

**AGENDA
REGULAR MEETING**

**October 7, 2019
4:30 p.m.**

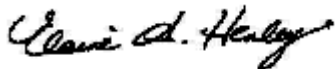
ST. JOHN'S

MEMORANDUM

October 3, 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, **October 7 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

ST. JOHN'S

Regular Meeting - City Council Agenda

October 7, 2019
4:30 p.m.
4th Floor City Hall

Pages

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
 - 2.1 VOCM Cares/Metrobus Food Sharing
 - 2.2 Disability Employment Awareness Month – October
 - 2.3 Presentation of Royal Canadian Humane Association Canada Bravery Award to Mike Stapleton
3. **APPROVAL OF THE AGENDA**
 - 3.1 Agenda of October 7, 2019
4. **ADOPTION OF THE MINUTES**
 - 4.1 Adoption of the Minutes of September 30, 2019 1
5. **BUSINESS ARISING FROM THE MINUTES**
 - 5.1 Decision Note dated September 24, 2019 re: St. John's Development Regulations Amendment Number 701, 2019, Text Amendment to the Commercial Central Retail (CCR) Zone for a maximum building height of 18 metres, REZ 1900013, 331 Water St. 17

Approved via E-poll on September 30, 2019
 - 5.2 Decision Note dated September 16, 2019 re: Proposed Residential Dwelling, Residential Battery (RB) Zone, DEV 1900148, 52 Outer Battery Road 33

6. NOTICES PUBLISHED

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6.1 25-27 Stavanger Drive - Commercial Regional (CR) Zone - Ward 1

A Discretionary Use application has been submitted requesting approval to operate a Place of Amusement for a Golf Simulator at 25-27 Stavanger Drive.

The business will have a floor area of 306 m² and will operate seven days a week from 10 a.m. – 11 p.m. The applicant is also applying for a Recreations Facility Liquor License. The business will employ 1 full time and 2 part time employees and will have 4 simulators which can be used by a maximum of 4 users. On-site parking is provided.

No submissions received.

6.2 21 Anthony Ave - Residential Low Density (R1) Zone - Ward 3

38

A Discretionary Use application has been submitted by Twin Rinks to develop the existing lot of 21 Anthony Avenue, which is location in the Residential Low Density (R1) Zone, as a Parking Lot.

The parking area will be approximately 800 m² and will provide parking for approximately 26 vehicles. The parking area will be used in conjunction with the existing arena and will satisfy Section 7.13 of the St. John's Development Regulations.

1 submission received.

6.3 46 Kenmount Road - Commercial Highway (CH) Zone - Ward 4

39

A Discretionary Use application has been submitted by Crombie REIT requesting approval to construct and operate a second Eating Establishment with Drive-Thru at 46 Kenmount Road.

The drive thru will service a national fast food franchise with floor area of 250.8m², and will operate Monday to Friday, 6 – 12 a.m., Saturday and Sunday 7 - 12 a.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.

1 submission received.

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

8.1 Development Committee Items Referred from October 1, 2019

- | | | |
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| 1. | Event: 'Rex' Season 2 |
| | Dates: October 21 and October 22, 2019 |
| | Detail: Film Shoot |

9. RESOLUTIONS

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Approved via E-poll on October 2, 2019

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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 30, 2019, 4:30 p.m.

Present:

- Mayor Danny Breen
- 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

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
- Lynnnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, Supervisor - Office of the City Clerk
- 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 **Seniors Week - September 30 - October 6**

Council welcomed the proclamation of Seniors Week as presented by Sharron Callahan and Neil Hamilton. Both are part of the Seniors Advisory Committee and has commended the City in establishing such a committee and feel it is valuable for all older adults.

Councillor Hickman joined the meeting at 4:34 pm.

2.2 **International Walk & Wheel to School Month (October)**

Krista Gladney from the City's Department of Community Services was welcomed to comment on the proclamation made for the International Walk and Wheel to School Month.

2.3 **World Breastfeeding Week - October 1 - 7**

Council welcomed Brenda Oldford, Eastern Health and guests to comment on the proclamation.

Moved By Deputy Mayor O'Leary
Seconded By Councillor Jamieson

The City of St. John's will create a supportive environment for our breastfeeding citizens and employees by:

- Informing all staff that the right to breastfeed anywhere anytime is protected by the Canadian Charter of Rights and Freedoms.
- Offering employees time to feed their child or pump their milk.
- Making every effort to provide a place for a breastfeeding individual to breastfeed discreetly, if requested.
- Offering tangible support to defend the individual's right to breastfeed in public should the person be criticized for doing so

MOTION CARRIED

3. APPROVAL OF THE AGENDA

3.1 Agenda dated September 30, 2019

SJMC-2019-09-30/394

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

That the agenda of September 30, 2019 be adopted as circulated.

MOTION CARRIED

4. ADOPTION OF THE MINUTES

4.1 Minutes dated September 23, 2019

SJMC-2019-09-30/395

Moved By Councillor Korab

Seconded By Councillor Collins

That the minutes of the Regular Meeting held September 23, 2019 be adopted as circulated.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

5.1 Notice of Motion re: Heritage Designation By-Law - 119 Waterford Bridge Road, PID # 14138

At the Regular Meeting of Council held on September 23, 2019 Councillor Burton brought forward a **NOTICE OF MOTION** to adopt a Heritage Designation By-Law for the following property to have the building situate on this property designated as a Heritage Building:

- 119 Waterford Bridge Road, PID #14138

SJMC-2019-09-30/396

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council adopt a Heritage Designation By-Law for the following property to have the building situate on this property designated as a Heritage Building:

- 119 Waterford Bridge Road, PID #14138

MOTION CARRIED

5.2 Notice of Motion re: Massage Parlour Applications

Councillor Burton elaborated on the Notice of Motion given at the September 23, 2019 Regular Meeting of Council to end the moratorium on new development applications relating to massage parlours.

Mayor Breen highlighted the following:

- a. Regulatory Regime at the City (1994 Development Regulations)
- b. Proposed Development Regulations (Adopted in Principle by Council but not legally enforced until Provincial Approval)
- c. What the Province may be able to regulate.
- d. What the City can regulate
- e. Existing criminal law

He indicated that if the motion passes, staff will prepare a Text Amendment to the current Development Regulations. The text amendment will put in place the zoning of Massage Parlours as defined and contemplated in the Proposed New Development Regulations. This will take 3-4 months on average to come into legal effect. This may occur prior to the Council receiving Provincial Approval for the new Development Regulations as whole. This motion states that when the Text Amendment is legally enacted (in 3-4 months) the moratorium on accepting development applications or Massage Parlours will be lifted.

The Text Amendment will not deal with regulation of Massage Parlours as it is outside the City's jurisdiction. It will deal with where massage parlors can be located from a municipal planning perspective. It will not regulate how the businesses are operated. It will not regulate employment standards or occupational, health and safety standards – this is provincial jurisdiction. It will not deal with criminal activity that may occur at these businesses – that is federal jurisdiction and for the RNC to enforce.

Recognizing the City's inability to impose safety standards for massage parlours, Deputy Mayor O'Leary requested that the Provincial Government be written and requested to review its requirements to ensure that sex workers are afforded adequate safeguards from a safety perspective.

Given recent submissions to Council on this matter and in the interest of time, discussion took place as to whether it would be appropriate to hold a public meeting prior to the text amendment being brought forward to Council. Discussion concluded with the introduction of an amendment to the motion, followed by a vote on the main motion.

Cheryl Mullett joined the meeting at 4:47 pm.

SJMC-2019-09-30/397

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

Recognizing that normal practice is to advertise the amendment, receive comments from the public after which Council decides if it wishes to hold a public meeting, that Council approve the commissioning of a public meeting prior to the matter being brought before Council.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (11 to 0)

SJMC-2019-09-30/398

Moved By Councillor Burton

Seconded By Councillor Jamieson

Whereas the draft 2019 St. John's Development Regulations considers massage parlours as a separate land-use category with appropriate criteria for their location, that Council approve the termination of the moratorium on new development applications relating to massage parlours, pending the legal enactment of an amendment package to the current St. John's Development Regulations, to be prepared by Staff, that is in line with what is proposed in the new draft 2019 St. John's Development Regulations.

Take note that this legal enactment could take approximately three months to impose while the City follows the timeline set out required in the

Urban and Rural Planning Act for changes to the Development Regulations

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (11 to 0)

5.3 Decision Note dated September 16, 2019 re: Proposed Residential Dwelling, Residential Battery (RB) Zone, DEV 1900148, 52 Outer Battery Road

SJMC-2019-09-30/399

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

That Council defer the above-noted Decision Note.

MOTION CARRIED

5.4 47A Heavy Tree Road - Diamond Marsh Subdivision Stage 4 - St. John's Municipal Plan Amendment Number 150, 2018 and St. John's Development Regulations Amendment Number 686, 2018

Application to Rezone Land to the Residential Medium Density (R2)

Zone for development of 32 Semi-Detached Dwellings.

MPA1800004.

Applicant: Fairview Investment Limited

SJMC-2019-09-30/400

Moved By Councillor Burton

Seconded By Councillor Collins

That Council adopt the attached resolutions for St. John's Municipal Plan Amendment Number 150, 2018 and St. John's Development Regulations Amendment Number 686, 2018. Further that Council appoint Ms. Marie Ryan, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. Ms. Ryan would also consider the proposed St. John's Urban Region Regional Plan Amendment Number 4,

2018, at this same public hearing and would subsequently prepare a single report with recommendations for the consideration of both the Minister of Municipal Affairs & Environment and St. John's Council.

The proposed date for the public hearing is Wednesday, October 23, 2019, at 7pm at St. John's City Hall.

MOTION CARRIED

5.5 93-95 Merry Meeting Road (Corner of Mayor Avenue) - St. John's Development Regulations Amendment Number 702, 2019 - Text Amendment to the St. John's Development Regulations to Reduce Sight Line Requirements - REZ1900011

SJMC-2019-09-30/401

Moved By Councillor Burton

Seconded By Councillor Lane

That Council adopt St. John's Development Regulations Amendment Number 702, 2019, which will allow an authorized Officer of the City to set a reduced sight line.

Further that the amendment be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act, 2000.

MOTION CARRIED

5.6 Decision Note dated September 23, 2019 re: 9 Buchanan Street, 426 and 430 Water Street

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

Councillor Jamieson requested that Council be provided with an information note that delineates the process of Municipal Plan and Development Regulations Amendments.

It was also noted that while this decision deals with the planning aspect of the proposed development, there is much to be done as it relates to final development review.

SJMC-2019-09-30/402**Moved By** Councillor Burton**Seconded By** Councillor Hanlon

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019, as adopted. Further that the amendments be referred to the Department of Municipal Affairs and Environment, with a request for Provincial Registration in accordance with the Urban and Rural Planning Act.

Further that, as part of the approval process, Council approve the Discretionary Use of 9 Buchanan Street, 426 and 430 Water Street for a Place of Assembly in the Commercial Central Office (CC)) Zone, as advertised subject to Section 5.5 of the Development Regulations.

And further that as part of the approval process, Council approve parking relief for 2 spaces for the proposed use of 9 Buchanan Street, 426 and 430 Water Street as per Section 9.1.2(1) (Parking Relief) of the Development Regulations.

MOTION CARRIED**6. NOTICES PUBLISHED****6.1 85 Bond Street - Residential Downtown (RD) Zone - Ward 2**

A change of Non-Conforming Use application has been submitted requesting permission to change the occupancy to a Bakery with Retail.

The proposed business will occupy a floor area of 74m². Hours of operation are Monday - Saturday 6 a.m. – 6 p.m. (retail hours 7 a.m.-6 p.m.) and Sunday 6 a.m. – 4 p.m. (retail hours 10 a.m.- 4 p.m.). The business will employ 2 employees.

5 submissions received.

SJMC-2019-09-30/403**Moved By** Councillor Jamieson**Seconded By** Councillor Lane

That the application for a change of Non-Conforming Use at 85 Bond Street to a Bakery with Retail be approved subject to all applicable City requirements.

MOTION CARRIED**6.2 9 Buchanan Street, 426 and 430 Water Street - Commercial Central Mixed - (CCM) Zone - Ward 2**

A Rezoning/Discretionary Use application has been submitted by Fougere Menchenton Architecture, on behalf of Steele Hotels Limited, for a Place of Assembly (concert hall).

To develop a 1400 seat, 2 427.8 m² Place of Assembly (concert hall) at 9 Buchanan Street, 426 and 430 Water Street to be part of the proposed Hotel on the same site.

No submissions received

SJMC-2019-09-30/404

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

That the application be approved subject to approval of rezoning to the CCO Zone where a Place of Assembly is a Discretionary Use.

MOTION CARRIED**7. PUBLIC HEARINGS/MEETINGS****8. COMMITTEE REPORTS****8.1 Committee of the Whole Report - September 18, 2019****1. Decision Note dated September 26, 2019 re: Terms of Reference Review - Advisory Committees, Working Groups and Experts Panels**

SJMC-2019-09-30/405

Moved By Councillor Froude

Seconded By Councillor Stapleton

That the Terms of Reference for Advisory Committees, Working Groups and Experts Panels be approved as per the Decision Note circulated.

MOTION CARRIED

2. **Decision Note dated September 26, 2019 re: Terms of Reference - Environmental and Sustainability Experts Panel**

Discussion on the Decision Note resulted in an amendment to the main motion, following which time the main motion was voted upon.

SJMC-2019-09-30/406

Moved By Councillor Froude

Seconded By Councillor Lane

That the following additions be made to the Terms of Reference for the Environmental & Sustainability Experts Panel:

- strengthen the language from "adaptation" to adaptation resilience"
- add "arborist" to the list of members

MOTION CARRIED

SJMC-2019-09-30/407

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That Council approve the dissolution of the current Environmental Advisory Committee and establish an Environment and Sustainability Experts Panel and further that the provision of a Council liaison be included in the Terms of Reference.

MOTION CARRIED

8.2 Development Committee Items Referred from September 24, 2019

1. **3 Dover Place - Request for Building Line Setback - DEV1900180**

SJMC-2019-09-30/408

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the 8.1 metre Building Line setback for 3 Dover Place.

MOTION CARRIED

2. 43 Quidi Vidi Road - Proposed Home Occupation- Residential High Density (R3) Zone - DEV1900026

SJMC-2019-09-30/409

Moved By Councillor Burton

Seconded By Councillor Jamieson

That Council amend the previous approval and Development Agreement for the Home Occupation situated at 43 Quidi Vidi Road.

MOTION CARRIED

3. 69-71 Doyle's Road - Request for Building Line Setback - SUB1900029

SJMC-2019-09-30/410

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the 17 metre Building Line setback for 69-71 Doyle's Road.

MOTION CARRIED

4. 204 Freshwater Road - Request for Temporary Parking Relief, INT 1900088, Shoppers Drug Mart

Councillor Jamieson requested that a mailout be of the proposed changes be distributed to the residents in the immediate area to which Council agreed.

SJMC-2019-09-30/411

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council approve temporary parking relief at 201 Freshwater Road as the proposed 17 parking spaces for the duration of six months.

MOTION CARRIED

SJMC-2019-09-30/412

Moved By Councillor Jamieson

That Council defer consideration of the application pending receipt and review of submissions from mailout.

MOTION LOST

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

10.1 Development Permits List - September 19-25, 2019

Council considered, for information, the Development Permits List for the period September 19-25, 2019.

11. BUILDING PERMITS LIST

11.1 Building Permits List - September 19 - September 25, 2019

SJMC-2019-09-30/413

Moved By Councillor Hanlon

Seconded By Councillor Hickman

That the Building Permits List for the period September 19-25, 2019 be approved as presented.

MOTION CARRIED

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for the week ending September 25, 2019

SJMC-2019-09-30/414

Moved By Councillor Lane

Seconded By Councillor Stapleton

That the weekly payment vouchers in the amount of \$6,457,105.45 for the week ending September 25, 2019 be approved as presented.

MOTION CARRIED

13. TENDERS/RFPS

13.1 Bid Approval Note - 2019183 - Supply and Delivery of Labrie Parts

SJMC-2019-09-30/415

Moved By Councillor Froude

Seconded By Councillor Korab

That Council award this tender to the lowest bidders meeting specifications for Craig snow plow parts, as per the Public Procurement Act and as listed in the bid approval note.

MOTION CARRIED

13.2 Bid Approval Note - 2019192 - Roll Off Truck Services Robin Hood Bay

Councillor Jamieson declared a conflict of interest in this matter and abstained from voting.

SJMC-2019-09-30/416

Moved By Councillor Froude

Seconded By Councillor Hanlon

That Council award this open call to the sole bidder meeting specifications, GFL Environmental Inc., as per the Public Procurement Act, for \$1,023,822.00 HST included.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, and Councillor Collins

Abstain (1): Councillor Jamieson

MOTION CARRIED (10 to 0)

13.3 Bid Approval Note - 2019193 - Supply Litter Fencing - Robin Hood Bay

SJMC-2019-09-30/417

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That Council approve this open call to Provincial Fence Products Ltd. in the amount of \$207,000 (HST included), the lowest bidder meeting specifications as per the Public Procurement Act.

MOTION CARRIED

13.4 Bid Approval Note 2019204 - Supply and Install Residential and Commercial Flooring

SJMC-2019-09-30/418

Moved By Councillor Froude

Seconded By Councillor Hickman

That the open call to supply commercial and residential flooring on an as required basis be awarded to the Carpet Factory Superstore Inc. (\$135,598.80), the lowest bidder meeting specifications as per the Public Procurement Act.

MOTION CARRIED

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. OTHER BUSINESS

15.1 Committee Assignments and Council Leads

Councillor Lane announced the changes to Committee Assignments and Council Leads for the remaining two years of this Council's term of office. They are as follows:

Mayor Breen	Governance & Strategic Priorities, Economic Development, Big City Mayors Caucus, Citizenship Court
Deputy Mayor O'Leary	Housing, MNL Board Rep, Pippy Park Commission, Urban Municipalities Caucus Rep, Northeast Avalon Joint Council
Councillor Burton	Planning & Development, Youth Advisory Committee, Development Committee, Animal Care and Control Experts Panel, Audit Standing Committee, Heritage (Built Heritage Experts Panel)
Councillor Lane	Finance & Administration, Business Support Initiative, St. John's Transportation Commission, Bicycling Advisory Committee, Water Street Infrastructure Project Liaison

Councillor Hickman	Transportation & Regulatory Services, Canadian Capital Cities Organization, Taxi Committee, Bowring Park Foundation. NL Sports Centre
Councillor Hanlon	Tourism Culture & Immigration, Downtown St. John's Board, Cruise Ship Liaison, Arts Advisory Committee
Councillor Stapleton	Seniors Advisory Committee, Inclusion Advisory Committee, Neighborhood Watch, Clean St. John's, Graffiti Task Force, Audit Standing Committee
Councillor Jamieson	Victoria Park Foundation, Railway Coastal Museum, Special Events Advisory Committee, St. John's Transportation Commission
Councillor Korab	Community Services, Chair SJSE, Quidi Vidi Rennies River Development Foundation
Councillor Froude	Public Works and Sustainability, Chair St. John's Transportation Commission, Environment and Sustainability Experts Panel
Councillor Collins	Regional Fire Services Committee, Regional Water Committee, Regional Wastewater Committee, Shea Heights Board, Gould's Recreation Association

SJMC-2019-09-30/419

Moved By Councillor Collins

Seconded By Councillor Hickman

That Council approve the list of Council Leads and Committee Assignments as noted above.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

MOTION CARRIED (11 to 0)

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:20 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Approved via e-poll of Council on September 30, 2019 (inadvertently omitted from agenda)

Title: St. John's Development Regulations Amendment Number 701, 2019
Text Amendment to the Commercial Central Retail (CCR) Zone for a maximum building height of 18 metres
REZ1900013
331 Water Street

Date Prepared: September 24, 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:

That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 701, 2019.

Discussion – Background and Current Status:

The City received an application to allow an 18-metre building at 331 Water Street. The subject property is designated Commercial Downtown under the St. John's Municipal Plan and is zoned Commercial Central Retail (CCR). The maximum allowable building height in the CCR Zone is 4 storeys not exceeding 15 metres. The applicant wishes to build an office and retail building with a maximum height of 18 metres.

During review of the new Development Regulations, it was identified that an increase in building height should be considered for some commercial zones, with the exception of the Commercial Local (CL) and Commercial Neighbourhood (CN) Zones, which tend to be located within residential neighbourhoods. The standard used for many years in the St. John's Development Regulations is a height of 15 metres or 4 storeys. However, we have heard from local architects and developers that 15 metres is not high enough to accommodate 4 storeys, given that a commercial building often has a floor-to-floor height between 4 and 5 metres. The proposed increase in height is not site-specific and would apply to all CCR Zoned properties in the City. A map of CCR Zoned properties is attached for your reference.

The subject property is located in Heritage Area 1. A design of the proposed building has been reviewed by the Built Heritage Experts Panel and was approved by Council on June 10, 2019 with the following conditions:

- add a cornice/articulation along the roofline on the masonry walls;
- add windowsills to the second storey windows on Water Street (similar to the surrounding buildings);
- ensure first storey windows on Water Street align with adjacent buildings; and

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- the amount of brick shown on the drawings will remain in the final design.

The design of the building in the attached submission is similar to the design that was approved by Council. There are still some questions as to the building materials proposed, which will have to be addressed prior to issuing any permits. For example, the submitted drawings show the use of stucco or metal panel on the façade facing the Murray Premises. This façade was previously displayed as brick. As Council has directed that the amount of brick shown on the approved drawings to remain, this façade will be required to be brick. Review of the design as this application proceeds will be required to ensure that the final design meets the conditions as directed by Council.

In the initial design, the applicants had proposed two levels of underground parking. Due to complications with the water table level, they have revised the floor plans. The building will remain three storeys but is proposed to exceed 15m. As shown on the drawings, the roof line is 17 m at Water Street and the mechanical roof screen extends to 18.5m. The City does not include mechanical structures in the maximum height however the applicant has noted that this can be lowered to 18 m if there are any concerns. The Harbour Drive elevator is proposed to remain, along with the small retail storefront at the intersection of Harbour Drive and Bishop's Cove.

The applicants currently have an active application for development of the building. Staff are reviewing the applications and have provided initial comments. The revised plans have not been approved by staff at this stage and revisions may be required. If the text amendment to allow an increased height is adopted, the development review will continue.

The proposed St. John's Development Regulations amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. Three written submissions were received by the City Clerk and is included in the agenda for the Regular Meeting of Council.

The written submission both supported the application and raised concerns for the additional height. Some respondents felt that 15 metres is sufficient for this area and raised concerns about the increased height being applied to the entire block. However, as previously stated, it has been the City's intentions in the new Envision Development Regulations to increase the height in various zones due to changes in floor-to-floor height in new buildings. In this specific case, the building will remain 3 storeys and Council has directed that the first storey windows are to align with the adjacent building to ensure consistency along the streetscape.

As the proposed amendment is consistent with the Envision Development Regulations, it is recommended to consider increasing the maximum height in the CCR Zone from 15 metres to 18 metres.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.

3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
A text amendment to the St. John's Development Regulations is required to increase the maximum height from 15 metres to 18 metres in the Commercial Central Retail Zone.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations:
Public notice of the proposed amendment.
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 adopt St. John's Development Regulations Amendment Number 701, 2019, which will increase the maximum allowed height from 15 metres to 18 metres in the Commercial Central Retail (CCR) Zone. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the Urban and Rural Planning Act.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Resolution

Maps

Development Regulations Section 10.25, CCR Zone

Applicant's Submission

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 701, 2019**

WHEREAS the City of St. John's wishes to increase the allowable height limit in the Commercial Central Retail (CCR) Zone.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

1) Repeal Section 10.25.3(c) and replace it with the following:

“(e) Building Height (maximum) 18 metres”

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, **2019**.

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration



SUBJECT PROPERTY

WATER ST

HARBOUR DR

BISHOP'S COVE

GEORGE ST

ADELAIDE ST

11-17

CCM

CCR

CCR

9

1

2

CCR

CCR-WSW

IG

21

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

W:\Engwork\Planw\applications 2019\dev1900058-331 water street.mxd



 **DOWNTOWN CCR ZONES**

22

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

10.25 COMMERCIAL CENTRAL RETAIL (CCR) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.25.1 Permitted Uses

Residential:

- (a) Dwelling Unit within Buildings having an F.A.R. not exceeding 3.0

Public:

- (b) Adult Day Care Facility (subject to Section 7.2)
- (c) Cultural Centre
- (d) Library

Commercial:

- (e) Bakery
- (f) Bank (Subject to Section 7.30) **(2012-06-29)**
- (g) Clinic
- (h) Commercial School
- (i) Communications Use
- (j) Custom Workshop
- (k) Department Store
- (l) Dry Cleaning Establishment
- (m) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30)
(1995-09-15)(2012-06-29)
- (n) Hotel
- (o) Laundromat
- (o.1) Lounge **(2011-05-06)**
- (p) Office
- (q) Parking Area
- (r) Printing Establishment
- (s) Retail Store
- (t) Service Shop
- (u) Sign Maker's Shop
- (v) Taxi Business
- (w) Wholesale Business as Accessory Use to Retail Use Only

Other:

- (x) Day Care Centre (subject to Section 7.6)
- (y) Park
- (z) Public Use
- (aa) Public Utility

CCR

10.25.2 Discretionary Uses (subject to Section 5.8)

- | | | |
|-----|--------------------|--------------|
| (a) | Place of Amusement | |
| (b) | Place of Assembly | (1995-11-24) |
| (c) | Private Park | (2007-10-05) |

10.25.3 Zone Requirements

The following requirements shall apply to all permitted Uses:

- | | | |
|-----|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Floor Area Ratio (maximum) | 3.0 |
| | In areas allowing greater bulk on Map F (max) | 5.0 |
| (b) | Floor Area Commercial (min) | Where a Building is located on a Lot adjoining Water Street, not less than 1 Storey shall be used exclusively for one or more of the following Uses - Retail Store, department store, Bank, Service Shop, Eating Establishment, Lounge, Place of Amusement, Place of Assembly; and such a Commercial Storey shall be at the approximate elevation of the adjoining portion of Water Street.
(1995-09-15) (2011-05-07) |
| (c) | Building Height (maximum) | 4 Storeys (not exceeding 15 m) |
| (d) | Additional Building Height (maximum) | Up to 10 Storeys and 40 m, provided:
(i) the Building is situated in an area allowing greater bulk on Map F;
(ii) the Building is not situated in the Historic Precinct; and
(iii) that such parts of the Building exceeding 4 Storeys in height shall be set back from any Street Line at a distance of not less than 8 m. |
| (e) | Building Line (minimum) | All Buildings situated on Water Street shall be built on the Street Line, except for entrances to an arcade or a pedestrian court with a width not exceeding 6 m, measured along a line parallel to Water Street |
| (f) | Light Plane | Section 11.5 shall apply. |

CCR

VIEW FROM WATER STREET / BISHOPS COVE

PERSPECTIVE



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

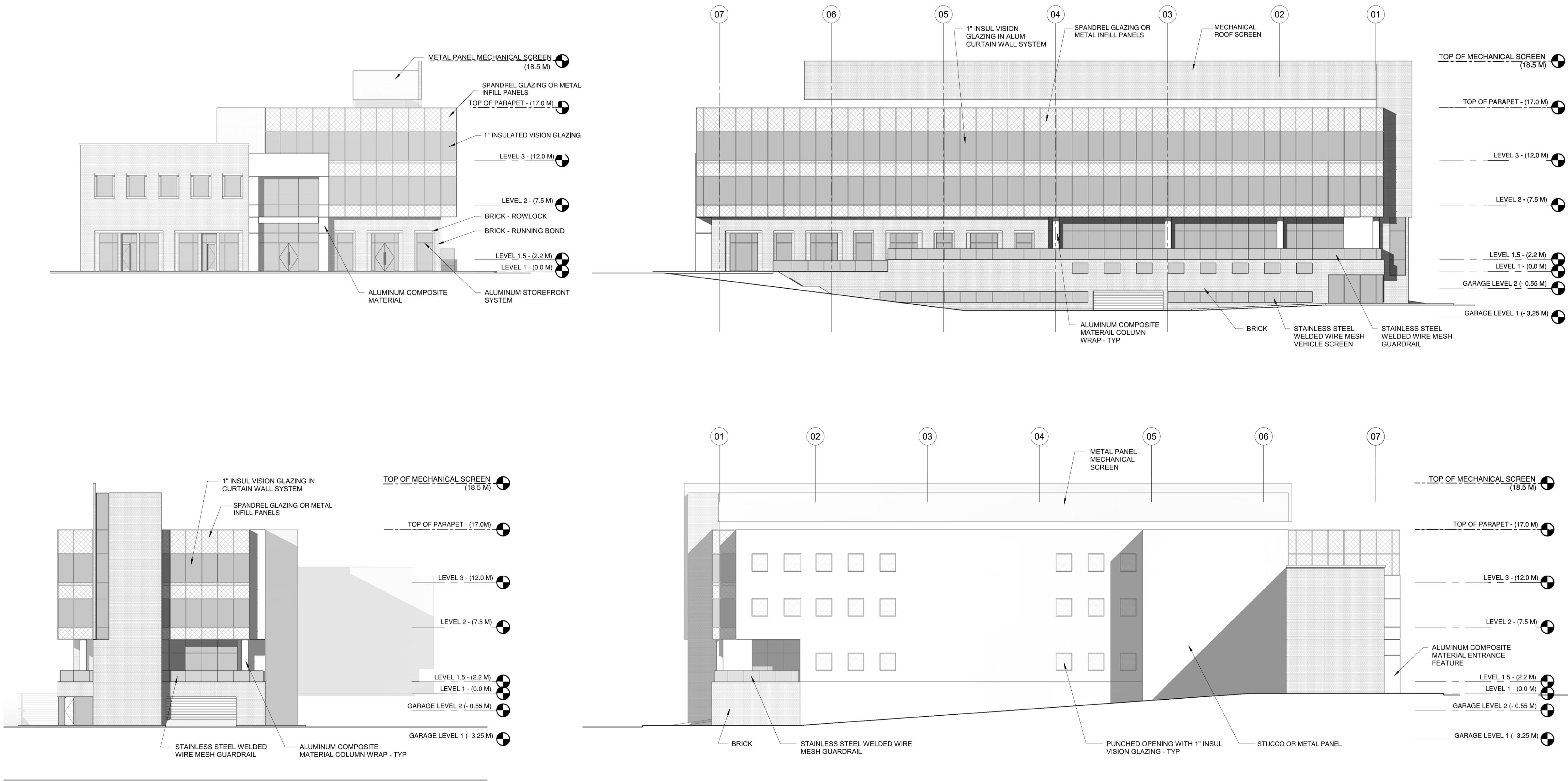
331 WATER STREET
A PROJECT FOR
ALRE PROPERTIES INC.

powers
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ELEVATIONS

OVERALL ELEVATIONS

SCALE: 1/16" = 1'-0"

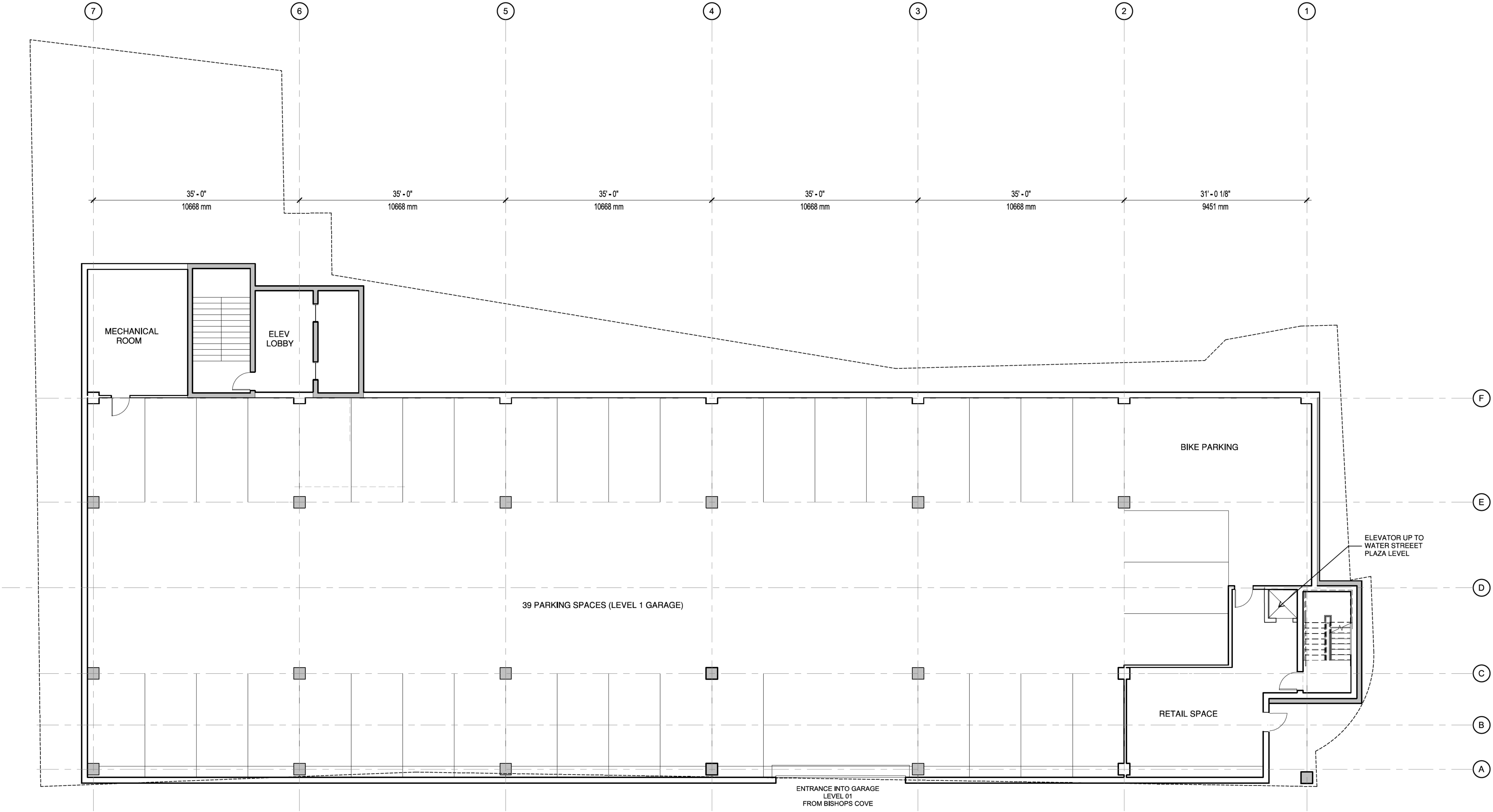


*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

FLOOR PLAN - GARAGE LEVEL 01

39 PARKING SPACES

SCALE: 1 : 100



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

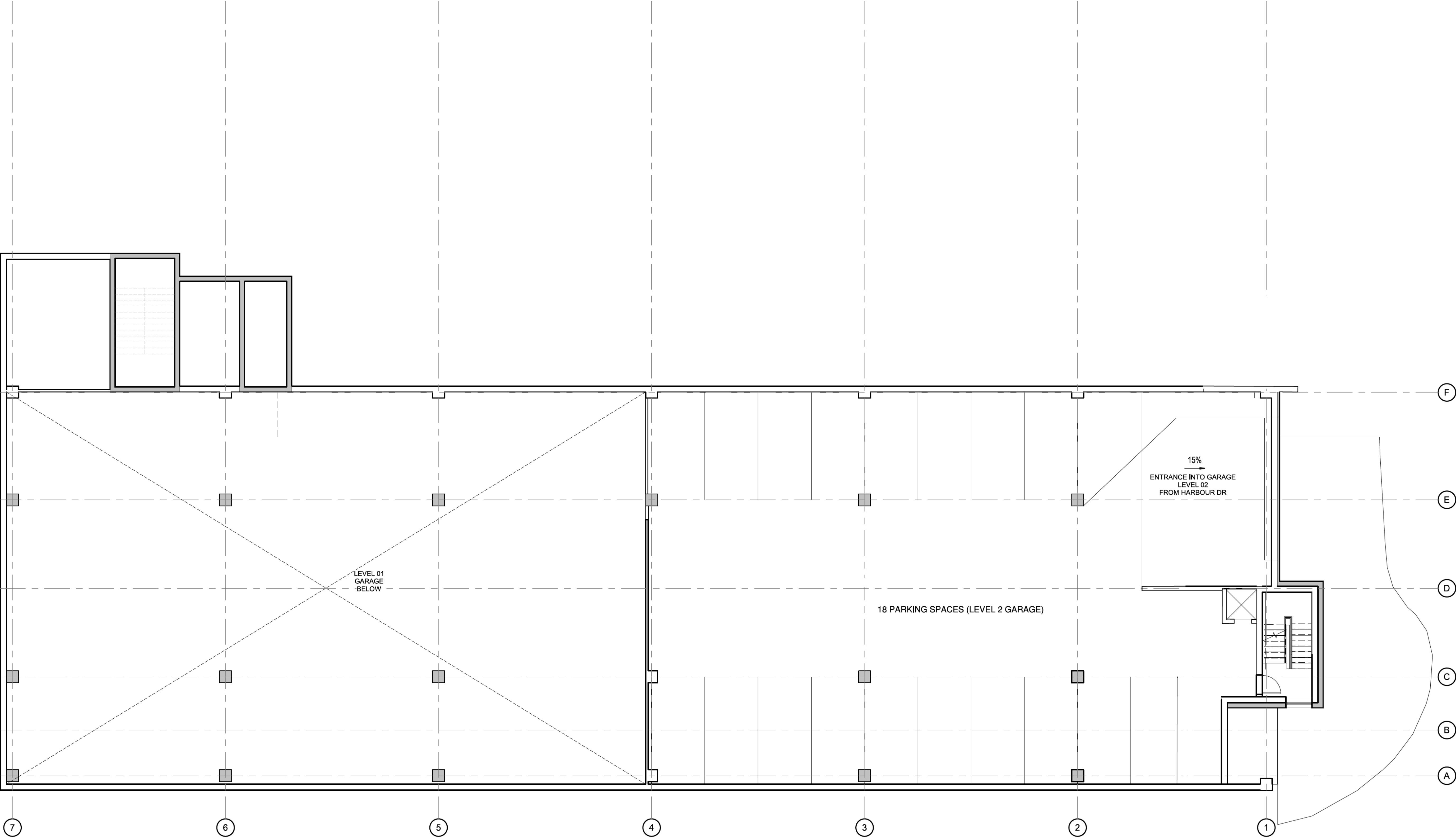
OFFICE BUILDING
A PROJECT FOR
ALRE PROPERTIES INC.

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FLOOR PLAN - GARAGE LEVEL 02

18 PARKING SPACES

SCALE: 1 : 100



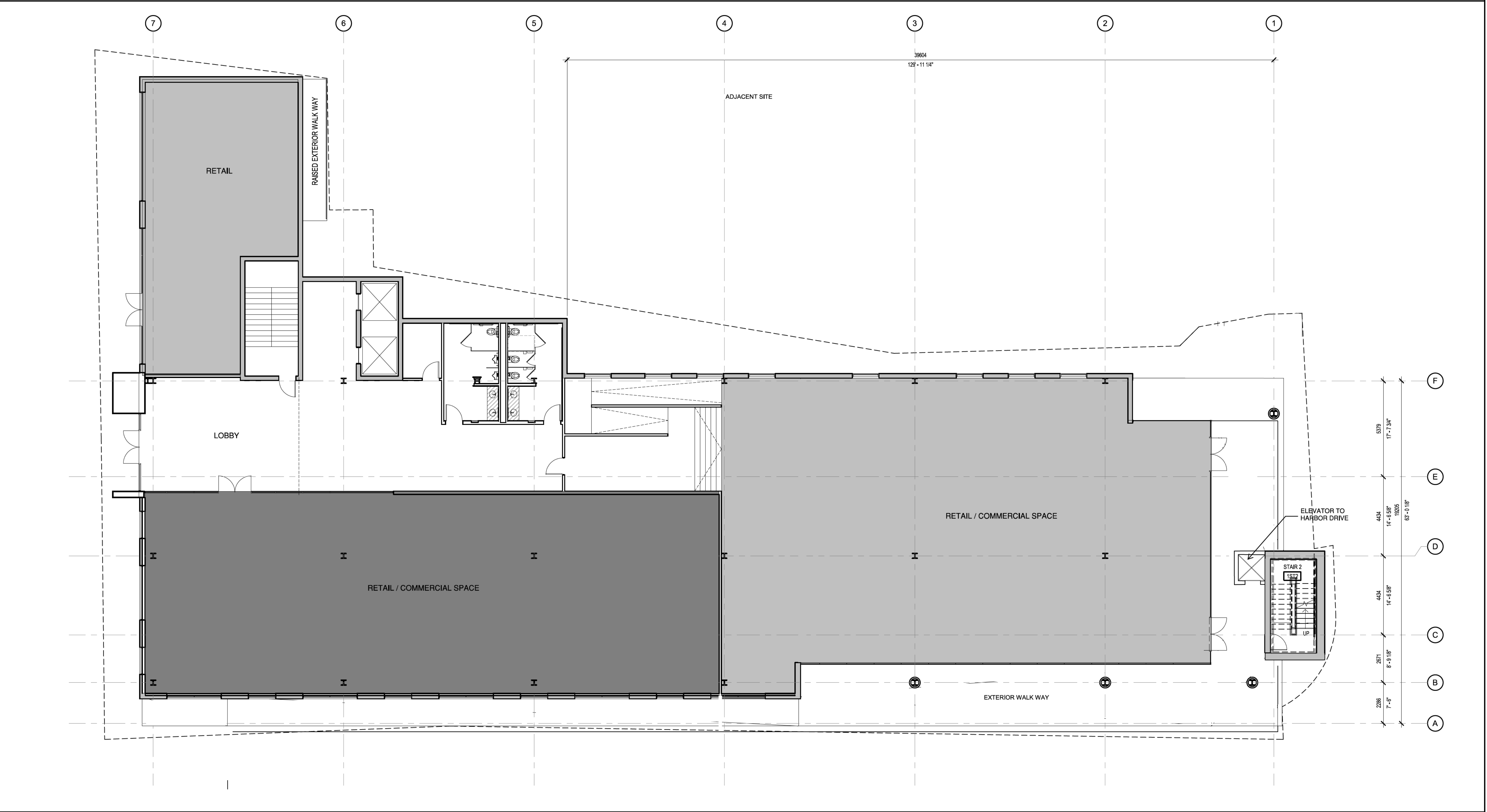
RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

OFFICE BUILDING
A PROJECT FOR
ALRE PROPERTIES INC.

powers
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FLOOR PLAN - FIRST FLOOR

SCALE: 1 : 100



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

OFFICE BUILDING
A PROJECT FOR
ALRE PROPERTIES INC.

powers
brown
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ecture

Elaine Henley

From: [REDACTED]
Sent: Friday, September 6, 2019 9:09 AM
To: CityClerk; Planning
Subject: Re: Application - 331 Water Street

the addition of 3 meters should be denied

the allowable height of 15 meters is enough to build a structure and 15 meters may already dwarf the existing heritage structure (the murray premises) causing shade and an inappropriate discombobulation between the two structures.

please deny the application for additional height as it will ultimately change the height restrictions for the entire block by setting a precedent. it is unnecessary to the proposed design which was already made public and conformed to the allowable 15 meters.

i suggest the city deny this application



On Thu, Sep 5, 2019 at 4:16 PM St. John's e-Updates <eupdates@stjohns.ca> wrote:

City of St. John's Media Relations has issued the following:

=====

Public Notice

Tue, 2019/09/24 - 9:30am

Application - 331 Water Street

Application

An Application has been submitted to increase the maximum allowable height from 15 metres to 18 metres.

Description

A text amendment to the Commercial Central Retail (CCR) Zone of the St. John's Development Regulations is required in order to consider an increase in maximum height. A Municipal Plan amendment is not required.

Comment By

9:30 a.m. Tuesday, September 24, 2019

Comments

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

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment

Karen Chafe

From: [REDACTED]
Sent: Wednesday, September 18, 2019 10:11 AM
To: CityClerk
Subject: 331 Water Street

I disagree with increasing the height maximum for the building described below. Maximums exist for a reason and I do not think they should be changed for individual buildings.

"Application

An Application has been submitted to increase the maximum allowable height from 15 metres to 18 metres for 331 Water Street.

Description

A text amendment to the Commercial Central Retail (CCR) Zone of the St. John's Development Regulations is required in order to consider an increase in maximum height. A Municipal Plan amendment is not required."

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, September 11, 2019 6:49 PM
To: CityClerk
Subject: 331 Water Street

TO WHOM IT MAY CONCERN:

As principles of aforementioned properties which are in close proximity with 331 Water Street, we absolutely support the proposed amendment.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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.

ST. JOHN'S

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: _____

JS

AAM/dlm

Attachments: Location Map



1:500

SUBJECT PROPERTY

RB

52

48

46

40

45

41

42

43

37

34

OUTER BATTERY RD

38

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 October 7, 2019.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	25-27 Stavanger Drive Commercial Regional (CR) Zone Ward 1	Application A Discretionary Use application has been submitted requesting approval to operate a Place of Amusement for a Golf Simulator at 25-27 Stavanger Drive. Description The business will have a floor area of 306 m ² and will operate seven days a week from 10 a.m. – 11 p.m. The applicant is also applying for a Recreations Facility Liquor License. The business will employ 1 full time and 2 part time employees and will have 4 simulators which can be used by a maximum of 4 users. On-site parking is provided.	No Submissions Received	It is recommended to approve the application subject to all applicable City requirements
2	21 Anthony Ave Residential Low Density (R1) Zone Ward 3	Application A Discretionary Use application has been submitted by Twin Rinks to develop the existing lot of 21 Anthony Avenue, which is location in the Residential Low Density (R1) Zone, as a Parking Lot. Description The parking area will be approximately 800 m ² and will provide parking for approximately 26 vehicles. The parking area will be used in conjunction with the existing arena and will satisfy Section 7.13 of the St. John's Development Regulations.	1 Submission Received (attached)	It is recommended to approve the application subject to all applicable City requirements

3	<p>46 Kenmount Road</p> <p>Commercial Highway (CH) Zone</p> <p>Ward 4</p>	<p>Application A Discretionary Use application has been submitted by Crombie REIT requesting approval to construct and operate a second Eating Establishment with Drive-Thru at 46 Kenmount Road.</p> <p>Description The drive thru will service a national fast food franchise with floor area of 250.8m², and will operate Monday to Friday, 6 – 12 a.m., Saturday and Sunday 7 - 12 a.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.</p>	<p>1 Submission Received (attached)</p>	<p>It is recommended to approve the application subject to all applicable City requirements</p>
---	---------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------	-------------------------------------------------------------------------------------------------

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\31 -October 7 2019.docx

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

[REDACTED]

From: [REDACTED]
Sent: Monday, September 23, 2019 7:49 PM
To: CityClerk
Subject: Re: Application: 21 Anthony Avenue

Re: Application: 21 Anthony Avenue

To whom it may concern,

My name is [REDACTED]. I have recently received a letter in the mail regarding the above noted property [REDACTED] and that this property is looking at changing to a parking lot for Twin Rinks Arena.

Currently my back yard is adjoining the parking lot now but is above grade with a 6 foot fence separating it now. The proposed changes as suggested will place another side of my property to the parking lot of Twin Rinks.

My concerns are as follows;

- 1) I want to maintain privacy as much as possible as this is a family home. The proposed lot will adjoin my property once again that currently has only half of the fence at 6 feet and the remaining fence on this side is only 3-4 feet in height towards Anthony Avenue.
- 2) My current fence is not disturbed during any construction and that a solution be put in place to maintain privacy, such as some type of buffer or possible solution as this parking lot will now take up half of my perimeter.
- 3) Does this new parking lot devalue my property?

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Saturday, September 21, 2019 8:28 PM
To: CityClerk
Subject: Kenmount road new restaurant application

Hello,

Please allow for NEW brand name that we do not currently have in the metro area.

I.E Arbys, Taco Bell..etc.

Thank you

[REDACTED]

DECISION/DIRECTION NOTE

Title: Crown Land Grant for Residential Building Lot
Residential Low Density (R1) Zone
34A Maxwell Place
CRW1900017

Date Prepared: October 1, 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:

Consideration for a Crown Land Grant for 850 square meters of land for a Residential Building Lot.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application requesting a grant for a parcel of land comprising of an area of 850 square meters which is located in the Residential Low Density (R1) Zone. The proposed use of land is for Residential Use.

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 Council approved the proposed Grant as Residential Dwelling is permitted within the R1 Zone and the proposed lot will meet all minimum zone requirements.

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

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departement/contact_land.html



Crown Lands Administration Division



Scale 1:1,500
Compiled on August 23, 2019

DECISION/DIRECTION NOTE

Title: Crown Land Grant for Residential Building Lot
Residential Low Density (R1) Zone
40 Maxwell Place
CRW1900019

Date Prepared: October 1, 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:

Consideration for a Crown Land Grant for 650 square meters of land for a Residential Building Lot.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application requesting a grant for a parcel of land comprising of an area of 650 square meters which is located in the Residential Low Density (R1) Zone. The proposed use of land is for Residential Use.

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 Council approved the proposed Grant as Residential Dwelling is permitted within the R1 Zone and the proposed lot will meet all minimum zone requirements.

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

Department of Fisheries and Land Resources

Crown Lands Division



NOTE TO USERS

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For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departement/contact_lands.htm

0 20 40 80 120 160 Meters



Scale 1:2,500
Compiled on September 14, 2019

DECISION/DIRECTION NOTE

Title: Crown Land Grant to Extend Commercial Property
CRW1900014
148 East White Hills Road

Date Prepared: October 2, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a Crown Land Grant for 300m² of land to extend the commercial property to allow for frontage and access to the public road.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application requesting a grant for a strip of land along 148 East White Hills Road comprising of an area of 300m² which is in the Commercial Industrial (CI) Zone.

The applicant is looking to expand the existing parcel to obtain frontage and access to the public road in order to redevelopment the existing building and property for a research facility. Upon approval by the City and the Department of Fisheries and Land Resources, the applicant will convey a 1.5 metre strip of land to the City for future road widening as per the conveyance agreement submitted.

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.

ST. JOHN'S

- 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 be approved, with the following conditions:

- 1. Conveyance of a 1.5 metre strip of land to the City should the Crown Land grant be approved by the Department of Fisheries and Land Resources;
- 2. 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: 

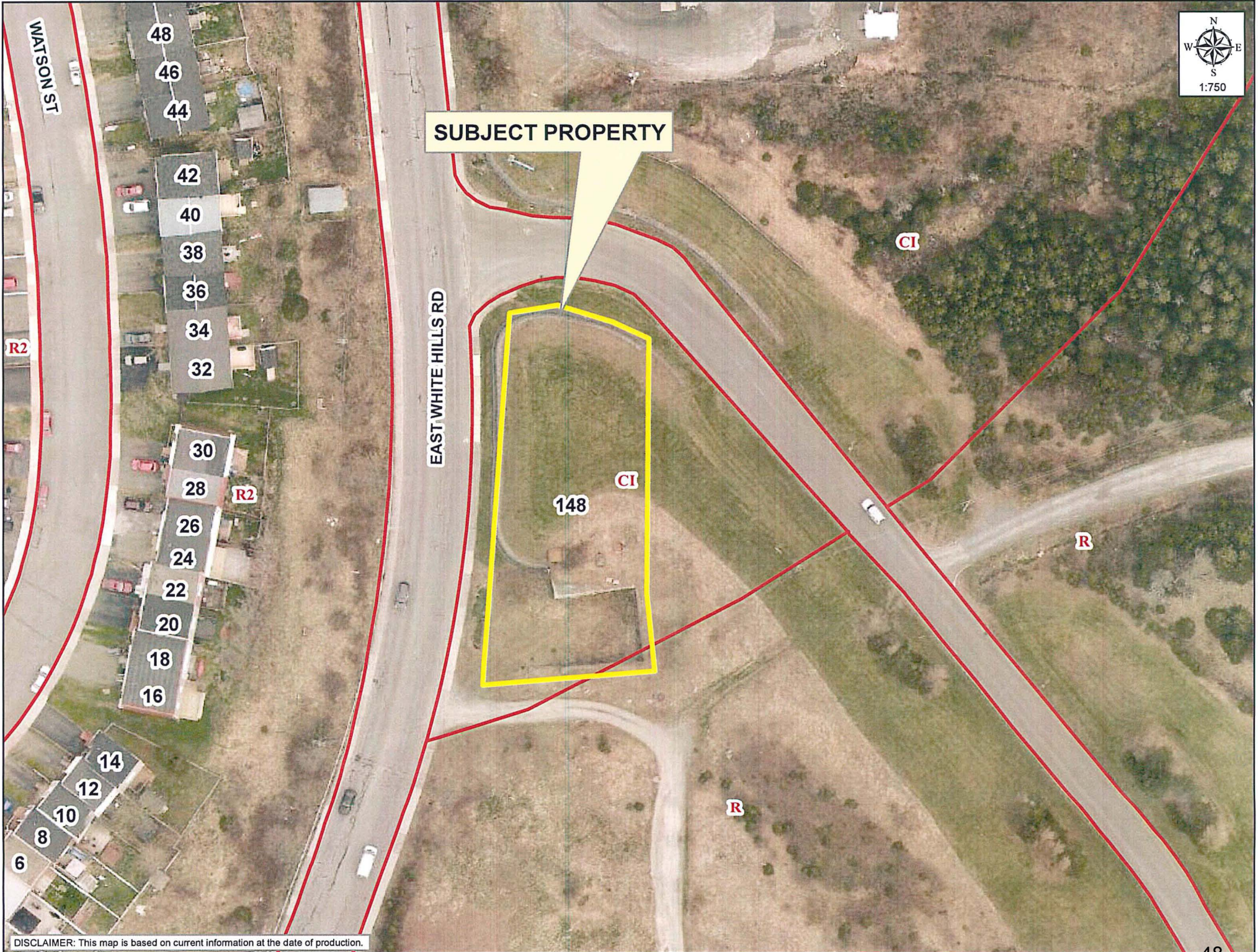
Approved by - Date/Signature:

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

Signature: 

AAR/dlm

Attachments: Not applicable.



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

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DECISION/DIRECTION NOTE

Title: NL Power Pole in Floodplain Buffer
Residential Low Density (R1) Zone
INT1900067
Wicklow Street

Date Prepared: October 1, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To approve Newfoundland Power utility poles in the floodplain buffer.

Discussion – Background and Current Status:

A revised application has been submitted by Newfoundland Power to replace and repair utility power pole within the boundaries of properties 10 – 30 Wicklow Street. These poles are located with the 100 year flood plain buffer of Rennie's River Waterway. Within the current Regulations Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the purpose of public utilities.

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 11.2.4(2)
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

ST. JOHN'S

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council allow Newfoundland Power to replace the utility power poles within the floodplain buffer.

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

REPORTS/RECOMMENDATION
Special Events Advisory Committee Report
October 3, 2019

Event: 'Rex' Season 2
Dates: October 21 and October 22, 2019
Detail: Film Shoot

Rex is seeking the closure of the following roads:

October 21, 2019
Cathedral Street
8:00pm to 10:30pm

- Organizer to hire a traffic control company to implement the closure.
- Organizer to reach out to area homeowners affected.
- Organizer aware of construction currently ongoing in the area, which may affect the request. Special Events to follow up with the organizer as the date draws near to advise on construction.

October 22, 2019
Brine Street
8:00pm to 10:30pm

- Organizer to hire a traffic control company to implement the closure
- Organizer to reach out to area homeowners affected.

Recommendation

SEAC recommends, from a regulatory perspective, that the above noted road closures, 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

Permits List

Council's October 7, 2019 Regular Meeting

Permits Issued: 2019/09/26 to 2019/10/02

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
10 Dundas St	Deck	Patio Deck
12 Kerr St	Renovations	Single Detached Dwelling
12 Pitcher's Path	Change of Occupancy/Renovations	Single Detached w/ apt.
20 Terry Lane	New Construction	Single Detached Dwelling
24 Claddagh Rd	New Construction	Single Detached Dwelling
24 Duckworth St	Renovations	Semi Detached Dwelling
26 Margaret's Pl	Renovations	Townhousing
26 Pennywell Rd	Renovations	Single Detached Dwelling
27 Bonavista St	Deck	Patio Deck
290 Bay Bulls Rd	Change of Occupancy/Renovations	Subsidiary Apartment
3 Salmonier Pl	Accessory Building	Accessory Building
32 Willenhall Pl	New Construction	Single Detached w/ apt.
34 Connors Ave	Deck	Patio Deck
34 Pepperwood Dr	New Construction	Semi Detached Dwelling
39 1/2 Bell's Turn	Renovations	Single Detached w/ apt.
42 Cherrybark Cres	New Construction	Single Detached Dwelling
42 Harrington Dr	Accessory Building	Accessory Building
43 Monkstown Rd	Renovations	Single Detached Dwelling
44 Shaw St	Site Work	Single Detached w/ apt.
44 Victoria St	Deck	Patio Deck
5 Cartwright Pl	Accessory Building	Accessory Building
56 King's Rd	Deck	Patio Deck
6 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
8 Padre Nangle Pl	New Construction	Single Detached w/ apt.
91 Durdle Dr	Accessory Building	Accessory Building

This Week: \$1,593,992.00

Commercial

Location	Permit Type	Structure Type
1-3 Petty Harbour Rd	Change of	Tavern

	Occupancy/Renovations	
131 Duckworth St	Change of Occupancy	Restaurant
14 Forbes St	Change of Occupancy	Other
15 International Pl	Sign	Office
168 Military Rd	New Construction	Other
193 Water St	Sign	Restaurant
20 Hebron Way	Renovations	Office
206 Lemarchant Rd	Sign	Office
25 Churchill Sq	Renovations	Apartments Or Mixed Use
25 Sea Rose Ave	New Construction	Office
261 Kenmount Rd	Change of Occupancy/Renovations	Office
283 Water St	Sign	Retail Store
283 Water St	Change of Occupancy/Renovations	Retail Store
354 Water St	Renovations	Retail Store
38-42 Ropewalk Lane	Change of Occupancy	Service Station
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
50 White Rose Dr	Sign	Retail Store
55 Airport Rd	Site Work	Day Care Centre
55 Airport Rd	Renovations	Day Care Centre
694 Water St	Sign	Eating Establishment
Prince OF Wales St	Site Work	Other
		This Week: \$21,228,664.00

Government/Institutional

Location	Permit Type	Structure Type
101 Torbay Rd	Renovations	Church
50 New Gower St	Renovations	Recreational Use
		This Week: \$479,300.00

Industrial

Location	Permit Type	Structure Type
		This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
123 Circular Rd	Demolition	Single Detached Dwelling
151 Freshwater Rd	Demolition	Other
164 Signal Hill Rd	Demolition	Single Detached Dwelling

319 Southside Rd

Demolition

Single Detached Dwelling

This Week: \$347,500.00

This Week's Total: \$23,649,456.00

REPAIR PERMITS ISSUED:

\$79,500.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
October 7, 2019			
TYPE	2018	2019	% Variance (+/-)
Residential	\$59,497,500.00	\$34,420,805.14	-42
Commercial	\$227,993,647.00	\$118,938,170.97	-48
Government/Institutional	\$12,683,470.00	\$2,440,150.00	-81
Industrial	\$5,000.00	\$1,737,266.07	34645
Repairs	\$2,191,900.00	\$2,028,458.50	-25
TOTAL	\$302,371,517.00	\$159,564,850.68	-47
Housing Units (1 & 2 Family Dwelling)	120	89	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 2, 2019

Payroll

Public Works	\$ 436,684.24
Bi-Weekly Administration	\$ 896,818.66
Bi-Weekly Management	\$ 860,934.81
Bi-Weekly Fire Department	\$ 870,351.34
 Accounts Payable	 \$ 4,231,911.24

Total: \$ 7,296,700.29

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
BADGER METER	REPAIR PARTS	1,374.35
GENEVIEVE KIELEY	LEGAL CLAIM	8,436.00
RECEIVER GENERAL FOR CANADA	RENT ARREARS - PARKING AGREEMENT BGIS	4,017.01
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	193.17
RESIDENTIAL TENANCIES BOARD	RTD HEARING	140.00
EDDY ENTERPRISES (THE SECRETS)	PERFORMANCE FEE	400.00
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	136.08
OFFICE OF THE HIGH SHERIFF	SHERIFF REGISTRATION AND SERVICE FEES	200.00
OFFICE OF THE HIGH SHERIFF	SHERIFF REGISTRATION AND SERVICE FEES	125.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	COPY CARDS AT REGISTRY OF DEEDS	100.00
CHARTERED PROFESSIONAL ACCOUNTANTS OF CANADA	MEMBERSHIP RENEWAL	2,846.25
EASTERN FARMERS CO-OP SOCIETY	DUCK FOOD	265.95
FAIRVIEW INVESTMENTS LTD	REFUND OVERPAYMENT OF TAXES	4,604.04
NORTRAX CANADA INC.,	REPAIR PARTS	4,468.30
WHITES POOL & SPAS LTD o/a Clearwater Pools	POOL SUPPLIES	3,807.15
AUTOCHOICE	AUTO PARTS	1,193.60
EASTERN AUDIO LTD.	AUDIO EQUIPMENT	496.80
JENKINS & PUDDICOMBE SHEET METAL LTD.	PROFESSIONAL SERVICES	75.90
IDEXX LABORATORIES	VETERINARY SUPPLIES	1,085.79
CGI PAYROLL SERVICES CENTRE INC.	PROFESSIONAL SERVICES	1,725.00
ROCK SAFETY INDUSTRIAL LTD.	REPAIR PARTS	146.74
BELL ALIANT	TELEPHONE SERVICES	102.87
PRAXAIR PRODUCTS INC.	CARBON DIOXIDE	256.77
DENISE HAYWARD	REFUND SECURITY DEPOSIT	50.00
RAY GUSHUE	BIN REPLACEMENT	65.00
MEGAN WHITE	BIN REPLACEMENT	90.00
NASSIR BADRUDIN	REFUND SECURITY DEPOSIT	115.00
FEEL GOOD INC.	REFUND OVERPAYMENT OF TAXES	2,903.42
RAYLENE NOFTALL & REINER GONZALEZ	REFUND OVERPAYMENT OF TAXES	1,179.15
B2B BANK	REFUND OVERPAYMENT OF TAXES	736.89
RONALD BROWN	REFUND SECURITY DEPOSIT	1,500.00
NEWFOUNDLAND CHOCOLATE COMPANY INC.	PROMOTIONAL ITEMS	344.71
SULLIVAN, JACKIE	PERFORMANCE FEE	800.00
RISE & SHINE NURSERY	TREE PLANTING PROGRAM	449.00
CABOT HOLDINGS LIMITED	REFUND SECURITY DEPOSIT	25,000.00
ST. JOHN'S SOCCER CLUB	YOUTH SPORT TRAVEL GRANT	2,000.00
THE BANK OF NOVA SCOTIA	REFUND OVERPAYMENT OF TAXES	1,127.56
MICHAEL HOLDEN	REFUND OVERPAYMENT OF TAXES	84.33
R.A. TEMPLETON LIMITED	REFUND OVERPAYMENT OF TAXES	11,926.66
NORTH ATLANTIC ISLAND PASS	PURCHASE OF GASOLINE	237.25
VALERIE WORTHMAN	REFUND OVERPAYMENT OF TAXES	160.16
LUKE POWERS	REFUND OVERPAYMENT OF TAXES	605.00
CAROLA BEIL	REFUND OVERPAYMENT OF TAXES	117.05
FALLON AND MATTHEW PRIBAG	REFUND OVERPAYMENT OF TAXES	200.57
JON SEARY	REFUND OVERPAYMENT OF TAXES	1,200.00
ADRIAN AND AMY HOLWELL	REFUND OVERPAYMENT OF TAXES	732.06

NAME	DESCRIPTION	AMOUNT
SINGSONG INC.	PERFORMANCE FEE	230.00
LEARY'S BROOK HOLDINGS	REFUND OVERPAYMENT OF TAXES	2,073.90
JUSTIN GREELEY	PERFORMANCE FEE	300.00
SULLIVAN'S CONTRACTING	REFUND SECURITY DEPOSIT	2,000.00
MARCH, JASON	PERFORMANCE FEE	100.00
FEILDIA'S ATHLETIC ASSOCIATION	YOUTH SPORT TRAVEL GRANT	1,000.00
MILLER EQUIPMENT LTD.	REFUND SECURITY DEPOSIT	2,000.00
ROCKWOOD HOMES	REFUND SECURITY DEPOSIT	1,500.00
DOREEN MOYST	HONORARIUM	100.00
KINNEY, JEANETTE	HONORARIUM	300.00
JOHN & KIMBERLEY KIELLEY	REFUND OVERPAYMENT OF TAXES	211.95
VENTILATION AND SIGN EXPERTS LTD.	PROFESSIONAL SERVICES	15,812.50
PHILROBBEN JANITORIAL LIMITED	PROFESSIONAL SERVICES	31,199.20
DR. MARCUS HANCOCK	MEDICAL EXAMINATION FEE	20.00
PROFIRE EMERGENCY EQUIPMENT INC.	REPAIR PARTS	1,749.54
FRANK AND ROBIN LYNCH	REFUND OVERPAYMENT OF TAXES	200.57
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	ADVERTISING	2,458.16
RECEIVER GENERAL FOR CANADA	PAYROLL DEDUCTIONS	461.52
JOLU ENTERPRISES LIMITED	REFUND SECURITY DEPOSIT	1,000.00
BELL ALIANT	TELEPHONE SERVICES	20,608.25
PRECISION EXCAVATION LTD.	PROGRESS PAYMENT	68,311.67
DARLENE SHARPE	CLEANING SERVICES	750.00
SSQ INSURANCE COMPANY INC.	PAYROLL DEDUCTIONS	5,210.03
DESJARDINS FINANCIAL SECURITY	PAYROLL DEDUCTIONS	682,056.86
HAYWARD, SARAH	EMPLOYMENT RELATED EXPENSES	105.80
PHIL EVELEIGH	EMPLOYMENT RELATED EXPENSES	30.44
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	101,958.24
EASTERN WASTE MANAGEMENT	Q4 PAYMENT 2019	834,893.04
HEALTH CARE FOUNDATION	PAYROLL DEDUCTIONS	8.00
CITY HALL SOCIAL CLUB	PAYROLL DEDUCTIONS	4,895.90
HB GROUP INSURANCE MANAGEMENT	EMPLOYEE PAYROLL DEDUCTIONS	24.10
CUPE LOCAL 569	PAYROLL DEDUCTIONS	26,321.24
CUPE LOCAL 1289	PAYROLL DEDUCTIONS	18,546.63
SUPPORT ENFORCEMENT AGENCY	WAGE GARNISHMENTS	2,347.38
NAPE	PAYROLL DEDUCTIONS	671.27
THE WORKS	MEMBERSHIP FEES	251.24
IAFF, LOCAL 1075	PAYROLL DEDUCTIONS	25,685.72
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	45,283.87
MCCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	2,907.58
PARTS FOR TRUCKS INC.	REPAIR PARTS	3,179.88
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	17,298.56
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	100.65
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	706.71
ACTION CAR AND TRUCK ACCESSORIES	AUTO PARTS	536.31
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	991.88
ASHFORD SALES LTD.	REPAIR PARTS	37.78


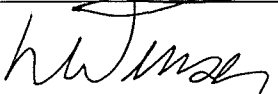
NAME	DESCRIPTION	AMOUNT
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	1,521.93
AUTOMOTIVE SUPPLIES 1985 LTD.	AUTO SUPPLIES	809.26
BABB SECURITY SYSTEMS	SECURITY SERVICES	113.85
MIGHTY WHITES LAUNDROMAT	LAUNDRY SERVICES	47.26
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	820.34
ROBERT BAIRD EQUIPMENT LTD.	RENTAL OF EQUIPMENT	5,094.94
BATTLEFIELD EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	1,069.50
STAPLES THE BUSINESS DEPOT - MP	OFFICE SUPPLIES	1,906.67
TOWN OF CONCEPTION BAY SOUTH	SNOW CLEARING	250.00
GRAND CONCOURSE AUTHORITY	MAINTENANCE CONTRACTS	26,124.26
BELBIN'S GROCERY	CATERING SERVICES	80.73
CABOT PEST CONTROL	PEST CONTROL	1,366.19
PIK-FAST EXPRESS INC.	BOTTLED WATER	14.50
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	778.49
BLACK & MCDONALD LIMITED	PROFESSIONAL SERVICES	43,206.28
PRINT & SIGN SHOP	SIGNAGE	431.25
OVERHEAD DOORS NFLD LTD	REPAIRS TO DOORS	220.34
BROWNE'S AUTO SUPPLIES LTD.	AUTOMOTIVE REPAIR PARTS	1,628.84
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	12,131.49
FIRE TECH SYSTEMS LIMITED	FIRE SUPPLIES	3,813.70
WESTERN HYDRAULIC 2000 LTD	REPAIR PARTS	2,711.13
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	595.11
SKYHIGH AMUSEMENTS ENT. SERVICES	ENTERTAINMENT	258.75
CAMPBELL'S SHIPS SUPPLIES	PROTECTIVE CLOTHING	595.13
CANADA POST CORPORATION	POSTAGE SERVICES	46.19
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	30,317.91
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	778.46
HISCOCK'S SPRING SERVICE	HARDWARE SUPPLIES	2,356.24
SOBEY'S INC	PET SUPPLIES	1,086.31
MAC TOOLS	TOOLS	1,547.91
NORTH ATLANTIC SUPPLIES INC.	REPAIR PARTS	51.75
KENT	BUILDING SUPPLIES	390.62
CBCL LIMITED	PROFESSIONAL SERVICES	4,110.33
ATLANTIC HOME FURNISHINGS LTD	APPLIANCES	1,980.30
DULUX PAINTS	PAINT SUPPLIES	1,031.55
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	2,272.66
EASTERN VALVE & CONTROL SPEC.	REPAIR PARTS	411.13
PETER'S AUTO WORKS INC.	TOWING OF VEHICLES	2,788.75
CONSTRUCTION SIGNS LTD.	SIGNAGE	3,903.14
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	7,072.94
BUREAU VERITAS CANADA (2019) INC	WATER PURIFICATION SUPPLIES	1,247.18
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	424.10
DB PERKS & ASSOCIATES LTD	RECREATION SUPPLIES	451.95
CUMMINS CANADA ULC	REPAIR PARTS	2,747.87
ORTHOTIC AIDS LIMITED	PROTECTIVE BOOTS	287.50
CREDIT RECOVERY 2003 LIMITED	CREDIT COLLECTIONS	23.00

NAME	DESCRIPTION	AMOUNT
CABOT READY MIX LIMITED	PROFESSIONAL SERVICES	5,761.50
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	988.13
EAST COAST HYDRAULICS	REPAIR PARTS	478.59
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	1,195.29
DOMINION RECYCLING LTD.	PIPE	197.80
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	86.25
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	SPONSORSHIP LUNCHEON	10,000.00
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	9,908.28
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	684.63
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	590.87
ELECTRONIC CENTER LIMITED	ELECTRONIC SUPPLIES	80.33
NATIONAL ENERGY EQUIPMENT INC.	REPAIR PARTS	61.50
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	186.05
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	229.96
EMERGENCY REPAIR LIMITED	AUTO PARTS AND LABOUR	38,342.87
BRUCE SUTHERLAND ASSOCIATES LTD	REPAIR PARTS	2,018.64
PRINCESS AUTO	MISCELLANEOUS ITEMS	991.93
GREENWOOD SERVICES INC.	OPEN SPACE MAINTENANCE	4,531.00
QUALITY CLASSROOMS	SUPPLIES - RECREATION PROGRAMS	1,077.02
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	293.43
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	46,172.50
STARGARDEN CORPORATION	PROFESSIONAL SERVICES	3,363.75
HARVEY & COMPANY LIMITED	REPAIR PARTS	6,747.90
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	127.93
MIOVISION TECHNOLOGIES INC.	PROFESSIONAL SERVICES	3,130.07
GUILLEVIN INTERNATIONAL CO.	ELECTRICAL SUPPLIES	1,216.74
STELLA BURRY COMMUNITY SER.	FRONT STEP STELLA'S CIRCLE QRT 1 - RH FUNDS	128,413.44
HICKMAN MOTORS LIMITED	REPAIR PARTS	104.59
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	295.49
FLEET READY LTD.	REPAIR PARTS	785.58
HOLLAND NURSERIES LTD.	FLORAL ARRANGEMENT	1,006.25
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	339.03
TOTAL CANADA INC.	REPAIR PARTS	252.33
FIRST WESTERN BOUTIQUE	CLOTHING ALLOWANCE	230.00
PENNECON TECHNICAL SERVICES LTD	PROFESSIONAL SERVICES	3,151.00
SCOTIA RECYCLING (NL) LIMITED	REPAIR PARTS	3,207.67
IMPRINT SPECIALTY PROMOTIONS LTD	PROMOTIONAL ITEMS	1,535.25
HICKMAN DODGE JEEP CHRYSLER	AUTO PARTS	899.94
ONX ENTERPRISE SOLUTIONS LIMITED	PROFESSIONAL SERVICES	44,275.00
UMBRELLA SECURITY	ALARM MONITORING	3,781.20
PINNACLE ENGINEERING (2018) LIMITED	PROFESSIONAL SERVICES	28,902.85
PRINTER TECH SOLUTIONS INC.,	REPAIRS TO EQUIPMENT	804.95
YMCA OF NEWFOUNDLAND AND LABRADOR	MEMBERSHIP RENEWAL	500.00
VITALAIRE CUSTOMER CARE	MEDICAL SUPPLIES	233.26
WORK AUTHORITY	CLOTHING ALLOWANCE	156.39
KENT BUILDING SUPPLIES-STAVANGER DR	BUILDING MATERIALS	94.99

NAME	DESCRIPTION	AMOUNT
CENTINEL SERVICES	REPAIR PARTS	8,251.25
LAWLOR'S AWARDS LTD.	BADGES	124.53
DON CLARKE'S HYDROSEEDING	PROFESSIONAL SERVICES	1,437.50
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	2,181.55
BELFOR PROPERTY RESTORATION	PROFESSIONAL SERVICES	690.00
J.A. LARUE	REPAIR PARTS	700.97
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	1,006.18
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	89.70
FOCUS FIELD SOLUTIONS INC.,	SERVICE LICENSE AGREEMENT	13,252.84
MEMORIAL UNIVERSITY OF NFLD.	SPONSORSHIP	10,000.00
MIKAN SCIENTIFIC INC.	REPAIR PARTS	2,262.05
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & L	PROFESSIONAL SERVICES	2,362.10
SUMMIT PLUMBING & HEATING LTD.	PROFESSIONAL SERVICES	6,645.73
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	CHEMICALS	365.70
INDUSTRIAL SCIENTIFIC CANADA ULC	SUBSCRIPTION RENEWAL	595.26
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	54.41
NU-WAY EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	3,036.00
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	569.01
TOROMONT CAT	AUTO PARTS	11,580.28
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	17,935.55
NOVA CONSULTANTS INC.	PROFESSIONAL SERVICES	1,489.25
PBA INDUSTRIAL SUPPLIES LTD.	INDUSTRIAL SUPPLIES	312.23
GCR TIRE CENTRE	TIRES	6,593.14
THE HUB	BUSINESS CARDS	2,408.10
CA PIPPY PARK COMMISSION	GROUND MAINTENANCE	8,613.50
PROFESSIONAL UNIFORMS & MATS INC.	PROTECTIVE CLOTHING	7,400.46
RIDEOUT TOOL & MACHINE INC.	TOOLS	392.67
ROYAL FREIGHTLINER LTD	REPAIR PARTS	894.09
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	3,225.93
BIG ERICS INC	SANITARY SUPPLIES	707.13
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	1,258.49
SMITH'S HOME CENTRE LIMITED	HARDWARE SUPPLIES	119.08
SPEEDY AUTOMOTIVE LTD.	AUTOMOTIVE SUPPLIES	149.39
AETTNL	MEMBERSHIP RENEWALS	1,380.00
TRACTION DIV OF UAP	REPAIR PARTS	6,388.37
TULKS GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	167.90
FJ WADDEN & SONS LTD.	SANITARY SUPPLIES	565.11
DR. Z. AZHER	MEDICAL EXAMINATION FEE	20.00
TODD ROBBINS SERVICES INC.	PROFESSIONAL SERVICES	8,268.50
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	51.75
GERRY SMITH	HONORARIUM	200.00
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	9,389.44
WENDY MUGFORD	EMPLOYMENT RELATED EXPENSES	15.00
MICHAEL KEAN	CLOTHING ALLOWANCE	120.00
MACDONALD, WILLIAM	VEHICLE BUSINESS INSURANCE	150.29
WILLIAMS, KEITH	MILEAGE	196.81

NAME	DESCRIPTION	AMOUNT
ANNETTE OLDFORD	TUITION	416.20
LANNON, GEORGINA	EMPLOYMENT RELATED EXPENSES	40.23
LANGMEAD, JENNIFER	EMPLOYMENT RELATED EXPENSES	91.86
KELLY, KAREN	MILEAGE	39.73
CLARKE, ELIZABETH	EMPLOYMENT RELATED EXPENSES	100.00
O'BRIEN, LESLIE	EMPLOYMENT RELATED EXPENSES	139.58
RICHARD HYNES	EMPLOYMENT RELATED EXPENSES	566.12
JANES, SEAN	EMPLOYMENT RELATED EXPENSES	95.83
GREG SQUIRES	VEHICLE BUSINESS INSURANCE	253.40
HAYE, SHAWN	MILEAGE	114.15
KRISTA GLADNEY	EMPLOYMENT RELATED EXPENSES	227.00
VICTORIA ETCHEGARY	EMPLOYMENT RELATED EXPENSES	56.94
SUSAN HOWLETT	CLOTHING ALLOWANCE	80.00
DRAPER PERRY	EMPLOYMENT RELATED EXPENSES	130.00
LISA BENNETT	EMPLOYMENT RELATED EXPENSES	321.99
HAYES, ALVIN	EMPLOYMENT RELATED EXPENSES	20.00
EDMUNDO FAUSTO	MILEAGE	50.76
VALLEN	REPAIR PARTS	275.36
PROCUREMENT ADVISORY OFFICE INCORPORATED	PROFESSIONAL SERVICES	1,725.00
NEPTUNE SECURITY SERVICES INC.	SECURITY SERVICES	10,929.60
INTERNATIONAL NAME PLATE SUPPLIES LTD.	SIGNAGE	149.28
NEWFOUNDLAND DESIGN CIVIL LTD.	PROFESSIONAL SERVICES	4,081.12
GARDINER CENTRE	CORPORATE GOVERNANCE TRAINING	4,232.00
KELLY DELANEY	HONORARIUM	200.00
COAKER'S HAT	PERFORMANCE FEE	600.00
ADVANTAGE AUTO GLASS	PROFESSIONAL SERVICES	316.25
HIGHLAND CELLULAR / THE HOME DOCTOR LTD	ELECTRONIC SUPPLIES	229.90
CIBC MELLON GLOBAL SECURITIES	EMPLOYEE DEDUCTIONS	6,028.81
CANSEL SURVEY EQUIPMENT INC.	REPAIR PARTS	92.15
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	PAYROLL DEDUCTIONS	1,118,251.71
BRENNTAG CANADA INC	CHLORINE	44,059.23
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	97,627.13
VOKEY'S JANITORIAL SERVICE	JANITORIAL SERVICES	568.10
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	3,240.69
WAJAX POWER SYSTEMS	REPAIR PARTS	111.53
POMERLEAU INC.,	PROGRESS PAYMENT	56,716.23
MODERN PAVING LTD.	PROGRESS PAYMENT	49,131.60
BURSEY EXCAVATING & DEVELOPMENT LTD.	PROGRESS PAYMENT	71,435.90
CLARKE'S TRUCKING & EXCAVATING	PROGRESS PAYMENT	25,811.62
REDWOOD CONSTRUCTION LIMITED	PROGRESS PAYMENT	47,130.15
TOTAL: \$		4,231,911.24

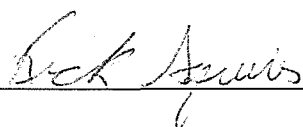
BID APPROVAL NOTE

Bid #	N/A		
Bid Name	Emergency Replacement of the Filter #6 Underdrain at the Bay Bulls Big Pond WTP		
Department	Public Works	Division	Water and Wastewater
Budget Code	4123-52300		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	A recent inspection of the filter beds at the Bay Bulls Big Pond Water Treatment Plant has shown Filter #6 has failed and needs immediate repairs.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Anthratech Western Inc. (AWI)	\$385,880.00 (HST Extra)	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> 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	14 weeks		
Bid Exception	<input type="radio"/> None <input checked="" type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this emergency contract award without open call to Anthratech Western Inc. (AWI) in the amount of \$385,880.00 (HST Extra) to allow for the replacement of the filter #6 underdrain immediately.		
Supply Chain Buyer			
Supply Chain Manager		Date	2019/10/02
Deputy City Manager*		Date	Oct 2/19

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

ST. JOHN'S

BID APPROVAL NOTE


Bid #	2019055		
Bid Name	Waste Collection Services		
Department	Public Works	Division	Water Wastewater/City Bldg
Budget Code	See attached		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Bin hauling of biosolids and grit screening material from Riverhead Wastewater Treatment Facility; garbage collection for all other sites		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	GFL Environmental Inc.	\$170,611.40	
	Provincial Ready Mix	\$173,047.76	
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Three years with two one year extensions		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, GFL Environmental Inc., as per the Public Procurement Act, for \$170,611.40 excluding HST.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	October 3, 2019
Deputy City Manager*		Date	

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

ST. JOHN'S

SITE LOCATION	Budget#
West Fire Station Blackmarsh	2499-52524
St. Pat's Ball Field	7134-52524
Municipal Depot	3241-52524
Municipal Depot	3221-54435
245 Freshwater Road	1258-52524
Brookfield Fire Station	2497-52524
HGR Mews Recreation Centre	7130-52524
Paul Reynolds Community Centre	7140-52524
Kenmount Terrace Community Centre	7142-52952
Animal Care & Adoption Centre	2932-52952
Central Fire Station	2494-52524
Southlands Community Centre	7139-52952
Paradise Fire Station	2505-52524
Kents Pond Fire Station	2501-52952
Kenmount Fire Station	2495-52524
Goulds Fire Station	2493-52524
Archives Building	1260-52524
Shea Heights Rec Centre	7136-52524
Gould Town Hall	7134-52524
Gould's Rec Centre	7134-52524
Gould's Depot	3221-54435
Kilbride Rec Centre	7138-52952
Quidi Vidi Plantation	6625-52952
Affordable Housing	6380-52952
Andrews Place	6381-52952
Rockcrest Court Apartments	6374-52952
Forest Road Apts	6363-52952
Nagle's Manor	6382-52952
Riverhead Towers Apt	6361-52524
Riverhead Waste Treatment Facility	4225-54435

BID APPROVAL NOTE

Bid #	2019206		
Bid Name	Snow Clearing & Ice Control Services		
Department	Public Works	Division	Water & Wastewater
Budget Code	4123 - 52951		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide Snow Clearing and Ice Control at the Bay Bulls Big Pond Water Treatment Plant (WTP), Ruby Line Pump Station, Galway Pump Station and the Kenmount Pump Station.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 3 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Three years with two one year extensions		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Gerald O'Driscoll, as per the Public Procurement Act for \$173,034.75 HST included.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	October 2/19
Deputy City Manager*		Date	

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

ST. JOHN'S

2019206

**Snow Clearing and Ice Control Services at Bay Bulls Big Pond
Water Treatment Plant, Ruby Line Pump Station, Galway
Pump Station and Kenmount Pump Station**

Closing Date: Tuesday, September 24, 2019

Vendor

Bid Submissions

Gerald O'Driscoll	\$173,034.75
Alltask Excavating Inc.	\$215,625.00
MERCERS PAVING INCORPORATED	\$248,396.55
Clarke's Trucking and Excavating Limited	\$269,100.00
Alyssa's property services pro inc.	\$289,800.00
MorShay Contracting	\$319,125.00
All Site Construction Ltd.	\$348,450.00
61168 Newfoundland and Labrador Limited	\$566,145.00
ROCHES AUCTIONEERING SERVICES LTD	\$761,587.50

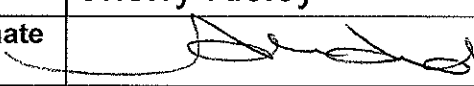
BID APPROVAL NOTE

Bid #	2019210		
Bid Name	Supply & Install of Flooring at St. John's Recreational Centre		
Department	Public Works	Division	City Buildings
Budget Code	0000-17601		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To remove and replace existing flooring at the St. John's, Buckmaster Recreation Centre.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Baker Flooring	\$126,750.70	
	Handyman experts Ltd.	\$130,182.30	
	Maher's Contracting Limited	\$148,645.55	
	Urban Contracting (J.J. Walsh) Limited	\$152,950.00	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> 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	4 weeks from award		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call 2019210 Supply and Install Flooring at the St. John's Recreation Centre to Baker Flooring (\$126,750.70 HST Included) the lowest submission meeting specifications as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Chublanis</i>	Date	2019/10/03
Deputy City Manager*		Date	

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

ST. JOHN'S

DEPARTMENTAL APPROVAL REQUEST – REQUEST FOR PROPOSALS (RFP)

Bid #	2019181		
Commodity	Uniforms		
Department	St. John's Regional Fire Department		
Budget Code	2491-55788		
Source of Funding	<input checked="" type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Multiyear Capital
Purpose	Need to meet contractual agreements		
Proposals Submitted by	Vendor Name		
	Bellman's Industrial	First Response Supply	
	Campbell's Ship Supplies	First Western Boutique	
	Chandler	K & D Pratt	Unisync
	Derk's Formal	Martin & Levesque	Uniform Works
Expected Value	<input type="checkbox"/> As above <input checked="" type="checkbox"/> 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	Three (3) year main with Two (2) - One (1) year extensions		
Recommendation	It is recommended to award this RFP to See Attached Spreadsheet _____ in the amount of \$ _____ based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.		
Proposals Obtained by	Sherry Kieley		
Manager or Designate		Date	2019-10-03
Deputy City Manager or Designate		Date	


- In cases where the procurement value is \$100,000 or above Council approval is required. The entire procurement value must be calculated to determine this threshold including any possible contract extensions.
- Where departments have used an RFP to purchase commodities, they are responsible to send the information to Council for approval by using this form.
- A purchase order will not be created until all documentation, including Council approval, has been provided with an approved requisition.

ST. JOHN'S

2019181
Supply & Delivery of Uniforms, Footwear and 3 in 1 Jackets for
St. John's Regional Fire Department
Summary of Award

GROUP	SELECTED PROPONENT			UNIT PRICE	QTY.	2019 initial term	2020 initital year	*2021* optional	*2022* optional	*2023* optional
GROUP 1	Uniform Works	LINE 1	Navy Blue Ties	\$8.50	28	\$238.00	\$238.00	\$238.00	\$238.00	\$238.00
		LINE 2	Poly/Wool Tactical Shirts	\$73.97	77	\$5,695.69	\$5,695.69	\$5,695.69	\$5,695.69	\$5,695.69
		LINE 3	Poly/Wool Tactical Pants	\$92.90	77	\$7,153.30	\$7,153.30	\$7,153.30	\$7,153.30	\$7,153.00
GROUP 2	No Award	LINE 4	Navy Blue Ties	-	387	-	-	-	-	-
		LINE 5	Tactical Shirts - FR (Fire Retardant)	-	435	-	-	-	-	-
		LINE 6	Trousers - FR (Fire Retardant)	-	435	-	-	-	-	-
GROUP 3	Martin & Levesque	LINE 7	1/4 Zipppe Fleece	\$82.90	158	\$13,098.20			\$13,098.20	
GROUP 3	No Award	LINE 8	Under Armour T-Shirts	-	316	-	-	-	-	-
GROUP 3	No Award	LINE 9	Under Armour Shorts	-	158	-	-	-	-	-
GROUP 3	Derks Formal	LINE 10	Cotton T-Shirts	\$10.38	408	\$4,235.04	\$4,235.04	\$4,235.04	\$4,235.04	\$4,235.04
GROUP 3	Martin & Levesque	LINE 11	Cotton SweatShirts	\$19.90	190	\$3,781.00	\$3,781.00	\$3,781.00	\$3,781.00	\$3,781.00
GROUP 3	Derks Formal	LINE 12	Socks (package of 6)	\$25.52	18	\$459.36	\$459.36	\$459.36	\$459.36	\$459.36
GROUP 3	Derks Formal	LINE 13	Fur Hats	\$105.00	34	\$3,570.00	-	-	\$3,570.00	-
GROUP 3	Derks Formal	LINE 14	Belts	\$29.11	225	\$6,549.75	\$669.53	\$669.53	\$6,549.75	\$669.53
GROUP 3	Uniform Works	LINE 15	Ball Caps	\$9.65	158	\$1,524.70	-	-	\$1,524.70	-
GROUP 3	Derks Formal	LINE 16	Gloves	\$27.93	212	\$5,921.16	-	-	\$5,921.16	-
GROUP 4	Uniform Works	LINE 17	Footwear	\$144.47	225	\$32,505.75	\$35,505.75	\$32,505.75	\$32,505.75	\$32,505.75
GROUP 5	Uniform Works	LINE 18	Outer Jacket (for 3 in 1)	\$170.50	21	\$3,580.50	-	-	\$35,634.50	-
		LINE 19	Inner Jacket (for 3 in 1)	\$120.00	21	\$2,520.00	-	-	\$27,000.00	-
						\$90,832.45	\$57,737.67	\$54,737.67	147,366.45	\$54,737.37

BID APPROVAL NOTE

Bid #	2019101		
Bid Name	Mat Rentals		
Department	Public Works	Division	City Buildings
Budget Code	52524		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide and service floor mats at various City locations.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Canadian Linen and Uniform Service Co.	\$ 40,285.29	
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two years plus a optional one year extension.		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award open call 2019101 Mat Rentals to Canadian Linen and Uniform Service Co. (\$ 40,285.29 HST Included) per year the lowest bidder meeting specifications as per The Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager		Date	2019 10 04
Deputy City Manager*		Date	

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

ST. JOHN'S