

**AGENDA  
REGULAR MEETING**

**December 2, 2019  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

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November 28, 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, December 2 at 4:30 p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

# ST. JOHN'S

## Regular Meeting - City Council Agenda

December 2, 2019

4:30 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1 Proclamation - International Day of Persons with Disabilities - December 3, 2019 4
  - 2.2 Presentation - City Scholarships
  - 2.3 Presentation - Golden Broom Awards
3. APPROVAL OF THE AGENDA
  - 3.1 Agenda of December 2, 2019
4. ADOPTION OF THE MINUTES
  - 4.1 Adoption of Regular Minutes - November 25, 2019 5
5. 2020 BUDGET PRESENTATION
6. BUSINESS ARISING FROM THE MINUTES
  - 6.1 Decision Note dated November 27, 2019 re: Request for Additional Height for Seniors' Apartment Building - DEV1800217 - 45 East White Hills Road 13
  - 6.2 Decision Note dated November 26, 2019 re: Application to Rezone Land to the Commercial Neighbourhood Zone for a Lounge and Eating Establishment (Pub and Eatery) - MPA1800006 - 75 Airport Heights Drive 76

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| <b>7.</b>  | <b>NOTICES PUBLISHED</b>   | <b>88</b> |
| 7.1        | 556 Topsail Road - Residential Low Density (R1) Zone - Ward 3  | 89        |
|            | <p>A change of Non-Conforming Use application has been submitted by Dunphy Properties Inc. requesting permission to change the occupancy of 556 Topsail Road to Office Use for Dunphy Molloy &amp; Associates.</p> <p>The proposed office will have a floor area of 269.9 m<sup>2</sup>, employ 9 employees and the hours of operation will be Monday to Friday 8:30 a.m.- 5 p.m. On-site parking is provided.</p>                     |           |
| 7.2        | 556A Topsail Road - Residential Low Density (R1) Zone - Ward 3   |           |
|            | <p>A change of Non-Conforming Use application has been submitted by Soft Touch Hair Salon requesting permission to change the occupancy of 556A Topsail Road to a Hair Salon.</p> <p>The proposed salon will have a floor area of 74.3 m<sup>2</sup>. The salon will employ 3 hairstylists and 1 esthetician and operate Monday to Saturday 9 a.m.- 8 p.m. On-site parking is provided.</p> <p>1 submission for both 556 and 556A.</p> |           |
| <b>8.</b>  | <b>COMMITTEE REPORTS</b>   |           |
| 8.1        | Special Events Advisory Committee Report - November 26, 2019   | 90        |
| <b>9.</b>  | <b>DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)</b>   |           |
| 9.1        | Development Permits List for the period November 21-27, 2019   | 92        |
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| 10.1       | Building Permits List for the period November 21-27, 2019  | 93        |
| <b>11.</b> | <b>REQUISITIONS, PAYROLLS AND ACCOUNTS</b>   |           |
| 11.1       | Weekly Payment Vouchers for the Week Ending November 27, 2019  | 96        |
| <b>12.</b> | <b>TENDERS/RFPS</b>  |           |
| 12.1       | RFP - Accounts Payable Transaction Automation Solution   | 103       |
| <b>13.</b> | <b>NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS</b>  |           |



14. OTHER BUSINESS

15. ADJOURNMENT

## Proclamation

### International Day of Persons with Disabilities

December 3, 2019

**WHEREAS**, the United Nations has proclaimed December 3 as International Day of Persons with Disabilities and the theme for 2019 is "**The Future is Accessible**;" and

**WHEREAS**, Independent Living represents inclusion, consumer decision making, the right to have and make choices and the right to take risks; and

**WHEREAS**, all people have the right to live in conditions of dignity, respect and peace; and

**WHEREAS**, the City of St. John's, in collaboration with organizations of people with disabilities, continues to demonstrate its commitment to ensuring that people with disabilities can exercise their civic, political, social and cultural rights; and

THEREFORE: I, Mayor Danny Breen, do hereby proclaim 3rd of December, as International Day of Persons with Disabilities in the City of St. John's.

Signed at City Hall, St. John's, NL on this 2 day of December, 2019.

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Danny Breen, Mayor

# **ST. JOHN'S**

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## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**November 25, 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 Hope Jamieson  
Councillor Jamie Korab  
Councillor Wally Collins

**Regrets:** Councillor Deanne Stapleton  
Councillor Ian Froude

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

**Others:** Kelly Maguire - Public Relations and Marketing Officer

### **Land Acknowledgement**

**The following statement was read into the record:**

**"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and**

**other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province."**

**1. CALL TO ORDER**

**2. PROCLAMATIONS/PRESENTATIONS**

**2.1 Tim Horton's Challenge Cup**

**2.2 Pancreatic Cancer**

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda - November 25, 2019**

**SJMC-R-2019-11-25/522**

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

That the agenda be adopted with the addition of the 2019 Purple Ribbon Campaign Proclamation support.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**4. ADOPTION OF THE MINUTES**

**4.1 Minutes of Regular Meeting dated November 12, 2019**

**SJMC-R-2019-11-25/523**

**Moved By** Councillor Collins

**Seconded By** Councillor Jamieson

That the minutes of the Regular Meeting held November 18, 2019 be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES****5.1 Decision Note dated November 18, 2019 re: 47A Heavy Tree Road - Diamond Marsh Subdivision Stage 4****SJMC-R-2019-11-25/524****Moved By** Councillor Collins**Seconded By** Councillor Hickman

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 150, 2018 and St. John's Development Regulations Amendment Number 686, 2018, as adopted. These amendments would redesignate and rezone land at 47A Heavy Tree Road (Diamond Marsh subdivision stage 4) from the Rural (R) Zone to the Residential Medium Density (R2) Zone to allow the proposed development of 32 SemiDetached Dwellings. Further, the amendments will 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.

Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 4, 2018. A copy of the Commissioner's report has also been sent to the Minister for consideration.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)****6. NOTICES PUBLISHED****7. PUBLIC HEARINGS/MEETINGS****8. COMMITTEE REPORTS****8.1 Items Referred from Development Committee Meeting dated November 19, 2019****1. Decision Note dated November 20, 2019 re: Oversized Accessory Building in the Watershed, INT 1900121, 4 Venton Place, Town of Paradise**

**SJMC-R-2019-11-25/525**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Jamieson

That Council:

1. Reject the 55.9m<sup>2</sup> accessory building as constructed;
2. Approve the requirement that the Town instruct the applicant to reduce the size of the building of no more than 45m<sup>2</sup> as per the agreement;
3. Approve the installation of a Newfoundland Power utility pole upon the confirmation of the reduction in size.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**9. RESOLUTIONS**

**9.1 Proclamation - 2019 Purple Ribbon Campaign Support**

**SJMC-R-2019-11-25/526**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Jamieson

That Council support the Province's proclamation of 2019 Purple Ribbon Campaign and also hereby proclaims November 25 to December 10 as the Purple Ribbon Campaign to prevent violence against women and people generally in Newfoundland and Labrador.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

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

Council considered the above-noted list for informational purposes.

**10.1 Development Permits List - November 14-20, 2019**

**11. BUILDING PERMITS LIST**

**11.1 Building Permits List for the period November 14-20, 2019**

**SJMC-R-2019-11-25/527**

**Moved By** Councillor Korab

**Seconded By** Councillor Lane

That the Building Permits List for the period November 14-20 be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**12. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**12.1 Weekly Payment Vouchers for the week ending November 20, 2019**

**SJMC-R-2019-11-25/528**

**Moved By** Councillor Hickman

**Seconded By** Councillor Collins

That the weekly payment vouchers for the week ending November 20, 2019 in the amount of \$4,445,091.14 be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**13. TENDERS/RFPS**

**13.1 Request for Proposals 2019215 - Leased Loader Contract**

**SJMC-R-2019-11-25/529**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Korab

That Council award RFP 2019215 (Leased Loader Contract) to Group 1 (Toromont), Group 2 (Grandt), Group 3 (Brandt) in the amount of \$7,868,140.56 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

**14.1 Petition re: 66-68 Queen's Road - Parish Hall Zoning Change**

Councillor Jamieson presented a petition entitled "Save the Last Naturalized Green Space in Downtown St. John's demanding the City reject the proposal to change the zoning of the land behind the Old Parish Hall at 66-68 Queen's Road, St. John's to be changed from Open Space to Commercial Central Mixed Use (CCM). It was noted that this petition was collected in two parts, one with signatures recorded on paper and one with signatures collected online.

**15. OTHER BUSINESS**

**15.1 Decision Note dated November 20, 2019 re: Christmas Schedule for Council Meetings**

**SJMC-R-2019-11-25/530**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Hickman

That Council approve the suspension of the Regular and Committee of the Whole meetings for a two-week period beginning Friday, December 20, 2019 and resuming Monday, January 6, 2020.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**15.2 Decision Note dated November 20, 2019 re: Quit Claim Deed - City claimed land in front of 1194B Portugal Cove Road**

**SJMC-R-2019-11-25/531**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Collins



That Council approve the quit claim of the strip of land at the front of 1194B Portugal Cove Road as shown in red on the attached diagram.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**15.3 Decision Note dated November 21, 2019 re: HRF#2019216 - H.G.R. Mews Community Centre Replacement**

**SJMC-R-2019-11-25/532**

**Moved By** Councillor Korab

**Seconded By** Councillor Jamieson

That Council approve the award of the Negotiable RFP#2019216 H.G.R. Mews Community Centre Replacement to Lat49 Architecture Inc. in the amount of \$2,229,919.00.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Korab, and Councillor Collins

**MOTION CARRIED (9 to 0)**

**15.4 Decision Note dated October 7, 2019 re: Iceberg Alley Performance Tent - 3 Year Approval**

**SJMC-R-2019-11-25/533**

**Moved By** Councillor Lane

**Seconded By** Councillor Collins

That Council approve the following concert dates for Iceberg Alley Performances

2020 - September 9-19, 2020

2021 - September 8-18, 2021

2022 - September 14-24, 2022

This approval is subject to adherence to conditions set out by the Special Events Advisory Committee in the months to come as staff works through the applications.

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Lane, Councillor Hickman, Councillor Hanlon, and Councillor Collins

Against (2): Councillor Burton, and Councillor Jamieson

Abstain (1): Councillor Korab

**MOTION CARRIED (6 to 2)**

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:20 pm.

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

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**Title:** Request for Additional Height for Seniors' Apartment Building  
DEV1800217  
45 East White Hills Road

**Date Prepared:** November 27, 2019

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Maggie Burton

**Ward:** 2

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**Decision/Direction Required:**

Seek approval for additional height for a Seniors' Apartment Building.

**Discussion – Background and Current Status:**

An application has been submitted to the City requesting permission to develop an eight storey Seniors' Apartment Building in an Institutional (INST) Zone at 45 East White Hills Road. The building was formerly used as offices of the provincial Forestry Division. The site is adjacent to several 3-storey apartment buildings which are in the Low Density (A1) Zone. The proposed development is also close to the Apartment Medium Density (A2) Zone where 6-storey buildings are permitted. In the Institutional Zone, a Seniors' Apartment Building is permitted up to a height of 3 storeys. Subject to a Land Use Assessment Report (LUAR) the building height may be increased to 10 storeys.

Council approved the Terms of Reference for the LUAR at its meeting of January 21, 2019. The proposal at the time was for a new building with 7 storeys and 72 residential units. The LUAR submitted on August 16, 2019 showed the development revised to 8 storeys and 101 units.

In accordance with Section 5.6.6 of the St. John's Development Regulations, the application was publicly advertised and referred to a public meeting. The meeting was held on October 30, 2019 (minutes attached) chaired by facilitator, Glenn Barnes.

As previously noted, the development was originally proposed for 72 residential units, later amended to 101 units because of the change in number of units, the City sent out a second notice with the revised information. The development is proposed to have the majority of its apartments as two-bedroom units. There will be an indoor parking garage with 32 parking stalls plus 70 outdoor parking spaces. This meets the parking requirements in Section 9 of these regulations, where one (1) parking space is required for each self-contained Apartment Unit.

# ST. JOHN'S

The application meets the requirements for a development in the Institutional Zone for an 8-storey Seniors' Apartment Building. Density requirements have been met and the design is similar to nearby apartment buildings but several stories taller. As noted above, where the building height is proposed to be 8 storeys, Council can exercise its discretion to allow or not allow this development.

At the public meeting, area residents expressed concern over the following: building height, traffic, parking, the concentration of senior citizens in the Pleasantville area and lack of needed services, and the notice and disruption of construction. While a taller building will block some views, such views are not protected by municipal regulations. Parking is contained on-site and while traffic will increase, the City's Transportation Engineer is satisfied that the local roads can handle it. Seniors do live nearby, and more will follow, however, people require different levels of service at different stages of life and each resident must decide for themselves if a building is right for them. As for construction, the City has by-laws in place to deal with noise, worker parking, dust, and other effects.

There were also comments about a need for an overall plan for Pleasantville, and complaints about the noise of the temporary Iceberg Alley performance tent each September. The City has zoning in place for all of Pleasantville and Council is considering future performance dates and other aspects of Iceberg Alley.

#### Approval Process

The proposed building height is 8 storeys. Because the development exceeds the standard height, a mandatory LUAR was required. The submitted report satisfies the Terms of Reference set by Council.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Area residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
A Sustainable City – plan for land use.
4. Legal or Policy Implications:  
Encourage greater density in appropriate areas, as per the St. John's Municipal Plan. Section 10.32.3(e) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:  
Public meeting was held.
7. Human Resource Implications: Not applicable.



8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve-in-principle to the proposed development at 45 East White Hills Road for a building 8 storeys in height containing 101 residential units, subject to all City requirements.

**Prepared by/Signature:**

Gerard Doran – Development Supervisor

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

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

Signature: \_\_\_\_\_

GJD/dlm

**Attachments:**

Location Map

TOR

LUAR

Minutes of Public Meeting

Public Submissions

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Carrick Engineering in Collaboration with Collective Architecture + Design Inc.

## LAND USE ASSESSMENT REPORT

For an Application to Develop Eight Story Seniors' Apartment Building in Institutional Zone at 45 East White Hills Road, St. John's, NL.

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Prepared for

City of St. John's

Prepared by

Carrick Engineering  
PO BOX 4029 Pearl Gate Post Office  
Mount Pearl, NL A1N 0A1  
(709) 691-9806

In collaboration with

Collective Architecture + Design Inc.  
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St. John's, NL A1B 0M8  
(709) 747-3348

August 09, 2019

Revision A

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Appendix B – City of St. John's LUAR Terms of Reference

Appendix C – Civil Site Plans

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Appendix E – Contractor Laydown

## Introduction

The owner, P.A.I. Holdings, is proposing to construct a 101-unit seniors' apartment building, eight-stories tall, at 45 East White Hills Road. Development of this land would require the demolition of an existing and vacant structure, pending approval for development and issuance of all necessary permits. The existing structure and adjacent buildings can be seen in Figures 1-4.

This plot is currently zoned Institutional (INST Zone) which permits the development of seniors' apartment buildings up to three-stories tall, and up to ten stories tall subject

to a Land Use Assessment Report (LUAR), see [Appendix A](#) for INST Zone requirements. At the request of the City of St. John's planning staff and council, this document has been prepared to identify potential impacts of the proposed development on adjoining lands. This LUAR has been prepared by Carrick Engineering in collaboration with Collective Architecture in accordance with the Terms of Reference established by the City of St. John's, see [Appendix B](#).



*Figure 1 – 819 Veterans Rd Looking West*



*Figure 2 – 809 Veterans Rd Looking North*



*Figure 3 – Existing Structure Looking North-West*



*Figure 4 – Existing Structure Looking South-West*



## A. Building Size, Height and Location

### Location

The proposed eight-storey 101-unit apartment building is in the City's east end, in the Pleasantville neighbourhood, approximately 300 m from the northern banks of Quidi Vidi Lake. Surrounding land use includes low density apartments to the north-west and south-west; provincially run storage buildings to the north; commercial-industrial operations to the south east; and,

recreational space to the south. Notable landmarks in the area include Eastern Health Long-term Care Pleasantville Towers, Country Ribbon, Techniplex, Quidi Vidi Lake and the Grand Concourse walking trails. A location map for the proposed development can be found on drawing C1 in [Appendix C](#) and images of the surroundings can be seen in Figures 5-7.

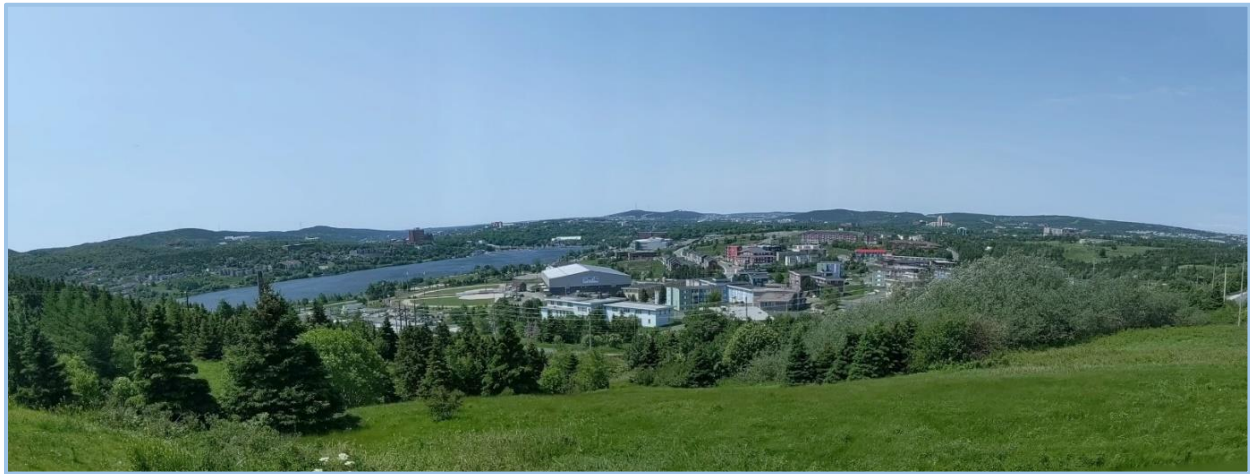


Figure 5 - NE Vantage Looking SW towards Pleasantville Neighbourhood



Figure 6 - Eastern Health Pleasantville Towers



Figure 7 – Typ. Midrise Apartment Buildings in Pleasantville

### Building Style

3D renderings have also been generated to identify the view of the building from north-east and north-west vantage points as shown in Figures 9 & 11 and in [Appendix D](#). These renderings can be compared to Figures 8 & 10 which present the current views of the existing structure from similar vantages. Loss of sightlines from civic numbers 809 & 819 Veteran's Road will be limited considering their orientation and

height relative to the existing structure at 45 East White Hills Rd. The impact on sightlines from civic number 819 Veteran's Road will be limited to the south-east building face, whose windows are limited in size and number, as seen in Figure 1. Loss of sightlines at civic address 809 Veteran's Rd will be limited to the east half of the south building face shown in Figure 2.



Figure 8 – Existing Structure Looking South-East



Figure 9 – 3D Rendering Looking South-East



Figure 10 – Existing Structure Looking South-West



Figure 11 – 3D Rendering Looking South-West

### Shadow Analysis

A shadow study of the proposed building was generated to identify impacts of shadowing on neighbouring properties. Shadowing has been identified for three periods of the day at 9:00, 12:00 and 15:00 during summer and winter solstice, and for spring and autumn equinox. Graphical results of the analysis can be seen on

### Size

Site and architectural plans are provided in [Appendix C and D](#), respectively. These drawing present lot location; general site arrangement; typical floor plans; and, building elevations. The building's lowest level will be occupied by a parking garage. The ground level features a lobby, two

drawings A6.1 and A6.2 in [Appendix D](#). Results of the analysis indicate low impact for most periods identified, apart from moderate shadowing during the morning period of spring and autumn equinox, and with heavy shadowing for the morning period of winter solstice.

administrative offices, 9 two-bedroom units and a single one-bedroom unit. Levels two through eight are slated to house 13 two-bedroom units, for a total of 101 dwelling units in the apartment building. Relevant development data regarding building size, height and location is summarized in Table 1.

Table 1 – Development Data – 45 East White Hills Road

| Description             |                | Institution | Proposed |
|-------------------------|----------------|-------------|----------|
| Lot Area (min)          | m <sup>2</sup> | 900         | 5483     |
| Floor Area (Level 1)    | m <sup>2</sup> | -           | 1300     |
| Floor Area (Levels 2-8) | m <sup>2</sup> | -           | 1430     |
| Net Floor Area          | m <sup>2</sup> | -           | 11310    |
| Area of Amenity Space   | m <sup>2</sup> | -           | 1460     |
| Gross Floor Area        | -              | -           | 9850     |
| Floor Area Ratio (max)  | -              | 2.00        | 1.8      |
| Lot Frontage (min)      | m              | 30          | 103      |
| Lot Coverage (max)      | %              | 50          | 24       |
| Number of Units         | -              | -           | 101      |
| Building Height (max)   | Storeys        | 10          | 8        |
| Building Height         | m              | -           | 28.45    |
| Building Line           | m              | 6           | 28       |
| South Side Yards (min)  | m              | 6           | 6        |
| North Side Yards (min)  | m              | 6           | 18       |
| Rear Yard (min)         | m              | 6           | 6        |
| Landscaping (min)       | %              | 20          | 25       |
| No of Parking Spaces    | -              | 101         | 102      |
| Accessible Parking (6%) | -              | 6           | 6        |

## B. Elevation & Building Materials

Building elevations are attached in [Appendix D](#) of this report. The proposed building is envisioned as one linear form with small reliefs/recess along the front façade to break up the linear mass of the building. Several exterior material options are combined to bring visual interest to the overall linear form of the building.

Durable and low maintenance exterior building materials have been chosen to minimize overall maintenance schedules and increase the usable life of the building. The main exterior material proposed is red or brown face brick, which was chosen to emulate the existing brick character of the mid-rise apartments to the north-west of the

site as well as the nearby Eastern Health Long-Term Care Pleasantville Towers. The objective was to use a material that would fit within the character and look of the existing neighbourhood, but at the same time present a contemporary aesthetic to the building. To break up the mass of the brick, strips of light grey composite metal panel is used in between the punched windows to “lighten” the overall mass of the building on the site. The punched windows and entrances are black anodized aluminum systems with double glazed glass units, which closely complement the brick facade. The height of the entrance canopy and overhangs is set at a human scale to create a more residential feel for the inhabitants.

## C. Exterior Equipment and Lighting

Consideration has been given to the placement of exterior lighting and equipment to minimize disruption to the neighbouring residential and recreational spaces. Potential sources of light and noise pollution have been identified below, along with steps to mitigate potential impacts on the surrounding environment

### Mechanical Equipment

The building's HVAC systems will be housed on the rooftop, thereby eliminating potential sources of light and noise pollution, and visual obstructions.

### Electrical Transformer

An exterior pad mounted electrical transformer will be required for the building's electrical systems. This piece of equipment will occupy an area of approximately 2x2 m<sup>2</sup> as shown on drawing C2 in [Appendix C](#). Screening of the pad and transformer will be achieved through fencing and landscaping.

### Exterior Lighting

Exterior lighting will be mounted to the building's façade to provide a soft and subtle level of illumination to highlight the buildings architectural features. Lighting at the main entrance, emergency exists and to



the parking garage will be recessed under canopies and designed to provide a safe level of illumination. The parking lot and sidewalk areas will be illuminated by light standards to ensure safety and ease of access to the building, see drawing C2 in [Appendix C](#). All exterior lighting will be designed in a

contemporary residential style and equipped with internal baffles to direct light down and minimize light spillage on to adjacent properties. Pole mounted fixture height will be limited to 4.5 m and controlled by photocells.

## D. Landscaping & Buffering

All surfaces exclusive of the asphalt parking lot, concrete sidewalks and building footprint will be landscaped with topsoil and nursery sod, interspersed with trees, shrubs, flower beds and mulching as per site drawing C4 in [Appendix C](#). Plant species have not yet been finalized but will be chosen to withstand site specific conditions and exposure to salt, snow, ice and wind loads. A

mix of deciduous and coniferous trees will provide organic breaks to hard building lines.

A concrete pad with a fenced enclosure will be located on the north west corner of the property for refuse storage and collection, managed by a reputable waste management contractor. Similarly, a fenced enclosure will be provided for screening of the concrete pad-mounted electrical transformer.

## E. Snow Clearing/Snow Storage

Snow clearing and storage will conform to the City of St. John's by-laws and regulations. Snow clearing operations will be provided by a private contractor, whose efforts will minimize inconveniences to both the

buildings users and neighbourhood residents. Snow storage will be limited to areas of soft landscaping, and excess snow will be trucked off-site, by a private contractor, as necessary.

## F. Municipal Service

Site services will meet the City of St. John's department of planning and engineering policy requirements. Proposed service laterals can be seen on drawing C2 in [Appendix C](#) and will enter the building's utility room on the north side of the building.

Detailed design calculations and storm water modeling, using XPSWMM software, will ensure post-development runoff rates do not exceed existing runoff rates as per the City of St. John's stormwater detention policy. Stormwater detention methods will

include maximizing the area of soft landscaping and incorporating a network of piping and catch-basins with subterranean

detention tanks as required through detail design.

## G. Off-street Parking and Access

Two entrances/exits are provided for pedestrian and vehicular access to the apartment building via East White Hills Road, as per drawings C2 in [Appendix C](#). City of St. John's development regulations indicate parking stall requirements at a rate of one stall per dwelling unit, and thus a total of 101 parking spaces are required for this development. The proposed design allows for 32 below grade parking stalls in the building's lowest level in addition to 70-

exterior grade-level stalls, for a total of 102 parking spaces.

Service NL dictates accessible parking requirements stating 6% of all spaces must be designed per accessible standards, with one in six accessible stalls designed as a van sized parking space. The proposed development allows for a total of five regular size and one van size accessible parking stall.

## H. Traffic

Trip generation rates have been assessed for the proposed development based on the *Institute of Transportation Engineers' Trip Generation* manual. This assessment used the rates associated with land use code LU 220 for apartment buildings which is defined as three or more rental units within a multi-dwelling building. Results of the analysis

indicate a total of 672 daily weekday trips, including 52 trips during the morning peak hours, and 63 trips during the pm peak hours. These values are less than the 100 trips per hour during peak hours which typically constitutes a full traffic study. Results of the analysis are presented below in Table 2.

Table 2 - Trip Generation Rates

| ITE Land Use Code                              | Time Period | Trip Rate (Per Dwelling Unit) | % Trips In | % Trips Out | Total Trips | Trips In | Trips Out |
|--|-------------|-------------------------------|------------|-------------|-------------|----------|-----------|
| <b>101 Apartment Units<br/>ITE Code LU 220</b> | Weekday     | 6.65                          | 50%        | 50%         | 672         | 336      | 336       |
|  | AM Peak     | 0.51                          | 20%        | 80%         | 52          | 10       | 41        |
|  | PM Peak     | 0.62                          | 65%        | 35%         | 63          | 41       | 22        |

## I. Public Transit

Consultation with Metrobus resulted in the addition of a paraplegic accessible concrete pad for a future bus-shelter, located adjacent to the sidewalk on East White Hills

Rd, see drawing C2 in [Appendix C](#). Metrobus did not otherwise have any comments regarding this development.

## J. Construction Time Frame

Following development approval, the proposed build-out is anticipated to be completed within 18 months. Site construction will conform to municipal regulations and all necessary permits will be acquired prior to commencing work. On-site materials will be hoarded so as not to impact

adjacent properties, and management by a reputable construction team will ensure safe and appropriate building practices. Parking for construction personnel will be contained onsite. See drawing D1 in [Appendix E](#) for a schematic showing the contractor's laydown and parking areas.

## Conclusion

The proposed development by PAI Holdings has been assessed based on the Land Use Assessment Report terms of reference as dictated by the City of St. John's. Results of this assessment, for the 101-unit seniors' apartment building at 45 East White Hills Rd, has shown the development to be a net benefit to the community and does not pose a significant impact on the neighbouring properties. This development has been carefully designed to ensure it's fit in the Pleasantville neighbourhood where surrounding land uses include a mix of residential, apartment, recreational and industrial uses. Construction of the proposed senior's apartment building, to replace the deteriorating and vacant structure at this

address, would compliment and add to this already diverse community.

## Appendix A

### Institutional Zone Requirements



## 10.32 INSTITUTIONAL (INST) ZONE

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

### 10.32.1 Permitted Uses

#### Residential:

- (a) Accessory Dwelling Unit
- (b) Seniors' Apartment Building (subject to Section 7.18) **(1995-06-09)**

#### Public:

- (c) Administrative Buildings for Government Offices and Non-profit Organizations
- (d) Adult Day Care Facility (subject to Section 7.2)
- (e) Church
- (f) Clinic
- (g) Commercial School **(1996-03-22)**
- (h) Cultural Center
- (i) Day Care Center (subject to Section 7.6)
- (j) Hospital
- (k) Home for the Aged
- (l) Institution
- (m) Library
- (n) Parish Hall or Center
- (o) Place of Assembly
- (p) Public Use
- (q) Public Utility
- (r) School
- (s) Undertaker's Establishment
- (t) University or other Institution of Higher Learning

#### Recreation:

- (u) Park

### 10.32.2 Discretionary Uses

- (a) Uses complementary to a Seniors' Apartment Building (subject to Section 7.18) **(2007-02-09)**
- (b) Office **(2010-02-12)**
- (c) Private Park **(2007-10-05)**
- (d) Small Scale Wind Turbine **(2012-06-01)**

### 10.32.3 Zone Requirements

The following requirements shall apply to all Permitted Uses except those at Civic Number 9-11 Carew Street where Council shall determine the requirements:

- (a) Lot Area (minimum) 900 square metres
- (b) Lot Frontage (minimum) 30 metres

**INST**

|     |                                   |   |              |
|-----|-----------------------------------|---|--------------|
| (c) | Lot Coverage (maximum)            | 50%   |              |
| (d) | Floor Area Ratio (maximum)        | 1.0, (subject to a Land Use Impact Assessment Report the F.A.R. may be increased to 2.0)  |              |
| (e) | Building Height (maximum)         | 3 storeys (Subject to a Land Use Assessment Report, may be increased to 10 storeys; and for property located at 50 Tiffany Lane ("Tiffany Village")), may be increased to 16 storeys. | (2015-05-15) |
| (f) | Building Line (minimum)           | 6 metres  |              |
| (g) | Side Yards (minimum)              | 1 metre per Storey with a maximum of 6 metres   |              |
| (h) | Side Yards on Flanking Road (min) | 6 metres  |              |
| (i) | Rear Yard (minimum)               | 6 metres  |              |
| (j) | Landscaping of Lot (minimum)      | 20%   | (2010-07-02) |

**INST**

## Appendix B

### City of St. John's LUAR Terms of Reference

**TERMS OF REFERENCE**  
**LAND-USE ASSESSMENT REPORT (LUAR)**  
**APPLICATION TO DEVELOP SEVEN (7) STOREY BUILDING**  
**IN INSTITUTIONAL (INST) ZONE**  
**45 EAST WHITE HILLS ROAD**

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The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

**A. Building Size, Height and Location**

- Identify graphically the location and height of the proposed building.
- Identify how the buildings style and scale fits into the developed area.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
  - Identify the distance of the proposed building to properties lines.
  - Identify the view of the proposed building from properties located at 809 & 819 Veteran's Road.
  - Possible shadowing and loss of privacy on adjacent properties.
  - Information on proposed patios or balconies and exterior lighting.
  - Identify any rooftop structures.

**B. Elevation & Building Materials**

- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

**C. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

**D. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.
- Identify pedestrian connections (both onsite and to New Gower Street and/or Springdale Street) and how they are designed: landscaping, lighting, bicycle parking for retail space, street furniture, etc.

**E. Snowclearing/Snow Storage**

- Identify proposed method of snow clearing and/or location of snow storage area(s) on the site.

**F. Municipal Services**

- Identify points of connection to the City's water and sewer system and the re-routed services across the site in order to accommodate the development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

**G. Off-street Parking and Access**

- Identify the number of parking spaces required for the overall proposal.
- Identify parking area(s), the number of off street (underground) spaces to be provided subject to the current Service NL requirements. Identify vehicular ingress and egress, traffic circulation and any loading areas.

**H. Traffic**

- Provide the anticipated traffic generation rates associated with the proposed development.

**I. Public Transit**

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

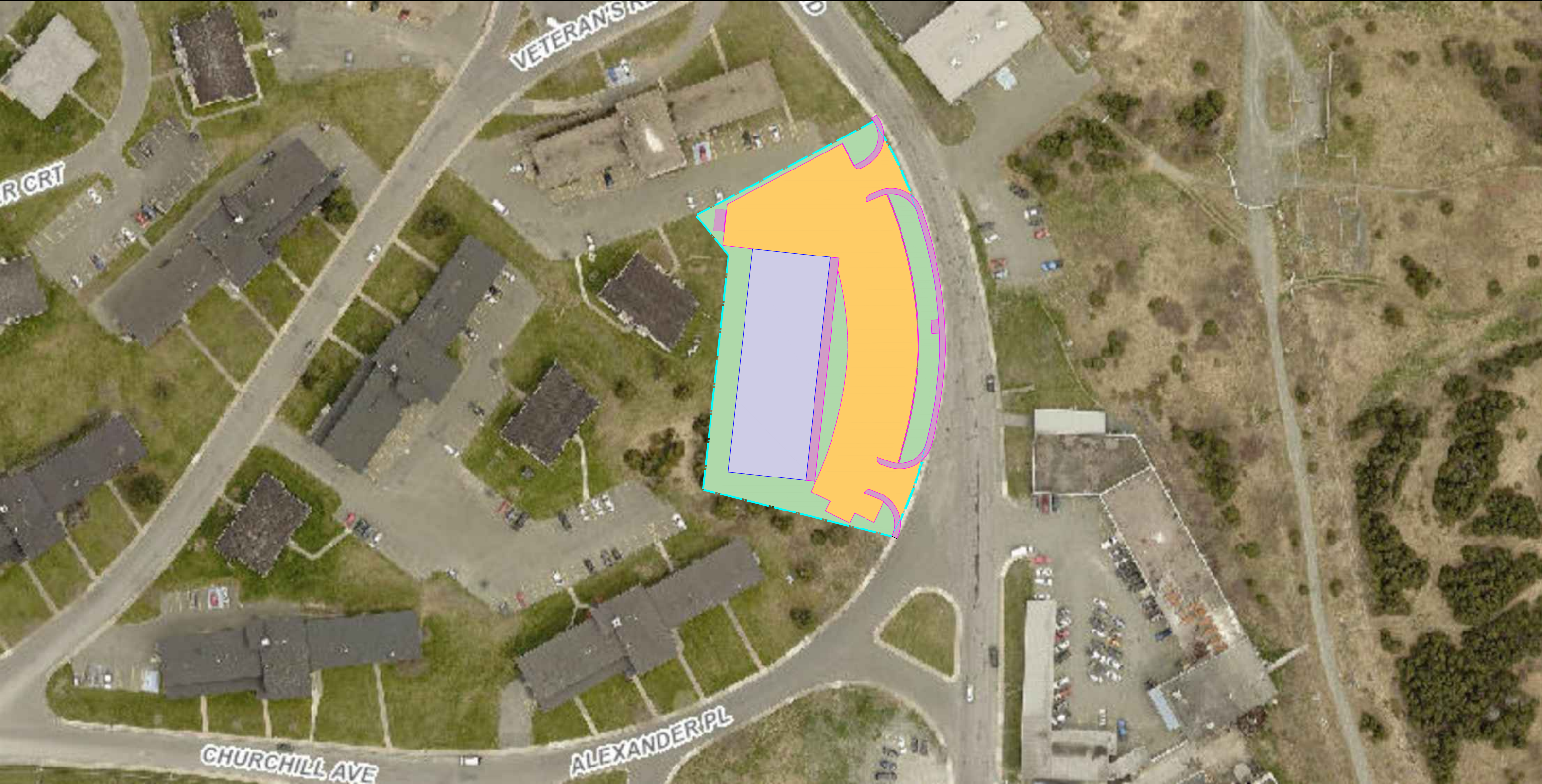
**J. Construction Timeframe**

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

## Appendix C

### Civil Site Plans



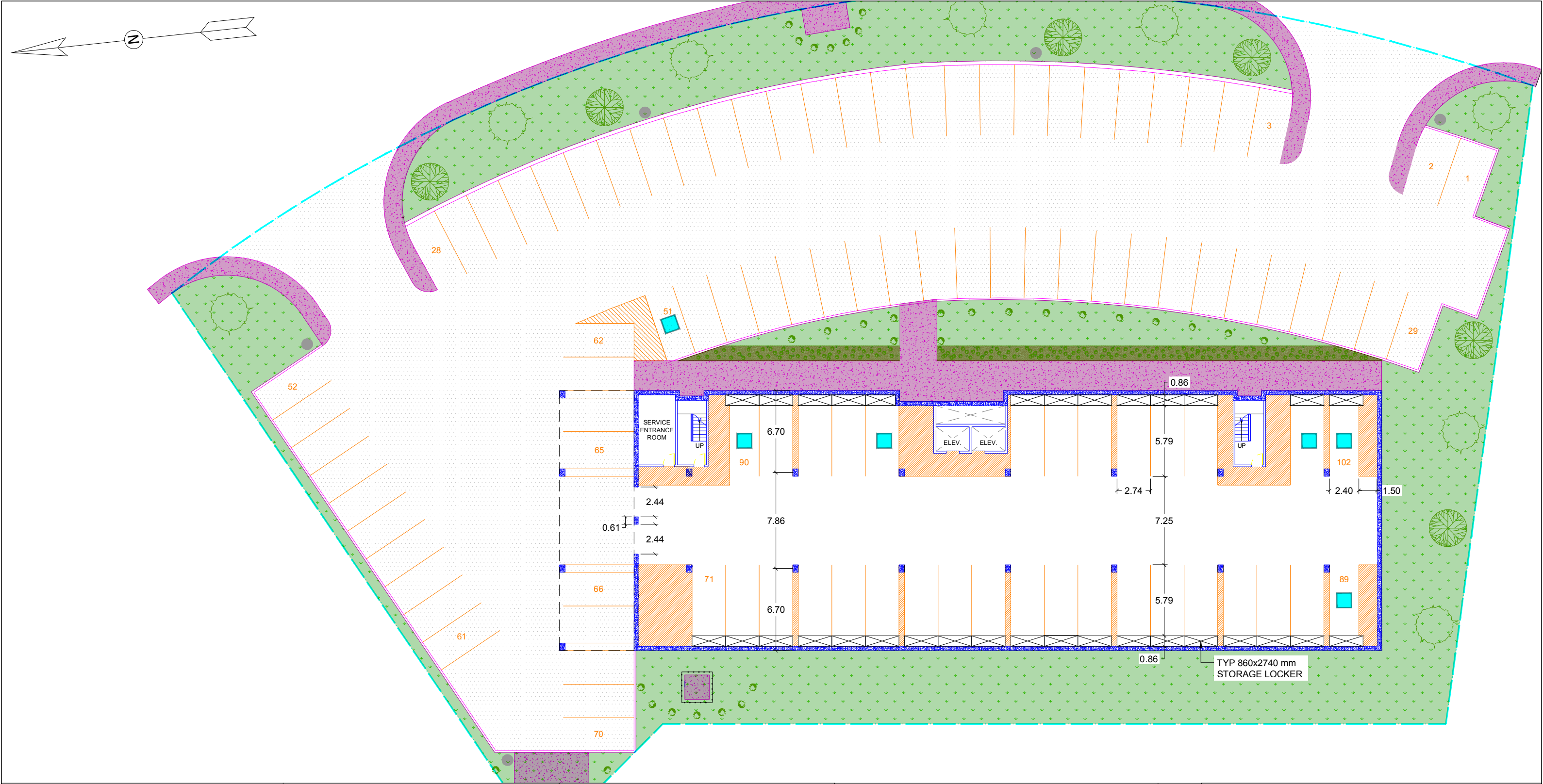


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| <div>1. DRAWN FOR REVIEW PURPOSES ONLY.</div> <div>2. DO NOT SCALE FROM PRINT.</div> <div>3. ALL WORK SHALL BE CARRIED IN ACCORDANCE WITH THE LATEST PROVINCIAL OCCUPATIONAL HEALTH &amp; SAFETY ACT AND REGULATIONS.</div> <div>4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO ENGINEER.</div> <div>5. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS, PROVINCE OF NEWFOUNDLAND &amp; LABRADOR STANDARDS AND SPECIFICATIONS AND THE NATIONAL BUILDING CODE OF CANADA.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO PERFORM WORK.</div> <div>7. ALL WORKS WITHIN MUNICIPAL RIGHT-OF-WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.</div> |                    |       |                  |      |                       |               | <div>C1Location Map</div> <div>SCALE 1:1000</div> |
|   |                    |       |                  |      |                       |               |   |
|   |                    |       |                  |      |                       |               | CONSULTANT:                                       |
|   |                    |       |                  |      |                       |               | CARRICK ENGINEERING INC.                          |
|   |                    |       |                  |      |                       |               | PO BOX 4029, PEARLGATE POST OFFICE                |
|   |                    |       |                  |      |                       |               | MOUNT PEARL, NL.                                  |
|   |                    |       |                  |      |                       |               | A1N0A1  |
|   |                    |       |                  |      |                       |               | TEL. (709) 691-0260                               |
|   |                    |       |                  |      |                       |               | JOB NAME/CLIENT:                                  |
|   |                    |       | T.O.R.           | A    | ISSUED FOR DISCUSSION | July 18, 2019 | 45 EAST WHITE HILLS RD                            |
|   |                    |       | DRAWN BY:        | REV: | DESCRIPTION:          | REV DATE:     | ST. JOHN'S, NL                                    |
|   |                    |       |                  |      |                       |               | PROPOSED SENIORS' APARTMENT                       |

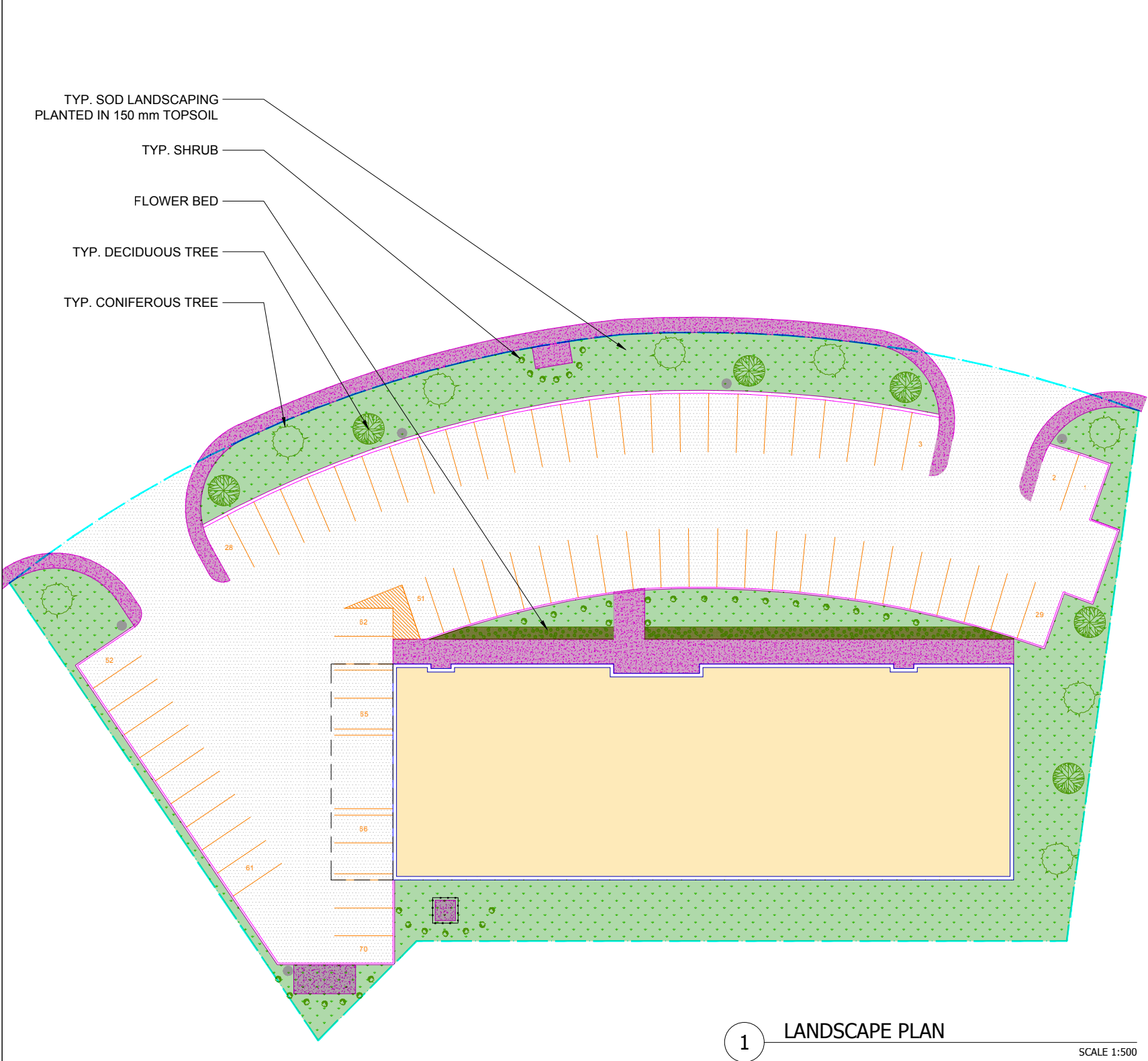






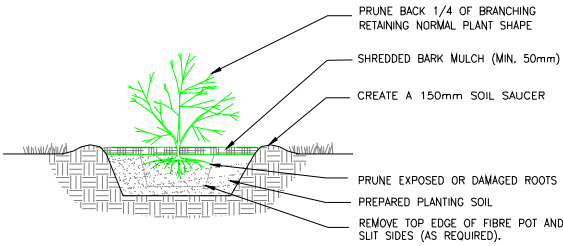
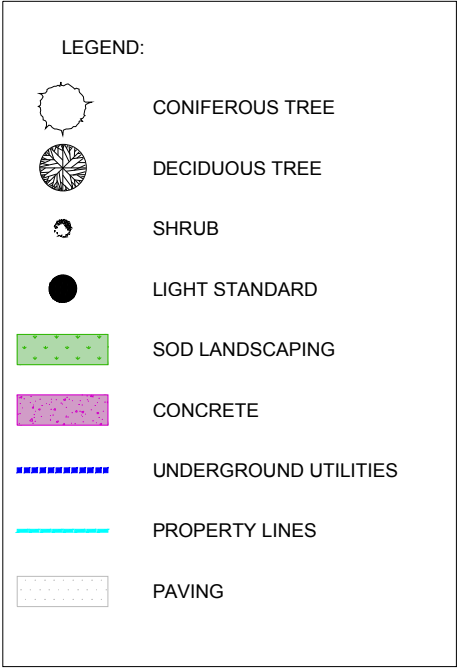


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|   |                    |       |                  |      |                       | CONSULTANT:  |
|   |                    |       |                  |      |                       | CARRICK ENGINEERING INC.                                     |
|   |                    |       |                  |      |                       | PO BOX 4029, PEARLGATE POST OFFICE                           |
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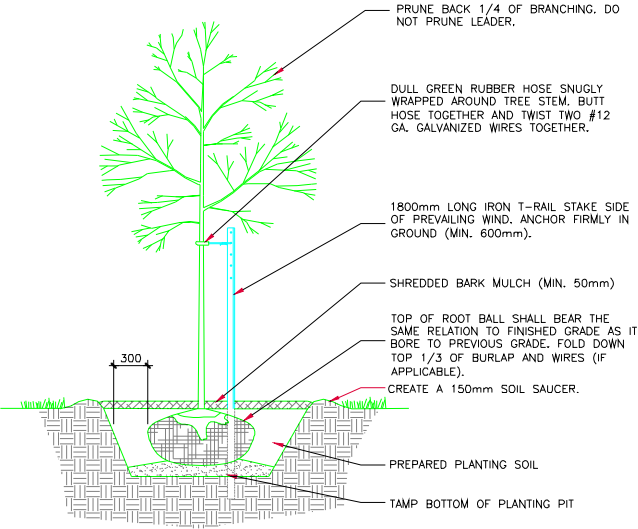
1 LANDSCAPE PLAN

SCALE 1:500



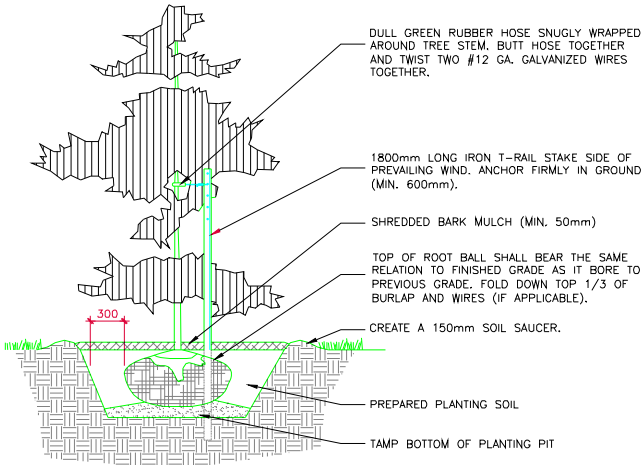
3 SHRUB PLANTING DETAIL

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2 DECIDUOUS TREE PLANTING DETAIL

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4 CONIFEROUS TREE PLANTING DETAIL

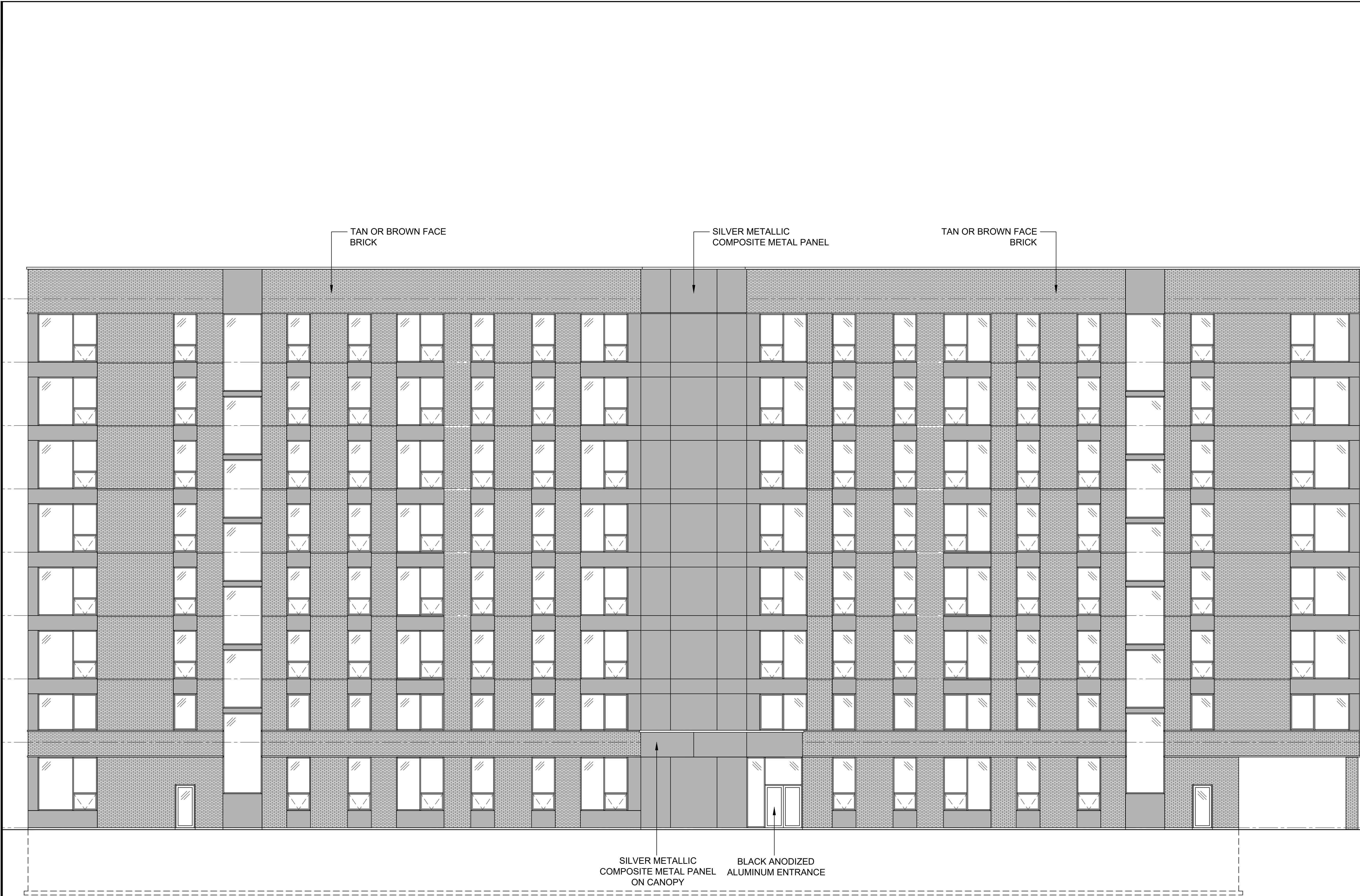
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|   |  |                    |  |       |  |                  |   | CONSULTANT:   |  |  |   |
|   |  |                    |  |       |  |                  |   | CARRICK ENGINEERING INC.<br>PO BOX 4029, PEARLGATE POST OFFICE<br>MOUNT PEARL, NL.<br>A1N0A1<br>TEL. (709) 691-0260 |  |  |   |
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## Appendix D

### Architectural Plans





PROPOSED FRONT ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)

1  
A-4.1

ARCHITECTURAL CONSULTANT

collective  
ARCHITECTURE + DESIGN

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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| DRAWN    | K.N. | CHECKED  | K.N. |
| DESIGNED | K.N. | APPROVED | K.N. |

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2018-12

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REVISIONS

DRAWING NOMENCLATURE

Detail/Section No. → 3  
A-1 ← Dwg. No. 3  
Where detailed

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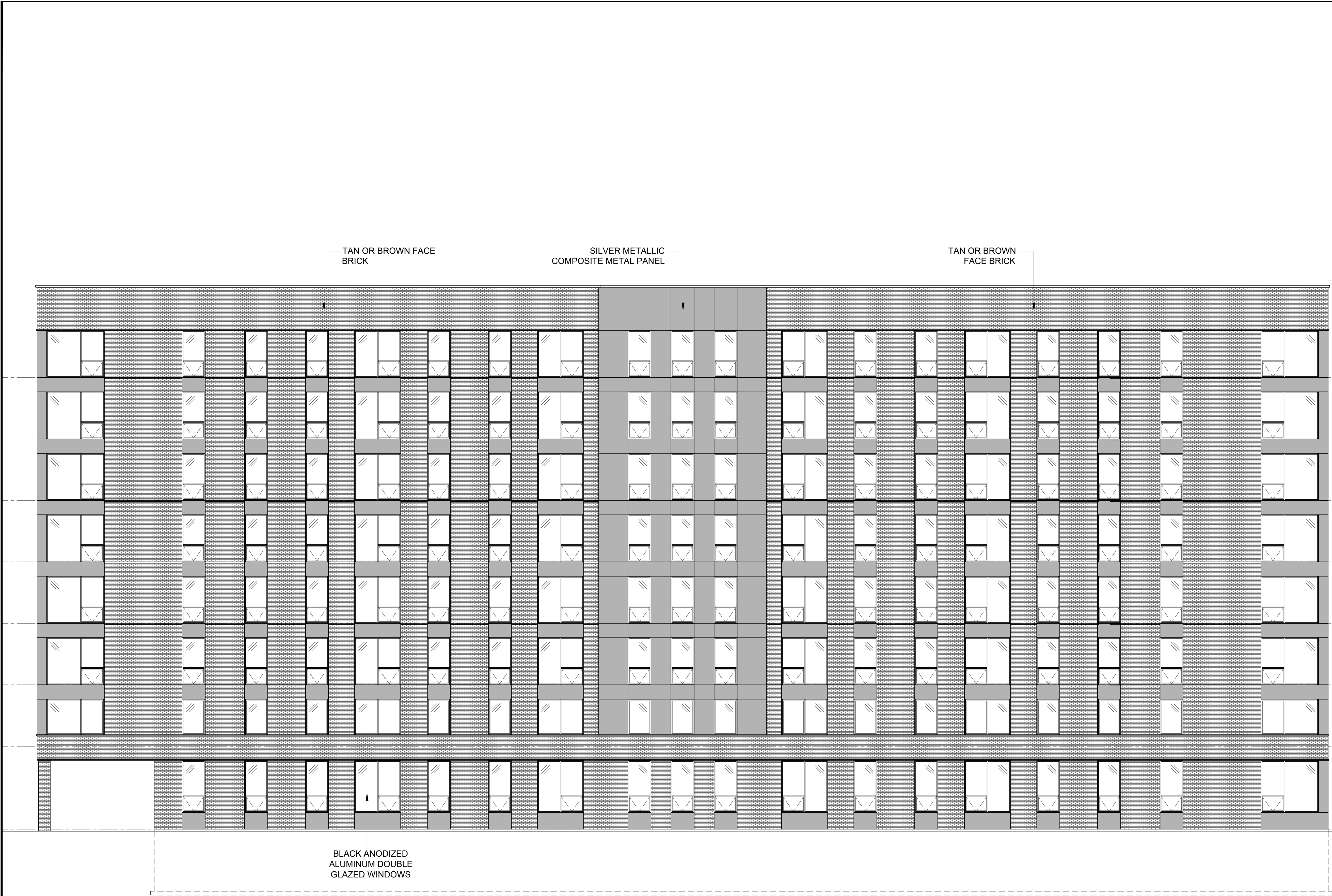
45 EAST WHITE HILLS  
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

PROPOSED FRONT  
ELEVATION

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| SCALE        | SHEET NUMBER |
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| REVISION NO. |              |



PROPOSED BACK ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)

1  
A-4.2

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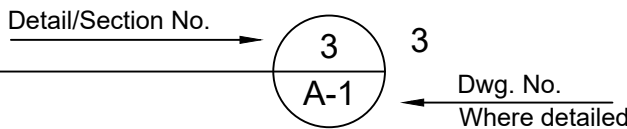
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DRAWING NOMENCLATURE



PROJECT TITLE

45 EAST WHITE HILLS  
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

PROPOSED BACK  
ELEVATION

SCALE SHEET NUMBER

DATE

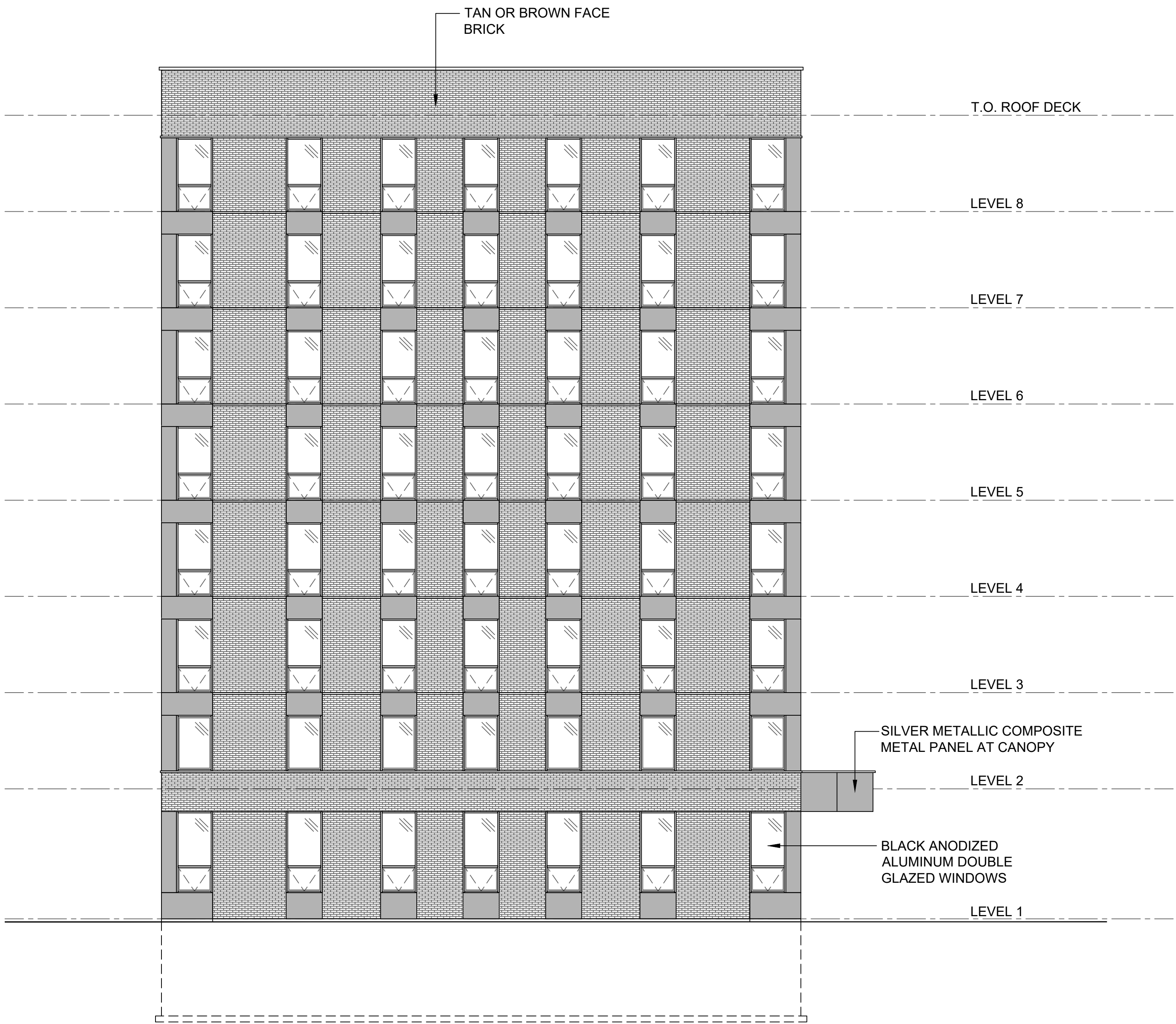
REVISION NO.

A-4.2



PROPOSED SIDE ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)



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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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2018-12

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Detail/Section No. → 3  
← A-1 ← Dwg. No. 3  
Where detailed

PROJECT TITLE

45 EAST WHITE HILLS  
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

PROPOSED SIDE  
ELEVATION

SCALE SHEET NUMBER

DATE

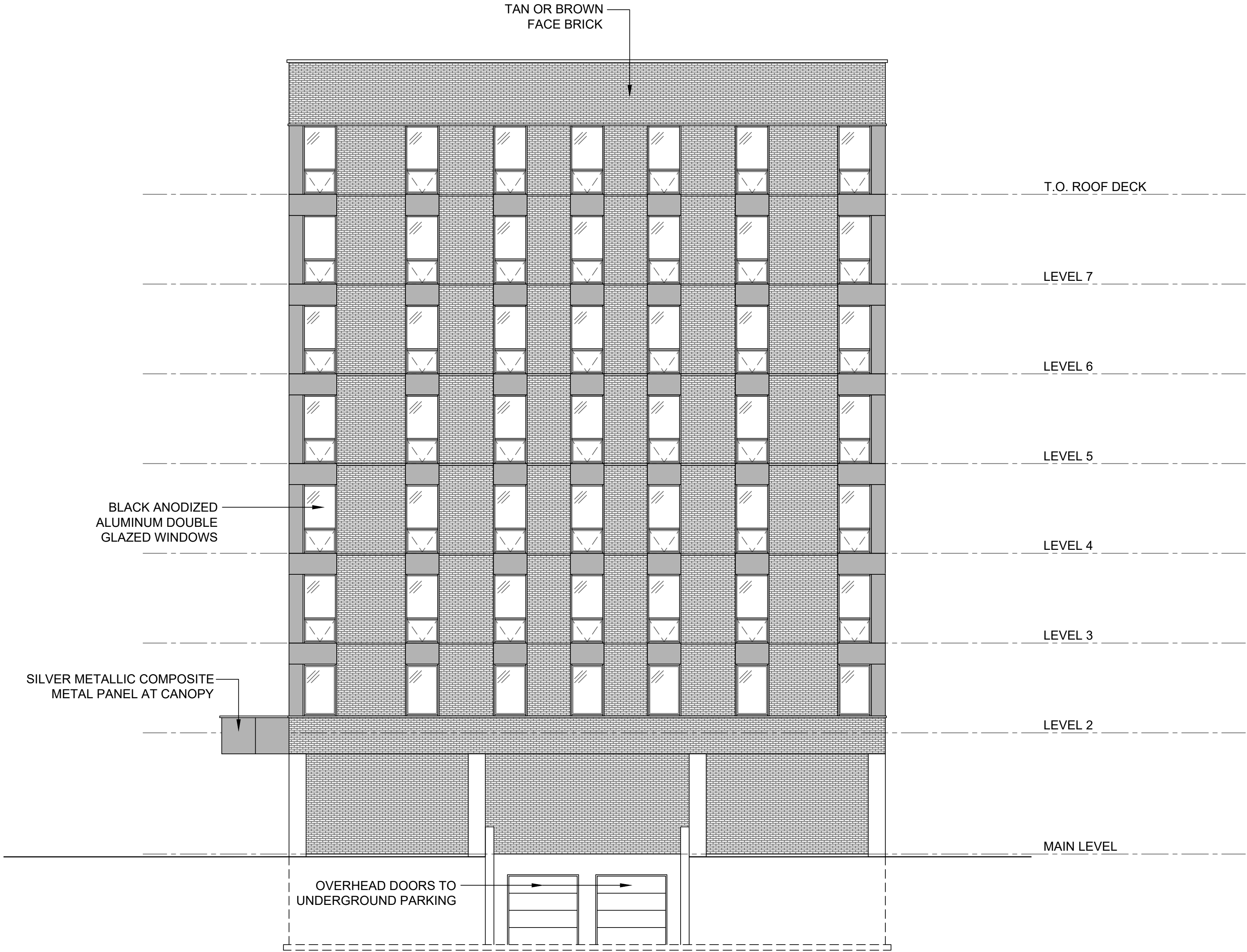
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PROPOSED SIDE ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)



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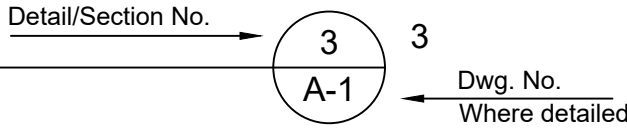
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REVISIONS

DRAWING NOMENCLATURE



PROJECT TITLE

**45 EAST WHITE HILLS  
ROAD APARTMENTS**

ST. JOHN'S, NL

DRAWING TITLE

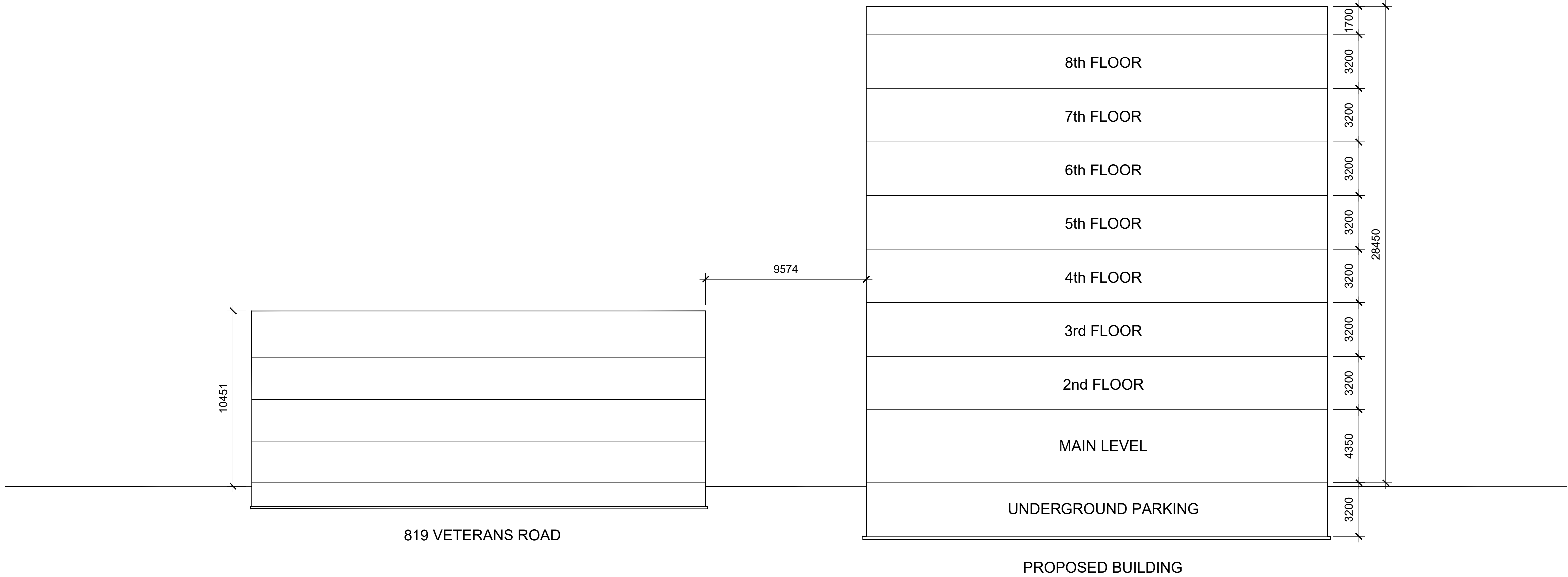
**PROPOSED SIDE  
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PROPOSED BUILDING SECTION

SCALE 1:150 (1: 300 WHEN PRINTED ON A 11" X 17" SHEET)



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ARCHITECTURE + DESIGN

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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REVISIONS

DRAWING NOMENCLATURE

Detail/Section No. → **3** **3** ← Dwg. No.  
A-1 Where detailed

PROJECT TITLE

**45 EAST WHITE HILLS  
ROAD APARTMENTS**

ST. JOHN'S, NL

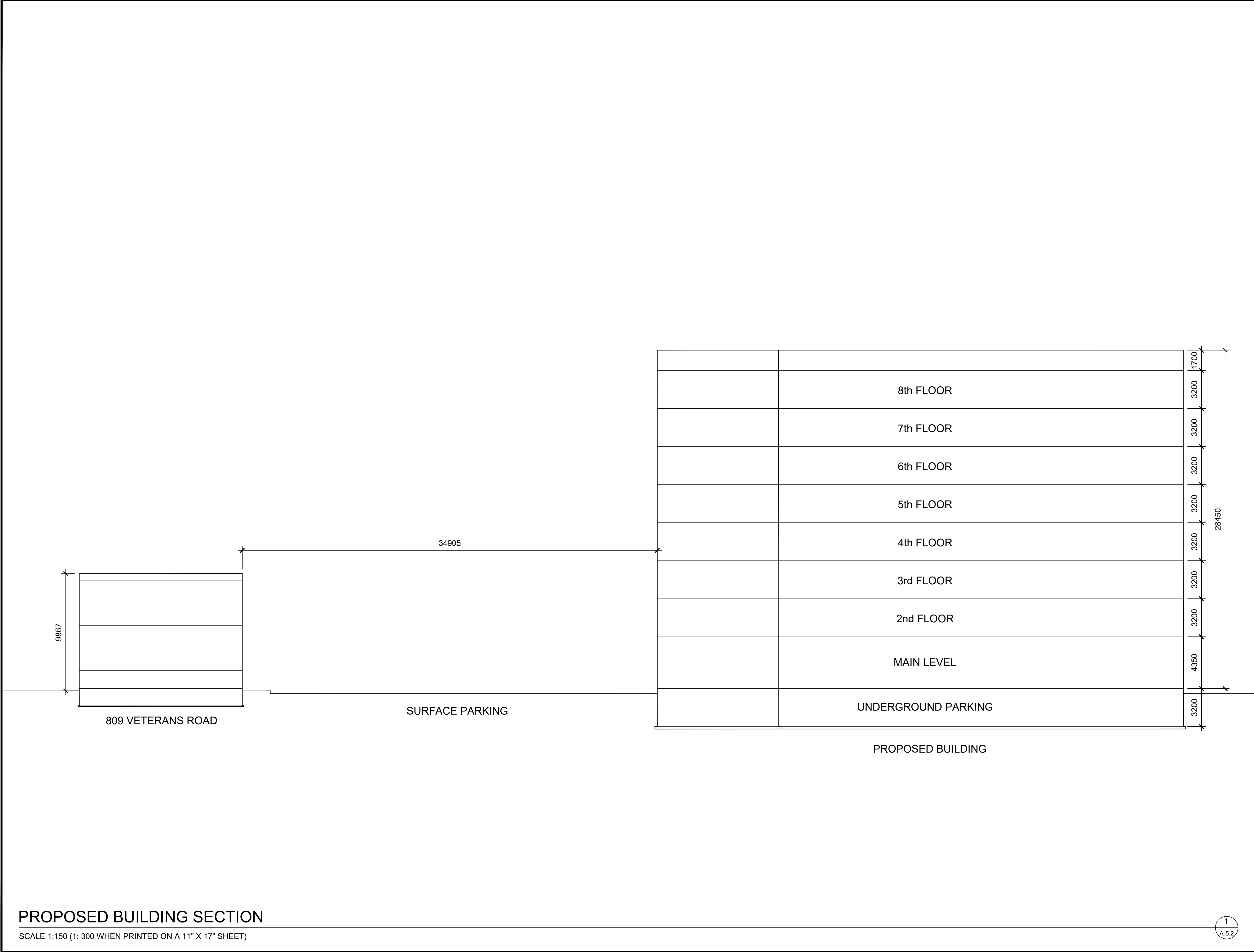
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**BUILDING HEIGHTS**

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PROPOSED BUILDING SECTION

SCALE 1:150 (1: 300 WHEN PRINTED ON A 11" X 17" SHEET)

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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**2018-12**

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Detail/Section No.

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Dwg. No.  
Where detailed

PROJECT TITLE

**45 EAST WHITE HILLS ROAD APARTMENTS**

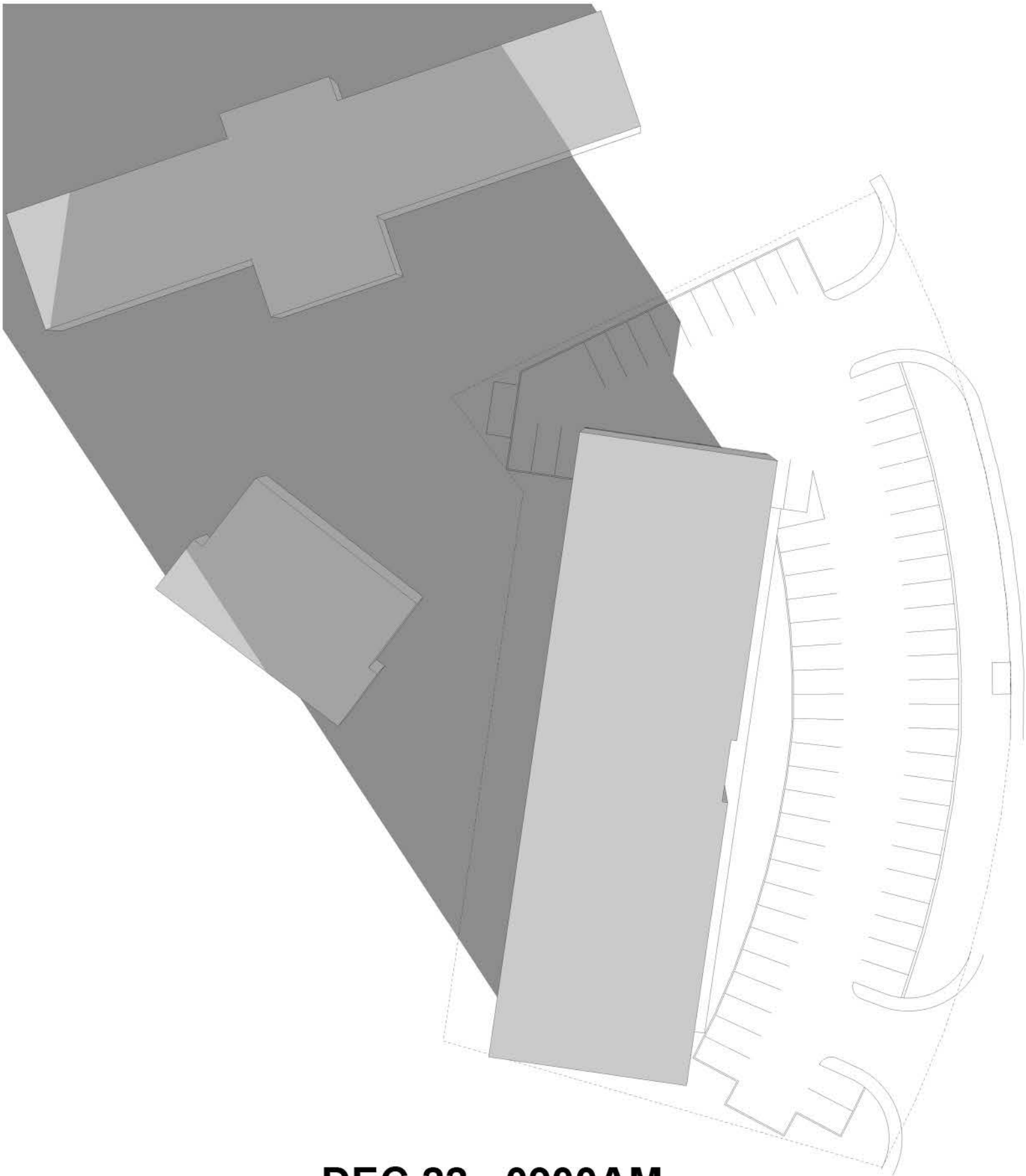
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DRAWING TITLE

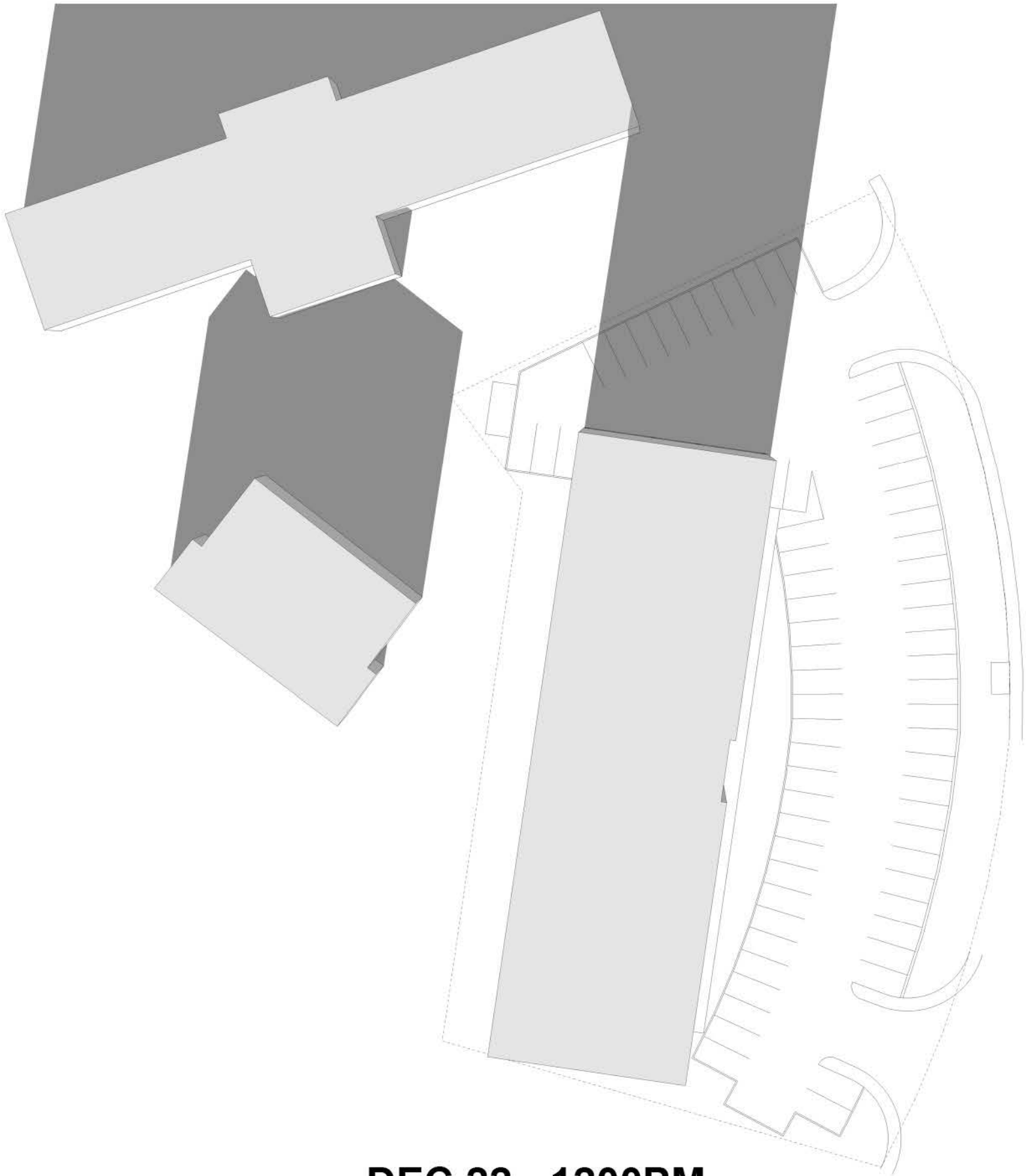
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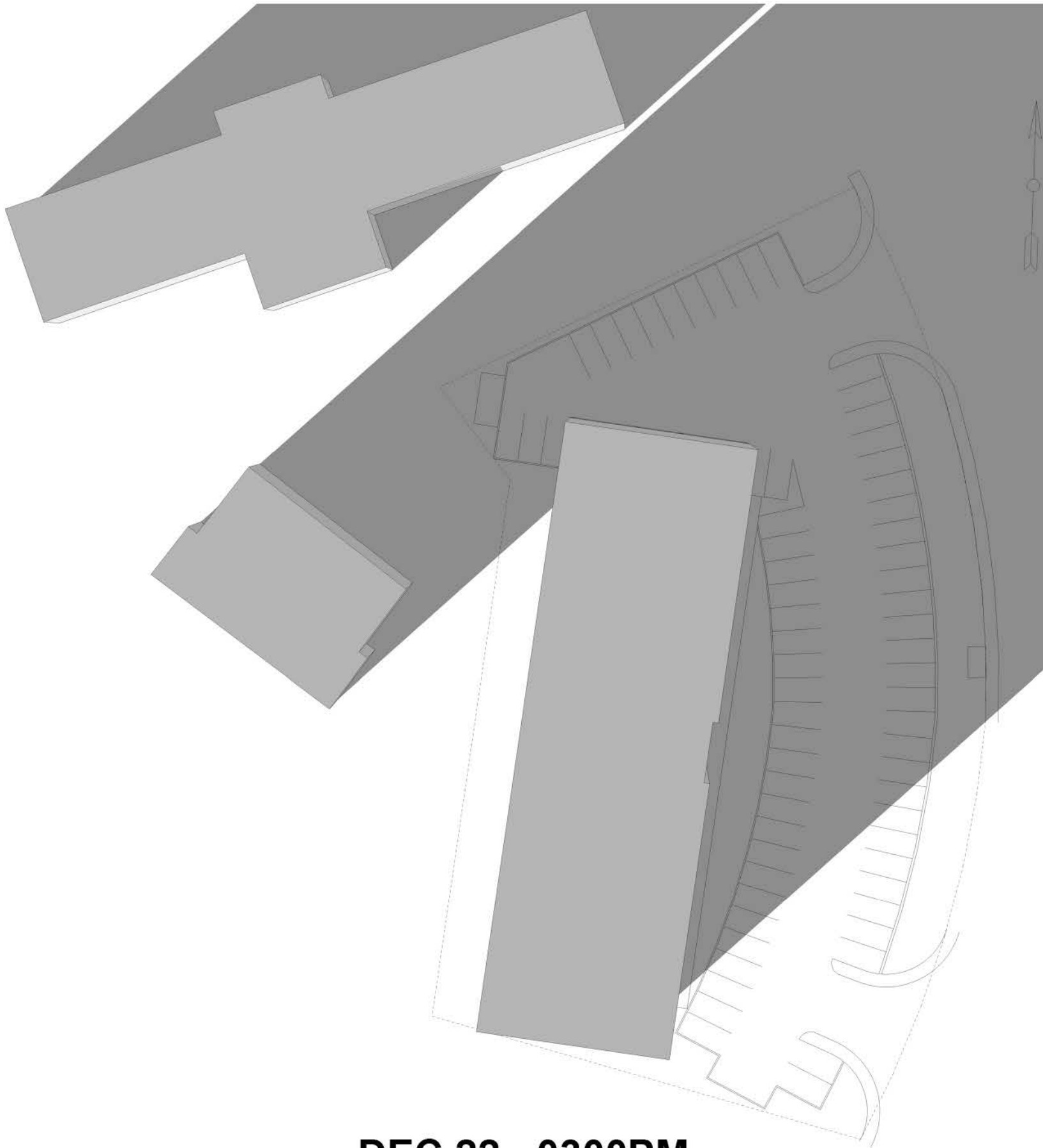
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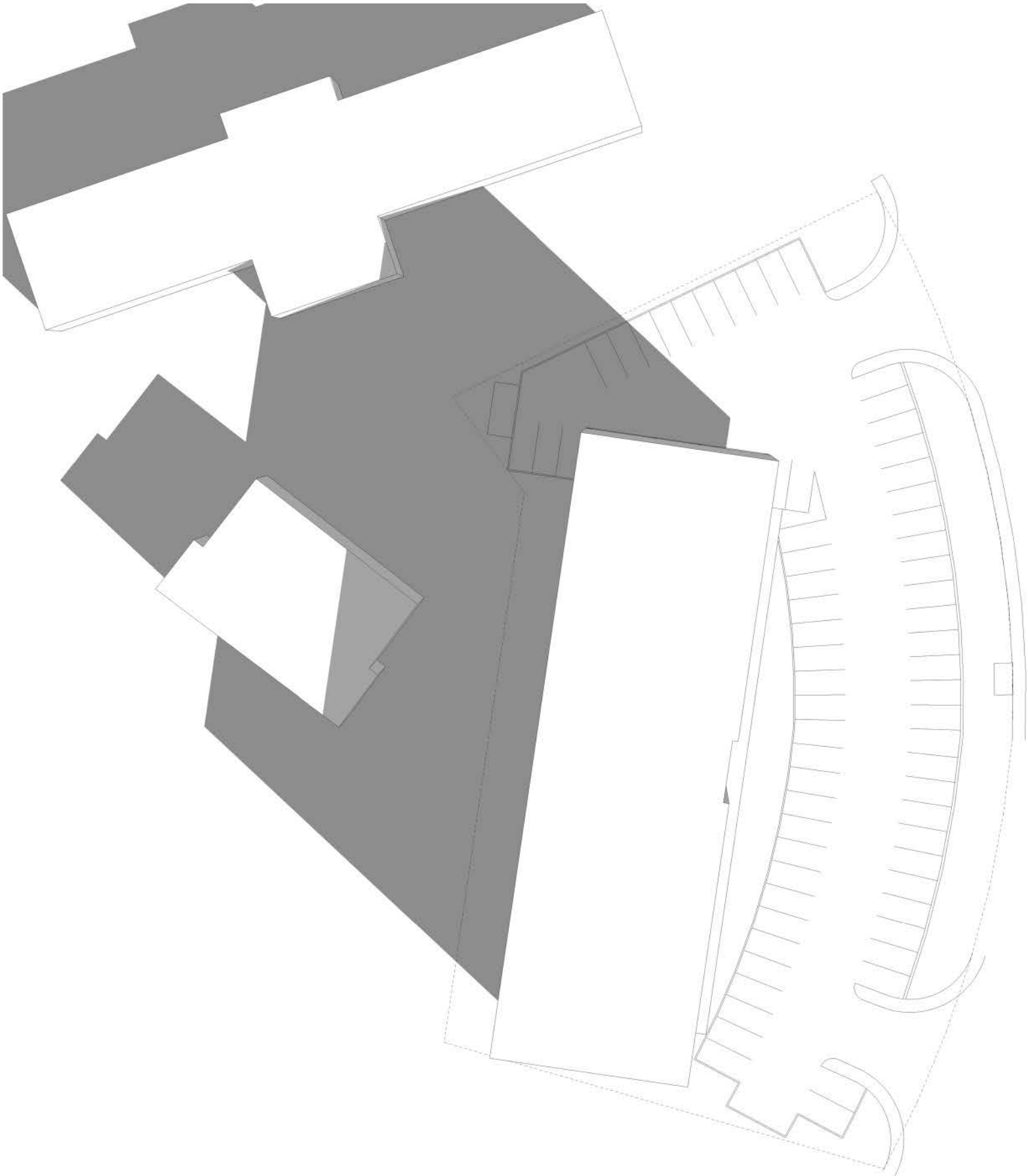
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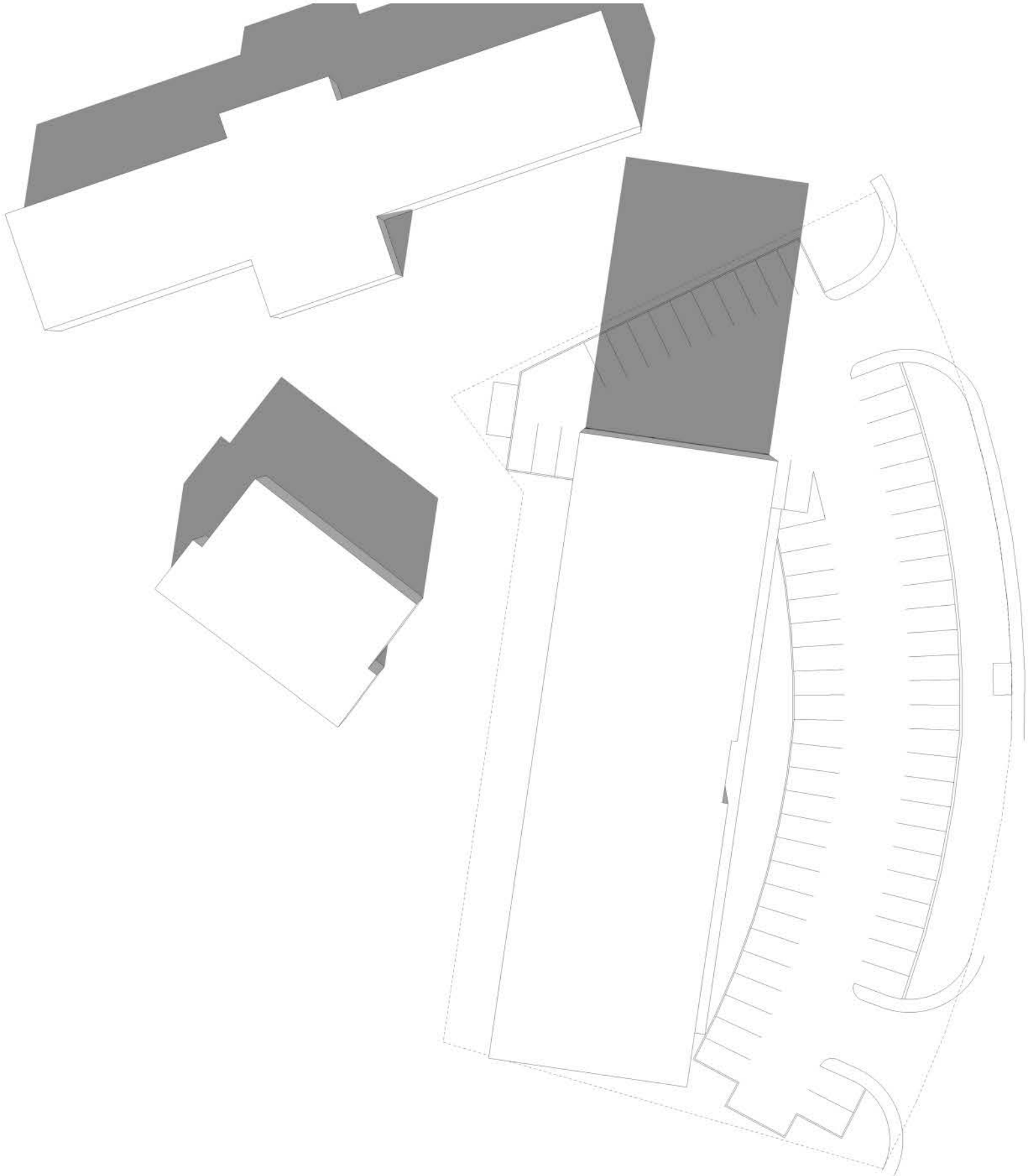
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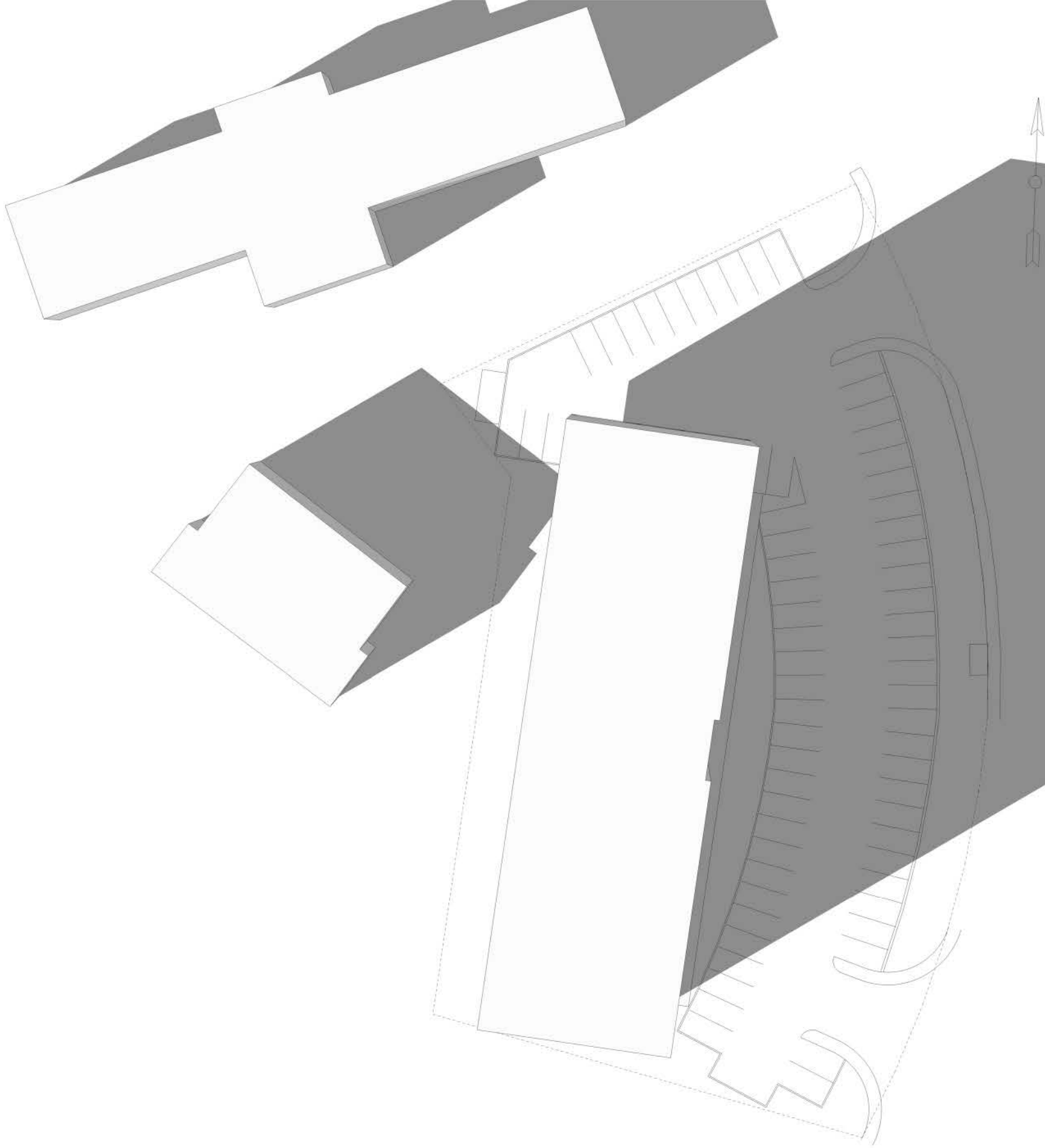
DEC 22 - 0300PM



MARCH 20 - 0900AM



MARCH 20 - 1200PM



MARCH 20 - 0300PM

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REVISIONS

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Detail/Section No.

3  
A-1

3  
Dwg. No.  
Where detailed

PROJECT TITLE

45 EAST WHITE HILLS  
ROAD APARTMENTS

ST. JOHN'S, NL

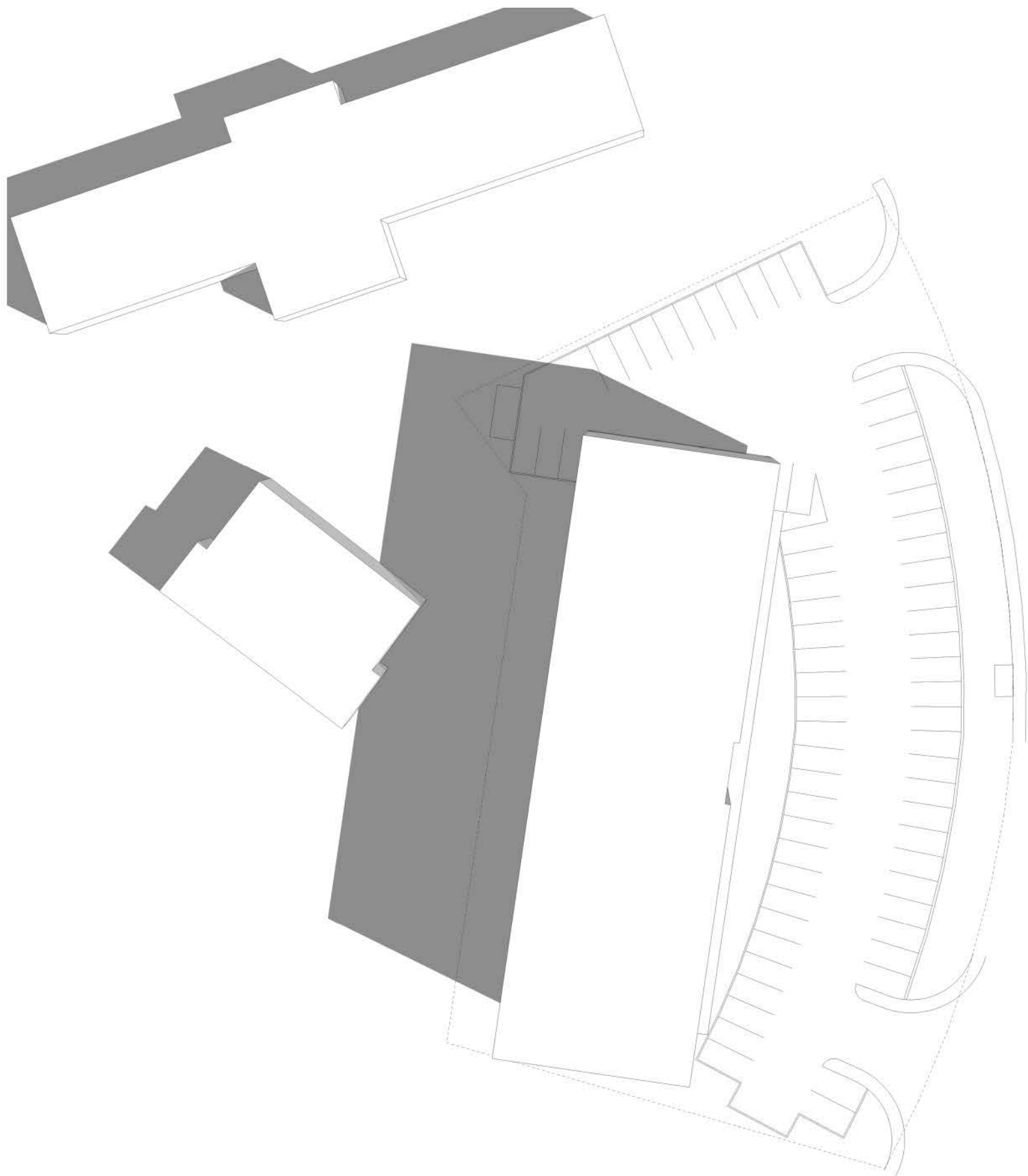
DRAWING TITLE

SHADOW STUDIES

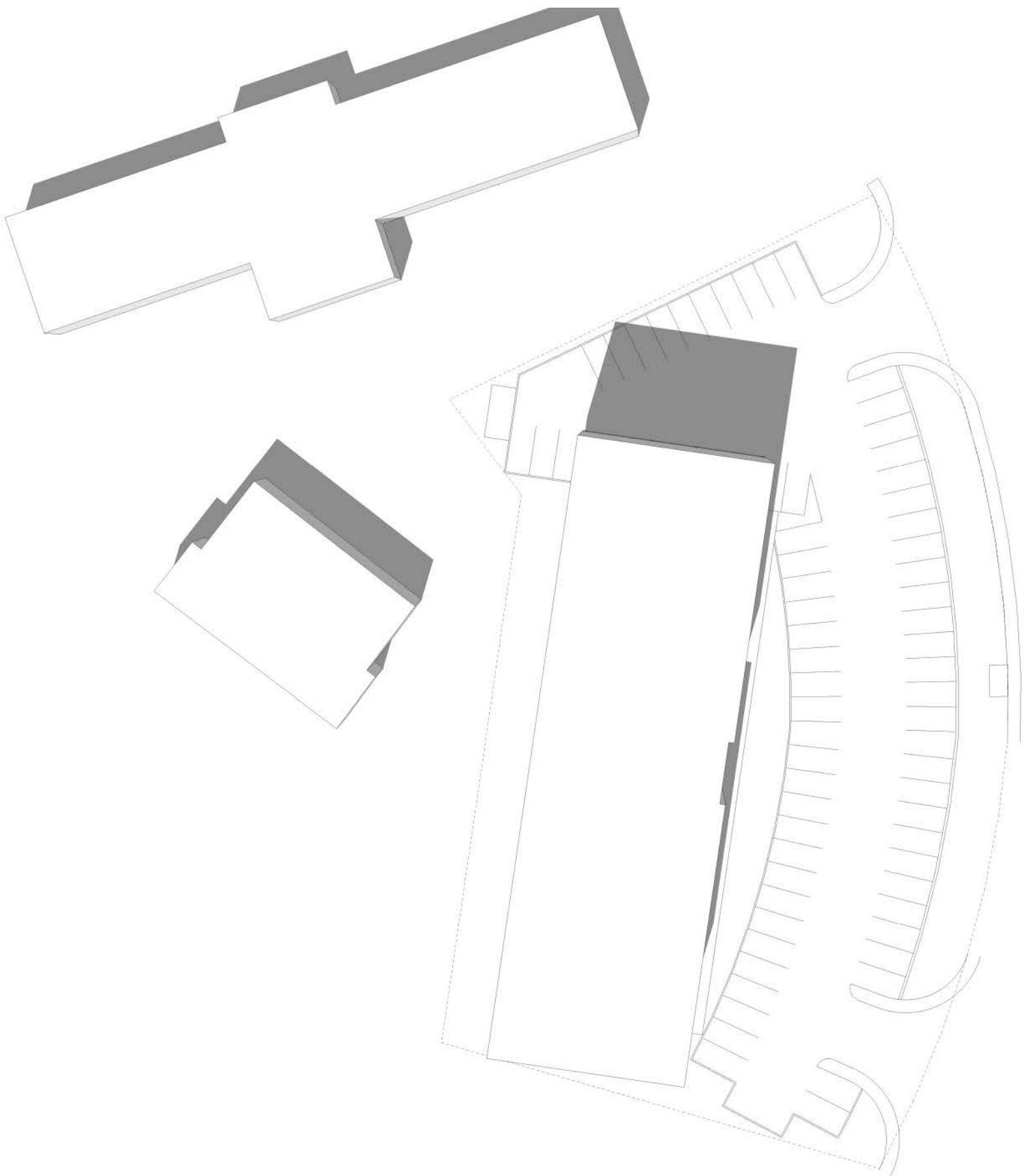
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A-6.1

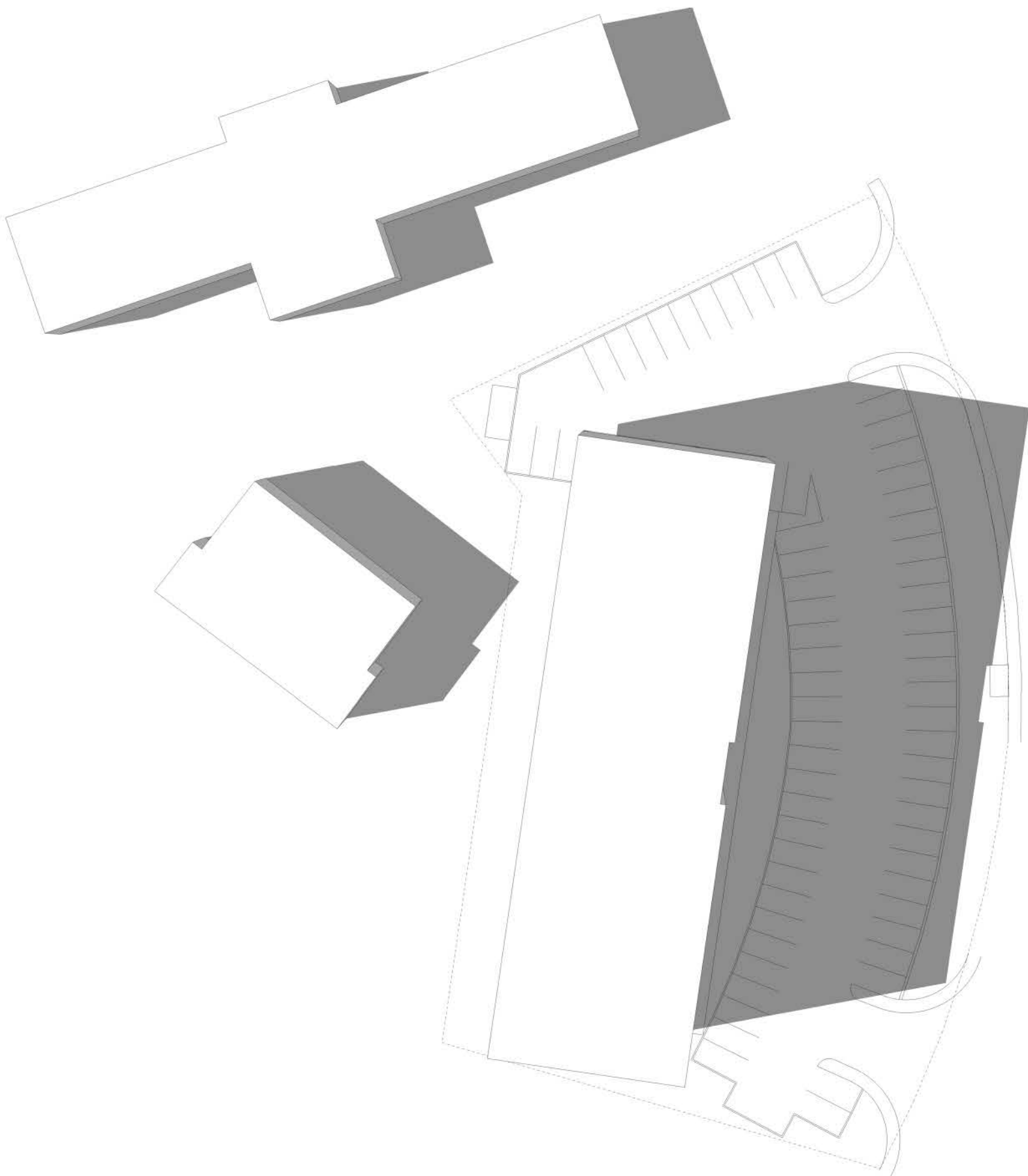




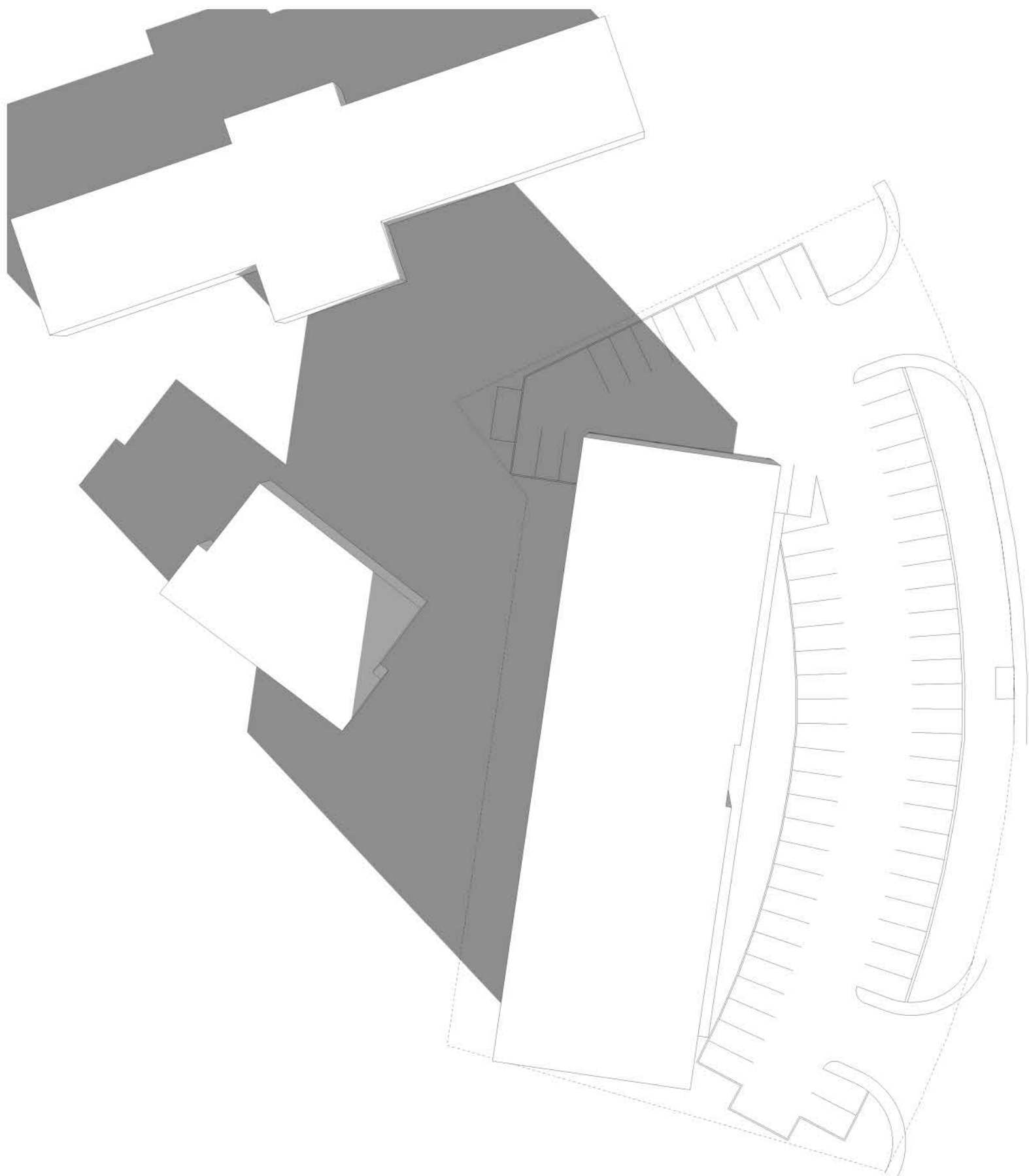
JUNE 21 - 0900AM



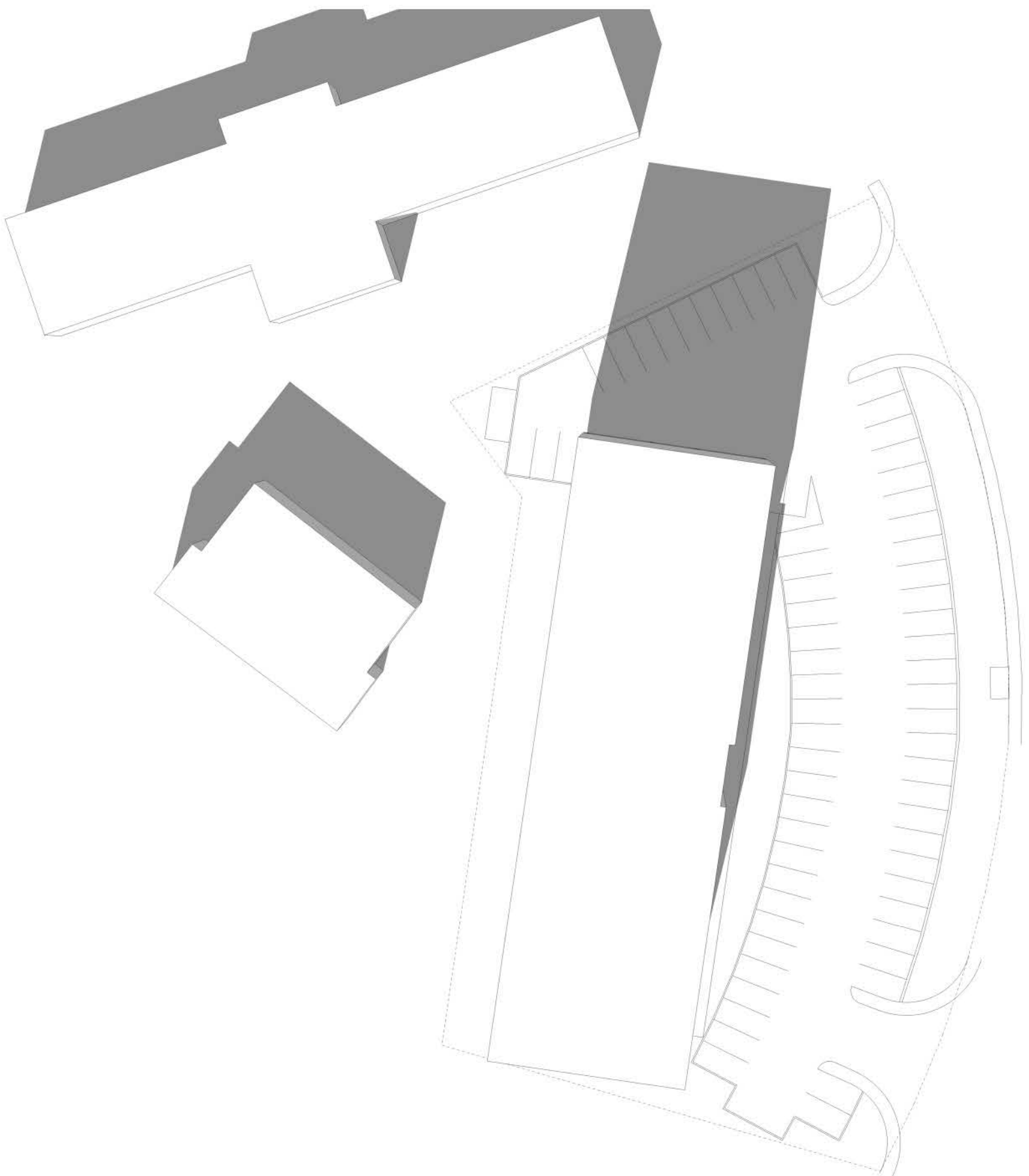
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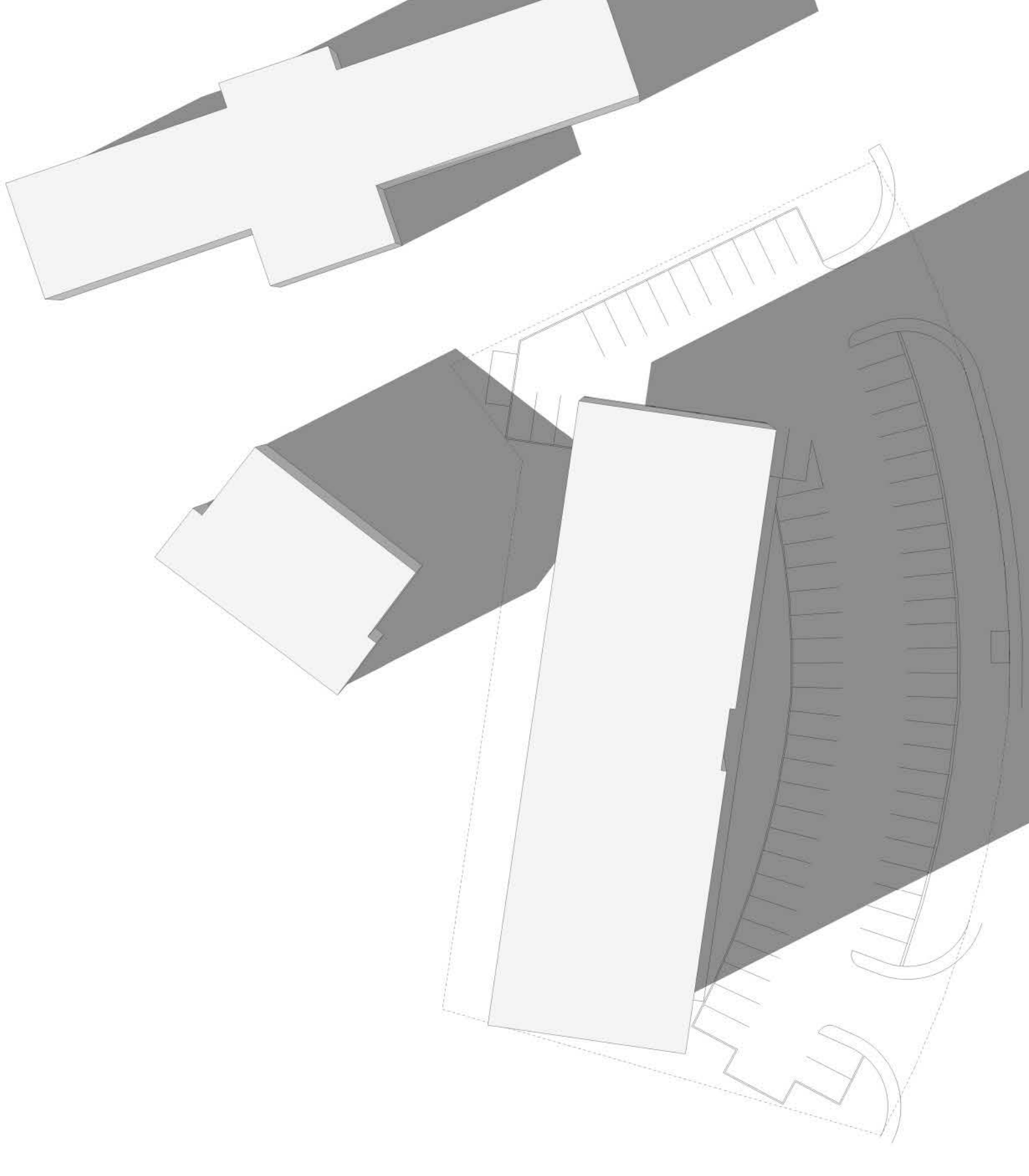
JUNE 21 - 0300PM



SEPT 23 - 0900AM



SEPT 23 - 1200PM



SEPT 23 - 0300PM

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DRAWING NOMENCLATURE

Detail/Section No.

3  
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3  
Dwg. No.  
Where detailed

PROJECT TITLE

45 EAST WHITE HILLS  
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

SHADOW STUDIES

|              |              |
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| SCALE        | SHEET NUMBER |
| DATE         | A-6.2        |
| REVISION NO. |              |





A10

3D RENDERING - FRONT VIEW LOOKING WEST

NTS

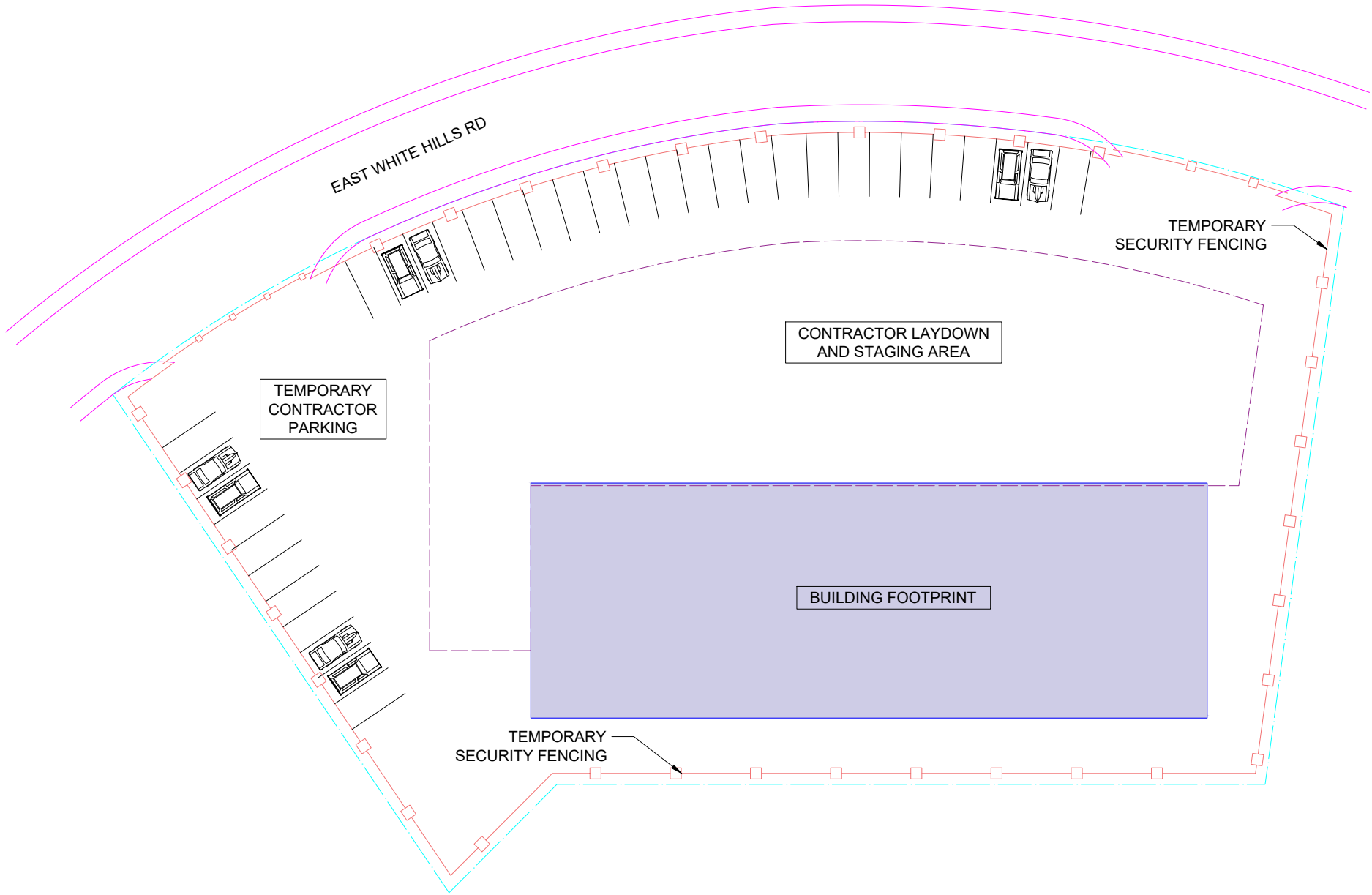
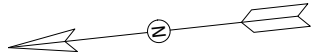






## Appendix E

### Contractor Laydown



| GENERAL NOTES   | PERMIT TO PRACTICE | STAMP | REVISION STATUS: |      |                 |               | DRAWING TITLE:  |
|---|--------------------|-------|------------------|------|-----------------|---------------|---|
| <div>1. DRAWN FOR REVIEW PURPOSES ONLY.</div> <div>2. DO NOT SCALE FROM PRINT.</div> <div>3. ALL WORK SHALL BE CARRIED IN ACCORDANCE WITH THE LATEST PROVINCIAL OCCUPATIONAL HEALTH &amp; SAFETY ACT AND REGULATIONS.</div> <div>4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO ENGINEER.</div> <div>5. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS, PROVINCE OF NEWFOUNDLAND &amp; LABRADOR STANDARDS AND SPECIFICATIONS AND THE NATIONAL BUILDING CODE OF CANADA.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO PERFORM WORK.</div> <div>7. ALL WORKS WITHIN MUNICIPAL RIGHT-OF-WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.</div> |                    |       |                  |      |                 |               | <div>C10C10 CONTRACTOR LAYDOWN</div> <div>SCALE 1:500</div> |
|   |                    |       |                  |      |                 |               |   |
|   |                    |       |                  |      |                 |               |   |
|   |                    |       |                  |      |                 |               | CONSULTANT:   |
|   |                    |       |                  |      |                 |               | CARRICK ENGINEERING INC.                                    |
|   |                    |       |                  |      |                 |               | PO BOX 4029, PEARLGATE POST OFFICE                          |
|   |                    |       |                  |      |                 |               | MOUNT PEARL, NL.  |
|   |                    |       |                  |      |                 |               | A1N0A1  |
|   |                    |       |                  |      |                 |               | TEL. (709) 691-0260   |
|   |                    |       |                  |      |                 |               | JOB NAME/CLIENT:  |
|   |                    |       |                  |      |                 |               | 45 EAST WHITE HILLS RD                                      |
|   |                    |       | T.O.R.           | A    | ISSUED FOR LUAR | July 18, 2019 | ST. JOHN'S, NL  |
|   |                    |       | DRAWN BY:        | REV: | DESCRIPTION:    | REV DATE:     | PROPOSED SENIORS' APARTMENT                                 |



**TERMS OF REFERENCE  
LAND-USE ASSESSMENT REPORT (LUAR)  
APPLICATION TO DEVELOP SEVEN (7) STOREY BUILDING  
IN INSTITUTIONAL (INST) ZONE  
45 EAST WHITE HILLS ROAD**

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The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

**A. Building Size, Height and Location**

- Identify graphically the location and height of the proposed building.
- Identify how the buildings style and scale fits into the developed area.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
  - Identify the distance of the proposed building to properties lines.
  - Identify the view of the proposed building from properties located at 809 & 819 Veteran's Road.
  - Possible shadowing and loss of privacy on adjacent properties.
  - Information on proposed patios or balconies and exterior lighting.
  - Identify any rooftop structures.

**B. Elevation & Building Materials**

- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

**C. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

**D. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.

- Identify pedestrian connections (both onsite and East White Hills Road) and how they are designed: landscaping, lighting, bicycle parking for retail space, street furniture, etc.

**E. Snowclearing/Snow Storage**

- Identify proposed method of snow clearing and/or location of snow storage area(s) on the site.

**F. Municipal Services**

- Identify points of connection to the City's water and sewer system and the re-routed services across the site in order to accommodate the development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

**G. Off-street Parking and Access**

- Identify the number of parking spaces required for the overall proposal.
- Identify parking area(s), the number of off street (underground) spaces to be provided subject to the current Service NL requirements. Identify vehicular ingress and egress, traffic circulation and any loading areas.

**H. Traffic**

- Provide the anticipated traffic generation rates associated with the proposed development.

**I. Public Transit**

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

**J. Construction Timeframe**

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

**Public Meeting – 45 East White Hills Road  
Wednesday, October 30, 2019  
Foran Greene Room – 4<sup>th</sup> Floor, City Hall**

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**Present:**     **City of St. John's**  
Marie Ryan, Facilitator  
Gerard Doran, Development Supervisor  
Ken O'Brien, Chief Municipal Planner  
Hope Jamieson, Councillor – Ward 2  
Shanna Fitzgerald, Legislative Assistant

**Proponents**

Gerard Meaney and Tavish Russell of Carrick Engineering  
and Kelvin Nyathi of Collective Architecture + Design Inc.  
representing the proponent, P.A.I. Holdings

There were approximately 13 people in attendance, 5 of whom were area residents.

|                           |
|---------------------------|
| <b>PURPOSE OF MEETING</b> |
|---------------------------|

- To consider an application to construct an eight storey seniors' apartment building at 45 East White Hills Road consisting of 72 units (***later revised to 101 units***) in the Institutional (INST) Zone which exceeds the maximum allowable height for the zone. Section 10.32.3(e) of the St. John's Development Regulations states that Council, subject to a Land Use Assessment Report (LUAR), may increase the height to 10 storeys.

|   |
|---|
| <b>CALL TO ORDER AND BACKGROUND PRESENTATIONS</b> |
|---|

Marie Ryan, Chairperson and Facilitator for tonight's meeting, called the meeting to order at 7:00 pm and outlined the process to ensue. The comments expressed tonight will be provided to Council. Any written submissions received prior to referral of this report to Council will be appended to this report and all personal information included on any submissions will be redacted as per ATIPP legislation.

The Chair invited staff from the City's Planning, Engineering & Regulatory Services Department to outline the planning review process for the proposed development, followed by comments from the developer and feedback from the residents in attendance.

Architectural renderings of the proposed development were displayed during the meeting. The applicant has applied to construct an eight storey seniors' apartment building consisting of 101 units in the Institutional (INST) Zone where seniors' apartment

buildings are permitted uses. The permitted use for height is 3 stories. Section 10.32.3(e) of the St. John's Development Regulations states that Council, subject to a Land Use Assessment Report (LUAR), may increase the height to 10 storeys. Council previously allowed a 10 storey building on Tiffany Lane in the Tiffany Village Development within an Institutional Zone. The proposed building is a 8 storey seniors' apartment building. When questioned if the building will be allowed to be rented to anyone other than seniors, staff noted that the City does not have a definition for a senior and the City has no jurisdiction in that area. The Developer can best respond to questions about the residents that will live in the building.

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

The application conforms to the yard requirements of the INST Zone; however, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject to Council's requirement of a LUAR. Staff recommended that a Terms of Reference be sent to Council for the development. The terms of reference were prepared by staff and approved by Council. At the request of the City of St. John's planning staff and Council, a LUAR was prepared to identify potential impacts of the proposed development on adjoining lands. The Land Use Assessment Report has been prepared by the applicant and is available on the City's Website for public review.

The design is an eight storey, 101 unit building with 104 parking spaces. The parking plan as submitted has been reviewed by engineering. The zone requirement (landscape) has been reviewed. Development of this land would require the demolition of an existing and vacant structure, pending approval for development and issuance of all necessary permits. The site plan has been approved in principal by the City's engineering division and the Development requirements have been met for that parcel of land. The item for discussion at this meeting is the height of the building. The engineering review of the development is 90% complete. The submission has been reviewed and that development can fit with the existing infrastructure.

### **Presentation by Developer:**

Gerard Meaney introduced himself and Tavish Russell of Carrick Engineering and stated they were representing the proponent, P.A.I. Holdings. He noted that Kelvin Nyathi of Collective Architecture + Design Inc. was also in attendance to speak on the architecture of the site.

Gerard Meaney of Carrick Engineering presented the following points:

- 8 storey building proposed with 101 units and is being referred to as a seniors' apartment with an intended demographic of 55+ age group.
- Located at 45 White Hills Road – current site of Department of Wildlife Division which will be removed for the new development.

Tavish Russell of Carrick Engineering spoke on the following 3 items:

- Proposed Building Location – The proposed eight-storey 101-unit apartment building is in the City's east end, in the Pleasantville neighbourhood, approximately 300 m north of Quidi Vidi Lake. Notable landmarks in the area are Techniplex, Country Ribbon, and apartment buildings in the area. There is existing vacant structure on site which would be demolished.
- Building Site and Zoning Requirements – The building was designed to conform with City development regulations and exceeds some requirements such as setbacks, offset landscape buffers, and parking requirements. It is zoned as institutional and is proposed to build up to 8 stories. Adjacent zones nearby include low-density apartment buildings, institutional facilities and commercial industrial operations and large open space for recreation.
- Parking and Traffic – Design of site plan include 73 outdoor parking spaces with an additional 31 below grade parking garage for a total of 104. The parking requirements outlined by the city is 101 so they have met and exceeded the requirement. Traffic generation in the area was considered with no adverse impacts. The analysis predicted 52 peak hour morning commutes and 63 peak hour evening commutes. Metro bus have been consulted and have allowed provisions for an accessible concrete pad for a future bus shelter.

Kelvin Nyathi of Collective Architecture + Design Inc. spoke about the architectural design of the building. He noted the following:

- Underground parking includes 31 stalls and at the back of these units are storage units.
- Elevator core and stairs on either side and service room in the underground level.
- Main floor has 10 units: One unit is 1-bedroom and the other nine are 2-bedroom units.
- There is a Lobby/Lounge in center of building and an elevator core which goes from the underground to the 8th floor. There are also support offices on the main floor.
- The second to eighth levels consist of thirteen units per floor on seven of those levels. There is a 1-bedroom unit on the main floor.

- The 2-bedroom, 2 bath units are 900 sq feet. They considered the needs of a 55+ demographic and implemented universal design principals that included wider hallways and accessible showers, grab bars and an overall open concept to consider mobility.
- The 1-bedroom unit on the main floor is 645 sq feet - 1-bedroom, 1 bath.
- The outside of the development consists of a linear rectangle form.
- The façade is brick and the recesses are composite metal finish.
- The brick has punched windows made of aluminum.
- The brick inspiration is taken from the long-term care facility and the RCMP building as well as some of the other mid-rise apartment buildings within the neighborhood.
- The overall impact of height and shadowing on other buildings was discussed and it was noted that the buildings affected are Buildings 819 and 809. The heaviest shadowing will occur the morning of December 22 and possibly the surrounding days.

Marie Ryan invited those who wanted to speak to line up at center microphone. Of the five area residents who attended the meeting, three spoke against the proposed development.

The following is a summary of comments that represent the people who spoke and opposed the development at the meeting. It is noted that the majority of those opposed to the proposed development live near the subject property.

- Concern of the age of the sewer system.
- The location is inappropriate.
- Application doesn't fit the zoning laws.
- Seniors will not want to live in the 8th floor.
- No balconies included in design. 3-4 storeys with balconies and nice windows would be preferred.
- 7 buildings in same common lot.
- Lighting is an issue in the area.
- Construction will affect the health of seniors for the next 2 years (especially those with respiratory issues).
- Building height and impact re: sunlight / shadowing.
- Safe removal of asbestos from the existing structure.
- City of St. John's doesn't have a proper definition of senior. A legal definition for category of a senior should be determined before this is approved.

- Information sent out to residents said 72 units instead of 101 units and people may have shown up if it they were aware of the fact it was 101 units.
- Traffic flow is an on-going concern. White Hills Road has become a busy through-way, it's noisy, and it's a common occurrence to see motorists exceeding the 50km speed limit.
- Garbage collection. The current pick up arrangement is private. Additionally, there is no blue bag pick up.
- The tall structure will lessen the direct sunlight residents currently enjoy and will negatively change the wind patterns experienced by adjacent buildings, especially during winter months. (example of a tall building in the area where excessive winds are experienced in and around the structure is the old nurses' residence of the old General Hospital Nursing School on Forest Road - a pedestrian walking Forest Road can be blown off their feet while walking past the nurses residence.)
- Notices were received by building owners and not the residents themselves.
- The private sale of the land should be made public so the owner can be known.
- Pleasantville is a City gem with significant residential investments, and more to come. The residents and neighbourhood should be the priorities. These lands are a rare inner-city public resource so development should be done carefully.
- There is currently an issue with accommodations with mobility issues for seniors. There are no services for people and is not accommodating for people with mobility issues.
- Lack of greenspace is an issue.
- In 10 years, there will be no seniors and no population, and it will remain as a ghetto.
- There should be a comprehensive development plan for the entire area.
- A seniors building needs a social area.
- There will not be a wider community for those seniors to interact with, no mix of different age groups or needed supports, and there will not be any children. The area will end up as an apartment park.
- A resident expressed frustration with the lack of response from the Ward Councillor about development in Pleasantville.

## **CONCLUDING REMARKS**

Ken O'Brien, Chief Municipal Planner, spoke to the definition of a seniors building as an apartment building for older persons. It is not defined as an age because the City has no authority to regulate who can live in a building based on age. In the new development regulations, they will no longer be categorized as seniors apartment buildings and will be referred to as apartment buildings. He referred to a complaint



years ago about condominium on Bonaventure with younger persons living in it and that it was beyond the authority of the City to regulate who lived there. The issue at hand for this meeting was the additional stories in the Institutional Zone.

Gerard Doran, Development Supervisor, stated he will seek clarification on why the notices that were sent out to residents contain different information than the LUAR report and noted that it was not intentional. The information will be provided to Council and the Deputy City Manager.

Facilitator Marie Ryan noted that once the minutes of this meeting are prepared and combined with written submissions, the matter will be referred to Council at a regular meeting within the next month.

#### **ADJOURNMENT**

The meeting adjourned at 7:50 pm.

Marie Ryan  
Chairperson/Facilitator

**Elaine Henley**

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**From:** [REDACTED]  
**Sent:** Tuesday, October 22, 2019 1:31 PM  
**To:** CityClerk  
**Subject:** 8 story Seniors apartment building 45 East White Hills Road

I am writing to oppose the construction of a 10 story Seniors apartment building at 45 East White Hills Road.

I live in this area.

While I think that "affordable" Seniors housing is definitely a need in the St Johns area, a 10 story Behemoth in an area where virtually all the other buildings in the area are 2 to 4 story is not the answer.

It will detract from the beauty of the area as well as set a precedent for future projects.

I'm sure the word affordable wasn't used when describing the proposal for this project either.

Nothing higher than 4 stories is suitable for Pleasantville. All you have to do is look around the area.

72 units will have a significant impact on traffic in this area. There is a limited traffic capacity on that section of the White Hills Road as well.

Please don't approve something for the sake of tax income while ruining the quality of life of residents who currently live in the area.

Ask for a revised plan with a 4 story reduction. This will tie in with the new apartment buildings that have been constructed in Pleasantville in recent years.

Thank you

[REDACTED]

Sent from my iPhone

**Elaine Henley**

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**From:** [REDACTED]  
**Sent:** Thursday, October 10, 2019 6:19 PM  
**To:** CityClerk  
**Subject:** 45 East White Hills Road


Why are you building a 10-story building with seniors in mind?!? Any seniors I know do not want to deal with stairs, so when your electricity goes out, how do they get to/from their units?

Sent from my iPad

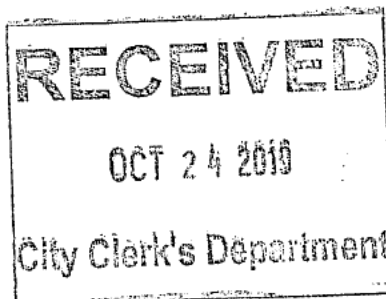
City clerk.  
St Johns NZ.  
PO Box 908,  
St Johns. NZ  
A1B-5M2

Re-45 East White Hills Rd.

Dear Sir / Madam

I have no objections of a 8 or 10 storey  
bldg going on the site of 45 East White Hills Rd. St Johns NZ.  
all I ask is that before the construction team tear down.  
the old Wildlife bldg that the workers or city go in  
& exterminate all the Rats & mice & creatures living there now  
so they don't end up in our bldg  next door or any  
other bldg in the neighborhood. I thank you & best of planning  
with the New Seniors apartment bldg. Hope no one objects  
to it. Great going! Excellent!

P.S. - O H yes! Please remove all the old vehicles in the  
parking lot in <sup>back of</sup> ~~front of~~ bldg of 45 East White Hills Rd.



## Elaine Henley

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**From:** Shanna Fitzgerald  
**Sent:** Wednesday, October 23, 2019 12:19 PM  
**To:** CityClerk  
**Subject:** 45 East White Hills Road Submission

██████████ called reception of the City Clerk's Department and wants to put his comments on record against the development of 45 East White Hills Road and the increase in height to the proposed building:

1. He lives in the area and currently there are 2 apartments in close proximity to the proposed construction and a large number of multi apartment buildings in the area.
2. Concern about the view that they have of Quidi Vidi Lake and Southside Hills and with this new development their view will be affected.
3. White Hills Road is the start/end of the TCH and there is a lot of traffic and there are issues with speeding in that area and there would be increased traffic with a new development. Country Ribbon is down that road and there is already a significant amount of traffic due to that.

### *Shanna Fitzgerald*

Legislative Assistant, Office of the City Clerk  
City of St. John's  
10 New Gower Street  
PO Box 908  
St. John's, NL A1C 5M2  
(709) 576-2241



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## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Thursday, October 24, 2019 11:52 AM  
**To:** CityClerk  
**Subject:** Comments on 45 East White Hills Road

Good morning,

While I unfortunately will not be able to attend the public meeting re: 45 East White Hills Road next Wednesday, I live and work in Pleasantville and would like to provide my comments.

First and foremost, I am overall in favour of this senior's apartment building, and I hope that the new units will provide affordable housing for some of our city's most vulnerable residents.

I do have two concerns that I hope will be addressed. My first concern has to do with the design of the new building. The existing building is old and rundown, and I'm excited at the opportunity for it to be replaced. However, from the LUAR, it appears that the design is going to be dull and lifeless. On page A10, you can see brightly coloured existing buildings around it (yellow, green, blue, pink, red in the distance) and then the building itself is an unattractive tan/brown. Pleasantville is a colourful neighbourhood; one only has to look at the Pleasantville Apartments and Bennett House to see examples of renovations and new builds that add to its character. In its current proposed design, the senior's apartment building does not belong in Pleasantville. Given its height and the prominence it is going to have in the landscape, the building must maintain the colourful character of the neighbourhood.

My second concern is regarding traffic. I have e-mailed city councillors twice about my concerns at the intersection of East White Hills Rd. and Newfoundland Dr. While measures have been taken to improve safety at this intersection in the form of painted lines (which I have expressed my gratitude for), I hope that further consideration will be given to this intersection as this building moves through the approval process.

Sincerely,

[REDACTED]

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Tuesday, October 29, 2019 8:34 AM  
**To:** CityClerk  
**Subject:** 45 East White Hills Rd

To Whom It May Concern:

I have a couple of points to make regarding this proposal. First and foremost, in section D of the LUAR Terms of Reference which is supposed to include a requirement to address pedestrian connections to the property, it appears that an old LUAR Terms of Reference for an earlier project was provided to the developer which references Springdale Street. This is an important new requirement of the LUAR, and pedestrian access has often been poorly done or an afterthought in the past. Whether because of this error, or because of an oversight by the developer, this LUAR (or at least the version available on the City's web site) is incomplete and does not address all of the required elements. On that basis it should be rejected until it has been satisfactorily addressed by the proponent.

Any time we make walking a more convenient option, we are reducing car trips, which means reduced green house gas emissions, reduced traffic, and better health for the population. If we continue to build new developments where the closest path between destinations is blocked by curbs, walls, chain link fences, muddy fields, etc, we are missing opportunities to create a better city. The requirement to address and provide for good pedestrian access so that the shortest distance between the new development and anticipated pedestrian destinations is a necessary element of creating these public goods. This should include, where appropriate, pedestrian paths between the proposed development and neighbouring properties if the neighbouring property is a store, service, public space, or other public amenity.

One small additional point - although the Iceberg Alley concert series is not permanently sited on the Boulevard, it should be made clear to the proponent and future residents that this site has been and could be used in the future for concerts and other public events that may generate noise.

[REDACTED]



October 29, 2019

[REDACTED]

Office of the City Clerk, City of St. John's  
PO Box 908, St. John's, NL A1C 5M2

RE: Application for building at 45 East White Hills Road, Pleasantville

I am a resident of Pleasantville and I love living there. I am concerned that development in the area is taking place in an ad hoc way and not in accordance with the plan agreed to by the City and Canada Lands, a plan for a well-balanced mixed-type housing neighbourhood.

My two comments are:

1. No to the increase in building height of over three stories, or outside the current zoning.
2. Prior to approving any more application for Pleasantville, the City should develop and clarify the policy and vision for the area, stand by it, and make it known to all vested interests: residents, citizens of the City, developers and prospective homebuyers.

Pleasantville is a residential area in close proximity to parklands, surrounded by industrial. Neither the City, nor the provincial and federal governments should treat the area as vacant industrial land or as a potential apartment park. Apartment buildings are commercial structures, they are businesses. Pleasantville is a City gem with significant residential investments, and more to come. The residents and neighbourhood should be the priorities.

I disagree with the proposal to raise the allowable height of the Seniors Apartment Building proposed for 45 White Hills Road from three stories to eight stories. Eight Stories is very high and out of keeping with the land and feeling of the area. The three stories maximum allowable height for the zone was determined with the vision of creating a neighbourhood. Canada Lands and the City agreed to creation of a neighbourhood consisting of a mix of single standing homes and joined homes.

As this is public land, first use consideration should be for the betterment of the area and the city overall. It should only be auctioned with careful consideration of an area development plan. The developer is seeking to maximize profit at the expense of the neighbourhood plan utilizing public land resources. These lands are a rare inner city public resource so development should be done carefully.

Pleasantville could quickly become a senior's apartment block zone. The province will have plenty of seniors needing housing, but if development maximizes value of the land with only senior's high rise apartments, there will be a need for services and consideration of how an apartment block concept would support seniors. There will not be a wider community for those seniors to interact with, no mix of different age groups or needed supports, and there will not be any children. The area will end up as an apartment park. High-density rental housing comes with a myriad of challenges for a City.

There are already six or more senior's apartments, plus Pleasantville Towers, and many other apartment buildings. If this is the intention for Pleasantville, then it should be clear in a policy and planning statement. At this time, there are several serious issues facing developments, a difficult responsibility to down load on the community, on residents. Already, most housing is joined condominium housing or close housing without gardens.

Opening the zoning or easing the regulation indicates a lack of faith by City officials in the current zoning, and, obviously, a belief by developers and residents that the zoning is unreliable. Before any more approvals, the City must be clear for the officials and city residents. The application to build up well outside the zone regulation, and the City's consideration of the request, communicates that lack of conviction. It is exceptionally important that the City of St. John's considers the plan for Pleasantville and be transparent with all interests.

Without a solid plan to guide City officials, there may not be a mixed living type neighbourhood. This is especially so since the most profitable developments are high-rise apartments and for sure developers are going to come in with similar applications.

I recently wrote a letter to Mayor Breen outlining how damaging and insulting the Iceberg Performance Tent has been to most residents of Pleasantville and surrounding areas. I noted a need to inform residents, and all prospective residents of the area, just what the plan is for Pleasantville. The Tent and this application are linked issues; they relate to what seems to be a lack of vision for area. Not so long ago, Pleasantville and the vacant land around Quidi Vidi was considered an industrial brownfield. That thinking must end. Development of these exceptionally valuable public land resources should take extra consideration in the context of an overall plan.

My concern is that the City will continue to approve development outside the zoning and repeatedly place the burden of planning on residents. It is the responsibility of the City of St. John's to consider how development should proceed. Without a clear approach, each developer who wants to build a high building, an apartment block, and/or a senior's apartment building, will push the City to ease regulation.

There is an opportunity right now to put a healthy community plan in place. Government buildings that are empty in the evenings and a high number of apartment towers cannot create a neighbourhood environment. There are already numerous government facilities, an abattoir and many apartments.

Finally, please, do not approve a commercial high apartment building in Pleasantville at this time. Prior to any more approvals, create and publish a vision and a policy structure for development of the Pleasantville area.

Sincerely,



CC: Hope Jamison, Hope Jamieson, Councillor Ward 2  
Danny Breen, Mayor, City of St. John's

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Tuesday, October 29, 2019 8:54 PM  
**To:** CityClerk  
**Subject:** 45 East White Hills Road

To whom this may concern,

This correspondence is in response to a notice I received regarding an application to Council to build an 8-story 72 unit Senior's Apartment Building at 45 East White Hills Road. I understand the applicant is seeking permission from Council to exceed the maximum allowable height. This seems to be happening all over the City e.g. Churchill Square, across the street from the Anglican Cathedral, next to Duckworth Street war memorial...all with excess heights proposed.

There is no doubt development can have a positive impact in the Pleasantville area, however, the applicant does not need to exceed the maximum allowable height to achieve this result. Residents in this area have expressed concerns related to:

- Building height and impact re: sunlight / shadowing.
- Safe removal of asbestos from the existing structure.
- Traffic flow. This is an on-going concern. White Hills Road has become a busy through-way, it's noisy, and it's a common occurrence to see motorists exceeding the 50km speed limit.
- Garbage collection. The current pick up arrangement is private. Additionally there is no blue bag pick up. Besides household garbage, it's not unusual to see furniture and appliances in the collection bins. I've seen people dump renovation materials in the bins e.g. gyprock and cabinets. Without a better plan for recyclables, the increase in residents only adds to current waste management issues.

Hopefully some of these issues have been taken into consideration with the proposed build.

[REDACTED]

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Wednesday, October 30, 2019 6:20 PM  
**To:** CityClerk  
**Subject:** 45 East White Hills Road

Regarding a developer application to build an eight story 72 unit seniors apartment complex, please accept the following as a listing of my concerns:

1. The additional vehicular traffic associated with a building of this magnitude is unacceptable for the geographical area proposed. Residents of 72 apartments, along with visiting relatives and friends will create an unacceptable level of vehicular movement in and around the adjacent building where I reside and those close by. We, in the area, already have ongoing concerns of non-area residents driving through our parking lots at excessive speeds - additional traffic will only serve to exacerbate this problem. In addition, East White Hills Road in effect can be viewed as the absolute beginning of the Trans Canada Highway - in as much as there currently exists a massive amount of vehicular traffic using East White Hills Road as a main gateway.
2. An eight story structure at the proposed location will not only be incongruous to the existing structures in the area, it will lessen the direct sunlight we currently enjoy and will negatively change the wind patterns experienced by adjacent buildings, especially during winter months. An example of a tall building in the area where excessive winds are experienced in and around the structure would be the old nurses residence of the old General Hospital Nursing School on Forest Road - a pedestrian walking Forest Road can literally be blown off their feet while walking past the nurses residence.
3. Even though City Council may approve a ten story building in this location, the general restriction (I think 4 to 5 stories) was put in place for a reason and I request that the building not be constructed beyond what has already been deemed acceptable.

[REDACTED]

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Friday, November 8, 2019 12:13 PM  
**To:** CityClerk  
**Subject:** 45 East White Hills Road

Hello,

I would like to make a general comment about all of the Seniors residences which are being built around St. John's.

It would seem that many of these residences are being placed in areas which isolate residents from the community, the general public and general goings on in the city. For example, the one proposed building here is remote from shops and amenities which seniors would visit. It's fine to say that they can drive, but as they get older drivers permits may be removed isolating the person.

If you are supposed to be enhancing the quality of life of seniors then surely having them remain an active part of the community is essential.

Regards

[REDACTED]

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Tuesday, November 19, 2019 8:37 AM  
**To:** CityClerk

Good Morning, May I make two comments about the process of Application Senior's Apartment Building on 45 East Hills Road:

- I am surprised that there is not a date on this written correspondence. You give us a deadline to respond by yet no sent date on the document. I am surprised this could be omitted on a formal request.
- A stamp on the back of this document says, "Received Nov. 13, 2019 ARO". The document was put in my mailbox after lunch yesterday, Nov. 18 ....not too much time for many to respond. Just wondering how accurate your response will be.

I do not agree with the building of this 8 Story Senior's Apartment Building consisting of 101 units. My main reason is significant increase of traffic. I moved to [REDACTED] one year ago. My previous address was [REDACTED] so my opinion on traffic has not changed as I experience and see this traffic increase every single day over the past several years from both sides of the Pond. I asked Jonathon Galgay a few years ago to do a traffic survey to include East White Hills Road and the Boulevard. This traffic on these two streets lead around the Pond to Forest Road and Boat House Lane and then onto Water Street and Artial Road and surrounding areas. The traffic comes from Pouch Cove, Logy Bay, Torbay, Elizabeth Ave, North East Development ( Cole Place Torbay Road, Parsons Road etc.). These motorists must do this to avoid Kenna's Hill and King's Bridge Road. There is no other option.

One morning I counted over 200 cars come down East White Hills and up to Forest Road as fast as I could count and the same traffic between 4 and 6 pm.. I asked my [REDACTED], who lives in [REDACTED], why he passes my house every morning. He confirmed that he and most people in that broad area avoid Kenna's Hill and use East White Road. I even do this myself.

These 101 units will very likely own at least one car. A significant number of residents in Pleasantville are seniors yet we still do drive. So that extra traffic is not good. East White Hills Road has been turned into a major thoroughfare through residential. Also, if it proceeds you will be bombarded with complains from may to October with noise from motorcycles and muscle cars....deafening noise every night as they roar up the through the white hills.

So, for these logical and accurate reasons, I oppose the development. Thank you. [REDACTED]

Mayor Breen and Councillors,

I am writing in response to the proposal to construct an 8 story, 101 unit seniors complex at 45 East White Hills Road.

I strongly oppose the proposal for a number of reasons. Heritage, Height, Environment, and Salvage.

- 1) Pleasantville was constructed in the early 1940's by the Americans during the Second World War as part of the 'Destroyers-for-Bases' deal. Buildings of this age, size, and architecture are fast becoming a rarity. Many of the 1940's structures were demolished many years ago but the building at 45 East White Hills Road is one of the last of a very few remaining. Demolishing this structure would further erode the character and visible history of the area. A development which restores the building would be much more favourable.
- 2) An 8 story building (with zoning for a possible 10 stories) is far too tall for the Pleasantville Area. Pleasantville is currently seeing an increase in density through other forms of housing and buildings which do not soar to the heights that the proposal seeks to achieve. In my opinion, such a tall building in such a prominent location would not be in keeping with the rest of the area.
- 3) As councillors are aware, they unanimously declared a climate emergency. Demolishing buildings is not the way towards a sustainable future. Research from the United States National Trust for Historic Preservation found that an environmentally friendly new building takes 42 years for its energy savings to off set the carbon costs of demolishing the existing building which it replaces. The road to environmental sustainability and the suppression of the climate emergency does not lie in demolishing buildings which can be renovated and restored. There are other buildings on the city which are currently vacant which better suit the needs of the developer which would reduce carbon emissions, reduce landfill contributions, and reduce the need to import materials for construction. The vacant Hoyles Escasoni Complex on Portugal Cove Road springs first to mind.
- 4) Should council ignore the values of keeping the existing building, at the very least 45 East White Hills Road could be salvaged of its materials and reused elsewhere. The 1940's structure more than likely contains a plethora of old growth timber which should be salvaged for its reuse. Additionally the windows appear to be original which can be salvaged either completely or in part. Salvaging of buildings is big business in other cities and goes further to fight the climate emergency through reuse and recycling but also preserves the heritage of the building through its parts which can have new uses. The argument that the building probably contains dangerous substances such as asbestos is a moot point. Any asbestos must be removed regardless if the building is restored, salvaged, or completely demolished.

I urge council to adhere to its unanimous declaration of a Climate Emergency. In the interest of the environment and heritage, 45 East White Hills Road should NOT be demolished. Please vote against this proposal.

[REDACTED]  
[REDACTED]



November 19, 2019



Office of the City Clerk  
P.O. Box 908, St. John's, NL, A1C 5M2  
cityclerk@stjohns.ca

Re: application to construct an eight story Seniors' Apartment Building at 45 East White Hills Road.

I am requesting Council to defer this application decision until a clear understanding of the development direction of Pleasantville is understood and made known to all citizens of the City.

Pleasantville is a community bounded by the golf course, the lake, the hills and by the public land along Churchill Avenue and Selfridge's Road. It is accessed by four entrances only.

The proposed apartment building at 45 E. White Hills Road is not a seniors building. At the Public Meeting on this development, the developer's representative spoke about the building calling it a seniors' building, and used his hands to make air quotes because it is not technically a seniors building. There are no common spaces, no visitors parking and no exterior space for gathering in pleasant weather.

It seems that it is begin called a senior's building so the developer will get institutional designation for the build, and therefore be able to use that land for a commercial apartment building. It is not an institution, and it would not technically be a seniors' building. There is also, no suggested age restriction on tenancy, such as over 50 years.

At the Public Meeting, when I asked the City Planners if they knew how many apartment buildings and seniors apartment buildings are in Pleasantville, they did not know.

The City Planning department did not consult with community organizations concerned with senior's housing to understand the issues. That should be done every time an application for build of a senior's building is proposed.

Within the area called Pleasantville are around 24 apartment buildings, and at least 6-7 seniors' buildings. It is unknown how many seniors live there, but a reasonable estimate is 1000. The proposed building for 45 E White Hills Road will add possible 200 more. Other buildings planned as seniors' buildings will add several hundred more. Senior's need other supports, especially those with health issues and mobility issues.

There is no community centre and no discussion on the supports that should be in place when planning a seniors' community, or for a high-density community. There is a community centre at Kenmount Terrace. There should be one for Pleasantville, also. The seniors' housing issues in not necessarily in the East End of the City.

This development. It should not go ahead without consideration and a better plan for the area, for supports for seniors, and/or for the accommodation of a bounded apartment community.

In 5-10 years there will not be a seniors' housing issue, and there should be a plan for that evolution of the City demographics. (Report of the seniors' Advocate NL, *Long May Your Big Jib Draw*) As in other jurisdictions, such as Toronto, there are now numerous problems for seniors when the demographic of their homes change.

There is so much not understood as the City builds a high-density apartment community and probably a seniors' community. The City Planning Department and a community advisory group should be tasked with a full review of the area and all the related issues.

If Pleasantville is scheduled to be a high-density resident and industrial community, it should be created with some understanding. The bounded community will soon be mainly apartment buildings and high-density condominiums. There are very few freestanding homes, and those already built do not have significant land to form a mix residence community.

I live in Pleasantville and have come to understand these as serious issues that will have long term impact on the area and City overall. The issues represent a lack of attention and planning. They represent an opportunistic grab for the last parcels of publically owned land in the City. These are federal and provincial lands, the property of the general population. The sale and development of these precious lands should be done so with consideration for the wellbeing of all citizens and in particular, the long-term viability of the people in that community.

It is unconscionable for the City Council to continue to allow development of the area without a clear understanding of the impact of their decisions.

The recent years of the Iceberg Performance Tent demonstrated the terrific lack of attention to the area. For example, the 24 + houses and the 2 apartment buildings directly adjacent to the tent grounds represent \$10 million plus investment by individuals and developers. The difficulty and pressure on the value of these properties was traded off for an offering with no investment in the community. If such decisions continue, value and investment falls and moves away. It does not contribute, but diminishes investment and care for the City.

I ask the Council to consider these comments, and halt all further developments until there is a planning group in place for Pleasantville, and a development concept that all citizens can work with.

Sincerely,



Resident of Pleasantville

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Tuesday, November 19, 2019 1:34 PM  
**To:** CityClerk  
**Subject:** 45 east white hill roads

Hello,

1. I do not agree with an 8 story building. The tallest building in the area is only 4 stories.
2. How many parking spots will be provided by the developer and where will they be located?
3. I have concerns with staff and residents of the proposed facility taking over parking spaces currently provided by NL housing for its residents in the area.

[REDACTED]

**Karen Chafe**

---

**From:** [REDACTED]  
**Sent:** Thursday, November 21, 2019 5:49 PM  
**To:** CityClerk  
**Subject:** Seniors Apartment Building

An excellent idea. Too bad it isn't in a quieter locality.

Regards,

[REDACTED]

## Shanna Fitzgerald

---

**From:** Stacey Fallon  
**Sent:** Wednesday, November 27, 2019 11:22 AM  
**To:** Shanna Fitzgerald  
**Subject:** Verbal Submission - East White Hills Road Application

Verbal Submission

[REDACTED]

Doesn't disagree with a seniors building but it would be going right across from the butcher shop which has a very bad odor in the summer time and is very loud sounds.

Stacey Fallon  
Administrative Assistant  
Office of the City Clerk

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

# DECISION/DIRECTION NOTE

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**Title:** Application to Rezone Land to the Commercial Neighbourhood Zone for a Lounge and Eating Establishment (Pub and Eatery)  
MPA1800006  
75 Airport Heights Drive

**Date Prepared:** November 26, 2019

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 1

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## **Decision/Direction Required:**

Following provincial release of the proposed amendment for 75 Airport Heights Drive, Council may proceed and adopt St. John's Municipal Plan Amendment Number 153, 2019 and St. John's Development Regulations Amendment Number 700, 2019.

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

The City has received an application for a pub and eatery at 75 Airport Heights Drive. The property is currently zoned Commercial Local (CL) which does not allow a Lounge or Eating Establishment use. The applicant has requested to rezone the property to the Commercial Neighbourhood (CN) Zone in which Lounge and Eating Establishment are Discretionary Uses. The properties surrounding 75 Airport Heights Drive are zoned Residential Low Density (R1) and a majority of the properties are dwellings apart from two vacant lots adjacent to the property on the western side.

The property is designated Residential Low Density under the St. John's Municipal Plan and applies to those areas characterized by a predominance of single detached dwellings. The CL Zone is permitted under the RLD District, however a rezoning to the CN Zone would require a Municipal Plan amendment to the Commercial General District.

The existing building at 75 Airport Heights Drive was built as a Daycare Centre and was rezoned in June 2018 to the CL Zone to accommodate commercial uses such as office, take-out or hair salon. The same applicant is now asking to rezone the land to CN for a pub and eatery. The development will require 17 parking spaces. The applicants have proposed 10 parking spaces and have requested parking relief for 7 spaces. The applicant's justification for parking relief is that the property is within walking distance to the adjacent residential neighbourhood. The City's Manager of Transportation also notes that there is on-street parking available on the opposite side of the street from 40 Airport Heights Drive to Canso Place.

There was a mixed reaction from the residents both at the meeting and in the written submissions respecting the proposed restaurant and lounge. Many residents in the overall

# ST. JOHN'S

neighbourhood support the proposal, while residents immediately adjacent to the site have expressed concerns. One aspect that was clear from the public meeting was that the need and desire from residents to have a gathering space within the neighbourhood; however, some suggested that a restaurant, café or library would be more appropriate than a lounge.

Objections for the development include concerns regarding increased number of cars parking on the street, increased noise, decrease in property value, increased vandalism and litter, potential of rodents, and that the proximity of the subject property to Roncalli School and the new seniors complex will create traffic problems. Following the meeting, the applicant sent an email to staff advising on how they plan to mediate the concerns raised at the public meeting. These include installing noise reducing Gyprock on the rear exterior wall, limiting musicians to acoustic solos on weekends only, designating a smoking area at the north corner of the property and installing a cigarette disposal bin that will be emptied daily.

Given the desire of the community to have a gathering space, the Commercial Neighbourhood Zone is an appropriate zone for this property as it allows many of the uses, they would like to see in their neighbourhood. Therefore, it is recommended to adopt the rezoning to CN at 75 Airport Heights Drive. As Eating Establishment and Lounge are Discretionary Uses within the CN Zone, the uses will be advertised with the Public Hearing notice, should this amendment proceed. The applicants have provided information on how they would address the public's concerns, and this will form part of the discussion at the Public Hearing stage prior to Council making a decision on the Discretionary Uses.

At its regular meeting on October 21, 2019, Council decided to proceed with the proposed amendments and requested that the Department of Municipal Affairs and Environment issue a provincial release for the amendments. Provincial release has now been issued for St. John's Municipal Plan Amendment Number 153, 2019 and St. John's Development Regulations Amendment Number 700, 2019. It is now in order for Council to proceed with the next steps in the amendment process.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:  
An amendment to the St. John's Municipal Plan and Development Regulations is required.
5. Privacy Policy Implications: Not applicable.

6. Engagement and Communications Considerations:  
Advertisement of the proposed amendment and Public Hearing.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications:  
Parking relief of 7 spaces is considered.

**Recommendation:**

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 153, 2019 and St. John's Development Regulations Amendment Number 700, 2019. If the resolutions are adopted by Council, it is further recommended that Council appoint Ms. Marie Ryan, a member of the City's Commissioner list, to conduct a Public Hearing on the proposed amendments. The proposed date for the public hearing is Thursday, January 16, 2020, at 7 p.m. at St. John's City Hall.

It is further recommended that Council advertise the Lounge and Eating Establishment as Discretionary Uses on the Public Hearing notice.

**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:**

Email from Applicant  
Amendments  
Location Map  
Site Plan  
CN Zone Table



**Copy of email from 75 Airport Heights Drive applicant, dated October 16, 2019**

As per your email request, here are the brief descriptions of the our measures to mediate the concerns addressed at the public consultation

1. Parking: Given that this development is being put forth as a walk to establish for the residents of Airport Heights, we believe we have sufficient parking on site for the staff and the few that will actually drive. Also there is on street parking along Airport Heights road that can accommodate extra parking in the event of unforeseen parking restraints on special events. These parking spaces do not impede any residents in the area.
2. Property Values: we have consulted with a number of real estate agents and this is the consensus. Property values will not be affected from a small neighbor Pub. Granted the preferences of some buyers may shift such that some may not wish to purchase next to a eating Establishment, and some may seek to buy property near an eating Establishment.
3. Garbage and Rodents: We will be using an enclosed steel garbage bin supplied by GFL stored on the north corner behind a wooden gate and will be emptied on a weekly basis by GFL.
4. Noise: We do not anticipate any activities inside the pub to create any noise that will be heard outside the exterior walls. But as an extra precaution we will install noise reducing Gyproc on the rear exterior wall. It should be noted this is not a night club and at best will have background music only with the odd evening having a one man solo act.
5. Smoking: we will designate a smoke area to the north corner towards the vacant lot to eliminate any disruption to the neighbors. There will be a cigarette disposal bin placed at this location and will be emptied on a daily basis.
6. There was some comment about VLTs. We have not had any discussions on VLTs in this pub. Again we willing to discuss any concerns but we are focused on the rezoning right now and the Eatery is our main concern for a revenue generator.

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 153, 2019**

**WHEREAS** the City of St. John's wishes to allow a Lounge and Eating Establishment at 75 Airport Heights Drive.

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

**Redesignate land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District as shown on Map III-1A attached.**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of 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

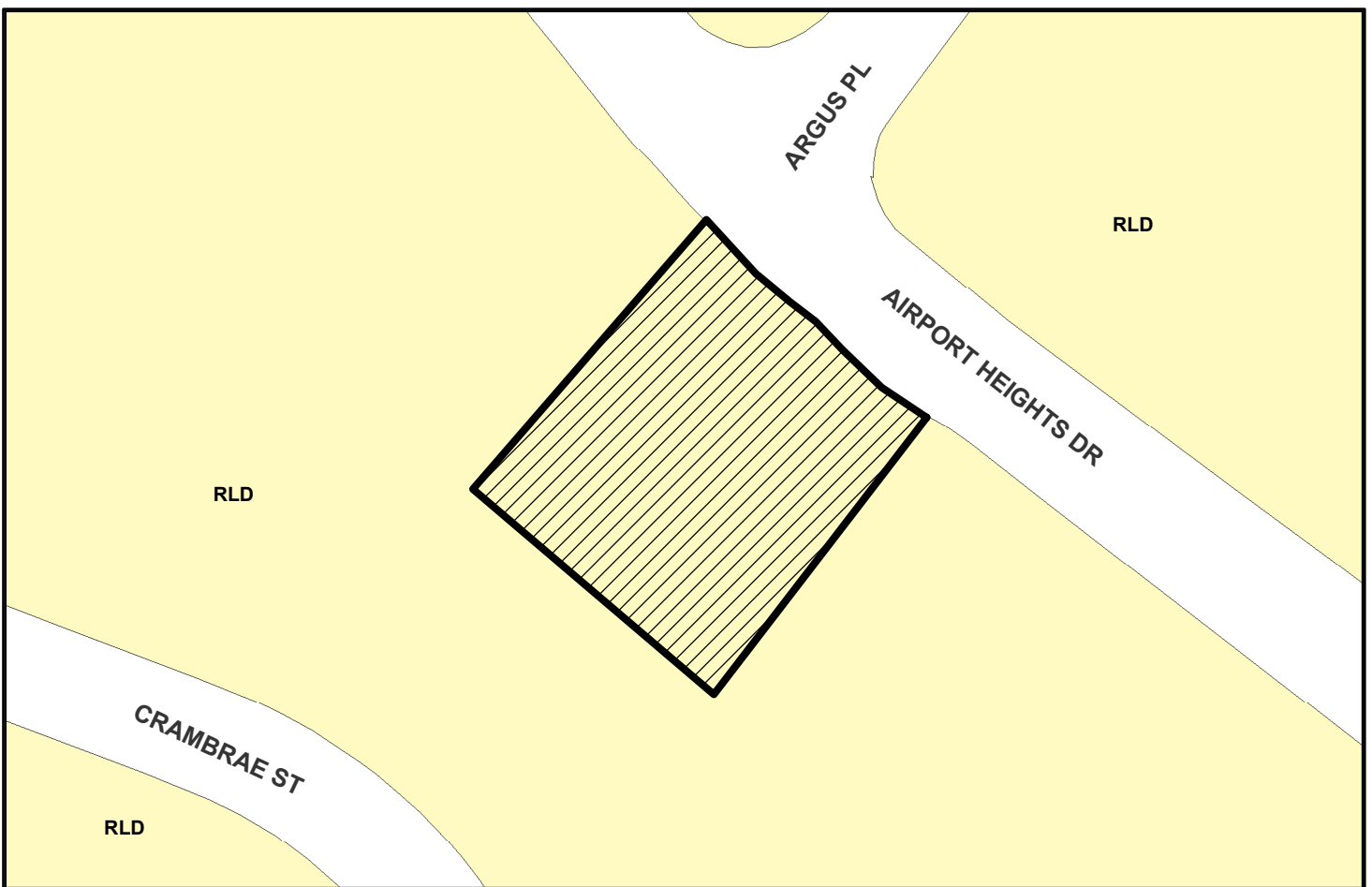
\_\_\_\_\_  
MCIP

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

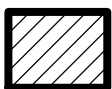
\_\_\_\_\_  
Provincial Registration



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 153, 2019  
[Map III-1A]**

2019 08 22 Scale: 1:750  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT  
TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT

**75 AIRPORT HEIGHTS DRIVE  
Parcel ID 46595, 145223**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 700, 2019**

**WHEREAS** the City of St. John's wishes to allow a Lounge and Eating Establishment at 75 Airport Heights Drive.

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

**Rezone land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone as shown on Map Z-1A attached.**

**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

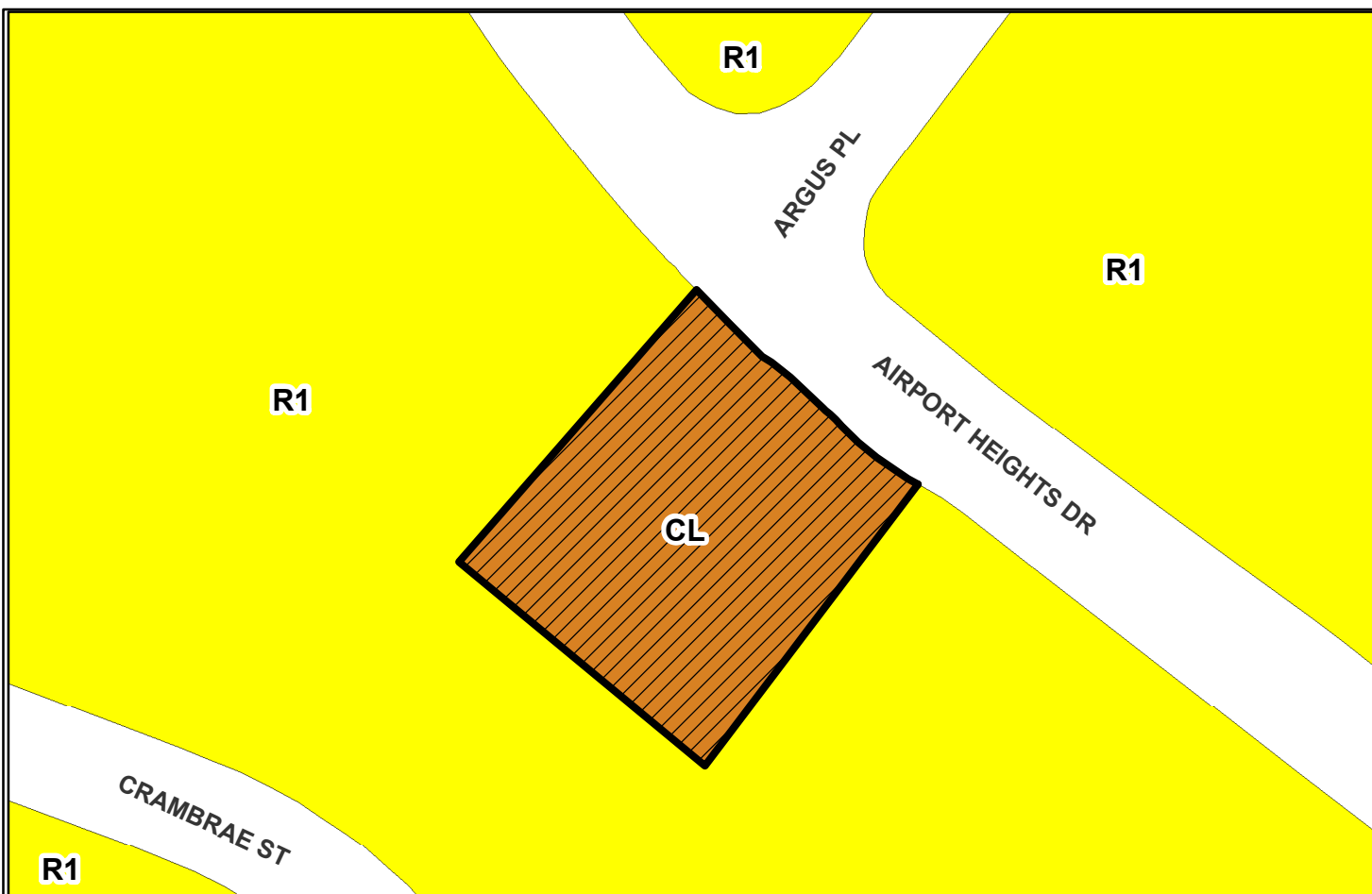
\_\_\_\_\_  
MCIP

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

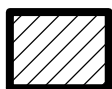
\_\_\_\_\_  
Provincial Registration



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 700, 2019  
[Map Z-1A]**

2019 08 22 Scale: 1:750  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM  
COMMERCIAL LOCAL (CL) LAND USE ZONE TO  
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

**75 AIRPORT HEIGHTS DRIVE  
Parcel ID 46595, 145223**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration





## SUBJECT PROPERTY

CL

**CRAMBRAE ST**

Aerial view of Airport Heights Dr. A red line runs diagonally across the image, and a yellow line runs horizontally across the bottom. The text "AIRPORT HEIGHTS DR" is overlaid on the image.

**GAIRLOCK ST**

R1

1

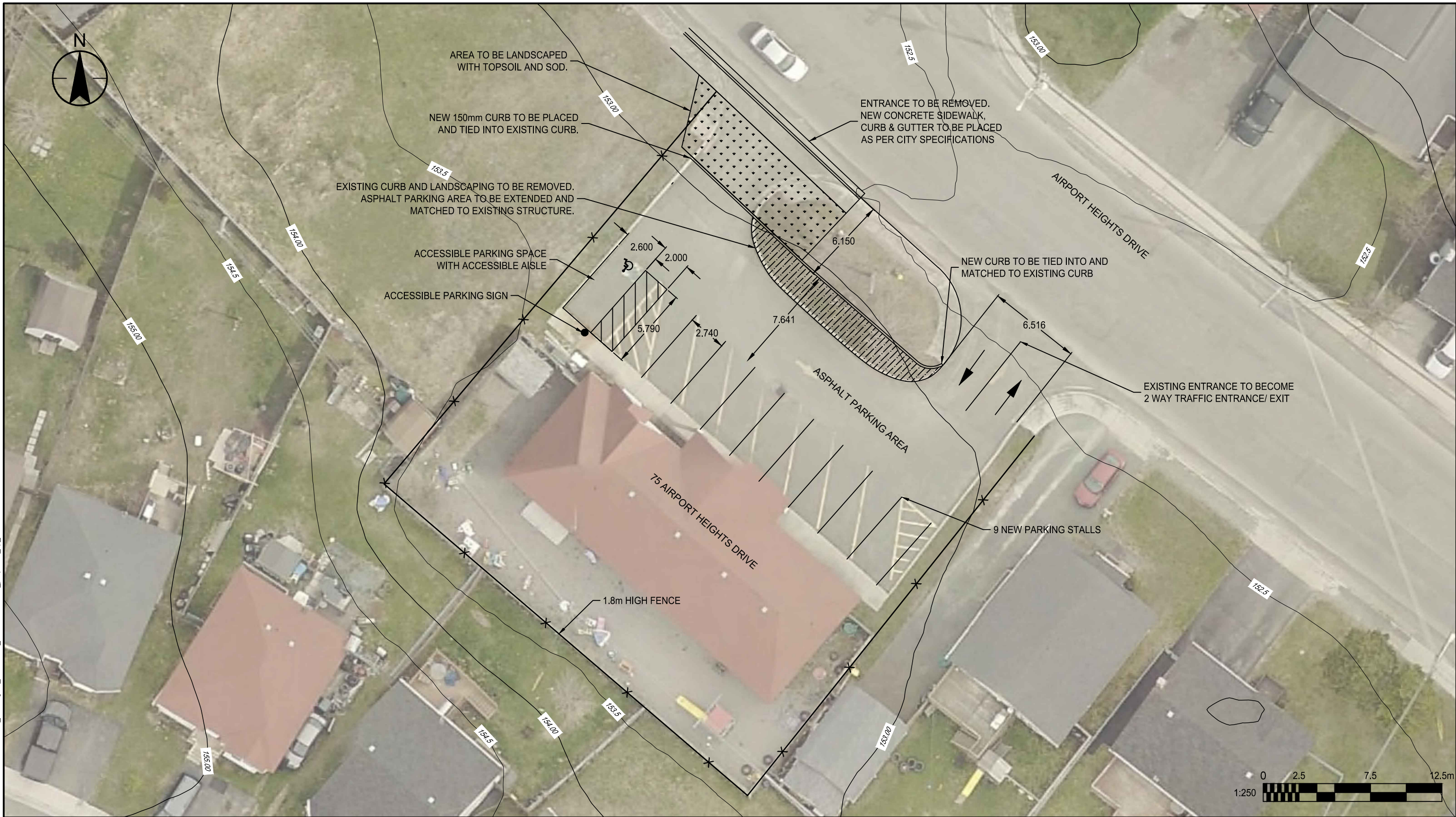
DISCLAIMER: This map is based on current information at the date of production.

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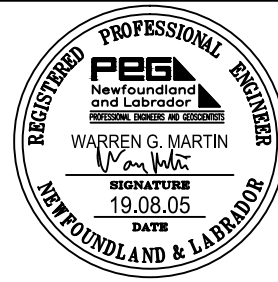
2019.08.05 10:04:45 AM



Stantec Consulting Ltd.  
141 Kelsey Drive  
St. John's NL A1B 0L2  
Tel: (709) 576-1458  
www.stantec.com

#### Notes

1. AERIAL IMAGERY AND LIDAR INFORMATION PROVIDED BY THE CITY OF ST. JOHN'S.
2. ALL WORK TO BE COMPLETED IN ACCORDANCE TO CITY OF ST. JOHNS SPECIFICATIONS.



PROVINCE OF NEWFOUNDLAND AND LABRADOR



ENGINEERING  
PERMIT J0291

STANTEC CONSULTING LTD.

05371

Signature or Member Number  
(Member-in-Responsible Charge)

Client/Project

RANDY PATEY

75 AIRPORT HEIGHTS DR.

Project No.

133348530

Title

PROPOSED SITE PLAN

Revision

1 - STAMPED

Reference Sheet

Date

2019.08.05

Figure No.

CSK1 85

10.17 COMMERCIAL NEIGHBOURHOOD (CN) ZONE

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

10.17.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building **(1995-12-08)**  
**(2007-04-05)**

Public:

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

Commercial:

- (d) Bakery
- (e) Bank (Subject to Section 7.30) **(2012-06-29)**
- (f) Clinic
- (g) Commercial School
- (h) Custom Workshop
- (i) Dry-cleaning Establishment
- (j) Laundromat
- (k) Office
- (l) Parking Area
- (m) Printing Establishment
- (n) Retail Store
- (o) Service Shop
- (p) Sign Maker's Shop
- (q) Veterinary Clinic

Recreational:

- (r) Park

Other:

- (s) Public Utility

CN



#### 10.17.2 Discretionary Uses (subject to Section 5.8)

- |     |  |              |
|-----|--|--------------|
| (a) | Car Washing Establishment (Subject to Section 7.30)  | (2012-06-29) |
| (b) | Car Sales Lot  | (2007-09-07) |
| (c) | Church   | (1998-05-29) |
| (d) | Day Care Centre (subject to Section 7.6)   |              |
| (e) | Eating Establishment (subject to Section 7.21)(Subject to 7.31)  | (1995-09-15) |
|     |  | (2012-06-29) |
| (f) | Lounge (subject to Section 7.21)   | (2014-06-06) |
| (g) | Private Park   | (2007-10-05) |
| (h) | Recycling Depot (provided the site is not located<br>in a Residential Land Use District of the<br>St. John's Municipal Plan) | (1997-11-21) |
| (i) | Rental Storage Use (subject to Section 7.23)   | (2008-07-18) |
| (j) | Service Station and Gas Bar (Subject to Section 7.30)  | (2012-06-29) |
| (k) | Small Scale Wind Turbine   | (2012-06-01) |
| (l) | Take-Out Food Service (Subject to Section 7.30)  | (2012-06-29) |
| (m) | Taxi Business  |              |

#### 10.17.3 Zone Requirements

- (1) The following requirements shall apply to all Commercial and Institutional Uses:

- |     |  |                        |
|-----|--|------------------------|
| (a) | Lot Area (minimum)   | 900 square metres      |
| (b) | Lot Frontage (minimum)   | 30 m                   |
| (c) | Lot Coverage (maximum)   | 50%                    |
| (d) | Gross Floor Area used exclusively for a<br>Commercial Use shall not exceed | 9000 square metres     |
| (e) | Floor Area Ratio maximum)  | 1.0                    |
| (f) | Building Height (maximum)  | 3 Storeys              |
| (g) | Building Line (minimum)  | 7 m                    |
| (h) | Side Yards (minimum)   | 1 m per Storey         |
| (i) | Side Yard on Flanking Road (minimum)                                       | 6 m                    |
| (j) | Rear Yard (minimum)  | 6 m                    |
| (k) | Landscaping on Lot (minimum)   | Subject to Section 8.5 |

- (2) All other uses:  
As determined by Council

CN

## 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 December 2, 2019.**


| Ref # | Property Location/<br>Zone Designation<br>And Ward                                 | Application Details   | Submissions<br>Received                   | Planning and<br>Development Division<br>Notes  |
|-------|--|---|---|--|
| 1     | <b>556 Topsail Road</b><br><br>Residential Low Density<br>(R1) Zone<br><br>Ward 3  | <p><b>Application</b><br/>A change of Non-Conforming Use application has been submitted by Dunphy Properties Inc. requesting permission to change the occupancy of 556 Topsail Road to Office Use for Dunphy Molloy &amp; Associates.</p> <p><b>Description</b><br/>The proposed office will have a floor area of 269.9 m<sup>2</sup>, employ 9 employees and the hours of operation will be Monday to Friday 8:30 a.m.-5 p.m. On-site parking is provided.</p> | 1<br>Submission<br>Received<br>(attached) | It is recommended to approve the application subject to all applicable City requirements |
| 2     | <b>556A Topsail Road</b><br><br>Residential Low Density<br>(R1) Zone<br><br>Ward 3 | <p><b>Application</b><br/>A change of Non-Conforming Use application has been submitted by Soft Touch Hair Salon requesting permission to change the occupancy of 556A Topsail Road to a Hair Salon.</p> <p><b>Description</b><br/>The proposed salon will have a floor area of 74.3 m<sup>2</sup>. The salon will employ 3 hairstylists and 1 esthetician and operate Monday to Saturday 9a.m.-8p.m. On-site parking is provided.</p>                          | 1<br>Submission<br>Received<br>(attached) | It is recommended to approve the application subject to all applicable City requirements |

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

St. John's City Council  
re: Proposal Submission  
by Dunphy Properties Inc. (556 Topsail Road)

We have examined the above submission, and wish to submit our considered feelings on this proposal. At present, the submission, including the proposed office, including the use of nine employees, a parking lot, and accommodations for employees, utilizing the space for a hair salon is totally unacceptable. This proposal will affect our daily lives very negatively, as outlined above.

Please give your undivided attention to our submission in which we are totally concerned and opposed to this proposed development.



## REPORTS/RECOMMENDATION

### Special Events Advisory Committee Report

November 26, 2019

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**Event:** Mummers Parade – Mummers Festival

**Dates:** December 14, 2019. Parade backup date is December 15, 2019

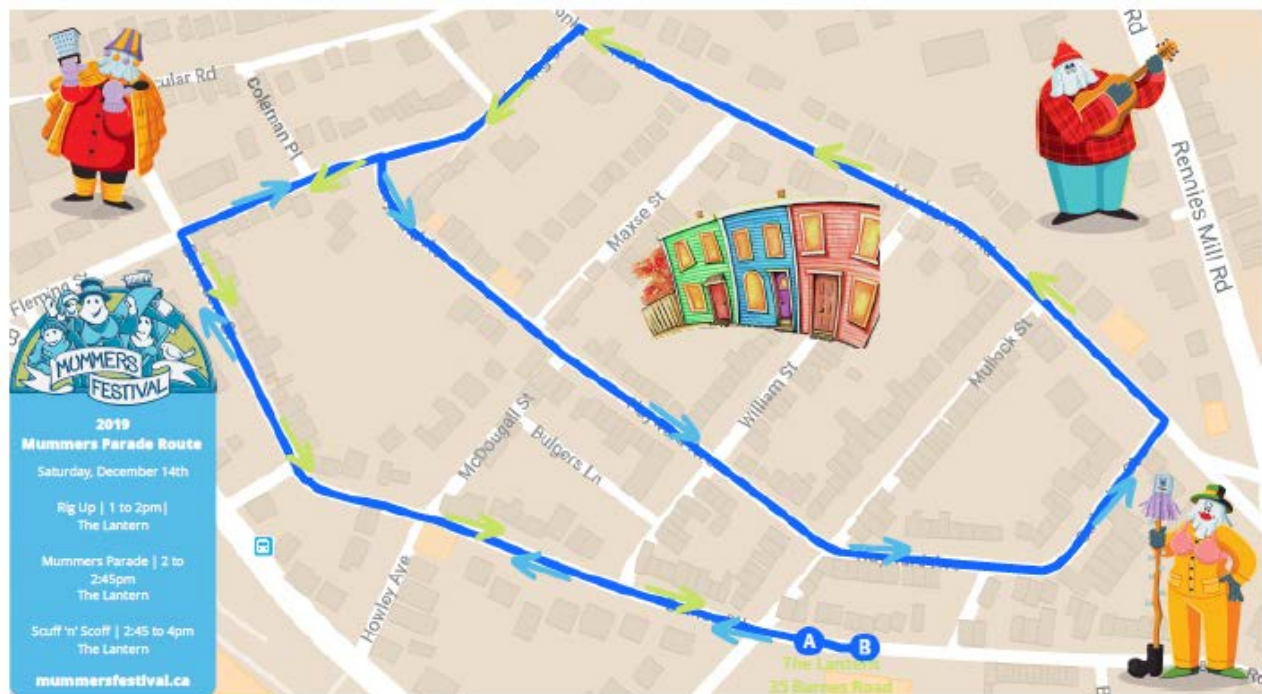
**Detail:** Parade

Event runs 1pm to 4pm. Parade runs from 2pm to 2:45pm.

The above noted event, requires rolling closure of the following roads:

- Barnes Road
- Belvedere Street
- Fleming Street
- Hayward Avenue
- Catherine Street
- Monkstown Road

Organizer has secured the services of a Traffic Control Company to assist with closures.



**Recommendation**

**That the requested event and associated road closures be approved.**

The above noted event is subject to the conditions set out by the Special Events Advisory Committee.

**Tanya Haywood**  
**Deputy City Manager – Community Services**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF November 21, 2019 TO November 27, 2019**

| Code | Applicant              | Application  | Location             | Ward | Development Officer's Decision | Date     |
|------|------------------------|--|----------------------|------|--------------------------------|----------|
| RES  |                        | Home Office for Administration for Subcontractor               | 8 Old Bay Bulls Road | 5    | Approved                       | 19-11-26 |
| RES  | Mahe's Contacting Ltd. | Temporary Site Trailer for 8 Unit NLHC Housing Rebuild Project | 19 -33 Froude Avenue | 3    | Approved                       | 19-11-26 |
|      |                        |  |                      |      |                                |          |
|      |                        |  |                      |      |                                |          |
|      |                        |  |                      |      |                                |          |
|      |                        |  |                      |      |                                |          |
|      |                        |  |                      |      |                                |          |

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

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

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

**Permits List**  
**Council's December 2, 2019 Regular Meeting**

Permits Issued: 2019/11/21 to 2019/11/27

**BUILDING PERMITS ISSUED**

**Residential**

| <b>Location</b>      | <b>Permit Type</b>  | <b>Structure Type</b>    |
|----------------------|---------------------|--------------------------|
| 10 Tullamore St      | Renovations         | Single Detached Dwelling |
| 12 Gill Pl           | Deck                | Patio Deck               |
| 12 Gill Pl           | Renovations         | Single Detached Dwelling |
| 13 Frampton Ave      | New Construction    | Single Detached Dwelling |
| 15 Frampton Ave      | New Construction    | Single Detached Dwelling |
| 17 Meeker Pl         | Fence               | Fence                    |
| 20 Power's Rd        | Fence               | Fence                    |
| 22 Byron St          | Renovations         | Single Detached w/ apt.  |
| 24 Ballylee Cres     | New Construction    | Single Detached Dwelling |
| 24 Wexford St        | Deck                | Patio Deck               |
| 3 Waterview Pl       | New Construction    | Single Detached Dwelling |
| 30 Livingstone St    | Renovations         | Single Detached Dwelling |
| 31 Gullage St        | Change of Occupancy | Home Office              |
| 33 Henry Larsen St   | New Construction    | Duplex Dwelling          |
| 35 Henry Larsen St   | New Construction    | Duplex Dwelling          |
| 44 Shaw St           | Deck                | Patio Deck               |
| 59 Cornwall Cres     | Renovations         | Single Detached Dwelling |
| 6 Bulrush Ave        | Fence               | Fence                    |
| 65 Signal Hill Rd    | Renovations         | Townhousing              |
| 73 Quidi Vidi Rd     | Renovations         | Single Detached Dwelling |
| 9 Bulley St          | Deck                | Patio Deck               |
| 91 Maurice Putt Cres | Accessory Building  | Accessory Building       |

This Week: \$1,541,306.24

**Commercial**

| <b>Location</b>    | <b>Permit Type</b> | <b>Structure Type</b> |
|--------------------|--------------------|-----------------------|
| 115 Duckworth St   | Sign               | Restaurant            |
| 126 Water St       | Renovations        | Retail Store          |
| 2 Danny Dr         | Sign               | Bank                  |
| 25-37 Stavanger Dr | Sign               | Place Of Amusement    |
| 283 Water St       | Renovations        | Retail Store          |

|                  |                                    |                      |
|------------------|------------------------------------|----------------------|
| 301 Hamilton Ave | Change of Occupancy                | Club                 |
| 304 Water St     | Change of Occupancy                | Retail Store         |
| 304 Water St     | Sign                               | Retail Store         |
| 320 Torbay Rd    | Sign                               | Eating Establishment |
| 40 Aberdeen Ave  | Change of Occupancy                | Office               |
| 42 Danny Dr      | Change of<br>Occupancy/Renovations | Service Shop         |
| 85 Bond St       | Change of<br>Occupancy/Renovations | Bakery               |
| 95 Danny Dr      | Accessory Building                 | Accessory Building   |

This Week: \$254,311.00

#### Government/Institutional

| Location             | Permit Type                        | Structure Type |
|----------------------|------------------------------------|----------------|
| 179-183 Duckworth St | Change of<br>Occupancy/Renovations | Office         |

This Week: \$2,000.00

#### Industrial

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

This Week: \$0.00

#### Demolition

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

This Week: \$0.00

**This Week's Total: \$1,797,617.24**

#### REPAIR PERMITS ISSUED:

**\$0.00**

#### NO REJECTIONS

| YEAR TO DATE COMPARISONS |                  |                  |                     |
|--------------------------|------------------|------------------|---------------------|
| December 2, 2019         |                  |                  |                     |
| TYPE                     | 2018             | 2019             | % Variance<br>(+/-) |
| Residential              | \$71,263,924.00  | \$47,023,589.76  | -34                 |
| Commercial               | \$263,051,708.00 | \$160,999,369.16 | -39                 |
| Government/Institutional | \$12,713,470.00  | \$2,826,650.00   | -78                 |



|                                       |                         |                         |       |
|---------------------------------------|-------------------------|-------------------------|-------|
| Industrial                            | \$5,000.00              | \$1,812,266.07          | 36145 |
| Repairs                               | \$2,576,805.00          | \$2,279,933.50          | -23   |
| <b>TOTAL</b>                          | <b>\$349,610,907.00</b> | <b>\$214,941,808.49</b> | -39   |
| Housing Units (1 & 2 Family Dwelling) | 139                     | 121                     |       |

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending November 27, 2019**

### **Payroll**

|                                  |                            |
|----------------------------------|----------------------------|
| <b>Public Works</b>              | <b>\$ 792,648.49</b>       |
| <b>Bi-Weekly Administration</b>  | <b>\$ 836,708.97</b>       |
| <b>Bi-Weekly Management</b>      | <b>\$ 865,607.61</b>       |
| <b>Bi-Weekly Fire Department</b> | <b>\$ 840,363.69</b>       |
| <br><b>Accounts Payable</b>      | <br><b>\$ 3,121,861.13</b> |

**Total: \$6,457,189.89**

# **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    |
|--|--|-----------|
| SOPHIA SINYARD   | CITY SCHOLARSHIP AWARD                         | 1,000.00  |
| ALEXANDRA JOYCE  | CITY SCHOLARSHIP AWARD                         | 1,000.00  |
| SUPREME COURT OF NEWFOUNDLAND AND LABRADOR                       | FILING FEES                                    | 123.00    |
| ASSOCIATION OF CANADIAN ASSESSORS' COUNSEL                       | MEMBERSHIP RENEWAL                             | 70.00     |
| GOWLING WLG (CANADA) LLP   | PROFESSIONAL SERVICES                          | 4,064.98  |
| NEWFOUNDLAND EXCHEQUER ACCOUNT                                   | FILING FEES                                    | 100.00    |
| PROFESSIONAL ENGINEERS AND GEOSCIENTISTS NFLD & LABRADOR (PEGNL) | MEMBERSHIP RENEWAL                             | 339.25    |
| ROYAL CANADIAN LEGION NEWFOUNDLAND & LAB. COMMAND                | WREATHS  | 317.92    |
| CANCELLED  | CANCELLED                                      | 0.00      |
| AWI  | PROFESSIONAL SERVICES                          | 22,188.10 |
| CUSTOM DRY CLEANERS  | DRY-CLEANING SERVICES                          | 32.20     |
| KANSTOR INC.   | REPAIR PARTS                                   | 68.31     |
| UNIVERSAL HELICOPTERS NFLD. LTD.                                 | TRAINING PROGRAM                               | 6,353.06  |
| HICKEY'S TIMBER MART   | BUILDING SUPPLIES                              | 582.11    |
| STERICYCLE INC.,   | VETERINARY SUPPLIES                            | 113.57    |
| EASTCAN FIRE TRUCKS  | PROFESSIONAL SERVICES                          | 3,910.00  |
| ROCK SAFETY INDUSTRIAL LTD.                                      | REPAIR PARTS                                   | 40.00     |
| ORNAMENTAL CONCRETE LTD.   | CONCRETE/CEMENT                                | 102.29    |
| PETRO PLUS INC.  | REPAIR PARTS                                   | 16,330.00 |
| PRAXAIR PRODUCTS INC.  | CARBON DIOXIDE                                 | 347.33    |
| ULTIMATE NL  | AFTER SCHOOL PROGRAM - ULTIMATE FRISBEE CLINIC | 150.00    |
| DAVCA BUILDING SUPPLIES LTD.                                     | REFUND OVERPAYMENT OF TAXES                    | 7,942.26  |
| THAMES HOLDINGS INC.   | REFUND SECURITY DEPOSIT                        | 400.00    |
| SECOND DIMENSION INTERNATIONAL LTD.                              | REFUND SECURITY DEPOSIT                        | 2,760.00  |
| JOHN POPE AND BEVERLY POPE                                       | LEGAL CLAIM                                    | 315.93    |
| CANADIAN INSTITUTE OF FORESTRY (CIFNL)                           | CONFERENCE FEE                                 | 400.00    |
| STN FOXTRAP  | REFUND SECURITY DEPOSIT                        | 200.00    |
| PATRICIA ANDREWS   | REFUND OVERPAYMENT OF TAXES                    | 110.75    |
| WILLIAM WHITE & SHARON SPURRELL                                  | REFUND OVERPAYMENT OF TAXES                    | 1,185.00  |
| MARLENE MILLER   | REFUND OVERPAYMENT OF TAXES                    | 308.20    |
| WILLIAM KING   | REFUND OVERPAYMENT OF TAXES                    | 1,976.24  |
| JASON SEARLE   | REFUND OVERPAYMENT OF TAXES                    | 90.70     |
| MARK REID & PATRICIA CAREEN                                      | REFUND OVERPAYMENT OF TAXES                    | 420.00    |
| COMMUNITY FOOD SHARING ASSOCIATION                               | 2020 COMMUNITY GRANT PROGRAM                   | 15,000.00 |
| ANN MARIE MURPHY   | REFUND SECURITY DEPOSIT                        | 100.00    |
| TIM RAST   | REFUND SECURITY DEPOSIT                        | 100.00    |
| ROSS WILSON  | REFUND SECURITY DEPOSIT                        | 100.00    |
| DARRON KELLY   | REFUND SECURITY DEPOSIT                        | 500.00    |
| SOUND SYMPOSIUM  | PERFORMANCE FEE                                | 2,400.00  |
| DR. KATHY CREWE  | MEDICAL EXAMINATION FEE                        | 40.00     |
| CANCELLED  | CANCELLED                                      | 0.00      |
| SURVEYMONKEY   | PROFESSIONAL SERVICES                          | 648.49    |
| ZURICH INSURANCE CO.   | LEGAL CLAIM                                    | 1,083.83  |
| RODNEY & CYNTHIA SHEPPARD  | REFUND OVERPAYMENT OF TAXES                    | 3,146.10  |
| WINSTON JOHNSON AND JOYCE WELSH                                  | REFUND OVERPAYMENT OF TAXES                    | 102.40    |

| NAME                                 | DESCRIPTION                        | AMOUNT    |
|--------------------------------------|------------------------------------|-----------|
| HICKEYS TIM-BR MART                  | BUILDING SUPPLIES                  | 195.56    |
| GERALD & SANDRA LOCKE                | REFUND SECURITY DEPOSIT            | 1,897.89  |
| HOLIDAY LANES                        | REAL PROGRAM                       | 723.00    |
| SAUCY MOUTH                          | REFUND SECURITY DEPOSIT            | 200.00    |
| HEALEY'S AUTO BODY SHOP LTD.         | LEGAL CLAIM                        | 2,248.12  |
| KIMBERLY HOOKEY                      | REFUND OVERPAYMENT OF TAXES        | 151.25    |
| PELMOREX CORP                        | PROFESSIONAL SERVICES              | 910.75    |
| PHILROBBEN JANITORIAL LIMITED        | CLEANING SERVICES                  | 22,702.43 |
| MUN STUDENTS' UNION - CHMR           | ADVERTISEMENT                      | 598.00    |
| SHRED-IT INTERNATIONAL               | PROFESSIONAL SERVICES              | 27.60     |
| RED OAK CATERING                     | CATERING SERVICES                  | 462.46    |
| GEORGE STREET ASSOCIATION            | GEORGE STREET NEW YEARS EVE EVENTS | 2,250.00  |
| SALTWIRE, THE TELEGRAM, BOUNTY PRINT | ADVERTISEMENT                      | 2,078.75  |
| NEWFOUNDLAND POWER                   | ELECTRICAL SERVICES                | 11,193.70 |
| TELUS                                | MOBILE SERVICES                    | 13,263.26 |
| CURTIS DAWE                          | PROFESSIONAL SERVICES              | 74,214.75 |
| PARTS FOR TRUCKS INC.                | REPAIR PARTS                       | 3,061.76  |
| PUBLIC SERVICE CREDIT UNION          | PAYROLL DEDUCTIONS                 | 3,240.69  |
| ROGERS COMMUNICATIONS CANADA INC.    | DATA & USAGE CHARGES               | 713.00    |
| NEWFOUNDLAND POWER                   | ELECTRICAL SERVICES                | 16,983.49 |
| KELLOWAY CONSTRUCTION LIMITED        | CLEANING SERVICES                  | 30,263.72 |
| BDO CANADA LLP                       | PROFESSIONAL SERVICES              | 27,600.00 |
| ROGERS COMMUNICATIONS CANADA INC.    | DATA & USAGE CHARGES               | 152.69    |
| NEWFOUNDLAND POWER                   | ELECTRICAL SERVICES                | 59,387.44 |
| ACKLANDS-GRAINGER                    | INDUSTRIAL SUPPLIES                | 665.85    |
| AFONSO GROUP LIMITED                 | SEWER INSPECTIONS                  | 414.00    |
| ACTION CAR AND TRUCK ACCESSORIES     | AUTO PARTS                         | 996.33    |
| THE UPS STORE #169                   | COURIER SERVICES                   | 160.74    |
| PARDY'S WASTE MANAGEMENT             | WASTE DISPOSAL                     | 1,000.96  |
| ATLANTIC OFFSHORE MEDICAL SERV       | MEDICAL SERVICES                   | 11,271.77 |
| ATLANTIC PURIFICATION SYSTEM LTD     | WATER PURIFICATION SUPPLIES        | 1,105.04  |
| TOYS "R" US CANADA LTD               | SUPPLIES - RECREATION PROGRAMS     | 227.72    |
| AVALON FORD SALES LTD.               | AUTO PARTS                         | 1,428.54  |
| KELLOWAY CONSTRUCTION LIMITED        | CLEANING SERVICES                  | 9,027.50  |
| RDM INDUSTRIAL LTD.                  | INDUSTRIAL SUPPLIES                | 48.42     |
| NEWFOUNDLAND EXCHEQUER ACCOUNT       | ANNUAL OPERATING FEES              | 469.20    |
| DF BARNES SERVICES LIMITED           | PROFESSIONAL SERVICES              | 145.31    |
| STAPLES THE BUSINESS DEPOT - MP      | OFFICE SUPPLIES                    | 1,822.51  |
| GRAND CONCOURSE AUTHORITY            | MAINTENANCE CONTRACTS              | 1,423.80  |
| BELBIN'S GROCERY                     | CATERING SERVICES                  | 135.96    |
| SMS EQUIPMENT                        | REPAIR PARTS                       | 1,499.67  |
| CABOT PEST CONTROL                   | PEST CONTROL                       | 438.15    |
| BEST DISPENSERS LTD.                 | SANITARY SUPPLIES                  | 1,203.64  |
| PIK-FAST EXPRESS INC.                | BOTTLED WATER                      | 21.75     |
| ROCKWATER PROFESSIONAL PRODUCT       | CHEMICALS                          | 1,401.39  |

| NAME  | DESCRIPTION                    | AMOUNT     |
|---|--------------------------------|------------|
| MSC INDUSTRIAL SUPPLY ULC                   | REPAIR PARTS                   | 411.29     |
| BROWNE'S AUTO SUPPLIES LTD.                 | AUTOMOTIVE REPAIR PARTS        | 904.07     |
| WESTERN HYDRAULIC 2000 LTD                  | REPAIR PARTS                   | 1,146.55   |
| WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS | PROFESSIONAL SERVICES          | 415.78     |
| ATLANTIC TRAILER & EQUIPMENT                | REPAIR PARTS                   | 258.68     |
| SPARTAN ATHLETIC PRODUCTS                   | SPORTING SUPPLIES              | 1,840.00   |
| PRECISION EXCAVATION LTD.                   | PROGRESS PAYMENTS              | 208,646.00 |
| CANADIAN CORPS COMMISSIONAIRES              | SECURITY SERVICES              | 17,828.50  |
| AIR LIQUIDE CANADA INC.                     | CHEMICALS AND WELDING PRODUCTS | 21,761.89  |
| CAPITAL READY MIX                           | CONCRETE/CEMENT                | 2,119.37   |
| THOMSON REUTERS CANADA                      | PUBLICATIONS                   | 2,061.15   |
| COASTAL ENTRANCE SOLUTIONS                  | PROFESSIONAL SERVICES          | 1,627.25   |
| SOBEY'S INC                                 | PET SUPPLIES                   | 87.18      |
| KENT  | BUILDING SUPPLIES              | 759.93     |
| EXECUTIVE BUS LTD                           | TRANSPORTATION SERVICES        | 13,395.28  |
| COLONIAL GARAGE & DIST. LTD.                | AUTO PARTS                     | 5,440.94   |
| COUNTER CORNER LTD.                         | BUILDING SUPPLIES              | 58.10      |
| COUNTRY TRAILER SALES 1999 LTD              | REPAIR PARTS                   | 104.88     |
| SCARLET EAST COAST SECURITY LTD             | TRAFFIC CONTROL                | 14,829.69  |
| ENVIROSYSTEMS INC.                          | PROFESSIONAL SERVICES          | 61,683.48  |
| FASTENAL CANADA                             | REPAIR PARTS                   | 781.25     |
| CUMMINS CANADA ULC                          | REPAIR PARTS                   | 1,087.92   |
| DICKS & COMPANY LIMITED                     | OFFICE SUPPLIES                | 759.99     |
| EAST COAST HYDRAULICS                       | REPAIR PARTS                   | 327.11     |
| CADILLAC SERVICES LTD.                      | REFUND SECURITY DEPOSIT        | 3,000.00   |
| REEFER REPAIR SERVICES (2015) LIMITED       | REPAIR PARTS                   | 4,450.29   |
| CANADIAN TIRE CORP.-HEBRON WAY              | MISCELLANEOUS SUPPLIES         | 829.89     |
| CANADIAN TIRE CORP.-MERCHANT DR.            | MISCELLANEOUS SUPPLIES         | 111.68     |
| CANADIAN TIRE CORP.-KELSEY DR.              | MISCELLANEOUS SUPPLIES         | 2,831.18   |
| EASTERN MEDICAL SUPPLIES                    | MEDICAL SUPPLIES               | 193.20     |
| NATIONAL ENERGY EQUIPMENT INC.              | PROFESSIONAL SERVICES          | 566.82     |
| ENVIROMED ANALYTICAL INC.                   | REPAIR PARTS AND LABOUR        | 166.75     |
| ESRI CANADA                                 | CONFERENCE FEE                 | 1,601.38   |
| HOME DEPOT OF CANADA INC.                   | BUILDING SUPPLIES              | 1,419.19   |
| DOMINION STORE 935                          | MISCELLANEOUS SUPPLIES         | 1,400.95   |
| BASIL FEARN 93 LTD.                         | REPAIR PARTS                   | 2,080.73   |
| FRESHWATER AUTO CENTRE LTD.                 | AUTO PARTS/MAINTENANCE         | 997.18     |
| PRINCESS AUTO                               | MISCELLANEOUS ITEMS            | 320.55     |
| IMPACT SIGNS AND GRAPHICS                   | SIGNAGE                        | 57.50      |
| STELLAR INDUSTRIAL SALES LTD.               | INDUSTRIAL SUPPLIES            | 71.99      |
| ENTERPRISE RENT-A-CAR                       | RENTAL OF VEHICLES             | 18,935.90  |
| BOOMIT                                      | PROFESSIONAL SERVICES          | 192.03     |
| D.W. MECHANICAL                             | REPAIR PARTS                   | 1,628.57   |
| PROVINCIAL FENCE PRODUCTS                   | FENCING MATERIALS              | 2,720.93   |
| XYLEM CANADA COMPANY                        | REPAIR PARTS                   | 15,075.49  |

| NAME   | DESCRIPTION             | AMOUNT     |
|--|-------------------------|------------|
| MARTAK CANADA LTD.                                     | REPAIR PARTS            | 97.75      |
| MADSEN CONSTRUCTION EQUIPMENT INC.                     | REPAIR PARTS            | 753.25     |
| A HARVEY & CO. LTD.                                    | ROAD SALT               | 90,894.86  |
| UNIVERSITY OF GUELPH                                   | TUITION                 | 1,090.00   |
| GUILLEVIN INTERNATIONAL CO.                            | ELECTRICAL SUPPLIES     | 316.99     |
| MURRAY'S LANDSCAPE SERVICES LTD.                       | PROFESSIONAL SERVICES   | 388.13     |
| HISCOCK RENTALS & SALES INC.                           | HARDWARE SUPPLIES       | 1,943.39   |
| HOLDEN'S TRANSPORT LTD.                                | RENTAL OF EQUIPMENT     | 2,777.25   |
| FLEET READY LTD.                                       | REPAIR PARTS            | 1,336.11   |
| SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION                | REPAIR PARTS            | 75.50      |
| INFINITY CONSTRUCTION                                  | PROGRESS PAYMENTS       | 210,117.63 |
| SCOTIA RECYCLING (NL) LIMITED                          | REPAIR PARTS            | 2,952.91   |
| ULINE  | SAND BAGS               | 162.16     |
| CH2M HILL  | PROFESSIONAL SERVICES   | 112,528.05 |
| IMPRINT SPECIALTY PROMOTIONS LTD                       | PROMOTIONAL ITEMS       | 86.18      |
| ISLAND HOSE & FITTINGS LTD                             | INDUSTRIAL SUPPLIES     | 153.43     |
| KAVANAGH & ASSOCIATES                                  | PROFESSIONAL SERVICES   | 60,891.06  |
| WORK AUTHORITY   | CLOTHING ALLOWANCE      | 355.63     |
| SAFETY FIRST-SFC LTD.                                  | PROFESSIONAL SERVICES   | 155.25     |
| XYLEM WATER SOLUTIONS CANADA                           | REPAIR PARTS            | 59.80      |
| CENTINEL SERVICES                                      | REPAIR PARTS            | 732.55     |
| KERR CONTROLS LTD.                                     | INDUSTRIAL SUPPLIES     | 497.54     |
| DULUX PAINTS - OLD PENNYWELL RD                        | PAINT & SUPPLIES        | 467.77     |
| WATER & ICE NORTH AMERICA                              | REPAIR PARTS            | 819.72     |
| LAWLOR'S AWARDS LTD.                                   | BADGES                  | 133.38     |
| PURE TECHNOLOGIES                                      | PROFESSIONAL SERVICES   | 495,968.32 |
| BELFOR PROPERTY RESTORATION                            | PROFESSIONAL SERVICES   | 1,380.00   |
| MARK'S WORK WEARHOUSE                                  | PROTECTIVE CLOTHING     | 60.36      |
| JT MARTIN & SONS LTD.                                  | HARDWARE SUPPLIES       | 28.18      |
| MARTIN'S FIRE SAFETY LTD.                              | SAFETY SUPPLIES         | 5,184.44   |
| ALYSSA'S PROPERTY SERVICES PRO INC.                    | PROFESSIONAL SERVICES   | 11,421.40  |
| MCDONALD'S HOME HARDWARE                               | HARDWARE SUPPLIES       | 23.00      |
| REXEL CANADA ELECTRICAL INC.,                          | REPAIR PARTS            | 351.88     |
| JJ MACKAY CANADA LTD.                                  | PARKING METER KEYS      | 187.78     |
| MCLOUGHLAN SUPPLIES LTD.                               | ELECTRICAL SUPPLIES     | 155.94     |
| MIKAN SCIENTIFIC INC.                                  | REPAIR PARTS            | 78.72      |
| CUTTING EDGE EXCAVATION INC.,                          | PROFESSIONAL SERVICES   | 2,990.00   |
| VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADOR | PROFESSIONAL SERVICES   | 166.75     |
| CENTRAL REHAB INC.,                                    | PROFESSIONAL SERVICES   | 1,437.50   |
| SUMMIT PLUMBING & HEATING LTD.                         | PROFESSIONAL SERVICES   | 3,716.90   |
| DR. LISA KIELEY  | MEDICAL EXAMINATION FEE | 40.00      |
| ENGLOBE CORP   | PROFESSIONAL SERVICES   | 28,739.65  |
| NU-WAY EQUIPMENT RENTALS                               | RENTAL OF EQUIPMENT     | 1,196.00   |
| NEWFOUNDLAND DISTRIBUTORS LTD.                         | INDUSTRIAL SUPPLIES     | 1,572.99   |
| TRC HYDRAULICS INC.                                    | REPAIR PARTS            | 1,489.69   |



| NAME                                   | DESCRIPTION                 | AMOUNT    |
|--|-----------------------------|-----------|
| NORTH ATLANTIC PETROLEUM               | PETROLEUM PRODUCTS          | 29,619.04 |
| PBA INDUSTRIAL SUPPLIES LTD.           | INDUSTRIAL SUPPLIES         | 287.21    |
| GCR TIRE CENTRE                        | TIRES                       | 6,562.31  |
| K & D PRATT LTD.                       | REPAIR PARTS AND CHEMICALS  | 83.38     |
| NAPA ST. JOHN'S 371                    | AUTO PARTS                  | 989.78    |
| S & S SUPPLY LTD. CROSSTOWN RENTALS    | REPAIR PARTS                | 205.85    |
| ST. JOHN'S PORT AUTHORITY              | RENTAL OF QUARRY SITE       | 5,758.05  |
| ST. JOHN'S VETERINARY HOSPITAL         | PROFESSIONAL SERVICES       | 54.30     |
| BIG ERICS INC                          | SANITARY SUPPLIES           | 793.85    |
| SAUNDERS EQUIPMENT LIMITED             | REPAIR PARTS                | 11,264.89 |
| SMITH'S HOME CENTRE LIMITED            | HARDWARE SUPPLIES           | 653.33    |
| SUPERIOR OFFICE INTERIORS LTD.         | OFFICE SUPPLIES             | 457.70    |
| HARRY SUMMERS LTD.                     | VEHICLE MAINTENANCE         | 1,380.00  |
| TELELINK-THE CALL CENTRE INC.          | MESSAGE MANAGER             | 1,300.63  |
| TRACTION DIV OF UAP                    | REPAIR PARTS                | 6,375.56  |
| TULK'S GLASS & KEY SHOP LTD.           | PROFESSIONAL SERVICES       | 869.77    |
| URBAN CONTRACTING JJ WALSH LTD         | PROPERTY REPAIRS            | 483.00    |
| WESCO DISTRIBUTION CANADA INC.         | REPAIR PARTS                | 9,482.80  |
| WINDCO ENTERPRISES LTD.                | FLAGS                       | 420.78    |
| STERLING MARKING PRODUCTS INC.         | DOG & CAT TAGS              | 1,130.59  |
| GLENN BARNES, MRAIC                    | PROFESSIONAL SERVICES       | 2,245.61  |
| STAPLES THE BUSINESS DEPOT - KELSEY DR | OFFICE SUPPLIES             | 799.41    |
| GOSS GILROY INC                        | PROFESSIONAL SERVICES       | 3,375.00  |
| BARRY ROSS                             | PROFESSIONAL SERVICES       | 215.60    |
| DR. ANDREW HUTTON                      | MEDICAL EXAMINATION FEE     | 20.00     |
| CLIFF JOHNSTON                         | PROFESSIONAL SERVICES       | 312.50    |
| MACKENZIE, NEIL                        | VEHICLE BUSINESS INSURANCE  | 233.00    |
| BARRY BURKE                            | EMPLOYMENT RELATED EXPENSES | 100.00    |
| PINSENT, JEFF                          | MILEAGE                     | 80.75     |
| CROWE, DAVID                           | MILEAGE                     | 110.71    |
| POWER TINA                             | EMPLOYMENT RELATED EXPENSES | 75.43     |
| FREEMAN, EARLE                         | VEHICLE BUSINESS INSURANCE  | 216.00    |
| RYAN, LEANN                            | MILEAGE                     | 57.21     |
| MAHER, TRAVIS                          | MILEAGE                     | 100.87    |
| HAYWARD, SARAH                         | EMPLOYMENT RELATED EXPENSES | 91.99     |
| BREEN, DANNY                           | EMPLOYMENT RELATED EXPENSES | 466.03    |
| KATIE CROMWELL                         | MILEAGE                     | 118.75    |
| TOBIN, JUDY                            | EMPLOYMENT RELATED EXPENSES | 40.95     |
| CREWE, RYAN                            | MILEAGE                     | 45.12     |
| KRISTA LONGMAN                         | CLOTHING ALLOWANCE          | 125.00    |
| JENNIFER TIPPLE                        | TRAVEL REIMBURSEMENT        | 1,146.32  |
| RENEE DEVEREAUX                        | MILEAGE                     | 72.94     |
| TONYA KNOPP                            | TUITION                     | 2,700.00  |
| EDMUNDO FAUSTO                         | VEHICLE BUSINESS INSURANCE  | 121.00    |
| CUBEX LTD.                             | REPAIR PARTS                | 116.91    |

| NAME                                     | DESCRIPTION           | AMOUNT              |
|--|-----------------------|---------------------|
| ENGINEERED PIPE GROUP                    | PROFESSIONAL SERVICES | 480.56              |
| VALLIN                                   | REPAIR PARTS          | 589.45              |
| AVALON ANALYTICS                         | PROFESSIONAL SERVICES | 159.57              |
| PROCUREMENT ADVISORY OFFICE INCORPORATED | PROFESSIONAL SERVICES | 345.00              |
| IGNITE COLLABORATION SERVICES GROUP INC. | REPAIR PARTS          | 705.31              |
| PARSONS PAVING LTD.                      | PROFESSIONAL SERVICES | 33,684.33           |
| IGGY'S CLEANING SERVICES LTD.            | CLEANING SERVICES     | 17,064.00           |
| IDOCTORNL                                | PROFESSIONAL SERVICES | 80.00               |
| NICK FALVO CONSULTING                    | PROFESSIONAL SERVICES | 15,750.00           |
| ADVANTAGE AUTO GLASS                     | PROFESSIONAL SERVICES | 345.00              |
| HARVEY & COMPANY LIMITED                 | REPAIR PARTS          | 13,624.75           |
| HARRIS & ROOME SUPPLY LIMITED            | ELECTRICAL SUPPLIES   | 809.81              |
| GRAYBAR CANADA AUTOMATION CONTROLS       | REPAIR PARTS          | 14,105.22           |
| SMITH STOCKLEY LTD.                      | PLUMBING SUPPLIES     | 264.64              |
| WATERWORKS SUPPLIES DIV OF EMCO LTD      | REPAIR PARTS          | 11,631.54           |
| PYRAMID CONSTRUCTION LIMITED             | PROGRESS PAYMENTS     | 97,809.32           |
| WEIRS CONSTRUCTION LTD.                  | PROGRESS PAYMENTS     | 400,000.07          |
| JMJ HOLDINGS LTD                         | PROGRESS PAYMENTS     | 260,461.58          |
| MODERN PAVING LTD.                       | PROGRESS PAYMENTS     | 280,522.20          |
| CROWN CONTRACTING INC.,                  | PROGRESS PAYMENTS     | 13,314.01           |
| TOTAL: \$                                |                       | <u>3,121,861.13</u> |

## DEPARTMENTAL APPROVAL REQUEST – REQUEST FOR PROPOSALS (RFP)

|   |  |                                  |  |
|---|--|----------------------------------|--|
| <b>Bid #</b>                            | 2019030  |                                  |  |
| <b>Commodity</b>                        | Accounts Payable Transaction Automation Solution   |                                  |  |
| <b>Department</b>                       | Finance and Administration   |                                  |  |
| <b>Budget Code</b>                      | 1272-52200   |                                  |  |
| <b>Source of Funding</b>                | <input checked="" type="checkbox"/> Operating  | <input type="checkbox"/> Capital | <input type="checkbox"/> Multiyear Capital |
| <b>Purpose</b>                          | The Financial Services Division of the Department of Finance and Administration requires a technology solution to assist in the processing of vendor invoices.   |                                  |  |
| <b>Proposals Submitted by</b>           | <b>Vendor Name</b>   |                                  |  |
|   | Atlantic Data Systems  |                                  |  |
|   | SAP Concur   |                                  |  |
|   | Ricoh Canada   |                                  |  |
|   | Metafile Information Systems Inc.  |                                  |  |
| <b>Expected Value</b>                   | <input checked="" type="checkbox"/> As above <input type="checkbox"/> Value shown is an estimate only for a ____ year period.<br>The City does not guarantee to buy any specific quantities or dollar value.                         |                                  |  |
| <b>Contract Duration</b>                | 5 Years  |                                  |  |
| <b>Recommendation</b>                   | It is recommended to award this RFP to<br><u>Metafile Information Systems Inc.</u> in the amount of<br>\$ <u>211,975</u> based on an evaluation of the proposals by the City's<br>evaluation team as per the Public Procurement Act. |                                  |  |
| <b>Proposals Obtained by</b>            | Keith Barrett via RFP  |                                  |  |
| <b>Manager or Designate</b>             | Keith Barrett<br><small>Digitally signed by Keith Barrett<br/>         Date: 2019.11.28 09:38:41 -03'30'</small>   | <b>Date</b>                      | 11/28/2019                                 |
| <b>Deputy City Manager or Designate</b> |  | <b>Date</b>                      |  |

- 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