

**AGENDA
REGULAR MEETING**

**September 9, 2019
4:30 p.m.**

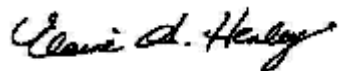
ST. JOHN'S

MEMORANDUM

September 5, 2019

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on Monday, **September 9 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

ST. JOHN'S

Regular Meeting - City Council Agenda

September 9, 2019

4:30 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

2.1 Fetal Alcohol Spectrum Disorder (FASD) Awareness Week (September 9 – 13, 2019)

2.2 Fire Prevention Week (October 6 – 12, 2019)

3. APPROVAL OF THE AGENDA

3.1 Agenda dated September 9, 2019

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes dated September 3, 2019

1

5. BUSINESS ARISING FROM THE MINUTES

6. NOTICES PUBLISHED

12

6.1 Application - 394 Kenmount Road

A Discretionary Use application has been submitted requesting permission to occupy a portion of the building as an Eating Establishment.

No submissions.

7. PUBLIC HEARINGS/MEETINGS

| | | |
|------------|---|----|
| 8. | COMMITTEE REPORTS | |
| 8.1 | Development Committee Report - September 3, 2019 | 13 |
| | 1. Decision Note dated September 4, 2019 re: Crown Land Lease for Agriculture Use - CRW1900016 - Trans-Canada Highway West of Paddy's Pond (PID 403310) - Lester Farms Inc. | 15 |
| | 2. Decision Note dated September 4, 2019 re: Proposed Extension to Accessory Building in the Watershed - 292 Southern Shore Highway - INT1900092 | 17 |
| | 3. Decision Note dated August 27, 2019 re: Request for Parking Relief - 160 Southlands Boulevard - DEV1900166 | 19 |
| | 4. Decision Note dated September 4, 2019 re: Request to Build Patio in Flood Plain Buffer - INT1900095 - 320 Waterford Bridge Road | 21 |
| 9. | RESOLUTIONS | |
| 10. | DEVELOPMENT PERMITS LIST | |
| 10.1 | Development Permits List for the period August 29 to September 4, 2019 | 23 |
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| 12. | REQUISITIONS, PAYROLLS AND ACCOUNTS | |
| 12.1 | Weekly Payment Vouchers for the Week Ending September 4, 2019 | 27 |
| 13. | TENDERS/RFPS | |
| 14. | NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS | |
| 15. | OTHER BUSINESS | |
| 15.1 | Decision Note dated September 9, 2019 re: Demolition of Building – 117 Linegar Avenue | 33 |
| 16. | ADJOURNMENT | |

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

September 3, 2019, 4:30 p.m.

Present: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Hope Jamieson
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Mayor Danny Breen

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

Others: Kelly Maguire, Communications Officer

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 **Prostate Cancer Month**

3. **APPROVAL OF THE AGENDA**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - August 19, 2019**

SJMC-R-2019-09-03/320

Moved By Councillor Froude

Seconded By Councillor Hanlon

That the minutes of the Regular meeting of August 19, 2019 be adopted as presented.

MOTION CARRIED

5. **BUSINESS ARISING FROM THE MINUTES**

5.1 **Application to Rezone Land to the Commercial Neighbourhood Zone for a Lounge and Eating Establishment (Pub and Eatery)**

MPA1800006 - 75 Airport Heights Drive

Multiple submissions attached.

It was reported by the Chief Municipal Planner that a public meeting with respect to this application was previously scheduled but there being no one in attendance, the meeting was cancelled. The matter is now before Council for consideration.

SJMC-R-2019-09-03/321

Moved By Councillor Burton

Seconded By Councillor Stapleton

Recognizing the number of submissions from area residents to the recent public advertisement, that Council defer a decision on Municipal Plan Amendment 153, 2019 to allow for a public meeting to be scheduled and conducted prior to final consideration by Council.

MOTION CARRIED

5.2 St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019 - Rezoning from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone for a Hotel and Concert Hall

MPA1900001 - 9 Buchanan Street, 426 and 430 Water Street - Applicant: Fougere Menchenton Architecture

SJMC-R-2019-09-03/322

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019, as amended. If the resolutions are adopted by Council, it is further recommended that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Wednesday, September 25, 2019, at 7 p.m. at St. John's City Hall.

It is further recommended that Council advertise the General Assembly Discretionary Use with the Public Hearing notice.

MOTION CARRIED

6. NOTICES PUBLISHED

6.1 32 Royal Oak Drive - Residential Low Density (R1) Zone (Ward 5)

A Discretionary Use application has been submitted requesting permission to occupy a portion of the existing dwelling for a Home Occupation to allow for a Home Day Spa.

One submission attached

SJMC-R-2019-09-03/323

Moved By Councillor Collins

Seconded By Councillor Lane

That the application to occupy a portion of an existing dwelling for a Home Occupation to allow a Home Day Spa be approved subject to all applicable City requirements.

MOTION CARRIED

6.2 1-3 Petty Harbour Road - Residential Low Density (R1) Zone (Ward 5)

An Extension of a Non-conforming Use application has been submitted by **Brewskies Pub** requesting permission to convert a portion of the building to an Eating Establishment.

No submissions

SJMC-R-2019-09-03/324

Moved By Councillor Collins

Seconded By Councillor Lane

That the application be approved subject to all applicable City requirements.

MOTION CARRIED

6.3 121 Long's Hill - Commercial Central Mixed (CCM) Zone (Ward 2)

Council was informed that the applicant has withdrawn the application.

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - August 21, 2019

1. **Decision Note dated July 29, 2019 re: Application to Rezone Land from the Agriculture (AG) Zone for 6 One-Acre Residential Building Lots with Agricultural Uses. - REZ1900010, Jillings Road/Foxtrap Access Road**

SJMC-R-2019-09-03/325

Moved By Councillor Burton

Seconded By Councillor Collins

That Council refuse the application to rezone land in the area of Jillings Road/Foxtrap Access Road from the Agriculture (AG) Zone as the proposal is not supported by the Provincial Land Development Advisory Authority and the City does not support the rezoning of additional lands for unserviced residential development.

MOTION CARRIED

2. **Text Amendment to the St. John's Development Regulations to Reduce Sight Line Requirements REZ1900011- 93-95 Merrymeeting Road (corner of Mayor Avenue)**

Decision Note updated to reflect discussion at Committee of the Whole on August 21, 2019

SJMC-R-2019-09-03/326

Moved By Councillor Burton

Seconded By Councillor Lane

That the proposed text amendment to allow an authorized Officer of the City to set a reduced sight line be considered. It is recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

This is prompted by an application at 93-95 Merrymeeting Road but would apply to all areas outside of Downtown.

MOTION CARRIED

1. **Decision Note dated August 26, 2019 re: Townhouse Development - 93-95 Merry Meeting Road (corner of Mayor Avenue)**

SJMC-R-2019-19-03/327

Moved By Councillor Burton

Seconded By Councillor Jamieson

That Council approve the design of buildings separate from the associated text amendment for changes to the sightline regulations for 93-95 Merrymeeting Road (corner of Mayor Avenue) and refer design to the Built Heritage Experts Panel for review.

MOTION CARRIED

3. **Decision Note dated August 15, 2019 re: Text Amendment to the Commercial Central Retail (CCR) Zone for a maximum building height of 18 metres - REZ 1900013 - 331 Water St.**

SJMC-R-2019-09-03/328

Moved By Councillor Burton

Seconded By Councillor Jamieson

That the proposed text amendment to enable a maximum height of 18 metres in the Commercial Central Retail Zone be considered. Further that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

MOTION CARRIED

8.2 Development Committee Report - August 27, 2019

1. **Decision Note dated August 27, 2019 re: Request for Building Line Setback - DEV1900159 - 10 Maple Street**

SJMC-R-2019-09-03/329

Moved By Councillor Burton

Seconded By Councillor Froude

That Council approve the 13.36 metre Building Line setback at 10 Maple Street.

MOTION CARRIED

2. **Decision Note dated August 28, 2019 re: Side Yard Variance - INT 1900084 - 77 Sunset Street**

SJMC-R-2019-09-03/330

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the 4.2% Variance side yard for the proposed new building lot at 77 Sunset Street.

MOTION CARRIED

3. **Decision Note dated August 27, 2019 re: Request for Parking Relief - 160 Southlands Boulevard - DEV1900166**

SJMC-R-2019-09-03/331

Moved By Councillor Burton

Seconded By Councillor Lane

That Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site of 160 Southlands Boulevard.

SJMC-R-2019-19-03/332

Moved By Councillor Collins

Seconded By Councillor Hanlon

With the approval of the mover and seconder it was agreed that the request for parking relief for 50 spaces, to allow a total of 77 spaces on the site of 160 The Boulevard be deferred.

MOTION CARRIED

4. **Decision Note dated August 28, 2019 re: Proposed Subsidiary Apartment in Single Detached Dwelling - DEV1900165 - 164 Signal Hill Road**

SJMC-R-2019-09-03/333

Moved By Councillor Burton

Seconded By Councillor Jamieson

That Council approve the use of a subsidiary apartment in the proposed dwelling at 164 Signal Hill Road.

MOTION CARRIED

5. **Decision Note dated August 20, 2019 re: Proposed Accessory Building in the Open Space Reserve (OR) Zone - 252 Groves Road - INT 1900076**

SJMC-R-2019-09-03/334

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations and maintain a 15-meter buffer from the highwater mark of the existing creek at 252 Groves Road.

MOTION CARRIED

9. **RESOLUTIONS**

10. **DEVELOPMENT PERMITS LIST**

10.1 **Development Permits List - August 15 - 28, 2019**

The Development Permits List for the period August 15-28 was provided for the information of Council.

11. **BUILDING PERMITS LIST**

11.1 **Building Permits List - August 15 - 28, 2019**

SJMC-R-2019-09-03/335

Moved By Councillor Korab

Seconded By Councillor Stapleton

That the Building Permits List for the period August 15-28, 2019 be approved as presented.

MOTION CARRIED

12. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

12.1 **Weekly Payment Vouchers for the Week Ending August 21, 2019**

SJMC-R-2019-09-03/336

That Council approve the weekly payment vouchers for the week ending August 21, 2019 in the amount of \$3,320,296.43

MOTION CARRIED

12.2 Weekly Payment Vouchers for Week Ending August 28, 2019

SJMC-R-2019-09-03/337

That Council approve the weekly payment vouchers for the week ending August 28, 2019 in the amount of \$3,269,402.04

MOTION CARRIED

13. TENDERS/RFPS

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. OTHER BUSINESS

15.1 Decision Note dated August 27, 2019 re: Overnight Construction - Kenmount Road Trunk Storm Sewer - Phase 1B- (Polina Road to Peet Street)

SJMC-R-2019-09-03/338

Moved By Councillor Froude

Seconded By Councillor Hickman

That Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00pm and 7:00am for the Kenmount Road Trunk Storm Sewer Project. This work is anticipated to be sporadic, and therefore public notifications will be provided through the City's website prior to any overnight work taking place.

MOTION CARRIED

15.2 Decision Note dated August 13, 2019 re: Ground Sign Approval

SJMC-R-2019-09-03/339

Moved By Councillor Collins

Seconded By Councillor Hanlon

That Council approve the request to exceed the maximum allowable tolerances as stipulated in the Sign By-Law as proposed.

MOTION CARRIED

15.3 E-Poll Ratification: Bid Approval Note 2019139 - Supply of Sodium Bisulfite

SJMC-R-2019-09-03/340

Moved By Councillor Froude

Seconded By Councillor Korab

That Council ratify the E-poll for Bid Approval Note 2019139 for the Supply of Sodium Bisulfite be awarded to UNIVAR CANADA LTD. in the amount of \$840,420.00 (HST included), the lowest bidder meeting specifications as per the Public Procurement Act.

MOTION CARRIED

15.4 E-Poll Ratification: Bid Approval Note 2019162 - 2019 Retaining Wall Rehabilitation Program

SJMC-R-2019-09-03/341

Moved By Councillor Froude

Seconded By Councillor Lane

That Council ratify the E-Poll for Bid Approval Note 2019162 re: 2019 Retaining Wall Rehabilitation Program to award to Weirs Construction Limited in the amount of \$358,261.30 (including HST), the lowest bidder meeting specifications as per the Public Procurement Act.

MOTION CARRIED

15.5 Other Business Raised by Councillors

1. Councillor Stapleton

- Requested staff to order and enforce the removal of signs/posters that have been affixed to poles between Pearson Street and NL Drive.

2. Councillor Korab

- Requested staff to follow up with the City of Vancouver with respect to a by-law that addresses rodent control in an effort to address this issue in the City.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 5:52 pm

MAYOR

CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on September 9, 2019.**

| Ref # | Property Location/ Zone Designation And Ward | Application Details | Submissions Received | Planning and Development Division Notes |
|-------|---|--|--------------------------------|--|
| 1 | 394 Kenmount Road Open Space/Commercial Neighbourhood Zone Ward 4 | <p>Application A Discretionary Use application has been submitted requesting permission to occupy a portion of the building as an Eating Establishment.</p> <p>Description The restaurant will have floor area of 232 m² with a seating area of 62 m². Hours of operation will be Monday - Friday, 11 a.m.-10 p.m., Saturday 12-11 p.m. & Sunday 12-10 p.m. The business will employ 10 people and will provide on-site parking.</p> | No Submissions Received | It is recommended to approve the application subject to all applicable City requirements |

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

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

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
September 3, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

**Crown Land Lease for Agriculture Use
CRW1900016
Trans-Canada Highway West of Paddy's Pond (PID 403310)
Lester Farms Inc.**

Recommendation

That the Crown Land Grant Lease be approved, with the condition that final approval is subject to the submission of a Development application and subject to all Planning, Engineering & Regulatory Services Requirements

**Proposed Extension to Accessory Building in the Watershed
292 Southern Shore Highway – INT1900092**

Recommendation

That the application for the extension of the second Accessory Building be rejected as the existing combined floor area already exceeds the maximum size for Accessory Buildings within a protected watershed, as determined by Council.

**Request for Parking Relief
160 Southlands Boulevard
DEV1900166**

Recommendation

That Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site.

**Request to build Patio in Flood Plain Buffer
INT1900095
320 Waterford Bridge Road**

Recommendation

That Council approve the proposed development in accordance with Section 11.2.4(3) of the St. John's Development Regulations.

**Jason Sinyard
DCM – Planning, Engineering & Regulatory Services/Chairperson**

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agriculture Use
CRW1900016
Trans-Canada Highway West of Paddy's Pond (PID 403310)
Lester Farms Inc.

Date Prepared: September 4, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land Lease for 203 hectares of land for agriculture use to produce forage for livestock.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application requesting a lease for a parcel of land comprising of an area of 203 hectares which is in the Agriculture (AG) Zone. The proposed use of the land is for horticulture and to produce forage for livestock.

Key Considerations/Implications:

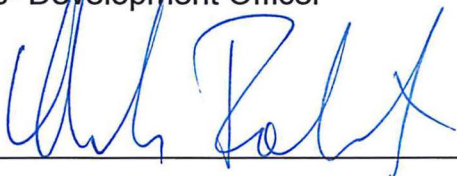
1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: 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:

It is recommended that the Crown Land Grant lease be approved, with the condition that final approval is subject to the submission of a Development application and subject to all Planning, Engineering & Regulatory Services requirements.

Prepared by - Date/Signature:

Andrea Roberts- Development Officer

Signature:  _____

Approved by - Date/Signature:

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

Signature:  _____

AAR/dlm

Attachments: Not applicable.

DECISION/DIRECTION NOTE

Title: Proposed Extension to Accessory Building in the Watershed
292 Southern Shore Highway – INT1900092

Date Prepared: September 4, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 5

Decision/Direction Required:

To reject the application for a proposed extension to an Accessory Building in the Bay Bulls Big Pond Watershed.

Discussion – Background and Current Status:

An application was submitted for approval for the extension of an Accessory Building at 292 Southern Shore Highway, which is located within the Bay Bulls Big Pond Protected Watershed. The maximum floor area which is considered for an accessory Building in the Watershed is 30m², as determined by Council. There is already an existing accessory building on the property that exceeds this floor area, and the applicant has proposed to extend a second existing accessory building from 17.8m² to 35.7m². As the existing accessory building already exceeds the maximum allowable, and there is already a second accessory building existing on the property, the extension of the second accessory building is not recommended.

As per Section 8.3.7 of the Development Regulations, Council has the discretionary power to allow (or not allow) Accessory Buildings related to Permitted Uses and Discretionary Uses.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Sections 10.46 Watershed (W) Zone, 5.1.3 Discretionary Powers, & 8.3.7 Accessory Building (General) 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:

It is recommended that the application for the extension of the second Accessory Building be rejected as the existing combined floor area already exceeds the maximum size for Accessory Buildings within a protected watershed, as determined by Council.

Prepared by/Signature:

Andrea Roberts – Development Officer

Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments:

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
160 Southlands Boulevard
DEV1900166

Date Prepared: August 27, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To seek parking relief for the proposed Personal Care Home facility at 160 Southlands Boulevard.

Discussion – Background and Current Status:

An application was submitted to construct an 88 suite Personal Care Home at 160 Southlands Boulevard. Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.

The total parking required for this development would be 127 for 2537.5m² of floor area used for suites. The parking proposed for the site is 77 spaces, requiring Council to relieve 50 spaces.

The applicant has submitted the following justification:

1. Being a Personal Care Home, there will be very few residents who drive or own personal vehicles. Historically, this developer on other sites with 100 beds licenses, has experienced on average 6-8 residents with personal vehicles. The developer proposed 10 spaces for residents for this development.
2. This development will have a total staff requirement of 35 staff, with only 15 to 20 staff members present at any one time. The developer proposed 20 spaces for staff parking.
3. Given that approximately 30 spaces would be used by residents and staff, the developer believes that no more than the proposed 77 spaces should be necessary for operation, when including the 47 spaces for visitors.

4. The developer believes that 77 parking spaces should be more than adequate for the parking demand created by this development, as the current requirement of 127 spaces would represent an impediment to development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Direction/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title: Request to build Patio in Flood Plain Buffer
INT1900095
320 Waterford Bridge Road

Date: September 4, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 3

Decision/Direction Required:

To seek approval for the installation of a patio the floodplain buffer in the yard at 320 Waterford Bridge Road.

Discussion – Background and Current Status:

An application was submitted to construct a patio in the side yard of the subject property to complement the existing features on the lot. The mature lot bounds the Waterford River and maintains much of the natural landscape features and is currently occupied by a single-detached dwelling.

The property is situated in the Residential Low Density (R1) Zone where a patio is one of permitted uses under the St. John's Development Regulations. A patio also falls under a list of uses Council may allow in a flood plain buffer. The portion of the property where the proposed work will occur is within the fifteen (15) metre buffer of the floodplain of the Waterford River. No part of the development will encroach into the floodplain.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.

4. Legal or Policy Implications:
Section 2 Definitions for Deck; and, Section 11.2.4(3) 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:

It is recommended that Council approve the proposed development in accordance with Section 11.2.4(3) of the St. John's Development Regulations.

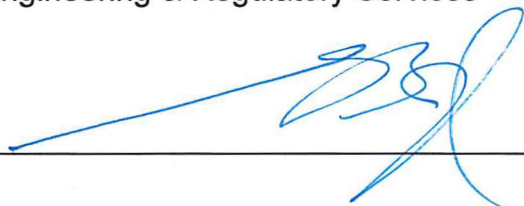
Prepared by/Date:

Gerard Doran, Development Supervisor

Signature:  _____

Approved by/Date:

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

Signature:  _____

GD/dlm

Attachments:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF August 29, 2019 TO September 4, 2019**

| Code | Applicant | Application | Location | Ward | Development Officer's Decision | Date |
|------|-----------|------------------------|-----------------|------|--------------------------------|----------|
| RES | | Single Family Dwelling | 5 Maxwell Place | 2 | Approved | 19-09-03 |
| RES | | Rebuild Dwelling | 10 Maple Street | 4 | Approved | 19-09-04 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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

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

**Gerard Doran
Development
Supervisor
Planning, Engineering
and Regulatory
Services**

Permits List
Council's September 9, 2019 Regular Meeting

Permits Issued: 2019/08/29 to 2019/09/04

BUILDING PERMITS ISSUED

Residential

| Location | Permit Type | Structure Type |
|---------------------|---------------------|--------------------------|
| 106 Carrick Dr | Accessory Building | Accessory Building |
| 11 Parade St | Renovations | Single Detached Dwelling |
| 12 Kerr St | Accessory Building | Accessory Building |
| 13 Galashiels Pl | Accessory Building | Accessory Building |
| 16 Brownrigg Pl | Accessory Building | Accessory Building |
| 217 Canada Dr | Accessory Building | Accessory Building |
| 23 Chafe's Lane | New Construction | Single Detached Dwelling |
| 235 Blackmarsh Rd | Change of Occupancy | Home Office |
| 29 Rosalind St | Fence | Fence |
| 3 Carpasian Rd | Site Work | Single Detached Dwelling |
| 381 Southside Rd | Renovations | Single Detached Dwelling |
| 4 Coleman Pl | Renovations | Townhousing |
| 4 Long Pond Rd | Deck | Patio Deck |
| 43 Diamond Marsh Dr | New Construction | Single Detached Dwelling |
| 45 Liverpool Ave | Renovations | Single Detached Dwelling |
| 493 Main Rd | Fence | Fence |
| 6 Froude Ave | Deck | Patio Deck |
| 8 Tunis Crt | Renovations | Single Detached Dwelling |
| 80 The Boulevard | Renovations | Apartment Building |
| 80 The Boulevard | Renovations | Apartment Building |
| 80 The Boulevard | Renovations | Apartment Building |
| 81 Neptune Rd | Renovations | Single Detached w/ apt. |
| 9 O'lynn Pl | New Construction | Single Detached Dwelling |

This Week: \$1,244,305.03

Commercial

| Location | Permit Type | Structure Type |
|-------------------|---------------------|-----------------------|
| 10 Tailwind Dr | Sign | Restaurant |
| 16 Danny Dr | Site Work | Parking |
| 230 Lemarchant Rd | Change of Occupancy | Service Shop |

This Week: \$1,005,000.00

Government/Institutional

| | | | | |
|-----------------|--------------------|-----------------------|------------|--------------|
| Location | Permit Type | Structure Type | | |
| 70 Clinch Cres | Accessory Building | Accessory Building | | |
| 729 Fowler's Rd | Site Work | Other | | |
| | | | This Week: | \$275,000.00 |

Industrial

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

Demolition

| | | | | |
|-----------------|--------------------|-----------------------|---------------------------|-----------------------|
| Location | Permit Type | Structure Type | | |
| | | | This Week: | \$0.00 |
| | | | This Week's Total: | \$2,524,305.03 |

REPAIR PERMITS ISSUED: **\$15,000.00**

REJECTIONS:

9 Cookstown Rd As per Section 8.3.6(4) of the St. John's Development Regulations.

| YEAR TO DATE COMPARISONS | | | |
|---------------------------------------|-------------------------|-------------------------|-------------------------|
| September 9, 2019 | | | |
| TYPE | 2018 | 2019 | % Variance (+/-) |
| Residential | \$52,112,715.00 | \$28,994,785.92 | -44 |
| Commercial | \$160,045,698.00 | \$83,523,321.97 | -48 |
| Government/Institutional | \$2,495,632.00 | \$1,853,850.00 | -26 |
| Industrial | \$5,000.00 | \$1,737,266.07 | 34645 |
| Repairs | \$1,956,000.00 | \$1,808,173.50 | -26 |
| TOTAL | \$216,615,045.00 | \$117,917,397.46 | -46 |
| Housing Units (1 & 2 Family Dwelling) | 99 | 71 | |

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 4, 2019

Payroll

| | |
|----------------------------------|----------------------|
| Public Works | \$ 470,064.55 |
| Bi-Weekly Administration | \$ 864,846.35 |
| Bi-Weekly Management | \$ 941,521.11 |
| Bi-Weekly Fire Department | \$ 913,769.85 |
| | |
| Accounts Payable | \$ 963,315.43 |

Total: \$ 4,153,517.29

ST. JOHN'S

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

| NAME | DESCRIPTION | AMOUNT |
|---|-----------------------------|-----------|
| INNOVYZE INCORPORATED | SOFTWARE RENEWAL | 18,985.60 |
| ROGER & ELLEN OZON | LEGAL CLAIM | 1,617.18 |
| O'DEA EARLE | LEGAL SETTLEMENT | 3,000.00 |
| RECEIVER GENERAL FOR CANADA | PAYROLL DEDUCTIONS | 576.90 |
| BELL ALIANT | TELEPHONE SERVICES | 20,740.62 |
| BIDGOOD'S WHOLESALE LTD. | SENIORS OUTING | 44.91 |
| BILLARD'S TRUCKING LTD | RENTAL OF EQUIPMENT | 5,778.75 |
| DRL COACHLINES LTD | BUS CHARTERS | 1,380.00 |
| JUDI CARROLL | BAILIFF SERVICES | 298.00 |
| NORTRAX CANADA INC., | REPAIR PARTS | 3,529.16 |
| WHITES POOL & SPAS LTD o/a Clearwater Pools | POOL SUPPLIES | 908.09 |
| HARTY'S INDUSTRIES | STEEL FLAT BAR | 569.25 |
| WAJAX POWER SYSTEMS | REPAIR PARTS | 111.53 |
| DRIVE LINE MACHINE SHOP | AUTO PARTS | 159.85 |
| ECONOMY DRYWALL SUPPLIES | BUILDING SUPPLIES | 221.65 |
| CLEARAWAY CONTRACTING LTD. | PROFESSIONAL SERVICES | 1,667.50 |
| CLOVELLY DEVELOPMENT LTD. | REFUND OVERPAYMENT OF TAXES | 519.75 |
| ST. PAT'S BOWLING ALLEYS | DAY CAMP OUTING | 90.00 |
| ROCKET BAKERY & FRESH FOODS | REFUND SECURITY DEPOSIT | 200.00 |
| STAPLES ADVANTAGE | OFFICE SUPPLIES | 3,363.16 |
| KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD. | LEASING OF OFFICE EQUIPMENT | 20.68 |
| ST. PAUL FIRE & MARINE INSURANCE CO. | LEGAL CLAIM | 49,698.23 |
| JUSTIN WARD | REFUND SECURITY DEPOSIT | 198.00 |
| GERARD MEANEY | REFUND SECURITY DEPOSIT | 1,000.00 |
| PARKS CANADA | CASTLE HILL TOUR | 190.40 |
| ROCHELLE HARRIES | INSTRUCTOR FEE | 385.00 |
| JENNIFER O'NEILL | INSTRUCTOR FEE | 35.00 |
| KIM GROVES | REFUND SECURITY DEPOSIT | 100.00 |
| SONDRA NURSE | REFUND SECURITY DEPOSIT | 200.00 |
| DAVID & MAXINE NORMAN | REFUND OVERPAYMENT OF TAXES | 633.87 |
| BARBARA HORWOOD | REFUND OVERPAYMENT OF TAXES | 555.94 |
| ADITYA HOLDINGS (CANADA) INC. | REFUND OVERPAYMENT OF TAXES | 274.79 |
| DR. COLLEEN KIRBY | MEDICAL EXAMINATION FEE | 20.00 |
| DR. ROBERT WOODLAND | MEDICAL EXAMINATION FEE | 20.00 |
| MAGNUM CONTRACTING LTD. | PROFESSIONAL SERVICES | 4,825.40 |
| PERFECTLY PERENNIAL HERBS & SEEDS | WORKSHOP FEE | 80.50 |
| ST. JOHN'S NATIVE FRIENDSHIP CENTRE | CULTURAL PRESENTATION | 100.00 |
| DR. DAN MALONE | MEDICAL EXAMINATION FEE | 20.00 |
| BRUSH STROKES WITH LESLEY | INSTRUCTOR FEE | 36.28 |
| SOUTHERN SHORE FOLK ARTS COUNCIL | SENIORS OUTING | 4,230.90 |
| NOVELTY ENGRAVERS PLUS INC. | NAME PLATES | 23.00 |
| ROSEMARY LAWTON | PERFORMANCE FEE | 200.00 |
| CATRIN REULBACH | TRANSLATOR SERVICES | 75.00 |
| EASTPORTERS | REPAIR PARTS | 1,351.14 |
| MARITIME-ONTARIO FREIGHT LINES LIMITED | REPAIR PARTS | 43.13 |

| NAME | DESCRIPTION | AMOUNT |
|-----------------------------------|--------------------------------|-----------|
| ESSENTIAL MEDICAL SUPPLIES | REPAIR PARTS | 49.44 |
| CITY OF ST. JOHN'S | REPLENISH PETTY CASH | 291.24 |
| CITY OF REGINA | CONFERENCE FEE | 300.00 |
| CUSTOM DRY CLEANERS | DRY-CLEANING SERVICES | 391.00 |
| ENCON GROUP INC. | HEALTH PREMIUMS | 270.46 |
| BELL MOBILITY INC. | CELLULAR PHONE USAGE | 90.09 |
| BELL ALIANT | TELEPHONE SERVICES | 1,094.85 |
| THRIVE | REFUND PERMIT FEES | 1,619.60 |
| IMPRINT SPECIALTY PROMOTIONS LTD | PROMOTIONAL ITEMS | 1,027.58 |
| NEWFOUNDLAND POWER | ELECTRICAL SERVICES | 14,166.37 |
| WENDY MUGFORD | EMPLOYMENT RELATED EXPENSES | 128.69 |
| HARRIS & ROOME SUPPLY LIMITED | ELECTRICAL SUPPLIES | 650.04 |
| NEWFOUNDLAND POWER | ELECTRICAL SERVICES | 82,193.93 |
| MCCLOUGHLAN SUPPLIES LTD. | ELECTRICAL SUPPLIES | 2,015.40 |
| COFFEY, DEREK | TRAVEL ADVANCE | 3,172.54 |
| ROGERS COMMUNICATIONS CANADA INC. | DATA & USAGE CHARGES | 7,000.05 |
| VOKEY'S JANITORIAL SERVICE | JANITORIAL SERVICES | 568.1 |
| THYSSENKRUPP ELEVATOR | ELEVATOR MAINTENANCE | 372.44 |
| NEWFOUNDLAND POWER | ELECTRICAL SERVICES | 5,655.86 |
| ACKLANDS-GRAINGER | INDUSTRIAL SUPPLIES | 582.99 |
| GRECO PIZZA | MEAL ALLOWANCE | 339.20 |
| ACTION CAR AND TRUCK ACCESSORIES | AUTO PARTS | 348.45 |
| ALTERNATOR EXCHANGE LTD. | ALTERNATOR REPAIRS | 845.60 |
| ATLANTIC OFFSHORE MEDICAL SERV | MEDICAL SERVICES | 1,472.00 |
| ATLANTIC PURIFICATION SYSTEM LTD | WATER PURIFICATION SUPPLIES | 220.23 |
| BABB SECURITY SYSTEMS | SECURITY SERVICES | 113.85 |
| RDM INDUSTRIAL LTD. | INDUSTRIAL SUPPLIES | 1,092.73 |
| ROBERT BAIRD EQUIPMENT LTD. | RENTAL OF EQUIPMENT | 8,314.25 |
| NEWFOUNDLAND EXCHEQUER ACCOUNT | ANNUAL OPERATING FEES | 676.20 |
| HERCULES SLR INC. | REPAIR PARTS | 738.23 |
| STAPLES THE BUSINESS DEPOT - MP | OFFICE SUPPLIES | 137.98 |
| PREMA NEWFOUNDLAND | REPAIR PARTS | 236.43 |
| BELBIN'S GROCERY | CATERING SERVICES | 101.11 |
| CABOT PEST CONTROL | PEST CONTROL | 174.80 |
| BEST DISPENSERS LTD. | SANITARY SUPPLIES | 396.07 |
| PIK-FAST EXPRESS INC. | BOTTLED WATER | 46.25 |
| ROCKWATER PROFESSIONAL PRODUCT | CHEMICALS | 3,096.09 |
| STANTEC CONSULTING LTD. (SCL) | PROFESSIONAL SERVICES | 4,945.00 |
| PRINT & SIGN SHOP | SIGNAGE | 363.40 |
| CANSEL SURVEY EQUIPMENT INC. | REPAIR PARTS | 37.67 |
| FARRELL'S EXCAVATING LTD. | ROAD GRAVEL | 14,099.42 |
| JLG TRANSPORTATION LTD. | TAXI SERVICES | 157.25 |
| FLAGHOUSE INC | RECREATIONAL SUPPLIES | 1,676.61 |
| THE OUTFITTERS | RECREATIONAL SUPPLIES | 668.15 |
| LIFE SAFETY SYSTEMS | SPRINKLER SYSTEM MODIFICATIONS | 616.40 |

| NAME | DESCRIPTION | AMOUNT |
|---------------------------------------|--------------------------------|-----------|
| CAMPBELL'S SHIPS SUPPLIES | SURVEY VESTS | 195.50 |
| CANADA POST CORPORATION | POSTAGE SERVICES | 71.35 |
| CANADIAN CORPS COMMISSIONAIRES | SECURITY SERVICES | 14,414.56 |
| AIR LIQUIDE CANADA INC. | CHEMICALS AND WELDING PRODUCTS | 58.79 |
| INTEREX | METAL/STEEL | 188.60 |
| COASTAL ENTRANCE SOLUTIONS | REPAIR PARTS | 447.93 |
| SOBEY'S INC | SANDWICH TRAYS | 248.33 |
| MAC TOOLS | TOOLS | 665.91 |
| NORTH ATLANTIC SUPPLIES INC. | REPAIR PARTS | 155.25 |
| KENT | BUILDING SUPPLIES | 657.05 |
| CBCL LIMITED | PROFESSIONAL SERVICES | 36,189.99 |
| RENTOKIL CANADA CORPORATION | PEST CONTROL | 19,643.15 |
| DULUX PAINTS | PAINT SUPPLIES | 1,824.55 |
| COLONIAL GARAGE & DIST. LTD. | AUTO PARTS | 1,050.09 |
| THE TAILOR SHOP | PROFESSIONAL SERVICES | 225.40 |
| BUREAU VERITAS CANADA (2019) INC | WATER PURIFICATION SUPPLIES | 1,010.85 |
| JAT EXCAVATING INC. | RENTAL OF EQUIPMENT | 66,688.50 |
| CRANE SUPPLY LTD. | PLUMBING SUPPLIES | 376.69 |
| JAMES G CRAWFORD LTD. | PLUMBING SUPPLIES | 1,547.44 |
| ENVIROSYSTEMS INC. | PROFESSIONAL SERVICES | 21,482.58 |
| FASTENAL CANADA | REPAIR PARTS | 429.92 |
| CUMMINS CANADA ULC | REPAIR PARTS | 480.57 |
| DICKS & COMPANY LIMITED | OFFICE SUPPLIES | 2,206.97 |
| EAST COAST HYDRAULICS | REPAIR PARTS | 551.78 |
| REEFER REPAIR SERVICES (2015) LIMITED | REPAIR PARTS | 5,698.77 |
| CAHILL TECHNICAL SERVICES | PROFESSIONAL SERVICES | 3,419.91 |
| CANADIAN TIRE CORP.-HEBRON WAY | MISCELLANEOUS SUPPLIES | 353.97 |
| CANADIAN TIRE CORP.-MERCHANT DR. | MISCELLANEOUS SUPPLIES | 33.09 |
| CANADIAN TIRE CORP.-KELSEY DR. | MISCELLANEOUS SUPPLIES | 353.99 |
| EASTERN MEDICAL SUPPLIES | MEDICAL SUPPLIES | 96.60 |
| ELECTRIC MOTOR & PUMP DIV. | REPAIR PARTS | 20,919.36 |
| ELECTRONIC CENTER LIMITED | ELECTRONIC SUPPLIES | 14.38 |
| ENVIROMED ANALYTICAL INC. | REPAIR PARTS AND LABOUR | 416.01 |
| HOME DEPOT OF CANADA INC. | BUILDING SUPPLIES | 547.24 |
| DOMINION STORE 935 | MISCELLANEOUS SUPPLIES | 619.38 |
| FRESHWATER AUTO CENTRE LTD. | AUTO PARTS/MAINTENANCE | 6,401.43 |
| DOWNTOWN ST. JOHN'S | REEL DOWNTOWN SPONSORSHIP | 2,000.00 |
| STELLAR INDUSTRIAL SALES LTD. | INDUSTRIAL SUPPLIES | 18.40 |
| PROVINCIAL FENCE PRODUCTS | FENCING MATERIALS | 3,036.00 |
| TROY LIFE & FIRE SAFETY LTD. | PROFESSIONAL SERVICES | 911.57 |
| HARVEY & COMPANY LIMITED | REPAIR PARTS | 7,581.64 |
| GUILLEVIN INTERNATIONAL CO. | ELECTRICAL SUPPLIES | 61.48 |
| CENTSIBLE CAR & TRUCK RENTALS | RENTAL OF VEHICLES | 2,638.10 |
| HOLDEN'S TRANSPORT LTD. | RENTAL OF EQUIPMENT | 690.00 |
| ATHENS PRINTING | LABELS | 6,791.90 |

| NAME | DESCRIPTION | AMOUNT |
|--|----------------------------|-----------|
| HONDA ONE | REPAIR PARTS | 5.74 |
| SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION | REPAIR PARTS | 91.26 |
| UNIVAR CANADA | CHEMICALS | 8,716.48 |
| PENNECON TECHNICAL SERVICES LTD | PROFESSIONAL SERVICES | 416.88 |
| GERALD PENNEY ASSOCIATES LIMITED | PROFESSIONAL SERVICES | 3,795.00 |
| ULINE | REPAIR PARTS | 160.64 |
| D & S VACUUM TRUCK SERVICES LTD. | PROFESSIONAL SERVICES | 1,138.50 |
| CLEAN AIR SOLUTIONS | PROFESSIONAL SERVICES | 132.25 |
| JOHNSON CONTROLS LTD. | REPAIR PARTS | 391.00 |
| TRANE CANADA CO. | PROFESSIONAL SERVICES | 361.10 |
| ZOETIS | REPAIR PARTS | 852.75 |
| BOSCH REXROTH CANADA CORP. | REPAIR PARTS | 44.85 |
| WORK AUTHORITY | CLOTHING ALLOWANCE | 223.10 |
| KENT BUILDING SUPPLIES-STAVANGER DR | BUILDING MATERIALS | 114.93 |
| FIRST RESPONSE SUPPLY INC., | FIRE DEPARTMENT SUPPLIES | 855.14 |
| DON CLARKE'S HYDROSEEDING | PROFESSIONAL SERVICES | 862.50 |
| CANADIAN AV INC., | PROFESSIONAL SERVICES | 14,338.77 |
| BELFOR PROPERTY RESTORATION | PROFESSIONAL SERVICES | 920.00 |
| PLEXUS CONNECTIVITY SOLUTIONS | REPAIR PARTS | 495.70 |
| J.A. LARUE | REPAIR PARTS | 63.41 |
| MARK'S WORK WEARHOUSE | PROTECTIVE CLOTHING | 1,249.35 |
| MARTIN'S FIRE SAFETY LTD. | SAFETY SUPPLIES | 1,111.36 |
| MCDONALD'S HOME HARDWARE | HARDWARE SUPPLIES | 36.79 |
| GRAYBAR CANADA AUTOMATION CONTROLS | REPAIR PARTS | 8,129.76 |
| YELLOW PAGES | ADVERTISING | 28.41 |
| MIKAN SCIENTIFIC INC. | REPAIR PARTS | 1,684.06 |
| CUTTING EDGE EXCAVATION INC., | PROFESSIONAL SERVICES | 28,027.92 |
| VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LA | PROFESSIONAL SERVICES | 243.80 |
| GEORGE TRAINOR | PROFESSIONAL SERVICES | 687.50 |
| SUMMIT PLUMBING & HEATING LTD. | PROFESSIONAL SERVICES | 3,938.60 |
| PRINTERS PLUS | TONER CARTRIDGES | 209.30 |
| INDUSTRIAL SCIENTIFIC CANADA ULC | SUBSCRIPTION RENEWAL | 595.26 |
| WAJAX INDUSTRIAL COMPONENTS | REPAIR PARTS | 1,116.33 |
| NEWFOUNDLAND DISTRIBUTORS LTD. | INDUSTRIAL SUPPLIES | 652.09 |
| NL KUBOTA LIMITED | REPAIR PARTS | 51.75 |
| NORTH ATLANTIC PETROLEUM | PETROLEUM PRODUCTS | 41,335.15 |
| K & D PRATT LTD. | REPAIR PARTS AND CHEMICALS | 498.88 |
| PROVINCIAL WOODPRODUCTS LTD. | BUILDING MATERIALS | 94.98 |
| RIDEOUT TOOL & MACHINE INC. | TOOLS | 569.18 |
| ROYAL FREIGHTLINER LTD | REPAIR PARTS | 2,947.75 |
| S & S SUPPLY LTD. CROSSTOWN RENTALS | REPAIR PARTS | 3,375.57 |
| ST. JOHN'S TRANSPORTATION COMMISSION | THE LINK PARTNERSHIP | 5,000.00 |
| BIG ERICS INC | SANITARY SUPPLIES | 404.61 |
| SAUNDERS EQUIPMENT LIMITED | REPAIR PARTS | 1,503.31 |
| SANSOM EQUIPMENT LTD. | REPAIR PARTS | 6,946.40 |

| NAME | DESCRIPTION | AMOUNT |
|---|-------------------------------|--------------------------|
| SMITH STOCKLEY LTD. | PLUMBING SUPPLIES | 401.15 |
| SUPERIOR OFFICE INTERIORS LTD. | OFFICE SUPPLIES | 1,043.05 |
| TRACTION DIV OF UAP | REPAIR PARTS | 1,369.68 |
| WATERWORKS SUPPLIES DIV OF EMCO LTD | REPAIR PARTS | 8,800.26 |
| WEIRS CONSTRUCTION LTD. | STONE/ROAD GRAVEL | 984.88 |
| WESCO DISTRIBUTION CANADA INC. | REPAIR PARTS | 94.67 |
| BELL MOBILITY INC. RADIO DIVISION | MAINTENANCE CHARGES & REPAIRS | 545.81 |
| KROWN PROPERTY INVESTMENTS | PROFESSIONAL SERVICES | 170.09 |
| GERRY SMITH | HONORARIUM | 100.00 |
| CHOICES FOR YOUTH INC. | HPS FUNDS | 79,303.67 |
| STAN BUTLER | ENTERTAINMENT | 250.00 |
| BRIAN FINN | ENTERTAINMENT | 50.00 |
| MEANEY, GORDON | EMPLOYMENT RELATED EXPENSES | 100.00 |
| LEONARD, MATTHEW | TUITION | 1,014.39 |
| TARA CUMBY | MILEAGE | 88.93 |
| PAUL PORTER | EMPLOYMENT RELATED EXPENSES | 130.00 |
| DANIEL LEBLANC | EMPLOYMENT RELATED EXPENSES | 130.00 |
| THE WILDS RESORT. | SENIORS OUTING | 1,139.47 |
| AVALON ANALYTICS | PROFESSIONAL SERVICES | 159.57 |
| TELUS | CELLULAR PHONE | 419.75 |
| INDEPENDENT ARMORED TRANSPORT ATLANTIC INC. | PROFESSIONAL SERVICES | 816.39 |
| DATA WIRING SOLUTIONS INC. | PROFESSIONAL SERVICES | 172.50 |
| INTERNATIONAL NAME PLATE SUPPLIES LTD. | SIGNAGE | 109.16 |
| HOLDER TRACTORS INC | TRACTOR | 101,200.00 |
| ADVANCED RACKING SYSTEMS | RECREATIONAL SUPPLIES | 7,536.81 |
| HIGHLAND CELLULAR / THE HOME DOCTOR LTD | OTTERBOX | 63.19 |
| PUBLIC SERVICE CREDIT UNION | PAYROLL DEDUCTIONS | 3,240.69 |
| NORATEK SOLUTIONS INC., | SOFTWARE RENEWAL | 14,605.00 |
| IRVING OIL MARKETING GP | GASOLINE & DIESEL PURCHASES | 4,113.00 |
| NEWFOUNDLAND POWER | ELECTRICAL SERVICES | 40,051.95 |
| KIRKLAND BALSOM & ASSOC. | COURT OF APPEAL REFUND | 600.00 |
| ROGERS COMMUNICATIONS CANADA INC. | DATA & USAGE CHARGES | 26,045.09 |
| TOTAL: \$ | | <u>963,315.43</u> |

DECISION/DIRECTION NOTE

Title: Demolition of Building – 117 Linegar Avenue
Date of Meeting: September 9, 2019
Report To: His Worship the Mayor and Members of Council
Ward: 5

Decision/Direction Required:

For consideration of Council to grant a Demolition Order of 117 Linegar Avenue.

Discussion – Background and Current Status:

The building situated at 117 Linegar Avenue has been vacant since the early 2000's and has not been maintained. As a result, this has left the property in a state of disrepair and unfit for habitation. The City has had numerous complaints over the years for general property condition and have had the property secured on several occasions. The owner has not complied with a notice issued on May 9, 2019 to demolish the property.

Please see attached photos for the exterior condition of the front and rear of the building.

Key Considerations/Implications:

1. Budget/Financial Implications - If the City proceeds with the demolition order and it isn't complied with, a tender document will be generated for the demolition of the property. The cost associated with the demolition will be applied to the property and a bill for the cost will be issued to the owner.
2. Partners or Other Stakeholders – Not Applicable
3. Alignment with Strategic Directions/Adopted Plans - Not Applicable
4. Legal or Policy Implications - Not Applicable

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

Recommendation:

It is recommended that council grant the Demolition Order of 117 Linegar Avenue due to the building being in a state of disrepair and unfit for habitation.

Prepared by/Signature:

Dennis Easton, Supervisor, Inspection Services

Signature: _____

Approved by/Signature:

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

Signature: _____

srp



ST. JOHN'S



ST. JOHN'S