AGENDA
REGULAR MEETING

September 23, 2019
4:30 p.m.

ST. JOHN'S

MEMORANDUM

September 19, 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 23 at 4:30 p.m.**

By Order

Elaine Henley
City Clerk

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

ST. JOHN'S

Regular Meeting - City Council
Agenda

September 23, 2019
4:30 p.m.
4th Floor City Hall

Pages

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

   2.1 National Tree Day

   2.2 Circus Fest September 26-29, 2019

3. APPROVAL OF THE AGENDA

   3.1 Agenda of September 23, 2019

4. ADOPTION OF THE MINUTES

   4.1 Adoption of the Minutes of September 16, 2019 — 1

5. BUSINESS ARISING FROM THE MINUTES

   5.1 Decision Note dated September 4, 2019 re: Proposed Extension to Accessory Building in the Watershed - 292 Southern Shore Highway - INT1900092 (Deferred from September 9, 2019 meeting) — 13

6. NOTICES PUBLISHED — 15

   6.1 Discretionary Use Application submitted by Crombie REIT requesting approval to construct and operate an eating establishment with drive-thru at 46 Kenmount Road (East of Mall Access @ Polina Road) — 16

   6.2 Discretionary Use Application submitted by Crombie REIT requesting approval to construct and operate a major bank with a drive-thru ATM - 46 Kenmount Road (West of Mall Access @ Polina Road)

   No submissions

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15. OTHER BUSINESS

16. ADJOURNMENT

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

September 16, 2019, 4:30 p.m.

Present:	Mayor Danny Breen
	Deputy Mayor Sheilagh O'Leary
	Councillor Dave Lane
	Councillor Debbie Hanlon
	Councillor Deanne Stapleton
	Councillor Hope Jamieson
	Councillor Jamie Korab
	Councillor Ian Froude
	Councillor Wally Collins
Regrets:	Councillor Sandy Hickman
	Councillor Maggie Burton
Staff:	Kevin Breen, City Manager
	Derek Coffey, Deputy City Manager of Finance & Administration
	Tanya Haywood, Deputy City Manager of Community Services
	Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
	Lynnann Winsor, Deputy City Manager of Public Works
	Cheryl Mullett, City Solicitor
	Elaine Henley, City Clerk
	Ken O'Brien, Chief Municipal Planner
	Maureen Harvey, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province."

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

2.1 Pulmonary Fibrosis Month - September

3. APPROVAL OF THE AGENDA

3.1 Agenda of September 16, 2019

SJMC-R-2019-09-16/352
Moved By Deputy Mayor O'Leary
Seconded By Councillor Collins

That the agenda be adopted as presented.

MOTION CARRIED

4. ADOPTION OF THE MINUTES

4.1 Adoption of the Minutes of September 9, 2019

SJMC-R-2019-09-16/353
Moved By Councillor Hanlon
Seconded By Councillor Lane

That the minutes of September 9, 2019 be adopted as presented.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

6. NOTICES PUBLISHED

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report dated September 4, 2019

1. Decision Note dated August 28, 2019 re: Updated Retention Schedule for ATIPPA Files

SJMC-R-2019-09-16/354
Moved By Councillor Lane
Seconded By Councillor Korab

That Council approve the revised Retention Schedule for Records Management in relation to the retention of ATIPPA Files.

MOTION CARRIED

2. Built Heritage Experts Panel Report of August 14, 2019

1. Decision Note dated August 12, 2019 re: 119 Waterford Bridge Road

SJMC-R-2019-09-16/355
Moved By Councillor Lane
Seconded By Councillor Korab

That Council designate 119 Waterford Bridge Road as a Heritage Building.

MOTION CARRIED

3. Decision Note dated September 12, 2019 re: Churchill Square Illumination Upgrades - Revised

SJMC-R-2019-09-16/356
Moved By Councillor Hanlon
Seconded By Councillor Froude

That Council select Option 4 as outlined below and approximately $30,000 is allocated from the Churchill Square Improvement Fund for consulting services.

Option 4 - Comprehensive Re-design of Churchill Square – Request for Proposals

Issue a request for proposals (RFP) for landscape architecture and design services to complete a concept re-design of the Churchill Square public space and parking area that would include lighting. The work would include public engagement on the vision for the area and design as well as a cost estimate to construct the final recommended design. Budgetary estimates for this general scope of work obtained from three qualified firms based on this general scope of work:

- Facilitating an initial public engagement vision session for the area
- Creating a draft design concept based on this guidance
- Hosting another engagement session to present the draft concept and get public feedback.
- Finalizing the design based on comments received
- Developing a cost estimate for construction of the final design
- The re-design would include decorative lighting for the Square in addition to the parking layout and public amenity space.

While this scope will be refined as part of preparing an RFP for the work, the responses received indicate that the cost range for design services, including engagement facilitation, could be between $12,000 and $53,000.

MOTION CARRIED

8.2 Development Committee Items

1. Decision Note dated September 11, 2019 re: Approval Request for Expansion of Dwelling in the Battery - DEV 1900114 - 1 Top Battery Road

SJMC-R-2019-09-16/357
Moved By Councillor Lane
Seconded By Deputy Mayor O'Leary

That Council approve the redevelopment and the10% side yard variance of the property at 1 Top Battery Road with the following condition:

- Windows at the rear of the dwelling must be a single-hung windows style. Double single-hung windows may be accepted.

MOTION CARRIED

2. Decision Note dated September 11, 2019 re: Renewal of Development Approval for 1 Year - Proposed Building Lot for Single Detached Dwelling - 8 Forde Drive - DEV1700132

SJMC-R-2019-09-16/358
Moved By Councillor Lane
Seconded By Councillor Stapleton

That Council renew the Development Approval for the proposed building lot located at 8 Forde Drive for one year to expire on September 19, 2020, subject to the conditions presented in the original approval.

MOTION CARRIED

3. Decision Note dated September 11, 2019 - Request for Parking Relief - 14 Hallett Crescent - INT 1900090

SJMC-R-2019-09-16/359
Moved By Councillor Lane
Seconded By Councillor Froude

That Council approve the parking relief for 2 required spaces in order to allow the sale of 2 vehicles on the site.

MOTION CARRIED

8.3 Special Events Advisory Committee Report of September 12, 2019

1. Event: 'Rex' Season 2 (approved via e-poll on September 11, 2019)

SJMC-R-2019-09-16/360
Moved By Councillor Korab
Seconded By Councillor Lane

That Council approve the "REX" Season 2 event as proposed.

MOTION CARRIED

2. Event: HMCS Cabot Parade - September 21, 2019

SJMC-R-2019-09-16/361
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the HMCS Cabot Parade on September 21, 2019 as proposed.

MOTION CARRIED

3. Event: MS Fundraising Bike Tour - September 22, 2019

SJMC-R-2019-09-16/362
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the MS Bike Tour scheduled to take place on September 22, 2019 as proposed.

MOTION CARRIED

4. Event: CIBC Run for the Cure - October 6, 2019

SJMC-R-2019-09-16/363
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the CIBC Run For the Cure event and associated road closure scheduled to take place on October 6, 2019 as proposed.

MOTION CARRIED

5. Event: Atlantic Women in Law Enforcement Parade - October 17, 2019

SJMC-R-2019-09-16/364
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the Atlantic Women in Law Enforcement Parade scheduled to take place on October 17, 2019. as proposed.

MOTION CARRIED

6. Event: Rogers Hometown Hockey - October 19 & 20

SJMC-R-2019-09-16/365
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve Rogers Hometown Hockey Festival scheduled to take place October 19 & 20, 2019, and associated noise by-law request.

MOTION CARRIED

7. Event: Cape to Cabot - October 20, 2019

SJMC-R-2019-09-16/366
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the Cape to Cabot Running Race and associated road closures scheduled for October 20, 2019.

MOTION CARRIED

8. Event: CLB Anniversary Parade

SJMC-R-2019-09-16/367
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the CLB Anniversary Parade and associated road closure scheduled for October 20, 2019.

MOTION CARRIED

9. Event: George Street Mardi Gras - October 26, 2019

SJMC-R-2019-09-16/368
Moved By Councillor Korab
Seconded By Councillor Hanlon

That Council approve the George Street Mardi Gras and associated noise-by-law request scheduled for October 26, 2019.

MOTION CARRIED

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

10.1 Development Permits List for the Period September 5 to 11, 2019

Council considered, for information, the Development Permits List for the Period September 5-11, 2019

11. BUILDING PERMITS LIST

11.1 Building Permits List for period September 5 to 11, 2019

SJMC-R-2019-09-16/369
Moved By Councillor Hanlon
Seconded By Councillor Stapleton

That the Building Permits for the period September 5 - 11, 2019 be approved as presented.

MOTION CARRIED

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for the Week Ending September 11, 2019

SJMC-R-2019-09-16/370

That the Weekly Payment Vouchers for the week ending September 11, 2019 be approved as presented.

MOTION CARRIED

13. TENDERS/RFPS

13.1 Bid Approval Note - Bid # 2019176 re: Supply and Delivery of Craig Snow Plow Parts

SJMC-R-2019-09-16/371
Moved By Councillor Froude
Seconded By Councillor Hanlon

That Bid Approval Note 2019176 for the Supply and Delivery of Craig Snow Plow Parts be approved and awarded to multiple suppliers as recommended. The successful bidders are the lowest bidders meeting the specifications for Craig Snow Plow Parts, as per the Public Procurement Act.

MOTION CARRIED

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14.1 Resolution to MNL - Breastfeeding Policy

Deputy Mayor O'Leary brought forth the following motion for the consideration of Council.

SJMC-R-2019-09-16/372
Moved By Deputy Mayor O'Leary
Seconded By Councillor Hanlon

Whereas breastfeeding is one of the first steps to healthy eating and important to the health of infants, children and breastfeeding individuals, decreasing the risk of many common childhood illnesses and playing an important role in addressing chronic diseases like diabetes and some cancers, which are prevalent in our province;

Whereas breastfeeding is a normal, natural way to provide nourishment and healthy bonding for infants and children and should be considered in all communities' inclusion efforts;

Whereas 'Through the Space for Everyone – Communities Supporting Breastfeeding' initiative, municipalities can create an environment that supports breastfeeding families by making the municipality a "Breastfeeding-Friendly Community" by removing barriers around breastfeeding in public spaces where families feel welcome to breastfeed anytime, anywhere; and,

Whereas municipal leadership can spark a positive social change that can impact the health, economics, and environment of community residents and encourage creating a space for everyone;

Therefore Be It Resolved that Municipalities Newfoundland and Labrador work with the Baby-Friendly Council of Newfoundland and Labrador and other health-sector partners to promote the adoption of breastfeeding-friendly community practices, including the supporting of breastfeeding at all municipally-owned facilities, accommodating employees and others who are breastfeeding, and otherwise adopting measures recommended by the Council's new breastfeeding toolkit for municipalities.

MOTION CARRIED

15. OTHER BUSINESS

15.1 Decision Note dated September 11, 2019 re: 200 Military Road, Basilica of St. John the Baptist Designated Heritage Building Window Restoration - Phase 1

SJMC-R-2019-09-16/373
Moved By Councillor Lane
Seconded By Councillor Hanlon

That Council approve the window restoration at 200 Military Road as proposed.

MOTION CARRIED

15.2 Decision Note dated September 11, 2019 re: Municipalities Newfoundland and Labrador (MNL) Conference & Trade Show - 2019/Luncheon

SJMC-R-2019-09-16/374
Moved By Councillor Lane
Seconded By Deputy Mayor O'Leary

That the City contribute $10,000 towards a luncheon during the MNL Conference and Trade Show being held at the St. John's Convention Centre from November 14-16, 2019.

MOTION CARRIED

15.3 E-Poll re: Bid Approval Note re: Emergency Repairs HVAC System Paul Reynolds

SJMC-R-2019-09-16/375
Moved By Councillor Froude
Seconded By Councillor Collins

That Council ratify the Bid Approval Note for Emergency Repairs to the HVAC System at Paul Reynolds Community Centre for work to be carried out by Newfoundland Mechanical Ltd. at a cost of $935,000.00.

MOTION CARRIED

15.4 Decision Note dated September 12, 2019 re: Collective Agreement between the City of St. John's and CUPE Local 569

SJMC-R-2019-09-16/376
Moved By Councillor Lane
Seconded By Deputy Mayor O'Leary

That Council approve the agreement reached with CUPE Local 569 for the period July 1, 2018 to June 30, 2022. The key terms of the agreement are as follows:

- Duration - 4 years
- General Increase - 0%, 0%, 0%, 0%
- Severance - No further accrual for employees hired after September 30, 2019 and One time payout option for severance accrued up to December 31, 2018.
- Signing Bonus of $1,000

MOTION CARRIED

15.5 Decision Note dated September 12, 2019 re: Southside Road - Speed Cushion Replacement

While the recommendation contained in the Decision Note was to reinstate the speed cushion at 826 Southside Road as per the original traffic calming plan, the following motion was put forward

SJMC-R-2019-09-16/377
Moved By Councillor Collins
Seconded By Councillor Hanlon

That Council reinstate the speed cushion at a new location 25m west of the previous location.

MOTION CARRIED

15.6 Decision Note dated September 16, 2019 re: Street Naming - Kenmount Crossing

SJMC-R-2019-09-16/378
Moved By Councillor Froude
Seconded By Deputy Mayor O'Leary

That Council approve the proposed two street names - NILS Way and Captain Prim Drive, for Kenmount Crossing - Phase 2.

MOTION CARRIED

16. ADJOURNMENT

There being no further business, the meeting adjourned at 5:23 pm.

_____

MAYOR

_____

CITY CLERK

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 $30m^2$, 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 $17.8m^2$ to $35.7m^2$. 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:

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 23, 2019.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	**46 Kenmount Road** (East of Mall Access @ Polina Road) Commercial Hotel (CH) Zone **Ward 4**	**Application** A Discretionary Use application has been submitted by Crombie REIT requesting approval to construct and operate an Eating Establishment with Drive-Thru. **Description** The Eating Establishment will service a national coffee franchise with floor area of 204m^2 and will operate 7 days a week, 7a.m.-11p.m. The application is advertised in accordance with Section 7.30 "Drive-Thru Facilities" of the St. John's Development Regulations. On-site parking is provided.	**4 Submissions Received**	It is recommended to approve the application subject to all applicable City requirements
2	**46 Kenmount Road** (West of Mall Access @ Polina Road) Commercial Hotel (CH) Zone **Ward 4**	**Application** A Discretionary Use application has been submitted by Crombie REIT requesting approval to construct and operate a major bank with a Drive-Thru ATM. **Description** The bank floor area is 295m^2 and the Drive-Thru ATM will operate 24 hours a day, 7 days a week. On-site parking is provided.	**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.

G:\Planning and Development\Planning\Notices Published\2019\29 - September 23 2019.docx

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

Elaine Henley

From: [redacted] >
Sent: Wednesday, September 4, 2019 3:06 PM
To: CityClerk
Subject: Comment re: application on 46 Kenmount Road (East of Mall Access at Polina Road)

Hello,

Adding a drive-thru restaurant at 46 Kenmount Road is not a good idea. As a person who walks or bikes to the Avalon Mall fairly often, I find the car traffic difficult enough to navigate in this area as it is.

Adding a drive-through near the point of ingress/egress to the mall parking lot will cause more danger at this location, as added driveways create more opportunity for conflict and miscommunication among members of traffic.

Moreover, drive-throughs are bad for people's health in multiple dimensions -- they cause car idling and so cause air pollution; they eliminate small walking trips that are important for physical health.

All the best,
[redacted]

Elaine Henley

From: [redacted]
Sent: Tuesday, September 3, 2019 9:27 PM
To: CityClerk
Subject: Application 46 Kenmount road

Hello,
Regarding the application for permit for a coffee shop with drive through in the parking lot of the Avalon Mall, I am quite concerned about the line up of cars in the drive through. Typically these shops have very long line ups of cars waiting especially at the times of day already congested with the heaviest traffic. Moving the traffic light to Polina Road has finally brought some sense to that intersection and as a person living in the neighbourhood, I use that intersection once or twice a day to enter the mall or Kenmount Road. The new configuration is fantastic and I hope that it doesn't get messed up with a poorly designed flow in and out of a coffee shop.

I ask that very serious consideration be given to the traffic flow in an out of the new coffee shop and how the back up of traffic into the drive through will affect the general traffic in the area. I hope the entrance into the shop will be from within the mall parking lot proper and not from either Kenmount or the mall access road across from Polina road. Do not add more traffic entering and turning at these points that are already highly congested.

Thank you for this consideration.

[redacted]

Elaine Henley

From: [redacted]
Sent: Thursday, August 29, 2019 3:22 PM
To: CityClerk
Subject: 46 Kenmount Road - East

I am against the use of drive-thrus. Typically, a car using a drive-thru emits at least three times as much greenhouse gas as it would if it parked and started up again. (The car driver also gets less exercise.) Given the worsening climate crises, there is no excuse for drive-thrus, in my opinion. I saw in the news recently that the city of Minneapolis has decided to not approve any new drive-thrus. I think St. John's should do likewise.

[redacted]

Elaine Henley

From: [redacted]
Sent: Wednesday, September 4, 2019 3:27 PM
To: CityClerk
Subject: 46 Kenmount Road - East

Hi,

Drive-thrus add to traffic congestion and danger. They introduce more idling & slow-moving traffic, and encourage drivers to sit still in a roadway because they are “in line” and “have to.” A drive-thru is bad for the health of the people in the cars, the people around the cars, and the employees serving the window.

It is an impressively inefficient way to sell or serve food (or any service), enormously increases congestion and vehicle traffic, and discourages active transport (as drive-thrus are typically prioritized over walk-in customers). This is bad for the city, bad for the inhabitants of the city, and marginally beneficial only to the bottom-line of the restaurant.

City council should be taking steps to make the residents healthier, happier, safer, and richer. All of these aims are achieved by a reduction in the number of drive-thrus in the city.

Cheers,

[redacted]

DECISION/DIRECTION NOTE

Title: Proposed Extension to Commercial Garage in the Watershed
INT1900097
760 Thorburn Road

Date Prepared: September 16, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:
To reject the application for a proposed extension to the roof height of a Commercial Garage in the Windsor Lake Watershed.

Discussion – Background and Current Status:
An application was submitted for approval to raise the roof height of an existing Commercial Garage at 760 Thorburn Road, which is located within the Windsor Lake Protected Watershed.

A Commercial Garage is not a Permitted or a Discretionary use in the Watershed Zone, making it an existing non-conforming use. Section 106(2)(d) of the City Act states that Council may permit the erection on that land of a building or extension to an existing building, subject to the written recommendation of the City Manager that a permit be issued for that building or extension.

As the raising of the roof of the commercial garage will increase the size of vehicles that can be serviced by the garage, this in turn will also increase the number of vehicles that are able to be serviced, which will increase the intensity of this commercial use. As this is an intensification of a non-conforming use in the Watershed, staff does not recommend that the City Manager grant a permit to raise the roof of this commercial garage.

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 of the St. John's Development Regulations, & Section 106 (2)(d) of the City of St. John's Act

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:
Based on the advice of staff and the Development Committee, it is recommended that the application to raise the roof be rejected as this would intensify a commercial use within a protected watershed, as determined by the City Manager and 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: _____

Approved by/Signature:
Kevin Breen, City Manager

Signature: _____

AAR/dlm

Attachments: Map

SUBJECT PROPERTY
758
W
760
754
W
757
746
748
1:750
760 THORBURN RD

DECISION/DIRECTION NOTE

Title:	Request for Council to Set Zone Requirements DEV1900121 24 Pepperell Road
Date Prepared:	September 17, 2019
Report To:	His Worship the Mayor and Members of Council
Councillor and Role:	Councillor Maggie Burton, Planning & Development Lead
Ward:	2

Decision/Direction Required:
To seek approval for the zone requirements for the proposed storage warehouse building at 24 Pepperell Road.

Discussion – Background and Current Status:
An application was submitted to construct a 232 m^2 steel storage warehouse at the existing property of 24 Pepperrell Road. The property is situated in the Industrial General (IG) Zone where the zone requirements are to be determined by Council as per Section 10.28.4. (b) of the Development Regulations.

Proposed Zone requirements:

- Building Line Setback: 16 metres
- Side Yard: 33 metres

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 10.28.4.(b) 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.

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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 zone requirements as presented.

Prepared by/Signature:
Ashley Murray – Development Officer II

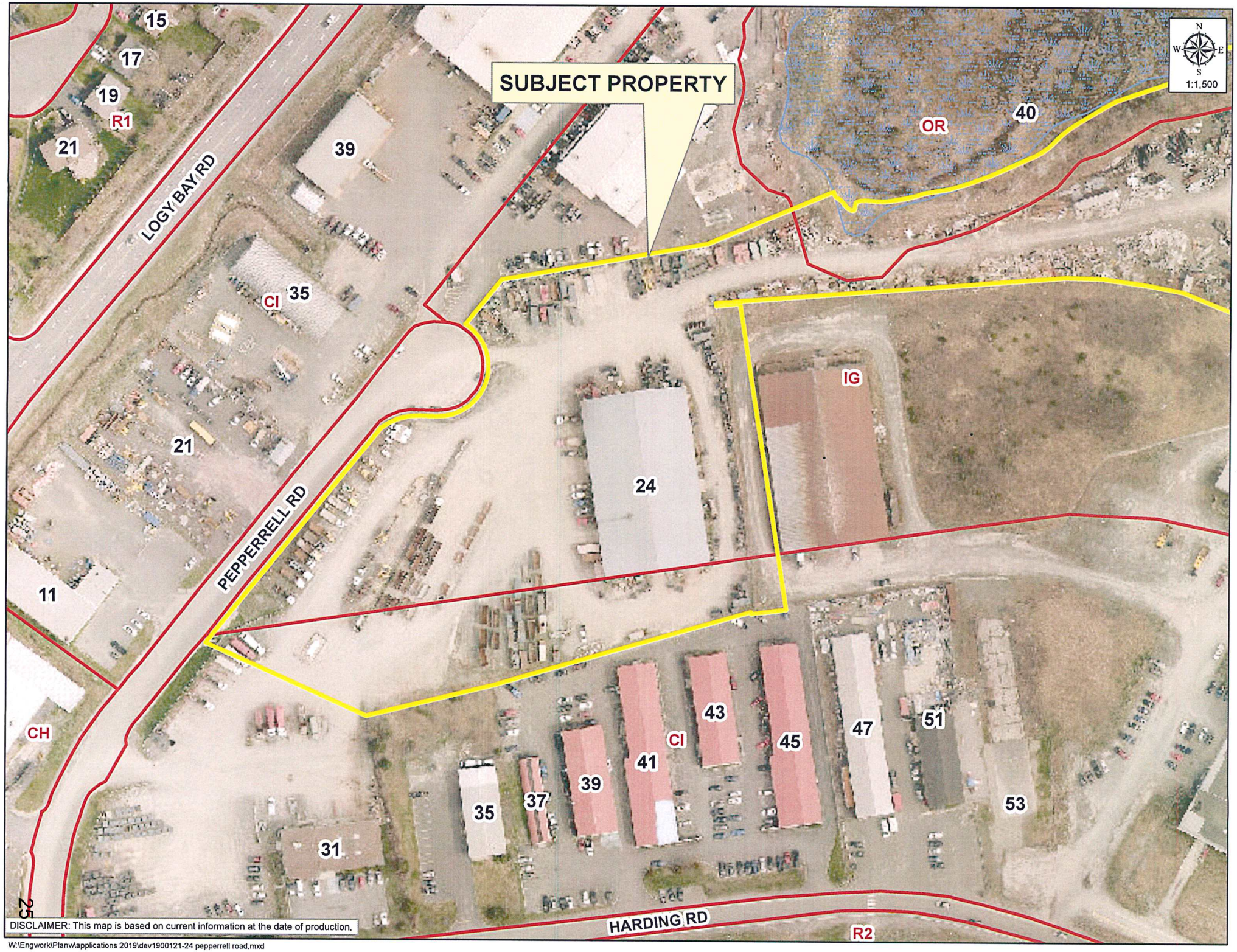
Signature: Ashley Murray

Approved by/Date/Signature:
Jason Sinyard, P.Eng., MBA, Deputy City Manager
Planning, Development and Regulatory Services

Signature:

AAM/dlm

Attachments: Site Map



W:\Engwork\Planw\applications 2019\dev1900121-24 pepperrell road.mxd

DECISION/DIRECTION NOTE

Title:	Proposed Rebuild of Dwelling 62-92 King's Hill Road Town of Portugal Cove-St. Philips INT1800121
Date Prepared:	September 18, 2019
Report To:	His Worship the Mayor and Members of Council
Councillor and Role:	Councillor Maggie Burton, Planning & Development Lead
Ward:	Not applicable.

Decision/Direction Required:
To seek Council approval in regard to a referral to build a 140m^2 dwelling located in the Broad Cove Watershed.

Discussion – Background and current status:
The property is located in the Town of Portugal Cove-St. Philips and is also within the Broad Cove Watershed. Management of development of the watershed zoned lands are controlled by the City of St. John's Act (the "Act").

The subject property is a single 15-acre lot consisting of mature landscaping and an unmarked boundary (no fence markers). It was previously occupied, however, once vacated the original dwellings on the land were abandoned and reduced to ruin. Ground evidence and aerial photography dated from 1941 to 1973, show two buildings occupied the site. Foundation material of the dwellings is still evident on the ground. The larger of the two homes on the property comprised a floor area of 195 m^2. Sworn affidavits by two persons having knowledge of the property's' residential occupation have be supplied as part of the application. The new property owner is requesting to build a home with a floor area of 140m^2, including a basement.

Consideration/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or other stakeholders:
   Town of Portugal Cove St. Philips.
3. Alignment and Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
   Section 104 (4)(c) of The City of St. John's Act.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Not applicable.

7. Human Resource Implication: 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 application subject to the entire property boundary being marked by a fence and the mature landscaping being restored. Any areas of the property where clear cutting of trees has occurred, must be replaced with common tree types.

Prepared by/Signature:
Gerard Doran, Development Supervisor

Signature: _____

Approved by/Signature:
Jason Sinyard, P. Eng., MPA, Deputy City Manager
Planning, Development & Regulatory Services

Signature: _____

GD/dlm

Attachment:
Location Map

THORBURN RD
KING'S Hill Road
SUBJECT PROPERTY
BENNETT'S RD
BENNETT'S RD
THORBURN RD

DECISION/DIRECTION NOTE

Title:	Crown Land License CRW1900015 165 Southside Road
Date Prepared:	September 18, 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 approval for a Crown Land License to complete an Environmental assessment of soil, groundwater and surface water.

Discussion – Background and Current Status:
The Provincial Department of Fisheries and Land Resources has referred an application requesting a License for a parcel of land comprising of an area of 2.53 hectares which is located in the Open Space Reserve (OR) Zone. The proposed use of the land will be to complete an environmental assessment of soil, groundwater and surface water. The assessment will include the installation of monitoring wells, test pits and groundwater and surface water sampling.

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.

ST. JOHN'S

10. Other Implications: Not applicable.

Recommendation:
It is recommended that the Crown Land License be approved.

Prepared by - Date/Signature:
Ashley Murray- Development Officer II

Signature: Ashley Murray

Approved by - Date/Signature:
Jason Sinyard, P. Eng, MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Signature:

AAM/dlm

Attachments: Location Map

DECISION/DIRECTION NOTE

Title:	Proposed Eight Storey Seniors' Apartment Building 45 East White Hills Road DEV1800217
Date Prepared:	September 18, 2019
Report To:	His Worship the Mayor and Members of Council
Councillor & Role:	Councillor Maggie Burton, Planning & Development Lead
Ward:	2

Decision/Direction Required:
To accept the provided LUAR and its contents.

Discussion – Background and Current Status:
The applicant has applied to construct an eight (8) storey Seniors' Apartment Building consisting of 72 units. The application conforms to the yard requirements of the INST Zone; however, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject to Council's requirement of a LUAR. Council set the Terms of Reference for the noted application on January 24, 2019.

All necessary information has been provided and the Terms of Reference has been satisfied in the form of a LUAR. A Public Meeting is being recommended by staff due to the nature of the height increase.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders:
   Property owner and nearby homeowners and residents.

3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

4. Legal or Policy Implications:
   Conforms to the St. John's Development Regulations yard requirements. Additional height subject to Section 10.32.3 (e) 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 provided LUAR be advertised for public review and for Council to schedule a Public Meeting in accordance with Section 5.5(4) of the St. John's Development Regulations.

Prepared by/Signature:
Ashley Murray- Development Officer II

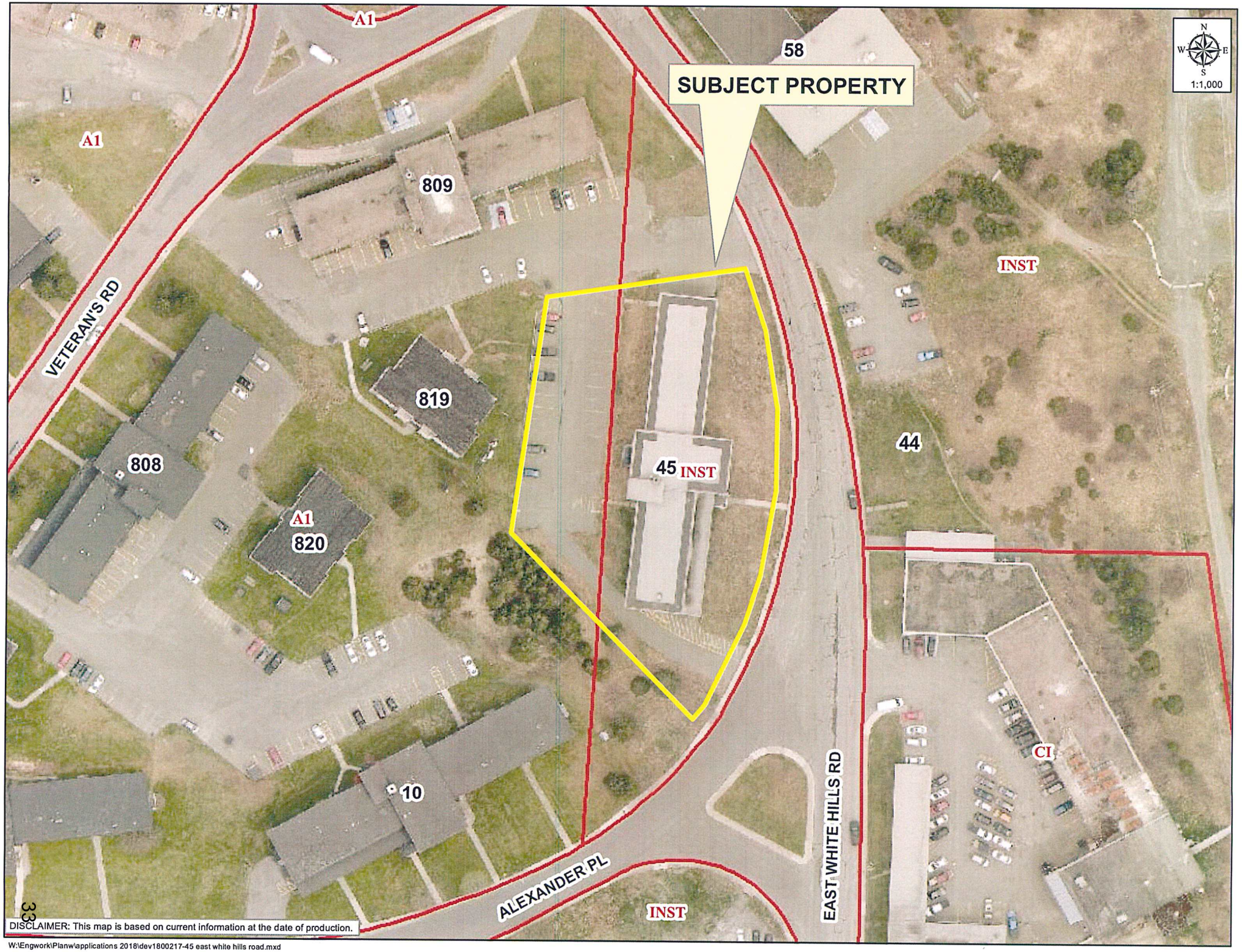
Signature: Ashley Murray

Approved by/Date/Signature:
Jason Sinyard, P. Eng, MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Signature:

AAM/dlm

Attachments:
Location map



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

W:\Engwork\Planw\applications 2018\dev1800217-45 east white hills road.mxd

DECISION/DIRECTION NOTE

Title:	Proposed Residential Dwelling Residential Battery (RB) Zone DEV1900148 52 Outer Battery Road
Date Prepared:	September 16, 2019
Report To:	His Worship the Mayor and Members of Council
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	2

Decision/Direction Required:
To seek rejection to convert Fishing stage to a Residential Dwelling in the Residential Battery (RB) Zone.

Discussion – Background and Current Status:
An application was submitted to rebuild the existing fishing stage to be used as a residential dwelling.

Residential Use is permitted in the Residential Battery (RB) Zone; however, the subject property does not have frontage on a public street and would require an easement over an adjacent property to secure access. The proposed lot also has no City services available for drainage, sanitary facilities, or domestic water supply. The proposed would be considered a premature development, as per Section 5.1.3(3) of the Development Regulations where Council has Discretionary Powers with all development.

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 5.1.3(3) Discretionary Powers
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 reject the proposed demo/rebuild for residential dwelling.

Prepared by - Date/Signature:
Ashley Murray, Development Officer II

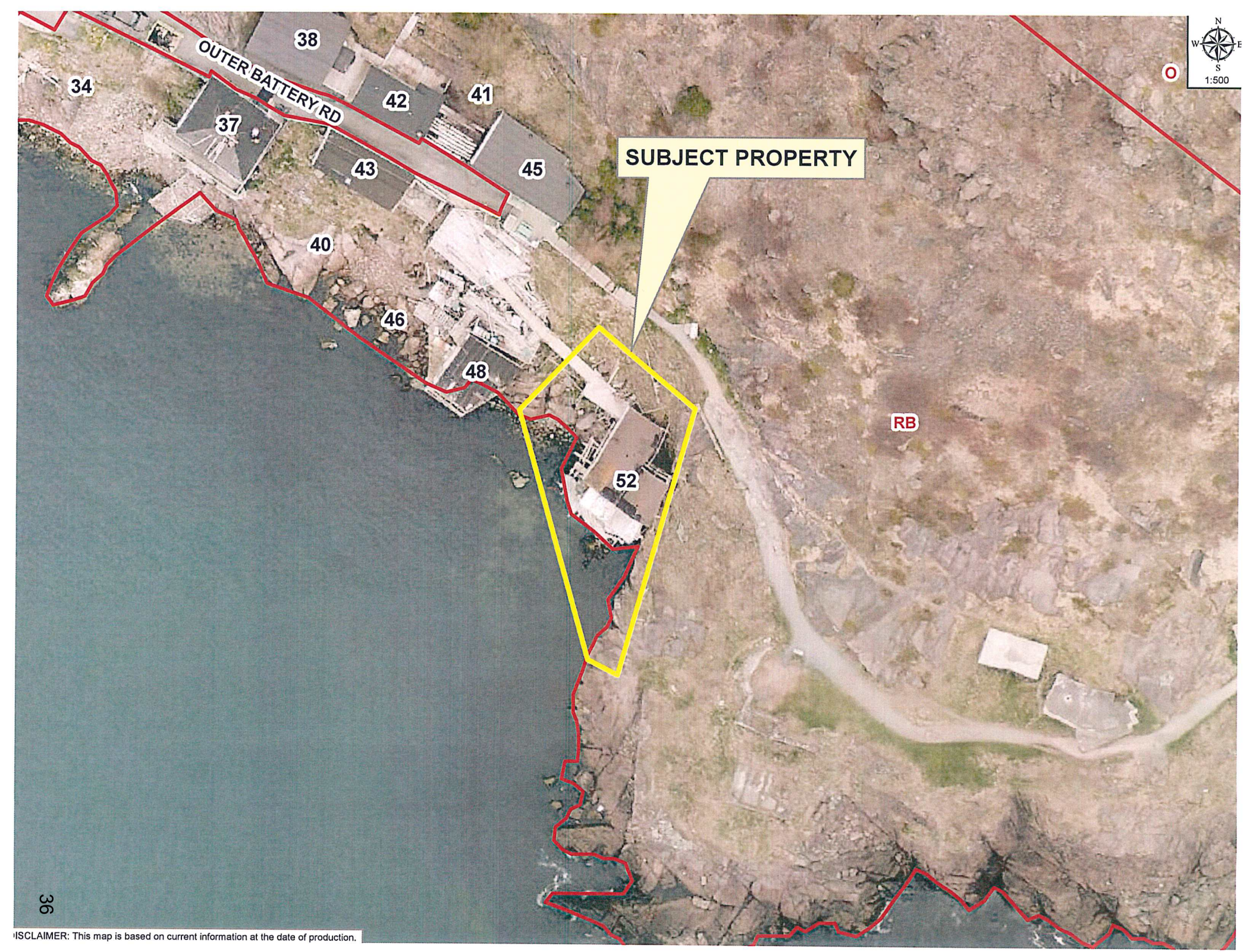
Signature: Ashley Murray

Approved by - Date/Signature:
Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering & Regulatory Services

Signature:

AAM/dlm

Attachments: Location Map



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

Approved via e-poll conducted
September 20, 2019

REPORTS/RECOMMENDATION
Special Events Advisory Committee Report
September 20, 2019

Event: 'Rex' Season 2
Date: September 24, 2019
Detail: Film Shoot

Rex is seeking the closure of Clancey Drive, from 5am to 12pm, to facilitate filming in the area of the Boathouse.

- Organizer has hired a traffic control company to implement the closure.
- Organizer is reaching out to area homeowners affected.
- Organizer has received approval from the Regatta Committee.
- Local traffic will be permitted.

As filming is scheduled to begin prior to 7am, an extension to the noise by-law is also requested.

Recommendation
SEAC recommends, from a regulatory perspective, that the above noted road closure and noise by-law extension, be approved.

The above noted events are subject to the conditions set out by the Special Events Advisory Committee.

Tanya Haywood
Deputy City Manager – Community Services

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF September 12, 2019 TO September 18, 2019

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Online Car Sales & Administration of Cleaning Services	39 Mercer Drive	1	**Approved**	19-09-13
RES		Subdivide for Building Lot	29 Beaverbrook Drive	5	**Approved**	19-09-17
RES		Building Lot	26 Dooling's Line	5	**Approved**	19-09-18

* **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 23, 2019 Regular Meeting

Permits Issued: 2019/09/12 to 2019/09/18

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
1 Oakridge Dr	Renovations	Single Detached Dwelling
10 Merrymeeting Rd	Renovations	Single Detached Dwelling
102 Maurice Putt Cres	Deck	Patio Deck
106 Diamond Marsh Dr	Fence	Fence
110 Campbell Ave	Fence	Fence
12 Reeves Pl	Renovations	Single Detached w/ apt.
120 Old Petty Harbour Rd	Accessory Building	Accessory Building
14 Fair Haven Pl	Site Work	Fence
15 Cape Ballard Pl	Accessory Building	Accessory Building
17 Bonnie Dr	Extension	Single Detached w/ apt.
17 Catherine St	Renovations	Townhousing
188 Waterford Bridge Rd	Accessory Building	Accessory Building
20 Portugal Cove Rd	Renovations	Single Detached Dwelling
22 Shriners Rd	Accessory Building	Accessory Building
25 Hamlet St	Renovations	Single Detached Dwelling
268 Anspach St	Fence	Fence
27 Sequoia Dr	Fence	Fence
284 Blackmarsh Rd	Fence	Fence
285 Southern Shore Hwy	Extension	Single Detached Dwelling
3 Whiteway St	Accessory Building	Accessory Building
313 Empire Ave	Deck	Patio Deck
320 Waterford Bridge Rd	Site Work	Single Detached Dwelling
34 Fox Ave	Fence	Fence
34 Rosalind St	Accessory Building	Accessory Building

44 Shaw St	Deck	Patio Deck
47 Malka Dr	Extension	Single Detached w/ apt.
47 Malka Dr	Fence	Fence
48 Hoyles Ave	Renovations	Townhousing
5 Lilac Cres	Renovations	Single Detached Dwelling
5 Maxwell Pl	New Construction	Single Detached w/ apt.
53 Logy Bay Rd	Renovations	Single Detached w/ apt.
53 Logy Bay Rd	Deck	Patio Deck
53 Logy Bay Rd	Deck	Patio Deck
6 Middle Battery Rd	Renovations	Semi Detached Dwelling
7 Circular Rd	Renovations	Single Detached Dwelling
70 Gower St	Fence	Fence
76 Cornwall Cres	Deck	Patio Deck
76 Cornwall Cres	Renovations	Single Detached Dwelling
76 Cornwall Cres	Site Work	Single Detached Dwelling
90 Lemarchant Rd	Renovations	Single Detached w/ apt.
91 Maurice Putt Cres	Site Work	Single Detached w/ apt.
96 Macbeth Dr	Fence	Fence

This Week: $789,816.00

Commercial

Location	Permit Type	Structure Type
260 Paddy's Pond Rd	Change of Occupancy	Warehouse
328 Hamilton Ave	Sign	Undertaker Establishment
45 Danny Dr Bldg C8	Change of Occupancy/Renovations	Office
45 Danny Dr Bldg C8	Sign	Office
48 Kenmount Rd	Sign	Shopping Centre
48 Kenmount Rd	Sign	Shopping Centre
655 Topsail Rd	Sign	Retail Store
655 Topsail Rd	Change of Occupancy	Retail Store

This Week: $282,400.00

Government/Institutional

Location	Permit Type	Structure Type

150 The Boulevard	Site Work	Other	
Pier NO 1	Site Work	Other	
		This Week:	$7,000.00

Industrial

Location	Permit Type	Structure Type	
		This Week:	$0.00

Demolition

Location	Permit Type	Structure Type	
		This Week:	$0.00
		This Week's Total:	**$1,079,216.00**

REPAIR PERMITS ISSUED: **$50,800.00**

NO REJECTIONS

YEAR TO DATE COMPARISONS			
September 23, 2019			
TYPE	**2018**	**2019**	**% Variance (+/-)**
Residential	$55,603,472.00	$31,400,151.92	-44
Commercial	$225,223,097.00	$86,795,741.97	-61
Government/Institutional	$12,683,470.00	$1,860,850.00	-85
Industrial	$5,000.00	$1,737,266.07	34645
Repairs	$2,104,500.00	$1,899,058.50	-28
TOTAL	**$295,619,539.00**	**$123,693,068.46**	-58
Housing Units (1 & 2 Family Dwelling)	107	78	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers
For The
Week Ending September 18, 2019

Payroll

Public Works	**$ 442,096.58**
Bi-Weekly Administration	**$ 816,186.36**
Bi-Weekly Management	**$ 913,943.84**
Bi-Weekly Fire Department	**$ 892,103.99**
Accounts Payable	**$ 1,892,700.23**

Total: $ 4,957,031.00

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
MICHAEL HOLDEN	LEGAL CLAIM	12,686.23
KAYLEIGH CARMELITA KENNEDY	REFUND OVERPAYMENT OF TAXES	1,184.15
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	200.00
MOORE HOLDINGS LIMITED	COURT OF APPEAL REFUND	200.00
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	481.13
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	198.80
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	300.00
NOVELTY ENGRAVERS PLUS INC.	NAME PLATE	17.25
SANDRA CURNEW	EDUCATION INCENTIVES	600.00
STEVENSON, MICHELLE	EDUCATION INCENTIVES	300.00
RIDEOUT, MARY ANN	EDUCATION INCENTIVES	500.00
AMANDA DODGE	EDUCATION INCENTIVES	1,500.00
RABAB HUSSAIN	EDUCATION INCENTIVES	200.00
PITCHER, ROXANNE	EDUCATION INCENTIVES	800.00
NOEL, KAREN	EDUCATION INCENTIVES	300.00
LAHEY, SHERRY	EDUCATION INCENTIVES	200.00
MEGAN HILLIER	EDUCATION INCENTIVES	500.00
CELINE PENNELL	EDUCATION INCENTIVES	300.00
KRISTA STRICKLAND	EDUCATION INCENTIVES	300.00
APRIL KNEE	EDUCATION INCENTIVES	600.00
EILEEN REDDIGAN	EDUCATION INCENTIVES	300.00
MARSH, LYNN	EDUCATION INCENTIVES	200.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	100.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	ACCIDENT REPORT	15.00
CNH INDUSTRIAL CAPITAL CANADA LTD	BUYOUT OF LEASE	66,295.46
PAUL MURPHY CONSTRUCTION	REFUND SECURITY DEPOSIT	1,000.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	100.00
PLAZA BOWL LIMITED	SUMMER CAMP EVENT	390.00
RECEIVER GENERAL FOR CANADA	PAYROLL DEDUCTIONS	667.00
SCHOLARS CHOICE MOYER	OFFICE SUPPLIES	926.40
JUDI CARROLL	BAILIFF SERVICES	119.00
NORTRAX CANADA INC.,	REPAIR PARTS	12,918.64
WHITES POOL & SPAS LTD o/a Clearwater Pools	POOL SUPPLIES	898.96
HOBO'S PIZZA	MEAL ALLOWANCE	66.68
BREAKWATER BOOKS LTD.	PROMOTIONAL ITEMS	399.92
GUY BADCOCK	BAILIFF SERVICES	240.00
UCP PAINTS INC.,	PAINT	2,521.97
IDEXX LABORATORIES	VETERINARY SUPPLIES	2,136.68
CUSTOM CARD CANADA	REPAIR PARTS	277.84
STAPLES ADVANTAGE	OFFICE SUPPLIES	43.47
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	198.54
PRAXAIR PRODUCTS INC.	CARBON DIOXIDE	287.82
CANCELLED	CANCELLED	0.00
GARY MACKENZIE	EMPLOYMENT RELATED EXPENSE	314.01
GENEVIEVE KIELEY	LEGAL CLAIM	8,436.00

NAME	DESCRIPTION	AMOUNT
GERRY YOUNG	REFUND SECURITY DEPOSIT	100.00
THE THREE SISTERS	SENIORS OUTING	1,399.86
CANCELLED	CANCELLED	0.00
BARRY CROCKER	LEGAL CLAIM	108.10
KENNETH & SANDRA TOBIN	REFUND OVERPAYMENT OF TAXES	47.99
WILLIAM & GAIL HANN	REFUND OVERPAYMENT OF TAXES	1,166.14
LEROY & CATHERINE FLYNN	REFUND OVERPAYMENT OF TAXES	232.59
ALBERT & OLIVE FORSEY	REFUND OVERPAYMENT OF TAXES	578.66
GERTRUDE COLE	REFUND OVERPAYMENT OF TAXES	3,000.00
ROEBOTHAN MCKAY MARSHALL	LEGAL CLAIM	644.00
HOWARD & BRENDA PARSONS	REFUND OVERPAYMENT OF TAXES	50.00
THOMAS BOLAND & JANICE REID	REFUND OVERPAYMENT OF TAXES	297.49
MARY DORMODY	REFUND OVERPAYMENT OF TAXES	229.32
DR. COLLEEN KIRBY	MEDICAL EXAMINATION FEE	20.00
DR. D.R. CHAULK	MEDICAL EXAMINATION FEE	20.00
POWER SMOOTHIES	REFUND SECURITY DEPOSIT	200.00
DR. L.W. ADAMS	MEDICAL EXAMINATION FEE	20.00
DR. SHEILAGH MCGRATH	MEDICAL EXAMINATION FEE	20.00
MARTIN, WHALEN, HENNEBURY & STAMP	LEGAL CLAIM	3,397.79
SINGSONG INC.	PERFORMANCE FEE	460.00
DR. DEREK FLEMING, MD, CCFP	MEDICAL EXAMINATION FEE	40.00
DR. ELIZABETH BANNISTER	MEDICAL EXAMINATION FEE	20.00
DR. A.R. ROLFE	MEDICAL EXAMINATION FEE	20.00
JUSTIN GREELEY	PERFORMANCE FEE	150.00
ELIZABETH STEVENS	REFUND RECREATION PROGRAM	75.00
MORNEAU SHEPELL	PROFESSIONAL SERVICES	4,961.96
CAMBRIDGE ENVIRONMENTAL PRODUCTS INC.	MEDICAL SUPPLIES	372.03
REARDON PROPERTIES INC.	REFUND OVERPAYMENT OF TAXES	250.25
KINNEY, JEANETTE	HONORARIUM	100.00
CP REIT NL PROPERTIES LTD.	REFUND OVERPAYMENT OF TAXES	3,376.62
ROSEMARY LAWTON	PERFORMANCE FEE	250.00
JENNIFER KING	HONORARIUM	200.00
JENNIFER MACLEAN	HONORARIUM	100.00
KARL STOODLEY	PERFORMANCE FEE	200.00
CATRIN REULBACH	TRANSLATOR FEE	75.00
DR. SANTHI MURTHY	MEDICAL EXAMINATION FEE	20.00
MICHELLE MCDONALD	REFUND SECURITY DEPOSIT	609.46
EXECUTIVE BUS LTD	TRANSPORTATION SERVICES	8,846.01
GLENN CONNOLLY	REFUND SECURITY DEPOSIT	230.26
HOLLY NOFTALL	REFUND SECURITY DEPOSIT	300.00
BOB & CAROL GREEN	REFUND SECURITY DEPOSIT	132.00
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	317.84
MEDICALMART NEWFOUNDLAND & LABRADOR	MEDICAL SUPPLIES	308.85
SPURRELL, SHALANE	TUITION	723.00
AETTNL	MEMBERSHIP RENEWALS	276.00

NAME	DESCRIPTION	AMOUNT
HAYWOOD, TANYA	TRAVEL ADVANCE	152.83
JAMES MOORE	TRAVEL ADVANCE	1,112.47
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	7,787.99
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	710.58
KIRKLAND BALSOM & ASSOC.	COURT OF APPEAL REFUND	1,000.00
MEMORIAL UNIVERSITY OF NFLD.	SCANNED COPIES OF PHOTOGRAPHS - RAILWAY	23.00
DARLENE SHARPE	CLEANING SERVICES	750.00
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	15,765.49
VOKEY'S JANITORIAL SERVICE	JANITORIAL SERVICES	720.01
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	3,240.69
AFONSO GROUP LIMITED	SEWER INSPECTIONS	11,222.85
ASHFORD SALES LTD.	REPAIR PARTS	10.18
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	6,643.55
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	1,543.30
AUTOMOTIVE SUPPLIES 1985 LTD.	AUTO SUPPLIES	67.85
AVALON FORD SALES LTD.	AUTO PARTS	529.71
NEWFOUNDLAND EXCHEQUER ACCOUNT	ANNUAL OPERATING FEES	1,108.60
DONALD C PECKHAM	COMMISSIONER - ASSESSMENT REVIEW COURT	210.00
PREMA NEWFOUNDLAND	REPAIR PARTS	61.34
GRAND CONCOURSE AUTHORITY	MAINTENANCE CONTRACTS	3,716.46
BELBIN'S GROCERY	CATERING SERVICES	187.89
CABOT PEST CONTROL	PEST CONTROL	263.35
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	4,043.16
BLACK & MCDONALD LIMITED	PROFESSIONAL SERVICES	12,631.95
PRINT & SIGN SHOP	SIGNAGE	21.56
MARITIME GREEN PRODUCTS	GARDENING SUPPLIES	844.22
OVERHEAD DOORS NFLD LTD	REPAIRS TO DOORS	4,584.03
UNITED RENTAL OF CANADA INC.	RENTAL OF EQUIPMENT	6,813.75
BROWNE'S AUTO SUPPLIES LTD.	AUTOMOTIVE REPAIR PARTS	420.27
NEWFOUNDLAND & LABRADOR CONSTRUCTION ASSOC	PROFESSIONAL SERVICES	103.50
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	3,773.83
PINNACLE OFFICE SOLUTIONS LTD	PHOTOCOPIES	175.79
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	328.28
CABOT BUSINESS FORMS AND PROMOTIONS	LEASE OF OFFICE SPACE	16,834.56
PRACTICA LIMITED	SCOOP BAGS	1,766.86
CANADA POST CORPORATION	POSTAGE SERVICES	47.46
ANNEX PUBLISHING & PRINTING	PUBLICATIONS	864.20
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	68.51
CANADA CLEAN GLASS	CLEANING OF WINDOWS	805.00
SOBEY'S INC	PET SUPPLIES	608.79
BLUE WATER MARINE & EQUIPMENT	REPAIR PARTS	21.79
BEATTIE INDUSTRIAL	REPAIR PARTS	256.09
MAC TOOLS	TOOLS	334.90
KENT	BUILDING SUPPLIES	1,770.80
EXECUTIVE BUS LTD	TRANSPORTATION SERVICES	11,875.42

NAME	DESCRIPTION	AMOUNT
DULUX PAINTS	PAINT SUPPLIES	855.00
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	2,382.63
CONSTRUCTION SIGNS LTD.	SIGNAGE	10,122.31
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	12,349.57
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	535.74
JAMES G CRAWFORD LTD.	PLUMBING SUPPLIES	1,912.87
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	4,830.58
FASTENAL CANADA	REPAIR PARTS	273.27
AUTO TRIM DESIGN	PROFESSIONAL SERVICES	69.00
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	924.00
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	1,255.12
MADSEN DIESEL & TURBINE INC.	AUTO PARTS	339.25
EAST COAST HYDRAULICS	REPAIR PARTS	66.79
GENTARA REAL ESTATE LP	LEASE OF OFFICE SPACE	18,661.05
CADILLAC SERVICES LTD.	REFUND SECURITY DEPOSIT	3,000.00
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	248.40
DOMINION RECYCLING LTD.	PIPE	212.75
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	546.87
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	425.48
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	296.47
EAST CHEM INC.	CHEMICALS	1,097.10
ELECTRONIC CENTER LIMITED	ELECTRONIC SUPPLIES	45.77
NATIONAL ENERGY EQUIPMENT INC.	REPAIR PARTS	88.64
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	1,867.91
J & N EXCAVATING & CONTRACTING	REFUND SECURITY DEPOSIT	5,000.00
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	1,116.93
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	OFFICE SUPPLIES	1,054.83
BASIL FEARN 93 LTD.	REPAIR PARTS	310.50
GAZE SEED 2015 INCORPORATED	GARDENING SUPPLIES	229.94
PRINCESS AUTO	MISCELLANEOUS ITEMS	466.42
DALHOUSIE UNIVERSITY	TUITION FEES	9,950.00
GREENWOOD SERVICES INC.	OPEN SPACE MAINTENANCE	4,186.00
QUALITY CLASSROOMS	SUPPLIES - RECREATION PROGRAMS	10,902.36
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	611.20
HARVEY & COMPANY LIMITED	REPAIR PARTS	5,671.77
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	1,078.16
STELLA BURRY COMMUNITY SER.	CATERING SERVICES	271.24
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	2,065.37
HOLLAND NURSERIES LTD.	FLORAL ARRANGEMENT	264.50
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	322.34
BRANDT POSITIONING TECHNOLOGY	PROFESSIONAL SERVICES	286.93
ULINE	SAND BAGS	483.40
HICKMAN DODGE JEEP CHRYSLER	AUTO PARTS	172.53
PINNACLE ENGINEERING (2018) LIMITED	PROFESSIONAL SERVICES	70,664.62
JOHNSON CONTROLS LTD.	REPAIR PARTS	432.71

NAME	DESCRIPTION	AMOUNT
WORK AUTHORITY	CLOTHING ALLOWANCE	500.25
S & H CODNER'S CONSTRUCTION	PROFESSIONAL SERVICES	9,806.86
ETHREE CONSULTING INC.	PROFESSIONAL SERVICES	1,308.12
DULUX PAINTS - OLD PENNYWELL RD	PAINT	52.54
YORK UNIVERSITY	TRAINING PROGRAM	3,640.00
MACKAY COMMUNICATIONS - CANADA, INC.	PROFESSIONAL SERVICES	6,118.05
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	4,651.64
J.A. LARUE	REPAIR PARTS	131.28
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	275.99
JT MARTIN & SONS LTD.	HARDWARE SUPPLIES	47.61
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	676.78
ALYSSA'S PROPERTY SERVICES PRO INC.	PROFESSIONAL SERVICES	49,356.97
REXEL CANADA ELECTRICAL INC.,	REPAIR PARTS	439.40
MIKAN SCIENTIFIC INC.	REPAIR PARTS	1,605.34
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	CHEMICALS	2,179.76
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	1,452.15
NU-WAY EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	2,852.00
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	1,352.33
NL KUBOTA LIMITED	REPAIR PARTS	13.80
TOROMONT CAT	AUTO PARTS	3,941.96
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	31,084.83
ORKIN CANADA	PEST CONTROL	479.57
GCR TIRE CENTRE	TIRES	2,628.90
THE HUB	LUNCHEON	2,182.13
POWERLITE ELECTRIC LTD.	ELECTRICAL PARTS	796.38
PROFESSIONAL UNIFORMS & MATS INC.	PROTECTIVE CLOTHING	1,428.14
RIDEOUT TOOL & MACHINE INC.	TOOLS	107.47
NAPA ST. JOHN'S 371	AUTO PARTS	2,330.00
ROYAL FREIGHTLINER LTD	REPAIR PARTS	1,358.24
BIG ERICS INC	SANITARY SUPPLIES	781.43
SMITH'S HOME CENTRE LIMITED	HARDWARE SUPPLIES	104.20
CHANDLER	CLOTHING ALLOWANCE	1,230.26
STEELFAB INDUSTRIES LTD.	STEEL	86.94
SUPERIOR OFFICE INTERIORS LTD.	OFFICE SUPPLIES	414.00
AETTNL	MEMBERSHIP RENEWALS	4,232.00
TRACTION DIV OF UAP	REPAIR PARTS	7,172.65
URBAN CONTRACTING JJ WALSH LTD	PROPERTY REPAIRS	460.00
FJ WADDEN & SONS LTD.	SANITARY SUPPLIES	121.56
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	255.08
WEIRS CONSTRUCTION LTD.	STONE/ROAD GRAVEL	1,518.41
WESCO DISTRIBUTION CANADA INC.	REPAIR PARTS	240.35
FLYNN CANADA LIMITED	PROFESSIONAL SERVICES	13,800.00
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	469.08
EVEREST	PROMOTIONAL ITEMS	602.12
GERRY SMITH	HONORARIUM	300.00

NAME	DESCRIPTION	AMOUNT
MARLIESE JANES	TRANSLATOR FEE	150.00
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	3,027.95
CLARITY CONFERENCING INC.	CONFERENCE CALLS	5.97
CRITCH, ROBERT	MILEAGE	91.90
GARY TULK	MILEAGE	1,128.49
MACKENZIE, NEIL	MILEAGE	34.84
HARWOOD, BRENT	CLOTHING ALLOWANCE	120.00
FLOOD, DALE	EMPLOYMENT RELATED EXPENSE	100.00
GUY, BRUCE	CLOTHING ALLOWANCE	11.50
RICK PRICE	MILEAGE	222.96
JAMES MOORE	MILEAGE	334.07
ROSE, TRISHA	VEHICLE BUSINESS INSURANCE	74.00
DARREN DODD	VEHICLE BUSINESS INSURANCE	314.00
DAPHNE SULLIVAN	MILEAGE	368.31
HAYWARD, SARAH	EMPLOYMENT RELATED EXPENSE	105.80
CINDY MCGRATH	MILEAGE	38.78
O'BRIEN, LESLIE	MILEAGE	196.49
MORGAN, PATRICK	EMPLOYMENT RELATED EXPENSE	120.75
NICOLE MURPHY	MILEAGE	148.99
CREWE, RYAN	MILEAGE	84.30
KRISTA BABIJ	MILEAGE	60.85
JAMES LENNON MATCHIM	VEHICLE BUSINESS INSURANCE	195.00
KRISTA GLADNEY	MILEAGE	225.73
VICTORIA ETCHEGARY	EMPLOYMENT RELATED EXPENSE	183.75
ANNA BLACKWOOD	TUITION FEES	388.41
DANIEL MARTIN	MILEAGE	43.05
KEITH BARRETT	VEHICLE BUSINESS INSURANCE	152.55
ABBOTT, JEFFREY	VEHICLE BUSINESS INSURANCE	381.95
MIKE ADAM	MILEAGE	125.55
CANCELLED	CANCELLED	0.00
PAUL PORTER	MILEAGE	44.14
HANLON SERVICES	PROFESSIONAL SERVICES	575.00
VALLEN	REPAIR PARTS	1,797.31
FLEETMIND SOLUTIONS LTD.	PROFESSIONAL SERVICES	67,674.66
IGGY'S CLEANING SERVICES LTD.	CLEANING SERVICES	10,902.00
PAYBYPHONE TECHNOLOGIES INC.	PARKING METERS	1,349.82
KEMIRA WATER SOLUTIONS CANADA INC	CHEMICALS	45,074.37
DR. JOHN F. KIELTY	MEDICAL EXAMINATION FEE	20.00
PERRY MATTHEWS TOWING INC.	PROFESSIONAL SERVICES	2,875.00
WFC PROPERTY SERVICES LTD	PROFESSIONAL SERVICES	2,070.00
KENMOUNT ROAD ANIMAL HOSPITAL	PROFESSIONAL SERVICES	540.00
D'COSTA MARKETING LIMITED	CLOTHING ALLOWANCE	28,000.55
INFINITY CONSTRUCTION	TOPSOIL	966.00
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	2,892.32
FORT GARRY FIRE TRUCKS LTD.	PROGRESS PAYMENT	456,116.67

NAME	DESCRIPTION	AMOUNT
REBECCA REID	MILEAGE	42.91
KRISTA LONGMAN	WORKSHOP FEES	1,096.10
JONES, CHRISTINA	EMPLOYMENT RELATED EXPENSE	59.80
PLATINUM CONSTRUCTION CO LTD	PROGRESS PAYMENT	56,439.05
MAHER'S CONTRACTING LTD.	PROGRESS PAYMENT	4,931.77
MODERN PAVING LTD.	PROGRESS PAYMENT	28,027.97
REDWOOD CONSTRUCTION LIMITED	PROGRESS PAYMENT	33,472.00
PYRAMID CONSTRUCTION LIMITED	PROGRESS PAYMENT	516,771.93
	TOTAL:	**$ 1,892,700.23**

BID APPROVAL NOTE

Bid #	2019209		
Bid Name	Infrastructure Maintenance - Manholes and Catch Basins		
Department	Public Works	**Division**	Infrastructure
Budget Code	4131-52359		
Source of Funding	(●) Operating ( ) Capital ( ) Multiyear Capital		
Purpose	This contract is for the repair of various manholes and catch basins throughout the City that need to be completed this year prior to the start of the winter season. If the manholes and catch basins are not repaired they could cause damage to snow clearing equipment or require signage to be placed on them for the entire winter causing an inconvenience to drivers and pedestrians.		
Results	( ) As attached (●) As noted below		
	Vendor Name	**Bid Amount**	
	Infinity Construction Ltd.	$267,633.75	
	Cutting Edge Inc.	$322,434.70	
Expected Value	(●) As above ( ) Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	To be completed on or before November 30, 2019		
Bid Exception	(●) None ( ) Contract Award Without Open Call ( ) Professional Services		
Recommendation	It is recommended to award this open call 2019209 Infrastructure Maintenance - Manholes and Catch Basins to Infinity Construction ($267,633.75 HST included) the lowest submission meeting specifications as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	Rick Squires	**Date**	2019-09-18
Deputy City Manager*		**Date**	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move a motion to adopt a Heritage Designation By-Law for the following property so as to have the building situate on this property designated as a Heritage Building:

- 119 Waterford Bridge Road, PID #14138

DATED at St. John's, NL this day of , 2019.

COUNCILLOR

BY-LAW NO.

ST. JOHN'S HERITAGE DESIGNATION (119 WATERFORD BRIDGE ROAD, PARCEL ID #14138) BY-LAW

PASSED BY COUNCIL ON

Pursuant to the powers vested in it under section 355 of the City of St. John's Act, RSNL 1990 c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the heritage designation of 119 Waterford Bridge Road, Parcel ID #14138:

BY-LAW

1. This by-law may be cited as the St. John's Heritage Designation (119 Waterford Bridge Road, Parcel ID #14138) By-Law.

2. The building situate on property at 119 Waterford Bridge Road, Parcel ID #14138 is designated as a Heritage Building.

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2019

_____
MAYOR

_____
CITY CLERK

COUNCIL DIRECTIVE

REGULAR MEETING
Date: 2019/09/16 12:00:00 AM
CD# R2019-09-16/2

To:	Jason Sinyard
Position:	Deputy City Manager, Planning, Engineering & Regulatory Services
RE:	Decision Note dated August 12, 2019 re: 119 Waterford Bridge Road
DECISION:	That Council designate 119 Waterford Bridge Road as a Heritage Building

Action:	As required
Date:	2019/09/16
Signed by:	Elaine Henley
	City Clerk
Directive Status:	Active

Status Comments:

mah
cc:
Planning/Eng./Reg. Services

Response Required:	**YES**
Response deadline:	**2019/10/16**
Response Received:	
Attachments:	11.1.1. BHEP - DN - 119 Waterford Bridge Road August 19 2019.pdf