b>	<b>INST - Institutional</b>
<b>COM - Commercial</b>	<b>IND - Industrial</b>
<b>AG - Agriculture</b>	
<b>OT - Other</b>	

**\*\* 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 & Development**

---

## Building Permits List

### Council's April 11, 2022 Regular Meeting

Permits Issued: 2022/03/31 to 2022/04/06

#### **Class: Residential**

127 St. Clare Ave	Accessory Building	Accessory Building
142 Hussey Dr	Fence	Fence
161 Doyle's Rd	New Construction	Single Detached w/ apt.
21 Kieley Dr	New Construction	Single Detached Dwelling
22 Hunt's Lane	Fence	Fence
22 Maurice Putt Cres	New Construction	Single Detached w/ apt.
269 Brookfield Rd	Change of Occupancy	Home Occupation
32 Richmond St	Renovations	Single Detached w/ apt.
333 Stavanger Dr	Renovations	Single Detached Dwelling
336 Anspach St	Renovations	Semi Detached Dwelling
42 Diamond Marsh Dr	New Construction	Single Detached Dwelling
43 Hall's Rd	Accessory Building	Accessory Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
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45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
5 Munich Pl	New Construction	Single Detached Dwelling
53 Macbeth Dr	Renovations	Single Detached Dwelling
67 Diamond Marsh Dr	New Construction	Single Detached Dwelling
7 Dunkerry Cres	New Construction	Single Detached Dwelling

8 John St	Deck	Patio Deck
83 Main Rd	Accessory Building	Accessory Building
9 Dunkerry Cres	New Construction	Single Detached Dwelling
		This Week: \$2,026,773.05

**Class: Commercial**

110 Hebron Way	Change of Occupancy/Renovations	Office
175 Higgins Line	Renovations	Hotel
40 Hamlyn Rd	Sign	Service Shop
45 Janeway Pl	New Construction	Apartment Building
45 Janeway Pl	New Construction	Apartment Building
46 Kenmount Rd	Sign	Eating Establishment
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
48 Kenmount Rd	Sign	Retail Store
75 Airport Heights Dr	Sign	Restaurant
84-86 Elizabeth Ave	Sign	Office
Blackhead Village Rd	Sign	Other
Blackhead Village Rd	Sign	Other
Cadet Rd	Sign	Other
Fort Amherst Rd	Sign	Other
		This Week: \$8,062,220.00

**Class: Government/Institutional**

This Week: \$0.00

**Class: Industrial**

This Week: \$0.00

**Class: Demolition**

This Week: \$0.00

**This Week's Total: \$10,088,993.05**

Repair Permits Issued 2022/03/31 to 2022/04/06: \$23,559.00

<b>YEAR TO DATE COMPARISONS</b>			
<b>April 11, 2022</b>			
<b>TYPE</b>	<b>2021</b>	<b>2022</b>	<b>% VARIANCE (+/-)</b>
Residential	\$8,116,397.39	\$16,256,723.09	100
Commercial	\$7,964,615.44	\$19,709,187.52	147
Government/Institutional	\$779,941.00	\$317,288.00	-59
Industrial	\$4,000,000.00	\$29,000.00	-99
Repairs	\$1,712,210.00	\$249,788.49	-85
<b>TOTAL</b>	<b>\$22,573,163.83</b>	<b>\$36,561,987.10</b>	62
Housing Units (1 & 2 Family Dwelling)	23	50	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending April 6, 2022**

### **Payroll**

<b>Public Works</b>	<b>\$ 566,943.15</b>
<b>Bi-Weekly Casual</b>	<b>\$ 32,038.69</b>
<b>Accounts Payable</b>	<b>\$ 3,838,732.36</b>

*(A detailed breakdown available [here](#))*

**Total: \$ 4,437,714.20**

# 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:** 2022047 - Traffic Signal Equipment  
**Date Prepared:** Wednesday, April 6, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Planning  
**Ward:** N/A

**Department:** Planning, Engineering & Regulatory Services  
**Division:** Engineering  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** 1315-55681  
**Source of Funding:** Operating

**Purpose:**

This open call was issued to establish a standing offer agreement for the supply and delivery of traffic equipment on an as and when required basis.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Construction Signs Ltd.	\$70,804.12
Fortran Traffic Systems	\$72,893.90
Electromega Ltd.	\$86,899.75

**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:** Two (2) years, plus One (1) optional year

**Bid Exception:** None

**Recommendation:**

That Council approve for award open call 2022047 – Traffic Signal Equipment to the lowest bidder meeting specification, Construction Signs Ltd., for \$70,804.12 (HST included), as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022047 - Traffic Signal Equipment.docx
Attachments:	
Final Approval Date:	Apr 5, 2022

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

**Rick Squires - Apr 5, 2022 - 12:46 PM**

**Derek Coffey - Apr 5, 2022 - 12:57 PM**

# BID APPROVAL NOTE

**Bid # and Name:** N/A  
**Date Prepared:** Monday, April 11, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Carl Ridgeley, St. John's Regional Fire Department  
**Ward:** N/A

**Department:** Fire Operations  
**Division:** St. John's Regional Fire Department  
**Quotes Obtained By:** Keith McDonald  
**Budget Code:** 2491-56157  
**Source of Funding:** Capital

**Purpose:**

The purpose of this procurement is for the replacement of a walk around Dodge 5500 Fire Rescue Unit that was involved in a March 2022 accident, and damaged beyond repair.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
MetalFab Fire Trucks	\$248,000 (HST excluded)

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

**Contract Duration:** N/A

**Bid Exception:** Contract Award Without Open Call

**Recommendation:**

That Council approve for award this procurement without an open call to MetalFab Fire Trucks for \$248,000 (HST excluded) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S



**TO: Government of Newfoundland and Labrador, Public  
Procurement Agency**

**Report to Chief Procurement Officer, Public Procurement Agency  
(Pursuant to Section 32 or *The Public Procurement Regulations*)  
Version 1 – 2018-03-24**

**FROM: Government Funded Body  
City of St. John's, P.O. Box 908, St. John's, NL A1C5M2**

**Contract Description:**

**Contractor, Supplier or Lessor:**

Name:

Address:

Country:

Contract Price  
(exclusive of HST):

Contract # or PO #:

Date of Award:

**Relevant Exception Clause (select only one):**

**Reason(s) Why an Open Call for Bids Was Not Invited:**

**Prepared by:**

**Date:**

**Head of Public Body:  
(DCM - Finance & Admin)**

**Date:**

## Contract Award Without an Open Call for Bids

### Relevant Exemption Clauses:

- 6(a)(ii): The commodity is of the nature that an open call for bids could reasonably be expected to compromise security (limited call for bids required)
- 6(a)(iii): The commodity is available from a public body
- 6(a)(iv): An emergency or a situation or urgency exists and the acquisition of the commodity cannot reasonably be made in time by an open call for bids
- 6(a)(v): There is only one source reasonably available for the commodity
- 6(a)(vi): A list of pre-qualified suppliers has been established using a request for qualifications and the public body is requesting quotations from all pre-qualified suppliers on the list
- 6(a)(vii): An acquisition of a commodity is for the purpose of resale or for incorporation into a product or resale
- 6(b): Set rates have been established by the Public Utilities Boards acting under the *Public Utilities Act* or another Act
- 19:
  - (1) The acquisition of a commodity is exempt from the requirements of the framework where the following requirements are satisfied:
    - (a) the minister responsible for economic development has recommended the exemption on the basis that the acquisition of the commodity is for the purpose of economic development;
    - (b) the exemption has been approved by the Lieutenant-Governor in Council; and
    - (c) the exemption is not precluded by an intergovernmental trade agreement.
  - (2) Where a public body acquires a commodity that is exempted under subsection (1), the public body shall report the acquisition to the chief procurement officer.

## Kim Barry

---

**From:** Keith McDonald  
**Sent:** Friday, April 8, 2022 12:48 PM  
**To:** Sherry L. Colford  
**Subject:** FW: (EXT) Rescue Replacement

Kindest Regards

Keith McDonald  
Manager of Mechanical Services  
St. John's Regional Fire Department  
Office 709-758-3284  
Cell 709-682-0750  
kmcdonald@stjohns.ca

---

**From:** Terry MacAloney <tmacaloney@1200-degrees.com>  
**Sent:** 2022/03/17 21:50  
**To:** Keith McDonald <kmcdonald@stjohns.ca>  
**Subject:** (EXT) Rescue Replacement

Hi Keith,  
Hope things are going well for you!

I have done some looking around for used rescues, nothing really around at this time, but will keep my eyes open.

So our best option is for a new rescue.

This is what we can do for you with a ULC 12 foot rescue. It would be a new unit chassis and body.

- I can get you a new Ram 5500 2 door chassis – approx. 12-16 weeks delivery (maybe less)
- The body would a 12 foot ULC from Lafleur Fire – need to confirm the timeline after getting it spec'd (est. 9 to 12 months after the chassis)

If this is something that you are interested in me moving forward with, I need to confirm the specs on the chassis and the body that you are looking for with both the Ram dealer and Lafleur.

Also need to confirm the following;

- Chassis specs & body specs – are you using the last truck that you spec'd. Can I find these online?
- Would you be looking at paying for the chassis on delivery to the body builder?

Look forward to hear from you.

Thank you



**Terry MacAloney**  
**Atlantic Apparatus Sales Representative**  
Cell : 902-489-1374

[tmacaloney@1200-degres.com](mailto:tmacaloney@1200-degres.com)

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## Kim Barry

---

**From:** Keith McDonald  
**Sent:** Thursday, April 7, 2022 1:28 PM  
**To:** Sherry L. Colford  
**Subject:** FW: (EXT) Rescue 21-06

For your records

Kindest Regards

Keith McDonald  
Manager of Mechanical Services  
St. John's Regional Fire Department  
Office 709-758-3284  
Cell 709-682-0750  
kmcDonald@stjohns.ca

---

**From:** Rick Penner <RPenner@fgft.ca>  
**Sent:** 2022/04/07 13:25  
**To:** Keith McDonald <kmcDonald@stjohns.ca>  
**Subject:** (EXT) Rescue 21-06

Hello,

With regard to your most recent inquiry about the above vehicle and the recent damages, we have the following.

As a manufacturer of a large variety of fire apparatus, Fort Garry Fire Trucks (FGFT) has the ability to conduct any type of repair, modification or refurbishment.

Based on information and photos provided, the chassis appears to be a write-off. The cab appears to be beyond repair and assumptions are that the chassis frame is also damaged. As such, another chassis will be required. Inquiries on other business show that a Ford F550 chassis is not available until the fall of 2022. A Dodge chassis is not likely available until that time; inquiries are ongoing. Provision of a used chassis may be an option however any chassis used must conform Ford emergency vehicle standards as well as prerequisites set by FGFT.

The damage to the rescue body also appears extensive. Based on visible damage to the front of the body, the frame work appears very distorted as does the checker plate trim. If a formed extrusion is used in the main support areas, those pieces would have to be replaced and may be an extensive process. Dealing with a tube frame body may allow for sections to be replaced, a different scenario.

Determining the full extent of the damage from our position is difficult. Taking a broad range of photos would be an asset but will not fully cover all details. Fully ascertaining damages may only be shown once the body disassembly is started; this may also entail a cost plus project.

While we have great abilities and talented staff, there is always a degree of difficulty in dealing with an unfamiliar body build (cost plus). If a repair were undertaken by FGFT, the entire vehicle would have to be shipped to Winnipeg; freight costs alone could approach \$10,000.00. Any and all emergency equipment and wiring would have to be removed and future use determined (cost plus potential). Ramifications of this type of job amount to building two apparatus; is this a viable type of project to start?

Regards,  
Rick *Penner*  
Contract Administration / Aerial Support  
Fort Garry Fire Trucks  
53 Bergen Cutoff Rd.  
Winnipeg, MB R3C 2E6  
204-594-1300 Direct  
204-981-5118 Cell  
[rpenner@fgft.ca](mailto:rpenner@fgft.ca)



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## Kim Barry

---

**From:** Keith McDonald  
**Sent:** Friday, April 8, 2022 12:54 PM  
**To:** Sherry L. Colford  
**Subject:** FW: (EXT) 5500 Cab and Chjassis

Kindest Regards

Keith McDonald  
Manager of Mechanical Services  
St. John's Regional Fire Department  
Office 709-758-3284  
Cell 709-682-0750  
kmcDonald@stjohns.ca

---

**From:** Keith Taylor <ktaylor@hickmangroup.net>  
**Sent:** 2022/04/08 12:54  
**To:** Keith McDonald <kmcDonald@stjohns.ca>  
**Subject:** (EXT) 5500 Cab and Chjassis

Keith,

Unfortunately due to manufacturers restrictions we are unable to secure any 5500 Cab and Chassis. Hopefully, the restrictions will ease for the 2023 model year.

Keith



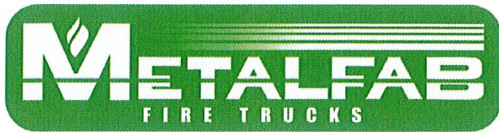
Keith Taylor  
Sales and Fleet Manager/Sales  
P: 709-757-6445 F: 709-726-7134

[www.hickmanchryslerdodgejeep.com](http://www.hickmanchryslerdodgejeep.com)



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847 Central Street  
Centreville, NB E7K 2E8  
Phone (800) 561-0012 Fax (506) 276-3648

**Quotation To:**  
St. John's Regional Fire Department  
St. John's, NL  
Keith MacDonald

**DATE** April 8, 2022  
**Quotation #** R-STNL  
**Fire Dept.** St. John's Regional

**Quotation valid until:** May 8, 2022  
**Prepared by:** Ryan Stacey, CET

**Quotation on:** 1 Metalfab Walk Around Rescue Body & Equipment  
Mounted on a Dodge 5500 Chassis

Description	AMOUNT
Dodge 5500 Chassis	\$ 88,000.00
1 Metalfab Walk Around Rescue Body & Equipment	\$ 160,000.00
Total	\$ 248,000.00

**Terms:**

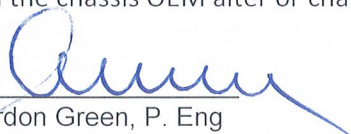
Payment of the chassis is Net 10 Days, , Body & Equipment shall be COD.  
Delivery of Completed unit approximately 8 months from receipt of order - Depending on Possible supply chain issues.  
Delivery to Purchaser's Location is Included.  
Pricing is valid for 30 days, then subject to change without notice.  
All Taxes are Extra.  
Pricing is in Canadian Funds.

**Note:**

Please note that Local, Provincial, or Federal legislated changes or rules and modifications to NFPA or UL-C standards are excluded from the pricing reflected in this quote, bid, or proposal. These potential increases could arise at any time over the entire term of this contract and therefore will include all years. Any changes under any circumstances as stated previously will be priced in accordance with our published prices and policies at that time.

**Force Majeure:** Due to the worldwide COVID pandemic, the City shall accommodate alteration to the completion schedule without penalty, should COVID, or other factors outside the control of the OEM manufacturer, delay completion. The delivery days above have been quoted as per current expected operating conditions, any delays or impacts due to COVID and its effects on the economy and labour force are not accounted for in the delivery days as quoted. Current commercial chassis delivery and order timelines are subject to change per the chassis OEM manufacturer. Should the chassis OEM alter or change the pricing or timeline, the project price and terms shall be adjusted.

**Submitted by:**

  
Gordon Green, P. Eng

April 8, 2022  
Date

President  
Title

**Accepted by:**

St. John's Regional

Date

Title

**THANK YOU FOR YOUR BUSINESS!**





## CONTACT INFORMATION FORM

To allow us to serve you properly we would ask for you to fill out the following information. This will allow us to ensure that we have the correct mailing address and contact for each aspect of the manufacture of your new fire apparatus.

### **Technical Contact**

This contact will be used for any questions that may come up during the build of your new fire apparatus. This will also be the contact to which all information regarding the build, Shop Orders, Change Orders, etc, will be sent.

Billing Name	
Contact Name	
Home Phone Number	
Work Phone Number	
Cell Phone Number	
Fax Number	
Email Address	
Street Address	
City	
Province/State	
Postal/Zip Code	
Preferred Method of Contact	

### **Financial Contact**

This contact will be used for any questions that may come up during the build of your new fire apparatus concerning the financial side of the purchase. This will also be the contact that will receive all invoices involved with the unit.

Billing Name	
Contact Name	
Home Phone Number	
Work Phone Number	
Cell Phone Number	
Fax Number	
Email Address	
Street Address	
City	
Province/State	
Postal/Zip Code	
Preferred Method of Contact	



## MARKETING RELEASE FORM

Metalfab LTD is a Manufacturer of Custom Engineered & Designed Fire Apparatus. Every truck that Metalfab builds can be different from the next unit. Metalfab LTD is extremely proud of this fact and we use photos of completed trucks, as well as photos of particular options, in our marketing endeavours to promote this aspect of our company. Metalfab LTD's Marketing Materials may consist of the use of Social Media (Facebook, Twitter, YouTube, Instagram, and others), Corporate Website, Newsletters, Brochures, Trade Show Displays, etc..

Metalfab LTD also respects the privacy of each of our customers. We realize that in some situations the customer may not want their Fire Apparatus promoted in all or some of our Marketing Materials. For this reason, we ask that the following items be reviewed, marked as to your acceptance or non-acceptance, and then signed by the purchasing authority.

Please note that if acceptance is not given for the use of photos of your Fire Apparatus for marketing purposes, photos of your unit or options included on your unit may be used for marketing purposes but there will not be any reference to the owner of the particular unit.

ITEM	ACCEPTANCE
Announcement of the order with Metalfab LTD	<input type="checkbox"/> YES <input type="checkbox"/> NO
In process photos of the unit during the manufacturing process	<input type="checkbox"/> YES <input type="checkbox"/> NO
Photos during plant visits by your department	<input type="checkbox"/> YES <input type="checkbox"/> NO
Photos of the finished Fire Apparatus	<input type="checkbox"/> YES <input type="checkbox"/> NO
Announcement of the delivery of your Metalfab Fire Apparatus	<input type="checkbox"/> YES <input type="checkbox"/> NO
Photos during delivery/orientation of your Metalfab Fire Apparatus	<input type="checkbox"/> YES <input type="checkbox"/> NO

### Purchaser's Notes or Comments:


Accepted by:

St. John's Regional Fire Department  
#REF!

Date

Title

## THANK YOU FOR YOUR BUSINESS!



# DECISION/DIRECTION NOTE

---

**Title:** Expropriation of an Easement at 4 Dartmouth Place

**Date Prepared:** April 6, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** Ward 4

---

## Decision/Direction Required:

Approval of the expropriation of an easement at 4 Dartmouth Place as shown in the attached survey.

## Discussion – Background and Current Status:

The Water and Wastewater Division has brought it to the attention of the Legal Department that there is existing underground infrastructure running between 2 and 4 Dartmouth Place. The Legal Department has negotiated with the owner of 2 Dartmouth Place to secure this easement, however the owners of 4 Dartmouth Place have yet to respond. The required easement area is 449.93 square feet, as shown on the attached survey and has been valued at \$1.50 per square foot resulting in compensation in the amount of \$674.89, subject to acceptance by the property owners, plus the City will pay reasonable legal fees

## Key Considerations/Implications:

1. Budget/Financial Implications: City to pay \$674.89 for the expropriated easement land plus reasonable legal fees
2. Partners or Other Stakeholders: Property owners of 4 Dartmouth Place
3. Alignment with Strategic Directions/Adopted Plans: An Effective City
4. Legal or Policy Implications: Notice of Expropriation will have to be prepared
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A

# ST. JOHN'S

9. Information Technology Implications: N/A

10. Other Implications: N/A

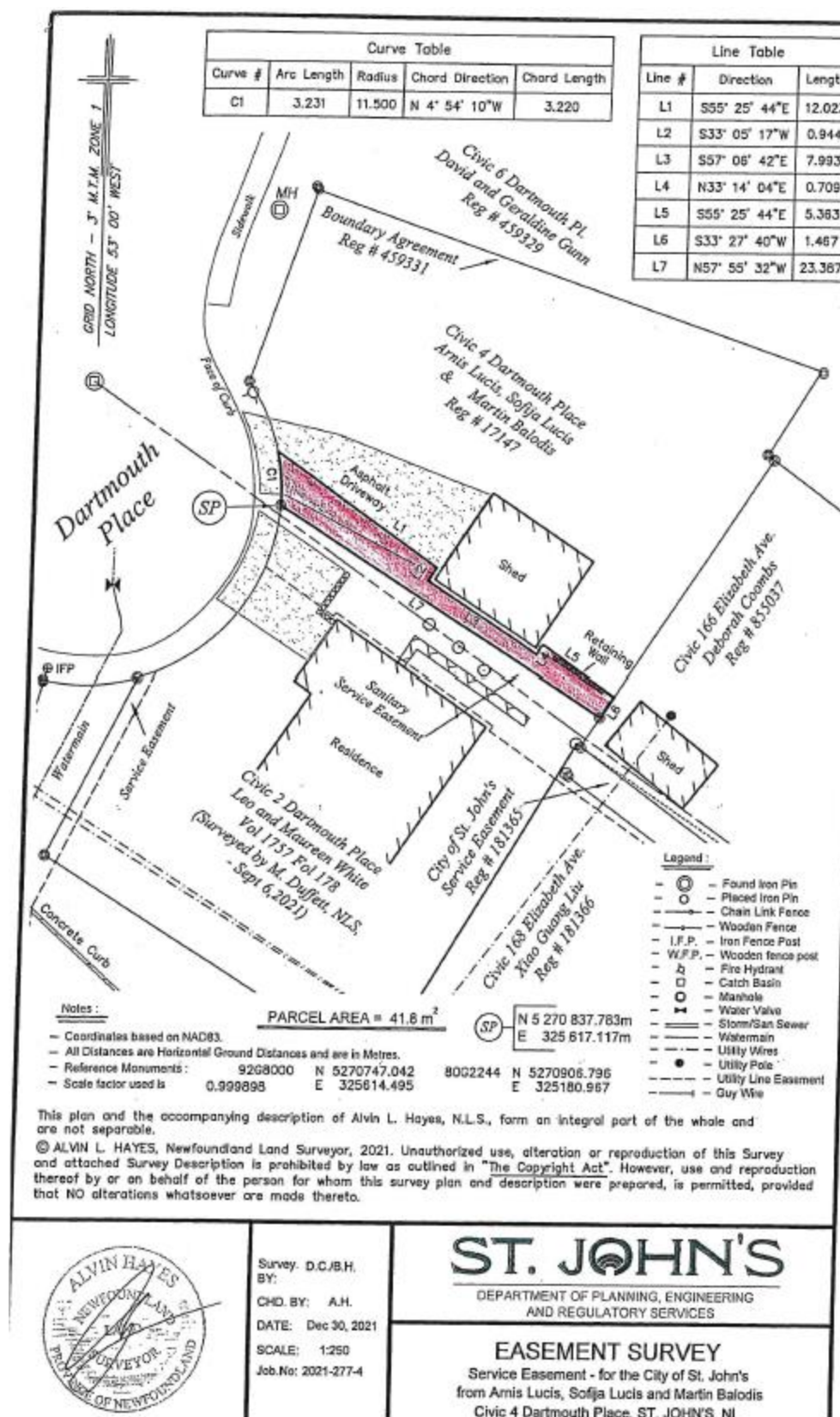
**Recommendation:**

That Council approve the expropriation of an easement at 4 Dartmouth Place, as shown on the attached survey

**Prepared by:** Andrew Woodland, Legal Counsel

**Approved by:** Cheryl Mullett, City Solicitor







### Report Approval Details

Document Title:	4 Dartmouth Place - Easement Expropriation .docx
Attachments:	
Final Approval Date:	Apr 6, 2022

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

**Cheryl Mullett - Apr 6, 2022 - 10:07 AM**



# DECISION/DIRECTION NOTE

---

**Title:** Expropriation of an Easement at 389 Main Road

**Date Prepared:** April 6, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Ward 5

**Ward:** Ward 5

---

## Decision/Direction Required:

Approval of the expropriation of an easement at 389 Bay Bulls Road for the installation of a sewage force main, as shown on the attached survey.

## Discussion – Background and Current Status:

The Legal Department has been in negotiations with the owners of 389 Main Road for the installation of a sewage force main under their parking lot. This work is anticipated to start May/June 2022. The required easement area is 2,142.02 square feet, as shown on the attached Schedule “A” and has been valued at \$3.50 per square foot resulting in compensation in the amount of \$7,497.07. The property owners are reviewing this offer but have yet to advise if they accept or counteroffer. As this project is anticipated to start in the next couple of months, any delay may leave the City open to delay claims by the contractor.

## Key Considerations/Implications:

1. Budget/Financial Implications: City to pay fair market value for the easement land, plus reasonable legal fees.
2. Partners or Other Stakeholders: Property owners of 389 Main Road.
3. Alignment with Strategic Directions/Adopted Plans: An Effective City
4. Legal or Policy Implications: Notice of Expropriation will have to be prepared
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A

# ST. JOHN'S

9. Information Technology Implications: N/A

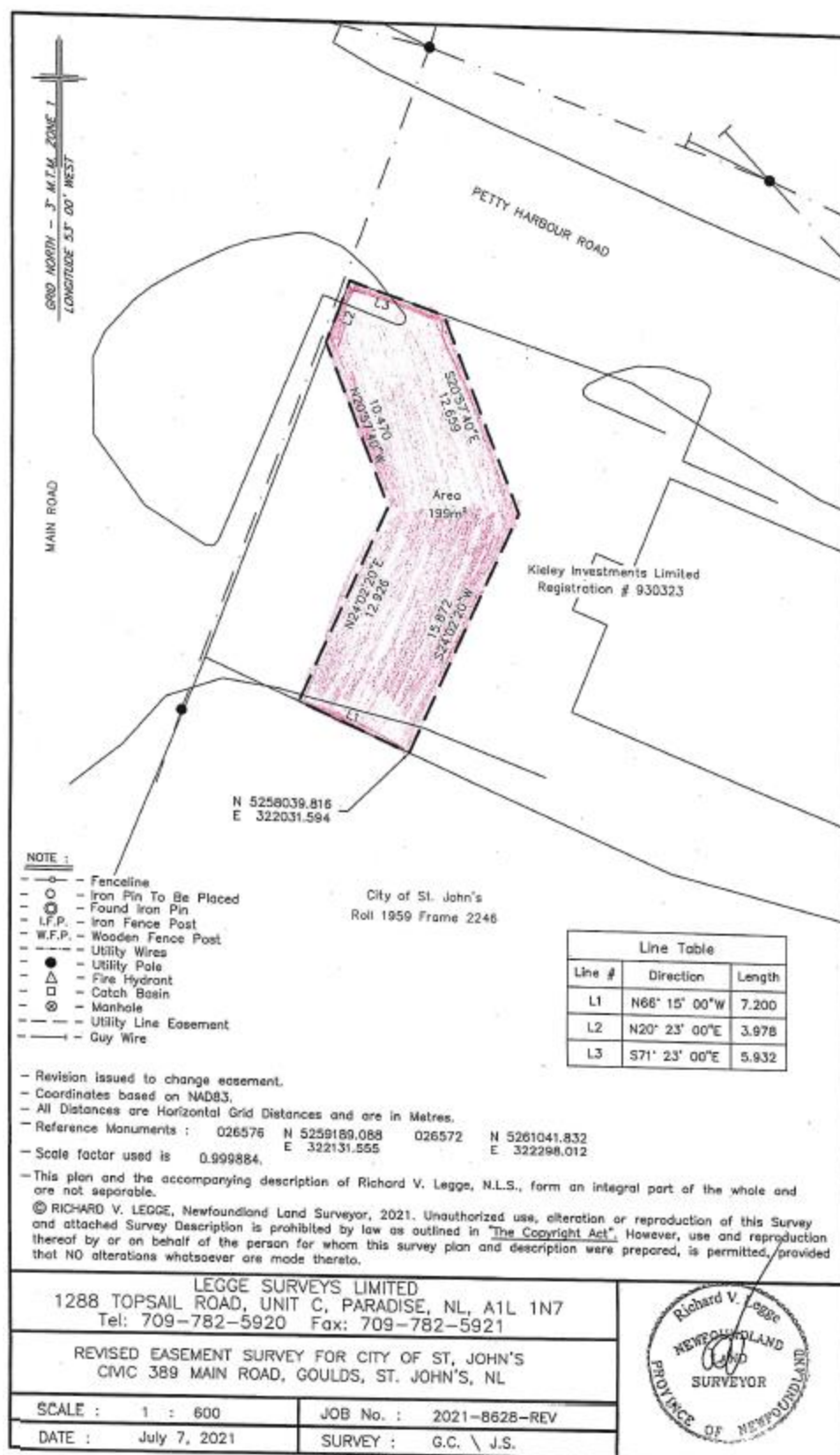
10. Other Implications: N/A

**Recommendation:**

That Council approve the expropriation of an easement at 389 Main Road for the installation of a sewage force main.

**Prepared by:** Andrew Woodland, Legal Counsel

**Approved by:** Cheryl Mullett, City Solicitor





### Report Approval Details

Document Title:	389 Main Road - Easement Expropriation.docx
Attachments:	
Final Approval Date:	Apr 6, 2022

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

**Cheryl Mullett - Apr 6, 2022 - 2:59 PM**

# DECISION/DIRECTION NOTE

---

**Title:** Sale of City owned land on Marconi Place

**Date Prepared:** April 7, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jill Bruce, Ward 1

**Ward:** Ward 1

---

## Decision/Direction Required:

Recommendation on the sale of City owned land on Marconi Place, as shown in red on the attached diagram.

## Discussion – Background and Current Status:

The owner of 41 Parsonage Drive has approached the City requesting to purchase a parcel of City owned land, as shown in red on the attached diagram, on Marconi Place to allow him to access his property from Marconi Place with the plan for future development of this area. This request was circulated amongst the required City departments with no objections to the sale.

Staff have valued the land at \$3.50 per square foot. The area in question is approximately 3983 square feet, resulting in an approximate sale price of \$13,940.50, plus HST and an administrative fee. The purchaser will be responsible for providing a survey which will determine the exact square footage and we will adjust accordingly.

This sale will allow access to undeveloped land, where staff have a development plan to be followed for the purpose of ensuring the best use of land which is owned by numerous landowners. The City may retain an easement for the purpose of a future Right of Way.

## Key Considerations/Implications:

1. Budget/Financial Implications: City will receive approximately \$13,940.50 for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: Owner of 41 Parsonage Drive
3. Alignment with Strategic Directions/Adopted Plans: An Effective City
4. Legal or Policy Implications: A Deed of Conveyance will be prepared.

# ST. JOHN'S

5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

That Council approve the sale of City owned land on Marconi Place, as shown in red on the attached diagram

**Prepared by:** Andrew Woodland, Legal Counsel  
**Approved by:** Cheryl Mullett, City Solicitor







**Report Approval Details**

Document Title:	Sale of City owned land on Marconi Place.docx
Attachments:	
Final Approval Date:	Apr 7, 2022

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

**Cheryl Mullett - Apr 7, 2022 - 10:22 AM**

# DECISION/DIRECTION NOTE

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**Title:** Casual Summer Staff Wage Increases

**Date Prepared:** April 6, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Deputy Mayor Sheilagh O'Leary, Community Services

**Ward:** N/A

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## **Decision/Direction Required:**

Approval of the proposed wage increases for casual summer positions as outlined within this document.

## **Discussion – Background and Current Status:**

The City of St. John's has not applied any wage increases to our casual positions since 2015. At that time, minimum wage was \$10.50/hr. The minimum wage in NL has increased several times since 2015 and now sits at \$13.20/hr.

As summer recruitment approaches, the Department of Community Services and Human Resources have reviewed the rates for positions supporting the summer programs. These have been compared with those of other municipalities and community organizations in the region, some of which are currently offering a slightly higher rate than the City of St. John's. Living wage considerations were also factored into this review.

The goal is to ensure the City remains competitive and attracts staff to support summer programs. As a result, the following pay rate adjustments are recommended:



## CASUAL STAFF RATES

Position	Current Rate	Proposed Rate Effective 2022-04-01
Head Lifeguard – Outdoor	\$17.65	\$18.00
Inclusion Counsellor	\$13.96	\$16.00
Lifeguard/Counsellor	\$13.96	\$15.50
Lifeguard/Instructor-Outdoor	\$14.67	\$15.75
Lifeguard/Outdoor	\$13.96	\$15.50
Outdoor Recreation Instructor	\$14.67	\$15.75
Community Services Assistant	\$14.67	\$15.75
Recreation Counsellor	\$13.96	\$15.50
Recreation Counsellor Assistant	\$10.50	\$15.00
Rental Attendant	\$12.59	\$15.00
Senior Counsellor	\$15.42	\$16.75
Swimming Pool Attendant – Outdoor	\$12.59	\$15.00
Tourism Information Officer I	\$13.96	\$15.50
Tourism Information Officer II	\$14.67	\$15.75
Litter Collection Coordinator	\$14.56	\$16.00
Litter Collector	\$12.47	\$15.00

### Key Considerations/Implications:

1. Budget/Financial Implications:  
The estimated cost increase on an annual basis is \$163K.
2. Partners or Other Stakeholders: N/A

3. Alignment with Strategic Directions/Adopted Plans:  
This aligns with being An Effective Organization.
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations:  
Upon approval, rate changes will need to be advertised.
7. Human Resource Implications:  
We are seeing significantly fewer applications for summer employment than in previous years. There are concerns that we may not have enough staff to run summer programs at full capacity. The proposed wage increases will likely attract more applicants.
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

That Council accept the recommended wage increases for casual summer staff.

**Prepared by: Sarah Hayward, Director of Human Resources**

**Approved by: Tanya Haywood, DCM – Department of Community Services**